



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: January 5, 2015 **REPORT NO.** PC-15-005

ATTENTION: Planning Commission
Agenda of January 15, 2015

SUBJECT: Initiation of an Amendment to the Scripps Miramar Ranch Community Plan to redesignate an approximately 9.5-acre site at 9850 Carroll Canyon Road (APN 363-360-2800) from Industrial Park to a land use designation(s) that would allow commercial and residential uses up to 29 dwelling units per acre.

**OWNER/
APPLICANT** Horizon Property, LLC/Sudberry Development, Inc.

SUMMARY

Issue(s): Should the Planning Commission **INITIATE** an amendment to the Scripps Miramar Ranch Community Plan? The applicant is requesting to redesignate an approximately 9.5 -acre site at 9850 Carroll Canyon Road (Attachments 1 and 2) from Industrial Park to commercial and residential land use designations that would allow up to 29 dwelling units per acre.

Staff Recommendation(s) - INITIATE the plan amendment process.

Community Planning Group Recommendation – The Scripps Miramar Ranch Community Planning Group voted 12-6-1 on November 6, 2014 to recommend approval of this initiation (see Attachment 3).

Other Recommendation(s) – None.

Environmental Impact – If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review in accordance with CEQA Guidelines Section 15004.

Fiscal Impact – Processing costs would be paid by the applicant.

Housing Impact – The Community Plan's adopted land use designation is Industrial Park use. The proposed land use change to a land use designation that would allow for commercial and residential uses up to 29 dwelling units per acre could allow future development of up to 276 dwelling units; thereby increasing the City's housing supply.

The initiation of a plan amendment in no manner confers adoption of a plan amendment. If initiated, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

BACKGROUND

The 9.5-acre site, located at 9850 Carroll Canyon Road in the Scripps Miramar Ranch Community Plan area, is designated as Industrial Park (Attachment 4). The subject site is bounded by Scripps Ranch High School to the north, industrial uses to the east and south, and the I-15 freeway to the immediate west. The site is zoned IP-2-1, which allows for light industrial, office and research and development activities. The site is currently occupied by two, vacant, multi-story buildings totaling 76,241 square feet.

Previous Community Plan Amendment Initiation Proposal. On August 4, 2011, the Planning Commission voted unanimously to support the applicant's request to initiate a community plan amendment to revise the land use for this site from Industrial Park to Community Commercial to allow for retail and commercial service uses (Attachment 5). The previous amendment request was supported by the Scripps Miramar Ranch community planning group by a vote of 8-5-0 and subsequently initiated at Planning Commission on August 4, 2011. During the planning process for the proposed plan amendment, the public and members of the Scripps Miramar Ranch planning group expressed concerns regarding the proposed retail use focused mainly on increased traffic generated by a large format retailer. The applicant requested the City place the retail proposal on hold, so they could determine whether a revised land use concept would receive greater support from local community stakeholders.

Current Community Plan Amendment Initiation Request. The applicant is now requesting to initiate a community plan amendment to redesignate the site's land use from Industrial Park to commercial and residential land use designations that would allow up to 29 dwelling units per acre. The applicant intends to submit a development application for 260 units of multi-family housing and approximately 12,000 square feet of commercial/retail services (Attachment 6). The plan amendment proposal, if initiated, would be processed concurrently with other required discretionary actions.

DISCUSSION

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 components of the City's General Plan. This initiation request does not constitute an endorsement of the

project proposal. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The City Planning Department believes that all of the following initiation criteria can be met:

(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:

General Plan. The subject site is identified as "Other Industrial" land in the General Plan and is across the street from an area of Prime Industrial Land as shown on General Plan Figure EP-1 (Attachment 7). The General Plan (p. EP-5) states that the "diminishing supply of industrial land is a potential challenge to the growth and retention of base sector industries providing middle income jobs." However, the General Plan also states (p. EP-9) that "some of the industrial areas outside of Prime Industrial lands could convert to other non-industrial uses, such as commercial and residential uses, after an analysis of relevant factors to determine if the property could still feasibly support industrial uses and is appropriate for the use requested." In areas not identified as Prime, the General Plan (Policy EP-A.16) provides direction to evaluate the Collocation/Conversion Suitability Factors listed in General Plan Appendix-C, EP-2 (Attachment 8) to ensure that other viable industrial areas are protected when considering residential conversion or collocation in non-prime industrial land areas.

