



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 4, 2019

REPORT NO. PC 19-083

HEARING DATE: September 12, 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 51 acres of 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, and open space for the site, and rezone from RS-1-8 to the appropriate zones to implement the land use designations? The remaining 21 acres would remain as a university land use designation.

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

Community Planning Group Recommendation(s): The proposed amendment will be considered at the September 5, 2019 Scripps Miramar Ranch Community Planning Group meeting. The community planning group's recommendation will be forwarded to the Planning Commission at the September 12, 2019 hearing.

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 dwelling units. If initiated, subsequent approval of the proposed community plan amendment would allow up to 300 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, which was built 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. KB Homes is proposing to redesignate 51 acres of the 72-acre site. The remaining 21 acres would remain as a university land use designation.

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. Alliant University is currently serviced by MTS Bus Route 964.

Public Facilities

The Scripps Ranch Branch library is 1.5 miles from the site. The Jerabek Park is 1.3 miles from the site. Jerabeck 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.

Affordable Housing

The applicant's proposal, for approximately 300 dwelling units, would include 15 percent affordable housing. There are currently 106 affordable housing in the Scripps Ranch Community Plan area, based on data from the San Diego Housing Commission.

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 dwelling 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 300 housing units.

The Applicant anticipates the proposed community plan amendment will be a stand-alone action 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 building permit applications for future residential development. 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. The applicant is also proposing to allow for additional emergency only access from a future road that would connect to the adjacent Glenn at Scripps Ranch development. 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

A previous community plan amendment application to redesignate the total 72-acre site to allow up to 460 dwelling units went before the Scripps Ranch Planning Group on March 7, 2019. The community planning group voted to deny that initiation based on it not meeting the initiation criteria. The planning group also identified several issues with the proposal, including: 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. The applicant has since revised the application and reduced the scope of the amendment to redesignate only 51 acres of the 72-acre subject site. The planning group is scheduled to consider this initiation request at its September 5, 2019 meeting. Their recommendations will be forwarded to the Planning Commission at the September 12, 2019 initiation hearing.

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, 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 public space that benefit the community.
- Site plan that emphasis neighborhood pedestrian and bicycle mobility.
- 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.
- Opportunities to include Transportation Demand Measures (TDM).
- Opportunities to include conservation measures including but not limited to photo voltaic panels, electric vehicle charging, and drought tolerant landscaping.
- 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

