

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PC-25-035: Mira Mesa Community Plan and General Plan Amendment Initiation

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 944 0367**

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City Planning Department

Mira Mesa Community Plan and General Plan Amendment Initiation

10120 Pacific Heights Boulevard & 10350 Barnes Canyon Road
PRJ-1137941

PC-25-035

September 11, 2025

Mira Mesa Community Plan and General Plan Amendment Initiation

- **6.41-Acre Site**

- **Re-designate the subject site:**

- From Technology Park to Urban Employment Village (0-109 du/ac)
 - From Prime Industrial Land to Prime Industrial Land – Flex

- **Redesignate General Plan Land Use**

- From Industrial Employment to Multiple Use



Mira Mesa Community Plan and General Plan Amendment Initiation

- Could allow for up to 699 homes based on the proposed Urban Employment Village (0-109 dwelling units per acre) land use designation

- **Subject Site:**

- Barnes Canyon Road
& Pacific Heights
Boulevard

- **Applicant:**

- Atlantis Group
- BluPeak Credit Union









- Urban Employment Village (0-54)
- Urban Employment Village (0-109)
- Technology Park
- Business Park
- Visitor Commercial
- Open Space
- Cemetery
- Subject Site

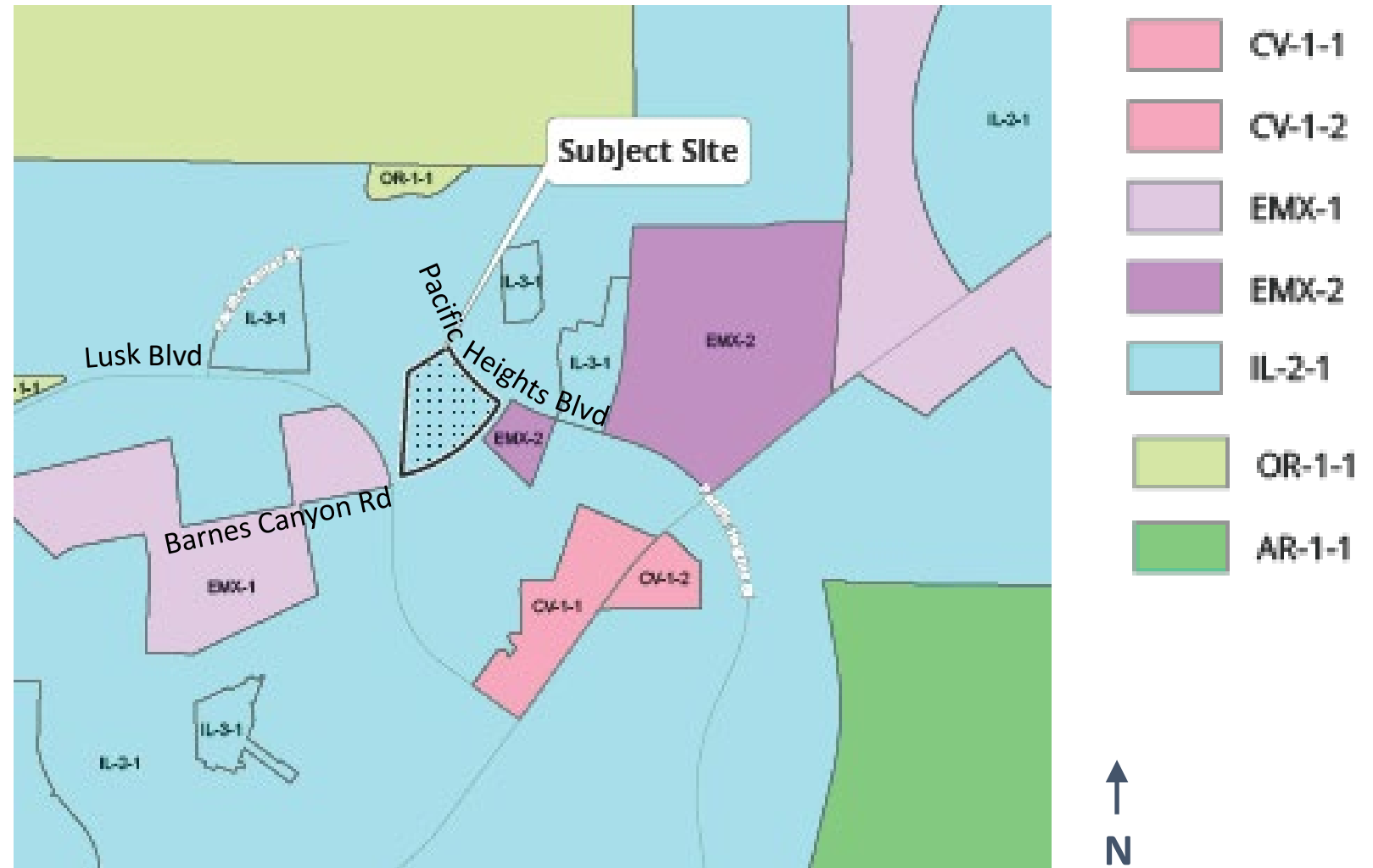


- Prime Industrial Land
- Prime Industrial Land - Flex
- Other Industrial Land
- Subject Site
- Mira Mesa Community Planning Area