If initiated, the applicant would need to evaluate the demand for additional office and commercial use; the significance of encroachment of non-industrial uses which has already occurred in the area; the industrial area's attractiveness to manufacturing and research and development; the availability of existing and future transit within one-third mile; potential impacts to existing and future industrial users in the prime industrial area; potential impacts to residential uses from industrial use including truck traffic, odors, noise, and safety; the availability of public facilities for residential uses; identify potential sources of toxic or hazardous air contaminants, or hazardous substances within a quarter mile, and provide an appropriate buffer between residential and the source of hazardous contaminants or substances.

The applicant is considering providing a commercial land use buffer between the Prime Industrial lands and the proposed residential component of the project. This potential project feature, along with other preliminary information provided by the applicant, is sufficient to demonstrate that additional evaluation is warranted in accordance with (Policy EP-A.16). In 2011, the applicant commissioned a market analysis which found that the large space and campus setting of the existing buildings on the site placed constraints on their lease viability. The applicant provided preliminary information showing the presence of retail, office, and commercial service type uses in the prime industrial areas within one-quarter mile of the site. The site is within one-third mile walking distance to transit with service to the Miramar College transit station. The applicant would need to provide further information regarding existing research and development and industrial uses within the adjacent prime industrial area, so that staff can evaluate if residential uses could be affected by toxic or hazardous contaminants or substances or if residential uses would affect the operation of existing research and development, industrial uses.

Scripps Miramar Ranch Community Plan. The objective of the Industrial Element of the community plan is to encourage the development of a prestigious industrial park which minimizes pollution and provides desirable employment opportunities. Additional plan objectives include: to protect areas designated for industrial use from encroachment by incompatible land uses; and to encourage the development of industries which would provide desirable employment opportunities within Scripps Miramar Ranch. However, the Residential and Commercial elements of the community plan contain objectives that could potentially be met through the proposed plan amendment.

- The Residential Element describes how the upper and lower ends of the housing market are not found within the community and has proposals for a balanced community including to promote a variety of housing types and prices throughout the community in support of the City-wide concept of balanced housing opportunities.
- The Commercial Element discusses how community residents presently rely on commercial facilities in Mira Mesa and other communities for many of their shopping needs and has objectives to provide sufficient commercial area to meet the present and future needs of the community.

The applicant, as part of the General Plan criteria evaluation, would also need to demonstrate how the proposed project could enhance the business park, address the market demand for housing in the community, including work force housing and the demand for additional commercial/retail.

(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 to add multi-family residential could help meet a citywide need for housing and the community plan's goal for providing a variety of housing types. The proposed amendment to add commercial land uses could provide potential future community residents and tenants of the adjacent Scripps Business Park with convenient retail-commercial services within walking distance. There is also a potential benefit to providing residential uses adjacent to the high school to further buffer the school from Prime Industrial Lands to the south. The community plan amendment analysis would need to evaluate the potential benefits of the proposed uses as well as the impacts to industrial lands and operations.

(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.

Scripps Miramar Ranch is an urbanized community and public services are available in the community. If the plan amendment is initiated, analysis of public services and facilities would be conducted with the review of the plan amendment.

Staff has determined that the proposed plan amendment to redesignate the site from industrial park to commercial and residential land use designations meets all three initiation criteria as described; therefore, staff recommends that the amendment to the Scripps Miramar Ranch Community Plan be initiated for further evaluation.

