

The following section will address the criteria associated with the plan amendment process. We believe that all four of the criteria can be met. The findings and our initial responses are as follows:

1. "The proposed land use plan amendment is consistent with the goals and objectives of the City of San Diego General Plan 2008."

The subject property is bounded by I-15 to the west; office uses to the east. Directly across Carroll Canyon Rd. is a commercial use with a retail neighborhood center. The site is currently proposed for industrial/office uses. The community plan recommends the site for industrial use. The proposed mixed-use meets the goals and objectives of the General Plan and will produce additional residential and commercial services to serve employees of the industrial park. The new commercial element will complement the commercial development to the south. The project will provide a variety of new jobs for the Scripps Miramar Ranch community and opportunities to reduce traffic by providing nearby services.

See attached criteria in the Community Plan that all future commercial and residential development should comply with.

2. "The proposed land use plan amendment appears to offer public benefit to the community and the City."

The project is contiguous to the Interstate 15/Carroll Canyon interchange and allows easy access for the public to use the residential/commercial property and also accommodates linked or shared trips for the industrial park employees. The proposal would provide needed housing opportunities along with their support services and facilities. The anticipated program of 260 apartments and 12,000 sf of retail would produce a total property tax of approximately \$1,000,000 per year.

3. "Public services are available or are planned to be available to serve the proposed change in density and intensity of uses."

The proposed amendment would not have an adverse effect on the provisions of public services. Adequate water, sewer, fire, police, library, parks and school facilities are available in the Scripps Miramar Ranch Community. The site is located in an urbanized portion of the city that is close to build-out with the required utilities, and public infrastructure available to serve the project as well as the surrounding area. The proposed project will contribute fees to the Scripps Miramar Ranch Public Facilities Financing Plan for its fair share of the existing facilities as well as mitigate to the maximum extent feasible those impacts identified in the environmental analysis for the project.

4. "City Staff is available to process the proposed land use plan amendment without any work being deferred on General Fund supported programs or ongoing land use plan updates."

Staff is available to process the plan amendment request without delaying general fund programs or ongoing updates as the Department's work program anticipates staff time for non-general fund development projects. The applicant will be paying for all staff services in the review of the proposed plan amendment. The applicant does not require general fund monies to complete the planning process of the proposed project. The project will provide a deposit account to pay for all staff costs associated with this plan amendment.

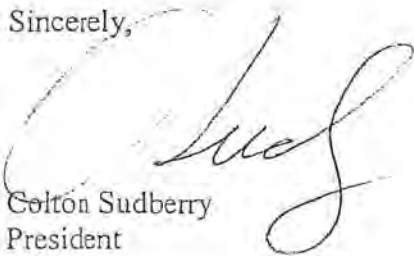
As referenced above, we have had numerous informational meetings with a Sub-Committee of the Scripps Miramar Ranch Planning Group and other organizations in Scripps Ranch, and numerous meetings with the full Scripps Miramar Ranch Planning Group to discuss the project. They provided good suggestions including that we study traffic issues, provide a PDP, signage, landscaping, services to compliment the industrial park and well amenitized residential units. We agreed and are committed to answer all of their concerns. We look forward to working with the community on our concept of 11,000 sf of retail and 260 apartments vs. the allowed use of up to about 825,000 sf of office by right. We have also discussed the project with community leaders and neighbors, as well as the founder and still large building owner of the Scripps Ranch Business Park, Ron Currie, and they believe that the proposed new concept should be studied and that it may be a catalyst for future development in the business park. The site is not designated prime industrial.

We respectfully request that the City of San Diego Planning and Development Services Departments process this Plan Initiation request for a hearing at the City Planning Commission to study a Community Plan Amendment and Rezone of the property from industrial to mixed-use residential/commercial.

Thank you for your attention to this project. If you have any questions, please feel free to contact me at 858-546-3000.

