



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: February 6, 2020

REPORT NO. PC 20-013

HEARING DATE: February 13, 2020

SUBJECT: Renzulli Estates Community Plan Amendment Initiation

Project Number: 656586

OWNER/

APPLICANT: Renzulli Family / The Phair Company

SUMMARY:

Issue(s): Should the Planning Commission INITIATE an amendment to the Scripps Miramar Ranch Community Plan to re-designate a 40.76-acre site at 11495 Cypress Canyon Road from Residential 0-3 dwelling units per acre with a maximum of 45 dwelling units onsite to a Residential designation that would allow up to 100 dwelling units?

Staff Recommendation(s): INITIATE the community plan amendment process.

Community Planning Group Recommendation(s): The Scripps Miramar Ranch Community Planning Group voted 16-0-0 on May 2, 2019 to recommend approval of the initiation (Attachment 4). The Miramar Ranch Community Planning Group voted 8-0-0 on May 7, 2019 to recommend approval of the initiation.

Environmental Impact: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Guidelines Section 15004.

Fiscal Impact: No fiscal impact. All processing costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None.

Housing Impact: Under the adopted community plan the proposed site could be developed with 45 dwelling units. If initiated, subsequent approval of the proposed Community Plan Amendment and revised land use and zoning would allow up to 100 dwelling units on site, resulting in a net increase of 55 additional housing units.

BACKGROUND

Site Location

The 40.76-acre subject site, located at 11495 Cypress Canyon Road in the Scripps Miramar Ranch Community Plan area (Attachment 1). It is currently occupied by a single-family residence and accessory structures. Primary access to the site is from Cypress Canyon Road. The Phair Company is in the process of purchasing the subject site from the current property owner.

Adjacent Uses

The subject site is bounded by open space to the south, single-family residential to the west and north with steep hillsides, Cypress Canyon Park and more residential to the east.

Mobility

The site is not served by transit within the immediate area. Metropolitan Transit System (MTS) Bus Route #964 is the closest bus service on Scripps Ranch Boulevard and is located 3.27 miles away from the subject site.

Public Facilities

Public parks within the vicinity of the subject site include Cypress Canyon Park, located immediately east of the site along Cypress Canyon Road, Toddler Park is located 1 mile west along Elderwood Lane, Scripps Ranch Community Park located 1.47 miles west of the site along Blue Cypress Drive and the Scripps Ranch Community Center is located 1.13 miles northwest of the site. Additional public facilities include Ellen Browning Scripps Elementary School, at 2.03 miles northwest of the site and Fire Station 37 at 1.18 miles to the west along Spring Canyon Road.

Community Plan Designation and Zoning

The Community Plan designates the site as Residential 0-3 Dwelling Units Per Acre with a maximum dwelling unit limit of 45 units (Attachment 2). The site is zoned AR-1-1. (Attachment 3).

Housing & Demographics

As of 2018, the San Diego Association of Governments (SANDAG) estimated there were approximately 20,475 people living in the Scripps Miramar Ranch Community Planning Area. This is almost a 5 percent increase from the 19,554 people living in the community in 2010 as reported by the US Census. In 2018, the Community had 7,359 housing units with a vacancy rate of 2.5 percent and a persons-per-household rate of 2.85. Between 2010 and 2018 the Community added 135 housing units, resulting in a 2 percent increase in housing stock in the community. In 2010, the Community had 7,224 housing units with a 3 percent vacancy rate and persons per household rate of 2.78. This data does not include the 260 housing units in the Carroll Canyon mixed-use development that were recently completed.

Affordable Housing

According to San Diego Housing Commission data there are no affordable housing units within the Scripps Miramar Ranch Community. However, there are 106 affordable rental housing units located at 16217 Stonebridge Way in the adjacent Rancho Encantada community plan area.

Other Planning Efforts

Currently, there is another General/Community Plan Amendment in process within the Scripps Miramar Ranch community. The Village at Scripps, located on the Alliant University site at 10455 Pomerado Road, proposes to redesignate a 51-acre site from University to Residential to allow 360 dwelling units.

DISCUSSION

Community Plan Amendment Proposal

The community plan amendment proposes to revise the land use designation from Residential (0-3 du/ac) to residential designation to allow 100 dwelling units on the subject site. If initiated, the proposal would represent an opportunity to create additional housing opportunities. The proposed amendment would result in revisions to the Community Plan land use map to better define the boundary between the open space area and the residential area and include a residential land use designation that supports small lot compacted development.

