

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **(Mira Mesa Community Plan Update Planning Commission Workshop)**

To call in and make your three minutes of public comment on this item:



iPhone one-tap - Dial 669-254-5252; or 669-216-1590; or 646-828-7666. When prompted, input Webinar ID: **160 064 4230**; -OR-



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864. When prompted, input Webinar ID: **160 064 4230**

How to Speak to a Particular Item or During Non-Agenda Public Comment

When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.



When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Draft Land Use Scenarios: Mira Mesa Community Plan Update

Planning Department

Alex Frost, Senior Planner

March 18, 2020, Planning Commission – **Virtual Meeting**

Presentation Overview

- 1) Introduction & Background
- 2) Online Community Engagement Tool
- 3) Land Use Categories
- 4) Land Use Scenarios
- 5) Land Use Scenario Impacts & Analytics
- 6) Discussion & Next Steps

This is the second Mira Mesa CPU Planning Commission Workshop. The purpose of the meeting is to seek input on the draft land use scenarios. No action is required on the part of the Planning Commission at this time.

An aerial photograph of a cityscape, likely San Diego, featuring a prominent Qualcomm building with a glass facade. The city is surrounded by green hills and mountains in the background. A large, semi-transparent blue rectangular overlay is positioned across the middle of the image, containing the title text in white. The foreground shows a multi-lane road with a crosswalk, parking lots with several cars, and some commercial buildings.

Introduction & Background



Escondido



Mira Mesa

Santee

La Mesa

Kearny Mesa

Downtown

National City

Coronado

Chula Vista

Otay Mesa

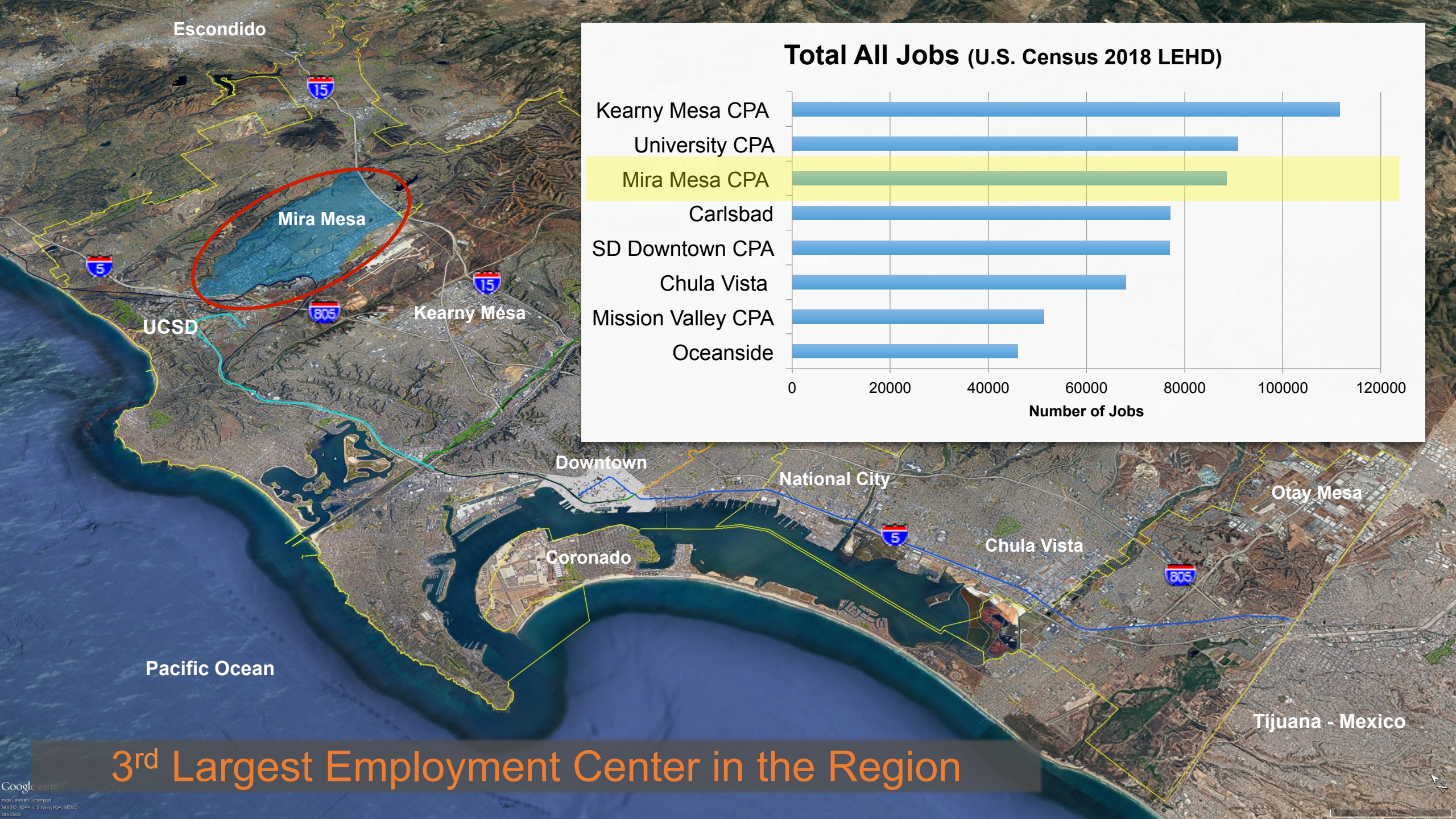
Tijuana - Mexico

Pacific Ocean

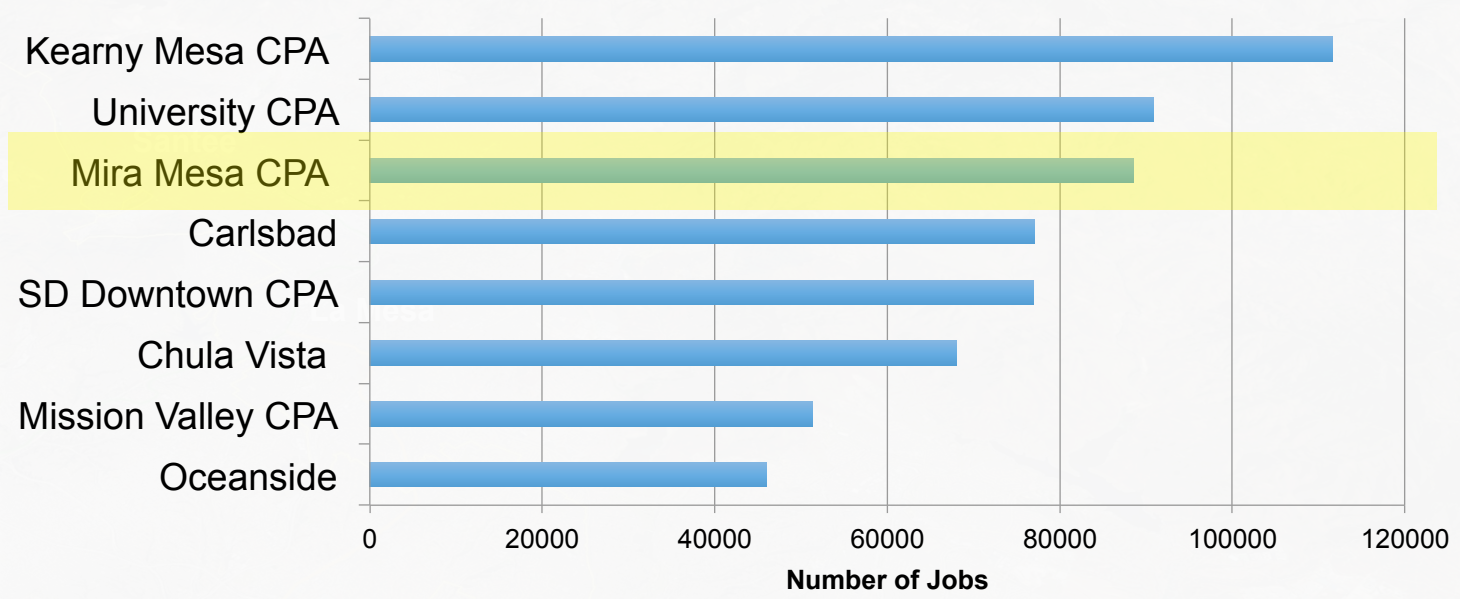
11% of
City Jobs
(2018)

