

1. Introduction and Overview

1.1 INTRODUCTION

This Community Atlas provides baseline spatial information on existing conditions, opportunities, and challenges in the Mira Mesa Community Planning Area (CPA) and outlines future prospects for the community. The focus of this Atlas is on mappable resources, trends, and critical concerns that will frame choices for the long-term physical development of Mira Mesa CPA. The Atlas provides maps, photos, charts, and tables about land uses, ecosystems, community form, and transportation infrastructure. The Atlas will be used as a basis for:

- Facilitating community input on planning issues, priorities, and vision for the future;
- Evaluating policy issues and options and preparing alternative land use and transportation concepts;
- Formulating policies and implementation actions for the updated Community Plan; and
- Creating the environmental setting portion of the Environmental Impact Report for the Community Plan.

This Atlas provides information on latest data and conditions that existed as of September 2018.



A view of Los Peñasquitos Canyon and Black Mountain from Camino Ruiz Park



Qualcomm Building AY on Pacific Heights Blvd and Pacific Mesa Blvd.



A single-family home in Mira Mesa

1.2 COMMUNITY PLAN PURPOSE AND PROCESS

General Plan Context

The City of San Diego General Plan, adopted in 2008, is a comprehensive “blueprint” for San Diego’s growth over the next 20 to 30 years; it provides the broad citywide vision and development framework. Central to the plan is the “City of Villages” strategy, which focuses growth in pedestrian-friendly, mixed-use activity centers linked to an improved regional transit system. As a part of this strategy, the General Plan identifies over 50 community Planning Areas in the city, including Mira Mesa, for which community plans are to be developed or updated to provide more localized policies. The General Plan identifies Sorrento Mesa within the Mira Mesa Community Planning Area as a Subregional Employment Area due to its industrial land use base supporting high-tech, life science and manufacturing sectors. These uses are an important source of base sector employment and contribute to the City’s economic prosperity.

Purpose

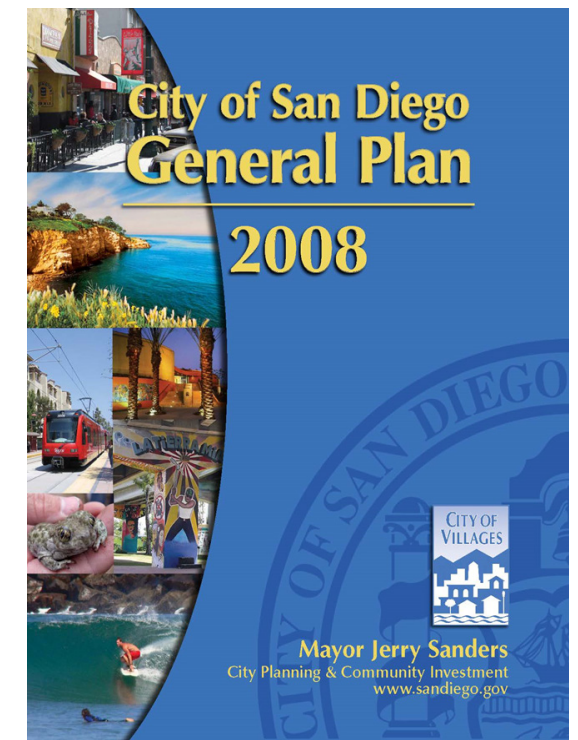
The current Mira Mesa Community Plan provides the detailed framework to guide development in Mira Mesa. Originally adopted in 1992, the community plan has undergone over nine amendments in the intervening years. The Community Plan update seeks to bring the Plan up-to-date by:

- Analyzing current land use, development, and environmental characteristics;
- Evaluating changes in demographics that may affect land use needs;
- Understanding demand for housing, public facility, and commercial development;
- Working with community members and stakeholders to determine key issues of concern, desires, and preferences to establish a vision and objectives for the plan update;
- Evaluating the “fit” of current Community Plan policies to achieve community goals and regulatory requirements;
- Ensuring that policies and recommendations remain in harmony with the General Plan, Climate Action Plan, and state mandates.

Process

The Community Plan update process will unfold in five phases (Figure 1-1):

- **Phase 1** includes evaluation of existing conditions (this report), and identification of community needs, constraints & opportunities. Community members’ input will be sought through workshop, online outreach, and advisory committee meetings.
- **Phase 2** will explore land use, community design, and mobility concepts and update the existing community plan elements’ goals and policies.
- **Phase 3** will explore various ways in which the vision can be achieved, resulting in a preferred concept and policy framework, and development of a draft Community Plan. Community members’ input will be sought through workshops and online outreach.
- **Phase 4** will involve drafting the EIR and updating the Impact Fee Study (IFS). These will be introduced to the community at a workshop, and there will be a formal public review period for the Draft EIR. A Final EIR and Responses to Comments will be prepared.
- **Phase 5** involves presenting the Draft and Final EIR, the Draft IFS, and the Draft Community Plan to the Planning Commission and the Smart Growth and Land Use Committee of the City Council for formal recommendation and, then, the City Council for adoption.



1.3 REGIONAL LOCATION AND PLANNING BOUNDARIES

Regional Location

The Mira Mesa community is approximately 10,500 acres in area. It is located in the north central portion of the City of San Diego, 16 miles north of downtown San Diego, between the Interstate 805 (I-805) and Interstate 15 (I-15) corridors.

