

Community Input to the Discussion Draft Mira Mesa Community Plan Update

Planning Department

August 15, 2022

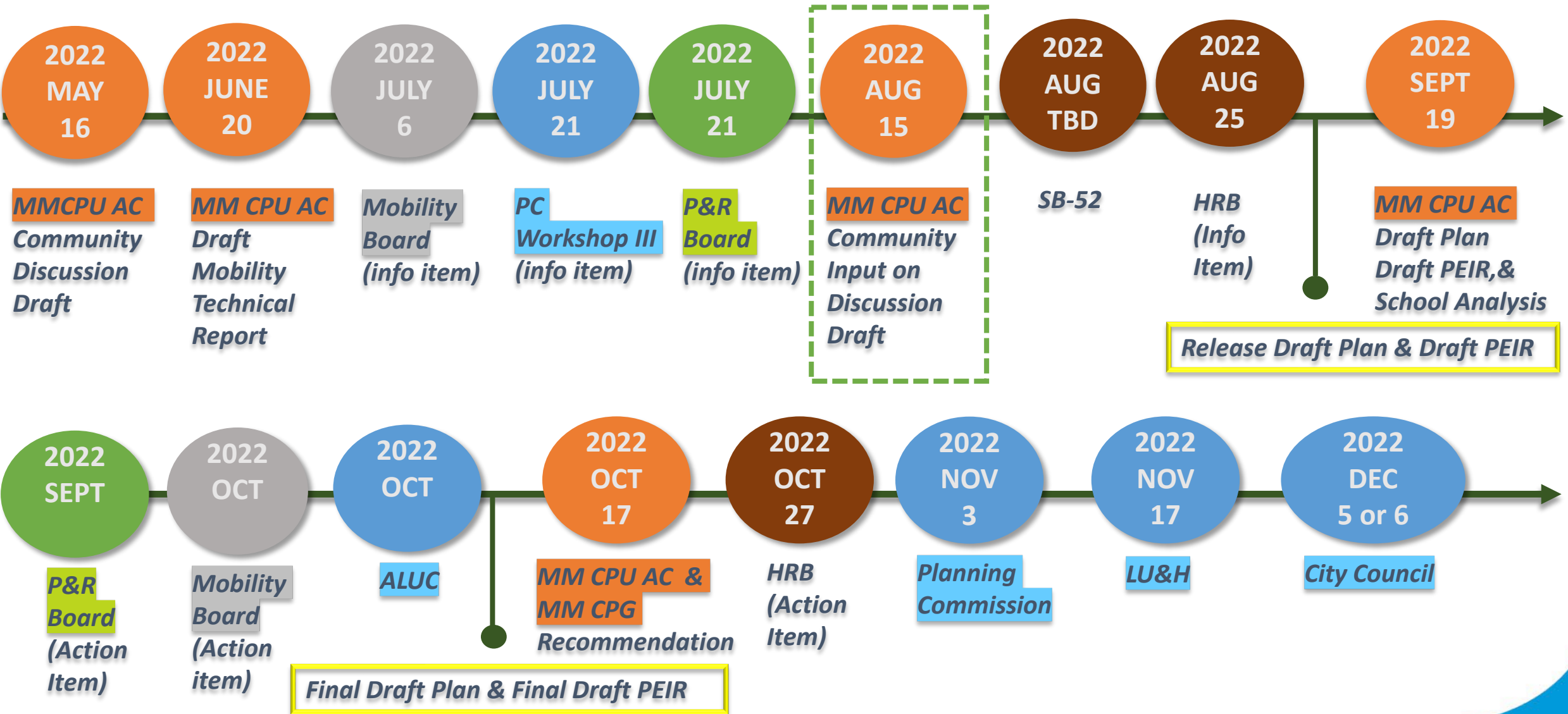
Agenda

- Call to Order
- Non-Agenda Public Comment
- Schedule
- Community Input Highlights
- Next Steps & Discussion

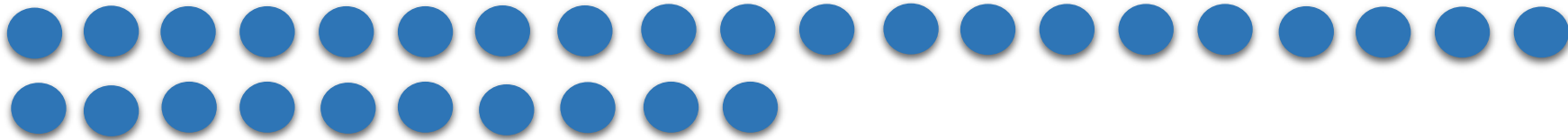


An aerial photograph of a cityscape, featuring a prominent white building with a blue glass facade in the foreground. A large, semi-transparent blue rectangular overlay is positioned across the middle of the image, containing the word "Schedule" in a large, white, sans-serif font. The background shows a dense urban area with various buildings, parking lots, and green spaces, with mountains visible in the distance under a clear sky.

