



THE CITY OF SAN DIEGO

## Report to the Planning Commission

**DATE ISSUED:** April 5, 2019 **REPORT NO.** PC 19-024

**HEARING DATE:** April 11, 2019

**SUBJECT:** Scripps Miramar Ranch Community Amendment Initiation – Village at Scripps

**Project Number:** 629049

**OWNER/  
APPLICANT:** KB Homes, Coastal, Inc.

### **SUMMARY:**

**Issue(s):** Should the Planning Commission INITIATE an amendment to the Scripps Miramar Ranch Community Plan to re-designate an approximately 72-acre site at 10455 Pomerado Road from University to a mix of land use designations ranging from low to medium density residential, park, commercial use, and open space for the site, and rezone from RS -1-8 to the appropriate zones to implement the land use designations?

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

**Community Planning Group Recommendation(s):** The Scripps Miramar Ranch Community Planning Group voted unanimous (16-0-0) on March 7, 2019, to recommend denial of the initiation citing traffic, density, and safety concerns (Attachment 1).

**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 current zoning the proposed site could be developed with 78 single-family units. If initiated, subsequent approval of the proposed Community Plan Amendment would allow up to 460 dwelling units on site.

## **BACKGROUND**

### **Site Location**

The 72-acre site, located at 10455 Pomerado Road in the Scripps Miramar Ranch Community Plan area, is currently occupied by Alliant University (Attachment 2). Primary access to the site from Pomerado Road is Avenue of Nations. The site was formerly the US International University with on-campus student housing. US International University transitioned to Alliant University in 2001 and the need for on campus housing decreased. With the advent of online classes and programs, Alliant University has determined that they have less need of a traditional college campus setting and is in the process of transitioning to another location. The university property was offered for sale this year and the applicant, KB Homes, Coastal, Inc. is currently in escrow to purchase the property.

### **Adjacent Uses**

The subject site is bounded by Marshall Middle School to the west, Lincoln Military Family Housing – Pomerado to the north, Glenn at Scripps Ranch residential care facility and Chabad Hebrew Academy to the east and open space, UC San Diego research site, and Marine Corps Air Station Miramar to the south. The Marshall Middle School, Glenn at Scripps Ranch, and Chabad Hebrew Academy properties were previously a part of the university. The middle school and the university both access Pomerado Road from Avenue of Nations. The Chabad Hebrew Academy, Glenn at Scripps Ranch and Lincoln Military Family Housing have their individual access from Pomerado Road.

### **Mobility**

Pomerado Road is currently a 2-lane collector street with bicycle lanes and a sidewalk on the north side of the road. The Community Plan designates Pomerado Road as a 2-lane collector street (Attachment 5). Avenue of Nations is currently a 4-lane private road from Pomerado to Novak Way with sharrows and a sidewalk on the south side of the road, which reduces to a 2-lane private road without sidewalks up to Alliant University. The community plan states the following regarding any proposed street classification changes to Pomerado Road: Improvement of Pomerado Road to four lanes between Scripps Ranch Boulevard and Spring Canyon Road is not advocated by this Plan and widening of this roadway should only be considered if Pomerado Road is widened to the northeast of the planning area. Further, before the Council takes any action on increasing the size of Pomerado Road from two lanes to four lanes, there must first be an advisory vote or referendum conducted by the City, at City expense, in the Scripps Ranch community.

### Public Facilities

The Scripps Ranch Branch library is 1.5 miles from the site. The Jerabek Park is 1.3 miles from the site. Jerabek Elementary School is 1.2 miles from the site. Scripps Ranch Middle School is adjacent to the site. Scripps Ranch High School is 1.5 miles from the site. Fire Station 44 on Black Mountain Road is 2.1 miles to the site. Fire Station 37 on Spring Canyon Road is 3.4 miles to the site.

### Community Plan Designation and Zoning

The Community Plan designates the site as University (Attachment 3). The site is zoned RS-1-8 (Attachment 4).

### Housing & Demographics

As of 2016, SANDAG estimated there were approximately 20,709 people living in the Scripps Ranch Community Planning Area. This is almost a 6 percent increase from the 19,554 people living in the community in 2000 as reported by the US Census. In 2016 the Community had 7,356 housing units with a vacancy rate of 1.7 percent and a persons-per-household rate of 2.85. Between 2000 and 2016 the Community has only added 132 housing units which is a 2 percent increase. In 2000, the Community had 7,224 housing units with a 3 percent vacancy rate and persons per household rate of 2.78.

### Other Planning Efforts

Currently, there are no other community plan amendments in process within Scripps Ranch. In 2018, the Scripps Ranch Community Plan was amended to allow 260 multifamily units with 10,700 square feet of commercial space at 9850 Carroll Canyon Road.

