

## ***Proposed Apartment and Joint-Use Project***

You might have heard about the proposed joint-occupancy development plans of San Diego area properties owned by the San Diego Unified School District (SDUSD). The Scripps Mesa Conference Center (SMCC) at 10380 Spring Canyon Road—at the corner of Scripps Poway Parkway—is one of the property options owned by the school district that is now in the process of redevelopment. This property is also the site of Innovations Academy charter school and the Scripps Ranch Farmers Market on Saturday mornings.

The redevelopment of SDUSD-owned properties began with a request for proposals (RFP) in August 2014. Proposals were requested from developers to design, construct, operate, and maintain the properties. This was done to develop additional revenue sources to support the district's educational needs through a partnership with private sector developers and investors in a joint-occupancy agreement as allowed by the California Education Code. To comply with state law requirements the property must maintain some district joint-occupancy uses.

The redevelopment project selected by the district for the SMCC site is a 300,000-square-foot apartment complex by the Monarch Development Group, which also developed the Monarch at Scripps Ranch apartments on Scripps Ranch Boulevard. Also, there will be 2,000 square-feet of commercial and a 4,000 square foot District/Community Center Building. There will be a number of community meetings where the developer will present information about the project.

The Miramar Ranch North Planning Committee and the Scripps Ranch Civic Association requested the developer be prepared to address traffic concerns such as allocated average daily trips (ADTs), expected ADTs, actual ADTs today, and the road carrying capacity. Per the Miramar Ranch North Community Plan, the land-use designation is "Commercial Visitor." This allows for a mix of large-scale, visitor-serving and residential uses. The land is fully entitled for the proposed redevelopment and requires a non-discretionary review by city staff.

The school district and its developer believe the apartment proposal is fully entitled, which means it complies with zoning, land use, development code, floor area ratio, and average daily trips regulations. As such, the proposal would not be subject to environmental review, and the city cannot impose conditions of approval. The city advised the developer to request a "Long Range Development" to confirm that the developer is correct. We don't know when the developer will do so or how long that review will take. What that means to the community is that if fully entitled, then the developer only has to get building permits, assuming the plans comply with building codes, setbacks, height limitations, parking requirements, landscape requirements, and so forth. The approval process is ministerial. If fully entitled, then no matter how much opposition there might be, the city has to grant the developer a building permit. The city cannot add or take away anything that the developer is legally entitled to get under the city's development code. If the proposal is not fully entitled then the city has discretionary review meaning there will be an environmental impact report, planning group input, and possible imposition

of conditions of approval. If not entitled, the project would likely have to go to the City Planning Commission and City Council for approval.

The charter school has leased the site from the district for several years and plans to relocate in June 2017. The Scripps Ranch Farmers Market is working on identifying alternative locations nearby. The apartment construction is planned to begin by the end of summer 2017, with an estimated opening in summer 2019. SDUSD representatives, the Monarch Development Group, and Scripps Ranch representatives have been meeting during the past year to learn and resolve potential development problems. Scripps Ranch appreciates the time and effort spent by the district and Monarch Development Group to create workable solutions.

## **Specifics about the project:**

- 300,000 square-foot apartment complex by the Monarch Development Group, which also developed the Monarch at Scripps Ranch apartments on Scripps Ranch Blvd
- 2,000 square-feet of commercial space
- 4,000 square-foot District/Community Center Building
- 6.72 acres of land for the site development
- 264 units, 22 designated as affordable apartment units
- Per MRN Community Plan => 1 unit allowed for every 1500 SF of land
- Affordable housing bonus density is 35%
- 6.72 acres; total land 292,723 sq ft; # units @ 1500 = 195; bonus density of 35% = 68.25; # units w/ bonus density = 263.25
- The buildings will be one- to four-story units with lower elevations along the Spring Canyon Road frontage and higher elevations near Spring Canyon Park
- California mission style to blend with existing buildings in the area
- Apartments will wrap around a garage with 476 parking stalls
- Entrance and exit to the project will be at the east end of Brookville Dr at the existing stoplight on Spring Canyon Road
- Two emergency exits onto Scripps Poway Parkway
- There will be additional traffic impact to the area, but it will exceed the current average daily trips (ADTs) allowed for the designated land use