Figure 1-1: Process and Timeline

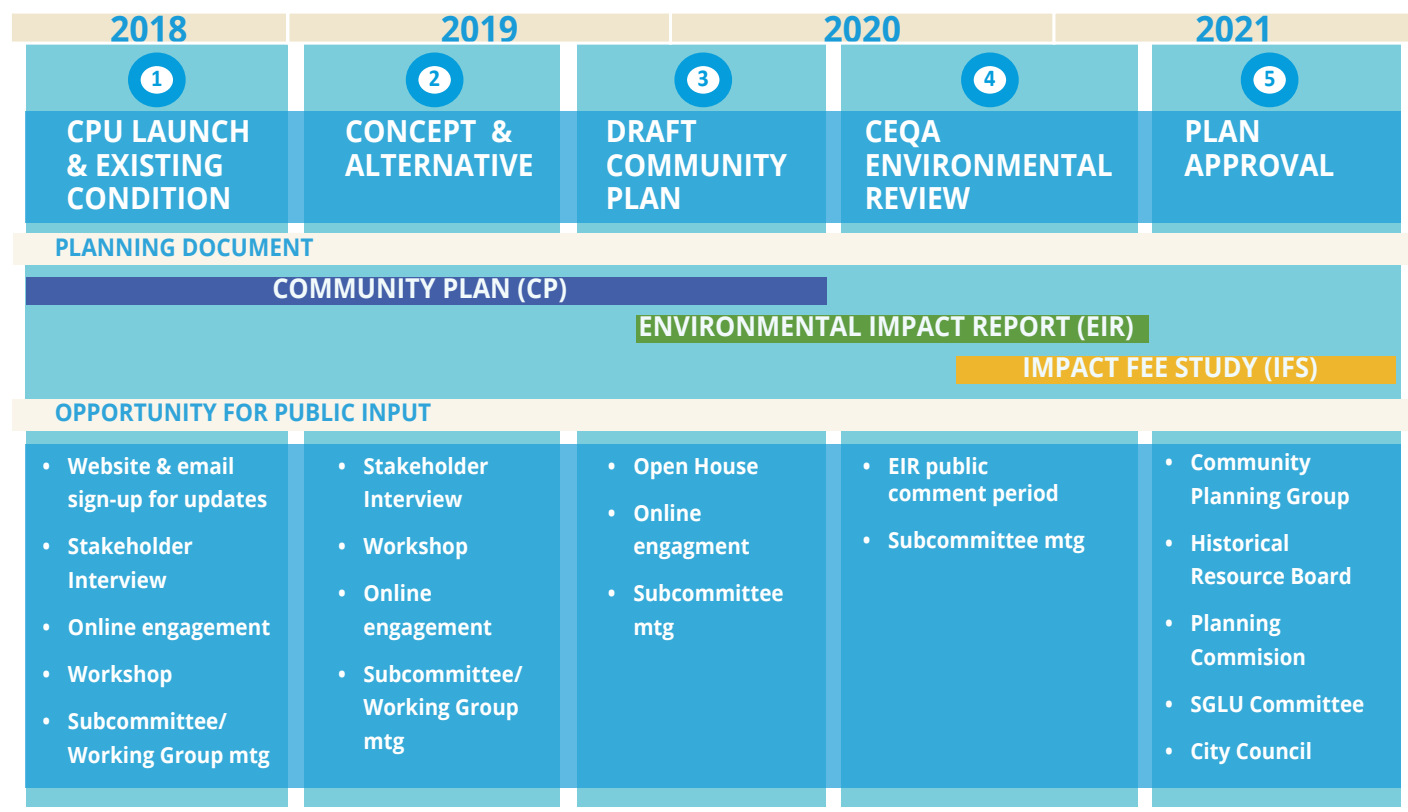
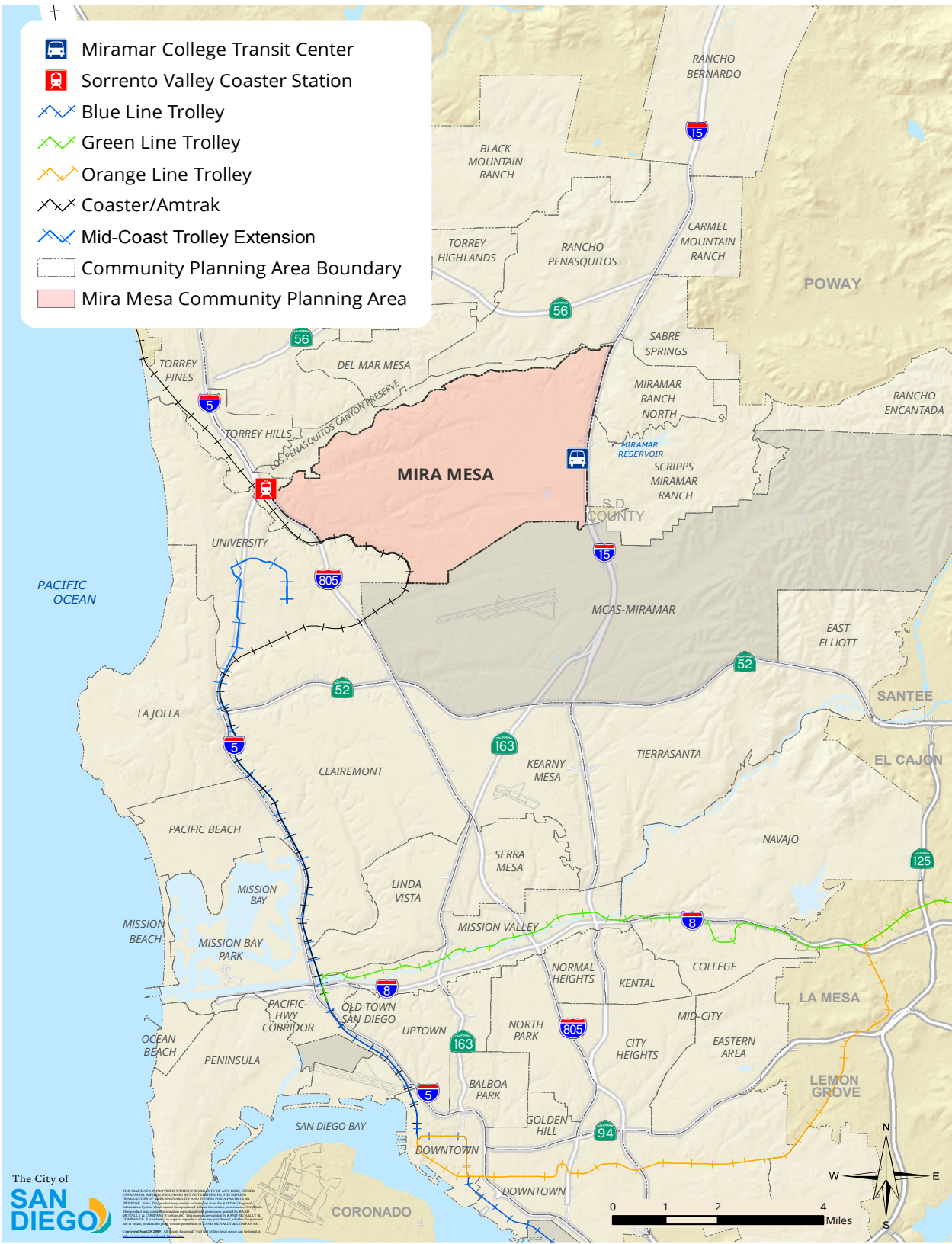


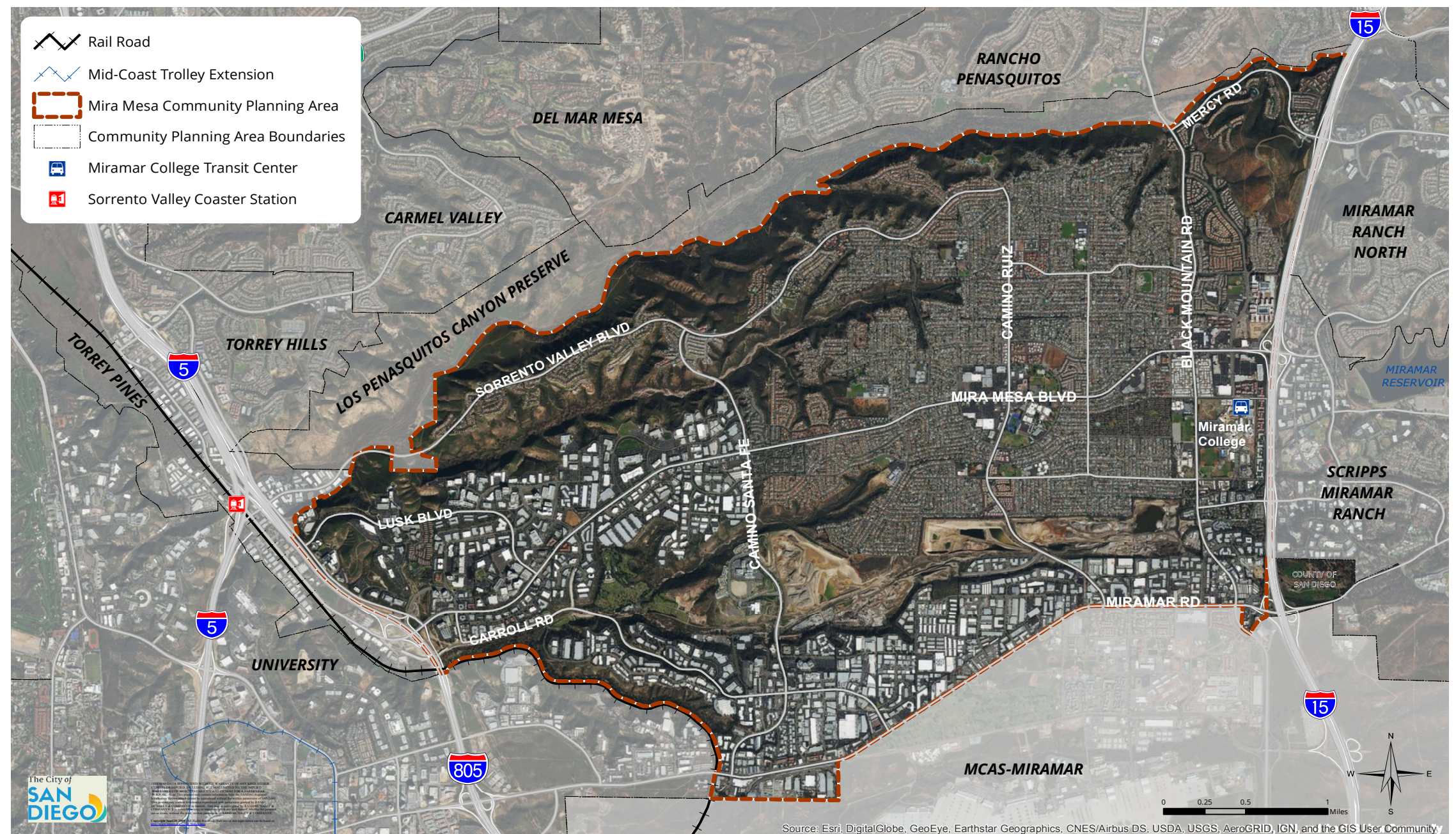
Figure 1-2: Mira Mesa CPA Regional Location