## **DISCUSSION**

### Community Plan Amendment Proposal

The community plan amendment proposes to revise the land use designation from University to a mix of uses ranging from low to medium density residential, park, and open space. If initiated, the size of the site would present an opportunity to consider the formation of a village-like setting where residential, public spaces, park, and open space uses are present and integrated. The proposed amendment would include a mix of residential product types of varying densities, including smaller lot single-family, townhomes, duplexes, and triplexes including affordable units. The amendment would allow up to a total of 460 housing units. The Applicant has limited the amount of housing units, so the amendment would not exceed the 3,600 Average Daily Traffic which the university has allocated for its approved conditional use permit. The Applicant anticipates the proposed community plan amendment will be a stand-alone effort without a development project when it comes back to the Planning Commission for a recommendation. Following the community plan amendment, the applicant anticipates submitting subsequent permit applications for future residential development with the transition of Alliant University operations off-site. The

amendment does not propose to widen Pomerado Road. However, the applicant is proposing to include traffic signal improvements along Pomerado Road to improve traffic operations to I-15. While separate from the applicant's proposal, staff would include in the amendment a change in the land use designation for the Thurgood Marshall Middle School site from University to Middle School to reflect the existing school use.

#### Community Planning Group

The Scripps Ranch Planning Group (SRPG) minutes for March 7, 2019 reflect their opposition to the initiation. The group felt the proposal did not meet any of the three criteria to initiate a community plan amendment and identified several issues to be addressed. These issues include: a lack of employment and retail at the site that make it unqualified as a village; that institutional use should remain to continue providing services and amenities to the community; existing access to the site impacted by school traffic congestion; congestion to Pomerado Road caused by added residents that would hamper evacuation in the event of a fire; and needed upgrades to public facilities. See Attachment 1-SRPG minutes; letter from SRPG Chair.

#### 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. The proposed amendment is anticipated to result in revisions to the Community Plan and may include changes to the General Plan land use map. 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 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 would implement General Plan policies for balanced communities including:

- provide affordable housing opportunities within the community to help offset the displacement of the existing population. (LU-H.1.e)
- provide affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)

The General Plan also has policies that aim at providing a variety of housing types and sizes with varying levels of affordability in residential and village developments, and

to provide a variety of different types of land uses within a community to offer a diverse mix of uses. The proposed amendment would have the potential to accommodate a variety of housing opportunities, ranging in price and product type, and would incorporate affordable housing units, commercial- retail use, and the inclusion of open space and park opportunities. The proposed amendment would introduce affordable housing opportunities and that would be consistent with policies in the Housing Element of the General Plan, including:

- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-I.1)
- Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income developments. (HE-I.8)

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 affordable housing units as part of a greater mix of potential housing types and affordability.

**(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, including the potential for affordable housing units during a time at which the City Council has declared a housing state of emergency. In addition to mix of housing product types, the proposed amendment would also allow the potential for park and open space opportunities that could provide additional recreation and open space connectivity.

**(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 additional benefits to the community.
- Impact of potential development on public services and facilities.
- Opportunities to integrate limited neighborhood serving retail.
- Impacts on the circulation system and need for traffic and access improvements associated with new development.
- Analysis of bulk and scale in relationship to surrounding conditions.

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. Scripps Miramar Ranch Planning Group Minutes of March 7, 2019
2. Vicinity Map
3. Project Location and Adopted Land Use Map
4. Zoning Map
5. Circulation Map
6. Draft Resolution – Planning Commission
7. Ownership Disclosure Statement

## **Scripps Ranch Planning Group**

Scripps Ranch Community Library - Community Room  
10301 Scripps Lake Drive, San Diego, CA 92131

### **DRAFT MEETING MINUTES for Thursday, March 7, 2019, 7:00pm**

- I. Regular Meeting -- Call to Order. Non-Agenda Public Comment (2 min each).
- II. Roll Call: Sandy Wetzel-Smith, Tamar Silverstein, Bob Ilko, Marc Sorensen, Scott Hilberg, Don Ringel, Dennis Engler, John Lyons, Julie Ellis, Emma Lefkowitz, Marvin Miles, Gwen Bandt, Jenny Marshall, Jan Kane, Bob Petering, G. Boerner, Absent: Wally Wulfeck, Ron Kelley, Stuart Gross, Marty Lorenzo, Approval of Minutes without objections, Modifications to the Agenda-None
- III. Announcements
  - A. MCAS Miramar Update – (Kristin Camper) Not Present (NP)
  - B. San Diego City Councilmember Mark Kersey (Quinton Grounds) NP
  - C. San Diego County Supervisor Kristin Gaspar (TBA) NP
  - D. California Assemblymember Brian Maienschein – 77<sup>th</sup> District (Rob Knudsen)
    - i. Thanks the community for Thoughts and Prayers upon the loss of Brian’s mother
    - ii. Back in session: two pieces of legislation AB379 and AB605
    - iii. Introduction of two new interns from local high schools
  - E. United States Congressman Scott Peters (Erin Magee) NP
  - F. San Diego City Attorney (A. Council) NP
  - G. Miramar Ranch North Planning Committee-(Jan K.) Voted in a new member
- IV. Information and Action Items:
  - A. Repaving Pomerado Road. (Todd Voorhees, SDG&E) (5 min.) via email
 