Regional Location

Data Source: U.S. Census LEHD 2018 - Total All Jobs



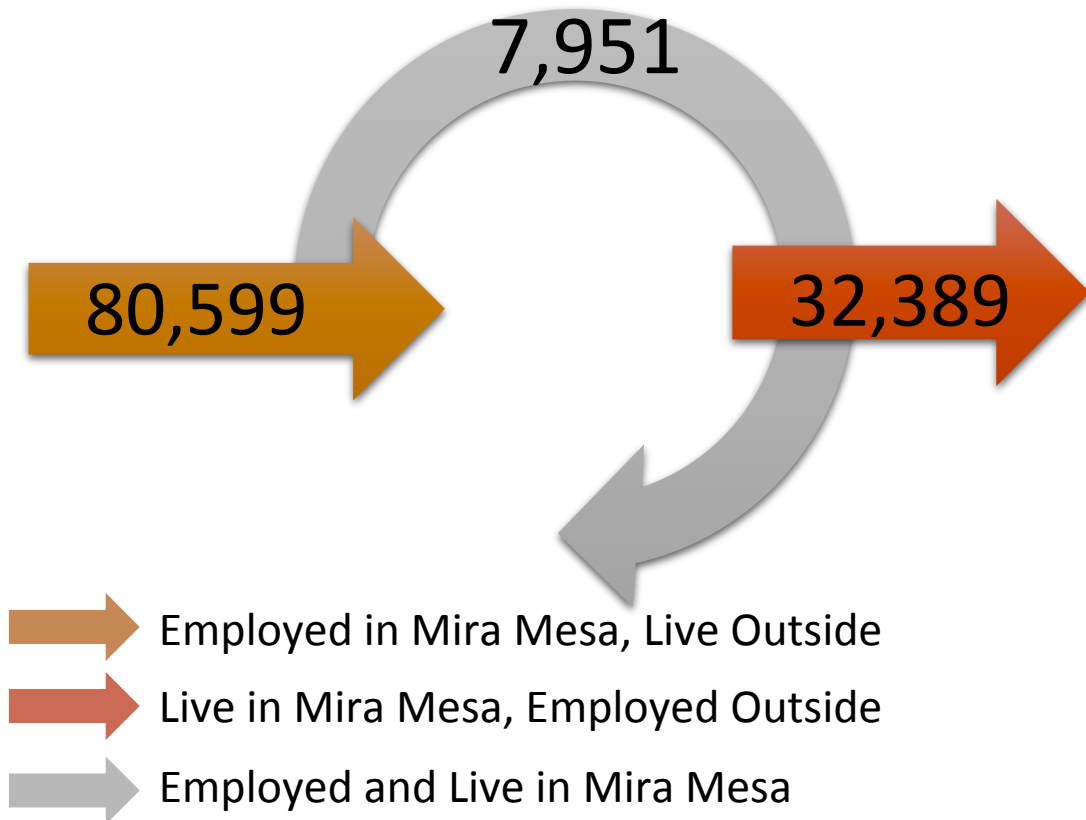
Total All Jobs (U.S. Census 2018 LEHD)



3rd Largest Employment Center in the Region

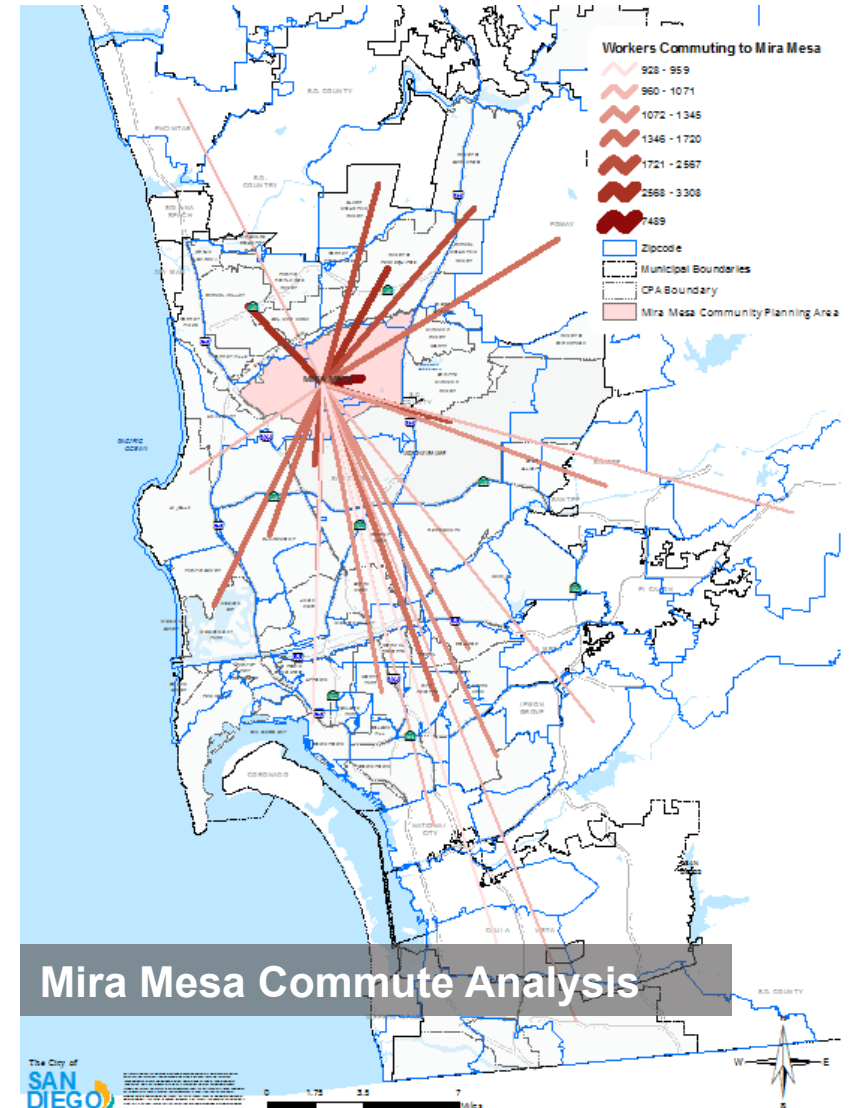
Commuter Flow (2018)

Mira Mesa Workers Inflow/Outflow Analysis



Note: Overlay arrows do no indicate directionality of worker flow between locations.

Data Source: U.S. Census LEHD 2018



Data Source: U.S. Census LEHD 2015

LAND USE & EMPLOYMENT CONTEXT

10,729 acres

88k jobs (2018)

76k pop (2019)

Sorrento Valley Station

Sorrento Mesa = 49.1k Jobs

Mid-Coast Trolley
(under construction)

Miramar = 26.8k Jobs

Miramar College
Transit Center







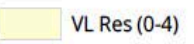
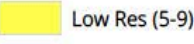

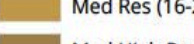
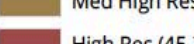
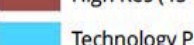

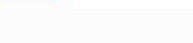
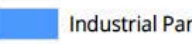
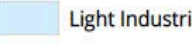
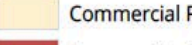
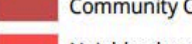
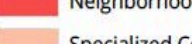
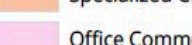

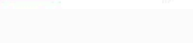

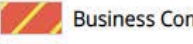
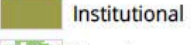
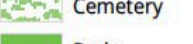
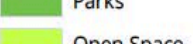

Miramar College

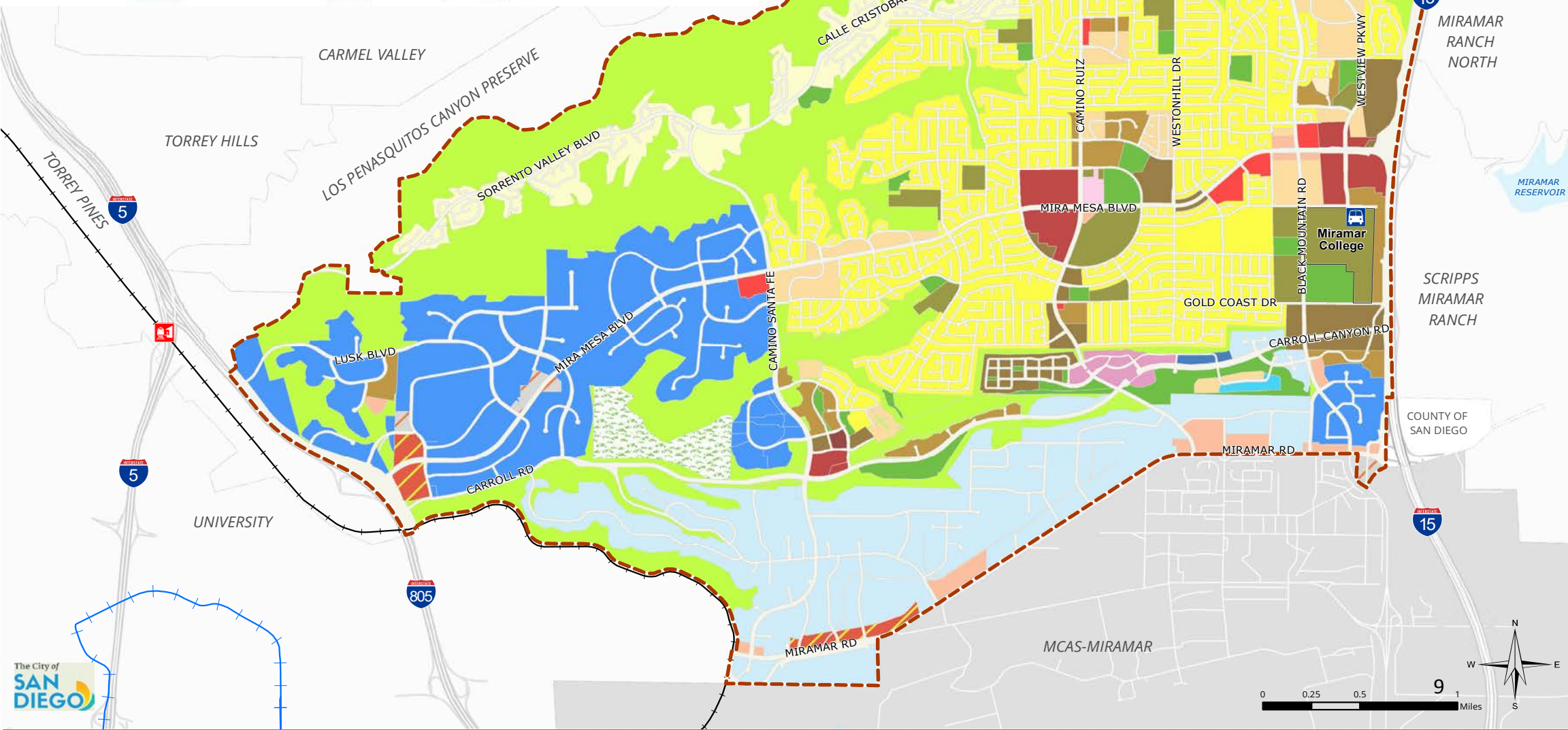
Carroll Canyon

MCAS-Miramar =
13k Jobs

Miramar Road

ADOPTED COMMUNITY PLAN

-  Mira Mesa Community Planning Area
-  MCAS Miramar
-  Sorrento Valley Station
-  Miramar College Transit Stop
-  Mid-Coast Trolley Extension
-  Rail Road
-  VL Res (0-4)
-  Low Res (5-9)
-  Low-Med Res (10-15)
-  Med Res (16-29)
-  Med High Res (30-44)
-  High Res (45-74)
-  Technology Park
-  Business Park
-  Industrial Park
-  Light Industrial
-  Commercial Recreation
-  Community Commercial
-  Neighborhood Commercial
-  Specialized Commercial
-  Office Commercial
-  Community Village (0-44)
-  Visitor Commercial
-  Business Commercial
-  Institutional
-  Cemetery
-  Parks
-  Open Space





