

# Community Discussion Draft Mira Mesa Community Plan Update

Planning Department

July 21, 2022 – Planning Commission



## Agenda

- Introduction & Background
- Vision & Strategy
  - Land Use & Economic Prosperity
  - Mobility
  - Public Facilities, Parks, Recreation & Open Space
  - Urban Design, Urban Villages & CPIOZ SDRs
- Mobility Modeling
- Next Steps

*This is the third Mira Mesa CPU Planning Commission Workshop. The purpose of the meeting is to seek input on the Community Discussion Draft. No action is required on the part of the Planning Commission at this time.*



An aerial photograph of a cityscape. In the foreground, there are several modern buildings, including a prominent one with a glass facade and the word "Qualcomm" visible. The city extends into the distance, with residential areas and green hills visible under a clear sky. A semi-transparent blue banner is overlaid across the middle of the image, containing the title text.

# Introduction & Background





Escondido



Santee

La Mesa

Kearny Mesa



Downtown

National City



Chula Vista

Otay Mesa

Coronado

Tijuana - Mexico

Pacific Ocean

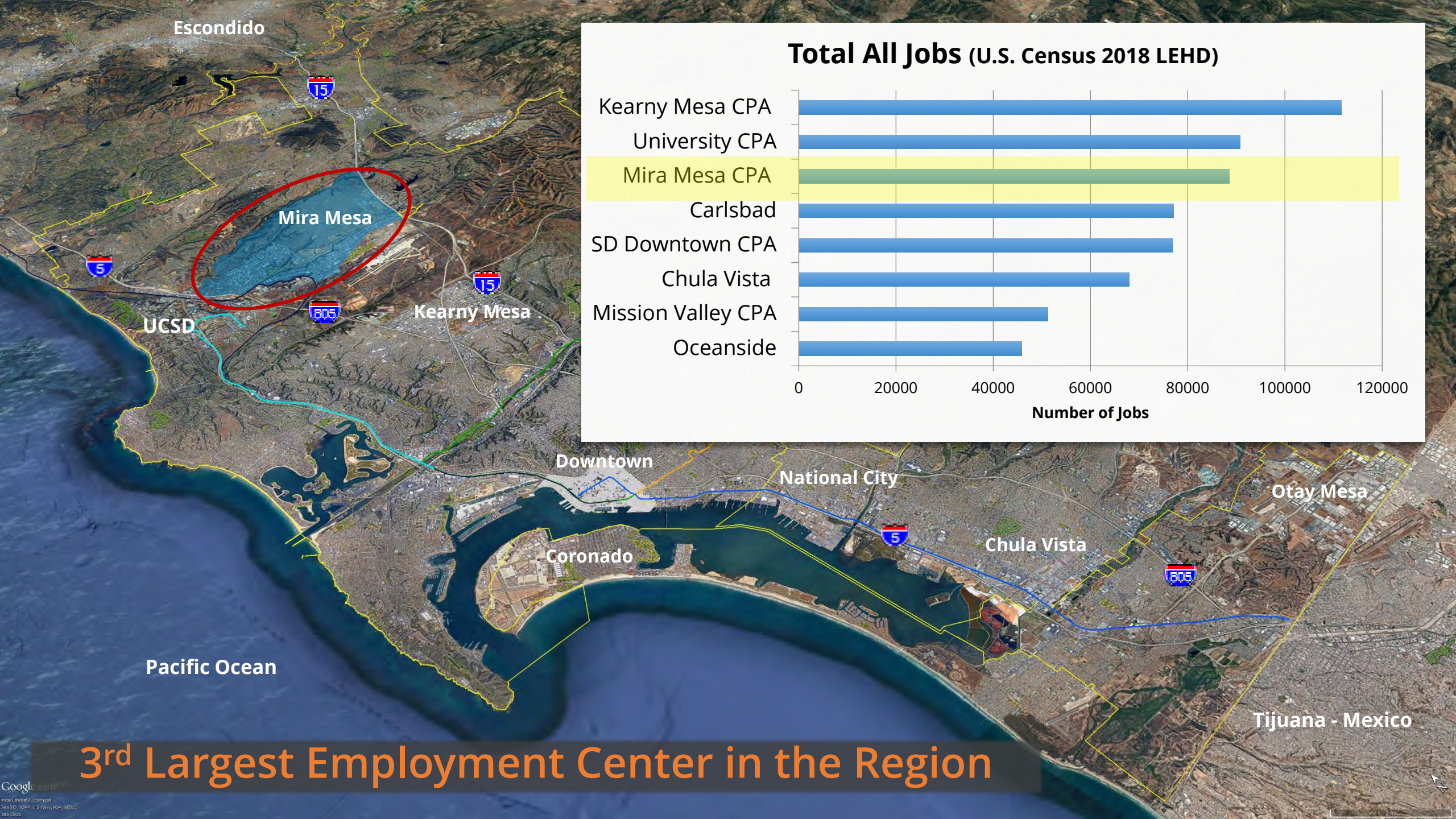
**11% of  
City Jobs**  
(2018)

# Regional Location

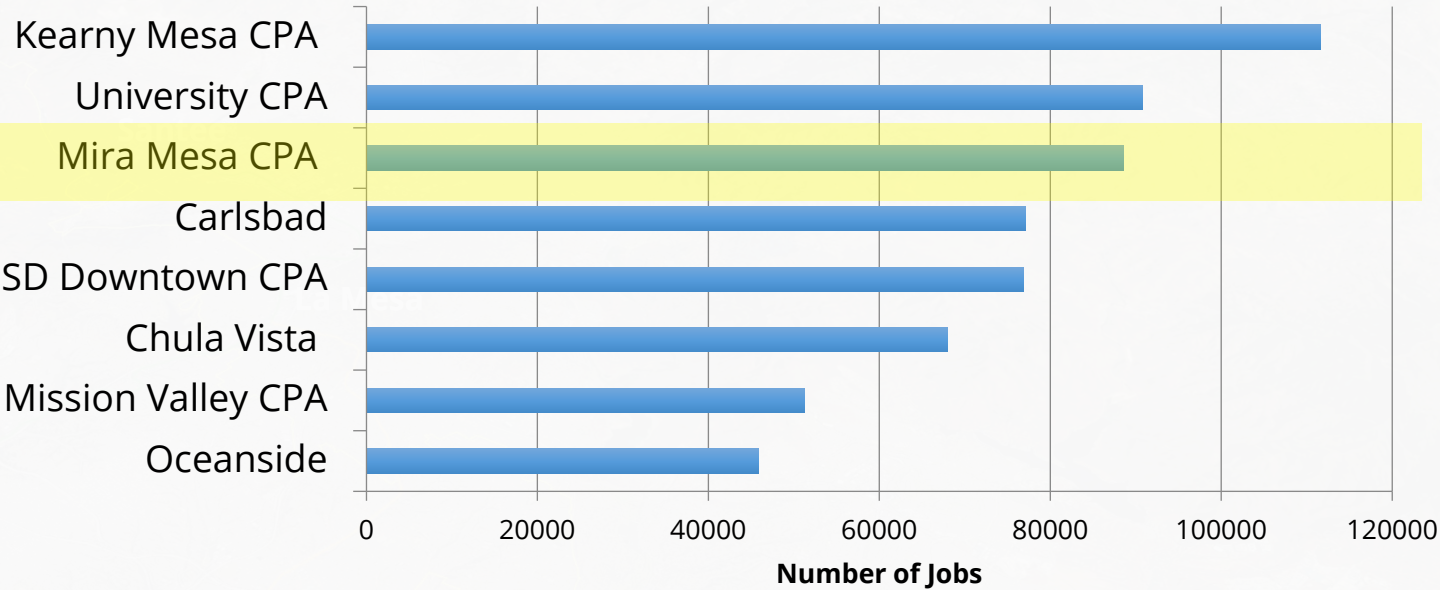
Data Source: U.S. Census LEHD 2018 – Total All Jobs

- City of San Diego Boundary
- Mira Mesa Community Planning Area
- REGIONAL RAIL**
  - Blue Line
  - Green Line
  - Orange Line
  - Mid-Coast Line
  - Amtrak/Coaster





### Total All Jobs (U.S. Census 2018 LEHD)

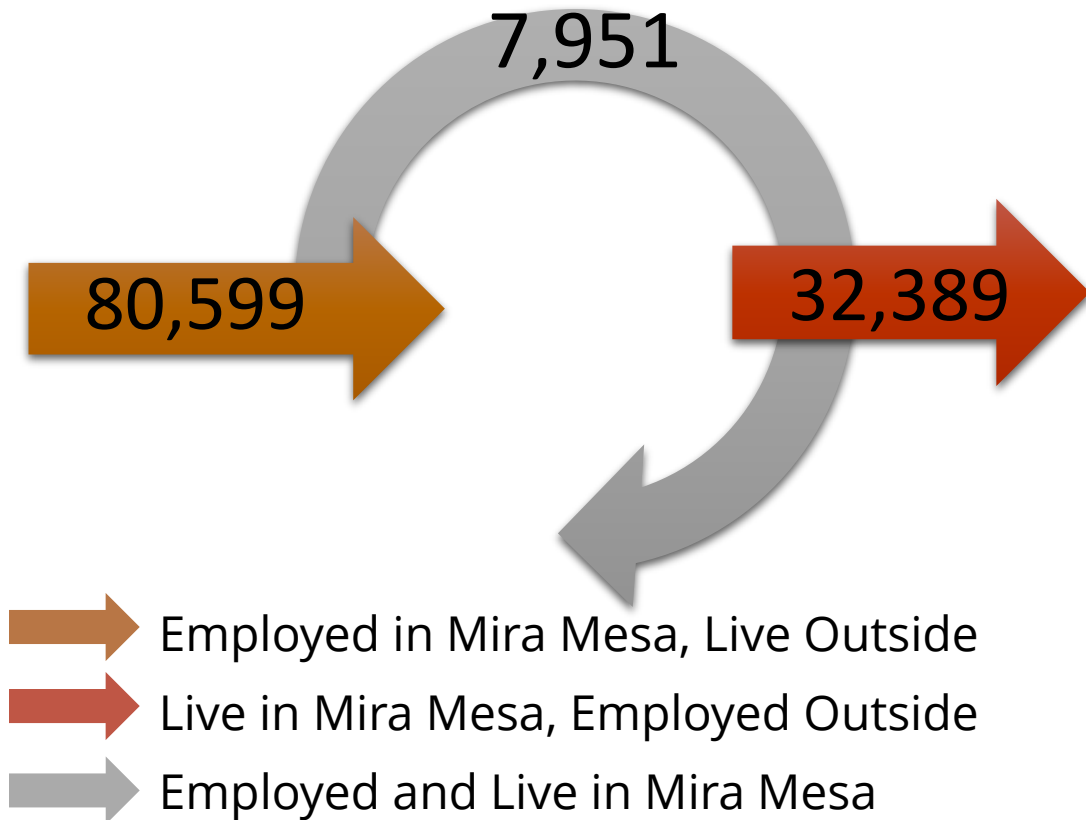


3<sup>rd</sup> Largest Employment Center in the Region



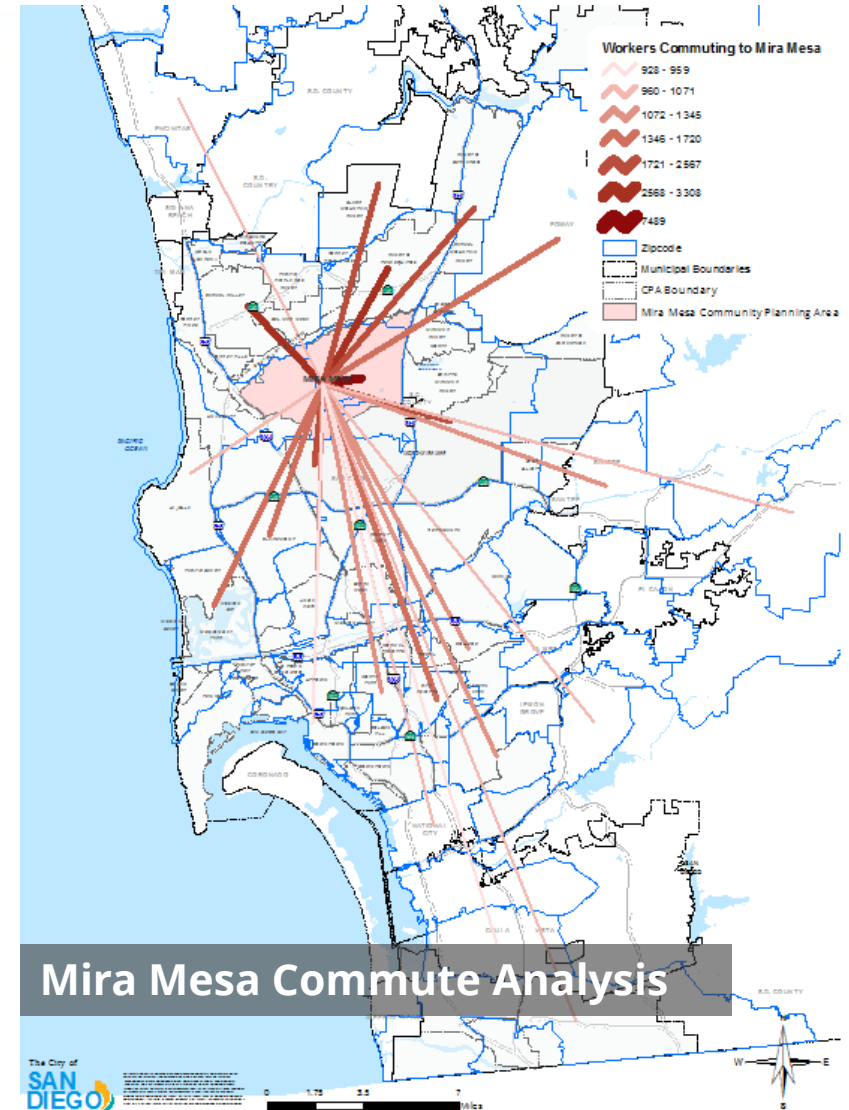
# Commuter Flow (2018)

## Mira Mesa Workers Inflow/Outflow Analysis



Note: Overlay arrows do no indicate directionality of worker flow between locations.

Data Source: U.S. Census LEHD 2018



Data Source: U.S. Census LEHD 2015



# Land Use, Population & Employment Context

10,729 acres  
85k jobs (2018)  
75k pop (2020)

Sorrento Valley Station

Sorrento Mesa = 47.9k Jobs

Mid-Coast Trolley

UCSD

Miramar = 25.6k Jobs

MCAS-Miramar =  
13k Jobs

Miramar College  
Transit Center

Miramar College

Stone Creek  
(proposed)

3 Roots

Mira Mesa Blvd

Camino Ruiz

Miramar Road

Data Source: U.S. Census LEHD 2017 & MCAS-Miramar





**Casa Mira View  
(Phase III)**



**3 Roots  
(Under Construction\*)**



**Stone Creek  
(proposed\*)**

**\*Conceptual rendering**



# WHY IS THE COMMUNITY PLAN UPDATED NEEDED?

1

**Address Regional Growth & Housing Needs**

2

**Understand Community Needs & Enhance Quality of Life**

3

**Determine Infrastructure Demand**

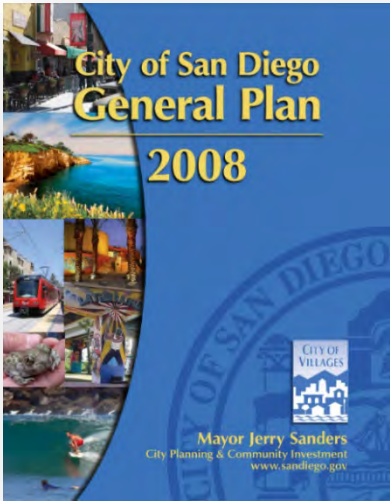
4

**Take Action for the Environment**



The City is updating the Community Plan to help shape the future of Mira Mesa CPA for the next 20 to 30 years. The current plan was last adopted in 1992.





## City of San Diego General Plan (GP)

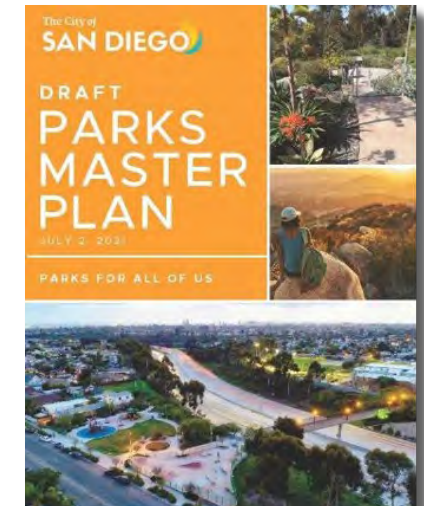
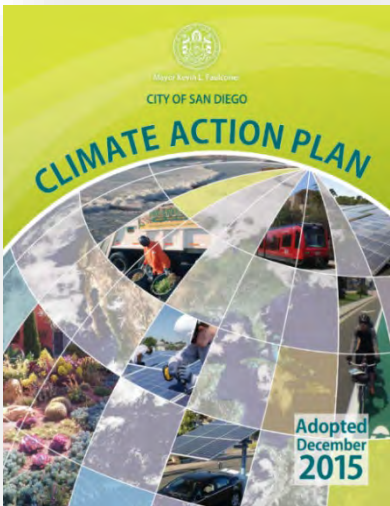
- Provides a Comprehensive Slate of Citywide Policies
- Furthers the City of Villages Smart Growth Strategy

## Climate Action Plan (CAP)

- Provides Citywide Emission Reduction Targets
- Strategy 3: Bicycling, Walking, Transit, & Land Use

