



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 04, 2025 REPORT NO. PC-25-035

HEARING DATE: September 11, 2025

SUBJECT: Mira Mesa Community Plan and General Plan Amendment Initiation
– 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road

PROJECT NUMBER: PRJ-1137941

OWNERS/APPLICANTS: BluPeak Credit Union/Atlantis Group

SUMMARY

Issue: Should the Planning Commission initiate an amendment to the General Plan to redesignate the land use from Industrial Employment to Multiple Use and from Prime Industrial Land to Prime Industrial Land – Flex and an amendment to the Mira Mesa Community Plan to redesignate the land use from Technology Park to Urban Employment Village (0-109 dwelling units per acre) and from Prime Industrial Land to Prime Industrial Land – Flex for a 6.41-acre site located at 10120 Pacific Heights Boulevard - and 10350 Barnes Canyon Road in the Mira Mesa Community Plan Area?

Staff Recommendations: INITIATE the General Plan/Community Plan amendment process.

Community Planning Group Recommendation: On August 18, 2025, the Mira Mesa Community Planning Group voted 13-1 in support of initiating an amendment to the Mira Mesa Community Plan (Attachment 1).

Environmental Review: This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, an environmental review will take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: None. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The 6.41-acre site is designated Technology Park in the Mira Mesa Community Plan and does not allow residential uses. If initiated, subsequent approval of the proposed community plan amendment and corresponding rezone may allow for residential development of up to 699 homes based on the proposed Urban Employment Village (0-109 dwelling unit per acre) Community Plan land use designation. The subject site is within the highest resource area as identified by the California Tax Credit Allocation Committee 2025 Opportunity Map.

The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

General Plan

The General Plan was amended in 2024 to address the Climate Action Plan and the San Diego Association of Governments' Regional Transportation Plan. The General Plan provides an equitable and sustainable framework for growth to support current and future San Diegans based on the City of Villages strategy which plans for homes and jobs in pedestrian-friendly mixed use activity centers that are connected to the regional transit system.

The Village Climate Goal Propensity Map shows areas where future growth could occur and be supported by convenient and affordable opportunities to walk/roll, bike and ride transit to conduct daily activities, including work, school, shopping, and play. These areas have the potential to support future growth in a manner aligned with the broader goals of the City of Villages strategy and expand mobility options across the city in alignment with the Climate Action Plan.

Village Climate Goal Propensity: The subject site is in a medium-high village propensity area which has a higher likelihood of supporting walking/rolling, biking and transit usage.

Community Plan

The [Mira Mesa Community Plan](#) was comprehensively updated in 2022 to be consistent with the City of Villages Strategy in the General Plan. It provides a land use direction that covers a 30-year planning horizon. The Community Plan envisions Mira Mesa as a community with vibrant, walkable, amenity-rich villages and employment clusters that continue to facilitate an overall clean, safe, and healthy community for residents, workers and visitors of all ages and abilities. The community planning area spans approximately 10,700 acres.

Site Location

The proposed community plan amendment initiation is for a 6.41-acre single parcel (APN 341-392-11-00) located at 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road (subject site) within the Mira Mesa Community Plan Area (Attachment 2).

Existing Land Uses

The subject site contains two existing buildings: a 52,000 square feet office building at 10120 Pacific Heights Boulevard with a corporate headquarters, and a 36,000 square foot office building at 10350 Barnes Canyon Road.

Existing Adjacent Land Uses

The subject site is adjacent to a technology corporate headquarters campus to the north and east, office uses to the west, and commercial services/retail and research and development uses to the south.

Adjacent Existing Community Plan Land Use Designation

The subject site is adjacent to the Technology Park land use designation to the north and west. The Urban Employment Village designation is located to the south and further to west and east along Barnes Canyon Road and Pacific Heights Boulevard (Attachment 3).

Land Use Designation

Community Plan: The subject site is designated as Technology Park, which allows high technology uses related to applied sciences, including research and development, corporate headquarters, light manufacturing, and storage and distribution uses. This designation also allows office uses that provide functions directly related to these high technology uses. Sites with shared amenities, business incubators and flexible innovation spaces are encouraged.

General Plan: The General Plan Land Use Element designates the subject site as Industrial Employment which accounts for five percent of designated land use citywide. As of 2023, industrial uses accounted for 37 percent (1,339 acres) of all vacant land within the city. The Economic Prosperity Element designates the subject site as Prime Industrial.

Zoning

Base Zone: The subject site is presently zoned IL-2-1, which allows a mix of light industrial and office uses with limited commercial uses (Attachment 4).

Overlay Zones: The subject site is within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) - Marine Corp Air Station (MCAS) Miramar in the overflight notification, airspace protection and within the 60-65 decibel CNEL noise contour exterior noise exposure range (Attachment 5).

Environmentally Sensitive Lands

The subject site is not within the Multiple Habitat Planning Area and does not have any environmentally sensitive lands.

Complete Communities Mobility Choices

The subject site is within Complete Communities Mobility Choices - Mobility Zone 2.

Mobility

Transit: The site is served by a transit stop at the southeast corner of the parcel with access to bus routes 921 (Metropolitan Transit System) and 472 (North County Transit District). Route 921 operates along Barnes Canyon Road between the UTC Transit Center and Miramar College Transit Station, and route 472 operates between the Sorrento Valley COASTER Station and Sorrento Valley (Attachment 6). Bus Rapid Route 237 operates along Mira Mesa Boulevard, approximately a quarter mile from the subject site, which provides high frequency transit service with limited stops between the University of California San Diego and Miramar College.

Bicycle: There are Class II bicycle lanes, partially buffered, along Lusk Boulevard and Mira Mesa Boulevard, though none directly adjacent to the subject site (Attachment 7).

Pedestrian: Sidewalks are located adjacent to the roadways along the subject site boundary and are somewhat shaded with mature trees. High-visibility crosswalks are also provided at two nearby signalized intersections along Barnes Canyon Road at Lusk Boulevard and at Pacific Heights Boulevard.

Roadway: There are four vehicular access points: two along Barnes Canyon Road and two along Pacific Heights Boulevard. Based on the Community Plan's Figure 3-4, "Planned Street Classifications," both roads are identified as four-lane major arterials (Attachment 8).

Existing Public Facilities and Services

Schools: Multiple schools in the Mira Mesa Community Plan area serve the subject site. Hickman Elementary School is about 2.9 miles from the subject site, Challenger Middle School is approximately 2.8 miles from the subject site and Mira Mesa High School is almost 3.6 miles from the subject site. (Attachment 9). There is also a preschool adjacent to the subject site.

Public Safety: The subject site is served by the San Diego Police Department's Northwestern Division and about one mile northeast of San Diego Fire-Rescue Department Station 41 (Attachment 9).

Library: The Mira Mesa Branch Library is approximately 3.6 miles east of the subject site (Attachment 9).

Parks: Wisdom Park in the 3Roots Master Plan area is located approximately two miles southeast of the subject site. There is nearby access to the Los Peñasquitos and Lopez Canyons that provide approximately 12 miles of hiking trails, and biking trails within the 3,700-acre preserve. The nearest official trailhead, Lopez Canyon Trail, is approximately one half-mile from the subject site (Attachment 10).

Housing and Population

According to the SANDAG 2023 Population and Housing estimates, approximately 77,630 people were living in the Mira Mesa Community Planning Area, a 6.7 percent increase from the 72,760 people living in the community in 2010. The SANDAG 2023 Population and Housing estimates identified that the community had a total of 26,857 housing units, including 14,108 single family-detached, 2,379 single family-attached, 10,084 multi-family, and 286 mobile homes. Between 2010 and 2023, there were 1,890 new homes added to the community, representing about a 7.9 percent increase from the previous 24,967 homes.

Year	Homes	Population
2010	24,967	72,760
2023	26,857	77,630
Change	1,890	4,870

SANDAG: Housing & Population Estimates, 2010 and 2023

Affordable Housing

According to the [San Diego Housing Commission](#), there are currently 485 deed-restricted affordable homes in the Mira Mesa Community Plan Area which accounts for less than 2 percent of the total homes in the community. Citywide, deed-restricted affordable homes account for about 5 percent of the total homes.

Employment

According to the U.S. Census, there were an estimated 95,800 people employed in the Mira Mesa Community Plan Area. This represents a 32.3 percent increase from the approximately 72,400 people employed in the community in 2012.

Year	Number of Jobs
2012	72,400
2022	95,800
Change	23,400

U.S. Census OnTheMap Primary Jobs, 2012 and 2022

Opportunity Area

The 2025 California Tax Credit Allocation Committee Opportunity Area Map shows that the subject site is within the Highest Resource area, which has a dense concentration of place-based opportunities such as jobs, high-performing schools, and lower exposure to environmental hazards and pollutants. The map shows the opportunity areas by census tracts based on economic, environmental and educational indicator scores.

Other Planning Efforts

The following are other major planning efforts and proposed community plan amendments within the Mira Mesa Community Plan Area:

- *Carroll Canyon – Stone Creek Master Plan:* The proposed Master Plan would allow for up to 4,445 homes, 175 hotel rooms, 174,000 square feet of retail, 200,000 square feet of office space, 135,000 square feet of business park space, 415,000 square feet of light industrial space, 300,000 square feet of high-tech space, 104 acres of parks and open space, and school site.
- *El Camino Memorial Community Plan Amendment:* A proposed permit amendment to add 5.7-acres of cemetery development area to include a new bridge, paved road, grading and expansion of cemetery burial areas to the 211-acre cemetery.
- *Carroll Canyon Golf Community Plan Amendment:* A proposed community plan amendment to redesignate approximately 8.4 acres of the property from Open Space to Commercial Recreation to allow for the expansion of the existing golf facilities into a Golf Entertainment Facility.
- *OnPoint Tech Center Community Plan Amendment:* A proposed community plan amendment to redesignate approximately 9 acres of the 36-acre site from Open Space to Technology Park to allow for future employment use.