Schedule



Mira Mesa CPU Advisory Committee Meetings



30
Meetings

Open House, Pop-Up Booth, and Workshops



9
Events

Online Engagement & Stakeholder Interviews



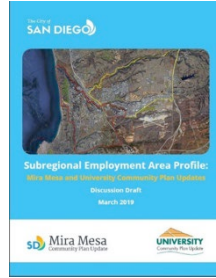
4
Opportunities



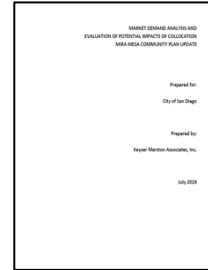
Mira Mesa
Community
Atlas



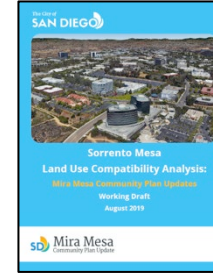
Community
Engagement
Report



Subregional
Employment
Area Profile



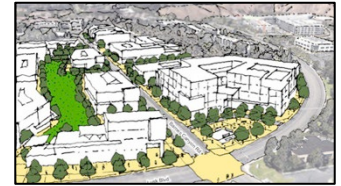
Market
Demand &
Collocation
Study



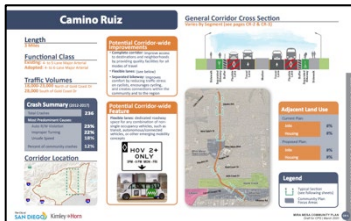
Land Use
Compatibility
Analysis
(Sorrento & Miramar)