Casa Mira View



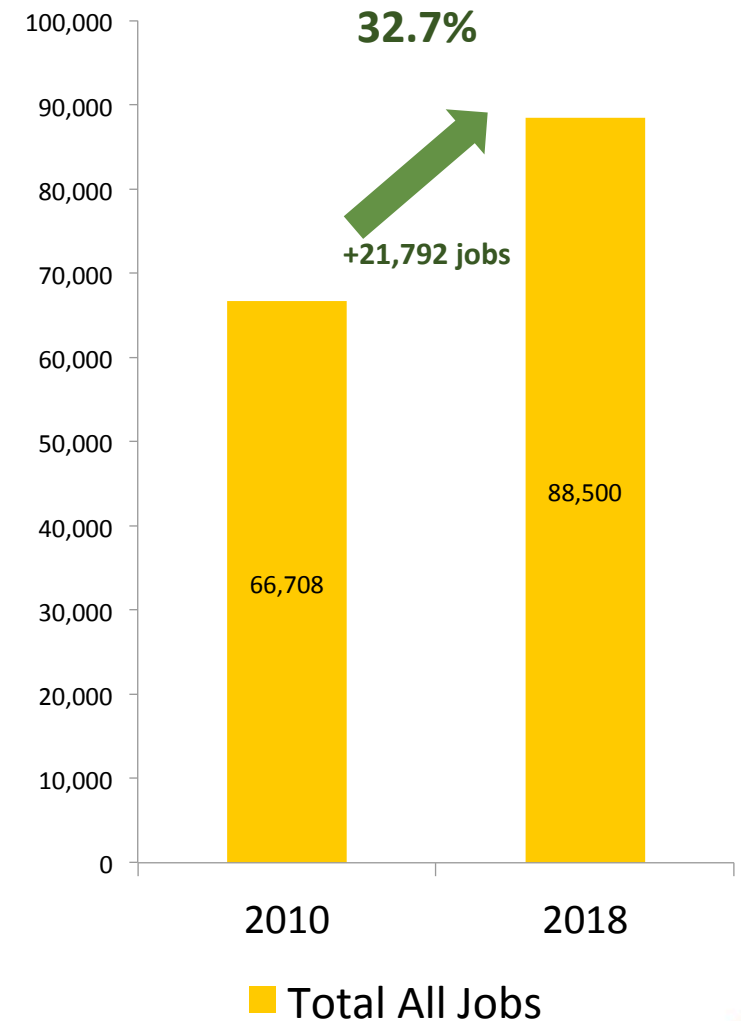
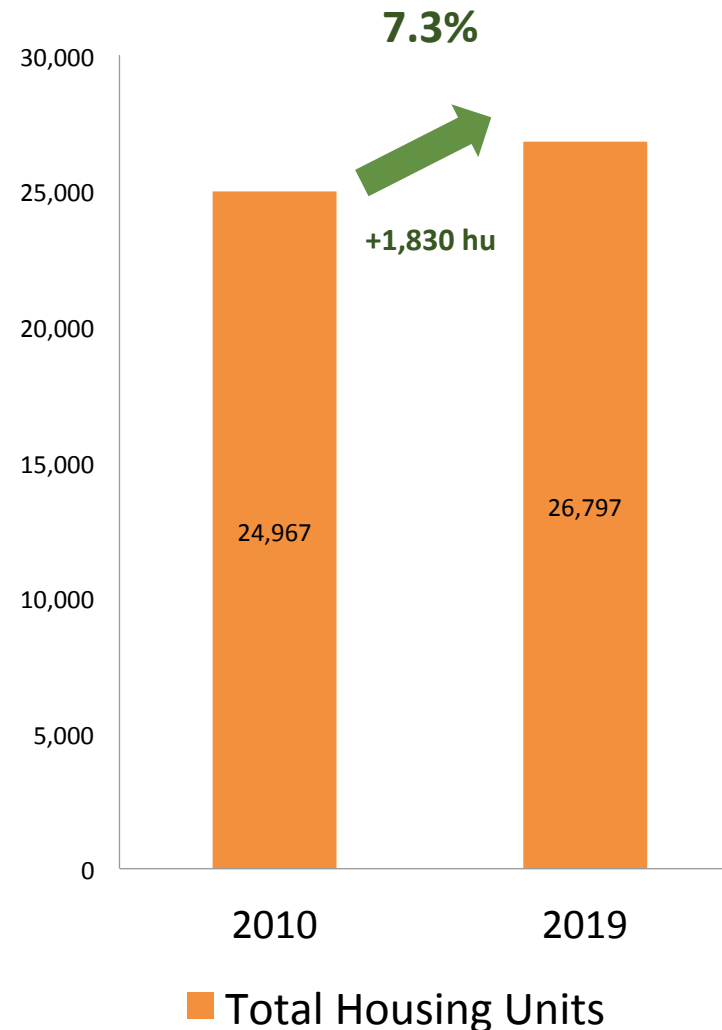
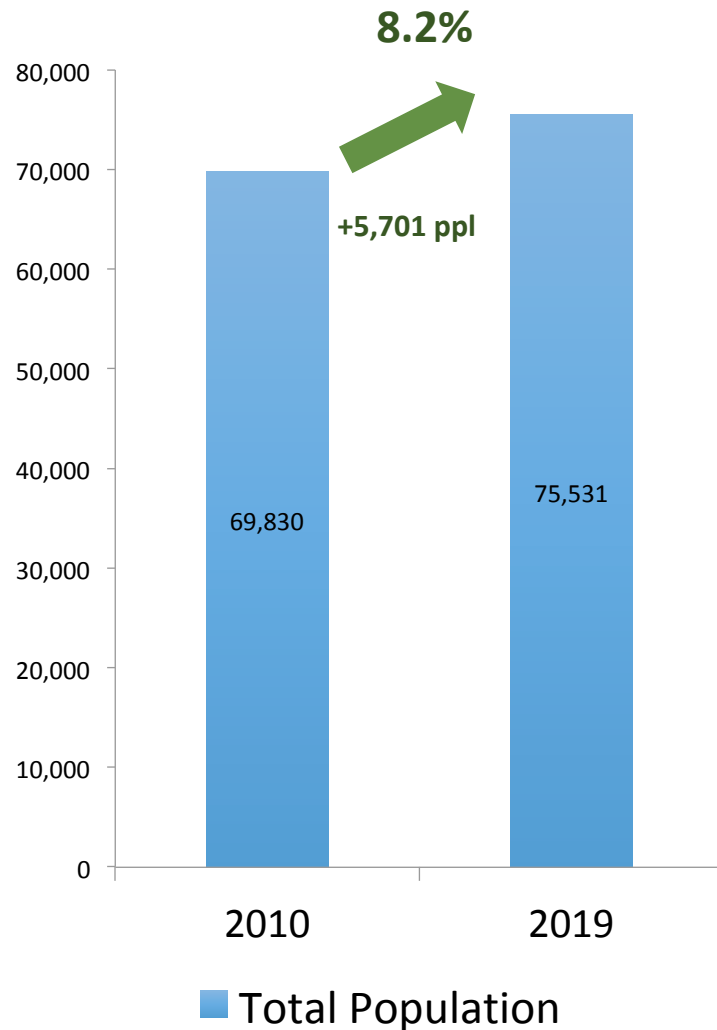
**3 Roots
(adopted*)**



**Stone Creek
(proposed*)**

***Conceptual rendering**

RECENT MIRA MESA GROWTH



Fall 2018

**CPU LAUNCH &
EXISTING
CONDITION**

2019 - 2021

**CONCEPT &
ALTERNATIVE**

Fall 2021

**DRAFT
COMMUNITY
PLAN**

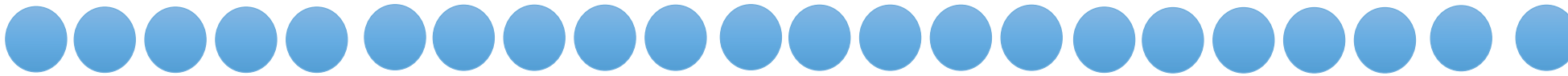
Spring 2022

**DRAFT
ENVIRONMENTAL
IMPACT
REPORT**

Fall 2022

**HEARINGS:
PLAN APPORVAL**

Mira Mesa CPU Advisory Committee Meetings



22
Meetings

Open House, Pop-Up Booth, and Workshops



Open House



Street Fair



Miramar College



PC Commission

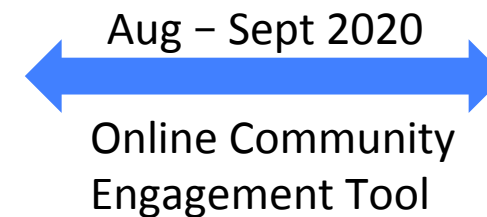
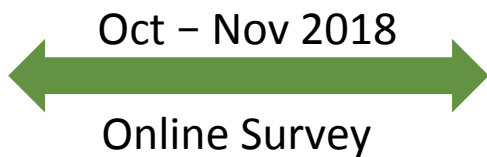