DISCUSSION

Proposed Community Plan Amendment

The applicant is requesting an amendment to the Mira Mesa Community Plan to redesignate the site from Technology Park to Urban Employment Village (0-109 dwelling units per acre), a General Plan amendment to redesignate from Industrial Employment to Multiple Uses and to change the Prime Industrial Land designation to Prime Industrial Land – Flex. The proposed redesignation would allow for additional flexibility of uses for the subject site.

While a development proposal is not included with the community plan amendment initiation request, it is expected that a portion of the site could include residential development. The proposed change would allow a mix of uses with a focus on non-residential uses, with opportunities for residential development of up to 699 homes based on the proposed land use designation.

While the rezone is not a part of the Community Plan Amendment Initiation process, the employment mixed use (EMX-2) base zone would be the corresponding zone to implement the proposed Urban Employment Village (0-109 dwelling units per acre) land use designation. The employment mixed use base zone requires that an employment use be the primary use when a residential use is being proposed. The zone permits other non-residential uses as secondary uses. If the secondary use is non-residential, it is required to be a different non-residential use than the primary use. The proposed redesignation would allow for additional flexibility of uses for the subject site.

Technology Park Land Use

The Mira Mesa Community Plan designates the subject site as Technology Park, which allows high technology uses related to applied sciences, including research and development, corporate headquarters and light manufacturing. This designation also allows office uses that directly support high technology uses such as shared amenities, business incubators and flexible innovation spaces.

Although the Community Plan recommends maintaining industrial lands in Mira Mesa, the subject site is adjacent and nearby to areas already designated for Urban Employment Village and Prime Industrial Land – Flex. The redesignation could help to strengthen the connection between the Urban Employment Village nodes, along Barnes Canyon Road and Pacific Heights Boulevard.

Prime Industrial Land

The Community Plan supports the ongoing success of prime industrial lands in Sorrento Mesa as a primary center of jobs, goods and services. The subject site is designated in the General Plan and Community Plan as Prime Industrial Land (Attachment 11). Prime Industrial Lands are utilized for base sector employment and provide flexibility to serve operational and expansion needs of existing industrial employers. The Mira Mesa Community Plan designates 1,812 acres as Prime Industrial Land and 266 acres as Prime Industrial Land - Flex. Approval of the proposed amendment would change 6.41 acres from Prime Industrial Land to a total of 272.4 acres as Prime Industrial – Flex.

Prime Industrial – Flex

The Community Plan retains key employment lands while creating flexibility in other areas for a compatible live/work/play village by planning for homes near jobs and transit. Areas identified as Prime Industrial Land - Flex support the creation of vibrant, walkable, and connected employment oriented mixed-use villages to encourage the expansion of knowledge-based jobs and the innovation economy.

Jobs-Housing Balance

The provision of homes in an employment-rich area can help improve the jobs-housing balance and provides opportunities for walking, biking and taking transit to work which can help to meet the City's climate goals. The redesignation to Prime Industrial Land – Flex from Prime Industrial Land would provide additional opportunities for residential uses within a village area. Locating jobs and homes together increases the potential for transit use and fewer vehicle trips, which can reduce automobile dependency, lower vehicle miles traveled and help achieve the greenhouse gas reduction goals of the Climate Action Plan.

Urban Villages

Consistent with the City of Villages strategy, the Community Plan guides future development of vibrant Urban Villages near transit with walkable, compact land use patterns that include housing, public parks and plazas, jobs, services and amenities to reduce environmental

impacts, enhance community identity, encourage active transportation, support local businesses, and promote healthy lifestyles. The Community Plan designates Urban Employee Villages along Mira Mesa Boulevard within Sorrento Mesa both adjacent and to the west and east of subject site along Barnes Canyon Road and Pacific Heights Boulevard. The Community Plan contains supplemental development regulations as part of the Community Plan Implementation Overlay Zone within urban village areas to require park and public spaces and additional pedestrian and vehicle access.

Collocation/Conversion

General Plan policy EP-A.6 supports potential opportunities to allow residential uses to support industrial employee housing needs, based upon collocation studies to ensure land use compatibility. Policies EP-A.13(c) and EP-A.20 recommend the evaluation of the Prime Industrial Land use criteria in Appendix C, EP-1, the collocation/conversion suitability factors in Appendix C, EP-2, and the potential contribution of the area to the local and regional economy when considering residential conversion or collocation in industrial land areas.

Airport Land Use Compatibility

The City implements Airport Land Use Compatibility Plans (ALUCPs) affecting land use within the city, including MCAS Miramar, with the Airport Land Use Compatibility Overlay Zone (ALUCOZ). The subject site is approximately 3.15 miles from the closest runway at MCAS Miramar. The ALUCOZ implements the adopted ALUCP for MCAS Miramar to ensure that new development located within the airport influence area is compatible with respect to airport-related noise, safety, airspace protection and aircraft overflight.

The subject site is within the 60-65 decibel CNEL noise contour exterior noise exposure range, as shown on Attachment 5. The ALUCP for MCAS Miramar identifies residential compatible use with noise attenuation included within the 60-65 decibel CNEL noise contour area. The site is not within an Accident Potential Zone. The ALUCOZ would require the Airport Land Use Commission to provide a consistency determination with the ALUCP for the proposed Community Plan/General Plan amendment and rezone.

Community Plan Amendment Initiation Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the General Plan. The purpose of the initiation is to focus upon the fundamental question of whether the proposed change to the General Plan and/or a community plan is worthy of further analysis based upon compliance with the initiation criteria in the General Plan (Policy LU-D.11). The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The City Planning Department has provided an overview of how the proposed amendment addresses the following initiation criteria:

(a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan.

The General Plan and Community Plan amendments to redesignate the property to Urban Employment Village (0-109 dwelling units per acre) and change the Prime Industrial Land designation to Prime Industrial - Flex on a site within the Mira Mesa Community Plan Area would assist in providing for a variety of housing types and sizes in a highest resource area and would promote an appropriate mix of land uses and densities to achieve citywide housing and climate goals. The General Plan City of Villages strategy which encourages future development to increase housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. The subject site would provide an opportunity for infill housing located near existing and planned employment, shopping, schools, recreation, transit and walking / bicycling infrastructure consistent with General Plan Housing Element Policy HE-A.2 and City of Villages strategy.

The General Plan Housing Element addresses the City's comprehensive housing needs and promotes the development and maintenance of policies and programs that identify obstacles to building affordable housing, infill housing and smart growth housing development. The City of Villages strategy which includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels and by providing more opportunities for people to live near their workplace.

The proposed amendment would help to promote diverse housing types for a variety of income and age groups located near transit, jobs and amenities in support of the citywide concept of balanced housing opportunities consistent the Mira Mesa Community Plan goals. Currently, less than 2 percent of the homes in the community are deed-restricted affordable homes. The proposed amendment would provide additional opportunities for affordable homes in a highest resource area to support affirmatively furthering fair housing consistent with the General Plan Housing Element.

The General Plan anticipates that most development will occur through infill development and redevelopment to help provide for needed homes, jobs and services in our communities while reducing our environmental impact and improving air quality due to limited availability of undeveloped land. The subject site provides an opportunity to support the goal to create residential densities that support new housing opportunities and helping to meet the community's housing demand, aligning with the General Plan Housing Element. New homes can provide

opportunities for people to live near the employment centers consistent with General Plan Economic Prosperity Element Policy EP-A.6.

The proposed amendment is consistent with the General Plan and Mira Mesa Community Plan by promoting employment-focused, mixed-use development within an urban village area. While the site is currently designated as Prime Industrial Land, the Community Plan identifies “Prime Industrial Lands – Flex” to allow for a mix of employment, commercial and residential uses. The proposed Urban Employment Village (0-109 dwelling units per acre) designation would plan for a mix of residential, commercial and employment uses within mixed-use developments to enable vibrancy and activity on the subject site and minimize the distance between jobs and homes consistent with Community Plan Policy 8.1. It would also plan for new residential and public spaces within an employment center consistent with Community Plan Policy 8.4.

The proposed amendment would expand an urban employment village to support the economic viability and growth of the community's commercial and employment areas consistent the Community Plan Policy 2.1. It would plan for residential uses within a job center and adjacent to existing and planned pedestrian, bicycle and transit networks to reduce automobile dependency, vehicle miles traveled and parking demand consistent with Community Plan Policy 2.2. The medium-high Village Climate Goal Propensity area of the subject site supports walkable, connected communities by encouraging people to walk, bike and take transit in their daily lives, consistent with climate, housing and equity goals in the General Plan and Climate Action Plan.

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range plan policy or site design.

While the need to maintain capacity for future base sector industries is a General Plan goal, the proposed General Plan and Community Plan amendment create the opportunity to meet additional General Plan goals and policies by providing more homes within both a highest resource area and employment center which is served by higher frequency transit. The site is near existing public facilities and amenities and would expand the adjacent employment village area.

The proposed amendment has the potential to help continue to further the City's goal of adding multifamily homes to meet the needs of an underserved renters and homebuyer demographic in a manner that helps to meet General Plan housing, climate and equity goals to affirmatively further fair housing and to reduce vehicle miles traveled by providing opportunity for additional homes within an employment

center served by transit. The opportunity for homes near jobs can help to attract employees, support reduced commute times, increase active transportation and minimize transportation costs.

The amendment also creates the opportunity for additional onsite public amenities such as recreational and public space that would align with Community Plan and General Plan goals and policies including the Housing Element Objective to create vibrant and equitable communities.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

All necessary public services appear to be available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be performed during the Community Plan Amendment process.