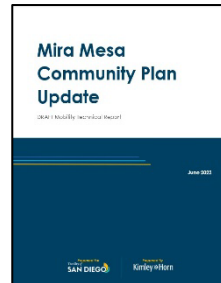
Peer-Cities &
Citywide
Analysis



Mobility Existing
Conditions



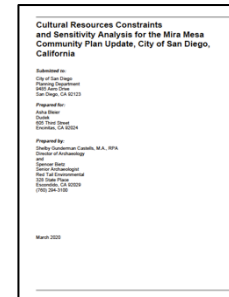
Mobility Corridor
Concepts



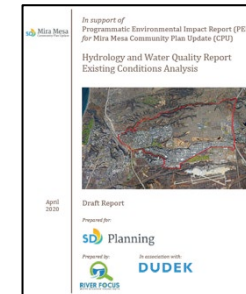
Draft Mobility
Technical Report



Geotec, &
Hazmat



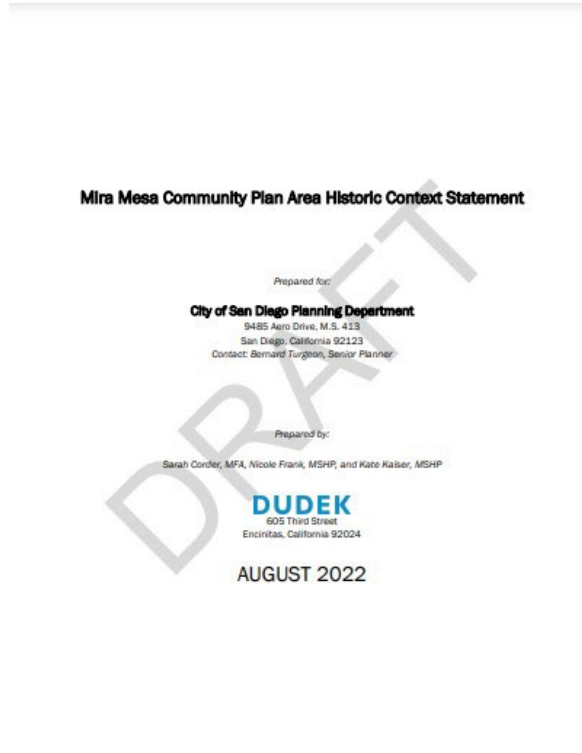
Biological
& Cultural
Resources



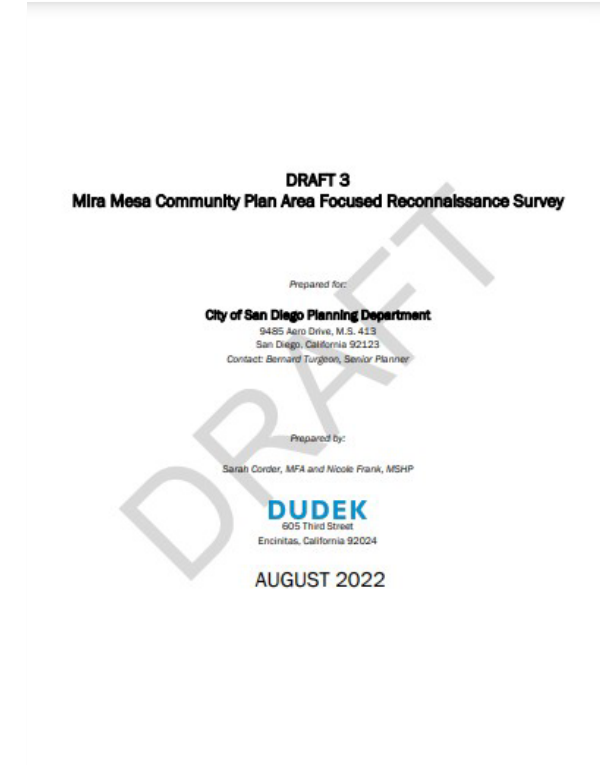
Water &
Wastewater

Available @ www.PlanMiraMesa.org

Historic Context Statement



Focused Reconnaissance Survey



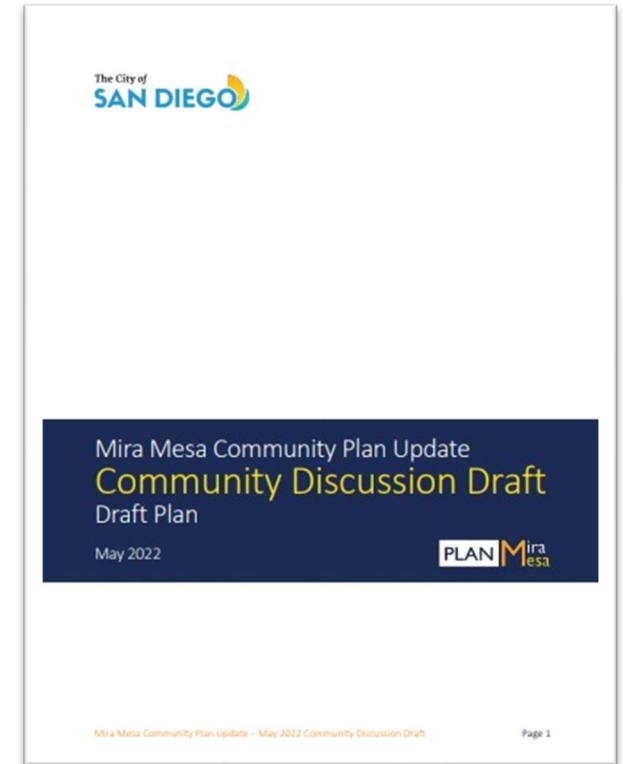
Available @ <https://www.sandiego.gov/planning/work/historic-preservation-planning/long-range>

An aerial photograph of a cityscape. In the foreground, there are several modern buildings, including a prominent white building with a glass facade. A large blue banner with the text "Community Input" in white is overlaid across the middle of the image. Below the banner, a street intersection with crosswalks and parking lots is visible. In the background, there are rolling hills and mountains under a clear sky.

Community Input

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

Key Comments

- Growth without adequate infrastructure:
 - A need for more public facilities – larger parks, recreation/aquatic centers, libraries, and schools
 - A need for more mobility investment to serve a new population
- A concern about lack of future funding to fund these investments



Parks Related Follow-up



17.24 Acres non-City owned properties as potential park sites



1.7 Acres of new park sites on City land

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.

Key Comments

- Lack of proposed transit route(s) in neighborhoods near Sorrento Valley Boulevard, Calle Cristobal, and the northern segment of Camino Ruiz.
- Concern about forecasted vehicular congestion on major arterials due to future development and prioritization of non-auto modes.
- Request to refine figures, policies, and supplemental development regulations (SDRs).
- Clarification related to the population forecast – Series 13 vs. Series 14.