Land Use & Economic Forum

5

Events

Online Engagement & Stakeholder Interviews



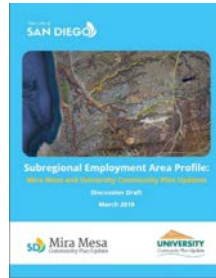
3
Opportunities



Mira Mesa
Community
Atlas



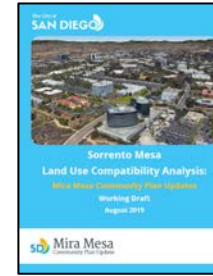
Community
Engagement
Report



Subregional
Employment
Area Profile



Market
Demand &
Collocation
Study



Land Use
Compatibility
Analysis
(Sorrento & Miramar)



Peer-Cities &
Citywide
Analysis



Mobility Existing
Conditions



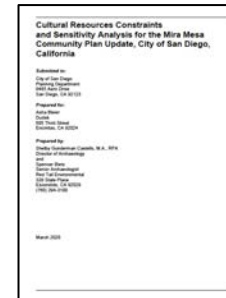
Mobility Corridor
Concepts



Geotech
& Hazmat



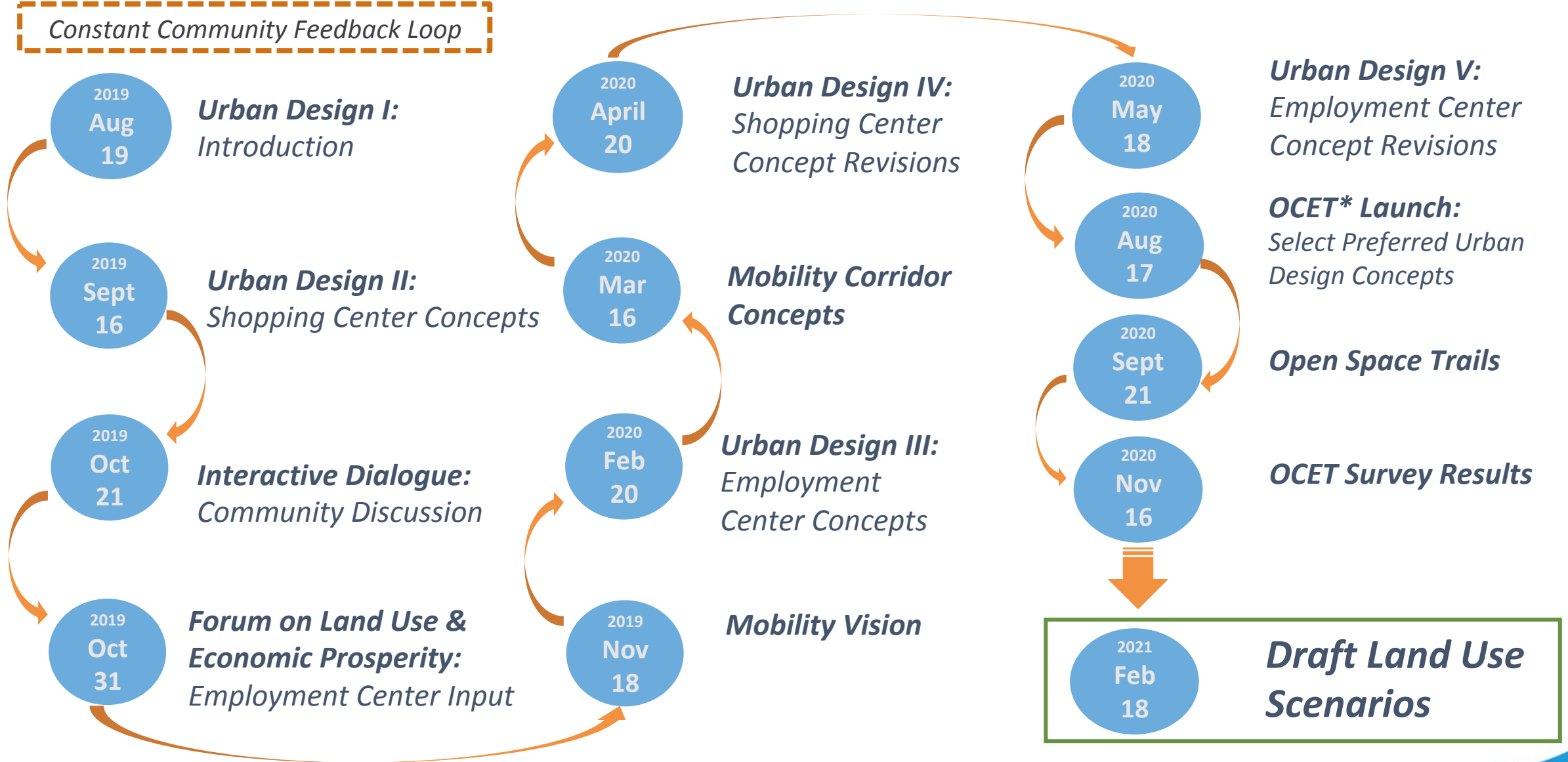
Biological
Resources



Cultural
Resources



Water &
Wastewater



Introduction FAQ Give Input

☐ Option 1 - Science & Tech Park

[View Images and Data](#)



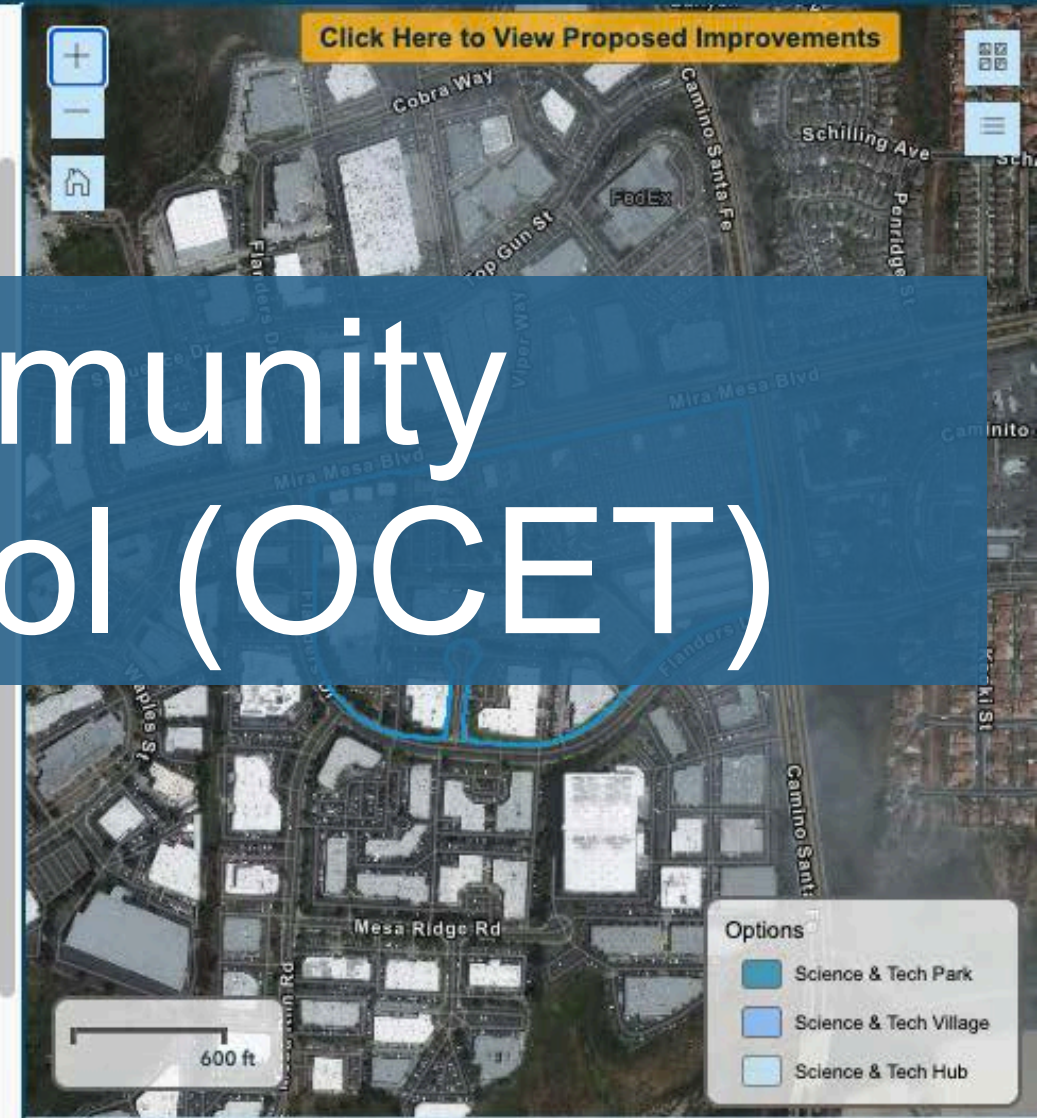
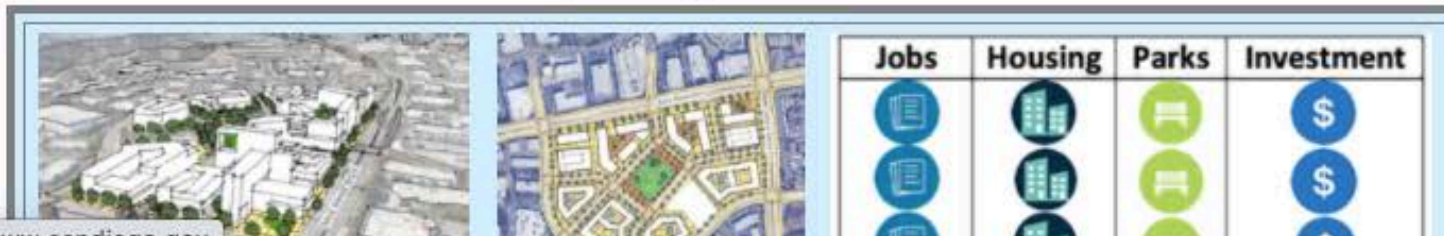
☐ Option 2 - Science & Tech Village

[View Images and Data](#)



☐ Option 3 - Science & Tech Hub

[View Images and Data](#)