Subject Site:

- IL-2-1
(Industrial Light)



Existing Transit Route

Subject Site

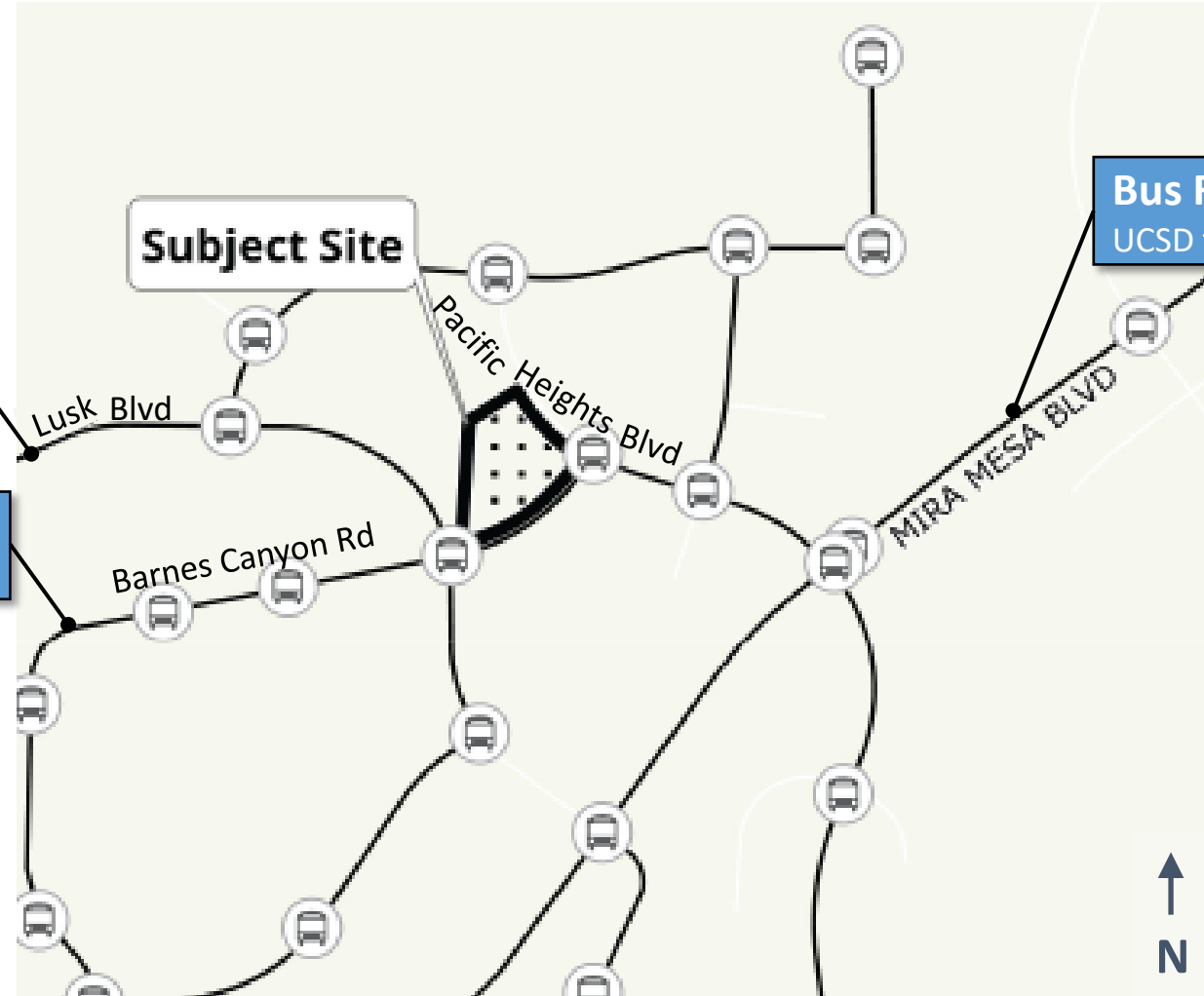
Transit Stop

NCTD 472







Sorrento Mesa Coaster Connection

Route 921

UTC – Miramar College Transit Station



Bus Rapid Route 237
UCSD to Miramar College

-  4 Lane Collector (without TWLT)
-  4 Lane Collector (with TWLT)
-  4 Lane Major Arterial
-  5 Lane Major Arterial
-  6 Lane Major Arterial
-  6 Lane Prime Arterial