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.

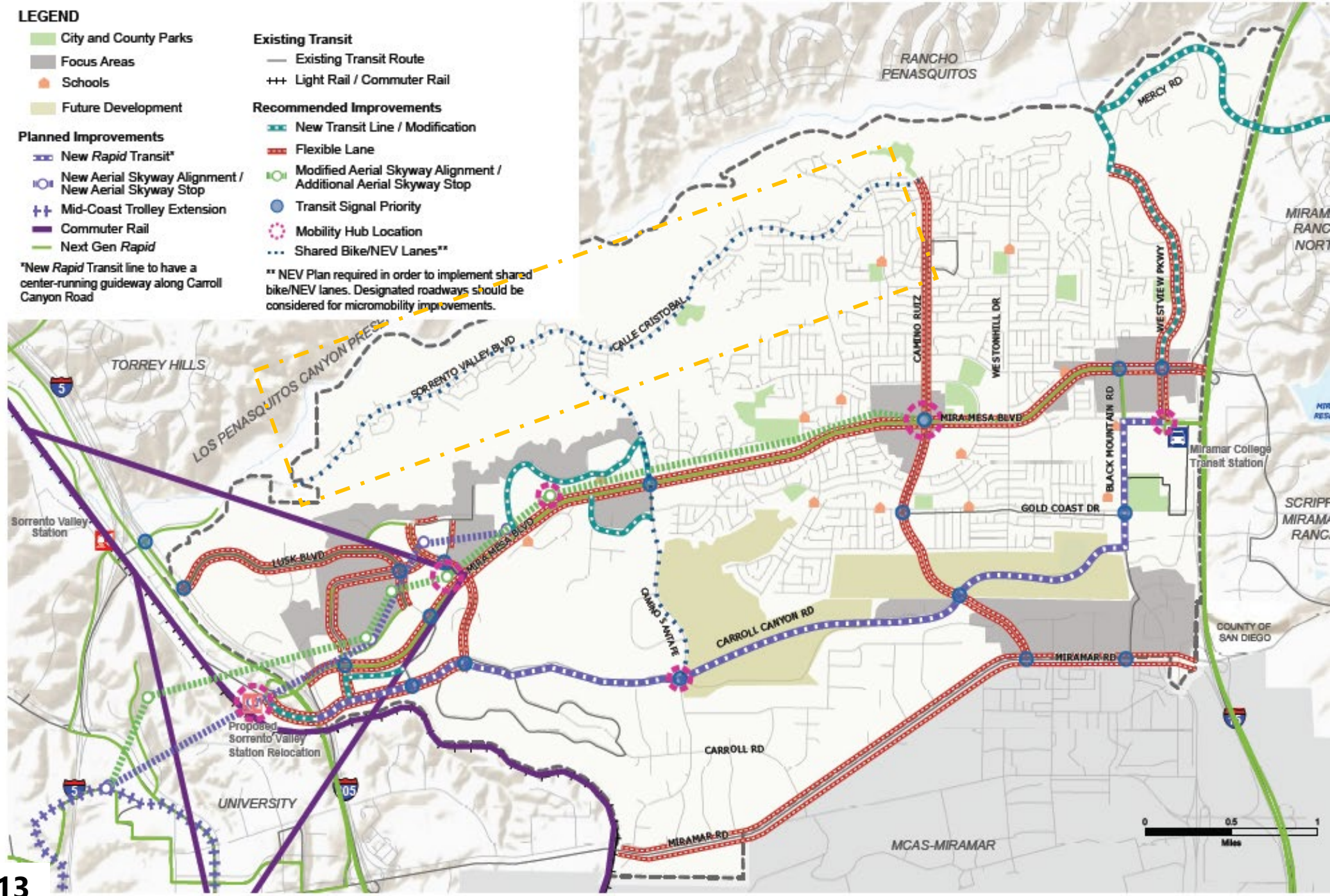


Figure 3-5
Planned
Transit
Network

SANDAG Regional Growth Forecast (2050 for Mira Mesa CPA)	Series 13	Series 14 SCS	Series 14 Baseline
Person Per Household	3.05	2.55	2.55
Vacancy Rate - Single Family Home	2.6%	2.3%	3.5%
Vacancy Rate – Multi-Family Home	2.6%	10.1%	4.9%
Proposed MM Community Plan Population Projection	174,000	130,500	144,300

- Due to the recent availability of SANDAG's Series 14 regional growth forecast for the city's Community Plan Area, the population projection in the Community Discussion Draft is being updated from 174k to 144k with a refined methodology.