Online Community Engagement Tool (OCET)

PURPOSE

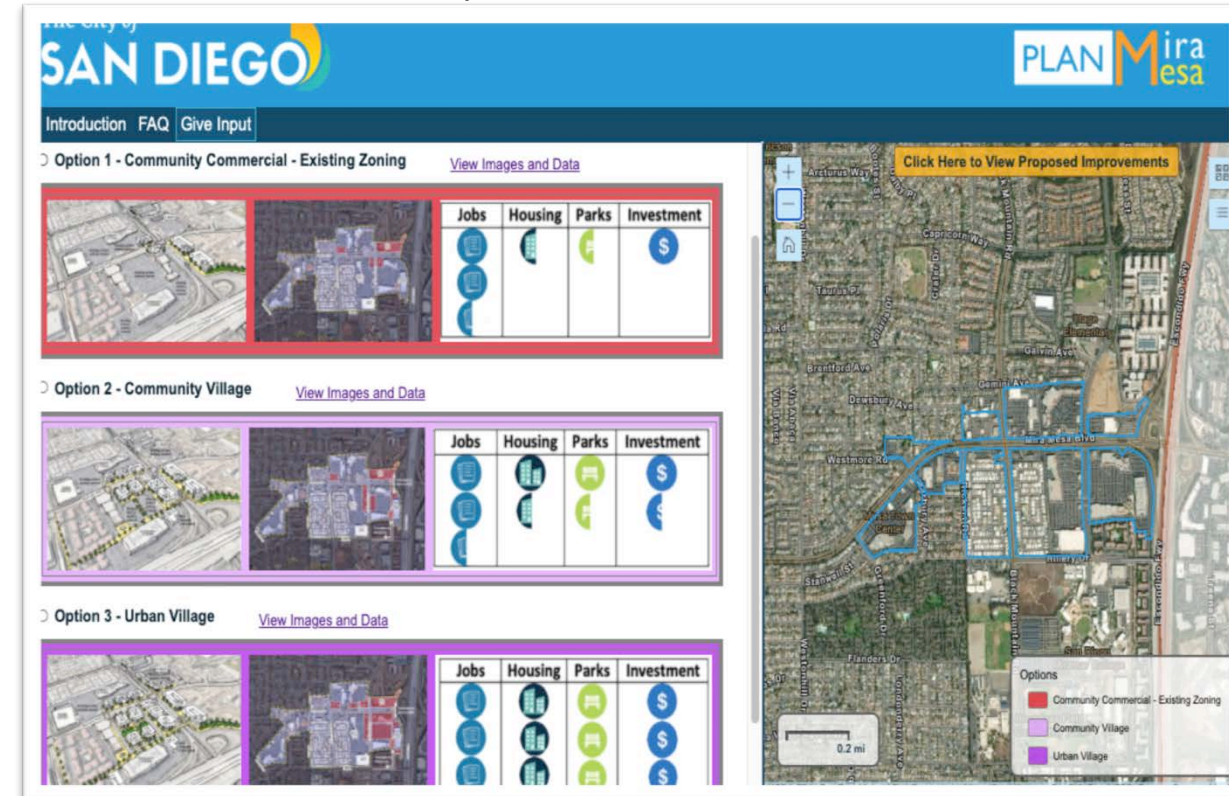
- To provide a more innovative approach to public engagement that:
 - Reaches a broader audience
 - Convenient to use
 - Results easily summarized
- Informs the development of land use alternatives for the Mira Mesa Community Plan Update



OBJECTIVE

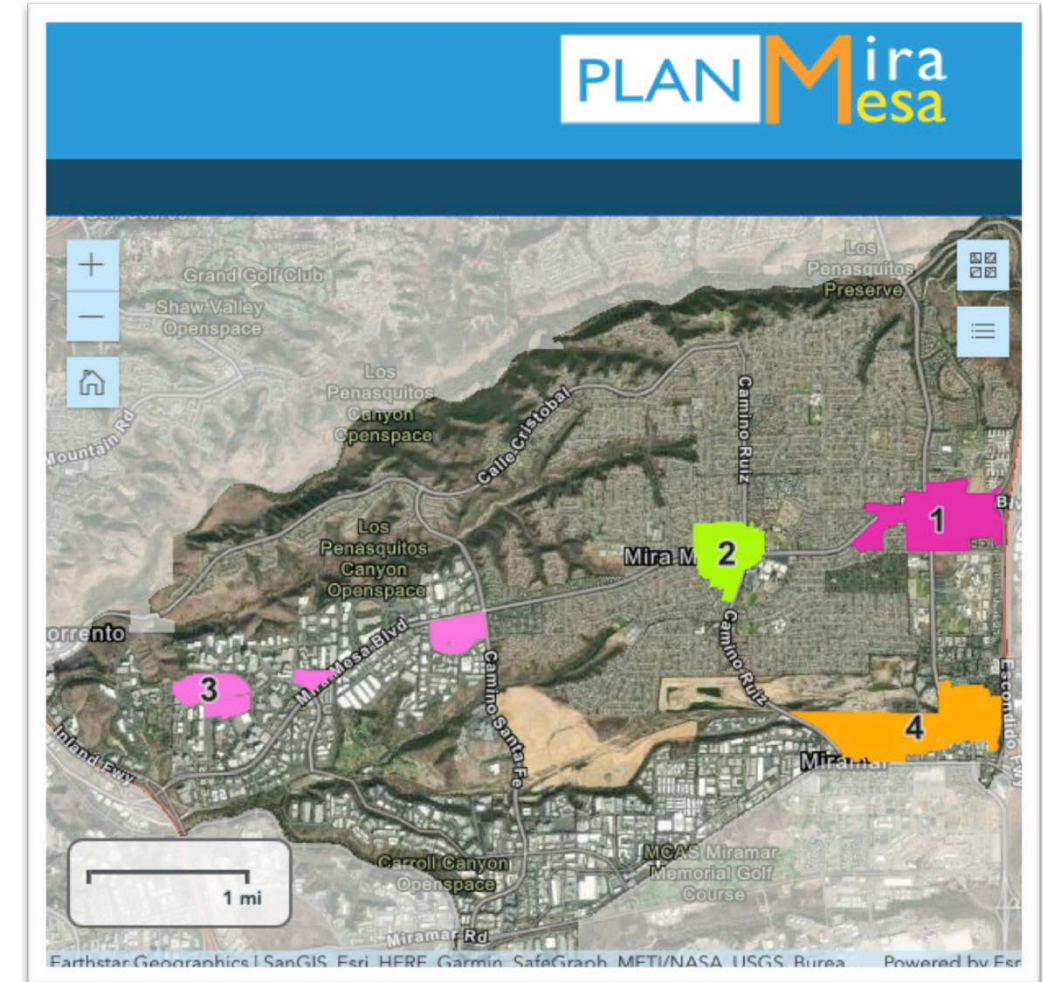
- 1 Click on a focus area
- 2 Explore different scenario
- 3 Select your preferred option

Shape Mira Mesa's Future!



FOCUS AREAS

- Focus areas were selected based on extensive public input and technical studies such as:
 - Mira Mesa Community Atlas
 - Draft Collocation Studies
 - Forum on Land Use and Economic Prosperity
- Not all potential sites were included in the tool, but the results from the survey will help inform the land use alternatives



URBAN DESIGN CONCEPTS

- A location-specific development type to explore how the community can grow over the next 20 years
- The outcome metrics highlight potential new jobs, housing, parks (any publicly accessible spaces), and community investment that could be generated from each scenario
- All images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal

Shape Mira Mesa's Future!

Focus Areas / Subarea A Scenarios

Focus Area 3 - Subarea A Acreage: 38

Select an option for subarea A, then click 'Next' to continue to the next subarea. Your results will be reflected on the aerial map.

☐ Option 1 - Science & Tech Park [View Images and Data](#)

☐ Option 2 - Science & Tech Village [View Images and Data](#)

☐ Option 3 - Science & Tech Hub [View Images and Data](#)

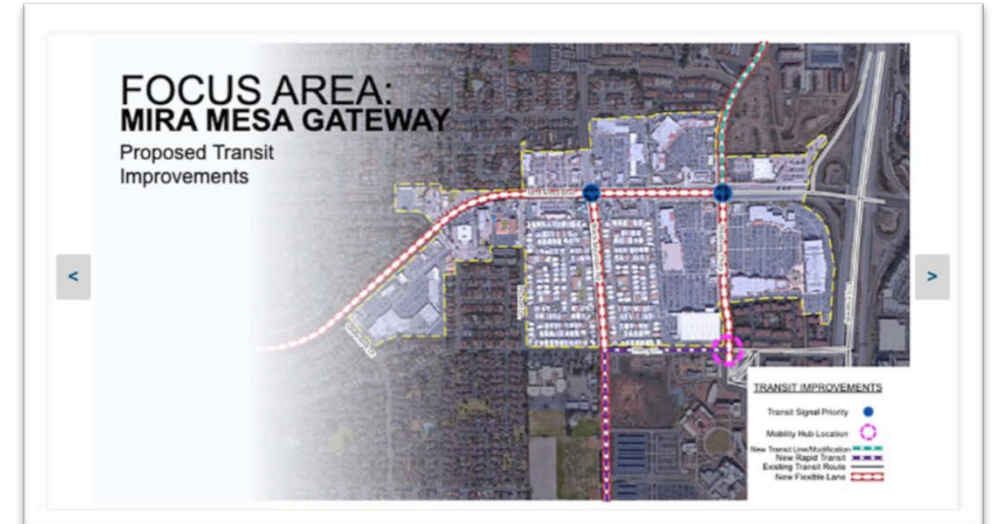
Jobs	Housing	Parks	Investment
3	1	1	\$
3	1	1	\$
3	1	1	\$