Issues

The following issues have been identified by City staff. If initiated, staff would work with the applicant to address the following issues, as well as others that may be identified, through the community plan amendment review process:

Land Use Designation

- Evaluation of the appropriate land use designation, residential density and zoning for the site.
- Analysis of any economic impact of removing Prime Industrial Land, including potential impacts on employment, and availability for future industrial, research and development and corporate office uses consistent with Community Plan Policy 2.14.
- Analysis through a co-location study consistent with General Plan Policy EP-A.13(c) to demonstrate that the proposed Urban Employment Village designation would not impact existing industrial uses in the Mira Mesa Community Plan Area, and that nearby industrial uses would not impact any future residential uses.

Housing

- Evaluation with the Housing Element's goals and efforts toward Affirmatively Furthering Fair Housing and Community Plan Policy 2.10 through the inclusion of affordable housing on site which is located within the highest resource area as identified California Tax Credit Allocation Committee 2025 Opportunity Map.

Mobility

- Evaluation of connectivity of pedestrian and bicycle facilities to integrate the site with surrounding development General Plan/Community Plan consistent with mobility policies for village areas.
- Evaluation of pedestrian and vehicular circulation on the site consistent with General Plan/Community Plan mobility policies for village areas.

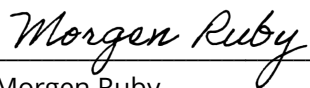
Site Design

- Evaluation of urban and site design features, consistent with General Plan/Community Plan urban design policies for village areas.
- Evaluation of recreation amenities, public spaces, and pedestrian-scale elements associated with the proposed development consistent with the General Plan/Community Plan urban design policies for village areas.
- Evaluation of building and site design elements to address separation between proposed residential and industrial uses consistent with Community Plan Policies 2.4 and 2.5.

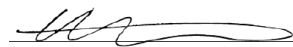
Conclusion

Although staff believes that the proposed amendment appears to meet the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

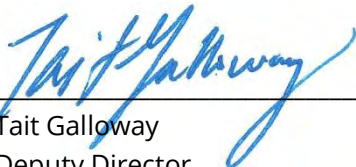
Respectfully submitted,



Morgen Ruby
Senior Planner
City Planning Department



Coby Tomlins
Program Manager
City Planning Department



Tait Galloway
Deputy Director
City Planning Department

Attachments:

1. Mira Mesa Planning Group Draft Meeting Minutes
2. Aerial Imagery Map
3. Community Plan Planned Land Uses Map
4. Zoning Map
5. Airport Overlay Zones Map
6. Transit Route Map
7. Existing and Planned Bicycle Network Map
8. Planned Street Classifications Map
9. Existing and Planned Public Services and Facilities Map
10. Existing and Planned Parks, Recreation and Open Space Map
11. Prime Industrial Land Use Map
12. Applicant's Initiation Request Letter
13. Ownership Disclosure Statement

ATTACHMENT 1

Mira Mesa Community Planning Group Draft Minutes

Date/Time: Monday, August 18, 2025, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Members Present/Absent: Bo Gibbons, Kevin Yu, J Dichoso, Jacob Ricketts, Tracee Denby, Chris Cate, Joe Frichtel, Jeff Stevens, Sean Tompkins, Barak Tzori, Keith Flitner, Philip Linssen, Julia Schriber, Brandon Maddox, David Mandelbaum, Zachary Byron, Steven Pollock

Call to Order/Confirm quorum:

1. Modifications to the Agenda

None.

2. Adopt Previous Meeting Minutes (Action).

- a. Minutes of June 16, 2025 meeting approved by unanimous consent.

3. Non-Agenda Public Comments: 3 Minutes per speaker.

None.

4. Planning Group Member Comments

None.

5. Introduction of new Mira Mesa Community Planner Morgen Ruby

Morgen Ruby introduced herself to the group. Chair Stevens asked a question regarding infrastructure funding for public facilities. Morgen stated she would submit the concern and provide a response.

6. Reports

- a. Report of the Chair

1. Mail received.

- a. Background information on Barnes Canyon CPA – included in agenda packet

- b. Background information on Oberlin office condominium proposal – included in agenda packet.

- c. Notice of availability for a draft Mitigated Negative Declaration for a 5.3- acre expansion within the 212-acre El Camino Memorial Park Project No.670391. The proposed project involves the expansion of the existing El Camino Memorial Park to provide 4,500 new burial sites, a bridge, an access road, stormwater management features, and main entrance sidewalk and curb ramp improvements along the project's frontage on Carroll Canyon Road. The project is proposed in two phases with Phase 1 consisting of the bridge and roadway extension as well as grading of 1,000 burial areas, and Phase 2 consisting of fine grading for 3,500 burial sites and sod/irrigation placement. Comments due by August 25.

- d. Second assessment letter and issues report for On Point development project PRJ-1080071 in Carroll Canyon near I-805. Rezone, Community Plan Amendment, General Plan Amendment, Master Planned Development Permit, Site Development Permit (SDP) for Wetland Deviation and Biologically Superior Option, Easement Vacation, Multi- Habitat Planning Area (MHPA) boundary line adjustment and deviations to wetland regulations. On-site habitat conservation and off-site habitat creation and conservation. No structures are proposed. The 41.06-acre site is located in the RS-1-8,

Mira Mesa Community Planning Group Draft Minutes

IL-2-1, and AR-1-1 zones, Environmentally Sensitive Lands, and Airport Influence Area (MCAS Miramar).

2. Infrastructure priorities survey

a. The City asked for a list of infrastructure priorities from all planning groups. This is particularly important since we no longer have the FBA to fund public facilities. Last year we submitted 21 recommendations and only one of them appeared in the Infrastructure Priorities Summary Report that the City produced in October. However, it turns out that the City has not yet included recommendations from any of the Planning Groups that were submitted last year and they promise to have them in the next report later this year. All of the projects on the list are derived from the Mira Mesa Community Plan or the Unfunded Park Needs List, and they are still current, so I resubmitted an updated version of the same list. I sent a link to the recommendations to MMCPG members in July.

b. Community Planners Committee

CPC heard presentations regarding Terminal 1 at the Airport and a discussion regarding Infrastructure Prioritization.

c. Los Peñasquitos Canyon Preserve Citizens Advisory Committee (postponed to 10c)

7. Appointment of residential member to fill vacancy. (Action)

Linssen/Tompkins: Motion to appoint Zachary Byron to the Resident Seat. Motion passed 12-0-0.

8. Appointment of property owner member to fill vacancy. (Action)

Linssen/Tompkins: Motion to appoint Steven Pollock to the Property Owner Seat. Motion passed 13-0-0.

9. Old Business

a. None.

10. New Business

a. Commercial office condominium proposal for 5665 & 5677 Oberlin Dr. Daniel Jacobsen, Abington Emerson Investments. (Action)

Linssen/Frichtel: Motion to support the project. Motion passed 14-0-0.

b. Community Plan Amendment initiation to re-designate a property at 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road from Prime Industrial Lands to Urban Employment Village (0-109), Prime Industrial Lands – Flex. Theodore Shaw. (Action)

Cate/Ricketts: Motion to support the project. Motion passed 13-1-0.

c. Name trail from Camino Ruiz Park to Los Peñasquitos Canyon Preserve main trail for Les Braund – Pam Stevens (Action)

Flitner/Dichoso: Motion to support the name change. Motion passed 14-0-0.

11. Elected Officials/Government Agencies

Mira Mesa Community Planning Group Draft Minutes

- a. United States Congress – California 51st District for Sara Jacobs – No report
- b. California Senate – District 40 Marc Schaefer for Brian Jones – No report
- c. California Assembly – District 78 Michael Bravo for Chris Ward

This year's summer recess has concluded and Assemblymember Ward is back in Sacramento. As many of you may have seen this week the Governor has called for a special session, in which the legislature will be voting on pieces of legislation that will allow for mid cycle redistricting of congressional maps.

Also members of the community should have received a mailer from our office with many different items of note. Including registrations for our "How to Go Green" Webinar, ALS Walk team, as well as a community coffee, and legislative survey. You can find all the links and more on the Assemblymember's website: <https://a78.asmdc.org/events>

We are also pleased to bring back our annual civics competition for 4th, 8th, and 10th graders. There are some amazing prizes to be won so if you know any students interested, be sure to let them know! <https://a78.asmdc.org/events>

- d. San Diego County – Board of Supervisors District 3 Becca Smith for Terra Lawson-Remer – No report
- e. San Diego – Mayor's Office Michaela Valk for Todd Gloria – No report
- f. San Diego – City Council District 6 Ana Serrano for Kent Lee

Mira Mesa Community Park Phase II Improvements

Some of the work done last month included:

- The roof on the equipment building is now complete
- Environmental health and quality inspections were done at the small pool ☐
- Shotcrete work was finished at the large competition pool ▪ pool walls or floor were sprayed and formed using this technique of sprayed concrete
- Some of the ongoing work includes:
 - Construction on the main aquatic building
 - Relocation of underground utilities
 - Interior improvements at the rec center ☐
 - Retaining wall work for both the aquatic center and the all-wheels plaza
 - Pool plumbing installation
- The July Report with more details has been posted on the website. I also printed one hard copy for anyone who prefers to read it on paper or doesn't have access to the website.

Street Reconstruction Group 1801 (as of August 7th)

- The following segments of Gold Coast Drive are scheduled for paving:
 - August 4–12: San Ramon Drive to Westhill Drive
 - Crews are currently paving near Mason Elementary School. The contractor is addressing some unforeseen conditions, which will cause work to extend into next week. The goal is to complete the paving in this area by Aug. 19. With school scheduled to start on Aug. 11, there will be some impacts during school drop-off and pick-up times, including possible road closures, traffic

Mira Mesa Community Planning Group Draft Minutes

rerouting, parking and access restrictions. City staff are meeting with school administrators to discuss the potential impacts of the work.