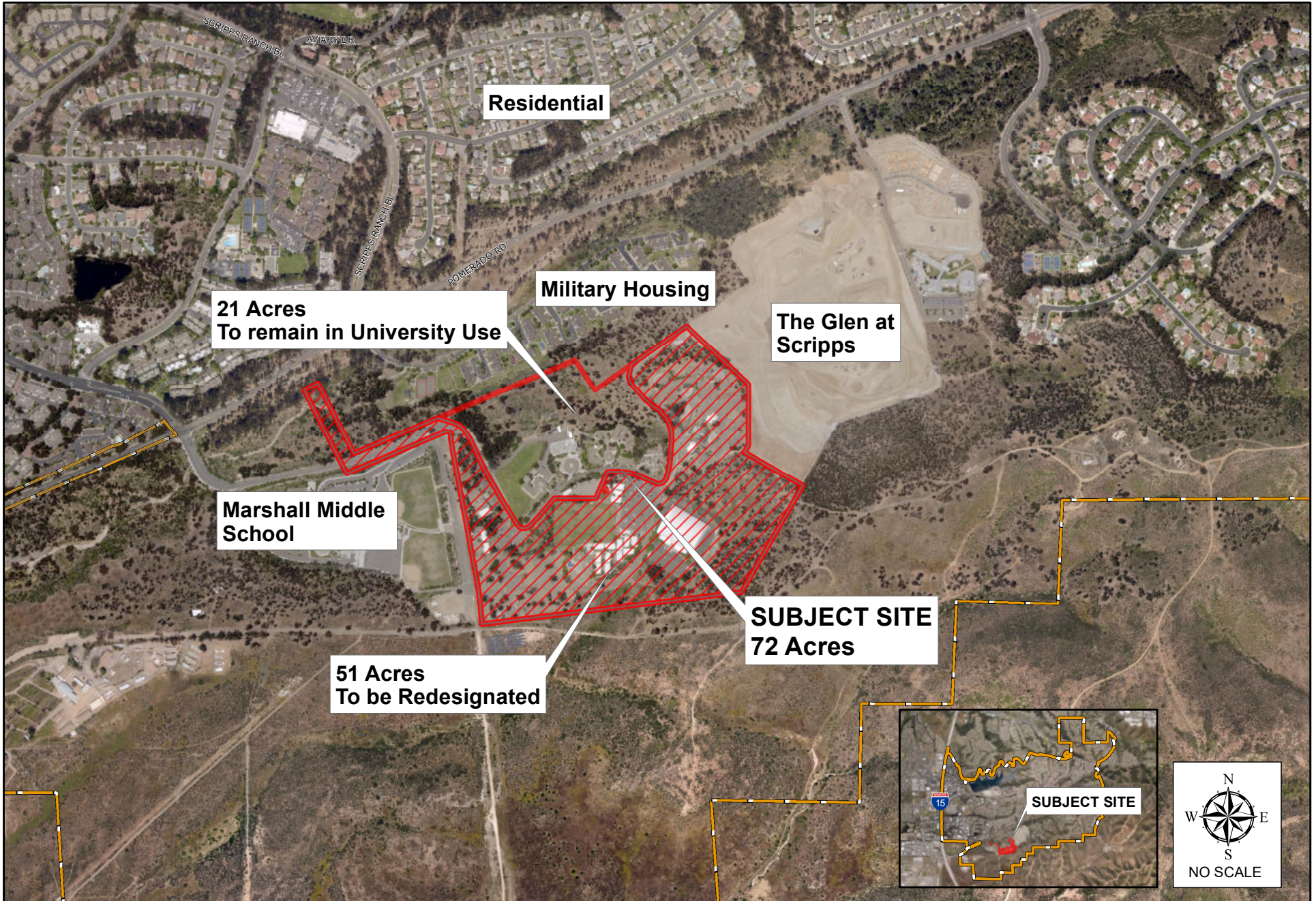


Laura C. Black, AICP
Deputy Director
Planning Department

TK/lcb/tg

Attachments:

1. Vicinity Map
2. Project Location and Adopted Land Use Map
3. Zoning Map
4. Circulation Map
5. Ownership Disclosure Statement