*TWLT = Two-way Left Turn




Barnes Canyon Road:
4-Lane Collector
(without Two-way Left Turn)







Pacific Heights Boulevard:
4-Lane Major Arterial

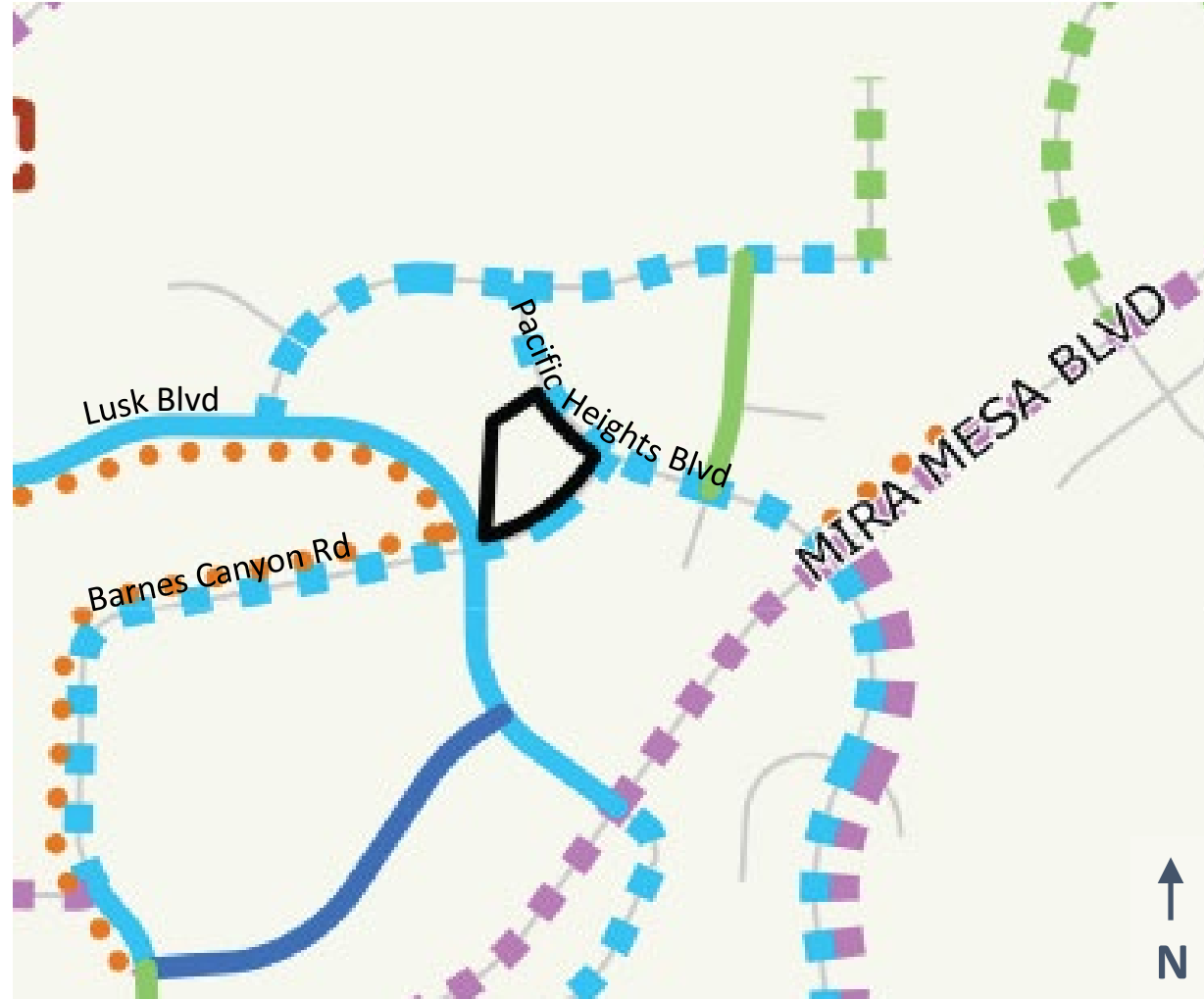
Barnes Canyon Road:
4-Lane Major Arterial






Existing Bicycle Facilities

-  Class II – Buffered Bicycle Lane
-  Class II – Standard Bicycle Lane
-  Class III – Bicycle Route with Sharrows

