

RESOLUTION NUMBER R- 305408

DATE OF FINAL PASSAGE NOV 10 2009

A RESOLUTION APPROVING AMENDMENTS TO THE
SCRIPPS MIRAMAR RANCH COMMUNITY PLAN, AN
ELEMENT OF THE GENERAL PLAN.

WHEREAS, H.G. Fenton Development Company LLC, a California Limited Liability Company, requested amendments to the Scripps Miramar Ranch Community Plan, part of the General Plan Land Use Element, to re-designate 8 acres of land from commercial use to residential use on a site located at 9889 Erma Road in the City of San Diego; and

WHEREAS, the site is legally described as Parcel 1 and 2 of Parcel Map No. 10259, filed July 21, 1980 in the Office of the San Diego County Recorder, and Parcel 2 of Parcel Map No. 1864, filed February 7, 1984 in the Office of the San Diego County Recorder; and

WHEREAS, the proposed amendment to the Scripps Miramar Ranch Community Plan, part of the General Plan Land Use Element, and associated rezone for the Erma Road project was submitted to the San Diego County Regional Airport Authority [SDCRAA], and on April 2, 2009, the SDCRAA Airport Land Use Commission determined that the proposed project is consistent with the Marine Corps Air Station [MCAS] Miramar Airport Land Use Compatibility Plan [ALUCP]; and

WHEREAS, the proposed amendment to the Scripps Miramar Ranch Community Plan, part of the General Plan Land Use Element, and associated rezone for the Erma Road project was submitted to the United States Marine Corps [USMC] for review, and on July 29, 2008, the City of San Diego received a letter from the USMC stating that the proposed project is consistent with the MCAS Miramar AICUZ noise and safety compatibility guidelines;

WHEREAS, the proposed project was submitted to the Federal Aviation Administration [FAA] and received a "Determination of No Hazard to Air Navigation" on August 5, 2008; and

WHEREAS, the proposed amendment to the Scripps Miramar Ranch Community Plan, part of the General Plan Land Use Element, and associated rezone for the Erma Road project was analyzed to consider the impact of the plan amendment and zone change on military readiness due to its location adjacent to MCAS Miramar; and

WHEREAS, based on the foregoing, the proposed amendment to the Scripps Miramar Ranch Community Plan, part of the General Plan Land Use Element, and associated rezone for the Erma Road project was determined to have no impact military readiness; and

WHEREAS, on September 17, 2009, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering an amendment to the Scripps Miramar Ranch Community Plan, part of the General Plan Land Use Element; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on NOV 10 2009, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Scripps Miramar Ranch Community Plan, part of the General Plan Land Use Element; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the record and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendments to the Scripps Miramar Ranch Community Plan, part of the General Plan Land Use Element, a copy of which is attached hereto as Exhibit A and is on file in the office of the City Clerk as Document No. RR- 305408.

APPROVED: JAN I. GOLDSMITH, City Attorney

By 

Nina M. Fain
Deputy City Attorney

NMF:js
10/7/09
Or.Dept:DSD
R-2010-252
MMS #10523

EXHIBIT A

PROPOSED AMENDMENT
TO

SCRIPPS MIRAMAR RANCH
COMMUNITY PLAN

for the
ERMA ROAD PROJECT

DRAFT: JUNE 2009

DOCUMENT NO. 305408
FILED NOV 10 2009
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

R-305408

SCRIPPS MIRAMAR RANCH COMMUNITY PLAN

The following amendments have been incorporated into this August 2006 posting of this Plan:

| Amendment | Date Approved by Planning Commission | Resolution Number | Date Adopted by City Council | Resolution Number |
|---|--|----------------------|---------------------------------|----------------------|
| Scripps Miramar Ranch Community Plan adopted. | June 8, 1978 | R-1355 | July 18, 1978 | R-221398 |
| Scripps Westview II redesignated from medium-density residential to high-medium residential | | | October 21, 1985 | R-264284 |
| Industrial Element revised to allow for a self-storage facility | | | March 18, 1986 | R-265280 |
| Neighborhood Area B, a 101-acre parcel, redesignated from residential to industrial park | | | November 4, 1986 | R-266987 |
| Scripps County Island, 285 acres, incorporated into the Scripps planning area | | | June 29, 1987 | R-268716 |
| Parks, Recreation and Open Space Element update | | | September 13, 1988 | R-271857 |
| Scripps Lake Drive, reclassified between Scripps Ranch Boulevard and Red Cedar Drive from a four-lane collector to a two-lane collector roadway | | | October 11, 1988 | R-272098 |
| Incorporated two City Council resolutions to widen Pomerado Road and reopen upon completion of Alternative 8A | | | October 31, 1988 | R-272230 |
| Redesignated a 3.9-acre site in the northeastern portion of the planning area from industrial park to community commercial | | | November 14, 1989 | R-274731 |
| USIU campus, designated a 17-acre site as a resource-based park | | | November 21, 1989 | R-274780 |
| Pomerado Road reclassified from a contingency four-lane major street to a two-lane major street and Scripps Poway Parkway reclassified from a four-lane major street to a six-lane major street | | | October 26, 1993 | R-282903 |
| Fairbrook Elementary School site redesignated from elementary school/park to low-density residential and park | | | October 19, 1999 | R-292322 |
| Redesignate an 8-acre area on the south side of Erma Road and west of Scripps Ranch Boulevard from O (Office) to Residential (15-29 du/net acre) | | | MM DD, 2009 | R-XXXXXX |

2. Low-density (3-5 dwelling units per net acre) includes primarily single-family residential development. Low-density development built under standard subdivision regulations is appropriate for homes on 6,000 square foot lots or larger, but cluster development in the form of PRDs is also encouraged as a means of providing more amenities and a greater variety of housing types.
3. Low medium-density (5-10 dwelling units per acre) will allow multifamily residential development in the form of duplexes, fourplexes and townhouses. Planned Residential Developments are encouraged within these areas to facilitate quality design and construction, maximize preservation of open space and vegetation, and minimize visual and spatial impacts on adjoining land uses.
4. Medium-density (10-15 dwelling units per net acre) has been used in the existing community and the Pomerado/Spring Canyon Road area to provide a slightly higher density of multifamily housing. The intent of this density is the same as the low medium-density.
5. High medium-density (15-29 dwelling units per net acre) has been used in the existing community for the construction of apartments at the corner of Willow Creek Drive and Pomerado Road, as well as for the area north of Erma Road. This density has also been applied to an approximate 8-acre area located on the southside of Erma Road, west of Scripps Ranch Boulevard.

Density Allocations

Figure 3 identifies the densities assigned to the various residential parcels within the planning area. These designations represent desired ranges of residential densities. The maximum number of homes permitted within each of the four new development areas is also shown on **Figure 3**. These numbers were determined by the anticipated impact on public service facilities and other community resources. Allowances for acceptable open space systems have been included in determining the desired density for each area.





The following discussions of site design and specific neighborhood concept plans delineate the more precise criteria for densities and development in each new residential area.