## Parks Master Plan (PMP)

- Provides New Recreational Value Park Standard







Fall 2018

CPU LAUNCH  
& EXISTING  
CONDITION

2019 - 2021

CONCEPT &  
ALTERNATIVE

Spring 2022

COMMUNITY  
DISCUSSION  
DRAFT

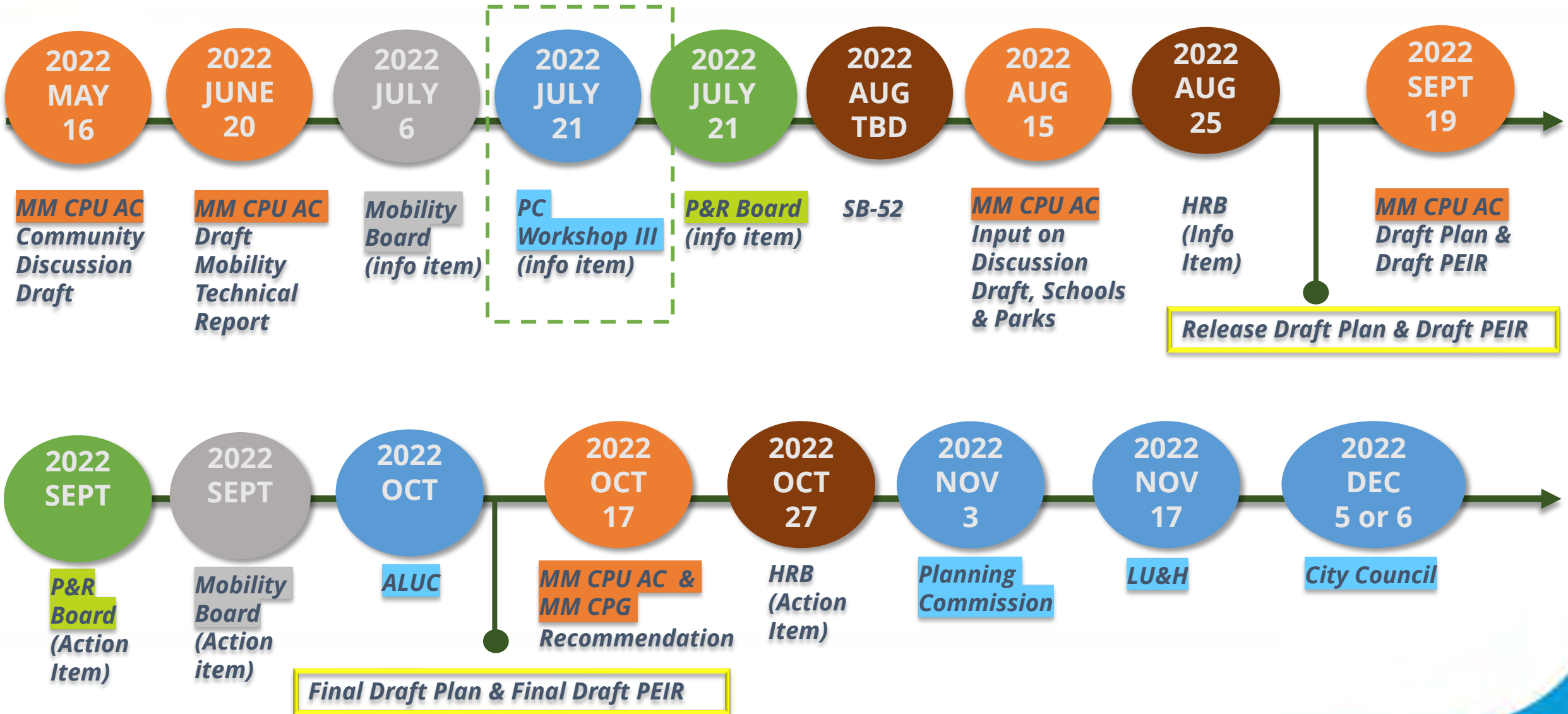
Fall 2022

DRAFT PLAN  
&  
DRAFT  
ENVIRONMENTAL  
IMPACT  
REPORT

Fall 2022

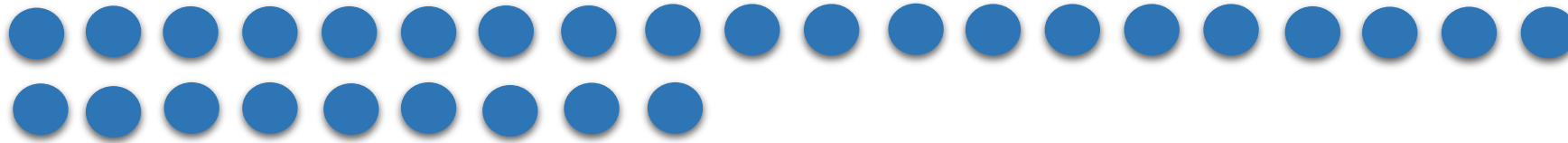
HEARINGS:  
FOR  
CONSIDERATION  
BY CITY  
COUNCIL





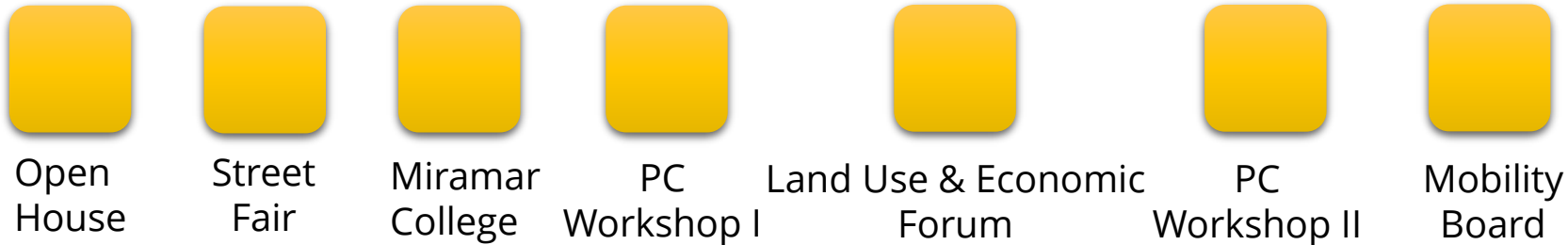


## Mira Mesa CPU Advisory Committee Meetings



29  
Meetings

## Open House, Pop-Up Booth, and Workshops



7  
Events

## Online Engagement & Stakeholder Interviews



4  
Opportunities

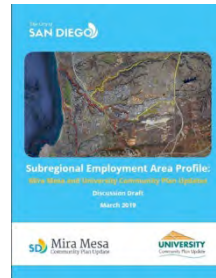




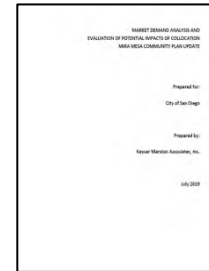
Mira Mesa  
Community  
Atlas



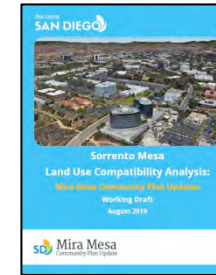
Community  
Engagement  
Report



Subregional  
Employment  
Area Profile



Market  
Demand &  
Collocation  
Study



Land Use  
Compatibility  
Analysis  
(Sorrento & Miramar)



Peer-Cities &  
Citywide  
Analysis



Urban Design  
Site Analyses  
& Renderings



Mobility Existing  
Conditions



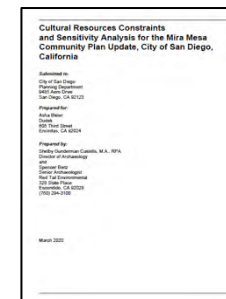
Mobility Corridor  
Concepts



Draft Mobility  
Technical Report



Geotec, &  
Hazmat



Biological  
& Cultural  
Resources



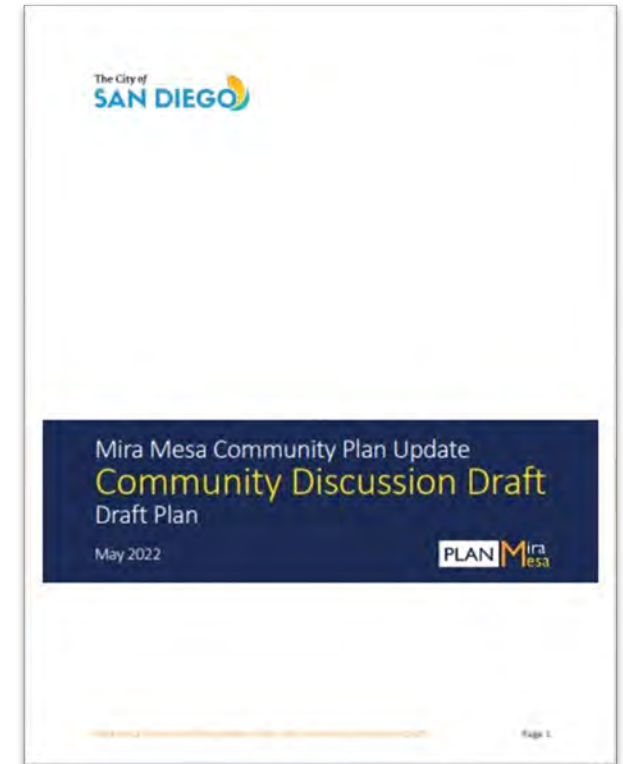
Water &  
Wastewater

Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)



## Discussion Draft Purpose

- Contains the **community vision, goals, policies, maps, & figures**
- Provides a **comprehensive understanding** of the policies
- Provides an **opportunity for community input**
- Over **100 comments** received so far.

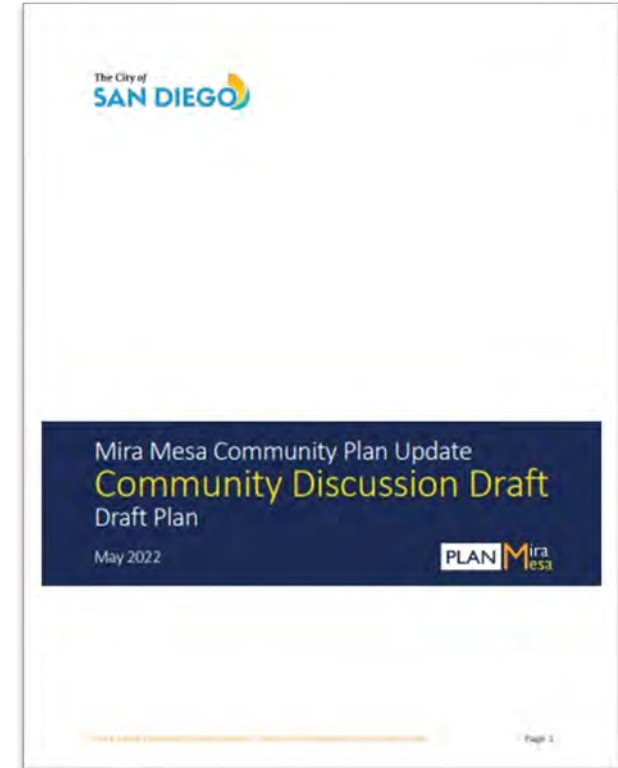


Available @ [www.PlanMiraMesa.org](http://www.PlanMiraMesa.org)



## Discussion Draft Outline

1. Introduction
2. Land Use & Economic Prosperity
3. Mobility
4. Public Facilities, Services, & Safety
5. Historic Preservation
6. Parks, Recreation, & Open Space
7. Urban Design
8. Urban Villages & Community Plan Implementation Overlay Zone (CPIOZ)





# Draft Plan Figures Outline

## LAND USE

- Planned Land Uses & Planned Zoning (Plan Implementation)

## MOBILITY

- Pedestrian Facility Classifications & Planned Pedestrian Improvements
- Planned Bicycle, Transit, Vehicular Networks
- Planned Street Classifications



FIGURE B-2. MIRA MESA TOWN CENTER CPJ02



# Draft Plan Figures Outline

## PUBLIC SERVICES & FACILITIES

- Existing & Planned Public Services & Facilities

## PARKS, RECREATION, & OPEN SPACE

- Existing & Planned Parks, Recreation, & Open Space
- Existing & Planned Park & Recreation Facilities Matrix

## URBAN DESIGN, URBAN VILLAGES & CPIOZ

- Urban Design Framework
- Urban Villages & CPIOZ
- CPIOZ Diagrams (MM Town Center, MM Gateway, Plaza Sorrento, Barnes Canyon, Pacific Heights, SM Rim, Miramar Gateway)

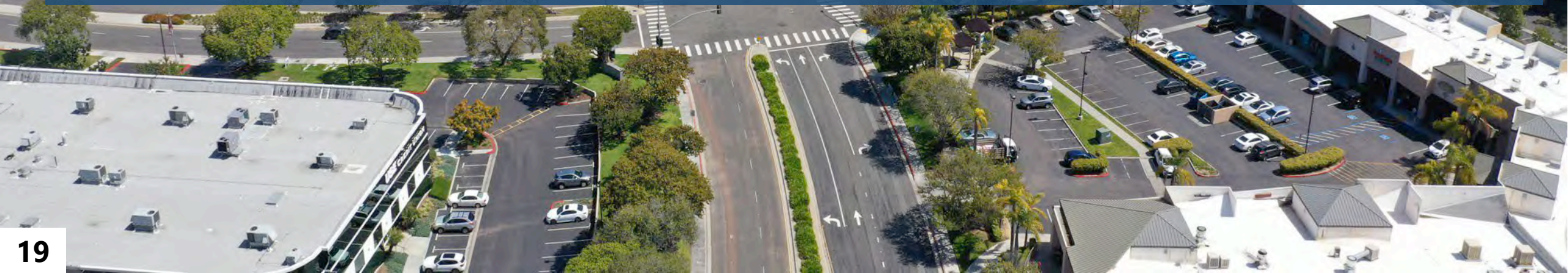


FIGURE B-2. MIRA MESA TOWN CENTER CPIOZ





# Land Use & Economic Prosperity





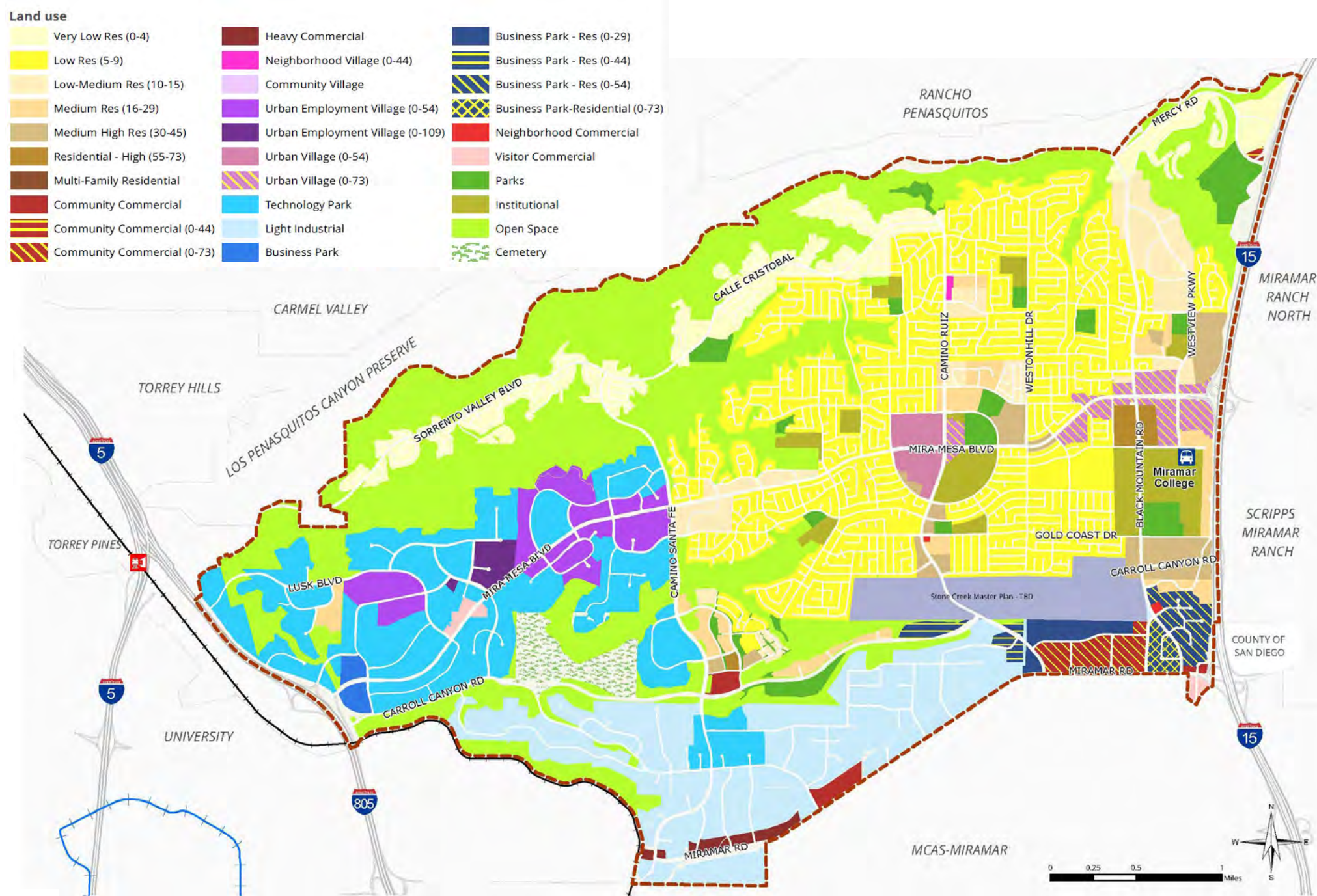
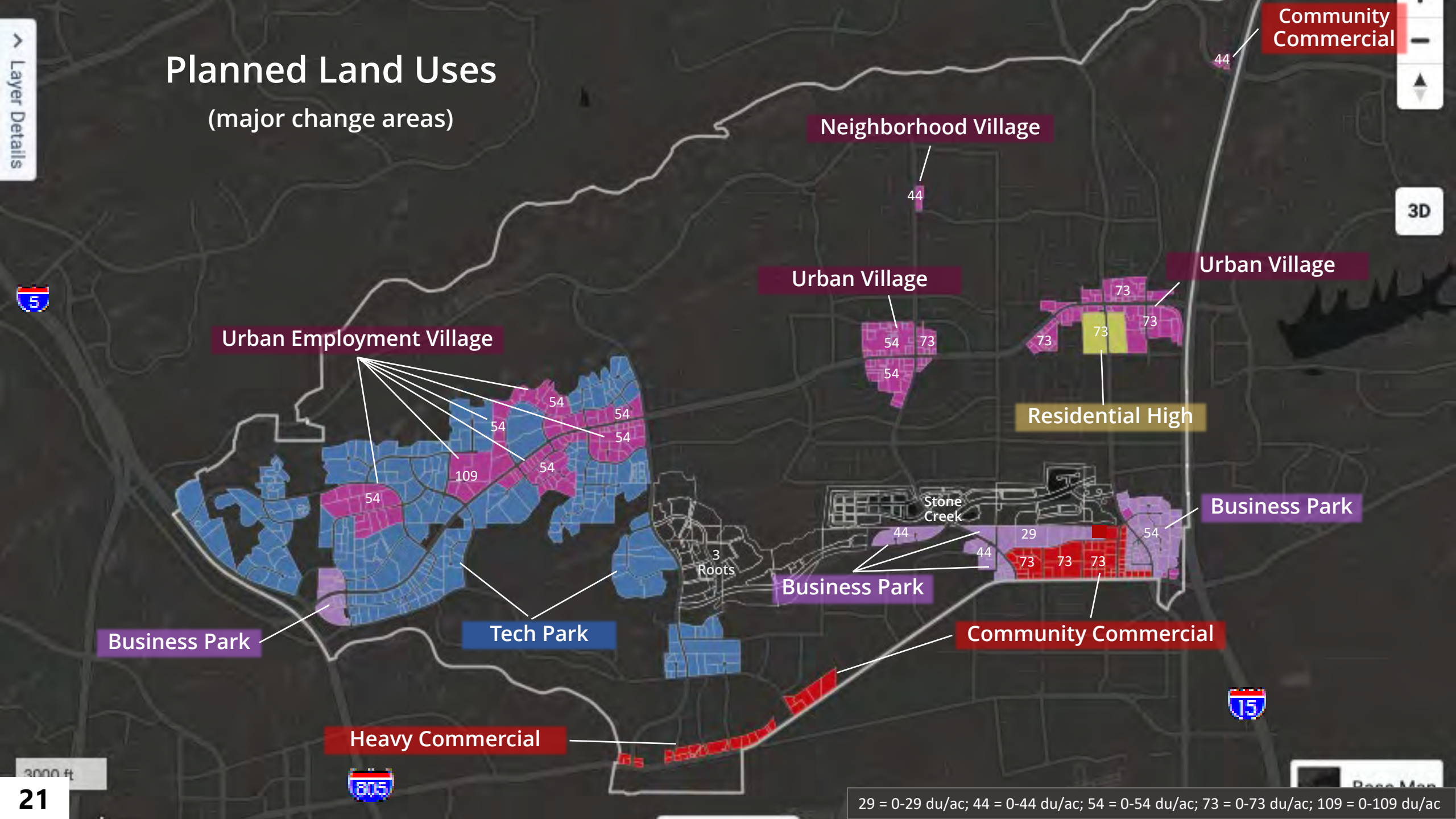


Figure 2-2  
Planned  
Land Uses



# Planned Land Uses

(major change areas)





## Planned Land Uses – Total Build Out

	Homes	Jobs
Existing Built Housing (2020)	26,800	85,000
Remaining Capacity (adopted community plan)	+7,200	+27,000
Proposed CPU Capacity	+24,000	+5,000
<b>Total</b>	<b>58,000 Homes</b>	<b>117,000 Jobs</b>



-  Mira Mesa Community Planning Area
-  Sorrento Valley Station
-  Miramar College Transit Stop
-  Mid-Coast Trolley Extension
-  Rail Road
-  CPA Boundaries
-  Prime Industrial Land
-  Prime Industrial Land - Flex
-  Other Industrial Land

