



Surrounding Plan Land Use - SMR Community Plan Amendment

Scripps Miramar Ranch

CITY OF SAN DIEGO • Planning Division



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THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: July 28, 2011 **REPORT NO.:** PC-11-068

ATTENTION: Planning Commission
Agenda of August 4, 2011

SUBJECT: Initiation of an Amendment to the Scripps Miramar Ranch Community Plan, to redesignate an approximately 9.5-acre site from Industrial Park to a Commercial land use designation. **Project No. 240716**

**OWNER/
APPLICANT:** Sudberry Development, Inc., Horizon Christian Church (Attachment 1)

SUMMARY:

Issue(s): Should the Planning Commission INITIATE an amendment to the Scripps Miramar Ranch Community Plan? The amendment has been requested to redesignate an approximately 9.5-acre site from Industrial Park to a Commercial land use designation to be determined.

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

Community Planning Group Recommendation(s): The Scripps Miramar Ranch Planning Group voted 8-5-0 on July 7, 2011 to recommend approval of this initiation. Meeting minutes from the July 7, 2011, planning group meeting were not available at the time this report was printed. Staff anticipates having draft minutes available for distribution at the hearing on August 4, 2011.

Other Recommendation(s): None.

Environmental Impact: If initiated, the proposed plan amendment and future discretionary actions will be subject to environmental review.

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

The initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and that the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

The 9.5-acre site, located at 9850 Carroll Canyon Road in the Scripps Miramar Ranch Community Plan area (see Attachment 2) is designated as Industrial Park (Attachment 3) and is bounded by Carroll Canyon Road on the south, and the I-15 freeway on the west. The site is currently occupied by two, vacant commercial office buildings totaling 76,241 square feet and surface parking. The owner and co-applicant, Horizon Christian Church, has maintained the property for the past several years. The site is surrounded by institutional and high school use to the north, industrial and ancillary commercial uses to the east and south and the I-15 freeway immediately to the west. The subject site is currently zoned IP-2-1, which allows a mix of light industrial and office uses.

The Industrial Element of the Scripps Miramar Ranch Community Plan describes the site as being within the Scripps Business Park. Figure 9 of the community plan shows the site mapped as "Existing Industrial" (see Attachment 4). The goal of the Industrial Element is to encourage the development of a prestigious industrial park which minimizes pollution and provides desirable employment opportunities. A number of objectives have been identified to attain the goal.

The co-applicants have requested a plan amendment to change the land use designation of the 9.5-acre site from Industrial Park to a Commercial land use designation to be determined (see Attachment 5). A Commercial designation would allow demolition of existing structures and construction of commercial development that could consist of a regional retailer plus ancillary commercial restaurants and/or services. It is anticipated that the General/Community Plan Amendment would be processed concurrently with any required development permits and associated rezone.

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 actually proceed. Community plans are components of the City's General Plan. This initiation request does not constitute an endorsement of the project proposal. A staff recommendation will be developed once the project has been fully analyzed.

The purpose of the initiation is to focus on the question of whether the proposed change to the General Plan and Scripps Miramar Ranch Community Plan is worthy of further analysis based upon compliance with the initiation criteria provided below.

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 Development Services Department – Planning Division 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 the Scripps Miramar Ranch Community Plan:

The purpose of the Economic Prosperity Element of the General Plan is to increase wealth and the standard of living of all San Diegans with policies that support a diverse, innovative, competitive, entrepreneurial, and sustainable local economy.

Industrial land use goals in the General Plan include a diversified economy with a focus on providing quality employment opportunities and self-sufficient wages for all San Diegans; a city with sufficient land capacity for base sector industries to sustain a strong economic base; and efficient use of existing employment lands. The General Plan identifies the site as Industrial though not Prime Industrial Land, and as such means that the site would not be suitable for base sector industry. Policies in the General Plan for redesignation of Other (non-prime industrial) Industrial Land to non-industrial uses recommend evaluation of Area Characteristics in Appendix C, EP-2 (see Attachment 6) to ensure that other viable industrial areas are protected from encroachment of non-industrial use. If initiated, the proposed amendment would be evaluated regarding these Area Characteristics, including the significance of encroachment of non-industrial uses which has already occurred in the area. The supply and type of employment land uses in the City are significant factors in determining the ability of the City to meet the needs of a rapidly changing economy. If initiated a market study would be performed to determine if there is sufficient land available to sustain a strong economic base.

The objective of the Industrial Element of the Scripps Miramar Ranch Community Plan is to encourage the development of a prestigious industrial park which minimizes pollution and provides desirable employment opportunities.

✓ The proposal to redesignate the subject site to commercial could allow for the development of non-base sector employment and ancillary commercial uses that could support base sector employment within the Scripps Ranch Business Park, consistent with this objective.