Given the nature of open space relative to the subject site, the proposed amendment would also present an opportunity to maintain open space area and natural land form by limiting the use of grading to areas to create a compact development area. This would result in the potential for a mix of smaller unit types on small lots which could provide an opportunity for more affordable entry-level for-sale housing. The site also has the potential for an open space trail and passive recreation area connected the proposed development and the adjacent park and residential areas.

The Transportation Element of the Scripps Miramar Ranch community plan recommends that collector streets within residential developments approximate the routes and connections shown on Figure 15. The figure depicts Cypress Canyon Road 2-lane collector street that goes through the subject site. Currently, Cypress Canyon Road is missing the segment through the subject site. It terminates at the north and south boundaries of subject site. During the initial public outreach conducted by the applicant, safety and concerns related to speeding/cut-through traffic were expressed by community residents regarding the connection of the currently disconnected Cypress Canyon Road. Completing the missing segment would help to improve future fire access. As part of the amendment process, the applicant working with City staff would identify design and traffic calming measures to create a pedestrian and bicycle friendly street for the missing segment of Cypress Canyon Road.

Community Planning Group

The Scripps Miramar Ranch (SMR) Planning Group minutes for May 2, 2019 reflect the Community Planning Group's (CPG) recommendation of approval for the initiation. The applicant also conducted outreach to the neighboring Miramar Ranch North (MRN) planning group, which also voted to approve the initiation on May 7, 2019. The MRN CPG voted to approve the proposal at the May 7, 2019 meeting, though the minutes do not reflect any discussion. Subsequent discussion on the proposed plan amendment initiation took place on September 3, 2019 whereby the meeting minutes indicate that the community was in favor of housing on cul-de-sacs as opposed to housing on a new road. Concerns centered on safety regarding the extension of Cypress Canyon Road through the project site that the community plan would necessitate. Residents were concerned that speeds would increase with the

extension jeopardizing the safety of children that currently cross the existing, unconnected segments against traffic. Residents in both community groups supported the additional housing units.

Community Plan Amendment Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a Community Plan requires either Planning Commission or City Council initiation before the plan amendment process and accompanying project may proceed. Community plans are a component of the City's General Plan. A recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan:

(1) The amendment request appears to be consistent with the goals and policies of the General Plan and Scripps Miramar Ranch community plan and any community plan specific amendment criteria:

The Housing Element of the General Plan primary goal is to ensure provision of sufficient housing for all income groups by providing more housing capacity and protecting resource areas. The proposed plan amendment would implement this goal through provision of added residential capacity on a site while still maintaining open space areas and natural topography which is also consistent with other General Plan and Community Plan policies.

The Urban Design Element of the General Plan has goals for a compact, efficient and environmentally sensitive pattern of development. The proposal would implement this goal through consistency with the following policies:

- Allow utilization of variable lot sizes, clustered housing, stepped back facades, split-level units or other alternatives to slab foundations to minimize the amount of grading could be realized through sensitive design adjacent to the natural features, through utilization of smaller lots that the applicant proposes (UD-A.3).
- Minimize grading to maintain the natural topography, while contouring any landform alterations to blend into the natural terrain. (UD-A.3, b)

The Recreation Element of the General Plan has goals for accessibility including the provision of an inter-connected park and open space system that is integrated into and accessible to the community. The proposal would implement these goals through implementation of the following policies:

- Allow for design and maintenance of open space lands to preserve or enhance topographic and other natural site characteristics. (RE-F.2).
- Include opportunities for planned trails to provide connectivity. (RE-A.9, c).

The Land Use and Community Planning Element of the General Plan has goals for balanced communities and equitable development that ensure diverse and balanced neighborhoods and communities with housing available for households of all income levels. The proposal could implement General Plan policies for balanced communities through implementation of the following policies:

- Providing a variety of housing types and sizes in residential and village developments (LU-H.3).

The Residential Element of the Scripps Miramar Ranch Community Plan has objectives to enhance the present living environment while accommodating residential growth, which complements the existing community. This includes promoting a variety of housing types and prices throughout the community in support of the citywide concept of balanced housing opportunities. The Community plan mentions that the community offers a relatively limited spectrum of housing types and prices and acknowledges the lack and need for affordable housing units. The proposed amendment would address this need by providing an opportunity to incorporate small lot entry-level for-sale housing units.