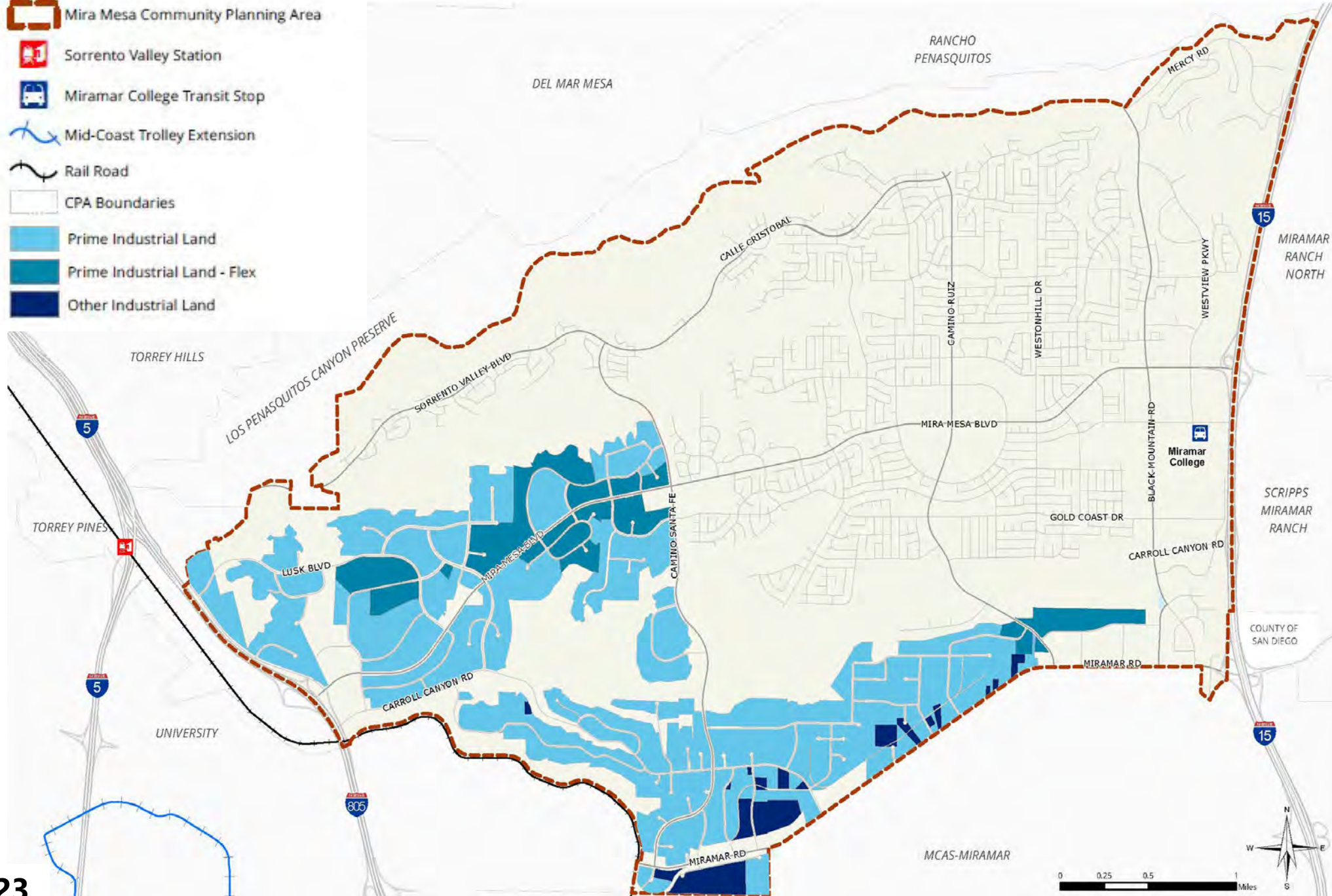


Figure 2-1  
Prime  
Industrial  
Lands  
(New Figure)





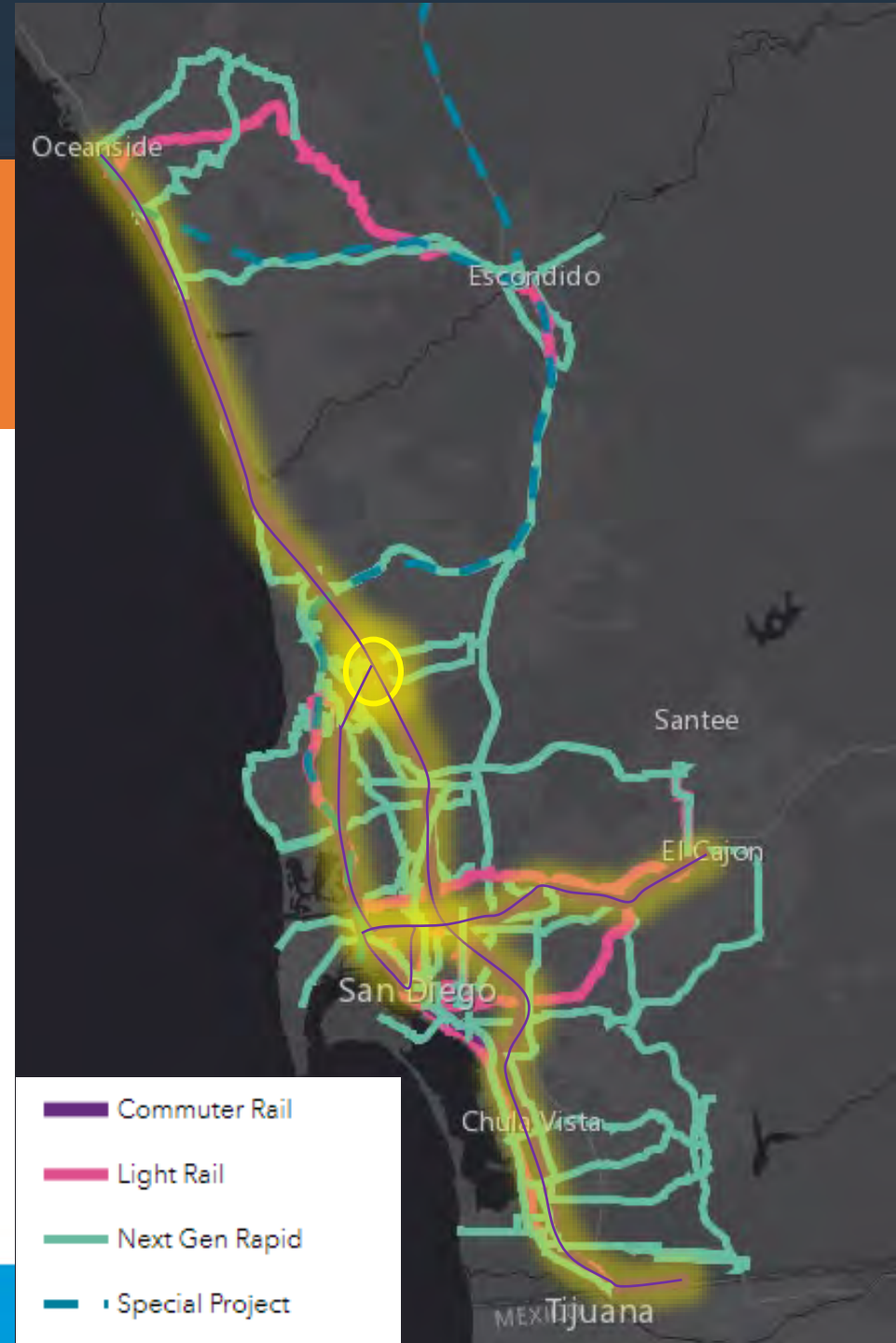
# Mobility





# SANDAG 2021 Regional Plan Transit Network

- Commuter Rail Stop in Sorrento Mesa
- Commuter Rail Connections to University, North County Cities, Kearny Mesa, Downtown, US-Mexico Border
- Next Gen Rapid – less stops higher frequency
  - Along Mira Mesa Boulevard
  - Along Carroll Canyon Road





# Proposed Transit Network Highlights



## TRANSIT LANES

### **Potential Locations:**

- Carroll Canyon Road



## FLEX LANES

### **Potential Locations:**

- Mira Mesa Blvd
- Miramar Road



## TRANSIT SIGNAL PRIORITY

### **Potential Locations:**

- Mira Mesa Blvd & Camino Ruiz
- Carroll Canyon (CC) Road & Camino Santa Fe



## MOBILITY HUBS

### **Potential Locations:**

- Mira Mesa Blvd
- CC Road



## SKYWAY

### **Potential Locations:**

- Sorrento to UCSD



## LEGEND

- City and County Parks
- Focus Areas
- Schools
- Future Development

### Planned Improvements

- New Rapid Transit\*
- New Aerial Skyway Alignment / New Aerial Skyway Stop
- Mid-Coast Trolley Extension
- Commuter Rail
- Next Gen Rapid

\*New Rapid Transit line to have a center-running guideway along Carroll Canyon Road

### Existing Transit

- Existing Transit Route
- Light Rail / Commuter Rail

### Recommended Improvements

- New Transit Line / Modification
- Flexible Lane
- Modified Aerial Skyway Alignment / Additional Aerial Skyway Stop
- Transit Signal Priority
- Mobility Hub Location
- Shared Bike/NEV Lanes\*\*

\*\* NEV Plan required in order to implement shared bike/NEV lanes. Designated roadways should be considered for micromobility improvements.

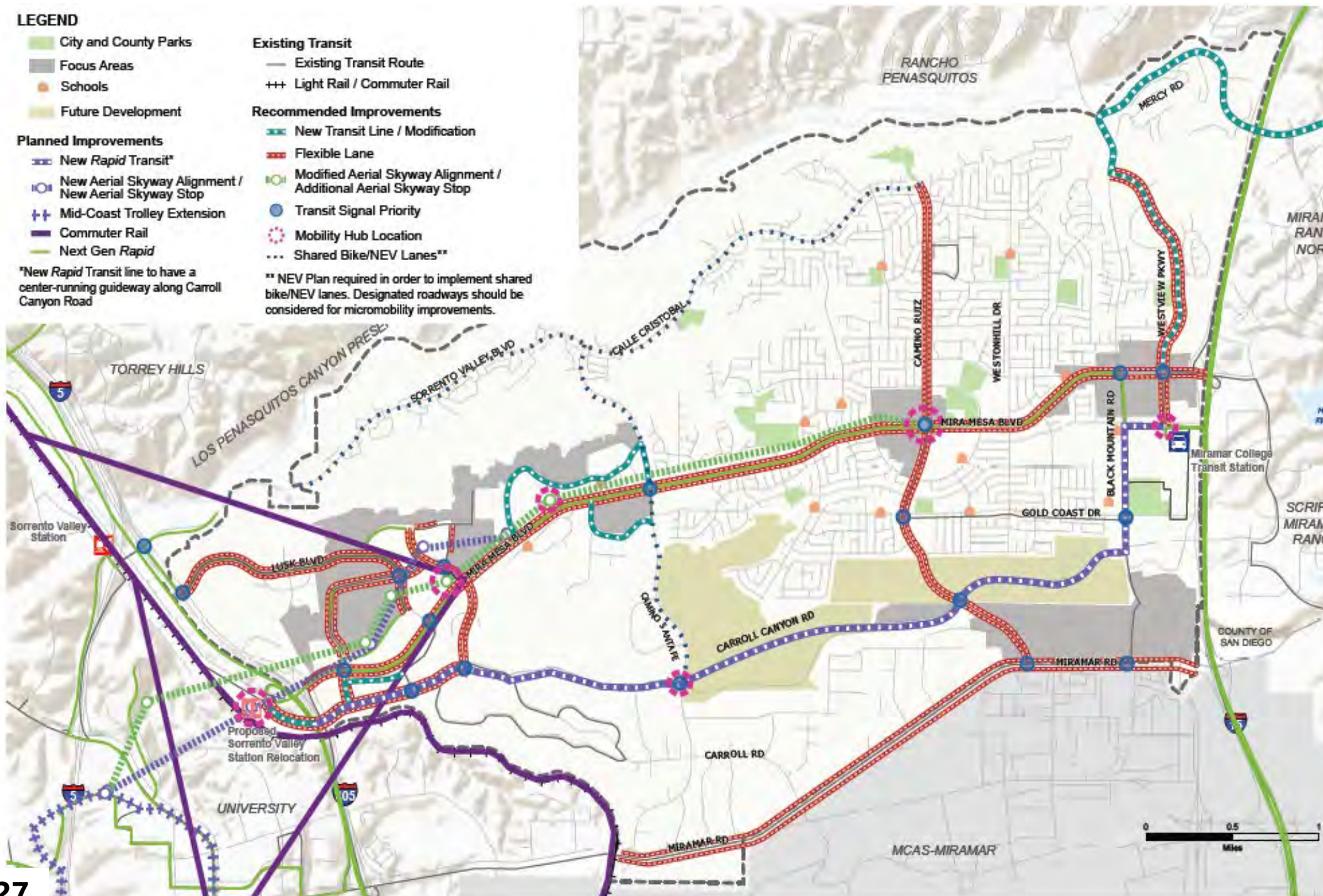


Figure 3-5  
Planned  
Transit  
Network



# Proposed Bike Network



- Separate high-speed vehicles from bicycles
- Connectivity in and out of the community
- Provide parallel routes
- Traffic volume and speed management on bike routes
- Intersection treatments
- Low-stress connectivity to all parks and schools
- Quality connections from major transit



# Proposed Bicycle Network Highlights



## CLASS I

### *Multi-Use Path*

Exclusive right-of-way for bicyclists and pedestrians, away from the roadway



## CLASS II

### *Buffered Bike Lane*

Buffered horizontal separation from adjacent traffic and on-street parking



## CLASS III

### *Bicycle Route or Boulevard*

Shared routes for bicyclists and drivers, in typical areas with low vehicular volumes



## CLASS IV

### *Separated Bikeway or Cycle Track*

Buffered horizontal separation and vertical protection from adjacent traffic and on-street parking



LEGEND

- Mira Mesa Community Plan Boundary
- City and County Parks
- Focus Areas
- Schools
- Future Development

Existing Bicycle Facilities to Remain

- Buffered Bicycle Lane
- Standard Bicycle Lane
- Bicycle Route

Proposed Bicycle Facilities

- Bicycle Trail / Multi-Use Path
- Shared Use Path (one-way)
- Class I Urban Pathway\*
- Buffered Bicycle Lane
- Shared Bus-Bicycle Lane
- Bicycle Boulevard\*\*
- Separated Bikeway / Cycle Track (two-way)
- Separated Bikeway / Cycle Track (one-way)

\*Ancillary facilities constructed through development process identified in the CPIOZ  
\*\*Proposed bicycle boulevards shall include vehicle volume and speed management strategies and designs where necessary (speeds > 20 MPH or volumes > 3,000 ADT).

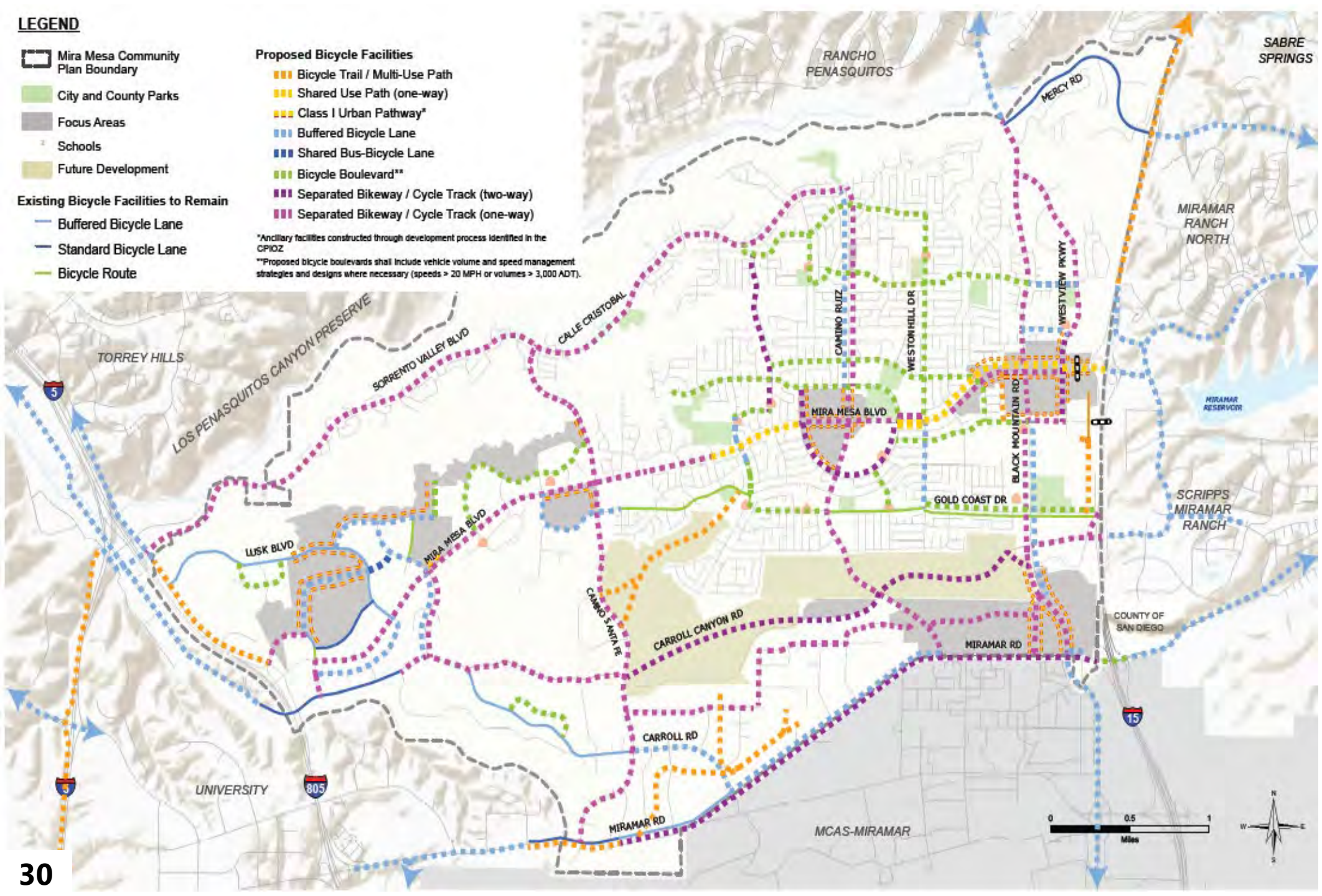
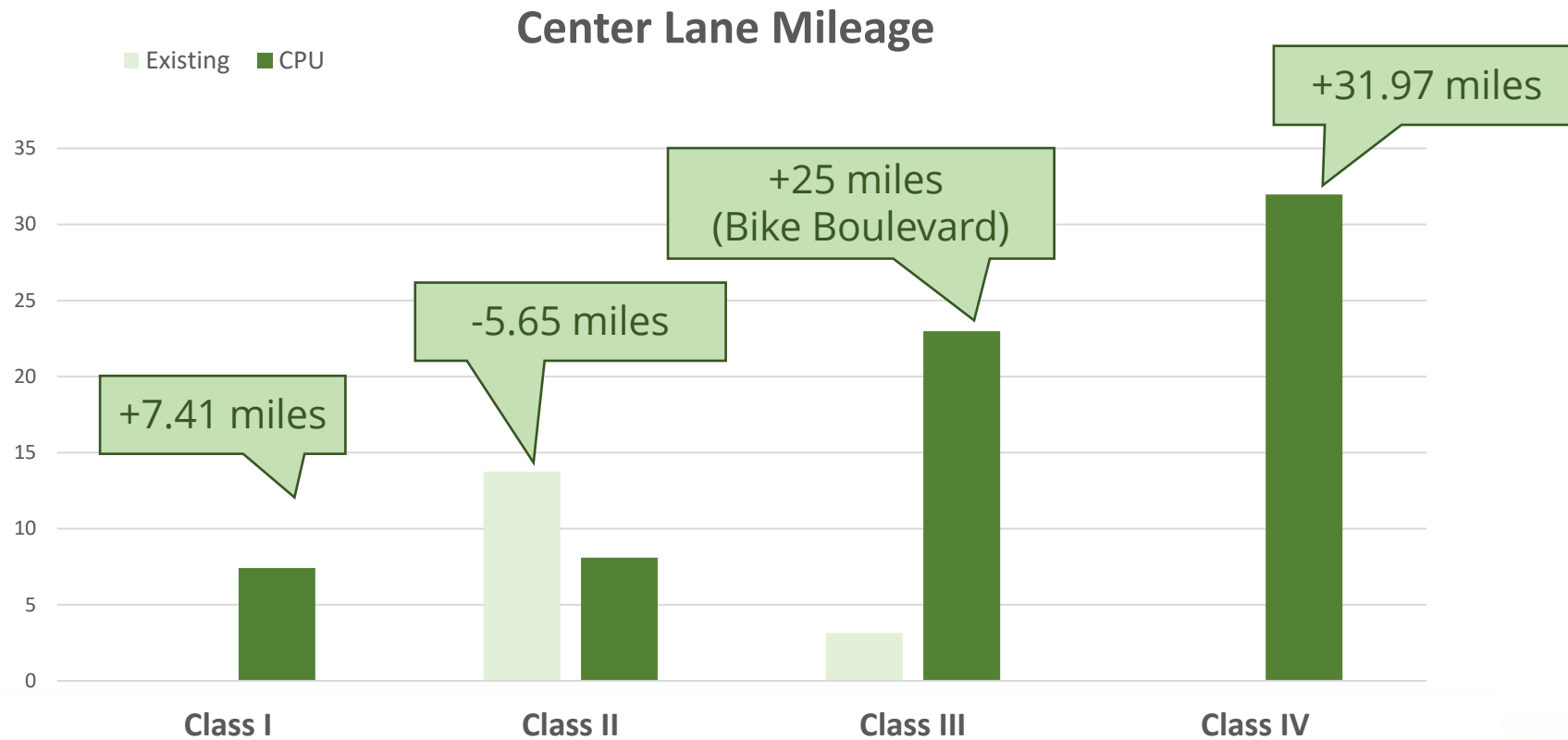