Site Design

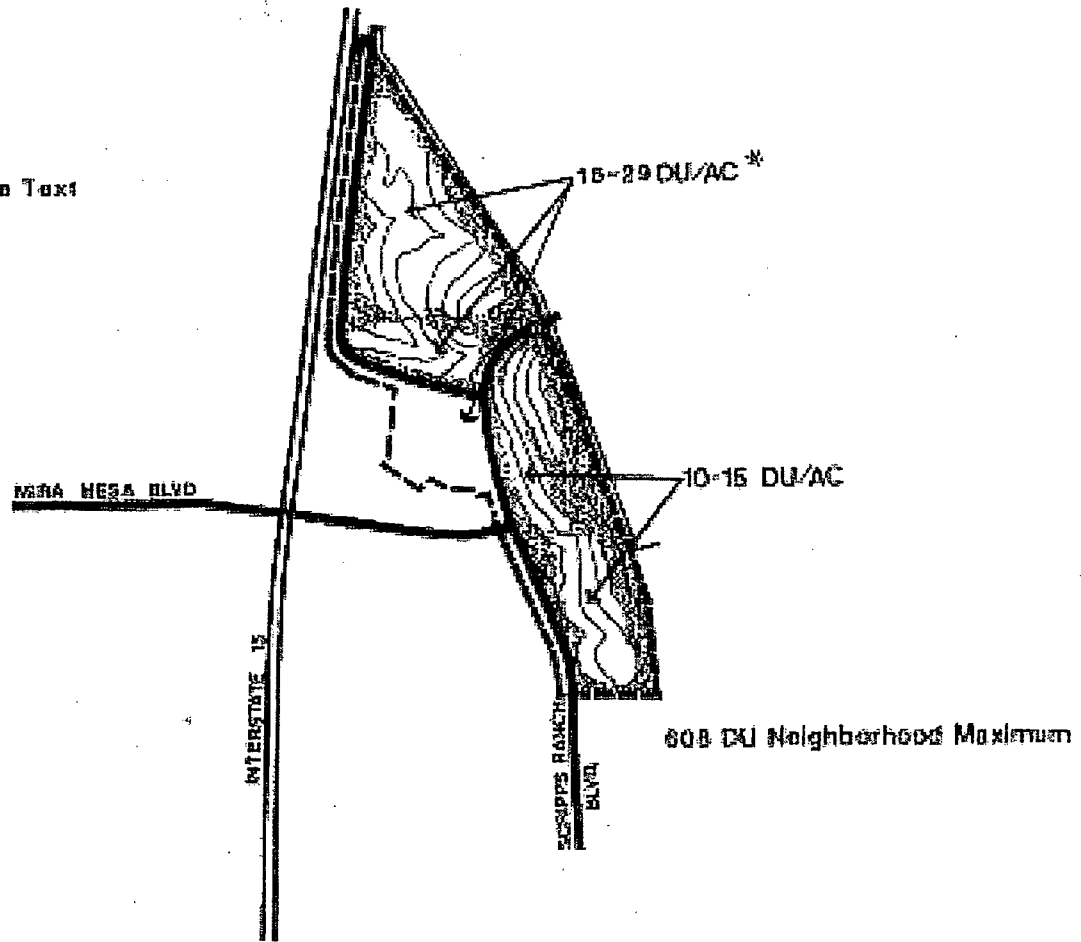
Sensitive design is extremely important in determining whether a particular dwelling or group of dwellings will be functional and aesthetic asset to the community. The following basic guidelines are set forth to aid potential developers, City officials and other governmental agencies in making site design decisions prior to land development. More specific criteria for development are contained in the **Design Element**.

The design of any new residential construction should respect existing development with regard to perseveration of views and compatibility of architectural styles, building materials and landscaping. The Planned Residential Development permit process can aid in accomplishing these design objectives.

LEGEND

- Neighborhood Area Boundary 
- Street 
- Open Space 
- Holding Tract 

* Specific Densities are Outlined in the Text



Area "A" Neighborhood Concept Plan
Scripps Miramar Ranch Community Plan

4
FIGURE

R-305408

Multifamily residential housing should be carefully designed to be compatible with adjacent land uses. Building height and bulk should be in scale with the size of the site and proximity to adjacent structures. A strong emphasis should be placed on aesthetic considerations in the site plan, architecture and landscaping. In most instances, where view property is not involved, the quality and appearance of the development will predominate over the physical setting. Therefore, architectural design, landscape architecture and environmental design should be considered prior to development.

Lots on the perimeter of Miramar Reservoir and Carroll Canyon should respect "special treatment" criteria for landscaping, grading and architecture which will minimize the visual impact of development on the adjoining scenic areas. These criteria are set forth in detail in the **Design Element**.

Landscaping should emphasize eucalyptus trees and compatible species in order to maintain and enhance the existing forested character of the community. Existing City zoning regulations and building codes which regulate land use and construction are not always flexible enough to meet the development needs of individual communities. As particular needs are identified that cannot be satisfied by the provisions of existing zones, new zones should be developed and incorporated into the Municipal Code. In addition, existing zoning regulations and building codes should be revised or amended to provide greater design flexibility with regard to placement of houses upon lots, building setback and yard restriction, and use of new construction methods and materials.

The design of all development should utilize security hardware and architectural design that will minimize the potential for criminal activity.