Documentation about S14 Baseline:

https://gis.sandag.org/docs/Series%2014_Regional_Growth_Forecast_and_Baseline_Subregional_Allocation.pdf

Key Comments

- Concern about high vehicular speeds – reinforce low and modest speed limits throughout CPA, specifically in SMART corridors
- Clarification about bike lanes – two-way cycle tracks on Miramar Rd. and Carroll Canyon Rd.
- Connection to Sorrento Valley Station – relevance in CPU and integration with the regional bike network
- Implementation of Bike Boulevards – question what they will look like, the implementation plans, and CIP as a potential funding source



Key Comments

- Add demographic information - Mira Mesa 2020 Population – 77,935
- Skyway utilization and implementation
- More information about potential fire risks
- Need more details about Prime Industrial Flex
- Ensure maintenance of future private parks are consistent with the city's current maintenance system



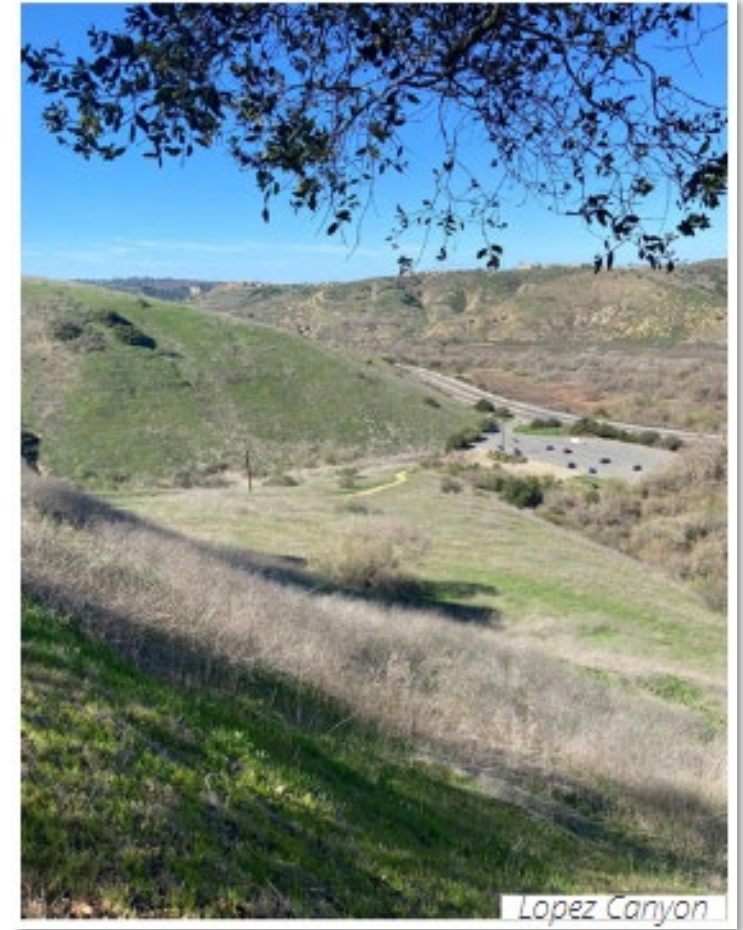
Key Comments

- Pure Water Program – impact of construction on Miramar Road
- Coordination with MCAS Miramar
- Explore how electric bike and scooters fit into Class I and Class IV bike lanes
- Stormwater – ensure private parks have maintenance program consistent with city program



Key Comments

- Maintenance of various pocket parks overlooking Los Peñasquitos Canyon
- Joint Use Facility – explore opportunities with Miramar College and Mira Mesa High School
- Explore partnership related to SDG&E easements
- Recreation Value Point System – explore ways to differentiate points and information on land vs. amenity components



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Next Steps

Next Steps

- Incorporate Community Input to the Draft Community Plan (Summer 2022)
- Release Draft Community Plan, Draft PEIR, and Draft Technical Reports (September 2nd)
- Mira Mesa CPU Advisory Committee Meeting (September 19)
- Mira Mesa CPG Recommendation (October 17)
- Hearings (Fall 2022)



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