The Transportation Element of the Scripps Miramar Ranch community plan recommends that collector streets within residential developments approximate the routes and connections shown on Figure 15. The proposal would implement the missing segment of Cypress Canyon Road with a design that includes traffic calming measures to create a pedestrian and bicycle friendly street while still allowing for access.

(2) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design; and

The proposed amendment would benefit the community by providing additional housing opportunities. In addition to mix of housing product types, the proposed amendment would also allow the potential for trail connections to existing and adjacent park, residential, and the open space areas.

(3) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

The Scripps Miramar Ranch Community planning area is an urbanized community and all necessary public services appear to be available. However, a full analysis of public facilities would be included as part of the community plan amendment analysis should this request be initiated.

Additional Issues

The following land use issues have been identified with the initiation request. If initiated, these issues, as well as others that may be identified, will be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designations and zoning for the site.
- Location of parks, open space, and public space that benefit the community.
- Site plan that emphasizes compact development with small lots.
- Circulation system that emphasizes neighborhood pedestrian and bicycle mobility.
- Roadway designs for Cypress Canyon that incorporate traffic calming measures to create a pedestrian and bicycle friendly street.
- Conservation of the open space areas.
- Availability of public services and facilities.
- Analysis of traffic.
- Opportunities to include on-site affordable housing.

- Opportunities to include conservation measures including but not limited to photo voltaic panels, electric vehicle charging, and drought tolerant landscaping.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, the applicant has not submitted a site-specific development proposal. Therefore, by initiating this Community Plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and any associated discretionary permits.