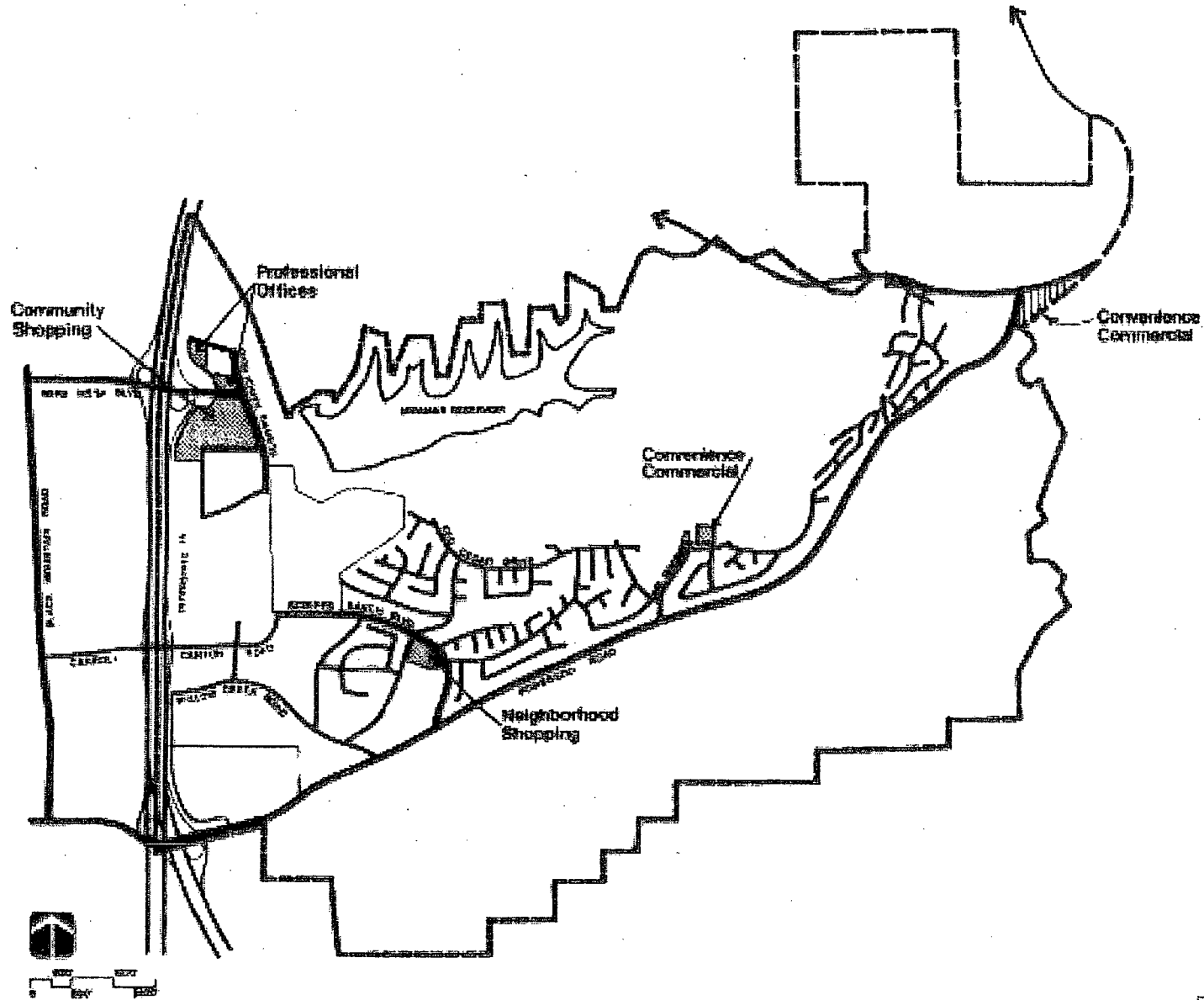
Neighborhood Concept Plans

Due to the variety of terrain and resources found on residential parcels throughout the planning area, four separate residential development areas have been identified. The following discussions clarify this Plan's intent for these four areas. More specific design criteria are outlined in the **Design Element**.

1. Area A. This area comprises approximately 66 gross acres and is located in the northwest corner of the planning area. The area is bounded by I-15 on the west, the San Diego County Water Authority Aqueduct on the east, and Mira Mesa and Scripps Ranch Boulevards on the south.