Sincerely,

Colton Sudberry  
President



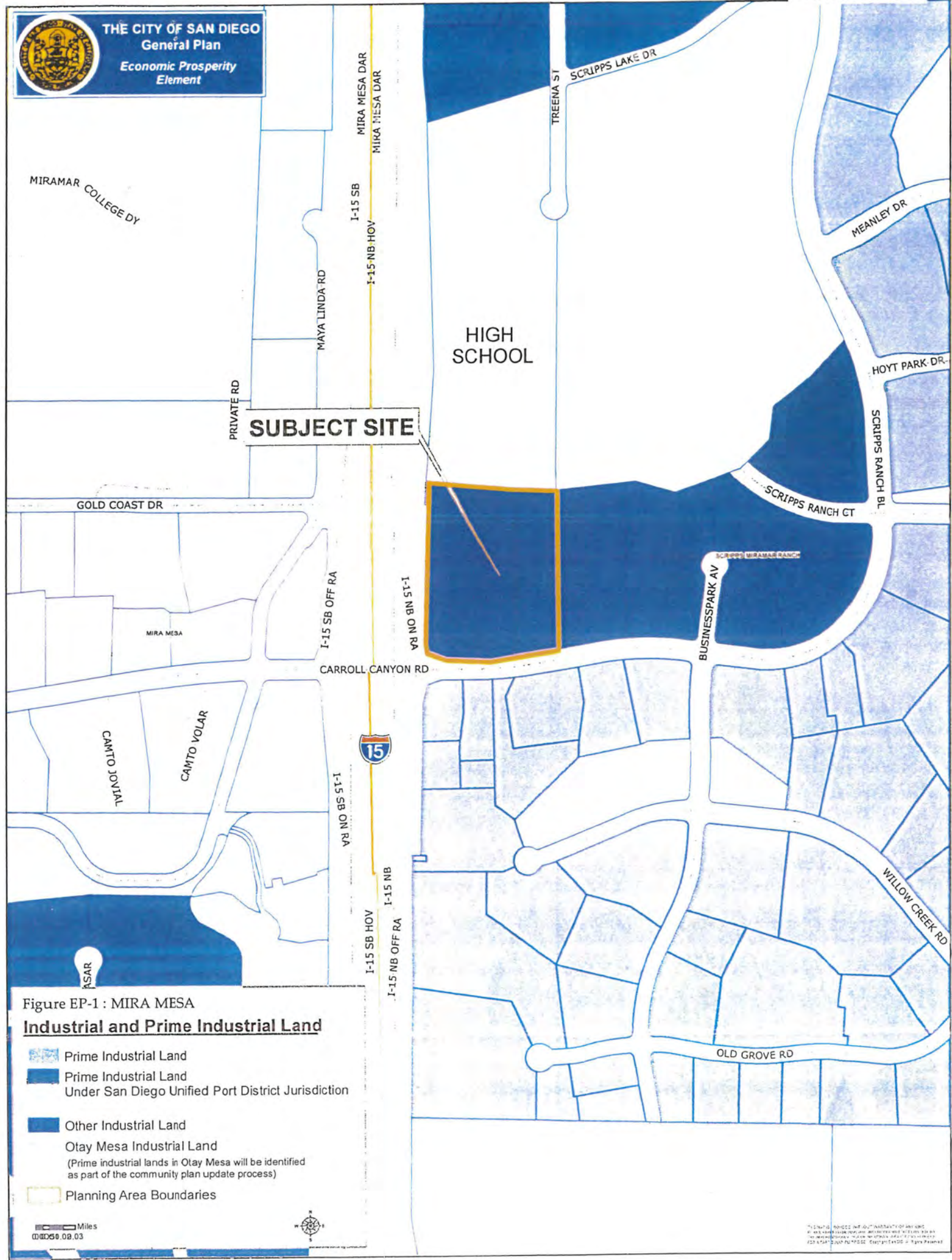


Figure EP-1 : MIRA MESA  
**Industrial and Prime Industrial Land**

- Prime Industrial Land
- Prime Industrial Land Under San Diego Unified Port District Jurisdiction
- Other Industrial Land
- Otay Mesa Industrial Land  
(Prime industrial lands in Otay Mesa will be identified as part of the community plan update process)
- Planning Area Boundaries







## Appendices

### Appendix C, EP-2 Collocation/Conversion Suitability Factors

Area Characteristics	<p>The amount of office and commercial development in the area. The significance of encroachment of the non-industrial uses which has already occurred in the area.</p> <p>The area's attractiveness to manufacturing, research and development, wholesale distribution, and warehousing uses, based on a variety of factors including: physical site characteristics, parcel size, parcel configuration, surrounding development patterns, transportation access, and long-term market trends.</p>
Transit Availability	The area is located within one-third mile of existing or planned public transit. The project proponent's ability to provide or subsidize transit services to the project, if public transit service is not planned or is inadequate.
Impact on Prime Industrial Lands	The location of the proposed project adjacent to prime industrial lands and the impact of the proposed project utilization of the prime industrial lands for industrial purposes.
Significance of Residential/Employment Component	The significance of the proposed residential density to justify a change in land use. If residential is proposed on the same site, the amount of employment space on the site is to be retained.
Residential Support Facilities	The presence of public and commercial facilities generally associated with residential neighborhoods in close proximity to the area, such as recreational facilities, grocery stores, and schools.
Airport Land Use Compatibility	The location of the site in the airport influence area where incompatibilities may result due to adopted Airport Land Use Compatibility Plan policies, Air Installation Compatibility Use Zone Study recommendations, and restrictive use easements.
Public Health	The location of the site in an employment area where significant incompatibilities may result regarding truck traffic, odors, noise, safety, and other external environmental effects.
Public Facilities	The availability of facilities to serve the residential units. Provide public facilities on-site wherever feasible.
Separation of Uses	<p>The adequacy of the separation between industrial and residential properties with regard to hazardous or toxic air contaminants or hazardous or toxic substances.</p> <p>Determine if there are any sources of toxic or hazardous air contaminants, or toxic or hazardous substances, within a quarter mile of the property between proposed residential or other sensitive receptor land uses and proposed properties where such contaminants or substances are located. If so, an adequate distance separation shall be determined on a case-by-case basis based on an approved study submitted by the applicant to the City and appropriate regulatory agencies. If no study is completed, provide a 1000-ft. minimum distance separation between property lines. Uses which are not sensitive receptor land uses, such as most commercial and business offices, retail uses, parking, open space, and public rights-of way can locate between the properties within the separation area.</p>



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

## Ownership Disclosure Statement

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

Project Title

Project No. For City Use Only

Project Address:

*Sud Scripps*  
*9850 CARROLL CANYON Rd.*

### Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ Yes ☐ No

Name of individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:

Name of individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature:

Date:



Project Title:

Sud Scripps

Project No. (For City Use Only)

## Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

☒ Corporation ☐ Limited Liability -or- ☐ General What State? CA Corporate Identification No. 20-2670047  
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print):

Sudberry Development, Inc.