Proposed Bicycle Facilities

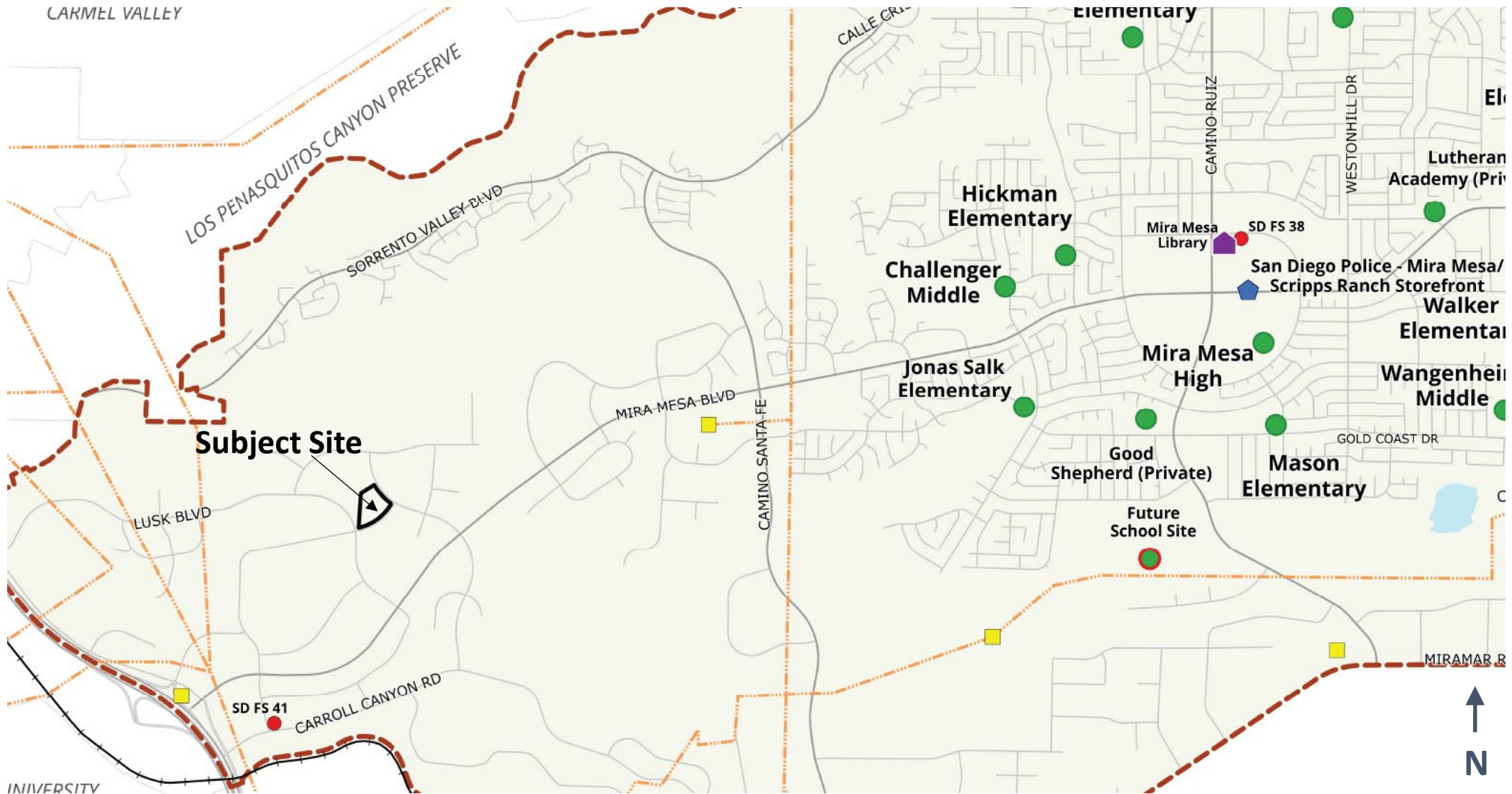
-  Class I – Urban Pathways
-  Class II – Buffered Bicycle Lane
-  Class III – Bicycle Boulevard
-  Class IV – Cycle Track (one-way)



-  Proposed Park
-  Scenic Overlooks
-  CPIOZ - Type A
-  Proposed Public Trail
(See also CPIOZ maps for Trailhead Pocket parks.)
-  Existing Public Trail



Note: Proposed parks are conceptual for redevelopment sites.