Portions of the property have slopes in excess of 25 percent and large rock outcroppings. With grading and site-specific architecture, much of the property could support multifamily units. The northern portion of Area A is designated for 15-29 dwelling units per net acre, but is specifically intended to allow a maximum density of 20.14 dwelling units per net acre in Scripps Westview, a maximum density of 25.6 dwelling units per net acre in Scripps Landing, and a maximum density of 29 units per net acre in the Erma Road Project. An average density of 10-15 dwelling units per net acre is permitted for the remainder of the area. No more than **852** homes should be built within this area. At least 15 acres or 23 percent of this area should be left as open space. (See **Figure 4**. Also, please note that **Figure 5** has been deleted from this Plan.)

R-305408



Commercial Element
Scripps Miramar Ranch Community Plan

8
 FIGURE

PROPOSALS

Scripps Memorial Ranch residents presently rely on commercial facilities in Mira Mesa and other communities for many of their shopping needs. However, as the community's population increases with further development of Scripps Ranch, market demands will encourage the development of additional commercial facilities. This Plan provides for the anticipated demand through the allocation of about 47+ acres for commercial uses within the planning area.

Uses within these commercial areas can be distinguished as follows: 12+ acres for neighborhood shopping facilities; 28+ acres for community shopping facilities; and 7+ acres for professional office uses. **Figure 8** depicts the location of the various commercial land uses.

The need for neighborhood shopping facilities can best be met by full development of the remaining area in the Scripps Commercial Subdivision located at Aviary Drive and Scripps Ranch Boulevard. This seven-acre site should be adequate for a full neighborhood shopping center.

In addition to these facilities, a one-acre convenience center site should be developed in the vicinity of Jerabek Elementary School. This location can serve residents from both north and south of Pomerado Road, as well as visitors to the neighborhood park and school.

An additional four-acre convenience commercial site could be developed at the intersection of Spring Canyon Road and Pomerado Road. A commercial center with a mini-market and/or gas station at this location could serve residents at the east end of the community, as well as some residents of Miramar Ranch North. This site is designated as an optional residential site, therefore, it could develop for residential purposes at a density of 10-15 du/na in keeping with the Plan's medium-density designation. To ensure adequate regulation of design, setbacks, landscaping and buffering, the development of this site shall occur in association with a PCD.

Community shopping facilities at the 24-acre site adjoining Scripps Ranch Boulevard near its intersection with Mira Mesa Boulevard would complement other neighborhood facilities and could service Scripps Ranch and Mira Mesa residents. By including those establishments normally found in neighborhood shopping centers, this commercial area would eliminate the need for a second neighborhood shopping center in the area east of Miramar Reservoir. Most residents using Mary Ellen Road for access to Mira Mesa and I-15 would find it convenient to patronize these facilities during their daily trips to school or work.