Scripps Miramar Ranch Vicinity Map

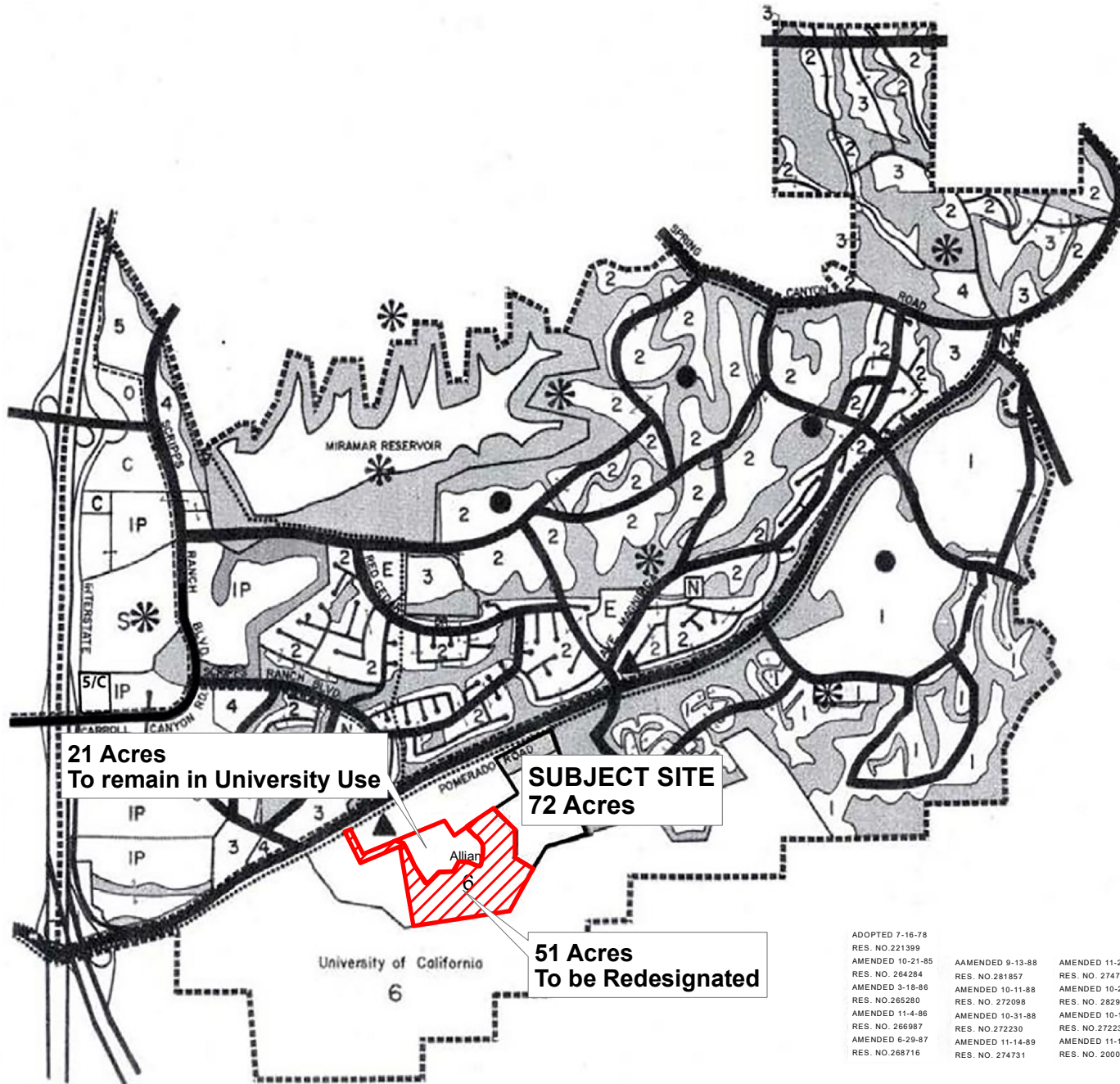
CITY OF SAN DIEGO • PLANNING DEPARTMENT



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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 [▲]