Figure 3-3  
Planned  
Bike  
Network



# Proposed Bicycle Network





# Proposed Pedestrian Improvements

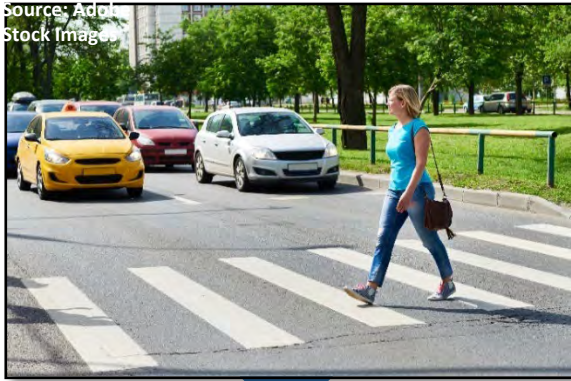
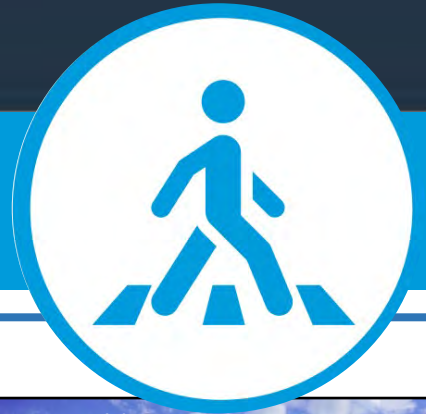


- ADA compliant sidewalks and ramps
- Address network gaps
- Reduce crossing distances
- Increase visibility
- Reduce conflicts
- Create pedestrian districts
- Provide first- and last-mile connections to transit
- Take advantage of cul-de-sacs





# Proposed Pedestrian Network Highlights



## HIGH VISIBILITY CROSSWALKS

Continental striping alerts oncoming vehicles of pedestrians

### **Potential Locations:**

All intersections in Mira Mesa Community Boundary

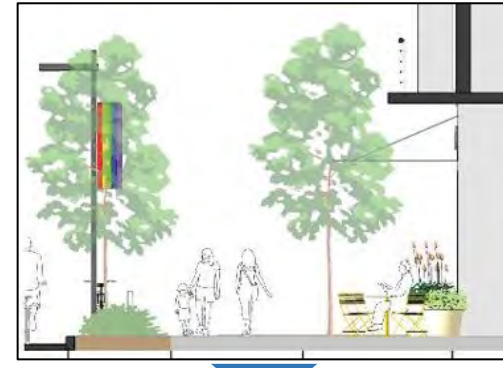


## LEAD PEDESTRIAN INTERVAL SIGNALS

3-7 seconds of advance walk time for pedestrians before vehicles movement

### **Potential Locations:**

All intersections with high pedestrian demand

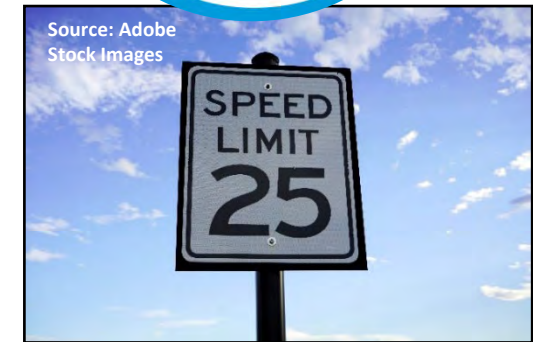


## URBAN PATHWAYS

Wider sidewalks with street trees for shade, frontage zone activation

### **Potential Locations:**

- Camino Ruiz
- Mira Mesa Boulevard
- Black Mountain Road



## TRAFFIC CALMING

Reduce vehicle travel speeds to improve both vehicular and pedestrian safety

### **Potential Locations:**

- Westonhill Drive
- Gold Coast Drive
  - Aquarius Drive



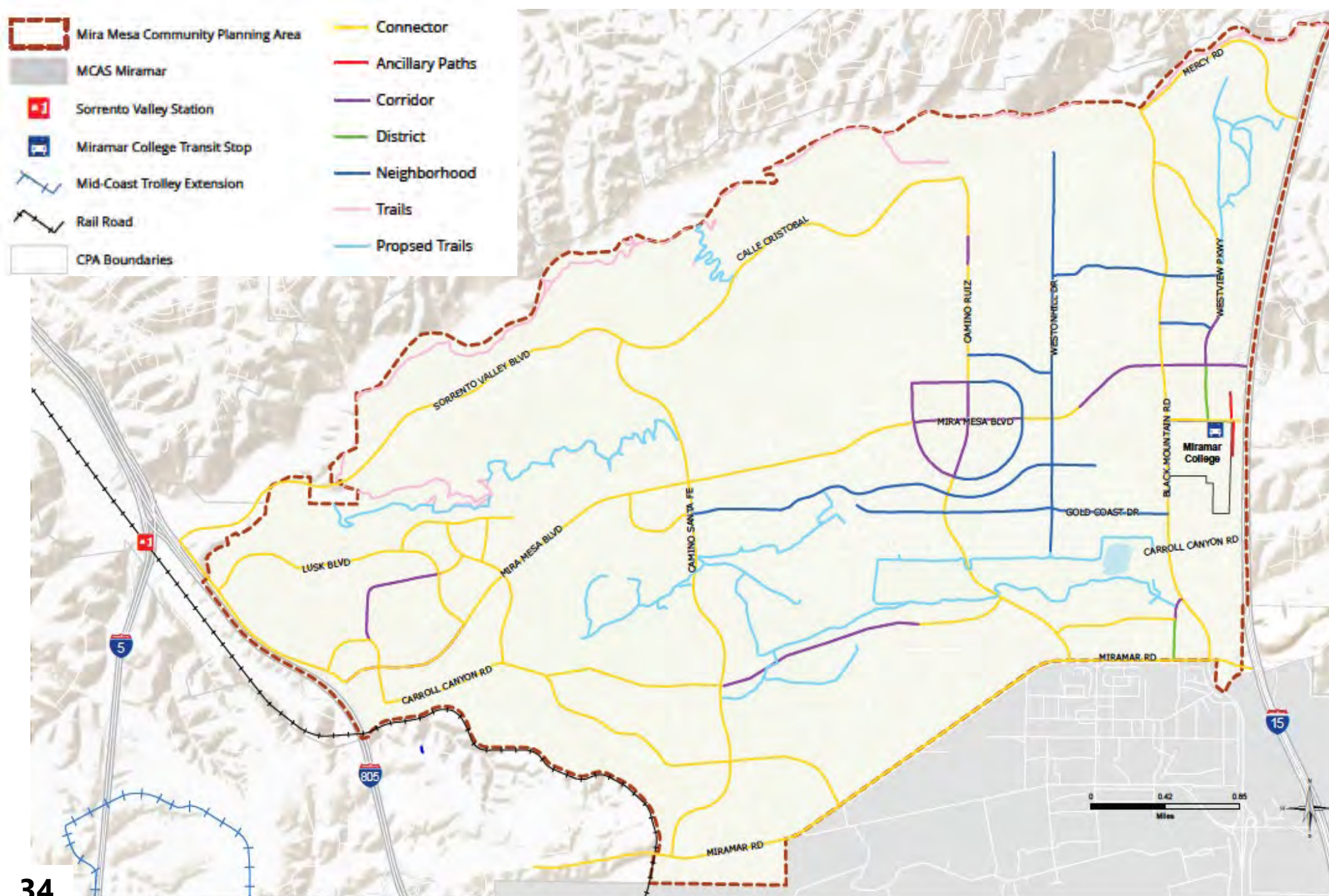


Figure 3-1  
Pedestrian  
Facility  
Classifications



# Proposed Vehicle Modifications



- Maximize efficiency using technology and new intersection designs
- Provide capacity for peak commute directions and times
- Reconsider on-street parking needs
- Implement flex lanes
- Preserve key corridors for goods movement



## LEGEND

- Mira Mesa Community Plan Boundary
- City and County Parks
- Focus Areas
- Schools
- Future Development

### Vehicle Recommendations

- SMART Corridor
- Adaptive Traffic Signal
- Flexible Lane
- Freeway Congestion Improvements
- Proposed Roadway
- Traffic Calming Enhancements
- Transit Signal Priority

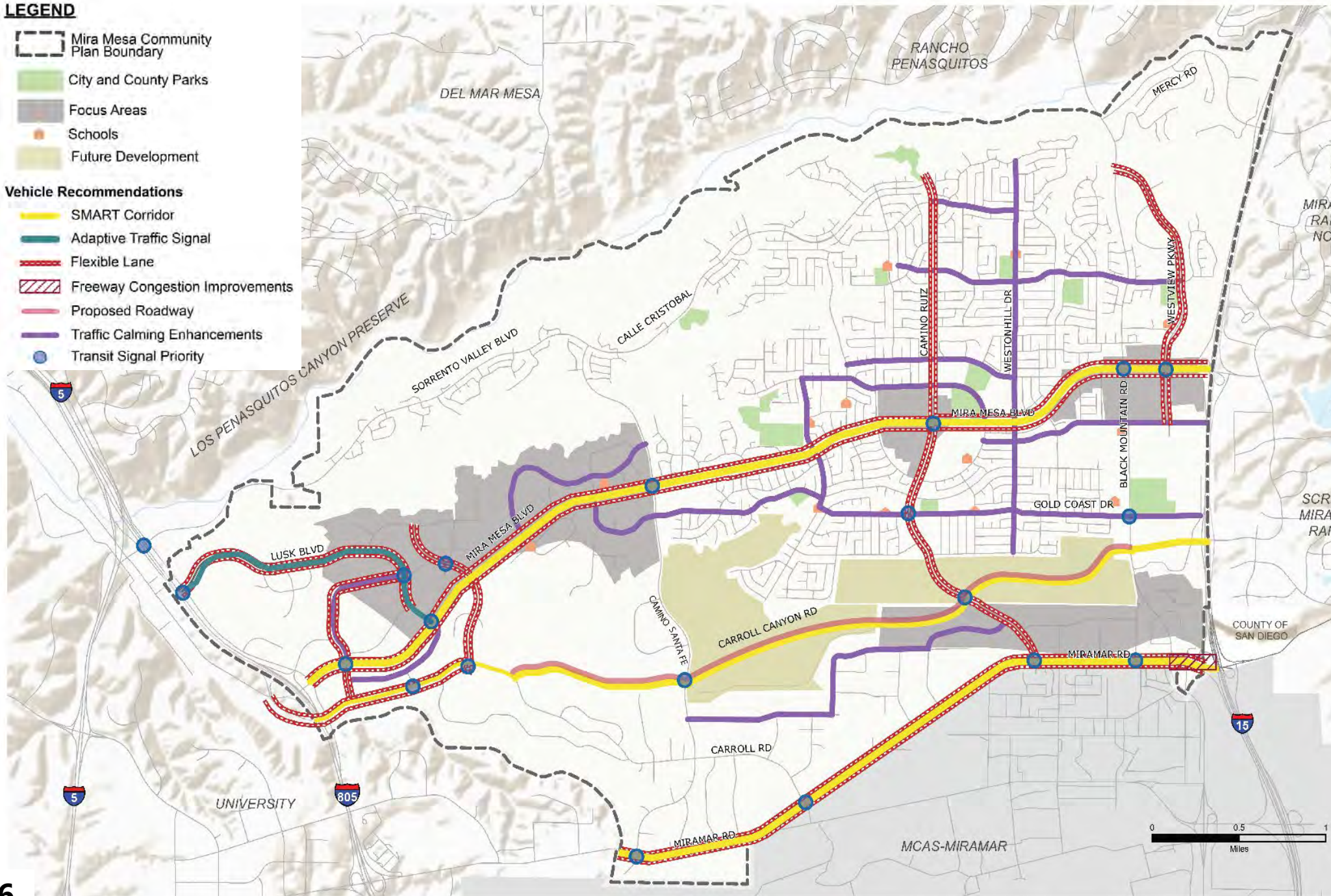


Figure 3-x  
Planned  
Vehicular  
Network





OnPoint CP  
Amendment

Planned Carroll Canyon Road  
Alignment Study initiated by the City of San Diego

## Carroll Canyon:

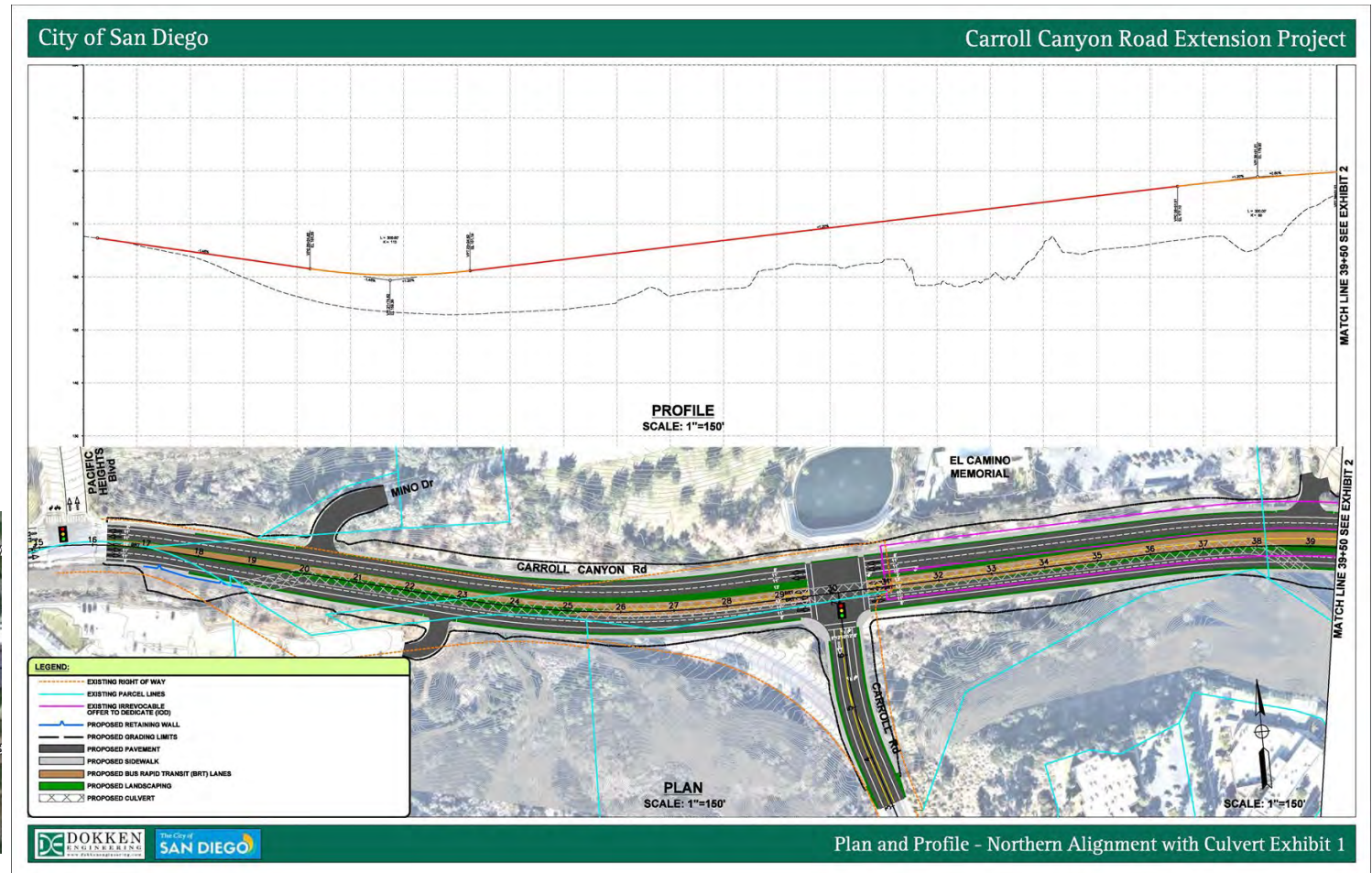
- 3 Roots
- Stone Creek
- El Camino Memorial Expansion
- Carroll Canyon Golf
- Carroll Canyon Alignment Study

- Carroll Canyon Road Alignment Study (Stone Creek)
- Carroll Canyon Road Alignment Study (T-SA)
- Carroll Canyon Road Alignment Study
- El Camino Memorial
- Stone Creek Master Plan
- 3-Roots Master Plan
- Carroll Canyon Golf - Community Plan Amendment



# Carroll Canyon Rd Alignment Study

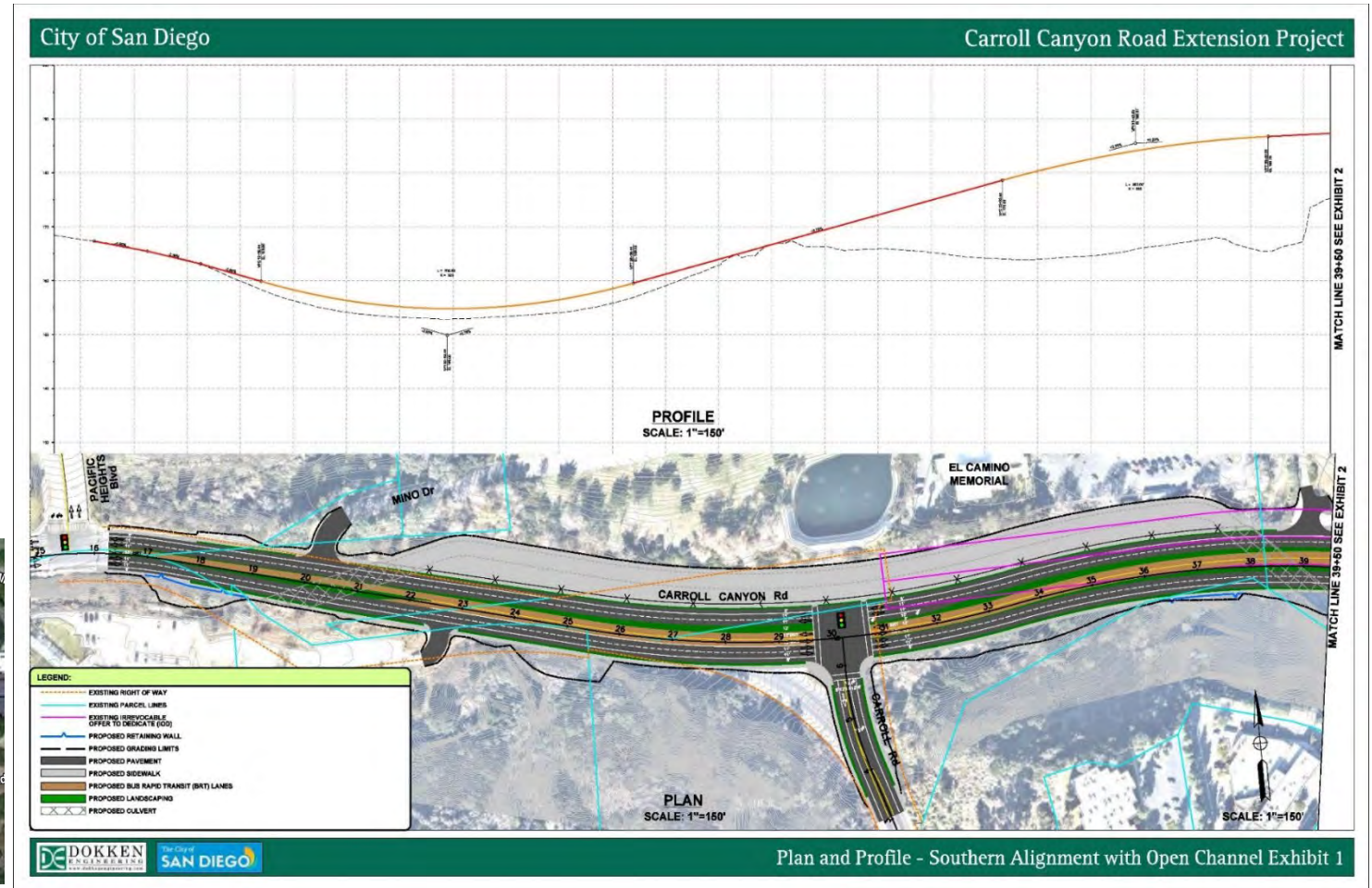
- Two alternatives
- Cost Estimate
- Environmental Analysis