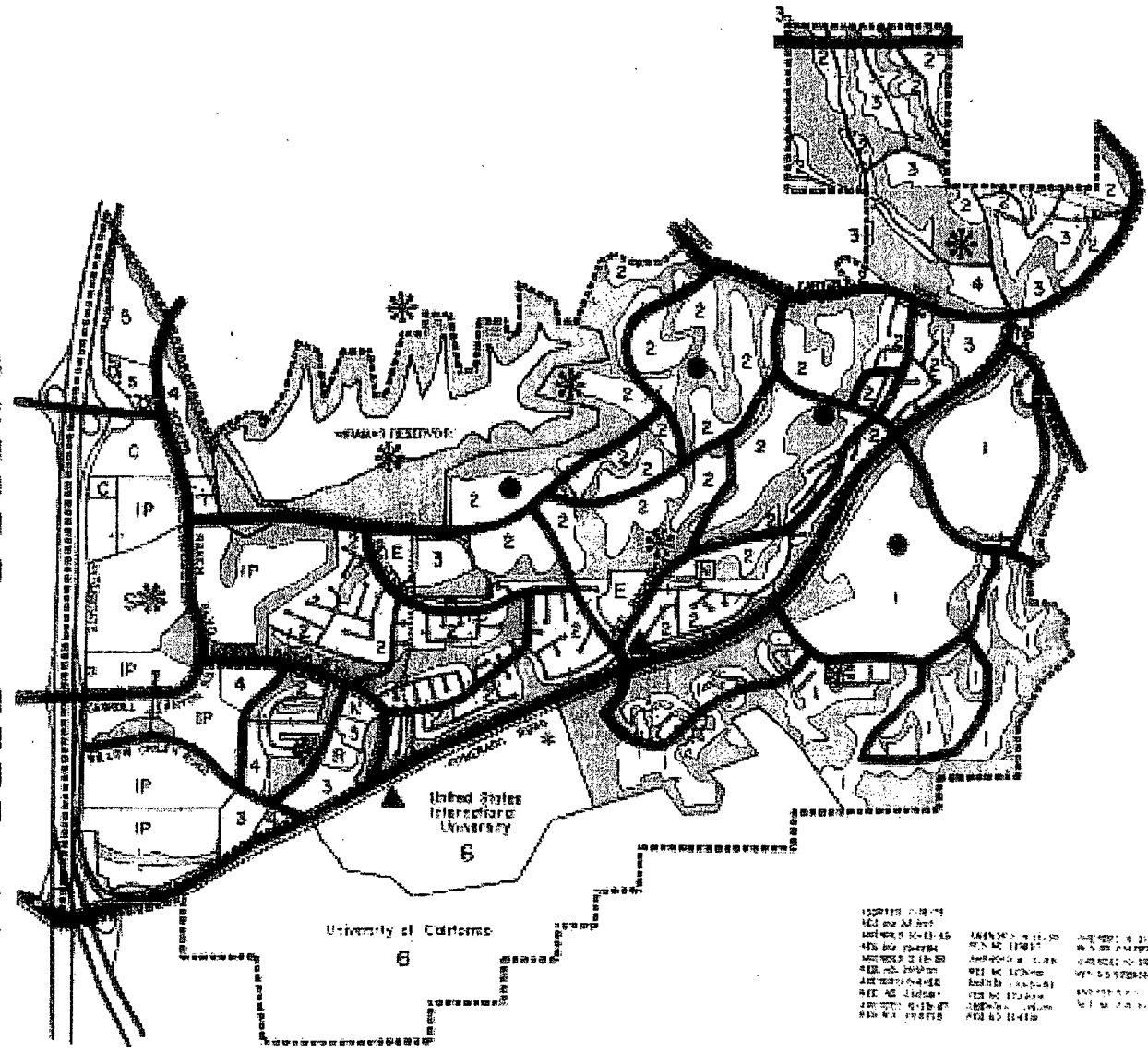
The 3.9-acre site, located at the intersection of Hibert and Treena Streets, west of Scripps Ranch Boulevard and immediately south of the above referenced 24-acre site, shall be zoned CA and developed as a PCD to control the uses allowed on the site, ensure compatibility with surrounding development, and to provide for appropriate design review.

- Design of the building should be of high quality and must include variation in wall texture, color or material. The design shall also incorporate some form of shadow relief such as pop-outs, offsetting planes, overhangs and recesses to add visual interest and to avoid large, unbroken expanses of wall.
- Exterior building walls shall be constructed of durable, permanent material such as textured concrete, stone, brick, stucco, wood or glass. Reflective glass is prohibited, particularly adjacent to I-15, because of problems with reflected glare.
- All building elevations visible from I-15 or the street shall be well detailed and visually interesting.
- Careful design of the building roof is required because it is visible from Lake Miramar, a significant community landmark. Roof-mounted equipment should be avoided. If roof-mounted equipment is provided, however, all equipment and appurtenances shall be designed so that they appear to be an integral part of overall architectural design of the building, or sensitively screened from view.
- The site design shall also include a pedestrian pathway, distinguished by either colored or stamped concrete and/or landscaping as a linkage between the building and the parking lot.
- Landscaping of the site should incorporate the extensive use of eucalyptus trees and native vegetation with low water requirements. Parking areas should incorporate extensive landscaping and, if necessary, buffering elements to screen them from view along the street.
- Signage should advertise a place of business and be aesthetically pleasing and in scale with surrounding buildings. Additional signage design criteria is contained in the **Design Element**. A sign plan must be submitted as part of the PCD.
- Use of this facility will be limited to commercial uses with low trip generation rates, such as a furniture store, to avoid significant traffic impacts. Development of the site shall generate no more trips than those generated by a small industrial park. This site is located immediately adjacent to an industrial park and slightly north of the proposed secondary school site with its only access from a two-lane road. More intense retail commercial uses on this site could result in significant traffic impacts and, therefore, should not be permitted.