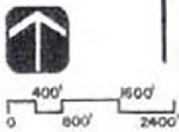


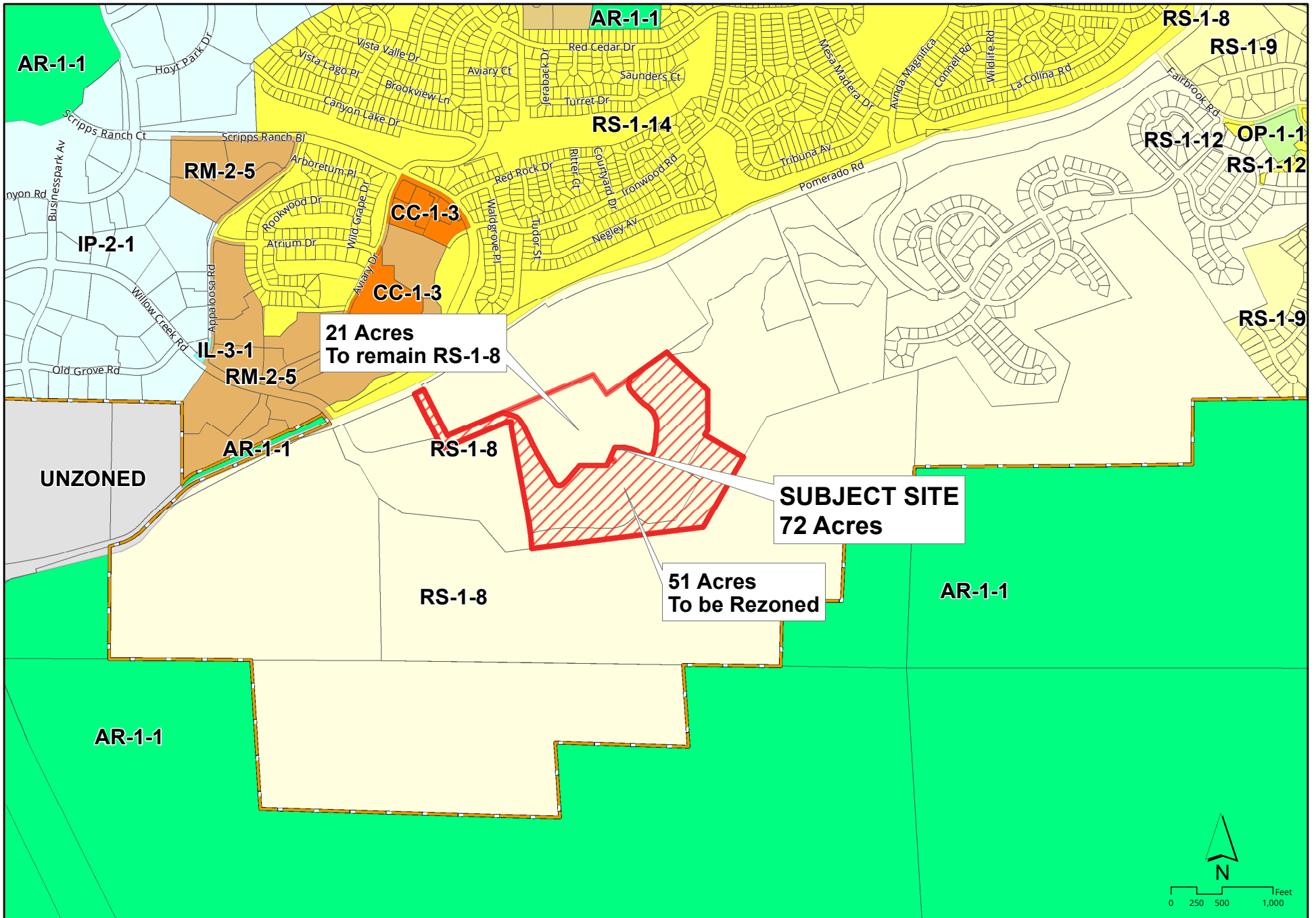
21 Acres
To remain in University Use

SUBJECT SITE
72 Acres

51 Acres
To be Redesignated

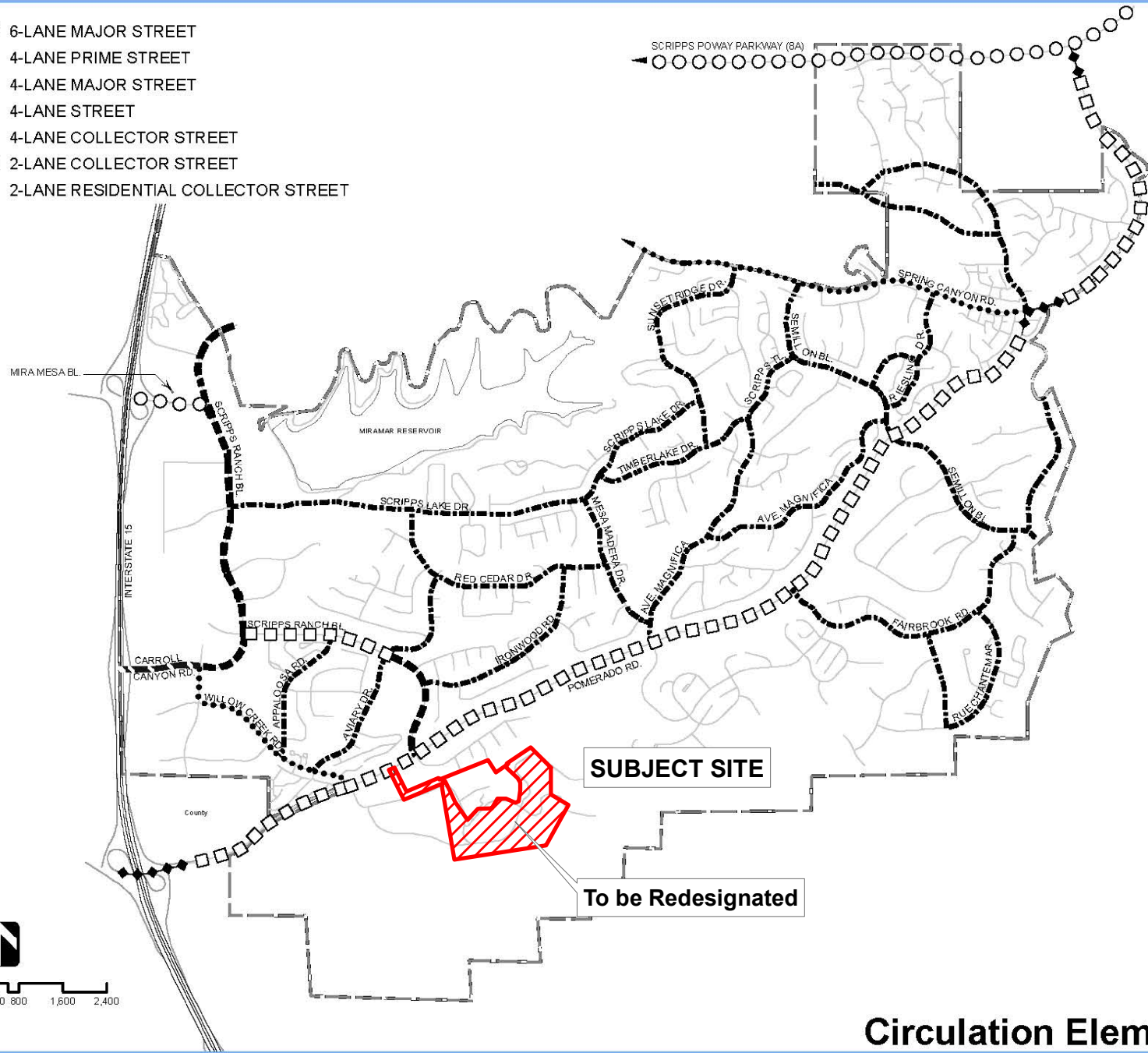
ADOPTED 7-16-78		
RES. NO. 221399		
AMENDED 10-21-85	AAMENDED 9-13-88	AMENDED 11-21-89
RES. NO. 264284	RES. NO. 281857	RES. NO. 274780
AMENDED 3-18-86	AMENDED 10-11-88	AMENDED 10-26-93
RES. NO. 265280	RES. NO. 272098	RES. NO. 282903
AMENDED 11-4-86	AMENDED 10-31-88	AMENDED 10-19-99
RES. NO. 266987	RES. NO. 272230	RES. NO. 272230
AMENDED 6-29-87	AMENDED 11-14-89	AMENDED 11-14-99
RES. NO. 268716	RES. NO. 274731	RES. NO. 2000-410





Date: 8/29/2019 Document Path: L:\GIS\PGIS\Community Planning\Scripps Miramar Ranch\CPA_PROJECTS\Plan Amendments\CarrizoCanyon_amendment_1_Zoning.mxd

- ○ ○ ○ 6-LANE MAJOR STREET
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- ◆◆◆◆ 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



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 Coimunity Plan Amendment Inclusion

Project Title: The Villages at Scripps Ranch Project No. For City Use Only: _____

Project Address: 10466 Pomerado 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 owners(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: 10466 Pomerado Rd.

City: San Diego State: CA Zip: 92131

Phone No.: (858) 635-4488 Fax No.: _____ Email: info@AlliantEd.org

Signature: M. Valin Berry Date: 1/31/19

Additional pages Attached: Yes No

Applicant

Name of Individual: K8 Home, Coastal Inc. Owner Tenant/Lessee Successor Agency

Street Address: 9916 Mira Mesa Blvd.

City: San Diego State: CA Zip: 92131

Phone No.: 858-677-4282 Fax No.: _____ Email: khausback@k8home.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

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