- August 11–19: Lipscomb Drive to Baywood Lane
- Once paving is completed, crews will begin additional work, including: installing signal loops, adjusting maintenance covers and utility valves, and adding new lane striping
- Water main relocation under Gold Coast Way is currently underway and is expected to be completed by the end of August.
- Once that work is done, crews will install a new storm drain:
 - Along Gold Coast Drive from Lipscomb Drive to Westonhill Drive
 - Along Westonhill Drive between Pagoda Way and Gold Coast Drive
- Final paving in these areas will follow the storm drain installation.

Salk Neighborhood Park (Maddox)

- The latest update I received this week is that, per the City's request for a change in leadership, a new superintendent is now managing the project on the contractor's side. They have met with the director of the Engineering and Capital Projects Department, and discussions are ongoing about how to move the project forward given the legal issues and timeline.
- Unfortunately, the primary reason for the delay continues to be legal issues related to the shade structures at Salk Park. These matters are currently with the City Attorney's Office, which limits the amount of information that can be shared publicly or with our office.
- We have asked what accountability measures exist for cases like this. Staff explained that if a contractor fails to meet the timeline, the City has several contractual tools it can use. These options will be considered once the legal issues are resolved and responsibility for the delays is determined.



Resources

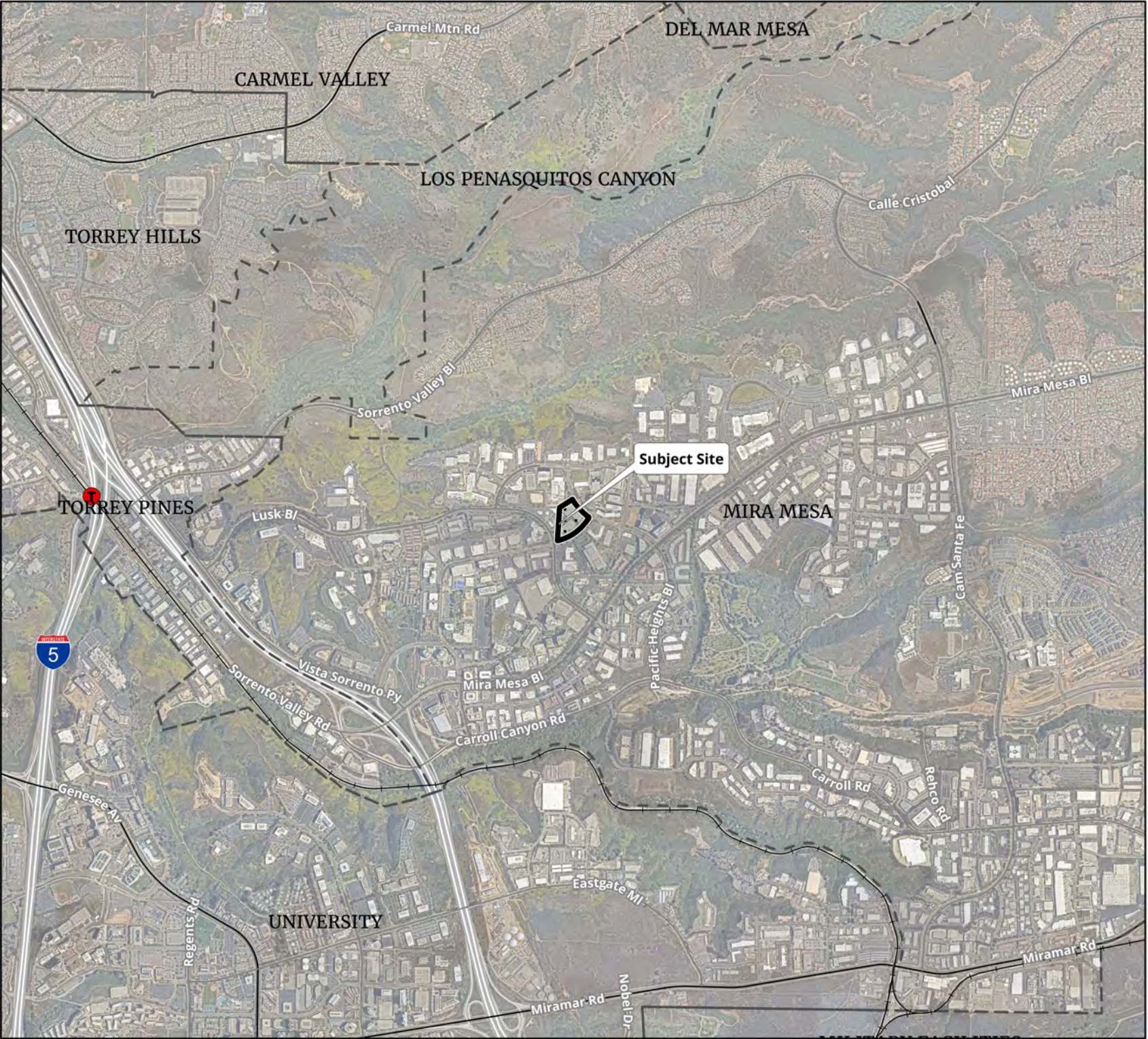
- Miramar Air Show will be happening this year from September 26th to the 28th
- The Environmental Services Department's Residential Waste Collection Services Portal is now live. If you experience any issues accessing it or have questions, please reach out directly to the department first, and then let us know so we can stay informed and help track down answers for you. Select your new trash and recycling containers and confirm or update your organics containers by Sept. 30, 2025.

g. MCAS Miramar – No report

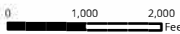
12. Adjourn

Aerial Imagery Map

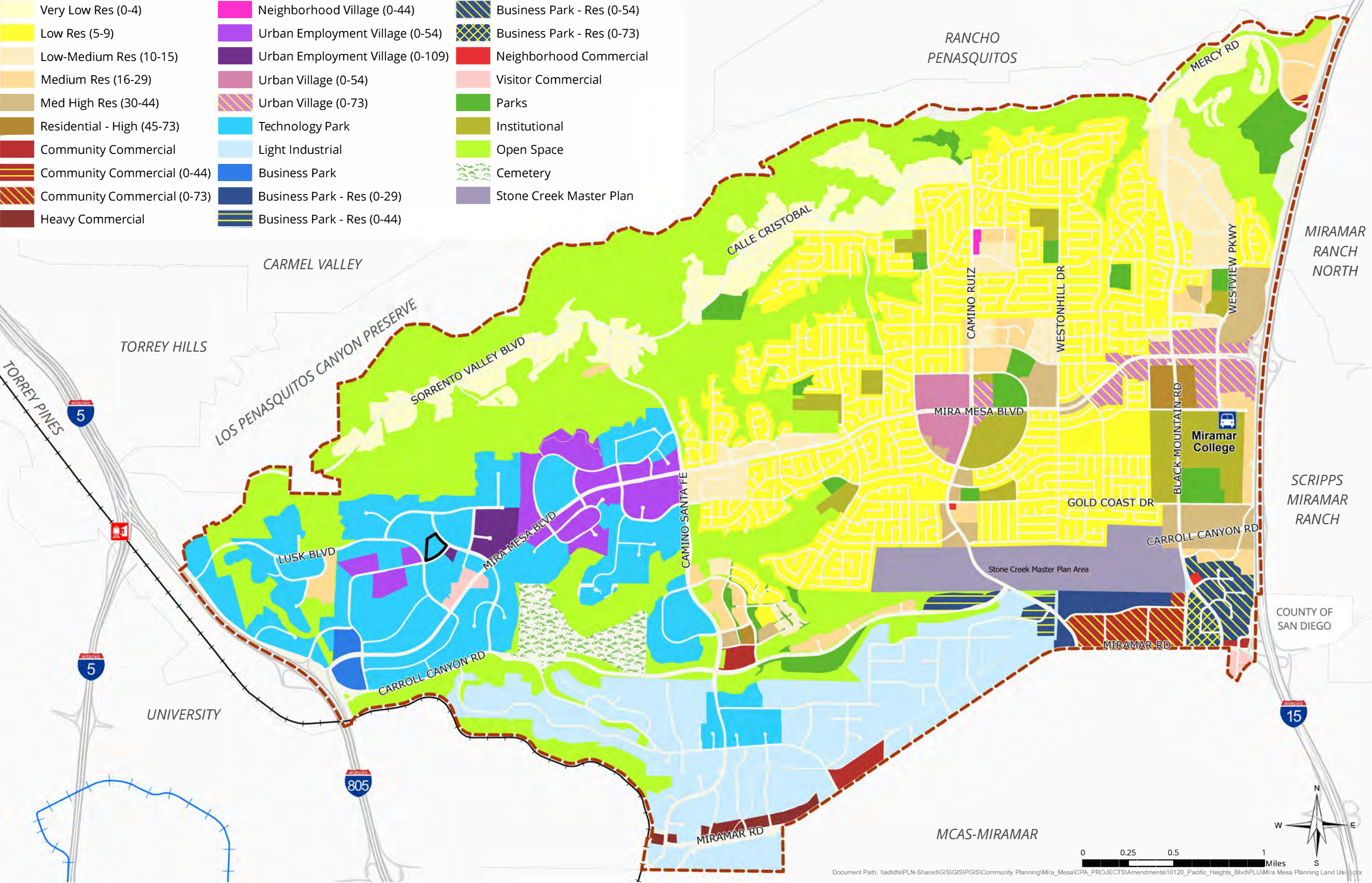
-  Subject Site
-  Planning Areas



General Disclaimer:
This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.