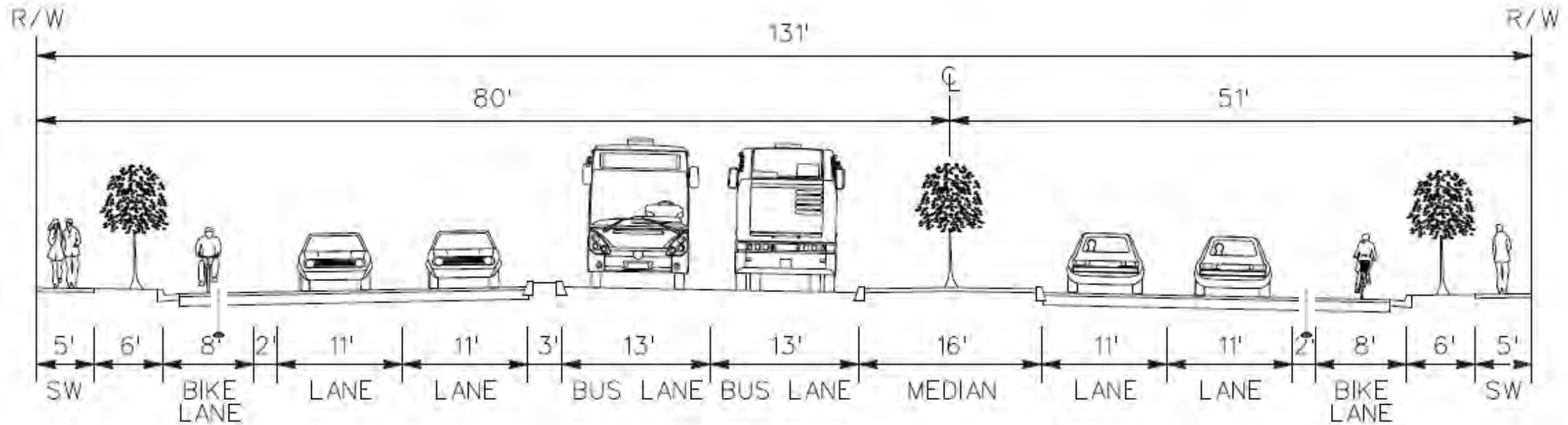
# Carroll Canyon Rd Alignment Study

- Two alternatives
- Cost Estimate
- Environmental Analysis





# Carroll Canyon Rd Alignment Study



Carroll Canyon Road Cross Section

DRAFT Cross Section

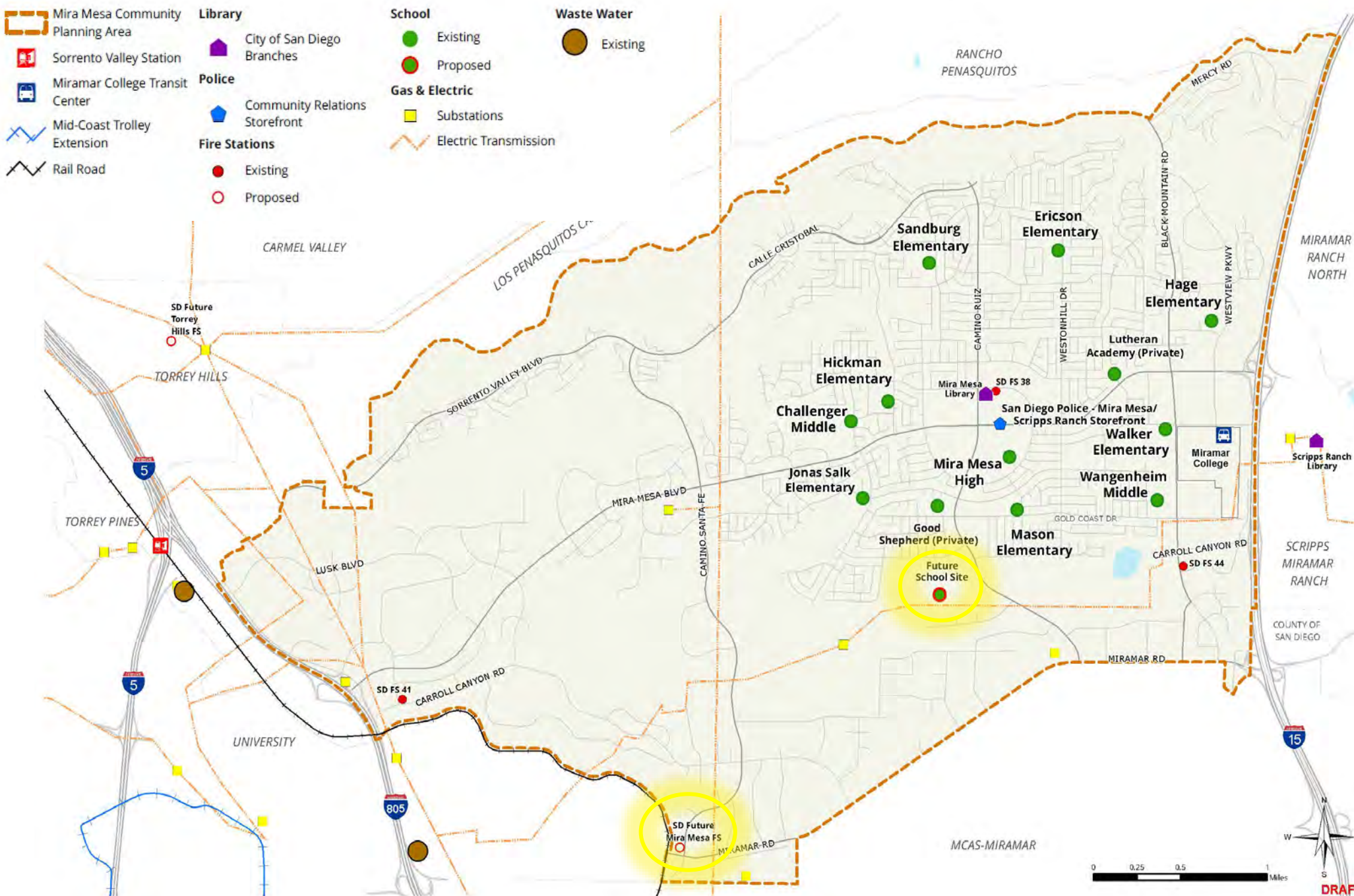


An aerial photograph of a city landscape. In the foreground, there's a parking lot with several cars and a building with a flat roof. A road with lane markings runs through the middle. In the background, there are more buildings, some with flat roofs and others with more complex structures, and distant hills under a clear sky. A large, semi-transparent blue rectangle is overlaid across the center of the image, containing white text.

# Public Facilities, Parks, Recreation & Open Space



# Figure 4-1 Existing & Planned Public Services & Facilities





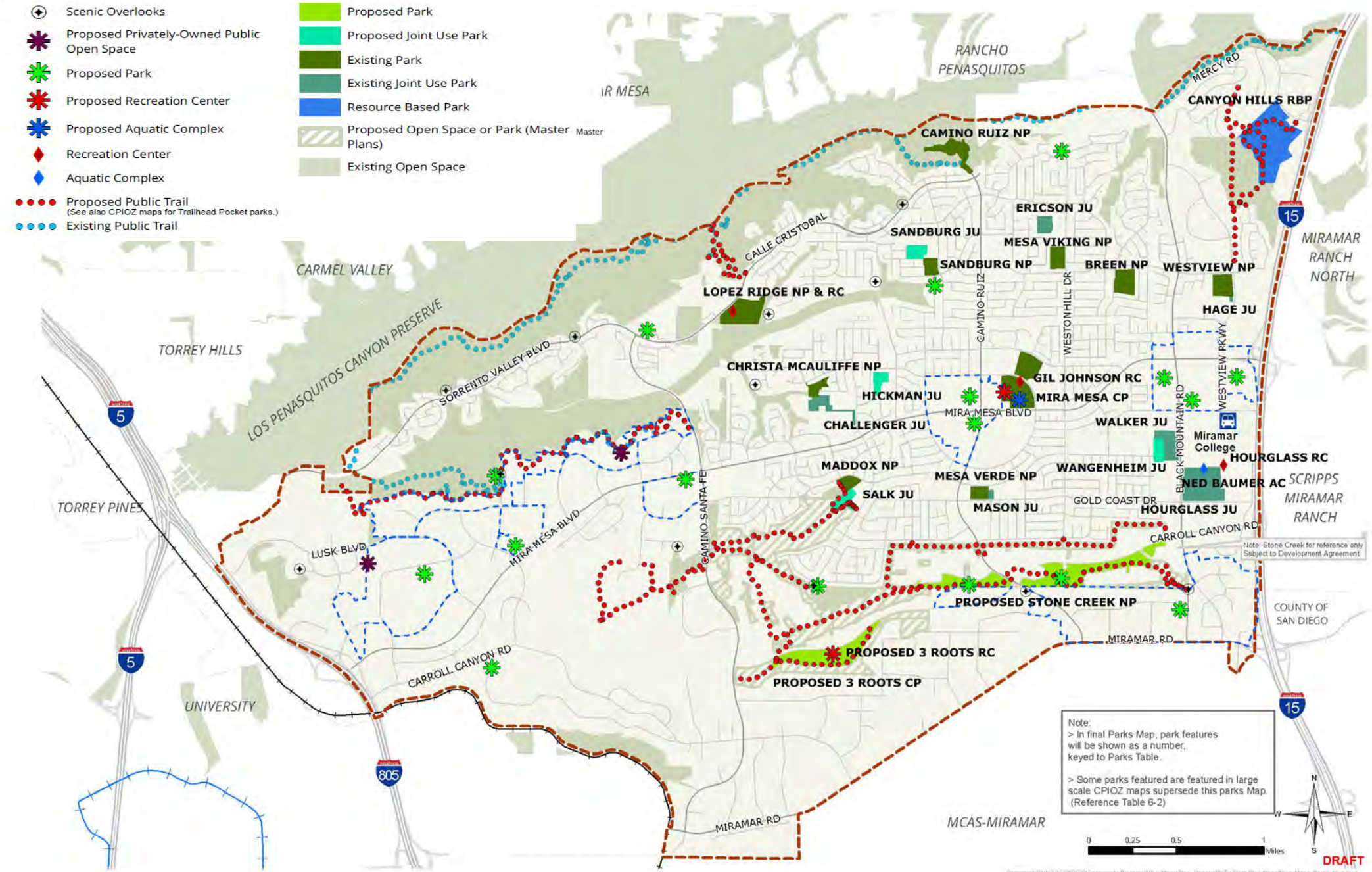
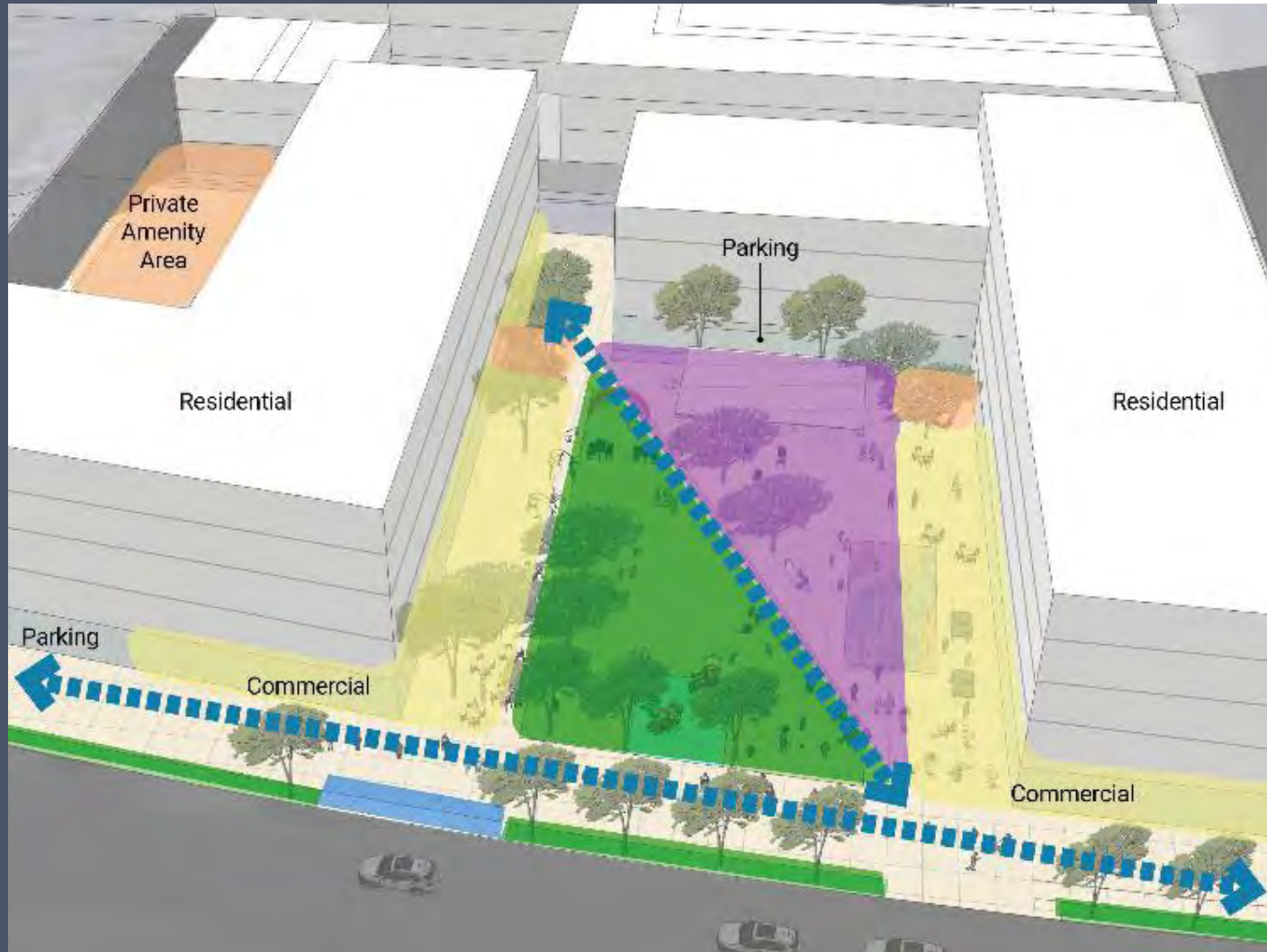


Figure 6-6  
Existing & Planned  
Park,  
Recreation  
and Open  
Space



# Parks Prototypes – Mini Park



- 1-3 Acres in Size, approx
- Publicly accessible - could be privately owned & maintained

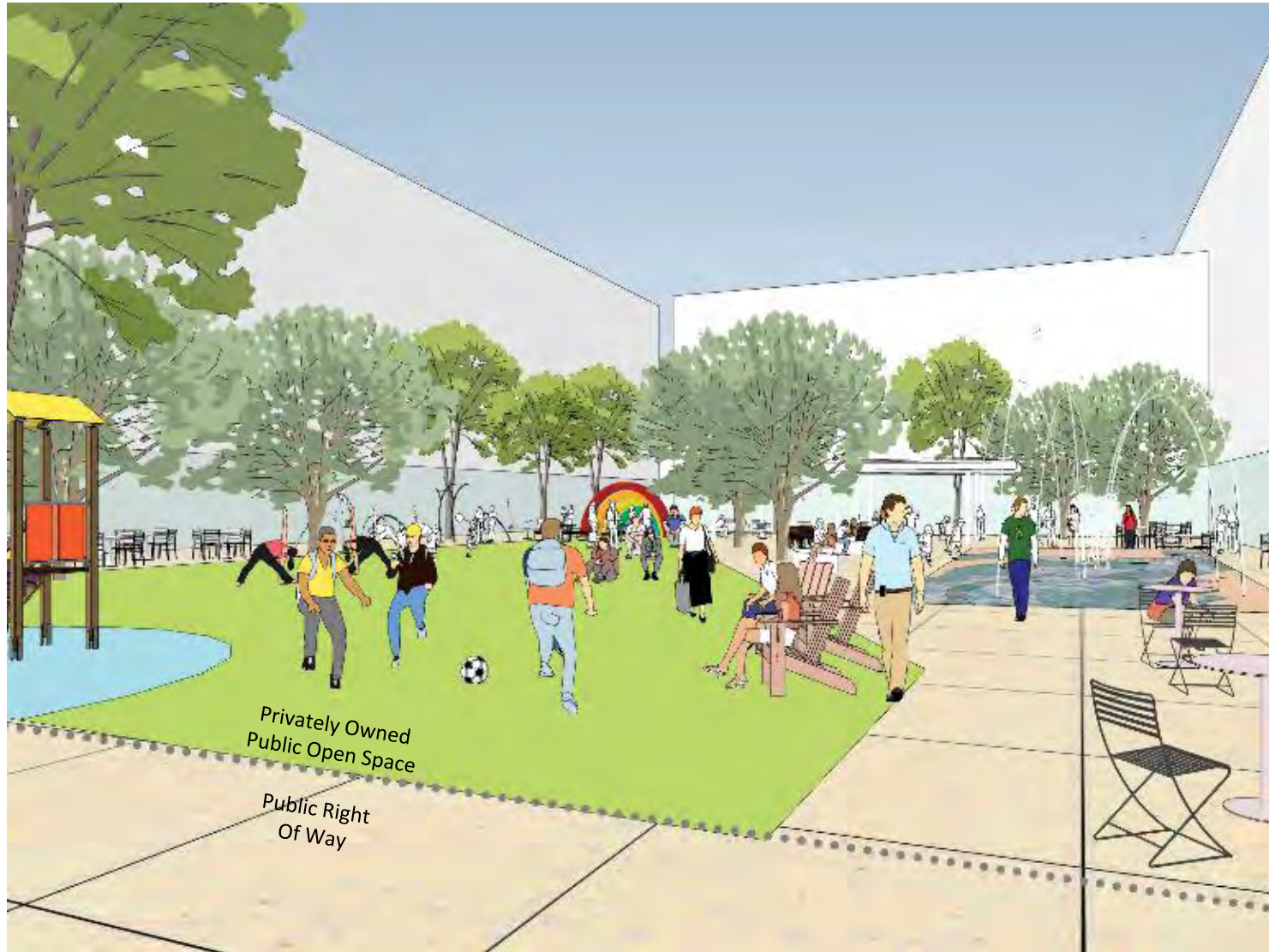




# Parks Prototypes – Mini Park









# Parks Prototypes – Pedestrian Pathways



- Pedestrian connector between buildings
- Activated with recreation
- Publicly accessible, but privately owned and maintained

*Shown to illustrate planning concepts only -- not a project*



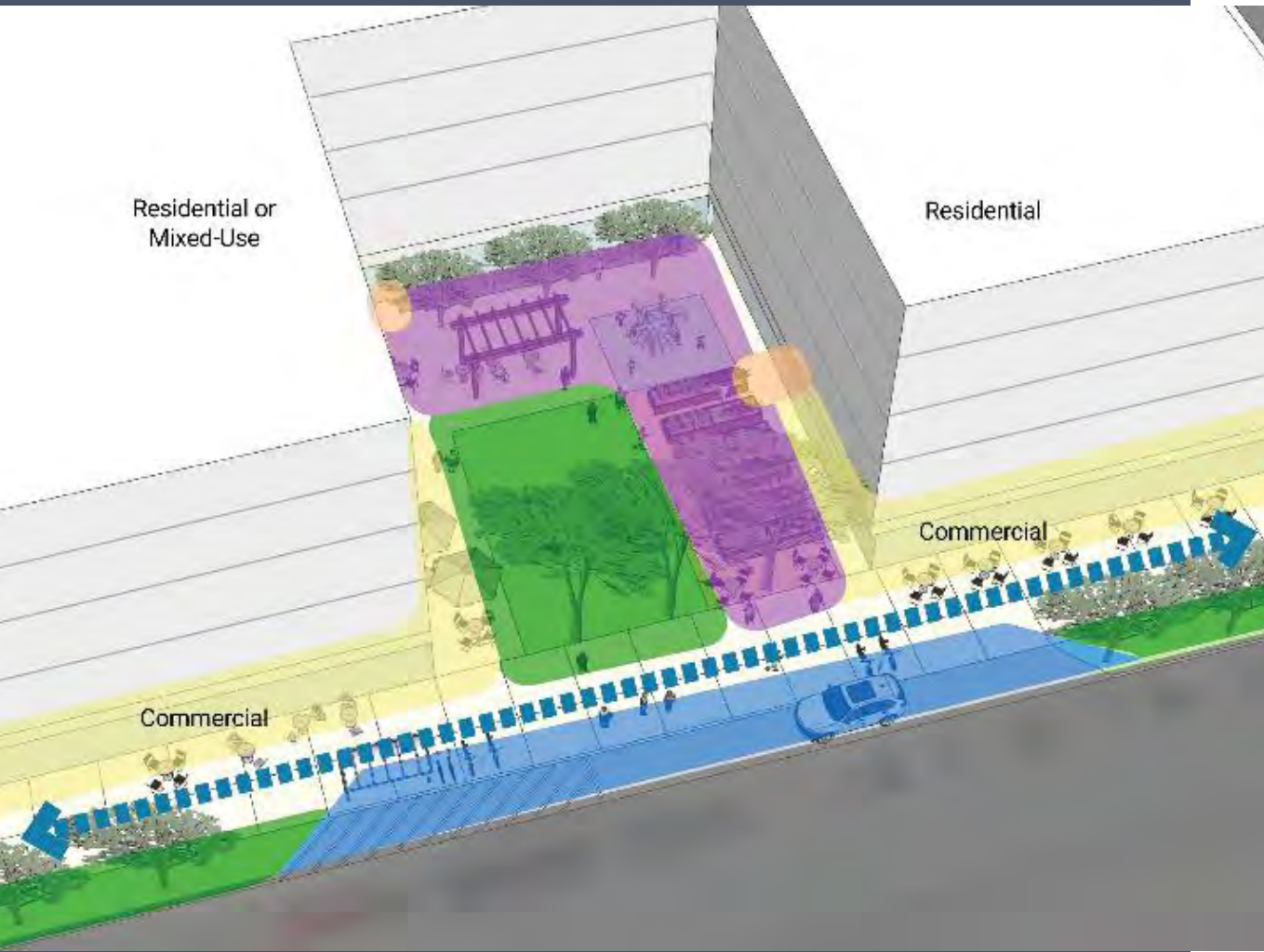
# Parks Prototypes – Pedestrian Pathways



