



Aerial view of Mira Mesa looking southeast.

SUMMARY

KEY ELEMENTS OF THE PLAN UPDATE

Mira Mesa is home to approximately 62,500 people, residing in 20,400 dwelling units. At buildout, which is estimated to occur after the year 2010, Mira Mesa is expected to house 82,600 people in 28,300 dwelling units—an increase of about 32 percent.

Approximately 60 percent of the community has been built. Only about 12 percent of the undeveloped property in the community does not have development approvals, either in the form of planned development permits or subdivision maps and zoning.

The largest area of undeveloped land is approximately 900 acres surrounding Carroll Canyon, which is now being used for sand and gravel extraction. Upon completion of extraction activities, this area is proposed to be developed with a mix of industrial park, commercial and residential uses. Another 285 undeveloped acres on Lopez Ridge are designated for very low-density residential development (up to four units per gross acre) and open space preservation.

Residential Land Use

Almost 38 percent of the community is planned for residential development at densities ranging from a maximum of four units per gross acre on Lopez Ridge to a maximum of 43 units per acre near Mira Mesa Boulevard and Interstate 15 (I-15). Most of the areas that remain to be developed with residential uses are constrained by steep slopes; therefore, the physical form of new development and how well it fits in sensitive slope areas will continue to be key community issues. The Mira Mesa Community Plan (Plan) update includes criteria to be used in the review of new building proposals to ensure that development is designed to preserve Mira Mesa's unique system of canyons, ridge tops and mesas. The **Residential Land Use Element** also revises the boundary between the open space designation and the residential designation to more accurately reflect the areas that could be developed under current environmental regulations.

Industrial and Commercial Land Use

As one of the major employment centers in the San Diego region, Mira Mesa will provide jobs for approximately 61,000 people at buildout. Approximately 26 percent of the land area in Mira Mesa is planned for industrial and commercial office development, with another four percent planned for retail uses. The **Industrial and Commercial Land Use Elements** of the Plan update maintain the 1981 plan's recommendations to preserve industrially designated sites for large lot, employment-generating uses and restrict retail development to existing commercial centers.

Sensitive Resources and Open Space System

Approximately 18 percent of the community is proposed to be preserved as open space—primarily in the five major canyons (Los Peñasquitos, Lopez, Carroll, Rattlesnake and Soledad) that traverse the community. A **Sensitive Resources and Open Space System Element** has been added to the plan to provide specific recommendations for the preservation of the remaining sensitive natural resources within the community. The proposed open space system boundaries and criteria for development adjacent to the open space system, particularly Los Peñasquitos and Lopez Canyons, have also been refined as part of this update.

Community Facilities

The Plan update contains the following proposals for new or expanded public facilities:

Parks

The development of two new park facilities (Carroll neighborhood park and Canyon Hills resource-based park) and the expansion of Lopez Ridge neighborhood park to include the adjacent former school site.

Libraries and Fire Stations

The expansion and possible relocation of the Mira Mesa Library to a site near the intersection of New Salem and Camino Ruiz and the addition of a fire station near the intersection of Miramar Road and Camino Santa Fe.

Transportation Improvements

The Plan update deletes the extension of Camino Ruiz across Los Peñasquitos Canyon Preserve in order to maintain the undisturbed nature of the canyon through this area. To accommodate the level of traffic anticipated at buildout of the community, improvements are proposed at five major intersections: Camino Santa Fe and Miramar Road, Black Mountain Road and Mercy Road, Black Mountain Road and Mira Mesa Boulevard, Kearny Villa Road and Miramar Road, and Mira Mesa Boulevard and Scranton Road. In addition to street improvements, bus service improvements are proposed to Sorrento Mesa and the Carroll Canyon area, and a light rail transit line is proposed through Carroll Canyon. Two pedestrian bridges are proposed over Black Mountain Road.