ATTACHMENT 3. COMMUNITY PLAN LAND USES
























Date: 8/21/2025

Current Zoning
Map
 Planning Areas

 Subject Site

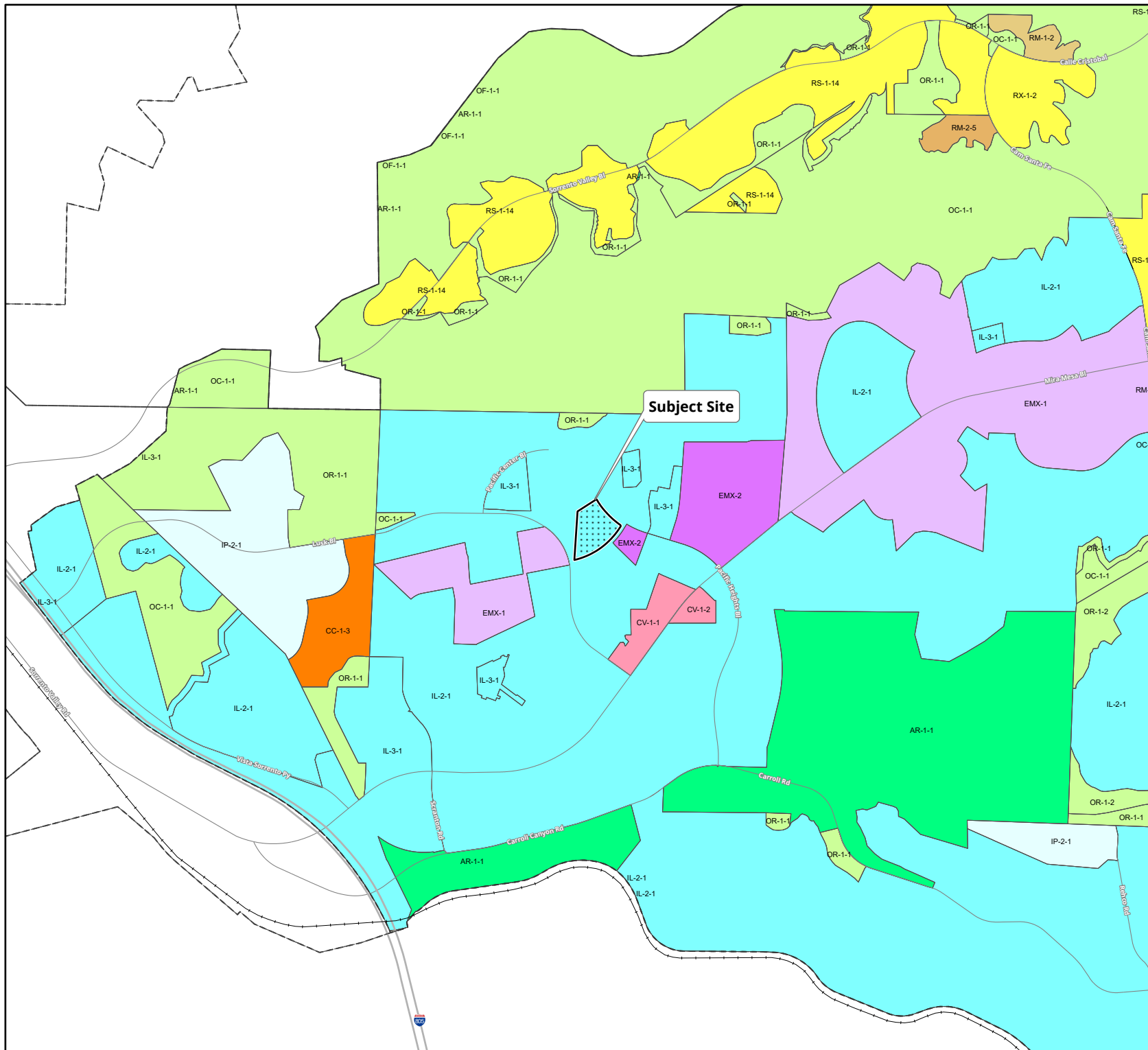
ZONE_NAME

	AR-1-1
	CC-1-3
	CV-1-1
	CV-1-2
	EMX-1
	EMX-2
	IL-2-1
	IL-3-1
	IP-1-1
	IP-2-1
	OC-1-1
	OF-1-1
	OR-1-1
	OR-1-2
	RM-1-1
	RM-1-2
	RM-2-5
	RS-1-1
	RS-1-13
	RS-1-14
	RX-1-2






General Disclaimer:
This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.



0 1,000 2,000
Feet



Airport Overlay Zones



-  Subject Site
-  Planning Areas
-  Airport Land Use
-  Capatibility Ovarley Zone (ALUCOZ)
-  MCAS Miramar Safety Zone

Noise Contours

Community Noise Equivalent Level (CNEL)

-  60
-  65
-  70
-  75

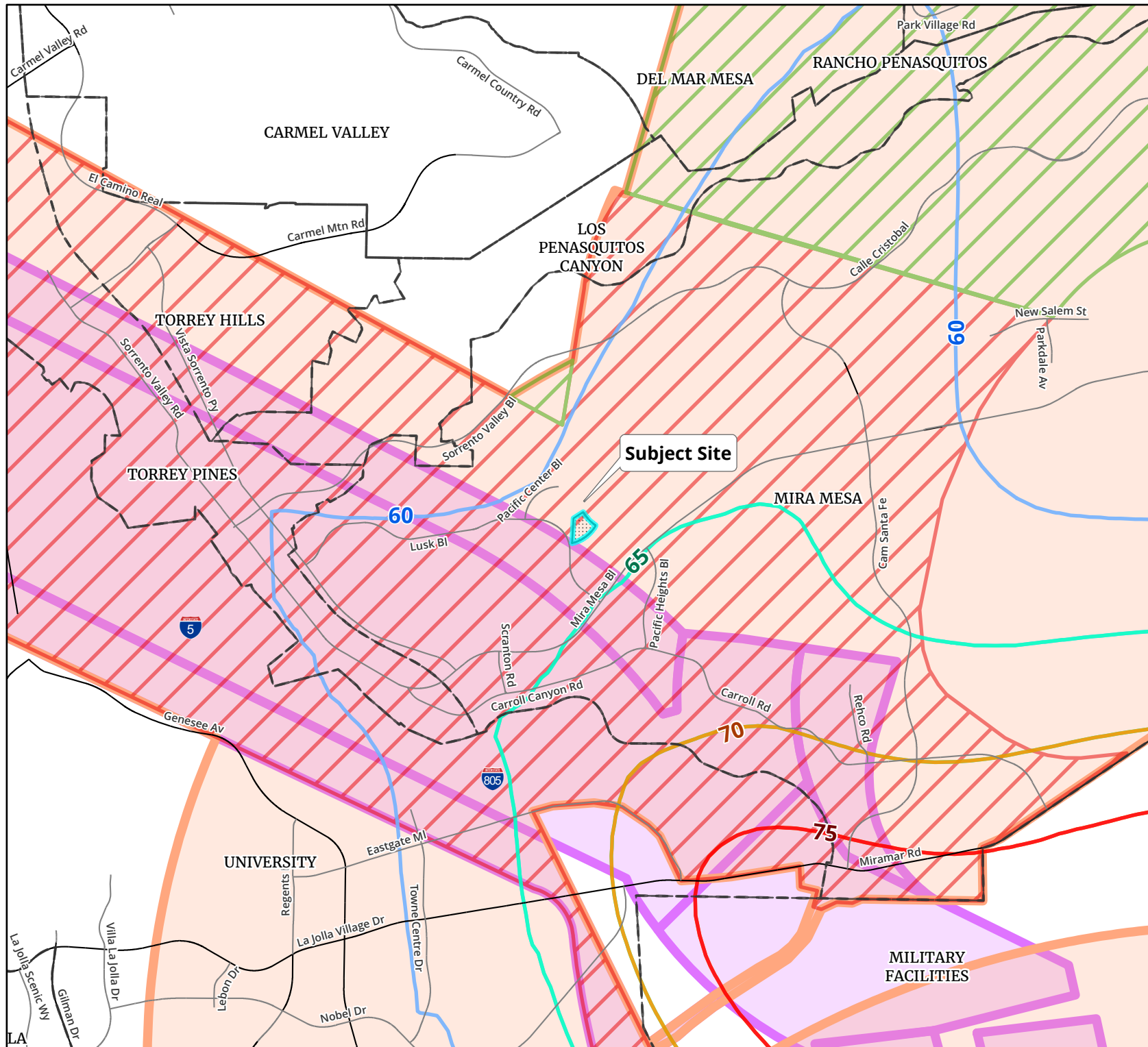
City Wide and MCAS Miramar Overflight Area

-  Notification Area
-  Real Estate Disclosure Area

General Disclaimer:
This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.