Respectfully submitted,



Tony Kempton
Associate Planner
Planning Department

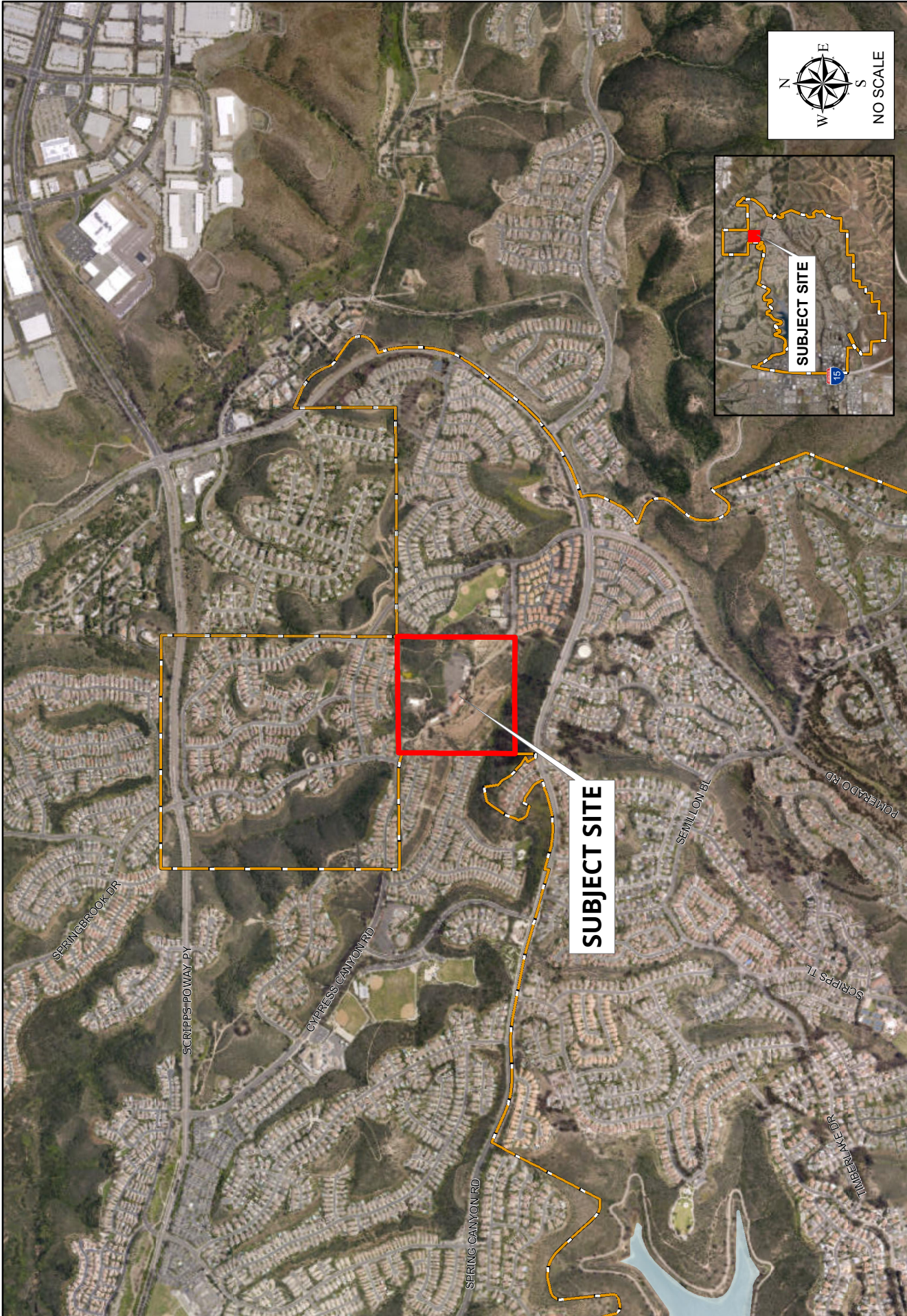


Laura C. Black, AICP
Deputy Director
Planning Department

TK/lcb/tg

Attachments:

1. Vicinity Map
2. Adopted Land Use Map
3. Existing Zoning Map
4. Scripps Miramar Ranch Planning Group minutes for 05-02-19
5. Ownership Disclosure Statement



Scripps Miramar Ranch Vicinity Map – Renzulli Community Plan Amendment Initiation

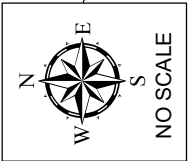


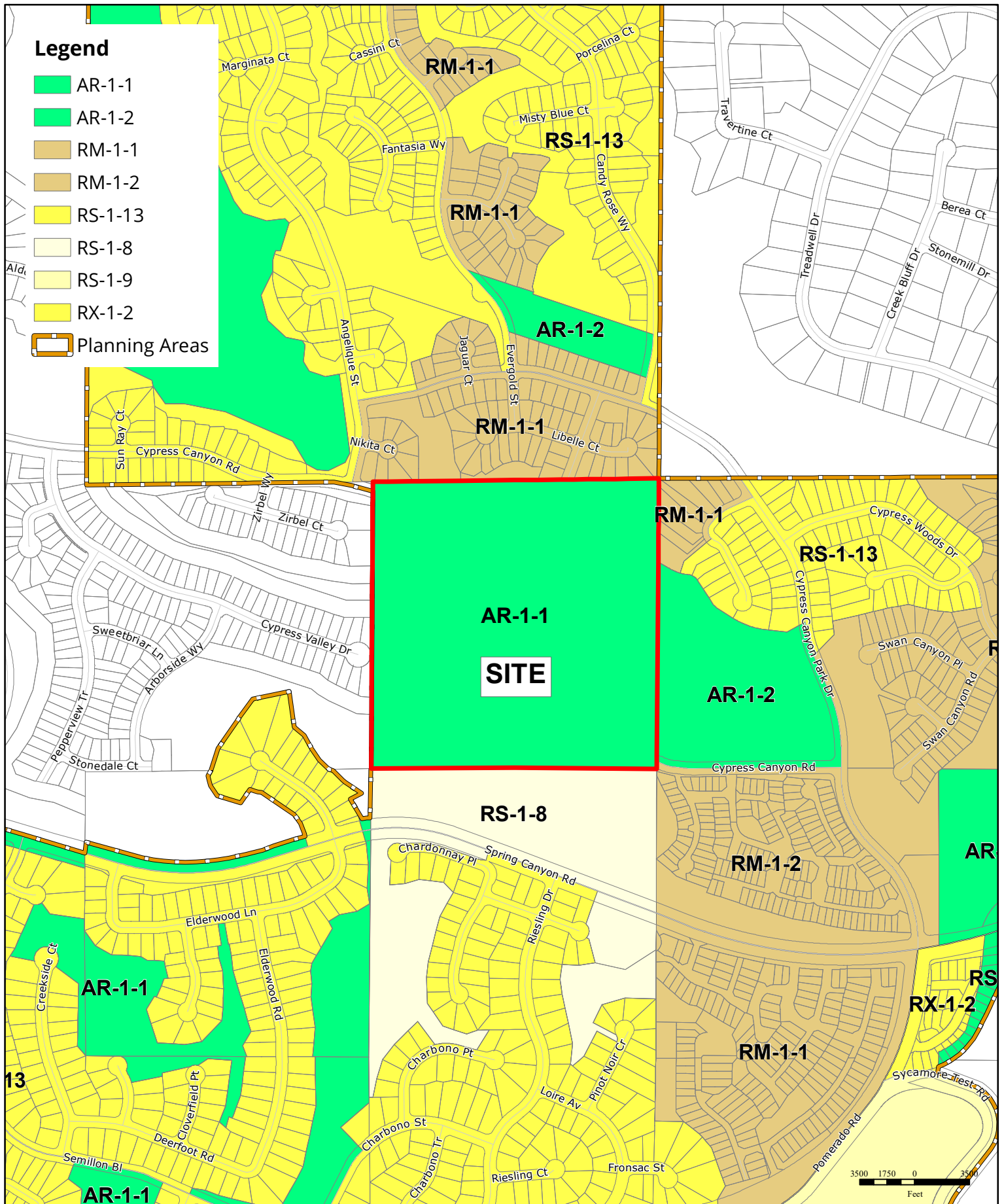
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**Scripps Miramar Ranch Existing Zone -
Renzulli Community Plan Amendment Initiation**