Planning Boundaries

As indicated in Figure 1-3, Mira Mesa community is bounded on the north by Los Peñasquitos Canyon and the surrounding communities of Torrey Hills, Carmel Valley and Rancho Peñasquitos; on the east by Miramar Ranch North and Scripps Miramar Ranch; on the south by Marine Corps Air Station (MCAS) Miramar; and on the west by the University and Torrey Pines communities.

Figure 1-3: Planning Area



1.4 MIRA MESA OVERVIEW

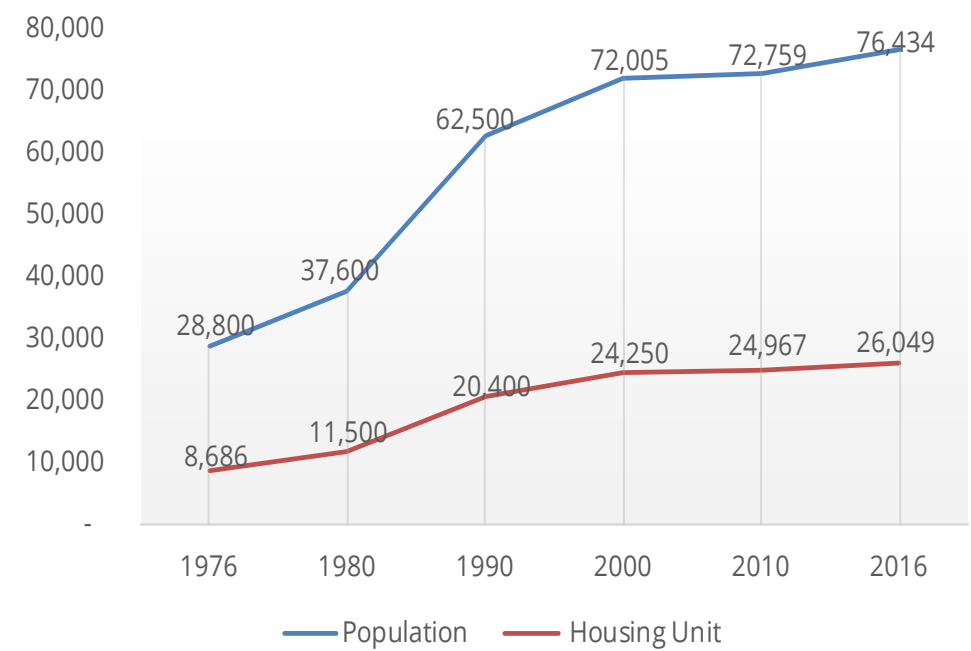
Brief History

Mira Mesa was annexed to the City in 1958 as part of a larger annexation that included Del Mar Heights and NAS Miramar. Little development occurred in the planning areas until mid-1969, when the demand for moderate priced housing brought several major developers into eastern Mira Mesa. From early 1971 to the third quarter of 1972, Mira Mesa led construction activity within the City. In 1973, the City Council initiated a comprehensive update of the community plan in collaboration with the community planning group, which was adopted in June 1977.

In 1981, the Mira Mesa Community Plan was again updated to include both the eastern and western areas and to serve as the Local Coastal Program Land Use Plan for the community, in accordance with California Coastal Act of 1976. The current Mira Mesa Community Plan was adopted in 1992, while the Carroll Canyon Master Plan – an amendment to the Community Plan – was adopted in 1994.

Between 1976 to 2016, Mira Mesa added 47,634 people and 17,363 housing units or an average of 2.7 people per housing unit (Chart 1-1). The population grew rapidly between 1976 to 2000, at an annual rate of 6.3 percent, before stabilizing during 2000 to 2010.

Chart 1-1: Mira Mesa Population and Housing Growth



Source: MM CP (1977, 1981, 1992); Census (2000, 2010); SANDAG, Current Estimates (Data Extracted on 03/2018).



History of Mira Mesa Community Plans

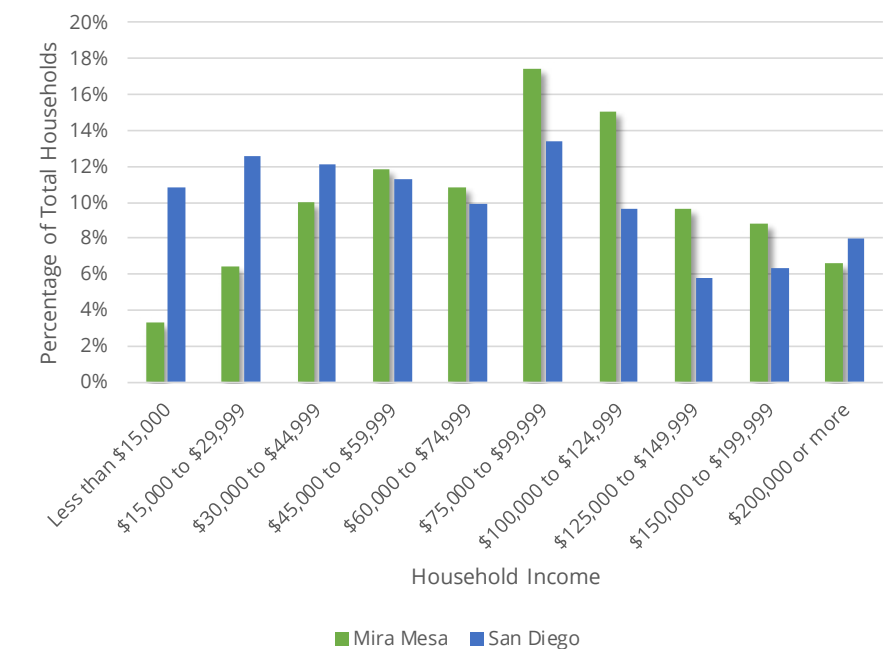
Demographic

The total population of Mira Mesa was 76,434 in 2016, according to the most current estimate by San Diego Association of Governments (SANDAG). Over 74 percent of households are “family households,” according to Census Bureau’s American Community Survey (ACS), compared to 60 percent in the city as a whole. Families with children (under the age of 18) make up 33 percent of household, compared to 30 percent of households citywide (Chart 1-2). People living alone constitutes 16.8 percent of the population, compared to 28.1 percent in the city. Over 32 percent of households in Mira Mesa have four or more persons, compared to 23 percent in San Diego. See Chart 1-3.