The 7-acre site located north of Mira Mesa Boulevard and west of Scripps Ranch Boulevard will remain suitable for professional office uses.

LEGEND

- Residential 2-3 DU/Net AC [1]
- Residential 3-5 DU/Net AC [2]
- Residential 5-10 DU/Net AC [3]
- Residential 10-25 DU/Net AC [4]
- Residential 25-50 DU/Net AC [5]
- Employment Community Recreation [R]
- Community Shopping [C]
- Neighborhood Shopping [N]
- Professional Offices [O]
- Institutional Park [IP]
- Park [*
- Tel. Lot [•]
- Resource Based Park [•]
- Open Space []
- Elementary School [E]
- Secondary School [S]
- University [U]
- Major Hiking Trail [.....]
- Bikeway [-----]
- County Boundary [-----]
- Prohibit. Fire Station Site [▲]



| | | |
|---------------|---------------|---------------|
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |
| 100000 010000 | 100000 010000 | 100000 010000 |

Land Use Plan

Scripps Miramar Ranch Community Plan

19
FIGURE

R-305408



PLAN SUMMARY OF LAND USE ALLOCATIONS

TABLE 2

| Land Use | Acres |
|---|---------------|
| Very Low Residential (0-3 DU/NRA*) | 475+ |
| Low Residential (3-5 DU/NRA*) | 913+ |
| Low-Medium Residential (5-10 DU/NRA*) | 99+ |
| Medium Residential (10-15 DU/NRA*) | 55+ |
| High-Medium Residential (15-29 DU/NRA*) | 28+ |
| Neighborhood Shopping | 12+ |
| Community Shopping | 28+ |
| Professional Offices | 7+ |
| Industrial Park | 386+ |
| Park and Recreation | 54+ 91+** |
| Reservoir and Adjoining Property | 365+ |
| Schools and Other Institutional Uses | 817- 828+** |
| Fire Station | 1+ |
| Open Space | 624+ |
| Total Net Area | 3,923+ |
| Streets, Other Public Rights-of-Way | 467+ |
| Total Planning Area | 4,365+ |

* Density is calculated as the number of dwelling units per net residential acre (DN/NRA). This assumes 25 percent open space and 15 percent for streets and other public right-of-way. Residential use allocations include certain non-residential uses such as church sites, private recreation facilities and private daycare centers.

