

<b>REQUEST FOR COUNCIL ACTION</b> CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY)
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Development Services Department	DATE: 11/3/2015
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SUBJECT: The Glen at Scripps Ranch

PRIMARY CONTACT (NAME, PHONE): John S. Fisher,(619) 446-5231/MS 301	SECONDARY CONTACT (NAME, PHONE): Mike Westlake, (619) 446-5220/MS 501
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**COMPLETE FOR ACCOUNTING PURPOSES**

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

**COST SUMMARY (IF APPLICABLE):**

**ROUTING AND APPROVALS**

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Environmental Analysis	ORIG DEPT.	Vacchi, Robert	11/04/2015
Liaison Office	CFO		
	DEPUTY CHIEF		
	COO		
	CITY ATTORNEY	Thomas, Shannon	11/25/2015
	COUNCIL PRESIDENTS OFFICE	Jurado-Sainz, Diana	11/25/2015

PREPARATION OF:     RESOLUTIONS     ORDINANCE(S)     AGREEMENT(S)     DEED(S)

1. Resolution to certify Environmental Impact Report No. 264823, adopt the Findings and Statement of Overriding Consideration, and adopt the Mitigation Monitoring and Reporting Program; and
2. Resolution to approve General Plan and Scripps Miramar Ranch Community Plan Amendment No. 990531;
3. Resolution to approve Vesting Tentative Map No. 1451662;
4. Resolution to approve Planned Development Permit No. 1451656, Site Development Permit No. 932619,

Conditional Use Permit No. 932618, Neighborhood Development Permit No. 1451657 and MHPA Boundary Line Adjustment.

**STAFF RECOMMENDATIONS:**  
Approve requested actions.

**SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)**

<b>COUNCIL DISTRICT(S):</b>	5
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<b>COMMUNITY AREA(S):</b>	Scripps Miramar Ranch
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<b>ENVIRONMENTAL IMPACT:</b>	An Environmental Impact Report No. 264823 has been prepared for the Project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. Findings and Statement of Overriding Consideration are required. A Mitigation Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to a level of insignificance, some yet not all potential impacts identified in the environmental review process.
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<b>CITY CLERK INSTRUCTIONS:</b>	<ol style="list-style-type: none"><li>1. Item requires a notice published in the paper and mailed to all owner/occupants within 300 feet and an interested parties list, provided.</li><li>2. The item requires a majority action by the City Council.</li><li>3. Please return copies of all final resolutions to John S. Fisher, MS 301 and copy of the General Plan and Scripps Miramar Ranch Community Plan Amendment to Nancy Bragado, MS 401.</li></ol>
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**COUNCIL ACTION  
EXECUTIVE SUMMARY SHEET  
CITY OF SAN DIEGO**

DATE: 11/3/2015

ORIGINATING DEPARTMENT: Development Services Department

SUBJECT: The Glen at Scripps Ranch

COUNCIL DISTRICT(S): 5

CONTACT/PHONE NUMBER: John S. Fisher/(619) 446-5231/MS 301

**DESCRIPTIVE SUMMARY OF ITEM:**

The Glen at Scripps Ranch proposes a development of 450 assisted living units and 60 skilled nursing beds on a 53 acre site at 10455 Pomerado Road within the Scripps Miramar Ranch community and requires certification of Environmental Impact Report No. 264823, Adopt the Findings and Statement of Overriding Consideration, and Adopt the Mitigation Monitoring and Reporting Program; approval of a General Plan and Scripps Miramar Ranch Community Plan Amendment; approval of a Vesting Tentative Map No. 1451662, Planned Development Permit No. 1451656, Site Development Permit No. 932619, Conditional Use Permit No. 932618, Neighborhood Development Permit No. 1451657 and MHPA Boundary Line Adjustment, with four deviations.

**STAFF RECOMMENDATION:**

Approve requested actions.

**EXECUTIVE SUMMARY OF ITEM BACKGROUND:**

The Glen at Scripps Ranch project proposes the development of 450 assisted living units and 60 skilled nursing beds on a 53 acre site at 10455 Pomerado Road in the RM-1-8 Zone within the Scripps Miramar Ranch Community Plan area. The project proposes to construct 400 age restricted, non-acute assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds. The 450 acute and non-acute assisted living units are differentiated from the skilled nursing beds as the two types of units are regulated separately by the Department of Social Services. The 400 non-acute assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment style independent living units. The 50 acute assisted living units and the 60 skilled nursing beds would be located within the health center building. The project would also include a facilities building and a commons building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, a pool and 9.90 acres dedicated to the Multi-Habitat Planning Area.

**CITY STRATEGIC PLAN GOAL(S)/OBJECTIVE(S):**

Goal #3: Create and sustain a resilient and economically prosperous City.

Objective #1: Create dynamic neighborhoods that incorporate mobility, connectivity, and sustainability.

**FISCAL CONSIDERATIONS:**

None with this action. All costs associated with the processing of this project are paid from a deposit account funded by the applicant.

**PREVIOUS COUNCIL and/or COMMITTEE ACTION:**

None with this action.

**COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:**

On November 19, 2015 the Planning Commission heard the project and voted 6:0:1 to recommend the City Council approve the project as proposed, with the additional conditions recommended by the Scripps Miramar Ranch Community Planning Group. The Scripps Miramar Ranch Community Planning Group discussed the proposed project at their November 5, 2015 meeting and voted 14:0:1 to recommend approval, with conditions.

**KEY STAKEHOLDERS & PROJECTED IMPACTS:**

Alliant International University, a California non-profit corporation, Owner and The Glen at Scripps Ranch CCRC, LLC, a Delaware Limited Liability Company, Applicant.

**ATTACHMENTS:** Report to the Planning Commission No. PC-15-126 and separate attachment #14 (Remaining Plans).

Vacchi, Robert

Originating Department

Graham, David

Deputy Chief/Chief Operating Officer