The median household income in Mira Mesa is \$94,215. As shown in Chart 1-4, the largest income group in Mira Mesa comprises households earning \$75,000 to \$99,000. Compared to the City of San Diego, Mira Mesa has a smaller percentage of households with annual income less than \$44,999 dollars, and also a smaller percentage with incomes of more than \$200,000.

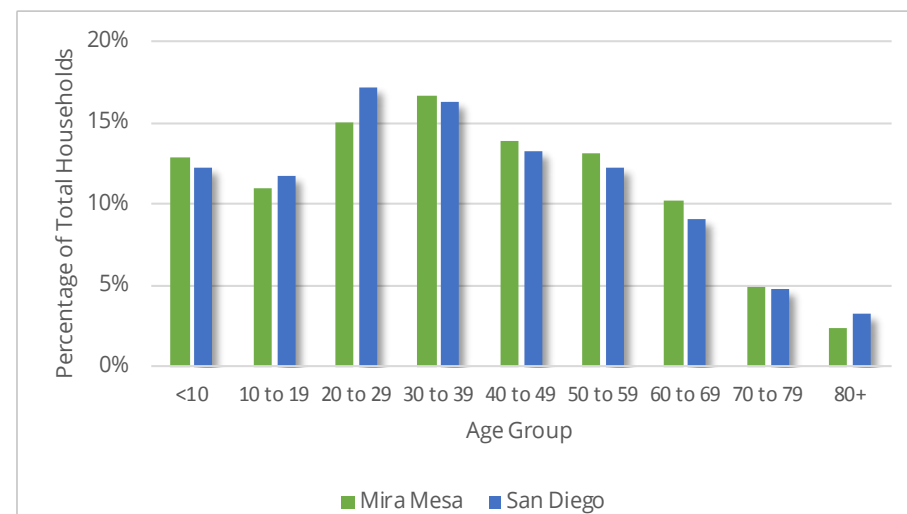
As shown in Chart 1-5, Mira Mesa is a diverse community. Asians constitute 39 percent of the population, while non-Hispanic white make up 33 percent of the population. Hispanics represents 20 percent of the population, while residents who are two or more races constitute four percent and blacks constitute three percent of the population.

Chart 1-4: Household Income, Mira Mesa and San Diego



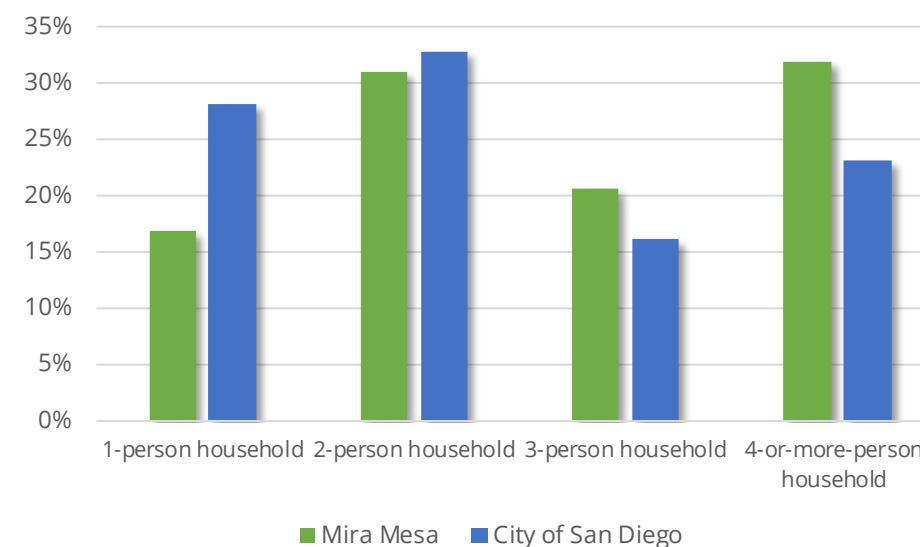
Source: SANDAG, Current Estimates (Data Extracted on 03/2018).

Chart 1-2: Age Groups, Mira Mesa and San Diego



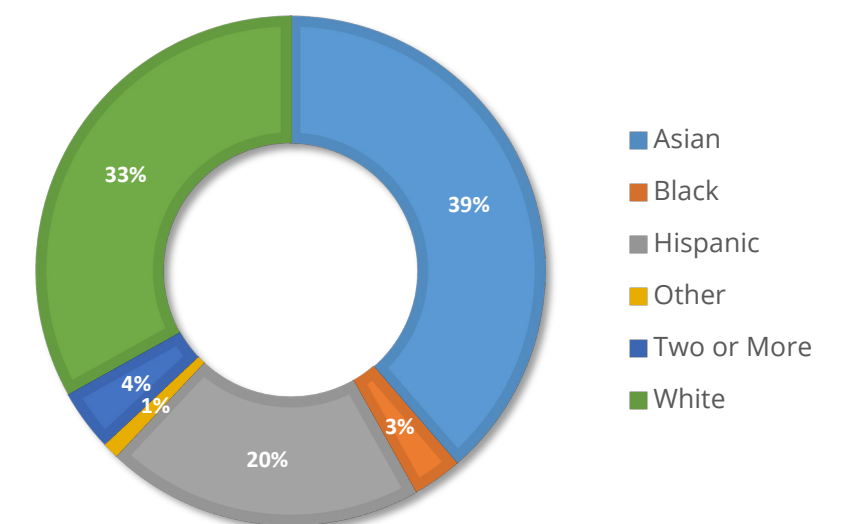
Source: SANDAG, Current Estimates (Data Extracted on 03/2018).

Chart 1-3: Household Size, Mira Mesa and San Diego



Source: US Census ACS, 2016

Chart 1-5: Ethnic Breakdown of Mira Mesa



Source: SANDAG, Current Estimates (Data Extracted on 03/2018).

Trend and Forecast

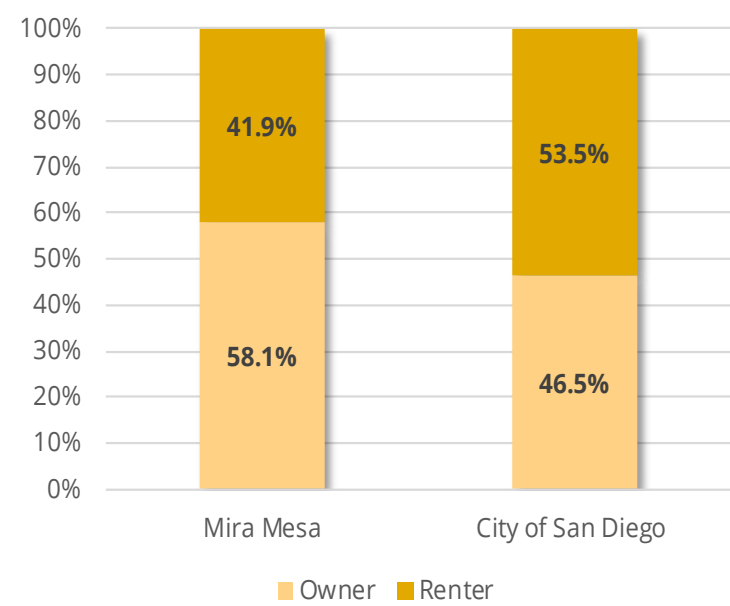
As shown in Chart 1-6, 58.1 percent of occupants in Mira Mesa are homeowners, compared to 46.5 percent citywide.