T/C Plans still under review at the City. They have three sets of plans and haven’t determined which ones they will approve. However, it looks like road restoration activities will take place Thursday, Friday, Saturday and Sunday with varying hours for weekdays and weekends. No work on Monday, Tuesday, Wednesday. Access to the south of Pomerado will be maintained. Signage will be placed near the freeway and along Pomerado one week prior to the commencement of any work activities.
  - B. Info: Library Parking Project. (Sepi Amirazizi, SD Parks) (15 min.)
 

Reviewed project background, tasks completed and ongoing, circulation, anticipated construction phasing, unknowns and variables, school coordination, project schedule, fully funded~\$6million. Project would yield 124 parking spaces, 5 ADA parking spaces and 5 spaces for EV Charging Stations. Discussed traffic safety issue restraints of requests. In Phase One 53 parking spaces will be available, including ADA parking spaces. Widening of the left turn out of parking lot is requested.
  - C. Action: Initiation of Community Plan Amendment for Redevelopment of the Alliant University Property. (45 min.)

1. KB Homes Request for CPA (K. Bausback, A. Pevney, KB Homes; R. Coopersmith, Latitude33) On 72-acre site. Proposal to build 460 residential units, 30% senior residential. Request to amend SR Community Plan from University to Residential. Planning on going to the Planning Commission on April 11, 2019. Looking into improving traffic on Pomerado Road. The entire process would take at least 2 years or more to create the EIR and plans. The criteria has not been met for the initiation of a CPA. If the University designation goes away, the land use code goes to a RS-1 which is one home per acre following the Land Use Code. Project is requesting a Community Plan Amendment. AIU's ADTs will go away when AIU sells this site. Two lane road in and out of site, shared with a middle school, Pomerado Road is already impacted with traffic, evacuation of site issues raised.

Motion/2<sup>nd</sup>: Ilko/Miles

'Authorize chair of SRPG write a letter to PC outlining the issues of criteria for initiation of a CPA and traffic issues to be address.' To be continued below.

2. Scripps Ranch Fire Safe Council (Kristin Young Rayder)  
Reviewed Burn History of UCSD property and likelihood of future burns in this area, two lane road in and out of property, 900-1500 vehicles would have to exit the road during the next evacuation. At the top of the road is a middle school with 1600 students plus 80 staff members. Fire Safety, Evacuation, Traffic Congestion, Middle School children's safety issues raised.
3. Discussion and Votes on SRPG Recommendation to Planning Commission.

Amended Motion/2<sup>nd</sup>: Ilko/Miles

'Authorize chair of SRPG write a letter to PC outlining the opposition raised tonight, forward issues, not meeting criterias to city and developer that the SRPG recommend denial to the initiation of the CPA, based upon issues raised. The Chair or Designated Representative to attend the Planning Commission meeting to present our views and vote'. **16-0-0 Unanimous**

v. Adjourn for Election of Members. (15 min.) 8:30pm

vi. Reconvene – Call to Order -- :8:46pm Report of Election Results

Due to no new members were on the ballot, the two people over the 25% rule were voted onto the SRPG. All 10 members up for election were re-elected, 100% of Incumbents re-elected into SRPG. Welcome everyone, next month we'll have election of officers.

vii. Reports:

- A. SR LMD-MAD (M. Sorensen) – Update on trees, open space, rain impacts.
- B. MCAS Miramar (J. Lyons) – Annual Noise Abatement Statistics, the F-35's will be here in October 2019 but the Squadron won't arrive until May 2020.
- C. Ad Hoc Committee on Fire Safety (S. Wetzel-Smith) See Report above
- D. Ad Hoc Committee on Chabad Educational Complex (E. Lefkowitz) Nothing to report. Universal Signage Architecture in progress with Chabad and The Glen.



