



THE CITY OF SAN DIEGO

DATE OF NOTICE: September 23, 2026

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a LAND USE PLAN AMENDMENT to redesignate the project site from Industrial Park to High-Medium Residential (15–29 dwelling units per net residential acre) land use within the Scripps Miramar Ranch Community Plan and to redesignate the site from Industrial Employment to Residential and remove the Prime Industrial Lands designation within the General Plan; a REZONE to change the site's zone from IP-2-1 (Industrial Park) to RM-2-4 (Residential - Multiple Unit), a TENTATIVE MAP to consolidate two existing lots into one lot and create residential condominiums; and a NEIGHBORHOOD DEVELOPMENT PERMIT to demolish two existing commercial buildings and construct 15 detached residential condominium buildings containing a total of 113 dwelling units including affordable dwelling units. The 6.91-acre site is located at 10256 and 10260 Meanley Drive in the IP-2-1 zone, the Airport Land Use Compatibility Overlay Zone and the Airport Influence Area (Review Area 2) for Marine Corps Air Station (MCAS) Miramar, the Federal Aviation Administration Part 77 Noticing Area, and a Very High Fire Hazard Severity Zone (VHFSZ) within the Scripps Miramar Ranch Community Plan.

PROJECT NO:	PRJ-1164812
PROJECT NAME:	<u>10260 MEANLEY DRIVE</u>
PROJECT TYPE:	LAND USE PLAN AMENDMENT, REZONE, TENTATIVE MAP, NEIGHBORHOOD DEVELOPMENT PERMIT, PROCESS 5
APPLICANT:	MERITAGE HOMES
COMMUNITY PLAN AREA:	SCRIPPS MIRAMAR RANCH
COUNCIL DISTRICT:	5
CITY PROJECT MANAGER:	Martin R. Mendez, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5309 / MRMendez@san Diego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. Please see the Community Planning Group Contact List at [Community Planning Groups](#)

[Contact List | City of San Diego Official Website](#) to inquire about Scripps Miramar Ranch Community Planning Group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 24010647



Development Services Department

Martin R. Mendez / Project No. PRJ-1164812

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San Diego, CA 92108-4423

RETURN SERVICE REQUESTED