Between 2010 to 2015, jobs in Mira Mesa grew 6.6 times faster than housing. The rate of recent job growth in Mira Mesa significantly outpaced City and County of San Diego (Chart 1-7). Region wide, the rate of population and job growth is outpacing housing development leading to a higher housing cost.

Chart 1-9 illustrate the historical changes in median housing value, median income, and median-housing-price to median-income (P/I) ratio for census tracts in the Mira Mesa CPA. The P/I ratio explains the recent history of residential real estate. In 1970, the median home cost 2.3 times the median income in Mira Mesa. Today P/I ratio is 6.4. Between 1970 to 2018, the annual growth of median income was 4.8 percent while annual price appreciation of housing unit was 12.3 percent.

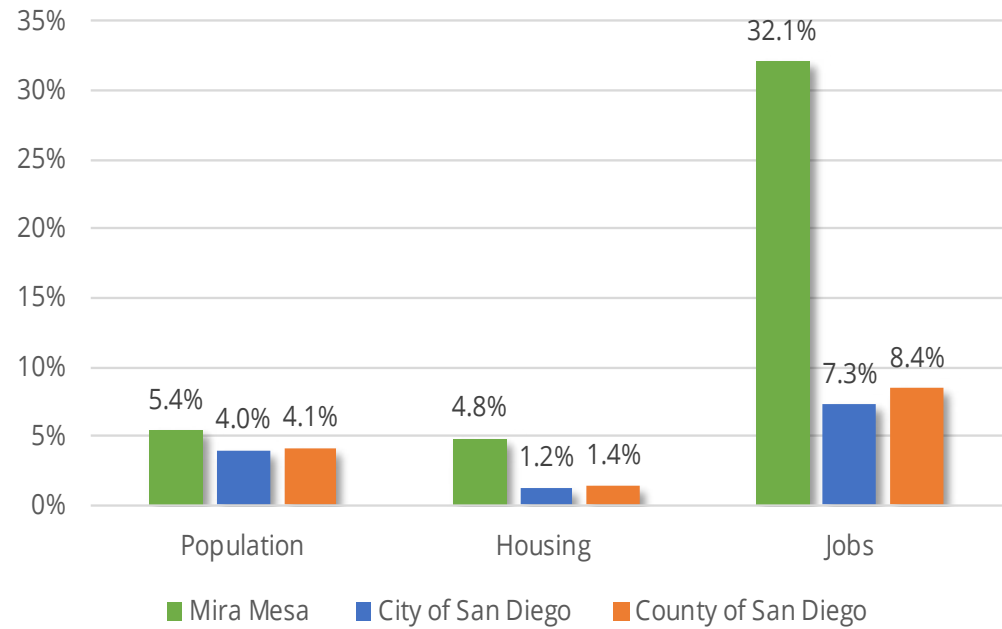
SANDAG forecast represents one possibility for future growth in Mira Mesa. It suggests Mira Mesa could see additional growth of 27,565 people, 8,552 housing units, and 4,891 jobs by 2035 from 2016 (Chart 1-8).

Chart 1-6: Occupancy Status



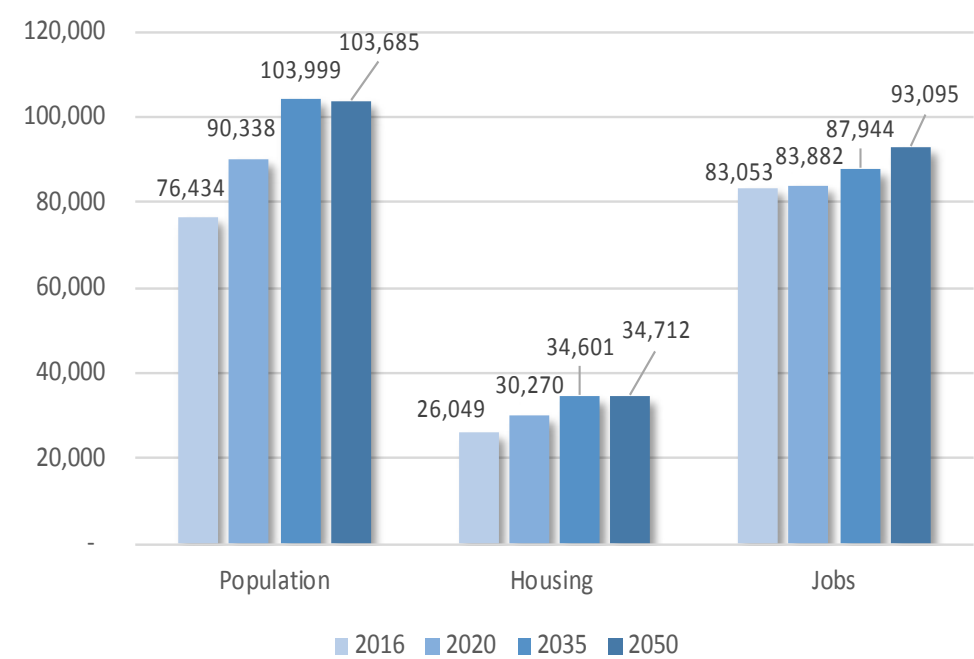
Source: SANDAG, Current Estimates (Data Extracted on 07/2018).

Chart 1-7: Rate of Growth - 2010 to 2015



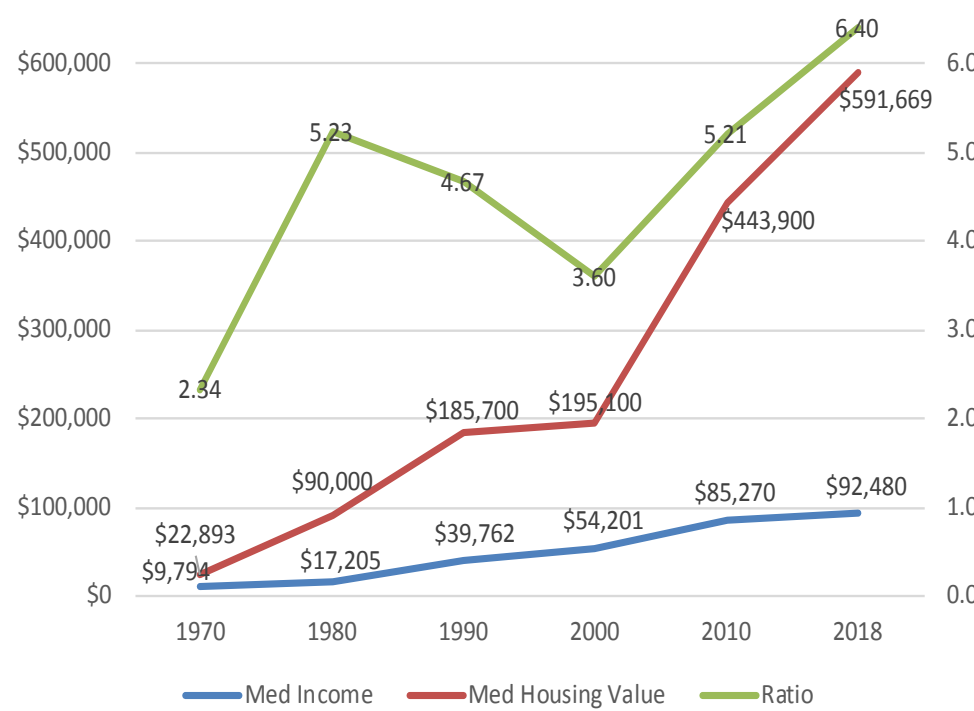
Source: US Census (2010, 2015); LEHD (2010, 2015); SANDAG Current Estimates (Data Extracted on 07/2018).