0 2,000 4,000 Feet

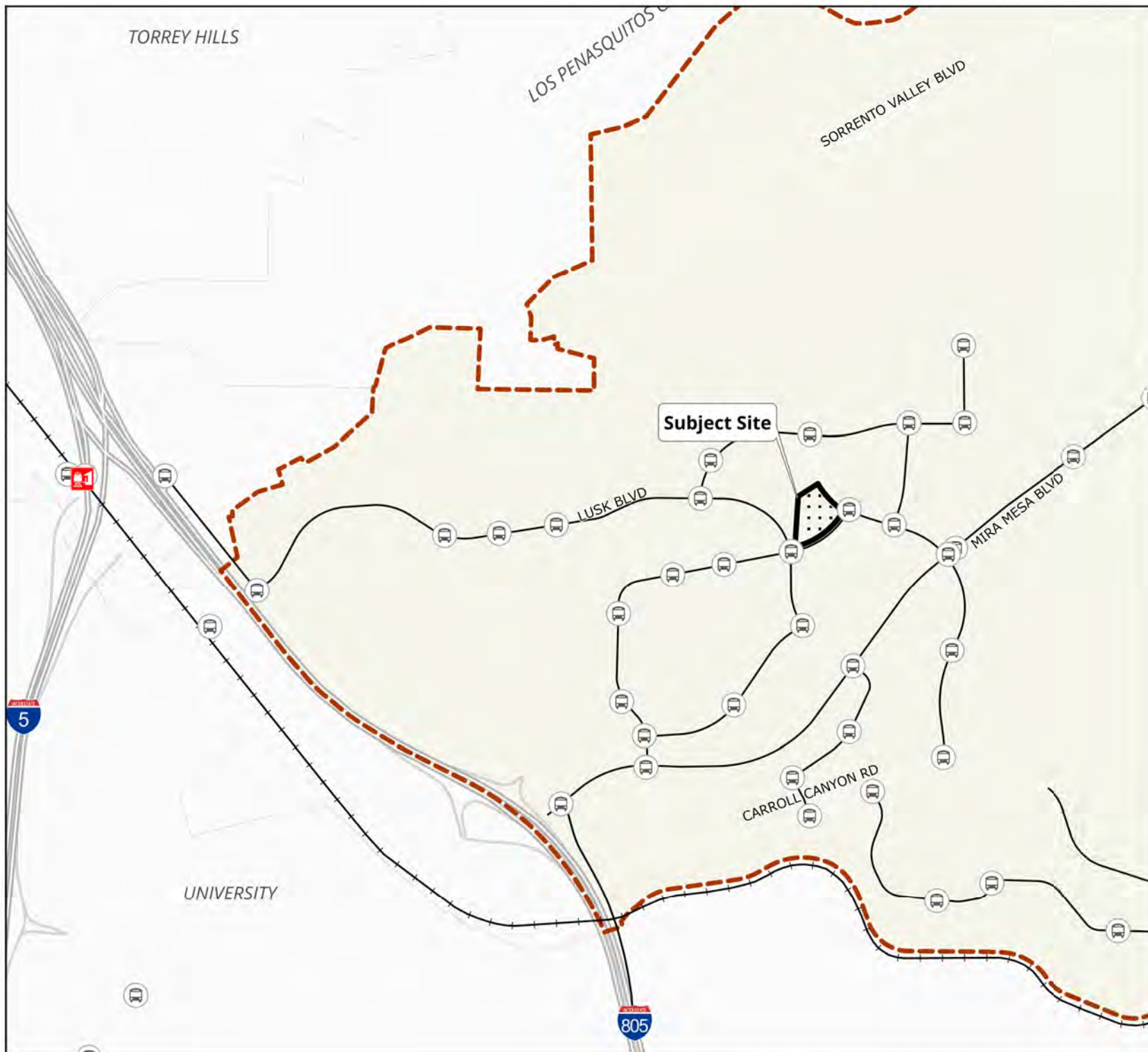


Date: 8/28/2025

Transit Map

Existing Transit

-  Existing Transit Route
-  Light Rail / Commuter Rail
-  Future Development
-  Subject Site



General Disclaimer:
 This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.

ATTACHMENT 7. EXISTING AND PLANNED BICYCLE NETWORK

Existing Bicycle Facilities to Remain

- Class I - Bicycle Trail/Multi-Use Path
- Class II - Buffered Bicycle Lane
- Class II - Standard Bicycle Lane
- Class III - Bicycle Route with Sharrows
- Class III - Standard Bicycle Route

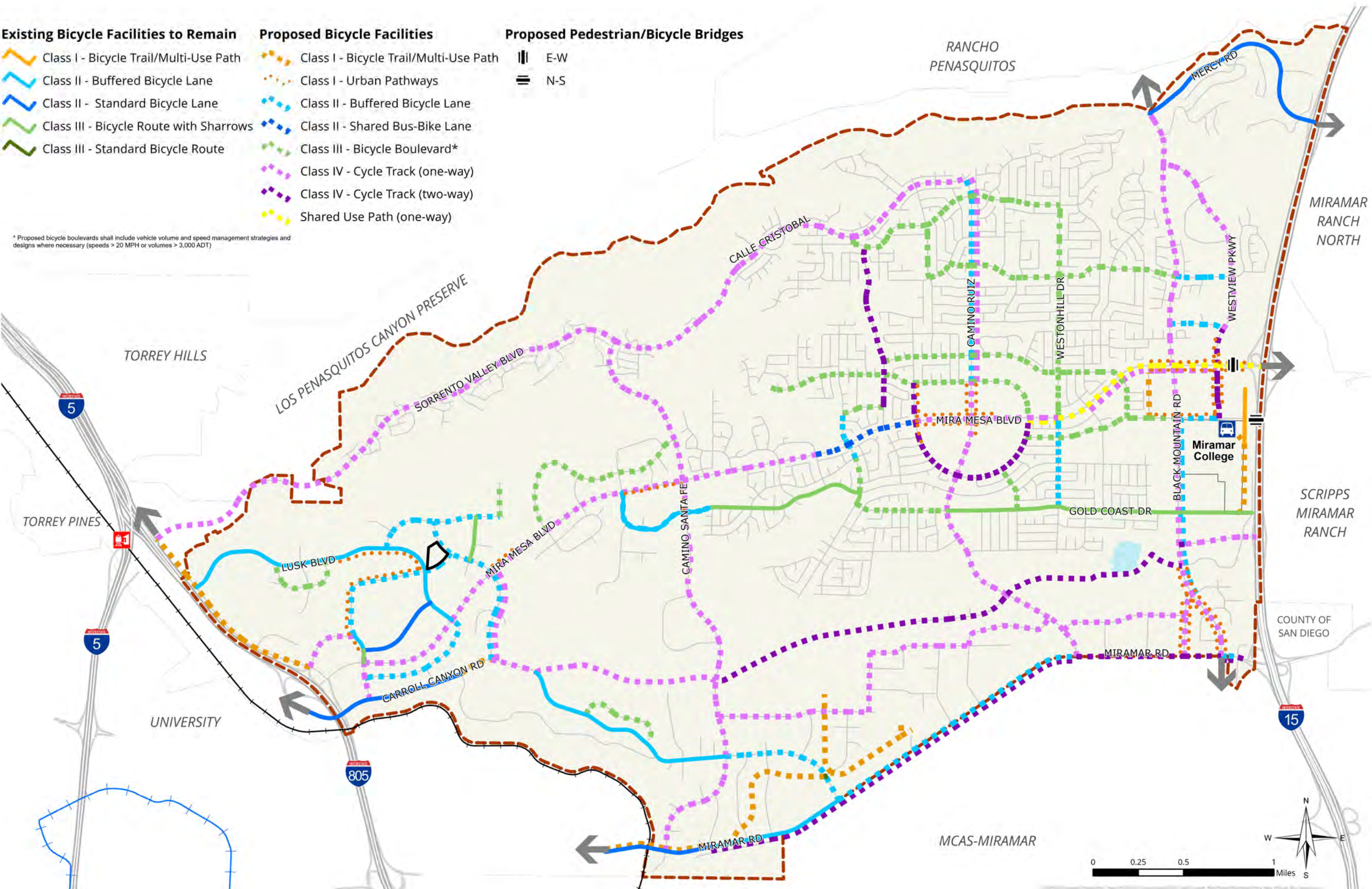
Proposed Bicycle Facilities

- Class I - Bicycle Trail/Multi-Use Path
- Class I - Urban Pathways
- Class II - Buffered Bicycle Lane
- Class II - Shared Bus-Bike Lane
- Class III - Bicycle Boulevard*
- Class IV - Cycle Track (one-way)
- Class IV - Cycle Track (two-way)
- Shared Use Path (one-way)

