

DATE ISSUED: October 21, 2005 REPORT NO. P-05-265

ATTENTION: Planning Commission
Agenda of October 27, 2005

SUBJECT: Initiation of an Amendment to the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan to redesignate a portion of a 40 acre parcel from Open Space to Low Density Residential and shift residential units between properties within Area 'E' of the community plan to allow development of 94 single family residential units.
Project No. 75275

OWNER/
APPLICANT: Scripps Cypress Canyon, LLC.
Mooney, Jones & Stokes

SUMMARY

Issue – Should the Planning Commission INITIATE a land use plan amendment to the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan pursuant to Municipal Code Section 122.0103? An amendment to the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan has been requested to allow development of 94 single family homes on an approximately 40 acre parcel. The amendment would redesignate a small portion of the parcel from Open Space to Low Density Residential and transfer allocated units between properties within Area 'E'.

Staff's Recommendation – INITIATE the plan amendment process

Community Planning Group Recommendation – On October 6, 2005, the Scripps Ranch Planning Group voted 9-0-1 to recommend approval of the Initiation of a Community Plan Amendment with several issues to be analyzed listed in Attachment 1.

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

Housing Impact – If initiated, approval of the proposed plan amendment and associated project would implement the Scripps Miramar Ranch Community Plan by constructing 45 residential units allocated to property ‘B’ and would allow construction of an additional 49 units on property ‘B’ which were not realized through development of properties ‘A-D’ in Area ‘E’.

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. This action will allow the staff analysis to proceed.

BACKGROUND

The Scripps Miramar Ranch Community is located in the north central portion of the City of San Diego, east of Interstate 15. Adjacent communities include Miramar Ranch North and Sabre Springs to the north, Mira Mesa to the west, MCAS Miramar to the south, and the City of Poway to the east (Attachment 2).

The subject property is a 40 acre site in the northeast portion of the community and is currently developed with (1) one single family home and several accessory structures. The remainder of the site is predominantly covered by a mixture of coastal sage-chaparral scrub. There is also an area of riparian vegetation and wetland associated with an old stock pond, located on the southern portion of the site (Attachment 3). The property is designated Low Density Residential and Open Space by the SMRCP. Single-family residential development is adjacent to the site on the north (3-5 du/ac and 5-10 du/ac) and west (6-9 du/ac), Cypress Canyon Neighborhood Park is directly east, multi-family residential development lies to the southeast (10-15 du/ac), and open space lies directly south (Attachment 4).

Due to the variety of terrain and resources found on residential parcels in the planning area, the SMRCP identifies four separate residential areas, ‘A-E’ (In 1986 the plan was amended to redesignate Area ‘B’ from residential to industrial) (Attachment 5). The subject property is located in Area ‘E’ which is further broken into five properties ‘A-E’ (Attachments 6a and 6b). The proposed amendment would redesignate approximately 24 acres along the northern boundary from Open Space to Low Density Residential (3-5 du/ac) and transfer allocated units between properties within Area ‘E’ to allow development of an additional 49 residential units on the subject property.

The portion of the site to be redesignated is located at the terminus of Mundial Street (Attachment 7). The area is previously disturbed and a portion appears to have been rough graded. The proposed amendment would extend Mundial Street into a cul-de-sac and allow development of several single family residences. The design of residential development would respect existing development with regard to preservation of views and compatibility of architectural styles, building materials, and landscaping.

The purpose of a Land Use Plan Initiation hearing is to determine if a proposal to amend a land use plan warrants the time and effort needed to determine whether or not a proposal has merit. The analysis of a specific project proposed in connection with a land use plan amendment is only to begin after the land use plan amendment is initiated. If initiated, the Community Plan Amendment would be processed concurrently with the development proposal.