*Shown to illustrate planning concepts only -- not a project*



# Parks Prototypes – Pocket Park



- Under 1 acre, approx.
- Publicly accessible, possibly privately owned & maintained
- Program compatible with adjacent land use





# Parks Prototypes – Pocket Park

*Shown to illustrate planning concepts only -- not a project*





# Park Summary and the Rec Value Score

## HOW DID WE DEVELOP THE PARK STANDARD?



CURRENT CITY  
PARK STANDARD  
**2.8**  
ACRES PER 1,000 PEOPLE



*Calculate the recreational value of community planning areas that meet 2.8 acres standard*

Linda Vista CPA = 75 points per 1,000 people  
Carmel Valley CPA = 69 points per 1,000 people  
Mission Beach CPA = 190 points per 1,000 people  
Navajo CPA = 72 points per 1,000 people

NEW CITY  
PARK STANDARD  
**100**  
POINTS PER 1,000 PEOPLE



## Summary from Table 6-2

Statistics – 2019 population	
Total population:	76,080
Population / 1,000:	76
Recreation Value Points Goal, 100 points per thousand:	7,608
Current/existing Recreation Value Points:	6,880.71
Current Recreation Value Points deficit:	(-727.29)

2050 Population, Planned Potential Facilities	
Total potential 2050 population:	130,500
Population / 1,000:	130.5
Recreation Value Points Goal at 2050, at 100 points per thousand:	13,050
Plan Build-out Recreation Value Points (existing plus proposed):	11,196
Plan Build-out Recreation Value Points deficit:	(-1,854)





7636-46 Acama



7011 Westleigh Pl



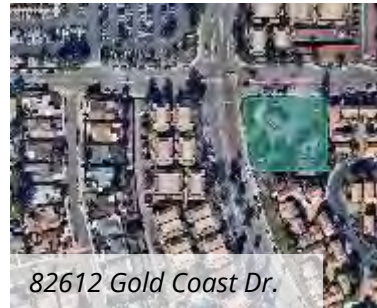
11469 Black Mtn.



9600 Kearny Villa Rd.



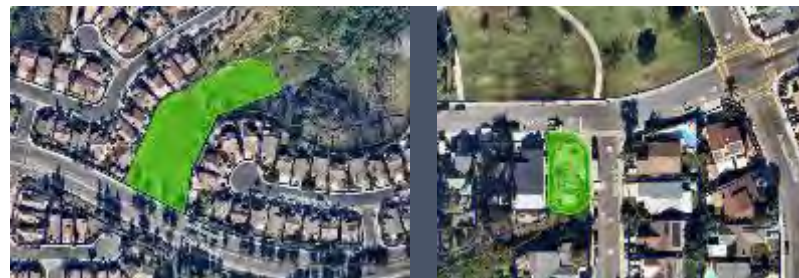
9800 Summers Ridge Rd.



82612 Gold Coast Dr.



6650 Lusk Blvd.



**1.7 Acres** of  
new park sites  
on City land

**17.24 Acres** non-  
City owned  
properties as  
potential park  
sites

## Comments heard from the CPG

### Please Identify new land for parks...

- We need more larger parks for sports.
- Look for opportunities/ land near Sorrento Valley Boulevard – in the northwest area of the community.
- Add recreation and play value to existing parks and at new sites.
- Add clarity to the supplemental development regulations where parks are planned.





# Urban Design, Urban Villages & CPIOZ



## Overview

- **Urban Villages** are future growth areas that are walkable & mixed-use with ample public spaces for residents & employees.
- **Community Plan Implementation Overlay Zone (CPIOZ) Type A** is applied to provide Supplemental Development Regulations (SDRs) in Urban Villages





## LEGEND

- COMMUNITY PLAN AREA
- URBAN VILLAGE - CPIOZ TYPE A
- 3 ROOTS MASTER PLAN - CPIOZ TYPE B
- STONE CREEK MASTER PLAN - TBD
- PRIMARY CORRIDORS
- ✱ MIXED-USE ACTIVITY GATEWAYS
- COASTER RAIL STATION
- BUS TRANSIT STATION

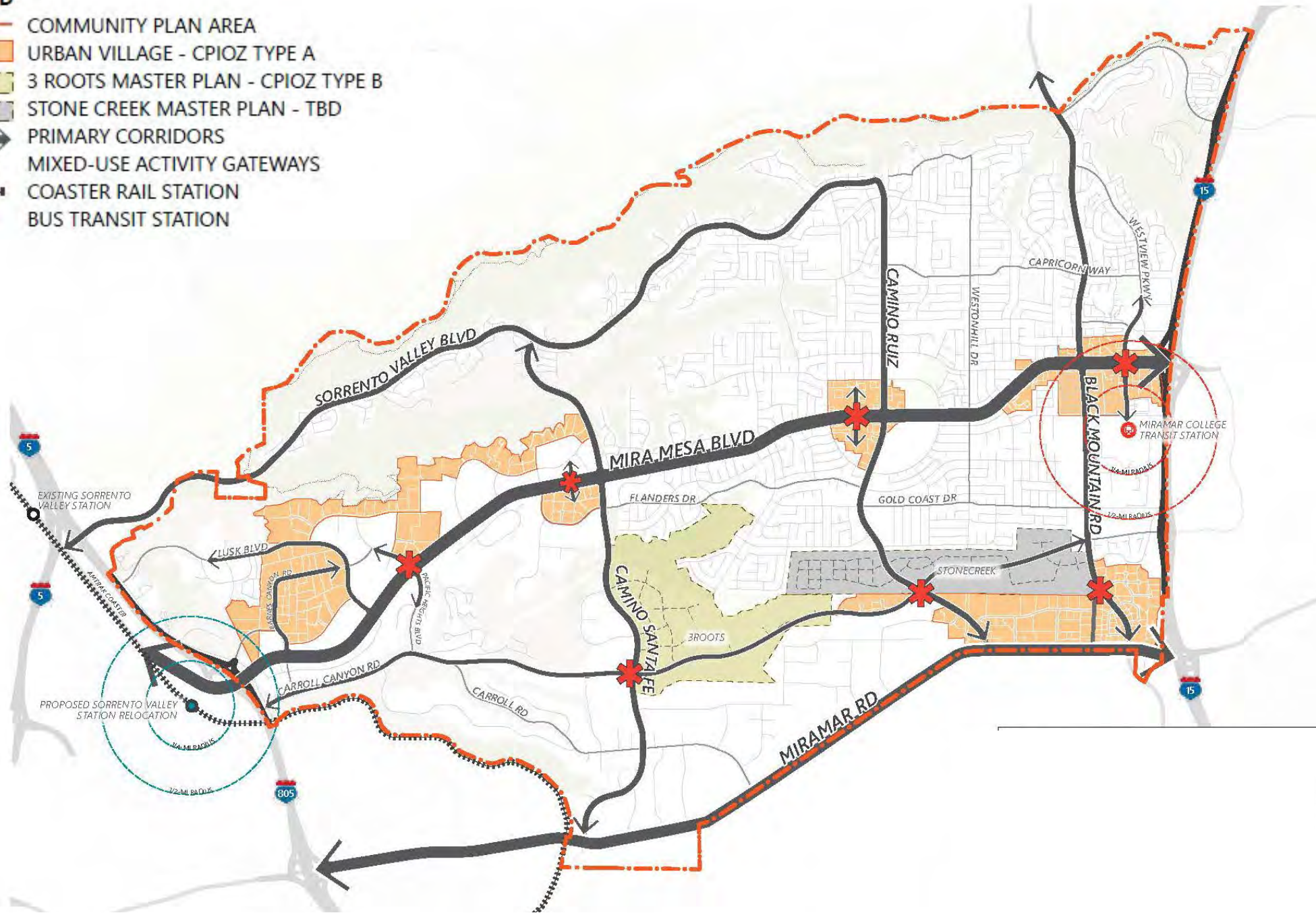


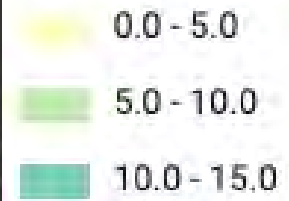
Figure 7-1  
Urban  
Design  
Framework



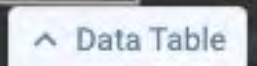
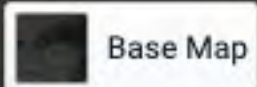
# 15 Minute Neighborhoods

Walk Access to  
Destinations

Minutes



3000 ft





## LEGEND

- COMMUNITY PLAN AREA
- URBAN VILLAGE - CPIOZ TYPE A
- 3 ROOTS MASTER PLAN - CPIOZ TYPE B
- STONE CREEK MASTER PLAN - TBD

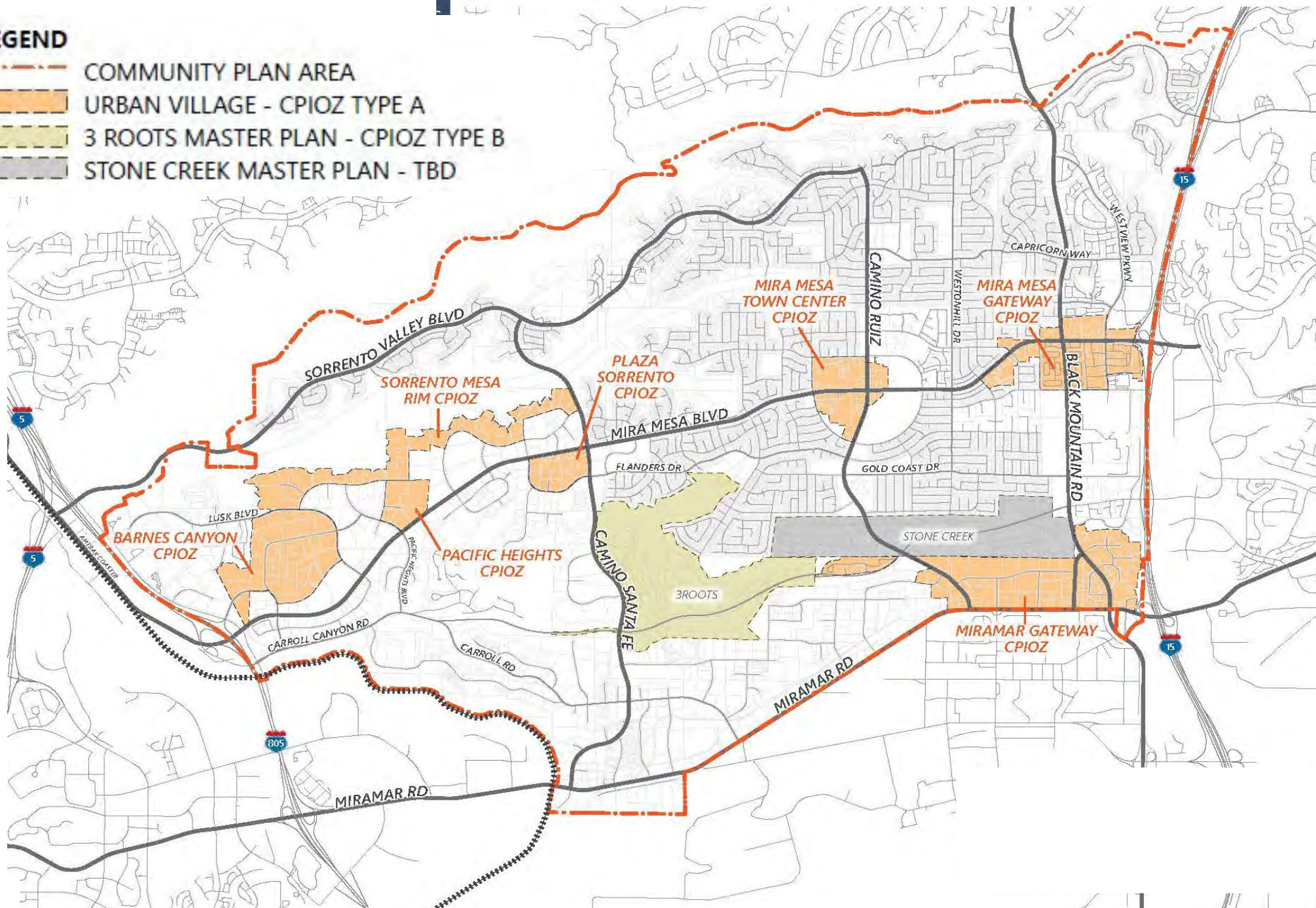


Figure 8-1  
Urban  
Villages &  
CPIOZ



# Draft Supplemental Development Regulations (SDRs)

## **SIMPLE**

- *Easily understood by all*

## **NON-DUPLICATIVE**

- *Does not repeat or conflict with other standards*

## **OBJECTIVE**

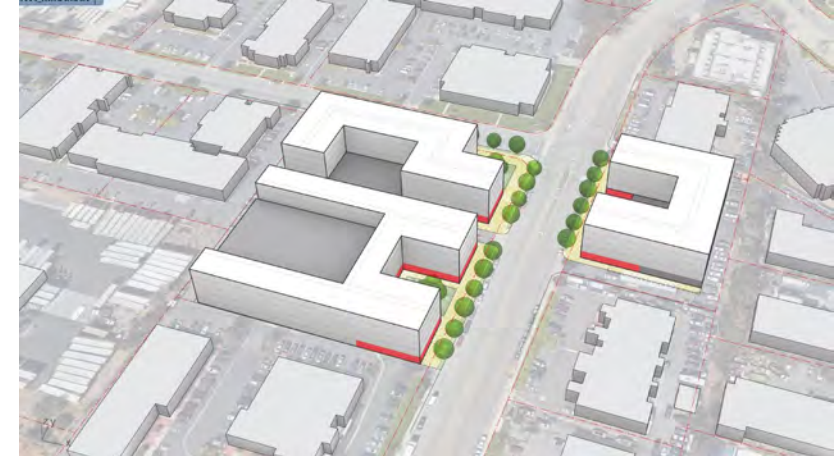
- *Unambiguous in intentions*

## **SHAPES BEHAVIOR, NOT STYLE**

- *Aims above all to facilitate well-behaved buildings*

## **ENDURING**

- *Deliberately disregards fads and fleeting trends*





## Highlights - SDRs

### **SDR-1 Urban Village Parks**

- Any new residential development on a site >2 acre or gross floor area >75,000 sf shall provide publicly-accessible park

### **SDR-2 Urban Pathways**

- Provide enhanced pedestrian zone

### **SDR-3 – Pedestrian Pathways**

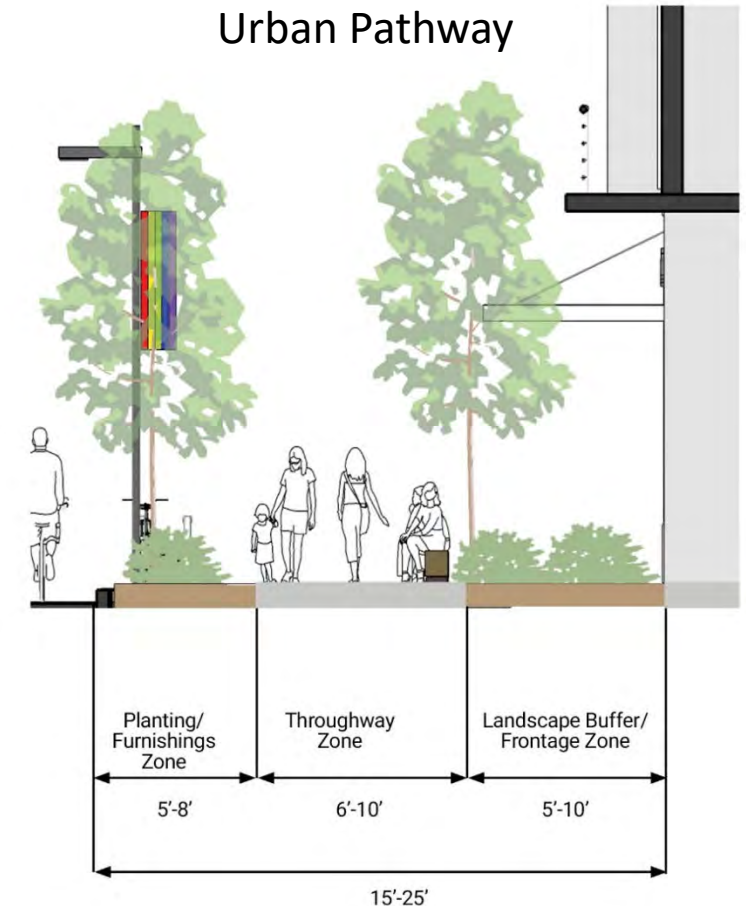
- Provide pedestrian-only pathways to provide additional access & connections

### **SDR-4 – Private Street Connections**

- Provide superblock permeability to improve multi-modal circulation

### **SDR-5 – Linear Parks**

- Provide passive or active recreation areas arranged parallel to the public right-of-way.



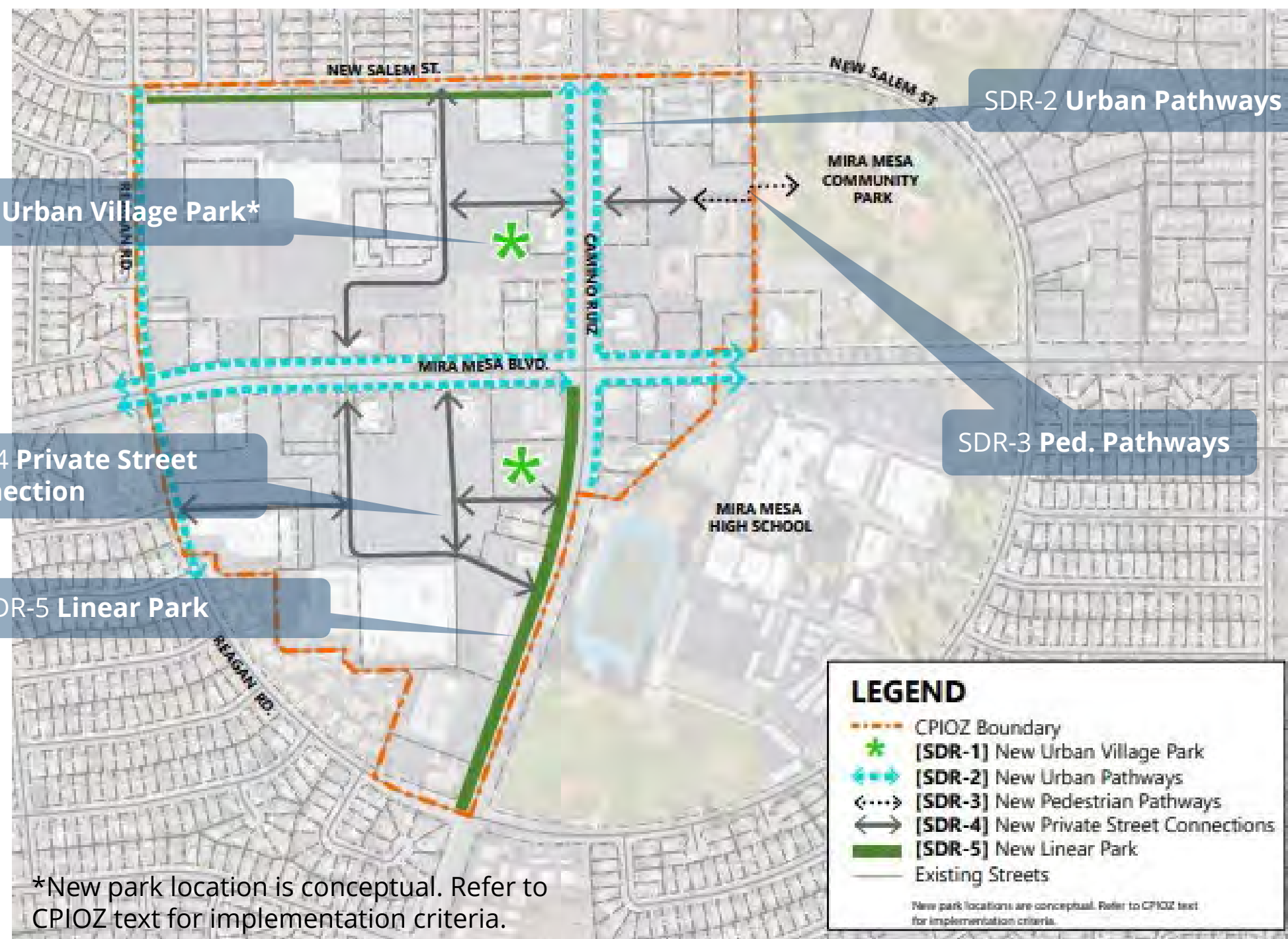


# Parks Prototypes – Linear Park + Pocket Parks





**Figure 8-2**  
Mira Mesa  
Town  
Center  
CPIOZ



\*New park location is conceptual. Refer to CPIOZ text for implementation criteria.