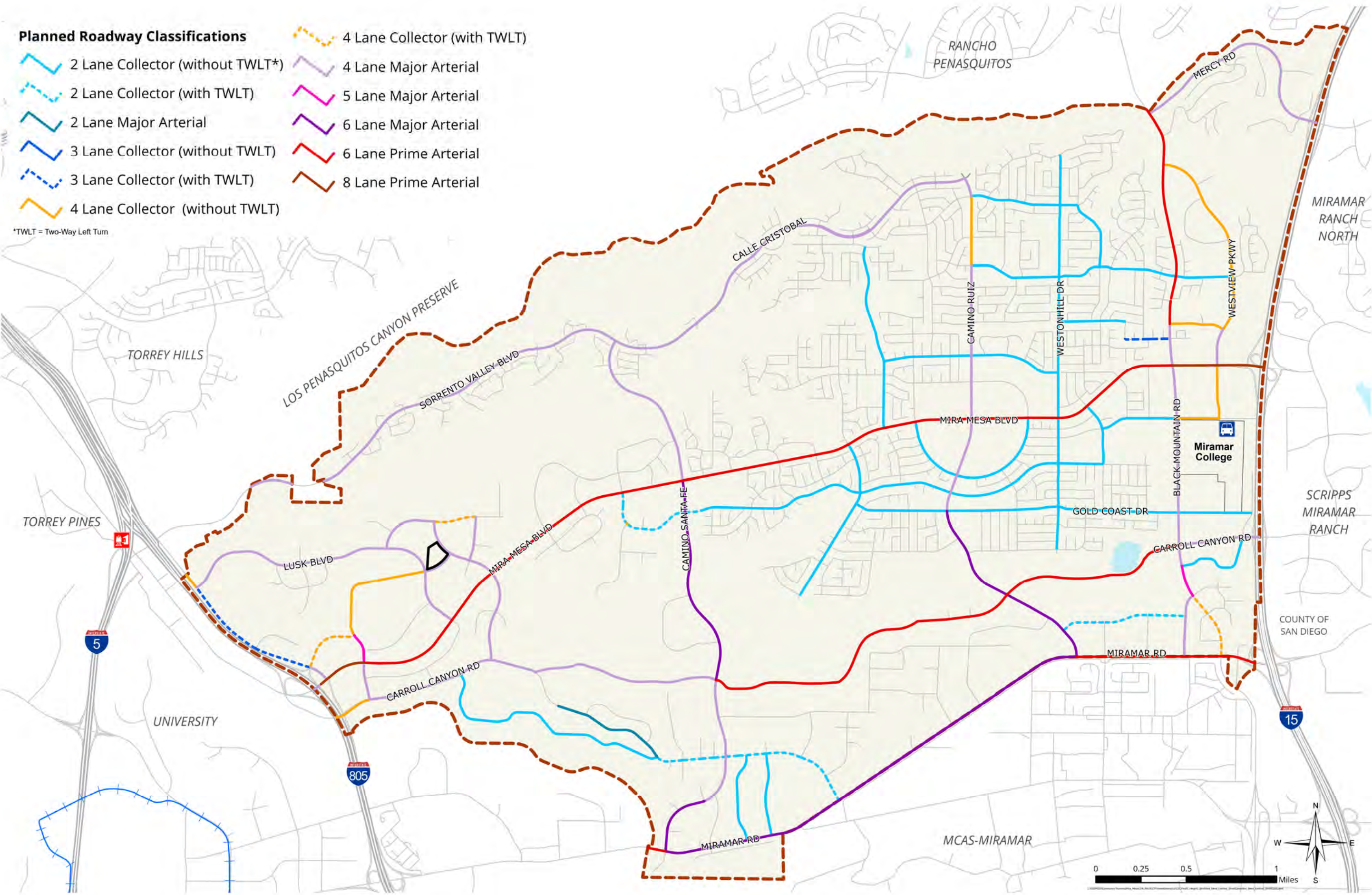
Proposed Pedestrian/Bicycle Bridges

- E-W
- N-S

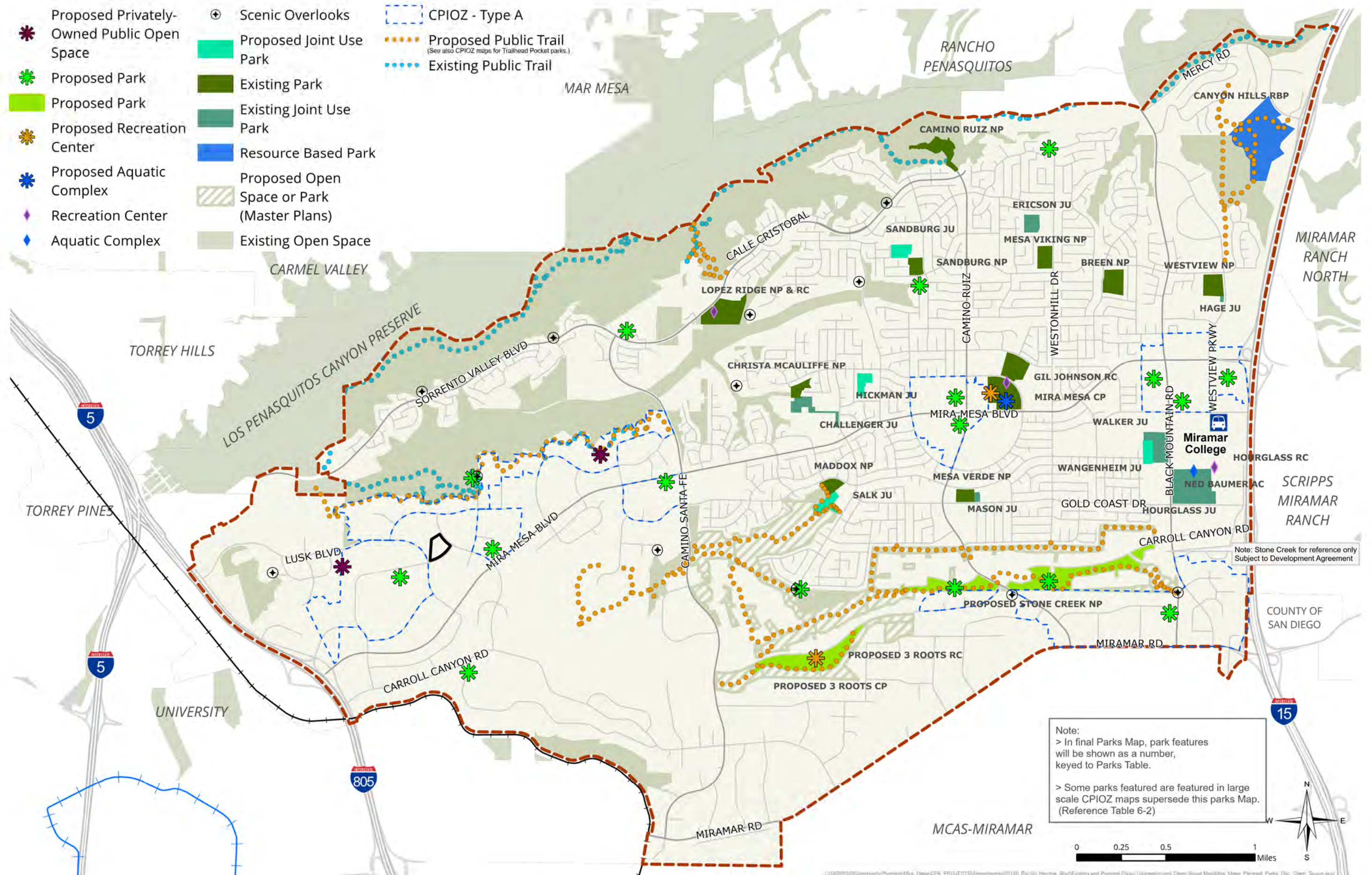
* Proposed bicycle boulevards shall include vehicle volume and speed management strategies and designs where necessary (speeds > 20 MPH or volumes > 3,000 ADT)



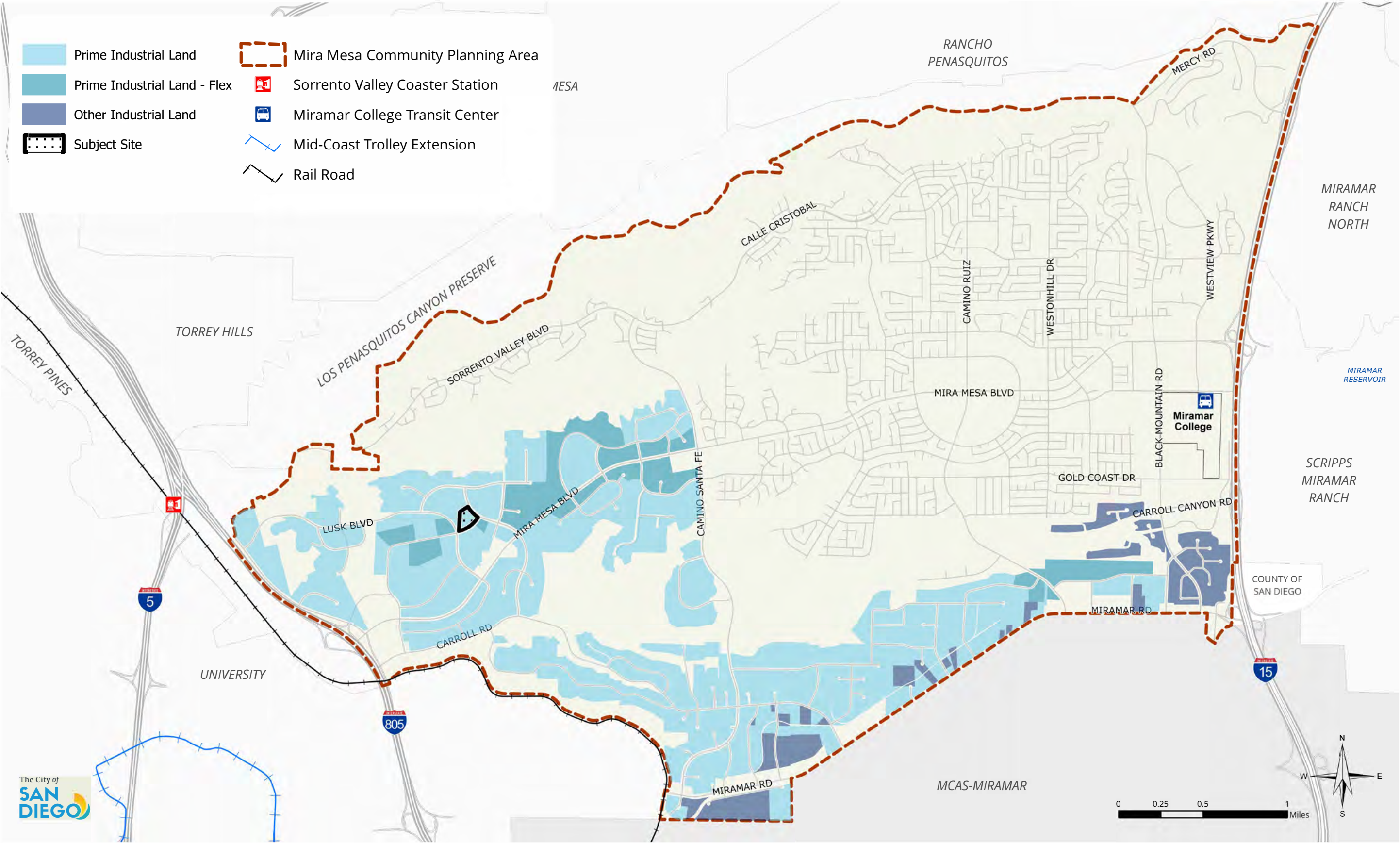
ATTACHMENT 8. PLANNED STREET CLASSIFICATIONS



ATTACHMENT 10. EXISTING AND PLANNED PARKS, RECREATION AND OPEN SPACE



ATTACHMENT 11. PRIME INDUSTRIAL LAND USE



ATTACHMENT 12. APPLICANT'S INITIATION REQUEST LETTER



2488 Historic Decatur Rd, Suite 220
San Diego, CA 92106

(619) 523-1930
AtlantisSD.com

May 23, 2025

Planning Department
Through the Development Services Department
City of San Diego
1222 First Avenue
San Diego, CA 92101

Regarding: Request for a General Plan and Mira Mesa Community Plan Amendment Initiation and Rezone

To Whom it May Concern:

Our Client's property located at 10120 Pacific Heights Boulevard and 10350 Barnes Canyon Road (Assessor Parcel Number 341-392-1100) is designated Technology Park and Prime Industrial Lands in the Mira Mesa Community Plan, and is zoned IL-2-1. Additionally, the property is outside of the Marine Corp Air Station Miramar Safety zones and within the MCAS Miramar ALUCP Noise Contour 60-65 dB CNEL.