If the Planning Commission votes to initiate the request, staff recommends that the following issues be analyzed and evaluated through the community plan amendment review process:

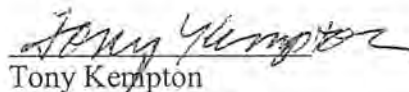
- Evaluation of Collocation/Conversion Suitability Factors, Appendix C, EP-2 in the General Plan including Area Characteristics and Separation of Uses as addressed in this report.
- The factors are intended to help determine if the site is feasible for industrial uses; if the site is appropriate for the requested uses; if the proposed residential uses would adversely impact the adjacent Prime Industrial Land; and if there is adequate separation between proposed new residential uses and any existing uses involving contaminants, or toxic substances in their manufacturing/processing operations.
- Opportunities for establishing pedestrian and bicycle linkages to and from the site to surrounding development, including enhancement of the surrounding streetscape.
- Incorporation of community facilities or public space as an additional benefit.
- Provision of energy and conservation efficient features into any project that redevelops the site.
- Evaluation of park needs, emergency responses times, roadways and intersection capacity.
- Opportunities for work force housing.

If the Planning Commission supports initiation of the community plan amendment, neither the staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Tait Galloway
Principal Planner
Planning Department



Tony Kempton
Associate Planner
Planning Department

TG/TK

Attachments:

1. Vicinity Map (Regional)
2. Vicinity Map (Local aerial)
3. Scripps Miramar Ranch Planning Group Draft Minutes of November 6, 2014

4. Project Location Map and Land Use
5. Report to the Planning Commission, July 28, 2011, PC-11-068
6. Letter of Initiation
7. Prime Industrial, Other Industrial, Fig. EP-1
8. Collocation/Conversion Suitability Factors
9. Ownership Disclosure Statement
10. Draft Resolution —Planning Commission



Scripps Miramar Ranch Vicintiy Map

CITY OF SAN DIEGO • PLANNING DEPARTMENT



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1. **Identify the problem** – What is the problem? What are the symptoms?
 2. **Define the problem** – What is the problem? What are the symptoms?
 3. **Identify the causes** – What are the causes of the problem?
 4. **Identify the effects** – What are the effects of the problem?
 5. **Identify the stakeholders** – Who are the stakeholders?
 6. **Identify the resources** – What resources are available?
 7. **Identify the constraints** – What are the constraints?
 8. **Identify the opportunities** – What are the opportunities?
 9. **Identify the risks** – What are the risks?
 10. **Identify the solutions** – What are the solutions?
 11. **Identify the implementation plan** – How will the solution be implemented?
 12. **Identify the evaluation plan** – How will the solution be evaluated?

Scripps Miramar Ranch Planning Group

<http://www.scrippsranhplanning.blogspot.com>

DRAFT MEETING MINUTES

Thursday, November 6, 2014 at 7:00 p.m.

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

I. Welcome!

Call to Order: 7:02pm and Roll Call: Tamar Silverstein, Wally Wulfbeck, Marc Sorensen, Julie Ellis, Gordon Boerner, Scot Hilberg, Sandra Wetzel-Smith, Gwen Bandt, Stan Williams, Mary Oling-Sisay, Dan Buell, John Lyons, Emma Lefkowitz, Jenn Blake, Karen Ringel, Marvin Miles, Paul Vaughan, B. Ilko, Todd Phillips

A. Absent: Gary Harrison,

B. Approval of Minutes, October 2, 2014.

17-0-1 Approved

II. Non-Agenda Public Comment

Chris Abetya, a Life Scout Troup 301 invited everyone to attend his Eagle Scout project of installing a Blue Star Memorial plaque at the Miramar National Cemetery on 13 November 2014 at 11:00am.

Kathy Lucas spoke about issues with the new marijuana dispensaries

Mark Olson from MTS updated us on the new Rapid Services which includes high frequency limited stops buses that span from Downtown to Escondido, Rancho Bernardo to UCSD, MidCity to DownTown and soon from the border to downtown. Since June 2014 MTS has seen an increase in usage amounting to 10,000 trips per week. MTS has new buses that use compressed natural gas. Also, the Miramar College Transit Center and the Over-Pass is now open these projects cost about \$60 million.

III. Modifications to Agenda. Move item 4b to next month.

Approval of the Agenda. Motion/2nd: Ilko/Boerner **18-0-0 Approved**

IV. Announcements

A. MCAS Miramar Update (J. Lias)

Nothing to report, answered questions from the community.