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Date: 2/3/2020

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Scripps Ranch Planning Group

DRAFT Meeting Minutes for Thursday, May 2, 2019, 7:00pm

- I. Regular Meeting -- Call to Order 7:01pm Non-Agenda Public Comment (2 min each). Joe Levanthal running for District Council 5. Gwen inviting everyone to a joint meeting next week concerning Hendrix Pond at the library.
- II. Roll Call: Wally Wulfeck, Sandy Wetzel-Smith, Tamar Silverstein, Marc Sorensen, Scott Hilberg, Dennis Engler, John Lyons, Julie Ellis, Emma Lefkowitz, Marvin Miles, Gwen Bandt, Jenny Marshall, Bob Petering, Ron Kelley, Stuart Gross, Absent: Jan Kane, G. Boerner, Marty Lorenzo, Don Ringel
Approval of Minutes 14-0-2, **PASS**.
- III. Announcements
 - A. MCAS Miramar Update – Colonel Charles B. Dockery, Commanding Officer Introduction, background, former resident of SR, worked here in October 2003, Mission focus at Miramar changing on powers to the west, first aircraft arrival of F35 in October 2020, 6 Squadrons, preparation and construction projects ongoing, Awards for Fire Fighters of the Year and other firefighting awards,
 - B. San Diego City Councilmember Mark Kersey (Quinton Grounds)
Budget Review Season, Largest CIP Budget in city history, Police Recruit Efforts Budget, 13May2019 at City Hall overview of proposed budget. Other projects ongoing, more information coming soon.
 - C. San Diego County Supervisor Kristin Gaspar (TBA) Not present (NP)
 - D. California Assemblymember B. Maienschein – 77th District (Rob Knudsen) NP
 - E. United States Congressman Scott Peters (Erin Magee) NP
 - F. San Diego City Attorney (A. Council) NP
 - G. Miramar Ranch North Planning Committee- Lorraine B. 7 May next meeting
- IV. Information and Action Items:
 - A. Info: Pomerado Road Repaving. (Todd Voorhees, SDGE) Email notice
Pomerado Road restoration work within the City's jurisdiction from Avenida Magnifica to Willow Creek Road will commence on Thursday, May 16.
Grind and cap and paving work will take place from Thursday, May 16 through Sunday, May 19. Work hours for all portions of this project within the City Right-of-Way will be 8:30 a.m. to 3:30 p.m.
Markout/Striping work and addition of markers and thermoplastic and loop installs will follow the subsequent three weekends. Work activities will not take place Memorial Day Weekend.
Residents to the south of this section of Pomerado Road will have ingress/egress availability. Please be advised to follow all traffic control flaggers on location and allow for extra time to get into and out of your communities. First responders and emergency vehicles will always have access. Signage will be placed within the community on May 8. Please keep in mind, construction dates are subject to change according to compliance requirements, inclement weather

or other unforeseen circumstances. Restoration activities within the County and near the Caltrans Rights-of-Way along Pomerado Road from Willow Creek Road to I-15 will be scheduled and completed upon receipt of County and Caltrans traffic control permits.