Chart 1-8: Mira Mesa Growth Projection



Source: SANDAG, Forecast, Current Estimates (Data Extracted on 07/2018); LEHD

Chart 1-9: Mira Mesa Housing Price to Income Ratio



Source: Logan et al. Interpolating U.S. Decennial Census Tract Data from as Early as 1970 to 2010; City of San Diego, 2018; Zillow, 2018

1.5 EXISTING PLANS IN MIRA MESA

Existing Mira Mesa Community Plan (1992)

The current Mira Mesa Community Plan was originally adopted in 1992 and has been amended on over nine occasions since. The Plan identifies several key issues, goals, and implementation actions for the Mira Mesa Community. These include improving the transportation system; relating development intensity to the capacity of the transportation system; encouraging mixed-use development on large sites to offer environments for living, working, shopping, and related activities; guiding urban form and physical development that protects and is responsive to the physical environment of Mira Mesa; and encouraging the development of neighborhood facilities and services that fulfill the daily needs of local residents.

Land Use Designations

The Community Plan land use diagram, shown on Figure 1-4, shows the Plan's land use designations. As shown in the figure, a significant portion of the Community Planning Area is designated as Residential (26.6%), Open Space (23.2%), and Industrial (20.8%). Chart 1-10 illustrates the breakdown of land use designations summary in the current Mira Mesa Community Plan. The specific land use designations are briefly described in Table 1-1.

Chart 1-10: Community Plan Adopted Land Use Summary

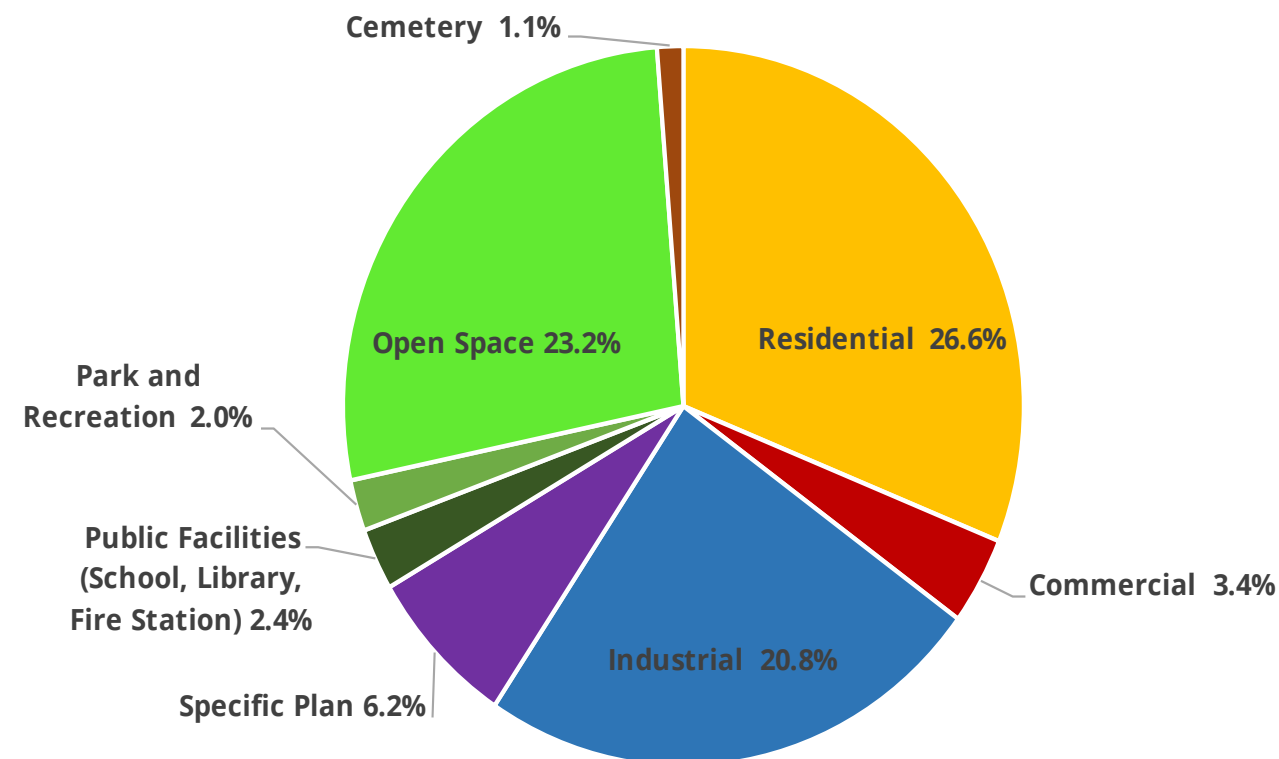
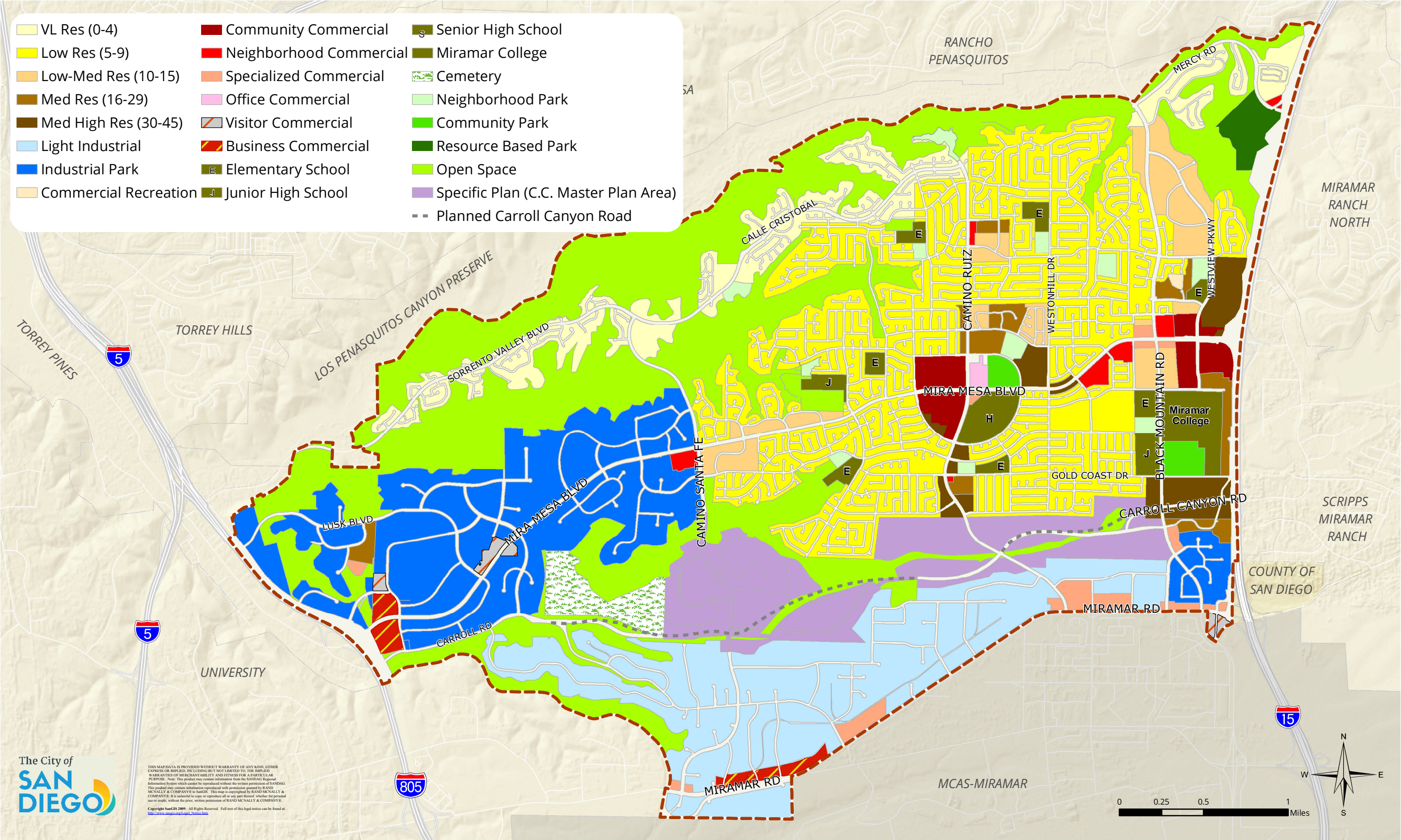