On behalf of our Client, we seek staff's support of an initiation of General Plan and Mira Mesa Community Plan Amendments to re-designate the above property from Technology Park and Prime Industrial Lands to Urban Employment Village (0-109), Prime Industrial Lands – Flex, and to rezone the site from IL-2-1 to EMX-2.

We believe the requested action is appropriate for the site and the overall health of the Mira Mesa Community Plan's Land Use & Economic Prosperity Goals and the need to provide a "Jobs-Housing Balance." Based upon the Mira Mesa Community Plan Amendment criteria of LU-D.7, 10, 11, and 12 (note, LU-D.8 and LU-D.9 are not applicable to this situation), we believe the request meets the criteria as articulated below; therefore, the Planning Commission can initiate the General Plan and Community Plan Amendments and Rezone through a public hearing.

LU-D.7 Require that General Plan and community plan amendment initiations (except those determined to be technical as specified in LU-D.5, or initiated by City Council) be decided by the Planning Commission with the ability for the applicant to submit a request to the City Clerk for the City Council to consider the initiation if it is denied. The applicant must file the request with the City Clerk within 10 business days of the Planning Commission denial.

The applicant encourages the Planning Commission to initiate the requested General Plan and Mira Mesa Community Plan Amendments.



LU-D.10 Recognize the ability of the City Council to initiate a General Plan and community plan amendment when direction is received through a vote of the City Council without demonstration of meeting the initiation criteria to prepare a plan amendment.

The applicant recognizes the City Council's ability to direct initiation of General and Community Plan Amendments.

LU-D.11 Require that the recommendation of approval or denial to the Planning Commission be based upon compliance with all of the three initiation criteria as follows:

- a. The amendment request appears to be consistent with the goals and policies of the General Plan and community plan;

The request is consistent with the Mira Mesa Community Plan's, Land Use and Economic Prosperity Goals;

Walkable, compact, and connected Urban Villages of different scales and contexts within a 15-minute walk, ride, or roll for people living and working in Mira Mesa;

The property meets this Goal, as it is approximately 1,500-feet from Mira Mesa Boulevard with a bus stop at Mira Mesa Boulevard and Pacific Heights Boulevard which is serviced by three bus lines (237, 471, and 921). Additionally, Mira Mesa Boulevard has regional bike lanes that connect to the larger region. The site is listed as within a Sustainable Development Area, Mobility Zone 2, and a Transit Priority Area.

Diverse housing types for a variety of income and age groups located near transit, jobs, and amenities;

The larger area (western Mira Mesa, Sorrento Valley, and University) has a significant employment base which is currently a destination for employees (across the economic spectrum) living in the County. The area is listed as a Tier 1 Employment Center (50,000 or more employees) per San Diego Association of Government (data from December 4, 2024). Any future residential development within the parcel would provide both market-rate and affordable housing units in proximity of jobs, transit, and amenities.



High-quality transit, bike, and pedestrian facilities that provide local and regional connections to people and places;

As noted above, the property is approximately 1,500-feet from Mira Mesa Boulevard and three bus lines and regional bike lanes that connect to the larger region, and close to the Lopez Canyon Trail at the north end of Pacific Mesa Boulevard which connects to Los Peñasquitos open space system.

High-quality public spaces for residents, employees, and visitors;

Compliance with the Mira Mesa Community Plan and zoning, as well as user demand for high-quality spaces, will include public spaces for residents, employees, and visitors. Redevelopment of the site, consistent with the land use change, will be consistent with the Mira Mesa Community Plan's, Land Use and Economic Prosperity Goals; walkable, compact, and connected villages; diverse housing located near transit, jobs, and amenities, high-quality transit, bike, and pedestrian facilities; high-quality public spaces; transit-rich innovation hubs to attract talent and base sector employment; and land use and infrastructure investments to promote growth.

Transit-rich innovation hubs to attract talent, support base sector employment growth, and a mix of uses and activities;

As mentioned above, the site is located close to regional bike lanes and bus service which allows residents and employees to connect with local and regional businesses, amenities, including Los Peñasquitos open space system.

Land use and infrastructure investments that promote more start-ups, craft businesses, creative industries, and knowledge-based jobs, while preserving industrial land for manufacturing, logistics, and warehousing promote growth; and

Amending the Mira Mesa Community Plan will contribute to the Jobs-Housing Balance goal. Specifically, allowing "The integration of employment and residential uses in a job-rich community like Mira Mesa can benefit the community and City as a whole. The infusion of mixed-use development with housing in walkable villages will benefit the current and future San Diegans who call Mira Mesa home." Redevelopment of the property will include a significant investment in the site and the adjacent infrastructure.



Fiscally responsible, resource- efficient, and climate-resilient development patterns.

Similar to the investment in land use and infrastructure, redevelopment of The state legislature has adopted laws, regulations, and policies to encourage/force local jurisdictions to locate residences and employment in proximity to each other, and related amenities to reduce vehicle miles traveled and greenhouse gas emissions. With the substantial number of people that are employed in the area (listed above), the site is suited for a change in the Prime Industrial Lands to Prime Industrial Lands – Flex.

- b. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/ intensity range, plan policy or site design; and

The change of land use provides public benefit through more efficiently use the property, compliance with the Building Codes and policies, and provision of housing in proximity to employment opportunities and transit, bike lanes, paths, and Los Peñasquitos open space system.

- c. Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

Public facilities to serve the change of land use are available; however, additional analysis may occur during the amendment process.

LU-D.12 Acknowledge that initiation of a plan amendment in no way confers adoption of a plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and that the City Council is not committed to adopt or deny the proposed amendment.

The applicant understands that initiation of the requested General Plan and Mira Mesa Community Plan Amendments do not confirm either approval or denial of the request. Rather the initiation authorizes the Planning Department and the applicant to move forward with the appropriate analysis before returning to the Planning Commission for a recommendation before presenting the request to the City Council for action.

We request staff's support relative to initiation of the General Plan and Mira Mesa Community Plan amendment process to re-designate our Client's property from Technology Park Prime Industrial Lands to Urban Employment Village (0-109) and Prime Industrial Lands – Flex, and to rezone the property from IL-2-1 to EMX-2.

If during the review of these questions that you or your staff have any questions or need additional information, please contact us at 619 523-1930.



Planning Department
City of San Diego
May 23, 2025
Page 5

Sincerely,



Theodore R. L. Shaw
Partner

cc Kim Kantrud, Atlantis Group
 Julie Hajjar, Meissner Commercial Real Estate Services
 Tim Meissner, Meissner Commercial Real Estate Services
 Gianni Tagle, Meissner Commercial Real Estate Services



FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☒ **Development Permit:** _____

☐ **Subdivision Approval:** _____

☒ **Policy Approval:** General Plan Amendment and Rezone

Project Title: 10350 Barnes Canyon Road **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:

10350 Barnes Canyon Road / 341-392-11-00

Specify Form of Ownership/Legal Status (please check):

☐ Individual ☐ Partnership ☒ Corporation ☐ Limited Liability -or- ☐ General – What State? CA

Corporate Identification No.: 95-1209332 ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least 30 days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent**(Per SDMC 5112.0103)**

☐ Owner ☒ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: **Charles A. Williams**On behalf of: **BluPeak Credit Union**Street Address: **10120 Pacific Heights Blvd, Suite 100**City: **San Diego**State: **CA**Zip: **92121**Phone Number: **(858) 795-6536**Email: **cwilliams@blupeak.com**

Signature:

Date:

Charles WilliamsDigitally signed by Charles Williams
Date: 2025.05.09 14:37:04 -07'00'**05/09/2025**Additional pages attached: ☐ Yes ☒ No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☒ Check if Same as Property Owner/Authorized Agent**(Per SDMC 5112.0103)**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address: **10120 Pacific Heights Blvd, Suite 100**City: **San Diego**State: **CA**Zip: **92121**Phone Number: **(858) 795-6536**Email: **cwilliams@blupeak.com**

Signature:

Date:

Charles WilliamsDigitally signed by Charles Williams
Date: 2025.05.09 15:25:37 -07'00'Additional pages attached: ☐ Yes ☒ No**Other Financially Interested Persons ☒ Check if N/A**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address: **10120 Pacific Heights Blvd, Suite 100**City: **San Diego**State: **CA**Zip: **92121**Phone Number: **(858) 795-6536**

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☒ NoVisit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)