- Airport Land Use
- Capatibility Ovarley
Zone (ALUCOZ)
- MCAS Miramar Safety
Zone

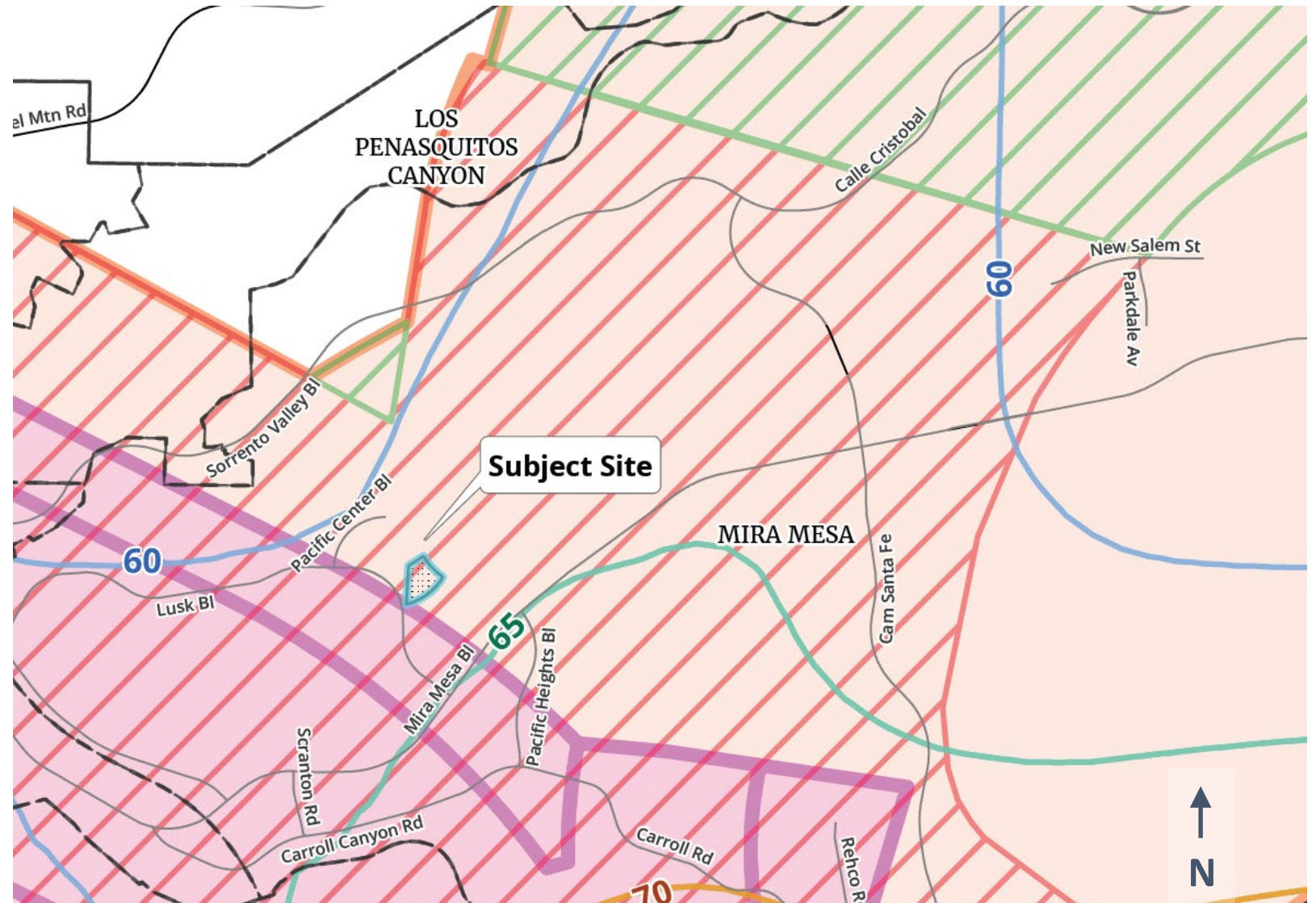
Noise Contours

Community Noise Equivelent
Level (CNEL)