Jobs	Housing	Parks	Investment
3	1	1	\$
3	1	1	\$
3	1	1	\$

Jobs	Housing	Parks	Investment
3	1	1	\$
3	1	1	\$
3	1	1	\$

MOBILITY CONCEPTS

- Proposed mobility improvements are also highlighted for each focus area:
 - Proposed Bike Network
 - Proposed Transit
 - Proposed Street Cross Section



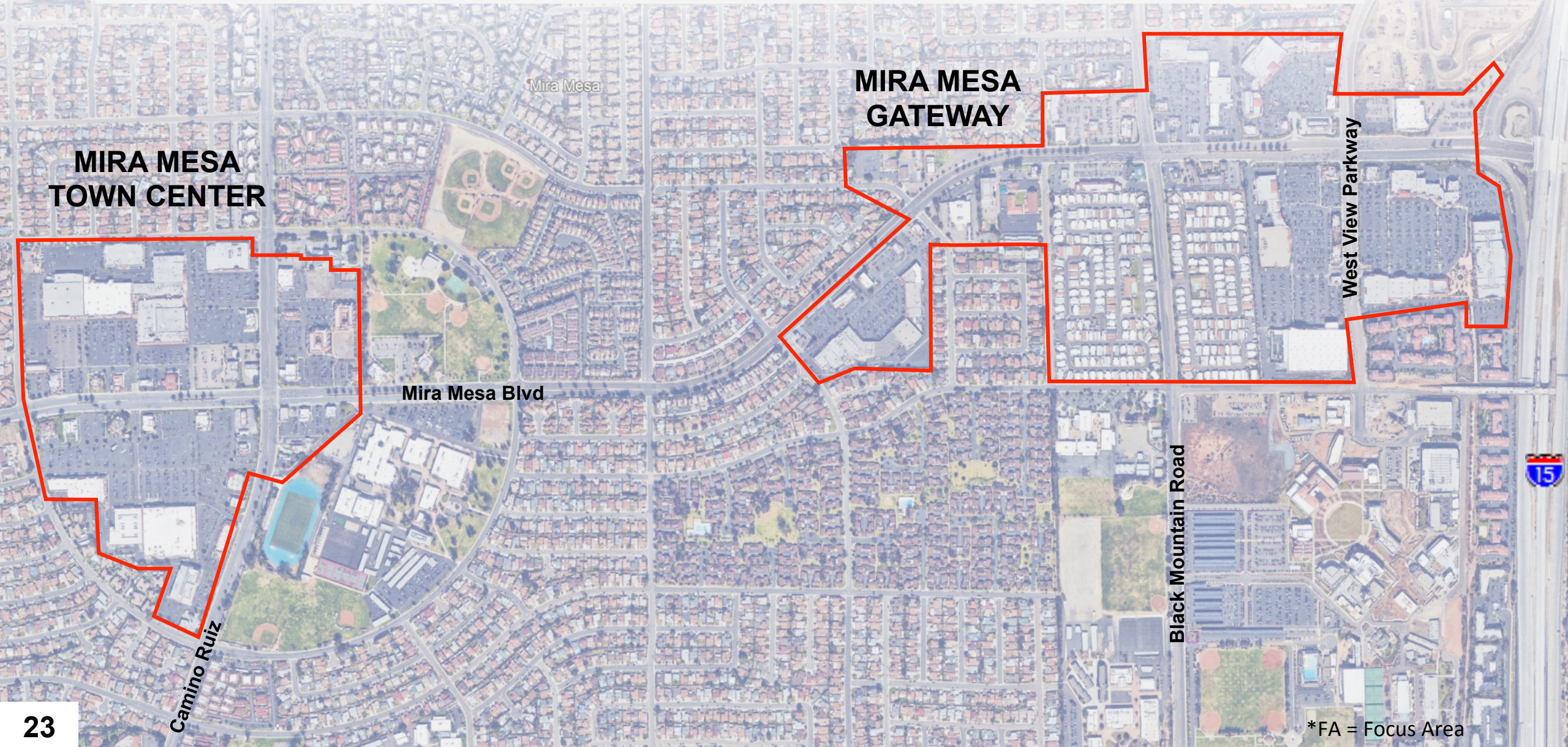
OCET RESULTS*

- Broad community participation and representation:
 - 86% of respondents live or live & work in Mira Mesa;
 - 58% of respondents 40 or younger; and
 - 48% of respondents non-white
- Total survey participants – 696
- Result informs the draft land use scenarios



FA* 1 MIRA MESA GATEWAY & FA 2 TOWN CENTER

How the OCET result informs the Draft Land Use Scenarios



MIRA MESA GATEWAY

Community Commercial



Community Village

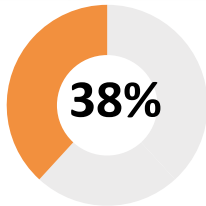


62%

Urban Village



OCET
Result



Scenario
Reflection

Proposed
Land Use

Land Use Scenario 1*

Land Use Scenario 2*

Land Use Scenario 3*

Community Village (44 du/ac)

Community Village (54 du/ac)

Urban Village (73 du/ac)

*Higher density and intensity proposed to reflect the proximity to the Miramar College Transit Station

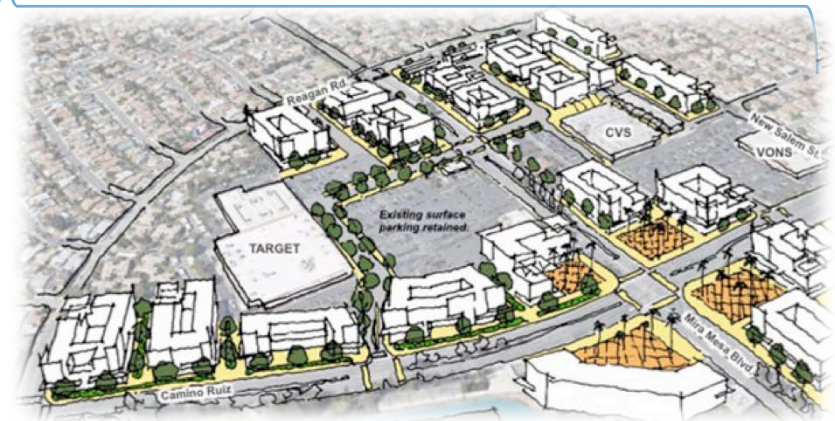
MIRA MESA TOWN CENTER

Community Commercial

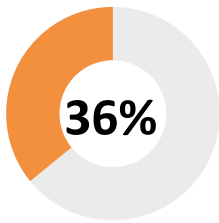
Community Village

64%

Urban Village

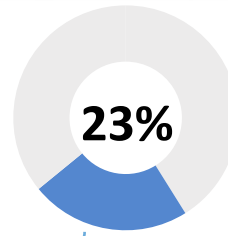


OCET
Result

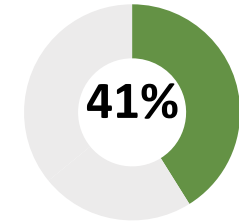


Scenario
Reflection

Land Use Scenario 1



Land Use Scenario 2



Land Use Scenario 3

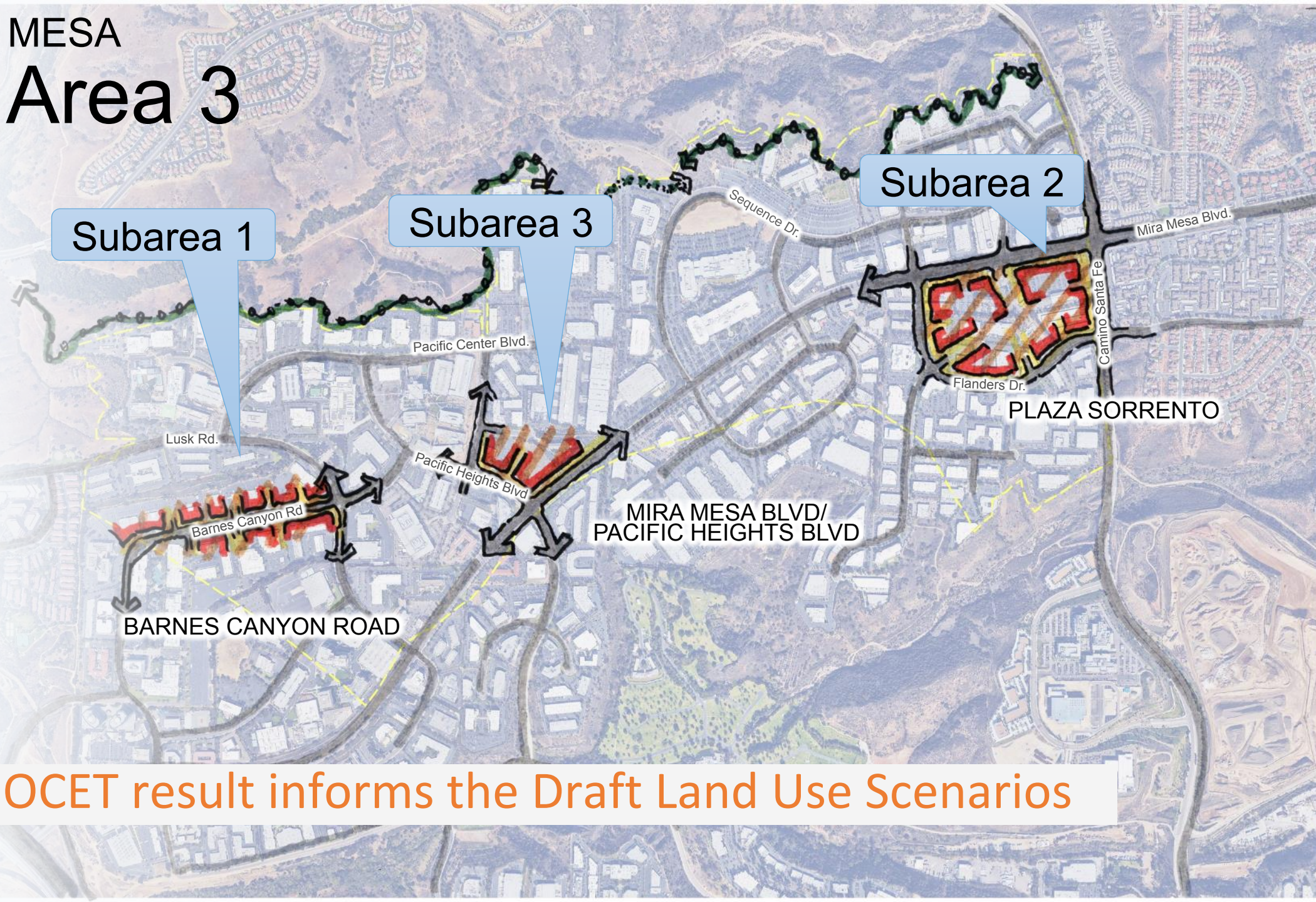
Proposed
Land Use

Community Village (29 du/ac)