Table 1-1: Existing Mira Mesa Community Plan Designated Land Uses

Land Use Designation	Description	Acre	Percent
Residential		2858	26.6%
Very Low Res	Residential at density below 4 dwelling units per acre.	499	4.7%
Low Res	Residential at density between 5-9 dwelling units per net acre.	1769	16.5%
Low-Med Res	Residential at density between 10-15 dwelling units per net acre.	287	2.7%
Med Res	Residential at density between 16-29 dwelling units per net acre.	135	1.3%
Med High Res	Residential at density between 30-45 dwelling units per net acre.	168	1.6%
Commercial		362	3.4%
Specialized Commercial	Intended to provide the location of commercial uses that are more suitable for individual auto access than for general shopping area developments.	91	0.8%
Neighborhood Commercial	Retail goods and services for the convenience of the immediately adjacent residential neighborhood.	48	0.5%
Community Commercial	Concentration of a wide variety of retail goods and services for the community.	127	1.2%
Business Commercial	Serves the employees of the surrounding industrial parks.	55	0.5%
Office Commercial	Accommodates: multi-tenant office buildings; single purpose office-administrative facilities; professional-medical buildings; and financial institutions	10	0.1%
Commercial Recreation	Accommodates recreation facilities for residents and visitors.	4	0.0%
Visitor Commercial	Intended for hotels and motels.	26	0.2%
Industrial		2232	20.8%
Industrial Park	Intended for industrial uses and office parks	1143	10.7%
Light Industrial	Allows for light manufacturing and research and development uses.	1089	10.2%
Public Facilities		255	2.4%
Elementary School	Maximum enrollment of 700 students (≥ 7 ac).	82	0.8%
Junior High	Maximum enrollment of 1,500 students (≥ 15 ac).	38	0.4%
Senior High School	Maximum enrollment of 2,000 students (≥ 25 ac).	50	0.5%
Miramar College	Intended for two-year degree-awarding campuses.	82	0.8%
Library	Serves the informational & educational interest ($\geq 15,000$ square feet).	1	0.0%
Fire Station	Fire station manage public safety and hazard risks	1	0.0%
Park and Recreation		211	2.0%
Resource Based Park	Notable natural or man-made features (beaches, canyons, lakes, etc.) intended to serve the citywide population, as well as visitors.	57	0.5%
Neighborhood Park	Serves population of 5,000 within approximately 1 mile and accessible primarily by bicycling and walking (3-13 ac)	69	0.6%
Community Park	Serves population of 25,000, may serve multiple community planning areas (≥ 13 ac)	85	0.8%
Open Space		2486	23.2%
Specific Plan	Carroll Canyon Master Plan details the designated land uses.	665	6.2%
Cemetery		114	1.1%

Figure 1-4: Adopted Community Plan Land Use



Specific, Master, and Other Plans

The City has supplemented the Mira Mesa Community Plan through the adoption and implementation of Carroll Canyon Master Plan. Other relevant specific and master plans within the community are summarized below (see Figure 1-5).

Carroll Canyon Master Plan (1994)

The Carroll Canyon Master Plan is an amendment to the Mira Mesa Community Plan. The 573-acre site is situated between Interstate 805 on the west and Interstate 15 on the east, and between Mira Mesa Boulevard on the north and Miramar Road on the south. The Master Plan emphasizes the importance of transit-oriented development with a new transit station surrounded by a mixed-use core at the northeast corner of Camino Santa Fe and Carroll Canyon. The first phase of development under the Master Plan provided significant industrial and employment uses for this area as part of the Fenton Technology Park, with approximately 600,000 square feet of light industrial uses. In conjunction with this development, the connection to Camino Santa Fe to Miramar Road was also completed. As of March 2018, there is a request to initiate an amendment to the Master Plan for the 3 Roots development proposal.

3 Roots Master Plan (2018)

The draft master plan provides a detailed strategy for a 412-acre site. The plan proposes open space and the restoration of creek and floodplain features; a mix of uses to balance housing and employment opportunities; and a multi-modal circulation system to maximize the use of future transit along the new east-west connection provided by Carroll Canyon Road. A total of 1,800 multi-family dwelling units, 140,000 square feet of retail/office, and 40 acres of parks and trails are planned.

Stone Creek Master Plan (2017)

The Stone Creek Master Plan area is a 293-acre site located north of Miramar Road, east of Camino Santa Fe, south of Mira Mesa Boulevard and west of Black Mountain Road. The Draft Master Plan proposes a mixed-use Transit-Oriented Development consisting of 4,445 multi-family residential dwelling units, 174,000 square-feet of retail, 200,000 square-feet of office, a 175 room hotel, 415,000 square-feet of light industrial, 135,000 square feet of business park, 300,000 square feet of high technology, and approximately 33.9 acres of population-based parks.

MCAS Miramar Master Plan (2013)

The Marine Corps Air Station (MCAS) Miramar Airport Master Plan area encompasses 23,065 acres, with over 15,000 service members and their families serving this location. The Master Plan identifies nearly 11 million square feet of new facility development capacity using the infill development model on 672 acres of developable land, across 4 districts.

MCAS Miramar Airport Land Use Compatibility Plan (2008)

MCAS Miramar Land Use Compatibility Plan (ALUCP) provides for the orderly growth of the airport and the area surrounding the airport and safeguards the general welfare of the inhabitants within the vicinity of the airport and the public in general. The ALUCP identifies airport land use compatibility policies and standards related to four airport-related factors: noise, safety, airspace protection and overflight.

Los Peñasquitos Canyon Preserve Master Plan (1998)

The Los Peñasquitos (meaning little cliffs) Canyon and Lopez Canyon encompasses some 4,000 acres. The Master Plan outlines recreational and education opportunities and preservation and management of a unique natural and cultural resources. The Preserve is jointly owned and administered by the City and County of San Diego.