- 60
- 65

City Wide and MCAS Miramar Overflight Area

- Notification Area
- Real Estate Disclosure
Area





Mira Mesa Community Planning Area

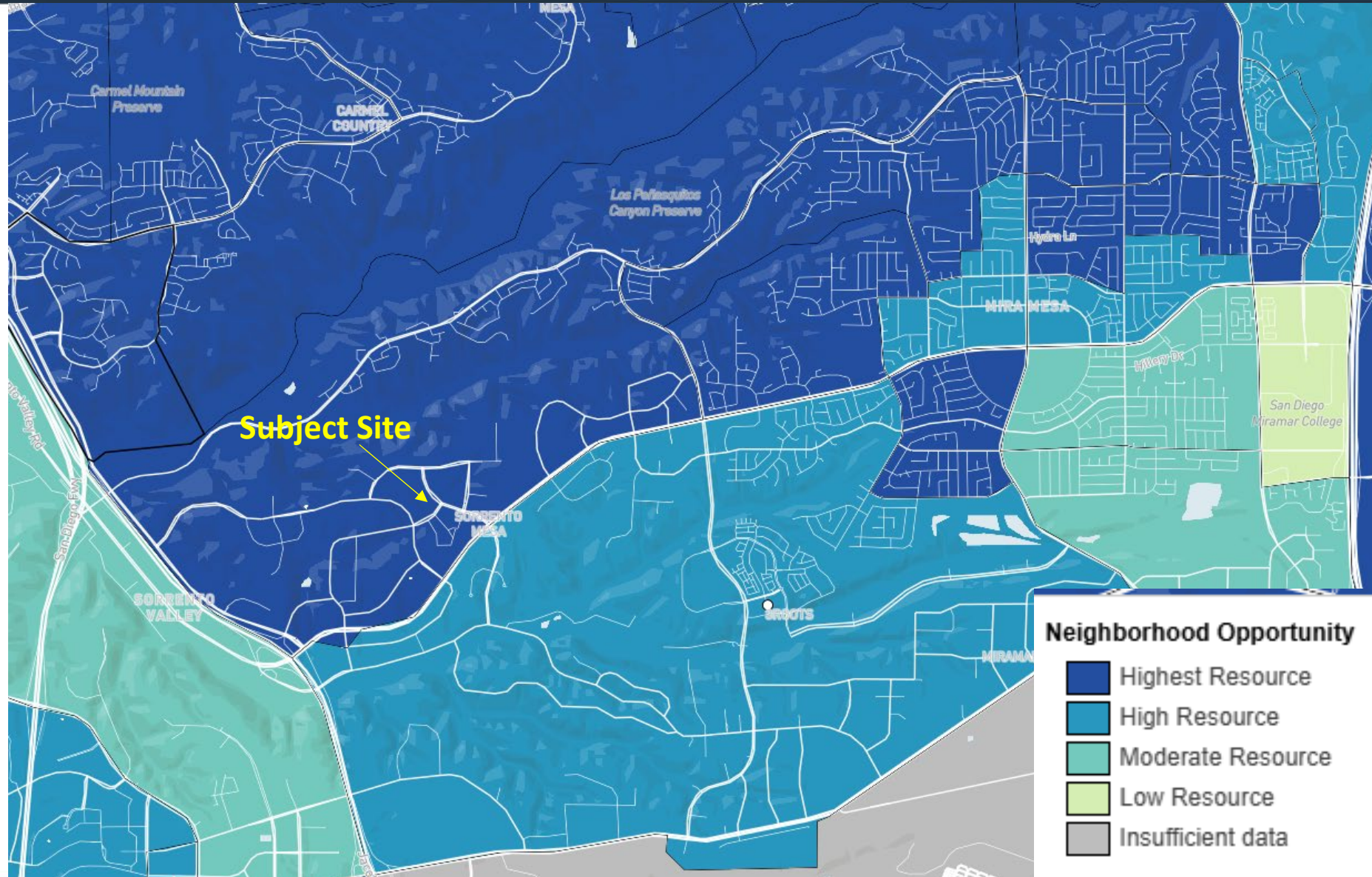
Year	Homes	Population
2010	24,967	72,760
2023	26,857	77,630
Change (%)	1,890 (7.9%)	4,870 (6.7%)

SANDAG Data

Deed Restricted Affordable Homes

- 485 Deed Restricted Homes
- 2 percent of Total Homes
- Compared to 5 percent Citywide