☒ Owner ☐ Tenant/Lessee

Street Address:

5465 Morehouse Dr. Ste 260

City/State/Zip:

San Diego, CA 92108-5465

Phone No:

Fax No:

Norton Sudberry

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

5/26/11

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature:

Date:

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MIKE TURK  
SUDBERRY PROPERTIES

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PAGE 02/02

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City of SD BLDG DEPT

11:26:27 a.m. 07-25-2011

3 B

Project Title:		Project No. (For City Use Only)	
<b>Part II - To be completed when property is held by a corporation or partnership</b>			
Legal Status (please check):			
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability - or <input type="checkbox"/> General What State: <u>CA</u> Corporate Identification No. <u>237434712</u>			
<input type="checkbox"/> Partnership			
<p>By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
Corporate/Partnership Name (type or print):		Corporate/Partnership Name (type or print):	
<u>Owner</u> <input type="checkbox"/> <u>Tenant/Leasee</u>		<u>Owner</u> <input type="checkbox"/> <u>Tenant/Leasee</u>	
Street Address:		Street Address:	
<u>City/State/Zip:</u>		<u>City/State/Zip:</u>	
Phone No:		Phone No:	
Fax No:		Fax No:	
Name of Corporate Officer/Partner (type or print):		Name of Corporate Officer/Partner (type or print):	
Title (type or print):		Title (type or print):	
Signature:		Signature:	
Date:		Date:	
Corporate/Partnership Name (type or print):		Corporate/Partnership Name (type or print):	
<u>Owner</u> <input type="checkbox"/> <u>Tenant/Leasee</u>		<u>Owner</u> <input type="checkbox"/> <u>Tenant/Leasee</u>	
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No:		Phone No:	
Fax No:		Fax No:	
Name of Corporate Officer/Partner (type or print):		Name of Corporate Officer/Partner (type or print):	
Title (type or print):		Title (type or print):	
Signature:		Signature:	
Date:		Date:	
Corporate/Partnership Name (type or print):		Corporate/Partnership Name (type or print):	
<u>Owner</u> <input type="checkbox"/> <u>Tenant/Leasee</u>		<u>Owner</u> <input type="checkbox"/> <u>Tenant/Leasee</u>	
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No:		Phone No:	
Fax No:		Fax No:	
Name of Corporate Officer/Partner (type or print):		Name of Corporate Officer/Partner (type or print):	
Title (type or print):		Title (type or print):	
Signature:		Signature:	
Date:		Date:	
Corporate/Partnership Name (type or print):		Corporate/Partnership Name (type or print):	
<u>Owner</u> <input type="checkbox"/> <u>Tenant/Leasee</u>		<u>Owner</u> <input type="checkbox"/> <u>Tenant/Leasee</u>	
Street Address:		Street Address:	
City/State/Zip:		City/State/Zip:	
Phone No:		Phone No:	
Fax No:		Fax No:	
Name of Corporate Officer/Partner (type or print):		Name of Corporate Officer/Partner (type or print):	
Title (type or print):		Title (type or print):	
Signature:		Signature:	
Date:		Date:	
Corporate/Partnership Name (type or print):		Corporate/Partnership Name (type or print):	

490-5000

## PLANNING COMMISSION RESOLUTION NO. XXXX-PC

INITIATING AN AMENDMENT TO THE 1978 SCRIPPS MIRAMAR RANCH  
COMMUNITY PLAN TO REDESIGNATE LAND FROM INDUSTRIAL PARK TO  
A LAND USE DESIGNATION THAT ALLOWS COMMERCIAL-RESIDENTIAL MIXED-  
USE UP TO 29 DWELLING UNITS PER ACRE AND

WHEREAS, on December 4, 2014, 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 9.5-acre site located at 9850 Carroll Canyon Road from Industrial Park to a land use designation that allows commercial-residential mixed-use up to 29 dwelling units per acre and

WHEREAS the 2008 General Plan will be amended due to the 1978 Scripps Miramar community plan being part of the Land Use Element of the adopted general plan; and

WHEREAS, the Planning Commission considered Report No. PC-15-005 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-15-005; and

BE IT FURTHER RESOLVED that in anticipation of a future concurrent development project that would allow construction of 260 multi-family dwelling units and 12,000 square feet of ancillary commercial use the Planning Commission directs staff to consider the following issue(s) in addition to all of the issues identified in Report No. PC-15-055:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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: January 15, 2015  
By a vote of: X-X-X