E. Ad Hoc Committee on Scripps Ranch Technology Park (D. Ringel) See report

F. Chairperson's Report -Will be sent via email. Please put away chairs and tables.

VIII. Adjourn 9:00pm for Next Regular Meeting – April 4, 2019.

Agenda times are approximate. Items may be heard before, on, or after listed times. If you would like to receive agendas via email, send your request to [sdplanninggroups@sandiego.gov](mailto:sdplanninggroups@sandiego.gov) and indicate your specific community planning group. This information is available in alternative formats. To request an alternative format (sign language, oral interpreter or an Assistive Listening Device) for the meeting call 619-533-3650 at least five (5) working days prior to the meeting. If you have questions concerning the SRPG please express them at the meeting or contact the CPG Chair, Wallace Wulfeck at [srpgchair@scrippsranh.org](mailto:srpgchair@scrippsranh.org) or City of San Diego Community Planner Tony Kempton at [kempton@sandiego.gov](mailto:kempton@sandiego.gov)

Hi Tony,

Attached are Tamar's DRAFT minutes. They will be ratified at our April meeting.

Will you be in your office thursday or friday? I'd like to come talk with you about what we will be saying to the Planning Commission. Meanwhile, here are some of our observations:

1. The community is uniformly opposed to the proposed development.
2. The proposed development, while it does provide additional housing, does not provide any other additional benefits to the community compared to the current land use designation. Rather it subtracts benefits because it:
  - Removes land available for institutional use.
  - Contributes to unacceptable traffic on Avenue of Nations and along Pomerado Road.
  - Increases hazard to school children at Marshall Middle School
3. Is in conflict with the following provisions of the General Plan

PF-D.6. Provide public safety related facilities and services to assure that adequate levels of service are provided to existing and future development.

PF-D.13. Incorporate fire safe design into development within very high fire hazard severity zones to have fire-resistant building and site design, materials, and landscaping as part of the development review process.

- a. Locate, design and construct development to provide adequate defensibility and minimize the risk of structural loss from wildland fires.
- b. Design development on hillsides and canyons to reduce the increased risk of fires from topography features (i.e., steep slopes, ridge saddles).
- c. Minimize flammable vegetation and implement brush management best practices in accordance with the Land Development Code.
- d. Design and maintain public and private streets for adequate fire apparatus vehicles access (ingress and egress), and install visible street signs and necessary water supply and flow for structural fire suppression.
- e. Coordinate with the Fire-Rescue Department to provide and maintain adequate fire breaks where feasible or identify other methods to slow the movement of a wildfire in very high fire hazard severity zones.

PF-D.15. Maintain access for fire apparatus vehicles along public streets in very high fire hazard severity zones for emergency equipment and evacuation.

[PF-P.13.As](#) part of the community plan update process, update plans and zoning to limit

**future development in hazard areas.**

I'll give you more of our thinking when we meet.

--Wally

On Tue, Mar 19, 2019 at 3:41 PM Kempton, Tony <[KemptonT@saniego.gov](mailto:KemptonT@saniego.gov)> wrote:

Hi Wally, Tamar:

Could Tamar please forward the minutes from the 03-07-19 SMR cpg meeting to me? If not available for a few days could Wally please prepare a Memorandum of Motion summarizing the issues and the vote (16-0-0), sign it and return to me asap.