- B. Info: Pure Water Program Miramar Reservoir Study (Joseph Quicho, Engineer; Tiffany Ngo, Community Outreach Specialist, Public Utilities Department) Construction soon to start Phase 1 project, 2035 Goal to use water locally, this project will provide around 53 million gallons of water per day, pipeline routes, processing stations, plant doubling capacities, treated water through a 5 step process, Fall 2019 start of construction, pump station construction in 2020 along with other pipelines. Contract bids being accepted, loans from EPA and Bureau of Reclamation to support the project. Tracer study to document the assessment of how the water moves through the reservoir, it is required as part of regulations. This initial study will mandate another tracer study before introducing the Pure Water into the reservoir, then 6 months later, another Tracer Study is required to detect the hydrodynamic model of the flow of the water. Detection will be through photometric water measurements. Set up buoys and station markers on the reservoir, a floating work platform 20X20, water quality profiles will be tested during the study. Tracer won't be visible on the surface, it will be released 30 ft. deep into reservoir, in June tracer testing will begin. Water will be pump in and out of reservoir during testing, night time sampling will occur at least for the first two days. Float platform will be on reservoir for at least 2 weeks. Will need to close the reservoir during the first two days of testing, closed to boat traffic on the reservoir, signs will be posted on kiosk. Tracer is non-toxic, fishing can be done from the shoreline. The EIR denied any impact to the land, homes and businesses. The contractors will be chosen July/August, afterwards the SRPG, businesses and community will meet with the contractors awarded the project to discuss specifics.
- c. Action: Community Plan Amendment Initiation for the Phair Company Development of the Renzulli Property. (Austin Dias, The Phair Company). Request vote to initiate a rezone of property, analytic work can start after the approval of the initiation process.
Motion/2nd: Lyons/Ilko 16-0-0 **PASS**
Motion: Authorize chair to write a letter to recommend initiation of Rezone and CPA for the Renzulli property.
- D. Info/Action: Senate Bill 50, 330, and related measures.
The San Francisco Board of Supervisors and Los Angeles City Council voted to oppose the legislation, while the San Diego City Council has yet to weigh in one way or another. SB50: Changes density limits for homes that are in areas of good schools, which would allow 4-5 story apartments in Scripps Ranch. This change usurps local planning authority. SRPG Votes for the chair to write a letter to the City Council to oppose bill SB50 and other similar bills like SB330 that moves local control away from communities.

Motion/2nd: Wulfeck/Kelly 16-0-0 **PASS**

E. Info/Action. Capital Improvements Program (CIP) for FY21-25.

Reviewed list of CIPs submitted since 2017. Shared feedback on requests previously submitted, speak with your neighbors, what capital improvements would we like for Scripps Ranch? Wulfeck will collate all requests and we'll vote on the top 5 to add to the priority list at the next June 2019 SRPG meeting.

v. Reports:

- A. SR LMD-MAD (M. Sorensen) – Meeting at Hendrix Pond revealed the difficulties in upgrading and making it ADA Accessible for an active use area. The park is not flat, there is a significant amount of mulch, reclaimed water needs for the pond, trees and grading will make the project very expensive. Will need to meet for further discussion, next Thursday at 7pm. Underspending MAD budget so: trail improvements, west from Fairbrook road to Magnifica to remove debris and fire fuel.**
- B. MCAS Miramar (J. Lyons) – Meeting held to review the 2019 plans, arrival of new squadrons in 2020, addition of 3 hangers, F35s will replace other aircrafts. Review noise complaint statistics.**
- C. Ad Hoc Committee on Fire Safety (S. Wetzel-Smith) Announcement of Fire Safe Council Tours from 10am-2pm on Saturday 4May2019 at the Fire Station.**
- D. Ad Hoc Committee on Chabad Educational Complex (E. Lefkowitz) Nothing to report.**
- E. Ad Hoc Committee on Carroll Canyon Center (W. Wulfeck) Nothing new.**
- F. Ad Hoc Committee on Scripps Ranch Technology Park (D. Ringel) NP**
- G. Chairperson's Report**

We don't know when KB Homes will reschedule presentation at City council.

VI. Adjourn 9:08pm for Next Regular Meeting – June 6, 2019.