Figure 8-3  
Mira Mesa Gateway  
CPIOZ

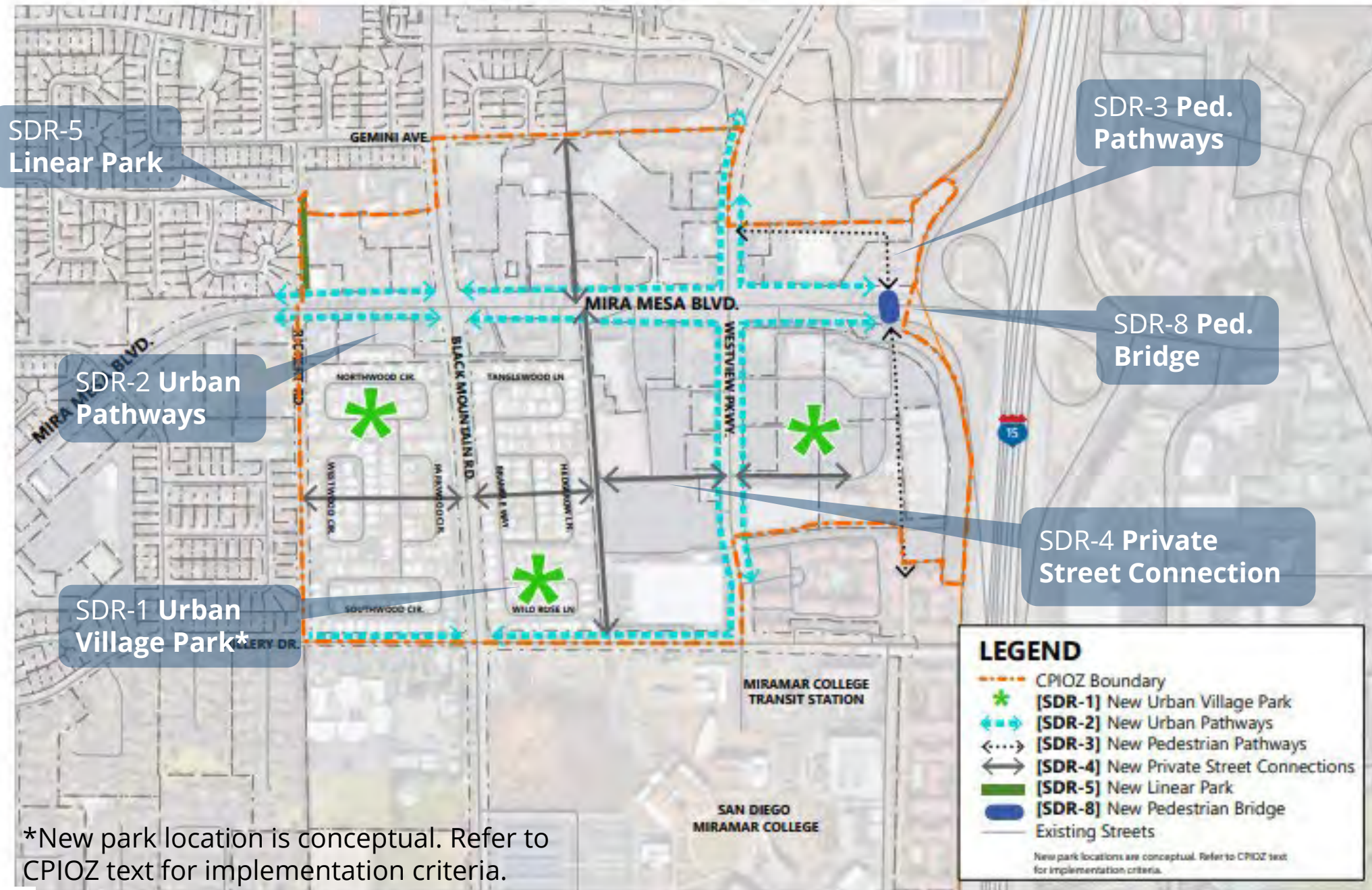
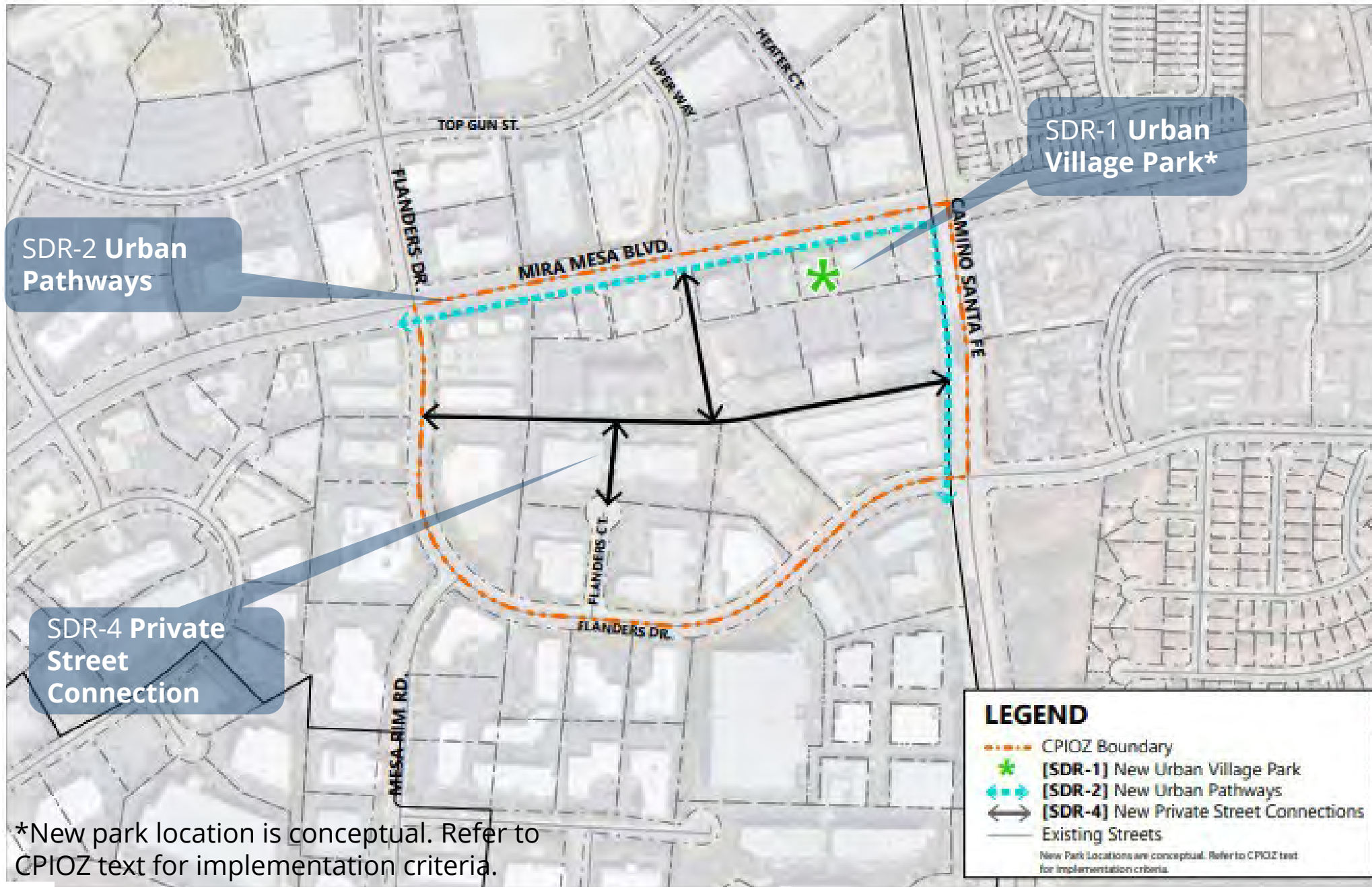




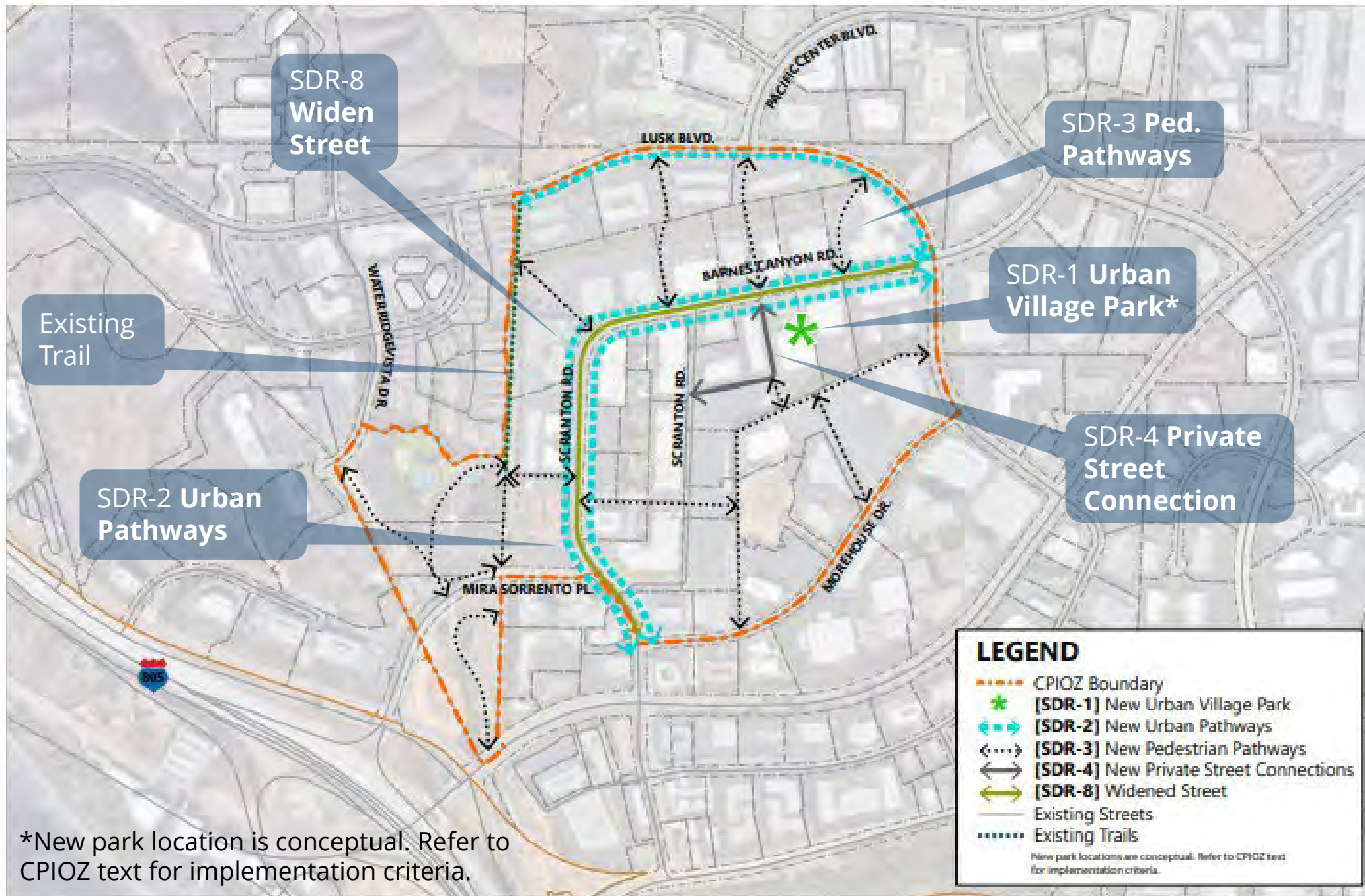
Figure 8-4  
Plaza Sorrento  
CPIOZ



\*New park location is conceptual. Refer to CPIOZ text for implementation criteria.



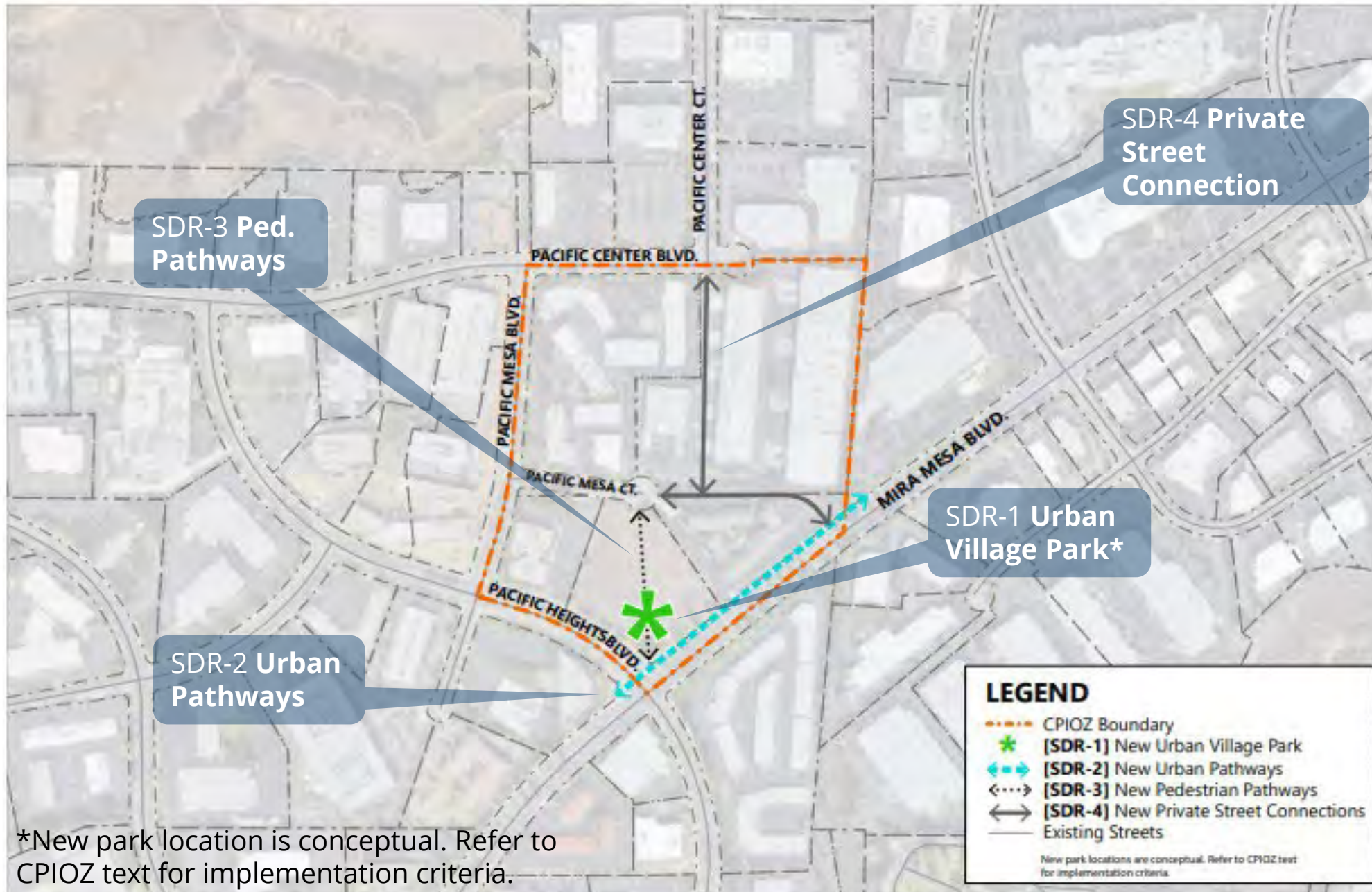
Figure 8-5  
Barnes Canyon  
PIOZ



\*New park location is conceptual. Refer to CPIOZ text for implementation criteria.



Figure 8-6  
Pacific  
Heights  
Blvd CPIOZ



\*New park location is conceptual. Refer to CPIOZ text for implementation criteria.