# Scripps Miramar Ranch Vicinity Map

CITY OF SAN DIEGO • PLANNING DEPARTMENT



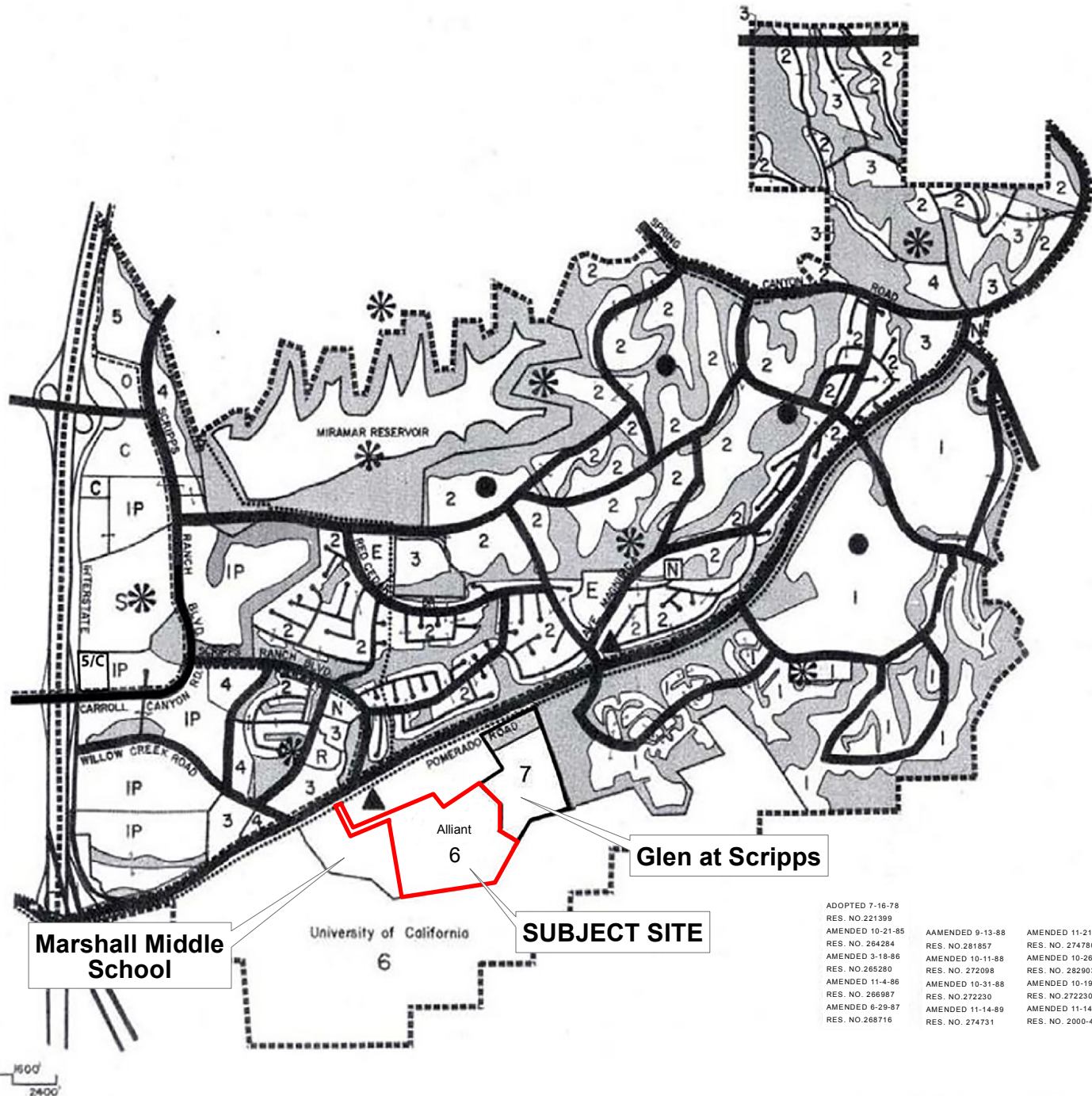
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Copyright SanGIS. All Rights Reserved.  
This product may contain information from the SanGIS Regional Information System which is owned by or licensed to other parties of SANGIS.  
This product may contain information which has been reproduced with permission granted by Thomas Bros. Maps.

Document Path: L:\GIS\GIS\Community Planning\Scripps Miramar Ranch\CPA\_PROJECTS\SMR\_36308045\_vicinitymap.mxd



## LEGEND

- Residential 0-3 DU/Net AC 1
- Residential 3-5 DU/Net AC 2
- Residential 5-10 DU/Net AC 3
- Residential 10-15 DU/Net AC 4
- Residential 15-29 DU/Net AC 5
- Existing Commercial Recreation R
- Community Shopping C
- Neighborhood Shopping N
- Professional Offices O
- Industrial Park IP
- Park \*
- Tot Lot ●
- Resources Based Park \*
- Open Space
- Elementary School E
- Secondary School S
- University 6
- Institutional 7
- Major Hiking Trail / / / / /
- Bikeway - - - - -
- County Boundary - - - - -
- Possible Fire Station Site ▲



ADOPTED 7-16-78  
 RES. NO. 221399  
 AMENDED 10-21-85  
 RES. NO. 264284  
 AMENDED 3-18-86  
 RES. NO. 265280  
 AMENDED 11-4-86  
 RES. NO. 266987  
 AMENDED 6-29-87  
 RES. NO. 268716

AAMENDED 9-13-88  
 RES. NO. 281857  
 AMENDED 10-11-88  
 RES. NO. 272098  
 AMENDED 10-31-88  
 RES. NO. 272230  
 AMENDED 11-14-89  
 RES. NO. 274731

AMENDED 11-21-89  
 RES. NO. 274780  
 AMENDED 10-26-93  
 RES. NO. 282903  
 AMENDED 10-19-99  
 RES. NO. 272230  
 AMENDED 11-14-99  
 RES. NO. 2000-410