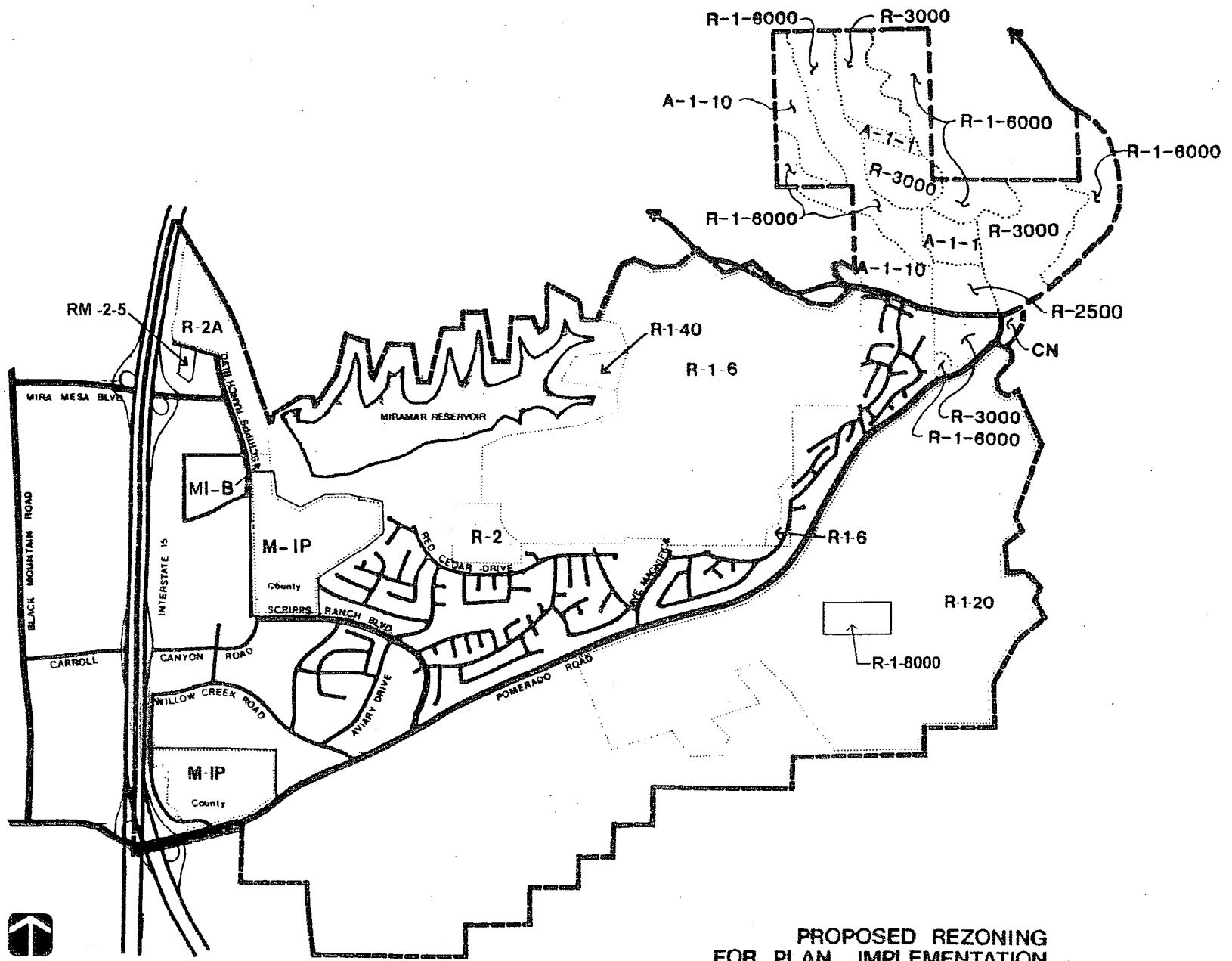
** The precise Park and Recreation and Schools/Institutional acreage will be dependent upon the future need for school facilities.

SUMMARY TABLE OF PLAN PROPOSALS

| Proposal | Action | Responsibility |
|--|--|--|
| Residential Element | | |
| Encourage density ranges (0-3, 3-5, 5-10, 10-15, 15-29 DU/NRA) to develop and/or maintain these densities as shown on Figure 19. | Allow no rezonings that conflict with the Plan. | Planning Commission City Council |
| Encourage conformance to standards and criteria set out in Design Element . | Work with developers, apply HR overlay zoning. | SMRPC* Planning Department |
| Investigate use of housing in Scripps Ranch Community. | Investigate state and federal housing subsidy and City-leased housing programs. | City Council City Manager Private developers |
| Strengthen Hillside Review process and encourage flexibility in enforcement of zones. | Amend zoning ordinances. | Planning Department |
| Commercial Element | | |
| Limit commercial development in the community to those areas shown on Figure 19 . | Monitor situation. | Planning Commission City Council |
| Enhance the appearance of figure commercial development by encouraging PCD and Design Element standards. | Monitor situation, work with developers. | SMRPC* |
| Encourage development of convenience shopping facility in the eastern area of the community. | Permit rezoning, work with developer on design. | SMRPC* Planning Department Planning Commission City Council |
| Industrial Element | | |
| Continue to develop industrial park under M-IP restrictions. | Monitor development proposals, compare with design recommendations of the Plan. | SMRPC* Private developers |
| Support design of open spaces to coincide with adjoining open spaces. | Monitor development proposals, work with developer. | SMRPC* |
| Protect industrial park from encroaching uses. | Approve only those uses acceptable in an M-IP zone. | Planning Commission City Council |
| Provide buffers to separate industrial uses from disparate uses. | Provide landscaping, fences, etc. to separate industrial uses from adjoining uses. | Private developers |

* SMRPC: Scripps Miramar Ranch Planning Committee or successor

305408



PROPOSED REZONING
FOR PLAN IMPLEMENTATION
SCRIPPS MIRAMAR RANCH COMMUNITY PLAN

FIGURE 20