✓ General Plan goals for commercial land use include: new commercial development that contributes positively to the economic vitality of the community and provides opportunities for new business development; and

a city with land appropriately designated to sustain a robust commercial base. The General Plan differentiates between Neighborhood Commercial, Community Commercial, Transit Corridor, and Regional Commercial Areas for this purpose. The General Plan states that ✓ intensification of non-base sector employment uses should be encouraged in appropriate locations. The subject site is just across the I-15 freeway from the Mira Mesa Market Center regional shopping center, as well as immediately adjacent to I-15 which is identified in the General Plan as planned for high frequency Bus Rapid Transit. The subject site itself is served by local transit bus route # 964A. Intensification of non-base sector employment on the site could also encourage the development of small businesses, which could help contribute to the implementation of the City's General Plan goals.

Goals of the Commercial Element of the Scripps Miramar Ranch Community Plan include encouragement of high design standards within commercial developments, providing sufficient commercial area to meet the community's present and future needs, to separate commercial development from incompatible land uses and to locate commercial areas so as to take advantage of pedestrian, bicycle and vehicular access routes.

The proposed amendment could implement these community plan goals by providing sufficient commercial area to meet the community's present and future needs based on a market study of supply and demand; providing appropriate buffers to incompatible land use; and locating commercial areas to take advantage of bicycle and vehicular access routes. The proposed community plan amendment might also assist the City with maintaining an adequate supply of a variety of employment land types which would contribute to the economic health of San Diego and which could be crucial to the region's ability to weather economic cycles.

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

✓ The proposed community plan amendment, if initiated, would facilitate the development of non-base sector employment and may help revitalize a vacant industrial office use, as well as contribute to the economic health of the region and to the area's ability to weather economic cycles. If initiated, staff will work with the applicant to identify public benefits to be incorporated into the project.

- (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 all needed 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.

As outlined above, the proposed plan amendment meets all of the above criteria as described; therefore, the staff recommends that the amendment to the Scripps Miramar Ranch Community Plan be initiated.

The following 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:

- Determine the appropriate land use designation and zoning for the site.
- Evaluate the appropriate scope and boundaries of the amendment.
- Analyze traffic circulation issues and the availability of transit.
- Evaluate compatibility with adjacent existing and planned development.
- Prepare a market analysis of existing and projected need for industrial and commercial lands in the community.
- Determine the extent to which conversion to commercial use could help revitalize the community.
- Analyze relevant factors to determine if the property could still feasibly support industrial uses and whether the site would be appropriate for the use requested.
- Evaluate whether the proposed community plan amendment is consistent with the General Plan and the Scripps Miramar Ranch Community Plan.
- Analyze and address the re-designation of industrial lands to non-industrial uses and evaluate the Area Characteristics factor in Appendix C, EP-2.
- Evaluate and address the provision of amenities, application of urban design guidelines, including pedestrian circulation and pedestrian-scale elements according to the adopted community plan.
- Evaluate the relationship to the Draft Airport Land Use Compatibility Plan for MCAS Miramar.

- Identify and incorporate features into the project to provide a public benefit for the Scripps Miramar Ranch community.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's 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 (see Attachment 7).

Respectfully submitted,

Christine Rothman

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CR/MS/TK

Attachments:

1. Ownership Disclosure Statement
2. Location Map – Scripps Miramar Ranch Community Plan Amendment
3. Scripps Miramar Ranch Land Use Plan
4. Industrial Element, Figure 9, Scripps Miramar Ranch Community Plan
5. Community Plan Amendment Initiation letter dated June 1, 2011
6. General Plan Appendix C, EP-2: Collocation/Conversion Suitability Factors
7. Draft Resolution

*Sudberry Development, Inc.*

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November 5, 2014

Mr. Tom Tomlinson
Acting Director, Planning
City of San Diego
1222 First Ave., 5th Floor
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**RE: LETTER OF REQUEST FOR INITIATION OF AMENDMENT TO THE
SCRIPPS MIRAMAR RANCH COMMUNITY PLAN IN ACCORDANCE
WITH THE CITY OF SAN DIEGO GENERAL PLAN 2008, FROM
INDUSTRIAL TO MIXED-USE RESIDENTIAL/COMMERCIAL**

APN # 363-360-28-00 Approximately 9.5 Acres

Dear Mr. Tomlinson:

On behalf of Sudberry Development, Inc., we are pleased to submit this request for initiation of a plan amendment of the Scripps Miramar Ranch Community Plan.

On August 4, 2011, the City of San Diego Planning Commission supported the Initiation of the Community Plan Amendment to change the use on the subject property from Industrial to Retail (see attached letter). Over the last 3 years we worked through the CEQA and Development Review associated with the aforementioned Plan Amendment. Only weeks before the City was prepared to publish the Final EIR, we asked the City to put the proposal on hold to determine whether a different land use concept would receive more support from local community stakeholders.

The subject property is located in the western portion of the Scripps Miramar Ranch Community Planning Area at the northeast quadrant of Interstate 15 and Carroll Canyon Rd. See Attached location map. The current community plan designates this site as an Industrial designation with a zoning designation of IP-2-1. We would be proposing a new designation with a zoning request of RM-3-7, a residential zone that allows commercial. The site is approximately 9.5 acres. The proposed discretionary actions would be a Planned Development Permit, a Rezone and a Community Plan Amendment, Process 5 to implement the project.