Marshall Middle School

University of California  
6

SUBJECT SITE

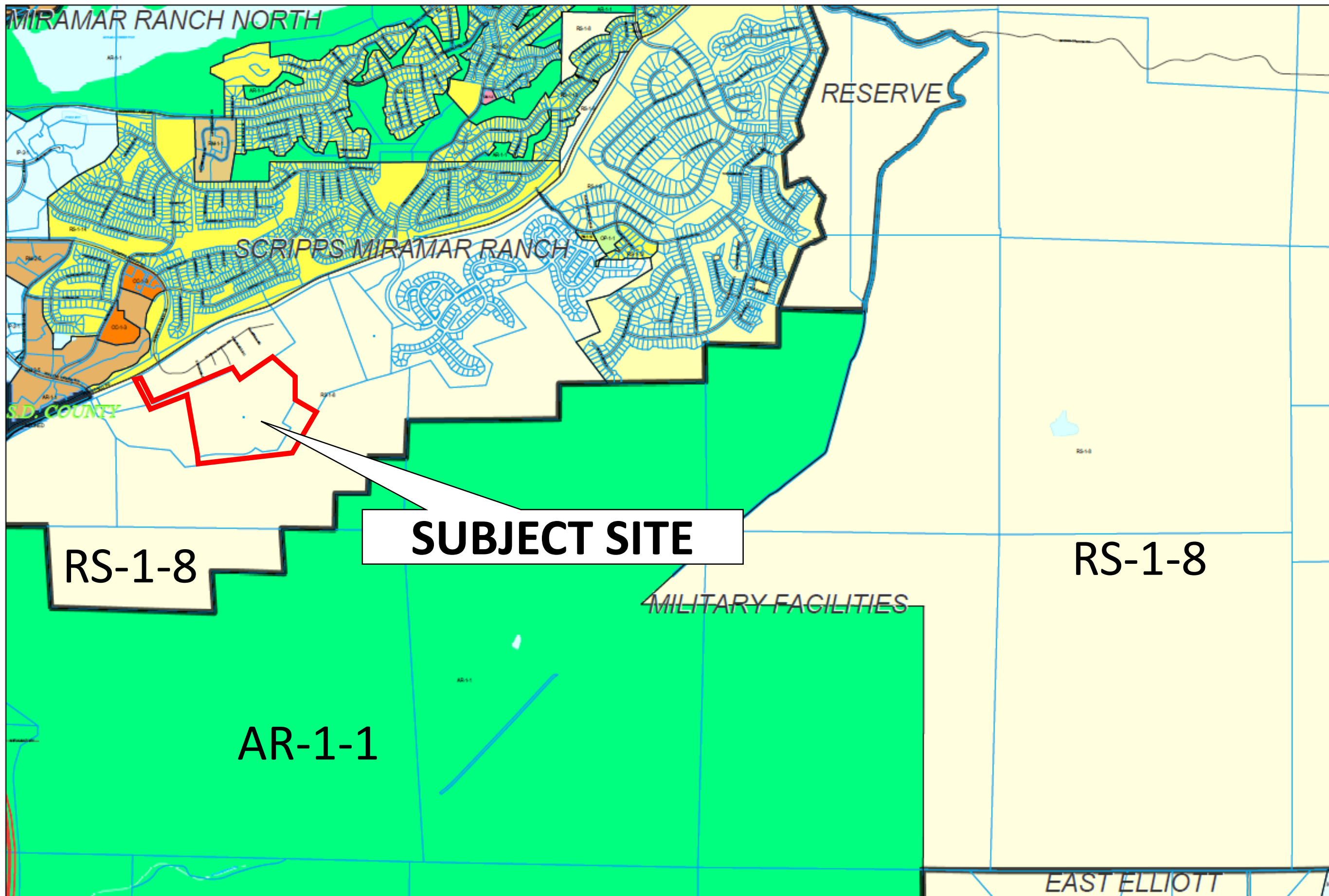
Glen at Scripps

Alliant  
6





# Official Zoning Map



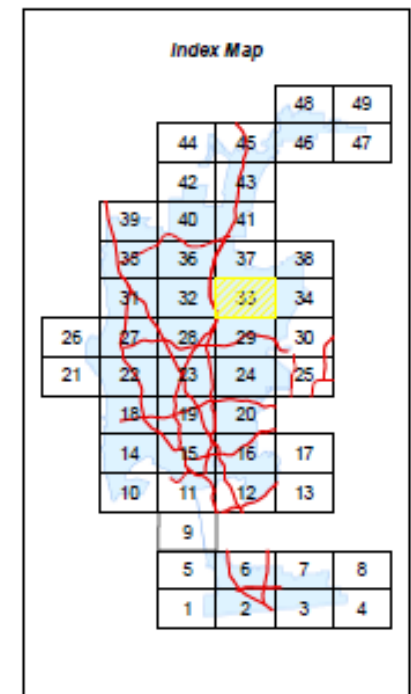
**Legend**

- City of San Diego Boundary
- Community Plan Areas
- Parcels

**Zoning**

**ZONE\_NAME**

- AR-1-1
- CC-1-3
- CN-1-2
- IH-2-1
- IL-3-1
- IP-2-1
- OP-1-1
- RM-1-1
- RM-2-5
- RS-1-12
- RS-1-13
- RS-1-14
- RS-1-8
- RS-1-9
- UNZONED