DISCUSSION

Section 122.0104 of the Municipal Code requires that any one of three criteria, or all four supplemental criteria, be met before a community plan amendment may be initiated. The Planning Department does not believe that any of the following three initial criteria can be met:

- (1) The amendment is appropriate due to a map or text error or omission made when the original land use plan was adopted or during subsequent amendments;**
- (2) Denial of initiation would jeopardize the public health, safety, or general welfare;**
- (3) The amendment is appropriate due to a material change in circumstances since the adoption of a land use plan, whereby denial of initiation would result in a hardship to the applicant by denying any reasonable use of the property.**

The Planning Department does believe that all four of the following supplemental criteria can be met:

- (1) The proposed land use plan amendment is consistent with the goals and objectives of the Progress Guide and General Plan and the Scripps Ranch Community Plan.**

The Scripps Miramar Ranch Community Plan (SMRCP) identifies overall community goals as a means of determining the purpose and direction of the Scripps Miramar Ranch community's development (Attachment 8). Staff believes the proposed plan amendment is consistent with these goals. Specifically, the proposed plan amendment would maintain and enhance usable open space by linking residential development and Cypress Canyon Neighborhood Park through newly created open space trails, provide additional recreational facilities concurrent with need, complete the last circulation element connection in the community and develop the last remaining residentially designated parcel.

Although the proposed amendment would redesignate a small portion of the site that is currently designated Open Space, that portion appears to be previously disturbed habitat and rough graded. The proposal would set aside a minimum of 25 percent of the property as park and/or open space and would

add an additional two useable acres to Cypress Canyon Park or provide a fair share contribution for park facilities elsewhere in the community. The riparian vegetation, wetland area and pond in the southern portion of the site would be protected and preserved as open space as well.

(2) The proposed land use plan amendment appears to offer a public benefit to the community or City.

The proposed amendment would benefit the community by completing the circulation element of the SMRCP for Cypress Canyon Road, adding additional usable park space and completing build out of Cypress Canyon Park or providing a fair share contribution for park facilities elsewhere in the community. The amendment would also provide pedestrian/bike trails through the project site connecting neighborhoods to each other and to Cypress Canyon Park.

The redesignation of a portion of the site from Open Space to Low Density Residential and transfer of allocated units within Area 'E' would allow the development of residential units which would have not otherwise been realized due to development below the maximum allocation for each property.

(3) Public services are available or are planned to be available to serve the proposed change in density or intensity of use.

Any potential development associated with the proposed land use amendment would have access to existing public water and sewer services located within the area. However, the adequacy of all public services and facilities to serve the proposed increase in intensity will be examined in more detail should this initiation request be approved. Although a portion of the site is proposed to be redesignated from Open Space to Low Density Residential, the density calculation for the entire site would remain within the existing density range (3-5 du/ac) identified for Property 'B' of Area 'E'.

(4) City staff is available to process the proposed land use plan amendment without any work being deferred on General Fund supported programs or on-going land use plan updates.

Staff is available to process this amendment request without delaying general fund programs or ongoing plan updates, as the Planning Department's work program includes staff time for non-general fund development projects. However, delays in processing the plan amendment could occur based on staff levels and workload. The costs associated with processing this amendment, should it be approved, would be paid for by the applicant.

CONCLUSION

As outlined above, the proposed plan amendment meets all four required supplemental initiation criteria; therefore, Planning Department staff recommends the initiation of an amendment to the Progress Guide and General Plan and the Scripps Miramar Ranch Community Plan.

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

- The levels of density and intensity of the residential development would be analyzed for compatibility with the site, adjacent land use, and the Scripps Miramar Ranch Community.
- The bulk, scale, and siting of the proposed residential development would be reviewed.
- The amendment's ability to implement the SMRCP's policies on land form and grading would be reviewed.
- Opportunities for affordable housing would be analyzed.
- The analysis would review pedestrian and vehicular circulation patterns and evaluate them for connectivity and safety, as well as unifying theme and design.
- Traffic impacts would be analyzed to identify potential impacts to the community circulation system, the I-15 on and off-ramps, and adjacent communities and properties.
- Impacts to public facilities and services including parks and public schools

ALTERNATIVE(S)

The alternative to initiating the proposed amendment is to deny the initiation and adhere to the existing number of units identified in the Residential Element for Property 'B' of Area 'E' in the Scripps Miramar Ranch Community Plan.

Respectfully submitted,

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Long Range Planning

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WILLIAMS/DMM: 236-5529

- Attachments:
1. Scripps Ranch Planning Group Recommendation
 2. Vicinity Map
 3. Aerial Map
 4. Scripps Miramar Ranch Land Use Map
 5. Residential Element
 - 6a. Area 'E' Neighborhood Concept Plan
 - 6b. Unit Allocation by Owner – Area 'E'
 7. Site Concept Plan
 8. Overall Community Goals
 9. Ownership Disclosure Statement