Community Village (44 du/ac)

Urban Village (54 du/ac)

Focus Area 3



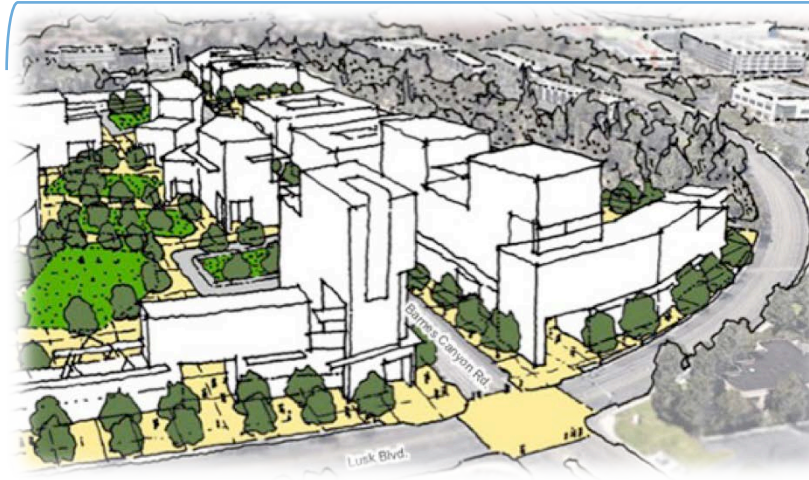
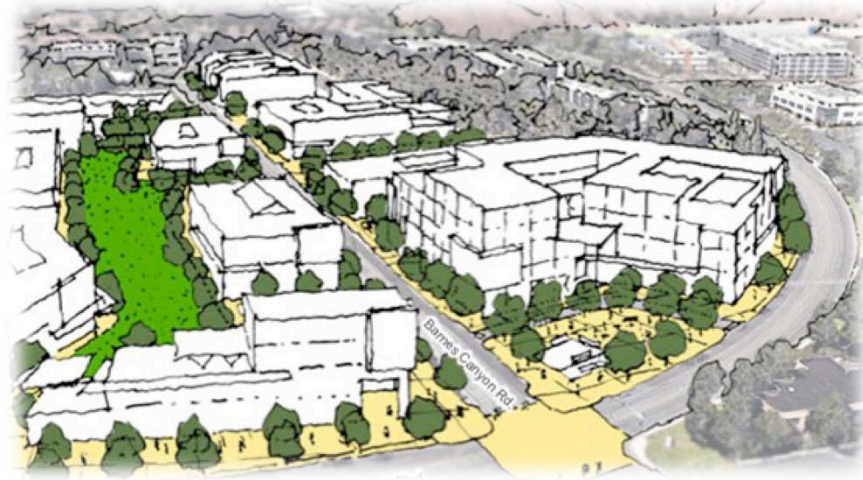
How the OCET result informs the Draft Land Use Scenarios

Science & Tech Park

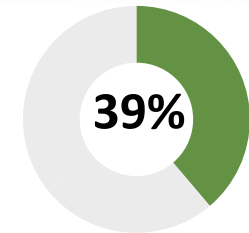
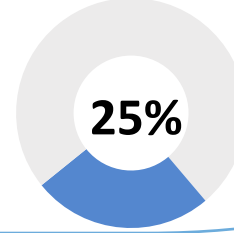
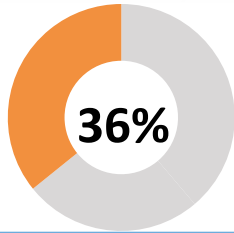
Science & Tech Village

64%

Science & Tech Hub



OCET
Result



Scenario
Reflection

Land Use Scenario 1

Land Use Scenario 2 and Land Use Scenario 3

Proposed
Land Use

Tech Park & Urban Employment
Village (44 du/ac)

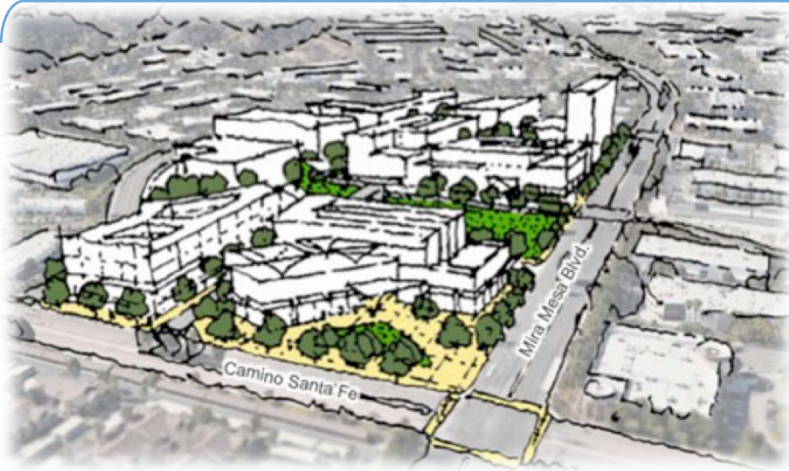
Tech Park & Urban Employment Village (54 du/ac)

Science & Tech Park

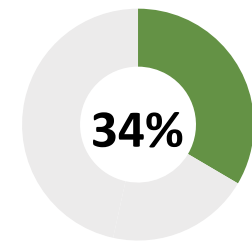
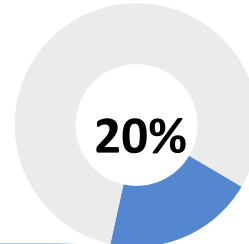
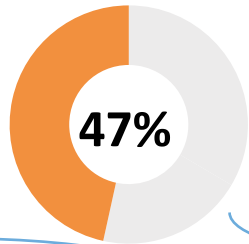
67%

Science & Tech Village

Science & Tech Hub



OCET
Result



Scenario
Reflection

Land Use Scenario 1

Land Use Scenario 2

Land Use Scenario 3

Proposed
Land Use

Tech Park & Urban
Employment Village
(29 du/ac)

Tech Park & Urban
Employment Village
(44 du/ac)

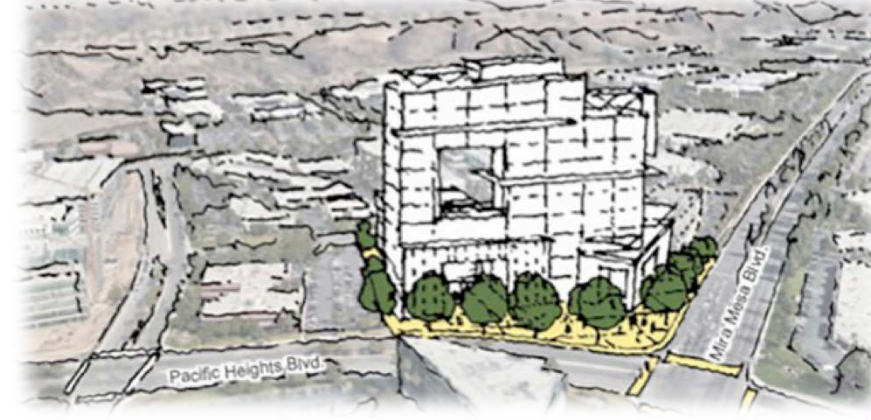
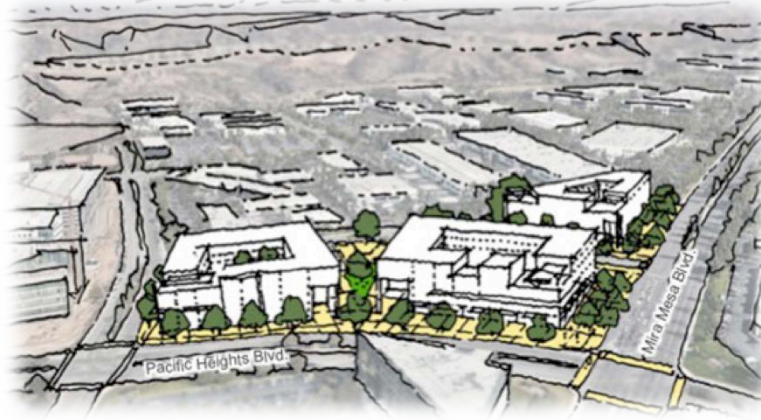
Tech Park & Urban
Employment Village
(54 du/ac)

Science & Tech Park

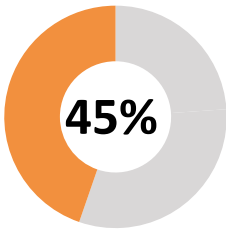
76%

Science & Tech Village

Science & Tech Hub

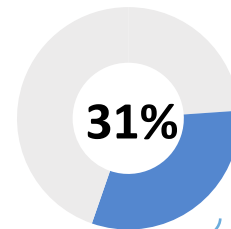


OCET
Result

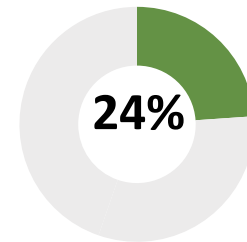


Scenario
Reflection

Land Use Scenario 1



Land Use Scenario 2*



Land Use Scenario 3*

Proposed
Land Use

Tech Park & Urban
Employment Village
(54 du/ac)