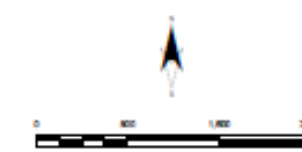


SanGIS Base Map  
 SanGIS Land Use Services for the City of San Diego (lasted 30.7)  
 Horizontal accuracy of the 2010 coordinate data  
 This data meets the ADP/RS Standard for Class 1 Map Accuracy at a scale of  
 1:10,000 (7/1/2007)  
 This assessment assumes utilization of the data on a desktop device. Location  
 data may be used in field to meet the accuracy with errors to within 100 feet.

THIS MAP/ATLAS IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER  
 EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED  
 WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.  
 Users who rely on this information for legal or other purposes should  
 consult with legal counsel. The City of San Diego is not responsible for  
 any errors or omissions in this map/ATLAS. The map is intended for  
 general informational purposes only. It is not intended to be used for  
 any other purpose, whether for personal use or otherwise, without the prior  
 written permission of the City of San Diego.

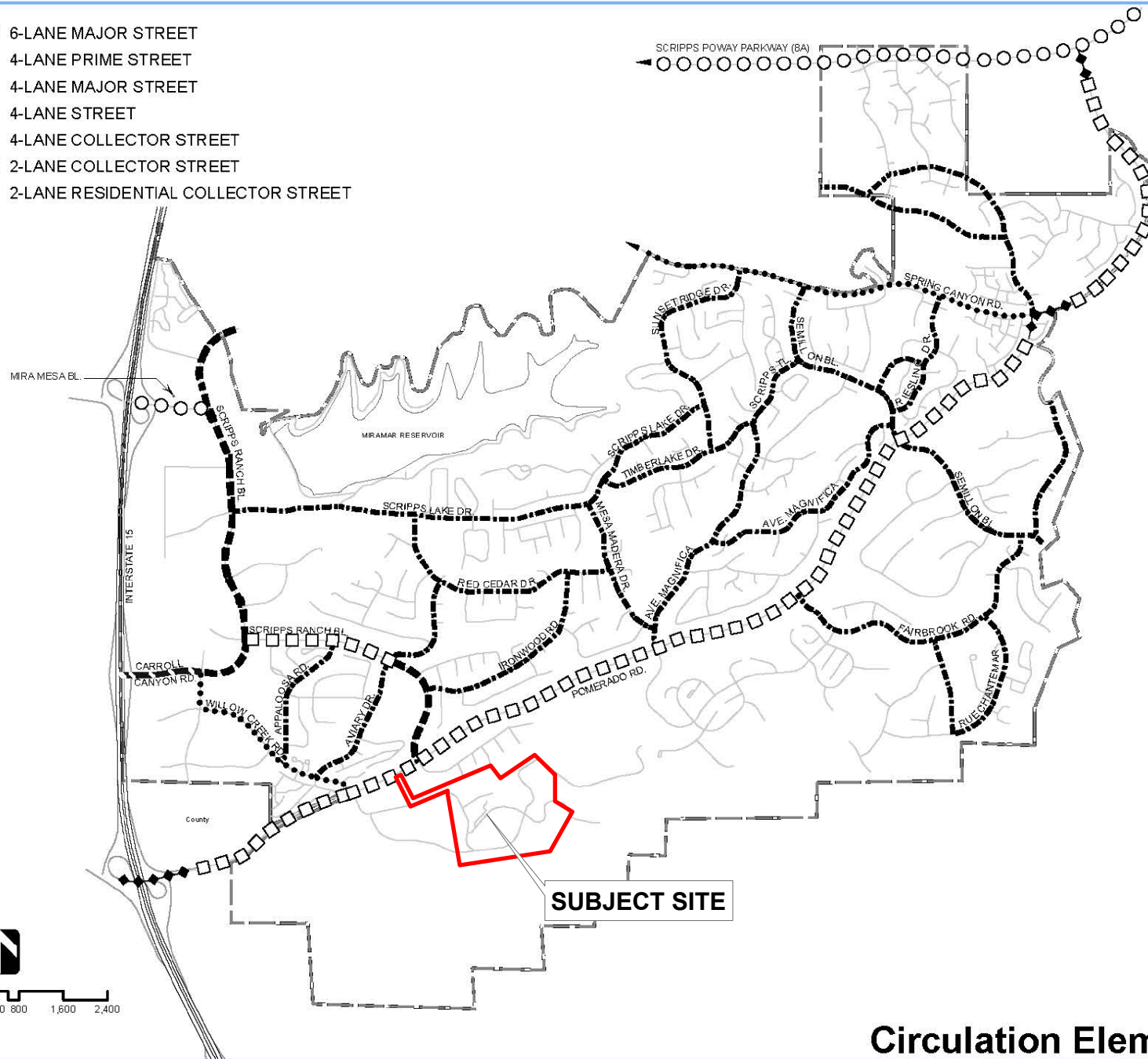


**City of San Diego**  
**Development Services Department**



**GRID TILE: 33**  
 GRID SCALE: 800  
 DATE: 8/20/2013 11:00:16 AM

- ○ ○ ○ 6-LANE MAJOR STREET
- ▬▬▬▬ 4-LANE PRIME STREET
- ▬▬▬▬ 4-LANE MAJOR STREET
- ◆◆◆◆ 4-LANE STREET
- 4-LANE COLLECTOR STREET
- 2-LANE COLLECTOR STREET
- ▬▬▬▬ 2-LANE RESIDENTIAL COLLECTOR STREET



**Circulation Element**  
Scripps Miramar Ranch Community Plan

**15**  
FIGURE

## PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE 1978 SCRIPPS MIRAMAR RANCH  
COMMUNITY PLAN TO REDESIGNATE LAND FROM  
EDUCATIONAL TO RESIDENTIAL

WHEREAS, on April 11, 2019, the Planning Commission of the City of San Diego held a public hearing to consider a request to amend the 1978 Scripps Miramar Ranch Community Plan adopted as Document RR-221398, and including its subsequent amendments to redesignate a 72-acre site located 10455 Pomerado Road from educational to residential; and

WHEREAS the 2008 General Plan will be amended due to the Scripps Miramar Ranch community plan being part of the Land Use Element of the adopted general plan; and

WHEREAS, the Planning Commission considered Report No. PC-19-024 as well as all maps, exhibits, evidence and testimony; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested Community Plan and General Plan Amendment based on its compliance with the initiation criteria found in policy LU-D.10 of the Land Use Element of the General Plan and specifically addressed in Report No. PC-19-024; and