Source: San Diego Housing Commission, August 2025



Mira Mesa Community Planning Area

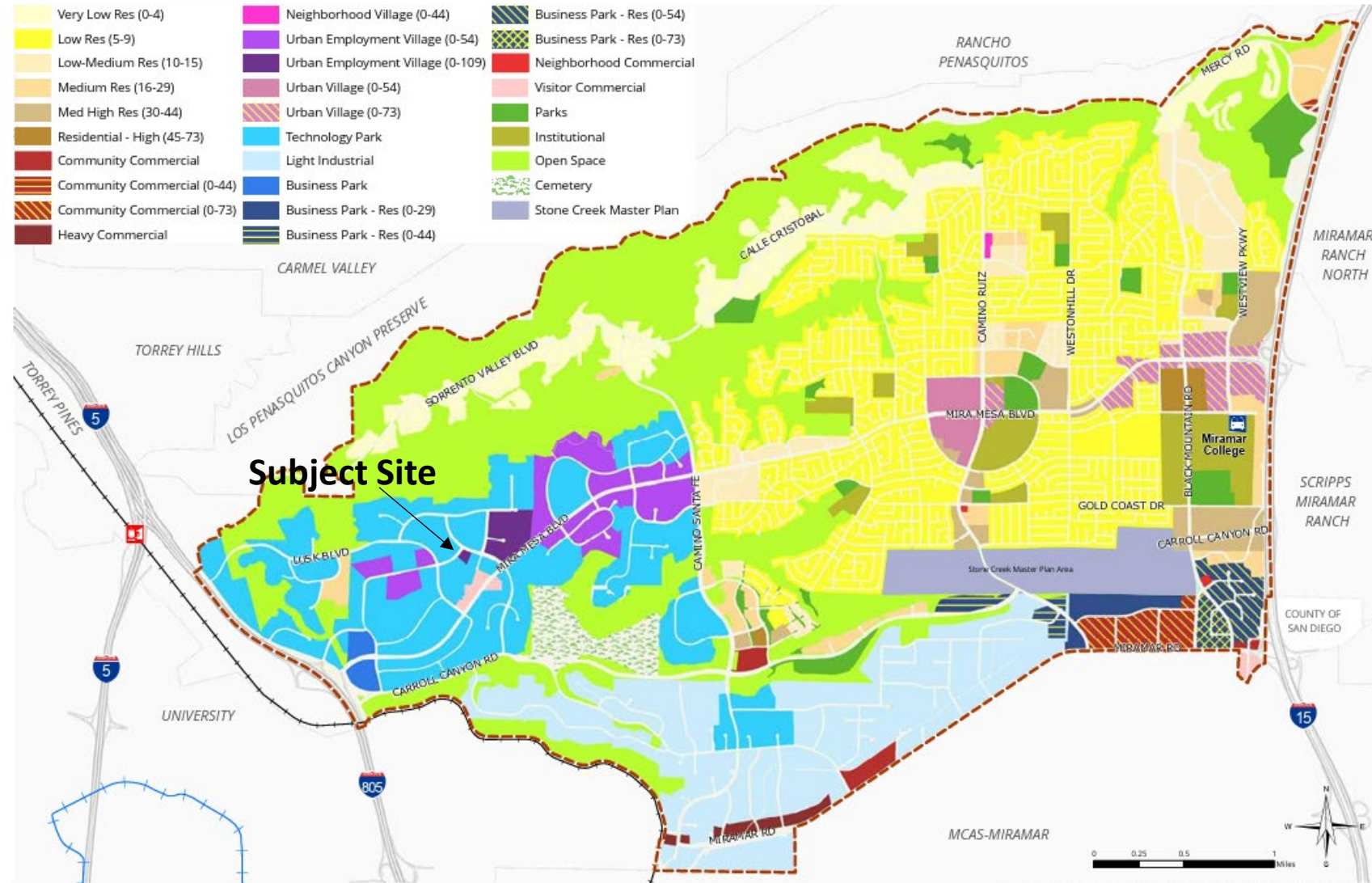
Year	Jobs
2012	72,400
2022	95,800
Change (%)	23,400 (32.3%)