B. Councilmember Mark Kersey (T. Vinson)

- i. We're in a drought alert so watering is limited to specific days and times. Odd addresses may water outside landscapes on Sunday, Tuesday and Thursday. Evening addresses may water outside landscapes on Monday, Wednesday and Saturday. Apartment residents may water on Monday, Wednesday and Saturday.
- ii. We've added 4 more library hours, see website for specifics.
- iii. As of 16 October 2014 the renaming of the Recreation Center became official to Scripps Ranch Civic Association Community Center.

C. Supervisor Dave Roberts (E. Bollinger) Not present

D. Assemblymember Brian Maienschein – 77th District (R. Knudsen) Not present

E. Congressman Scott Peters (S. Benton) Not present

F. Miramar Ranch North Planning Committee (Lorayne Burley) issues addressed were:

1. T mobile Water Tank Installation vote again next month, initial vote failed
2. MRN Development Agreement Funds to two particular parks on the ranch
3. MRN MAD working to improve sustainability and reduce water usage
4. Stonebridge Subcommittee meeting for potential joining of planning groups
5. Community Gardens searching for suitable sites and recruiting volunteers
6. SDUSC Redevelopment Workshop at Innovations Academy
7. Speed Limit Increase Requests for certain sections of Pomerado Road

G. CalTrans Update Not present

V. Action Items

- A. Carroll Canyon Proposed Mixed Residential / Commercial (Colton Sudberry)
Request to change zoning from commercial to residential. The plan is to initiate all of the studies and complete the EIR, come back in one year with all of the data for an advisory vote. Plan consists of 2-4 story buildings.
Motion/2nd: Vaughn/Williams 'recommend approval of a study to initiate changing of community plan and we reserve the right to say no if we don't like it.' An Adhoc committee will be formed. **12-6-1 Pass**
- B. Speed limits everywhere along Pomerado Rd.
Motion/2nd: Ilko/Phillips to 'Not increase speed limits anywhere on Pomerado Road from I-15 up to the city property line at Legacy Road. **18-0-0 Pass**

VI. Information Reports, Presentations & Discussion

- A. Scripps Ranch Technology Park (R. Michael Murphy, Murphy Development)
Mike shared the plans for improving the property, cleaning up brush and dead trees. The plan is to build LEED certified buildings to lease to Defense contractors, corporate headquarters, Fortune 500 companies. See booklet of plans for more information.
- B. Rue Cheaurmont Storm Drain Replacement – (W. Meredith) postponed until next meeting
- C. Rancho Encantada inclusion in Scripps Miramar Ranch Planning Group
 - 1. Options voiced such as district voting, review and revise community plans
 - 2. Expand boundaries of Scripps Ranch to allow residents to be regional members
 - 3. Separate MAD issues because they have their own funding
 - 4. December 2014 we'll address this issue at the next SRPG meeting
- D. Chairperson's Report (W. Wulfeck)
CPC updates open DSD online for all discretionary and ministry approvals.
Update to land development code or go online to city website
CIP process will begin again in January 2015.
SDG&E transmission line.

VII. Committee Reports

- A. SR LMD-MAD (M. Sorensen) – Update
Downed trees, 17Nov14 will go over the MAD budget downtown, we're down a couple hundred thousand.
- B. MCAS Miramar (J. Lyons) – Update
Nothing to report.
- C. Ad Hoc Committee on Chabad Educational Complex (E. Lefkowitz)
Chabad made a sacrifice by not going through with the Verizon Tower installation.
- D. Ad Hoc Committee on Carroll Canyon Commercial Center (W. Wulfeck) See above
- E. Ad Hoc Committee on Fire Safety (S. Wetzels-Smith)
Working with several offices on the subject. Noticed on the north side of Pomerado road the trees look stressed. On the citizens water academy classes to understand the water challenges infrastructure for the city of San Diego.
- F. Ad Hoc Committee on Stonebridge Traffic (R. Ilko) Something to report next month

VIII. Adjournment 9:11pm

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 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 whw@san.rn.com or City of San Diego Community Planner Tony Kempton at kempton@san.rn.com