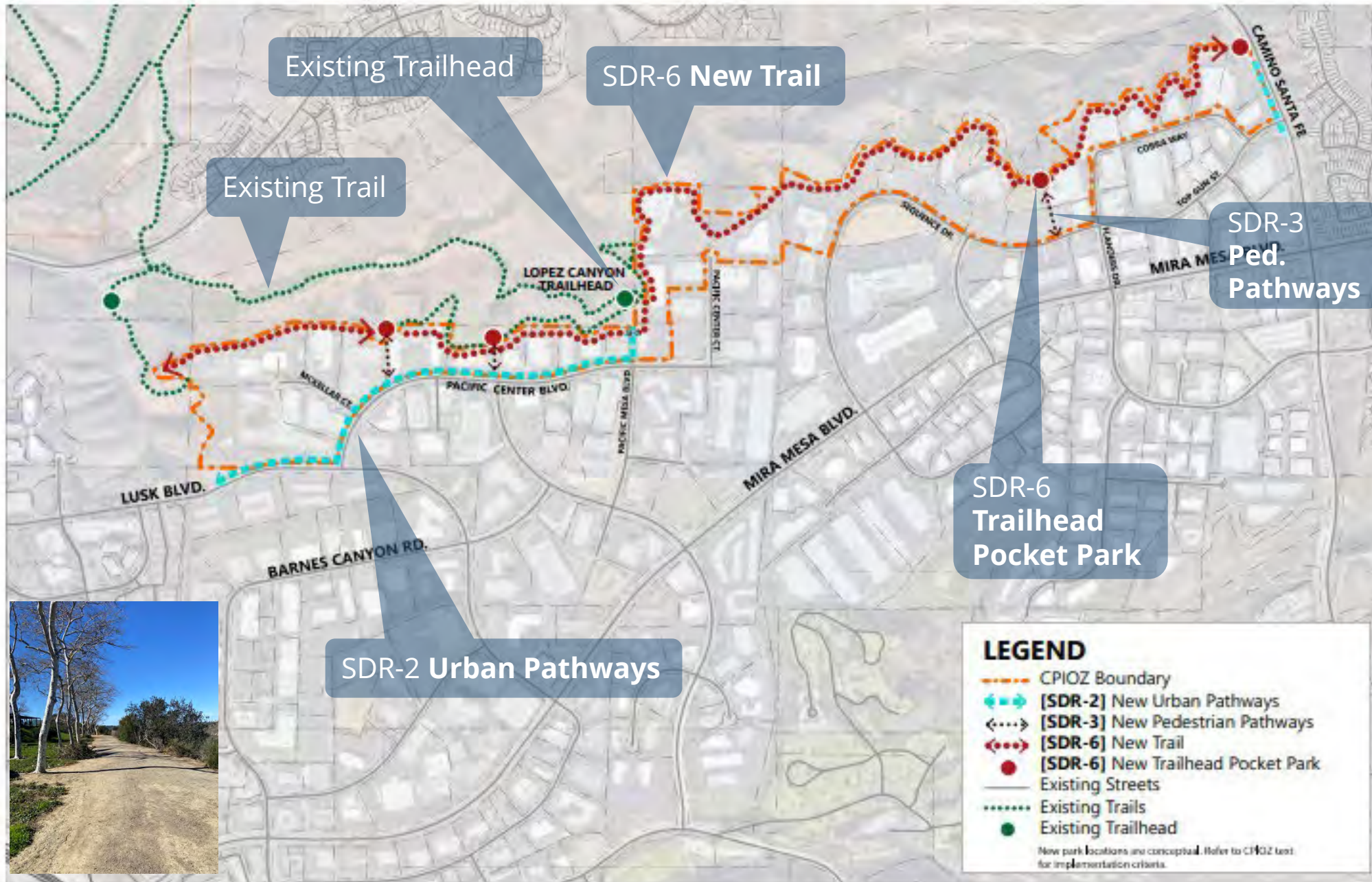
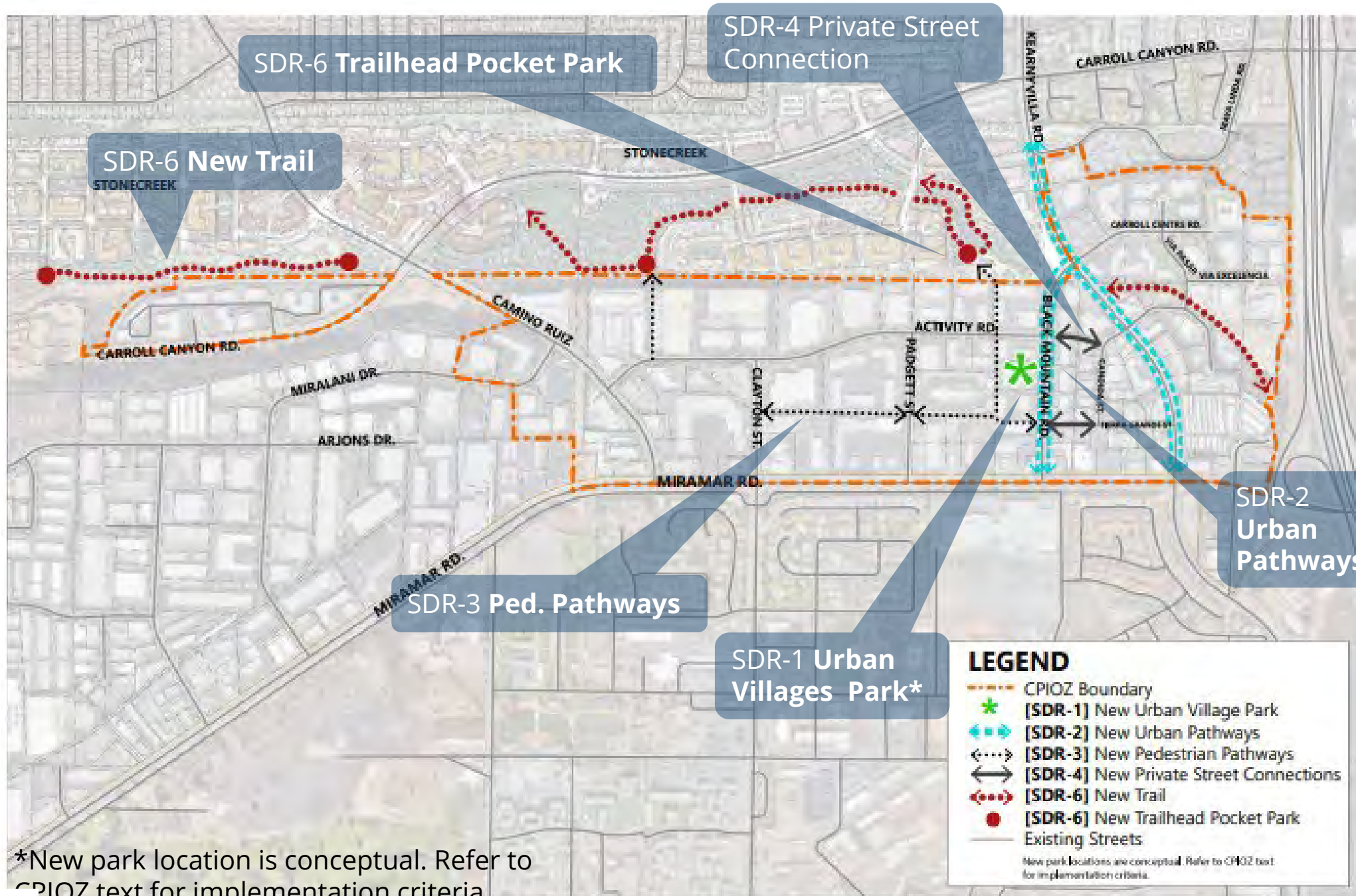


Figure 8-7  
Sorrento  
Mesa  
Rim CPIOZ





Figure 8-8  
Miramar Gateway  
CPIOZ



\*New park location is conceptual. Refer to CPIOZ text for implementation criteria.



An aerial photograph of a city landscape, featuring a mix of commercial buildings, parking lots, and green spaces. In the background, rolling hills and mountains are visible under a clear sky. A semi-transparent blue rectangular overlay is positioned in the center of the image, containing the text "Mobility Modeling" in a large, white, sans-serif font.

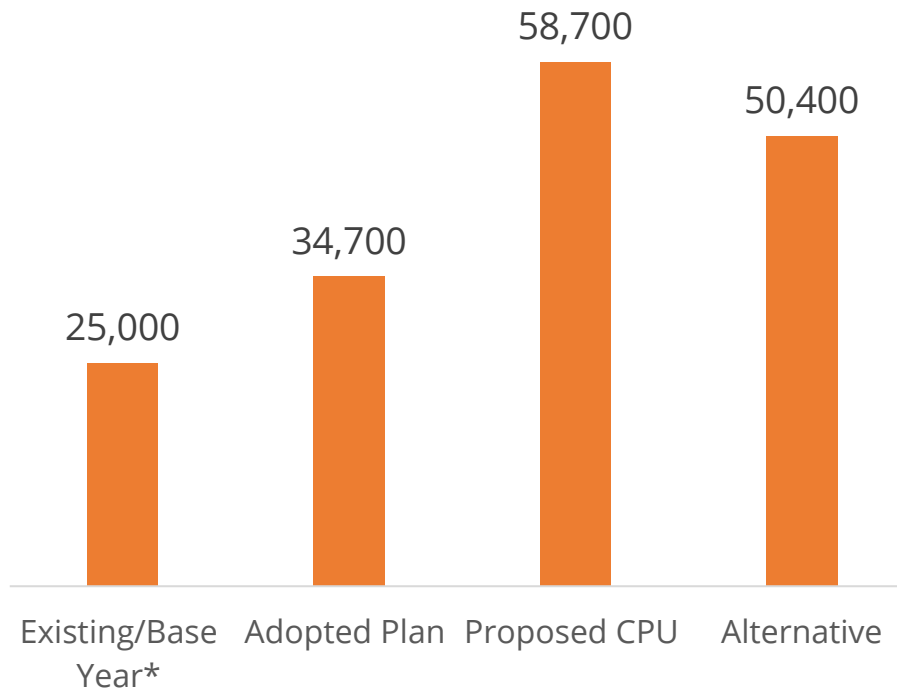
# Mobility Modeling



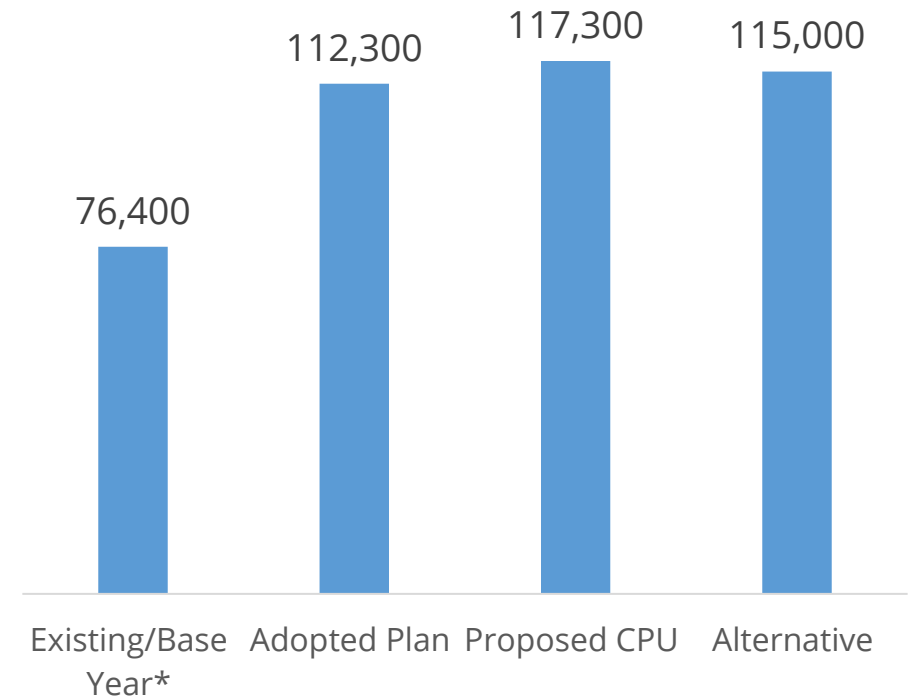
# Modeling Input



## Housing



## Employment

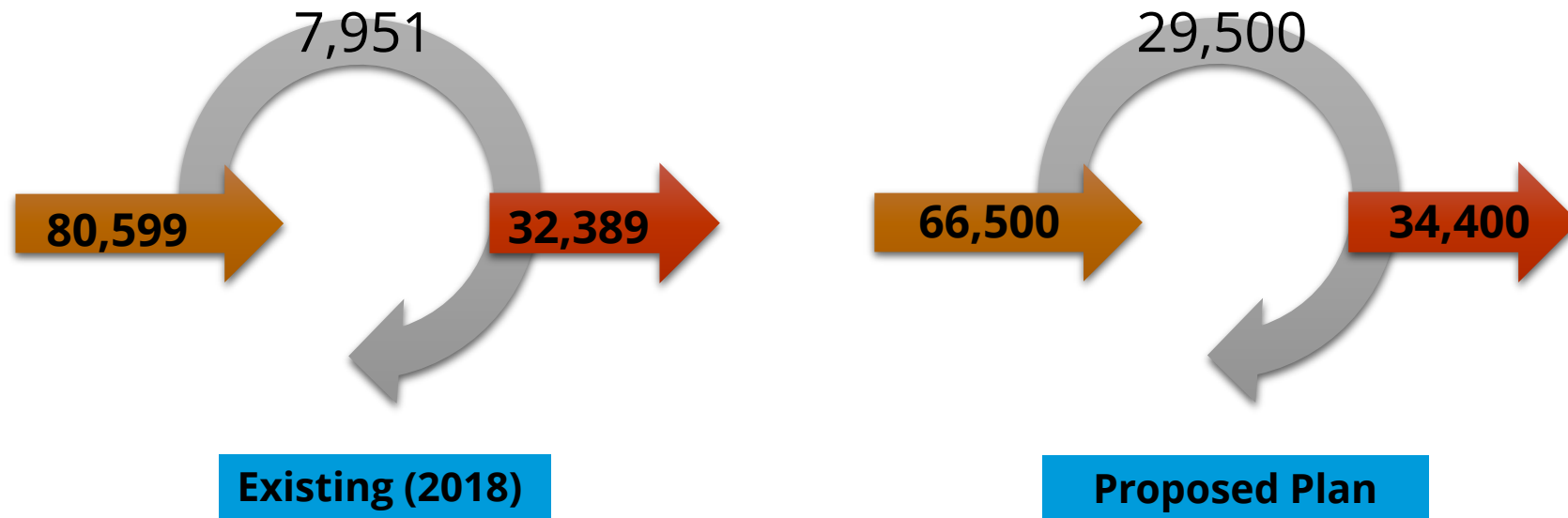


\*Base Year 2012 - Source: SANDAG ABM Model



# Travel Patterns

## Mira Mesa Workers Inflow/Outflow Analysis



- Employed in Mira Mesa, Live Outside
- Live in Mira Mesa, Employed Outside
- Employed and Live in Mira Mesa



# Jobs and Housing Balance



## Jobs & Housing Balance\*

(Total Employment Divided by Total Housing Units in MM CPA)





# Mode Share Percentages: All Daily Trips



SOV

HOV

Active

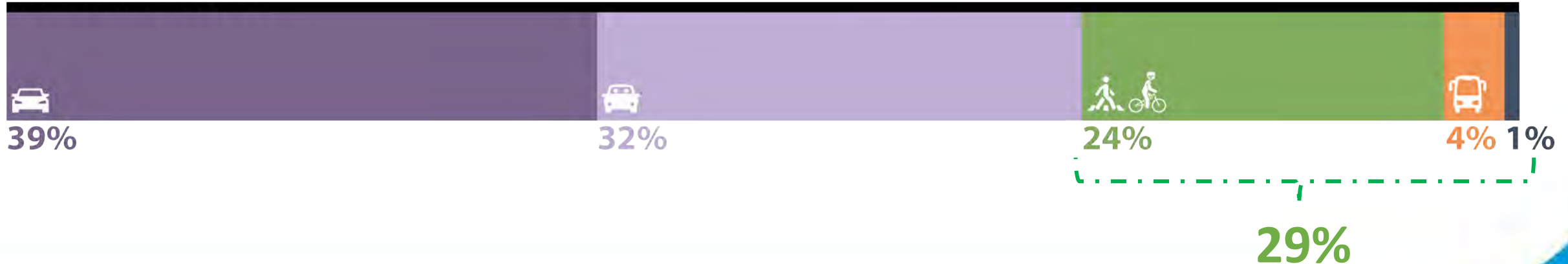
Transit

Other

## EXISTING/BASE YEAR



## PROPOSED PLAN







# Mode Share Percentages: Peak Hour Trips

SOV

HOV

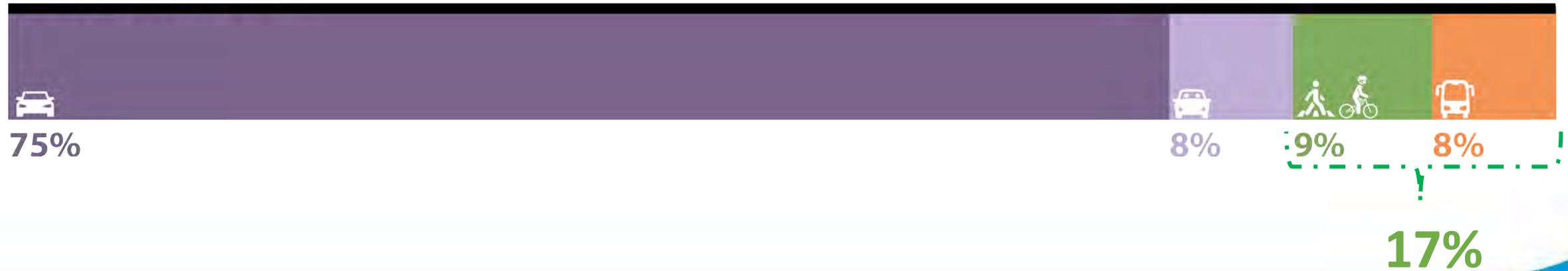
Active

Transit

## EXISTING/BASE YEAR



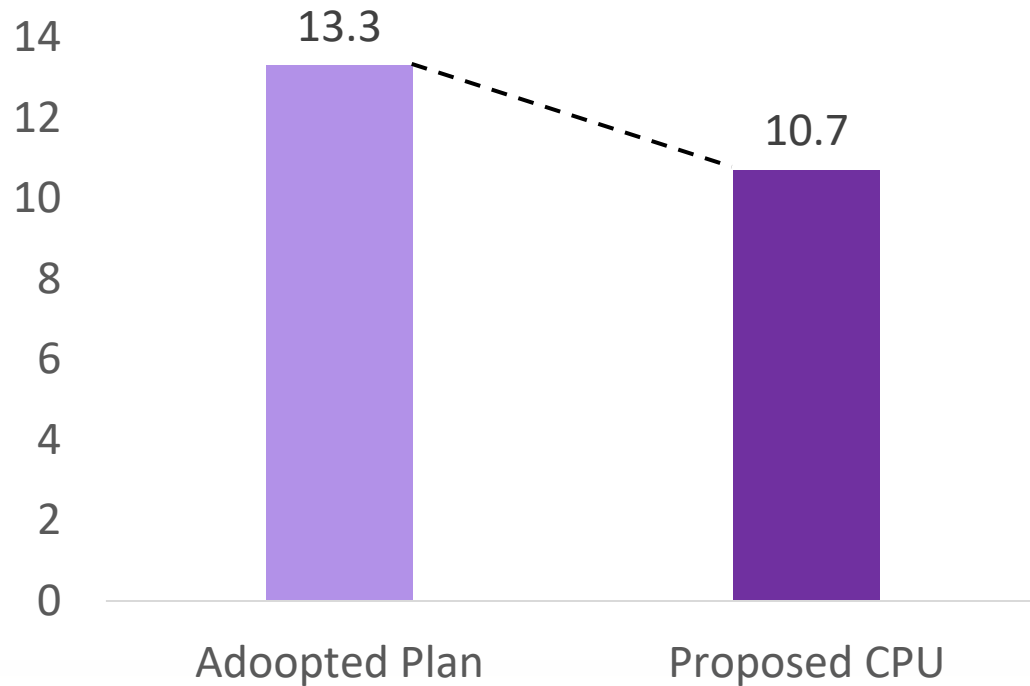
## PROPOSED PLAN



# Proposed Vehicle Network: VMT

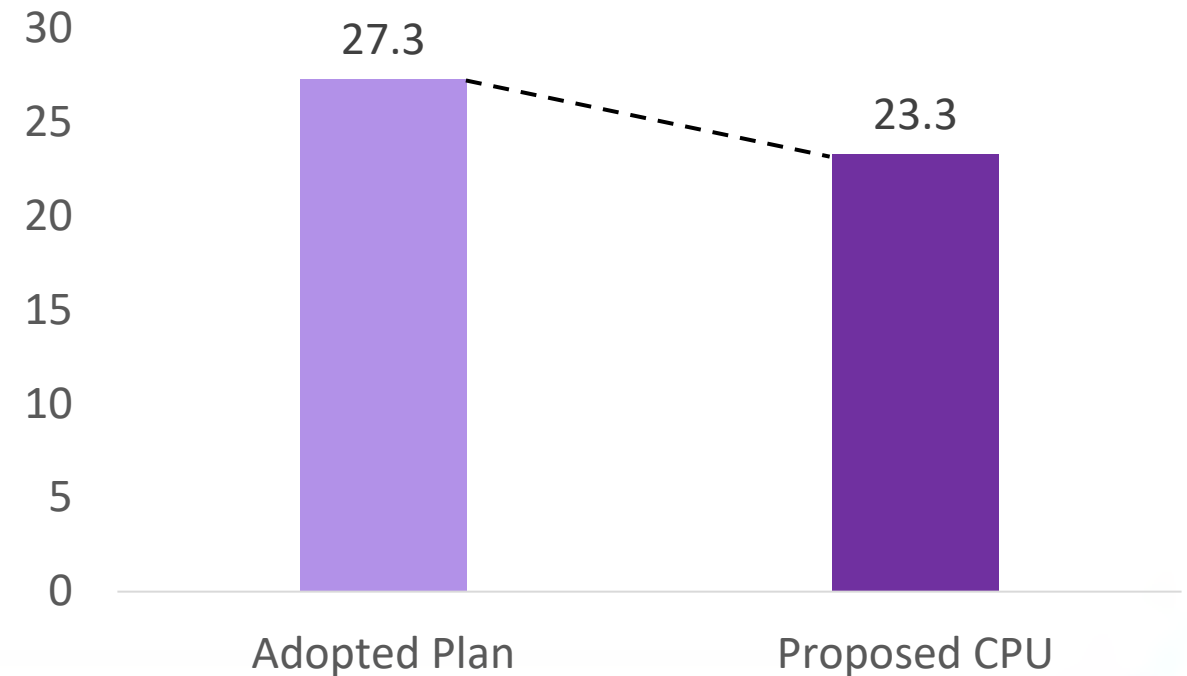


Resident VMT Per Capita - 2050



Source: SANDAG ABM Model

Employee VMT Per Capita - 2050



Source: SANDAG ABM Model





**Transit**



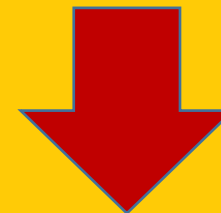
**Bicycling**



**Walking**



**Commute  
Distance**





An aerial photograph of a cityscape, featuring a prominent white building with a glass facade and the word 'Qualcomm' on its side. The building is surrounded by other commercial structures, parking lots filled with cars, and green spaces with trees. In the background, a range of mountains is visible under a clear sky. A large, semi-transparent blue rectangle is superimposed over the center of the image, containing the text 'Next Steps' in a white, sans-serif font.

# Next Steps



## Next Steps

- Receive Community Input (**Spring/Summer 2022**)
- Park & Recreation Board (**July 21, 2022**)
- Release Draft Plan & Draft PEIR (**Fall 2022**)
- Hearings (**Fall/Winter 2022**)



# Questions, Comments, Input...





# Community Discussion Draft

## Mira Mesa Community Plan Update

Planning Department

July 21, 2022 – Planning Commission