BE IT FURTHER RESOLVED that in anticipation of a future development project that would allow construction of up to 460 residential dwelling units at the 72-acre site, the Planning Commission directs staff to consider the following issue(s) in addition to all of the issues identified in Report No. PC-19-024:

- 
- 
- 

BE IT FURTHER RESOLVED, that this initiation does not constitute an endorsement of a project proposal. This action allows the future development project to become a complete submittal and will allow staff analysis to proceed.

Tony Kempton  
Staff Planner

---

Legislative Recorder

Initiated: April 11, 2019  
By a vote of: X-X-X





City of San Diego  
Development Services  
1222 First Ave., MS 302  
San Diego, CA 92101  
(619) 446-5000

# Ownership Disclosure Statement

FORM  
DS-318

October 2017

**Approval Type:** Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit  
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance  
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☒ Other (Commissary Plan Amendment Initiation)

**Project Title:** The Villages at Scripps Ranch

**Project No. For City Use Only:**

**Project Address:** 10455 Pomarado Road

**Specify Form of Ownership/Legal Status (please check):**

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? CA Corporate Identification No.  
☐ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Alliant Educational Foundation ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 10455 Pomarado Rd.

City: San Diego

State: CA

Zip: 92131

Phone No.: (858) 635-4488

Fax No.:

Email: info@AlliantEd.org

Signature: *M. Valdez*

Date: 1/31/19

Additional pages Attached:

☐ Yes

☐ No

**Applicant**

Name of Individual: KB Home, Coastal Inc. ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 9916 Mira Mesa Blvd.

City: San Diego

State: CA

Zip: 92131

Phone No.: 858-677-4262

Fax No.:

Email: kbausback@kbhome.com

Signature: *[Signature]*

Date: 2/5/19

Additional pages Attached:

☐ Yes

☒ No

**Other Financially Interested Persons**

Name of Individual: ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address:

City:

State:

Zip:

Phone No.:

Fax No.:

Email:

Signature:

Date:

Additional pages Attached:

☐ Yes

☐ No

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).  
Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (10-17)