U.S. Census OnTheMap, Primary Jobs Data

Mira Mesa Community Plan

- Updated 2022
- City of Villages

Figure 2-2. Planned Land Uses

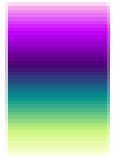




Subject Site

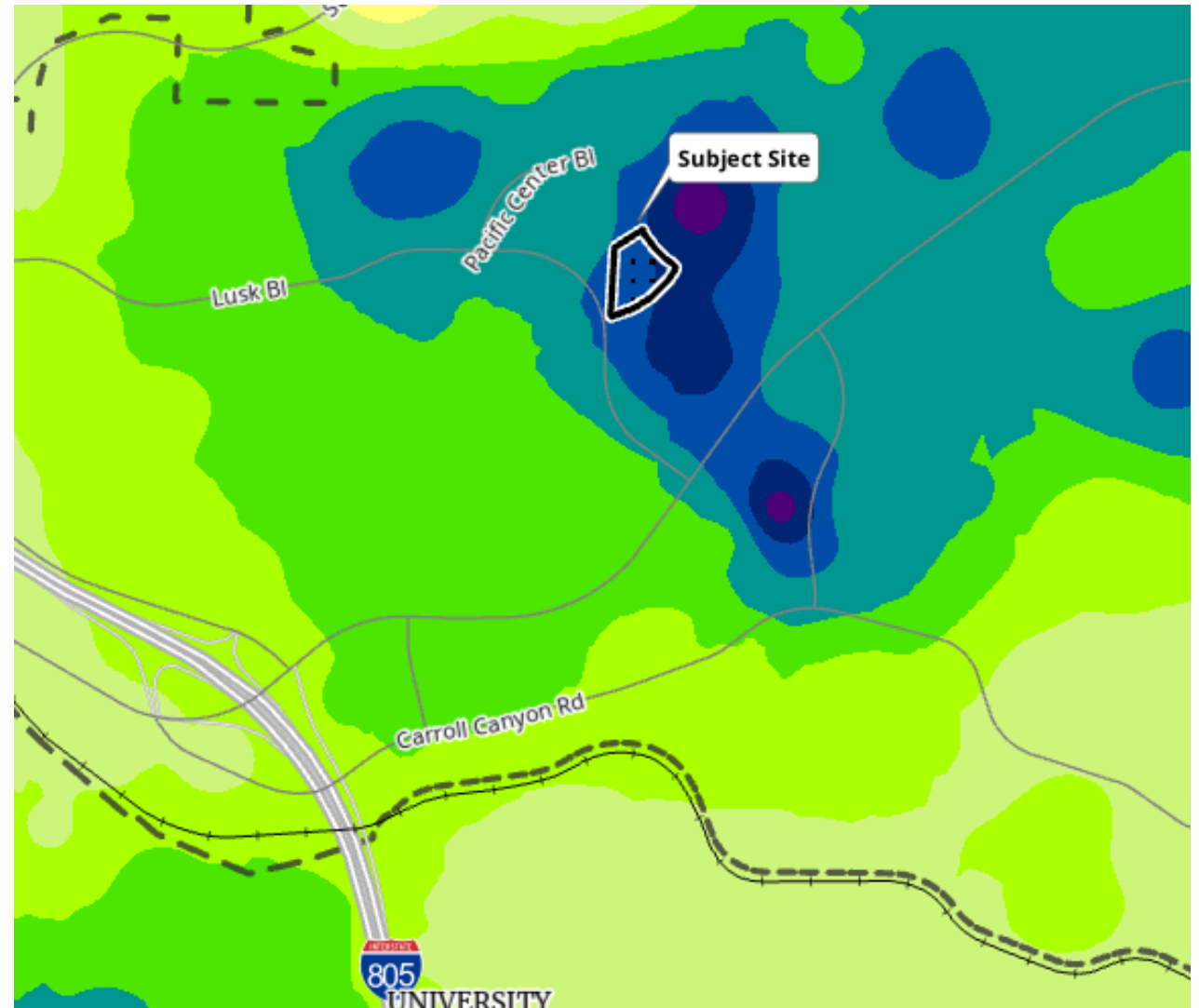
New Homes and Services
Level

Value



High

Low



Co-location/Conversion Study

General Plan policies

- Calls for Co-location/Conversion Study
- Evaluation of the Prime Industrial Land use criteria and factors

1. Consistency with Goals and Policies of the General Plan and Community Plan

The proposed amendment would implement General and Community Plan goals for:

- Opportunity for infill housing located near employment, transit and walking/bicycling infrastructure (General Plan HE-A.2 and City of Villages Strategy)
- Increased workforce housing near employment centers (General Plan EP-A.6 and Community Plan Policy 8.1)
- Plan for new residential and public spaces within an employment center (Policy 8.4)

2. Additional Public Benefit

- Potential to increase the number of jobs per acre
- Opportunity to collocate workforce housing with employment
- Potential to provide on-site public amenities that can also serve nearby employment zones
- Urban design improvements to support walkable design, reduce VMT and promote transit ridership

3. Availability of Public Facilities

- All necessary public services appear reasonably available.
- Further analysis would be conducted as part of the Community Plan Amendment Process.

Mira Mesa Community Planning Group

On August 18, 2025, voted:

- 13-1-0 to recommend approval of the initiation.

Initiation Issues to be Addressed

- Evaluation of the appropriate land use and zoning for the site.
- Analysis of the economic impact of redesignating to Prime Industrial - Flex.
- Analysis through a collocation study to demonstrate that the proposed mixed-use land use will not have any impacts upon industrial land uses within Mira Mesa.
- Evaluation of the provision of parks and public spaces available to serve any future new residents at the subject site.

Initiation Issues to be Addressed (continued)

- Demonstration of efforts toward Affirmatively Furthering Fair Housing through the inclusion of affordable housing on site.
- Connectivity of pedestrian and bicycle facilities for improved integration.
- Review of pedestrian and vehicular circulation for safety, connection and access.
- Urban and site design considerations, consistent with General Plan/Community Plan policies, for the proposed land use designation.



Staff Recommendation

**INITIATE the plan amendment process to the
Mira Mesa Community Plan**

City Planning Department

Public Comment

PC-25-035