San Diego Miramar College Facilities Master Plan Update (2014)

The plan serves to document the current status of building projects on campus and provides an update on projects completed, projects currently in construction, projects in design, other campus projects, and ranked facilities needs for the 2014-15 academic year.

Figure 1-5: Community Specific & Master Plans

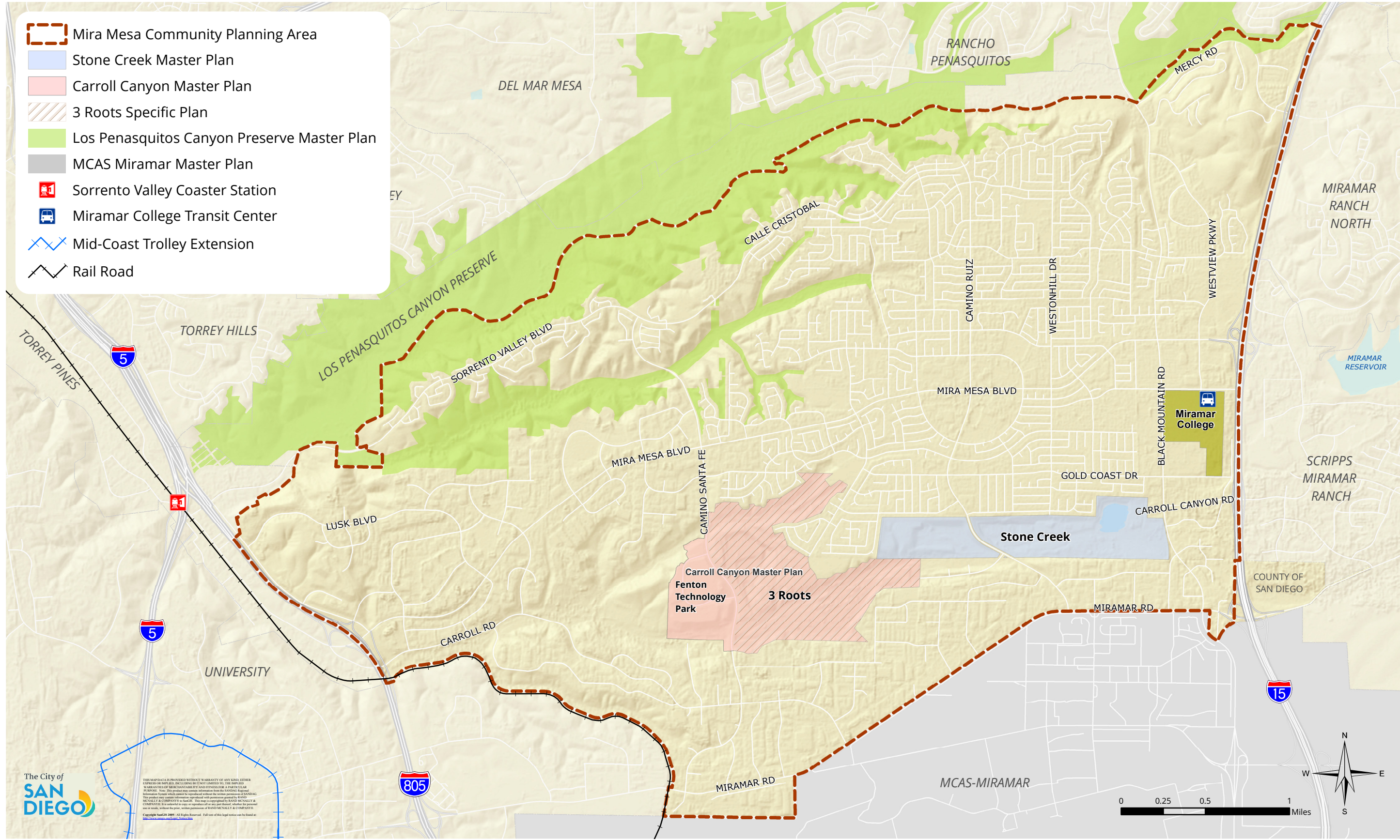


Table 1-2: Existing Zoning Designations

Agricultural	
AR-1-1	Agricultural Residential, require min. 10 acre lots
AR-1-2	Agricultural Residential, require min. 1 acre lots
Open Space	
OC-1-1	Open Space (Conservation), protect natural and cultural resources and environmentally sensitive lands.
OF-1-1	Open Space (Floodplain) while permitting development that will not constitute a dangerous condition or an impediment to the flow of flood waters
OP-1-1	Developed active parks
OR-1-2	Open space with limited private residential development and to implement the MHPA
Commercial	
CC-1-3	Commercial Community, mix of residential and commercial development with an auto orientation (1 du/1,500 sf. of lot area)
CC-3-5	Commercial Community, mix of residential and commercial development with pedestrian orientation (1 du/1,500 sf. of lot area)
CC-4-2	Commercial Community, heavy commercial uses and residential with high intensity, strip commercial characteristics (1 du/1,500 sf. of lot area)
CN-1-2	Commercial Neighborhood, development with auto orientation
CO-1-2	Commercial Office, mix of office and residential that serve as an employment center
CV-1-1	Commercial Visitor, mix of large-scale, visitor-serving uses and residential uses
CV-1-2	Commercial Visitor, mix of visitor-serving uses and residential uses with a pedestrian orientation
Industrial	
IH-2-1	Industrial Heavy (land-intensive industrial emphasizing base-sector manufacturing), manufacturing with some office
IL-1-1	Industrial Light allows primarily light industrial uses
IL-2-1	Industrial Light, mix of light industrial, office, and limited commercial
IL-3-1	Industrial Light, mix of light industrial, office, and commercial
IP-1-1	Industrial Park (high quality science and business park development), mix of light industrial and office uses with some limited manufacturing
IP-2-1	Industrial Park (high quality science and business park development), mix of light industrial and office uses
Residential	
RM-1-1	Residential Multiple Unit, lower density multiple dwellings with single dwelling character. (1 du/3,000 sf. of lot area)
RM-1-2	Residential Multiple Unit, lower density multiple dwellings with single dwelling character. (1 du/2,500 sf. of lot area)
RM-1-3	Residential Multiple Unit, lower density multiple dwellings with single dwelling character. (1 du/2,000 sf. of lot area)
RM-2-5	Residential Multiple Unit, medium density multiple dwellings. (1 du/1,500 sf. of lot area)
RM-3-7	Residential Multiple Unit, medium density multiple dwellings. (1 du/1,000 sf. of lot area)
RM-3-8	Residential Multiple Unit, medium density multiple dwellings. (1 du/800 sf. of lot area)
RS-1-1	Residential Single Unit, Urbanized Community min. 40,000 sf. lot
RS-1-8	Residential Single Unit, Planned Urbanized Community min. 40,000 sf. lot
RS-1-11	Residential Single Unit, Planned Urbanized Community min. 10,000 sf. lot
RS-1-13	Residential Single Unit, Planned Urbanized Community min. 6,000 sf. lot
RS-1-14	Residential Single Unit, Planned Urbanized Community min. 5,000 sf. lot
RX-1-2	Residential Small Lot requires minimum 3,000 square-foot lots.

Zoning

Zoning implements the policies and land use designations put forth in the General Plan and the Community Plan through detailed development regulations. Zoning also regulates the form, design, density and intensity, and permitted uses.

As shown in Figure 1-6, residential, industrial and open space zones dominates the current zoning in Mira Mesa. Table 1-2 describes the existing zoning designations.

Figure 1-6: Current Zoning