Tech Park & Urban
Employment Village
(73 du/ac)

Tech Park & Urban
Employment Village
(109 du/ac)

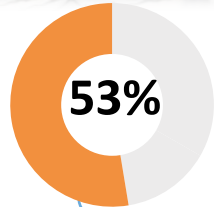
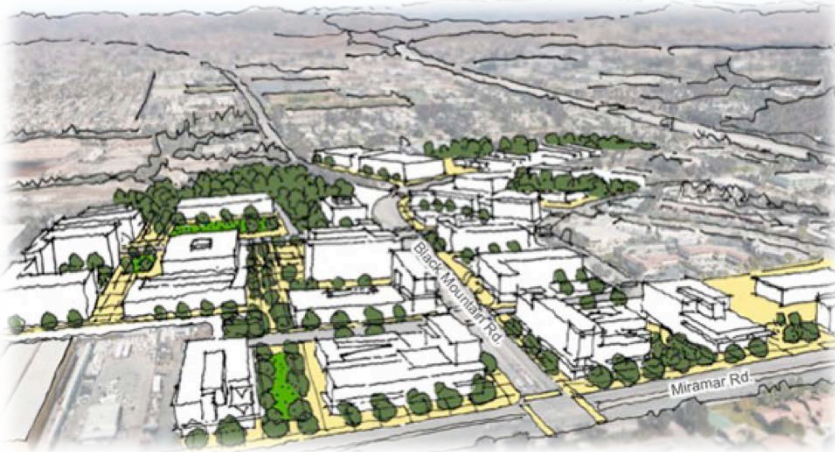
FOCUS AREA 4: MIRAMAR GATEWAY



How the OCET result informs the Draft Land Use Scenarios

MIRAMAR GATEWAY

Business Park



OCET
Result

Scenario
Reflection

Proposed
Land Use

Land Use
Scenario 1

Biz Park & Community
Commercial (29 du/ac)

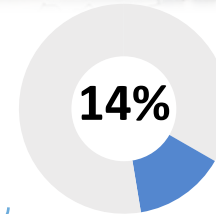
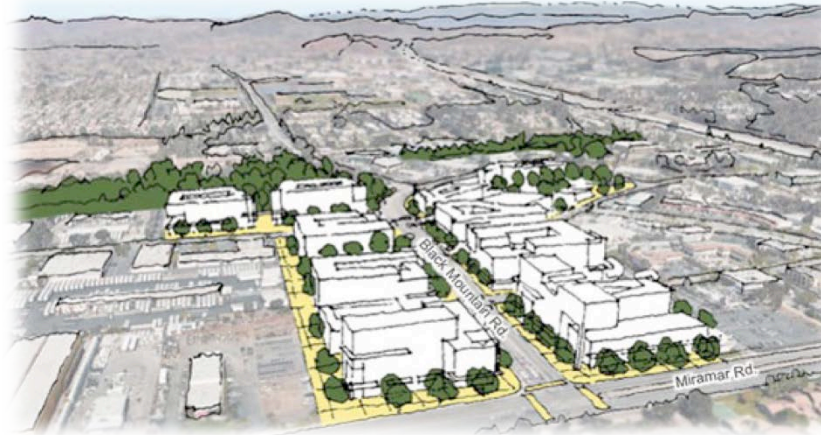
Land Use
Scenario 2

Biz Park & Community
Commercial (44 du/ac)

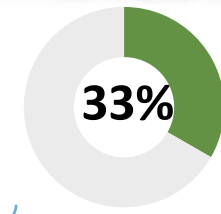
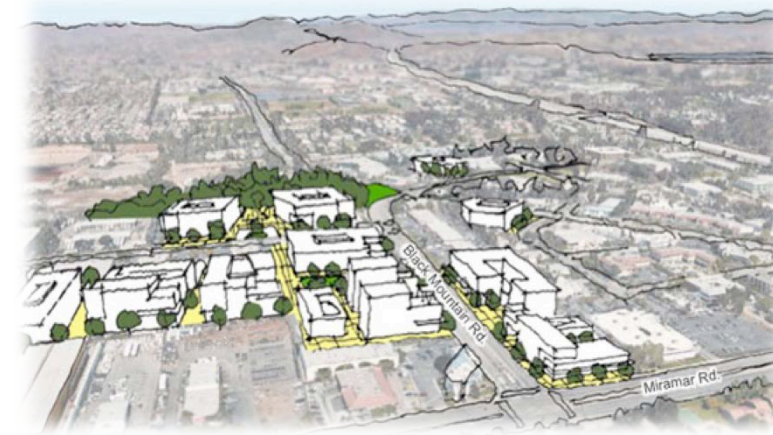
Land Use
Scenario 3

Biz Park & Community
Commercial (54 du/ac)

Employment Village



Flex District



An aerial photograph of a city landscape, featuring a mix of commercial buildings, parking lots, and green spaces. A prominent blue semi-transparent banner is overlaid across the center of the image, containing the title 'Land Use Categories' in white text. The background shows a variety of land uses, including modern office buildings, industrial structures, and residential areas in the distance.

Land Use Categories

Neighborhood Commercial

Provides local convenience shopping, civic uses, & services serving an approximate three mile radius (0-44 du/ac).



Community Commercial

Provides for shopping areas with retail, office, & services for the community at large, as well as limited industrial uses of moderate intensity. Areas designated as CC may range from pedestrian-friendly commercial streets to shopping centers and corridors.



Community Commercial – Residential Permitted

Provides for a variety of commercial uses, such as retail, personal services, office, & hotel, that serve residents & workers in the community and adjacent communities. Residential uses are allowed as part of mixed-use development that features ground floor commercial uses. A pedestrian-oriented development is encouraged, with active storefronts in addition to outdoor seating and social gathering spaces (0-73 du/ac).



Technology Park

Allows high technology related to applied sciences, including: R&D, corporate headquarters, light manufacturing, & storage & distribution uses. Also allows office uses which provide functions directly related to these high technology uses. Sites with shared amenities, business incubators, & flexible innovation spaces are encouraged.



Business Parks

Allows office, R&D, & light manufacturing uses. This designation would not permit storage and distribution uses except as accessory to the primary use. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.



Business Parks – Residential Permitted

Allows uses such as business/professional office & R&D, with limited commercial service, flex-space, & retail uses, as well as residential uses. Mixed business park/residential developments can create unique housing opportunities to support office, business, and other employment uses (0 – 54 du/ac).



Neighborhood Village

Provides housing in a mixed-use setting, convenience shopping & services serving an approximate three mile radius (0 to 44 du/ac).



Community Village

Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large (0 to 54 du/ac).



Urban Village

Serves the region with many types of uses, including housing, in a high-intensity, mixed-use setting (54 to 73 du/ac).



Urban Employment Village

Allows mixed-use development where employment uses are balanced with potential residential uses. Employment uses would be the primary use, and residential uses are allowed. Developments can create unique housing opportunities that support creative office, business incubators, and high-tech research and development uses (0 to 109 du/ac).



Residential – Medium High

This designation allows for multiple-story buildings that may have condominium/apartment units at a medium high density range. Development typically includes individual or shared common open areas (30 to 44 du/ac).



Residential – High

This designation allows for condominium or apartment buildings that typically consist of a large block of residential units with a shared common space and amenities. For large blocks, pedestrian connections throughout the site and to the community are strongly encouraged (45-74 du/ac).



An aerial photograph of a city, likely Los Angeles, showing a dense residential area with many small houses and a large commercial building with a sign that reads 'EMERALD CINEMA'. A blue semi-transparent banner is overlaid across the middle of the image, containing the title 'Land Use Scenarios' in white text. The background shows a vast expanse of city development stretching towards the horizon under a clear blue sky.

Land Use Scenarios

Open Space, Parks, Recreation and Trails

(existing & proposed*)

17+ miles of proposed trails

58+ acres of proposed parks

Restoration of Carroll Canyon & Creek

3D

Carroll Creek

Proposed Parks

Proposed Rec. Center

1 mi

*Proposed trails are conceptual and subject to change. Additional parks & recreation opportunities may be proposed in the future. Joint use parks are not reflected in this map

(existing & proposed*)

(existing & proposed*)

+
 -
 ▲

3D

Bus

Commuter Rail

Mira Mesa Blvd

Stone Creek

3 Roots

BRT

Carroll Canyon Rd

Miramar Rd

Heavy Rail

Skyway


Light Rail

Base Map

^ DATA TABLE

*Proposed transit routes are conceptual and subject to change.

1 mi



15 Minute Neighborhoods (existing & proposed)

Walk Access to
Destinations

Minutes

0.0 - 5.0

5.0 - 10.0

10.0 - 15.0

3D

Base Map

DATA TABLE

© Mapbox © OpenStreetMap Improve this map

1 mi

1

Community Centers and Neighborhood Nodes

2

**Community Centers, Transit Corridors,
and Neighborhood Nodes - Medium**

3

**Community Centers, Transit Corridors,
and Neighborhood Nodes - High**

Scenario One: Centers & Nodes

(Proposed Areas of Major Change)

^ LAYER DETAILS



Urban Employment Village

Neighborhood Village

Community Commercial

Community Village

Community Village

Residential Medium High

Business Park

Business Park

Tech Park

Community Commercial

Heavy Commercial

Base Map

^ DATA TABLE

29 = 0-29 du/ac; 44 = 0-44 du/ac; 54 = 0-54 du/ac

1 mi

42

pbox



Scenario Two: Centers, Corridors & Nodes (Medium)

^ LAYER DETAILS

+
-
▲

3D



Urban Employment Village

Neighborhood Village

Community Commercial

Community Village

Community Village

Residential High

Business Park

Business Park

Tech Park

Business Park

Community Commercial

Heavy Commercial



Base Map

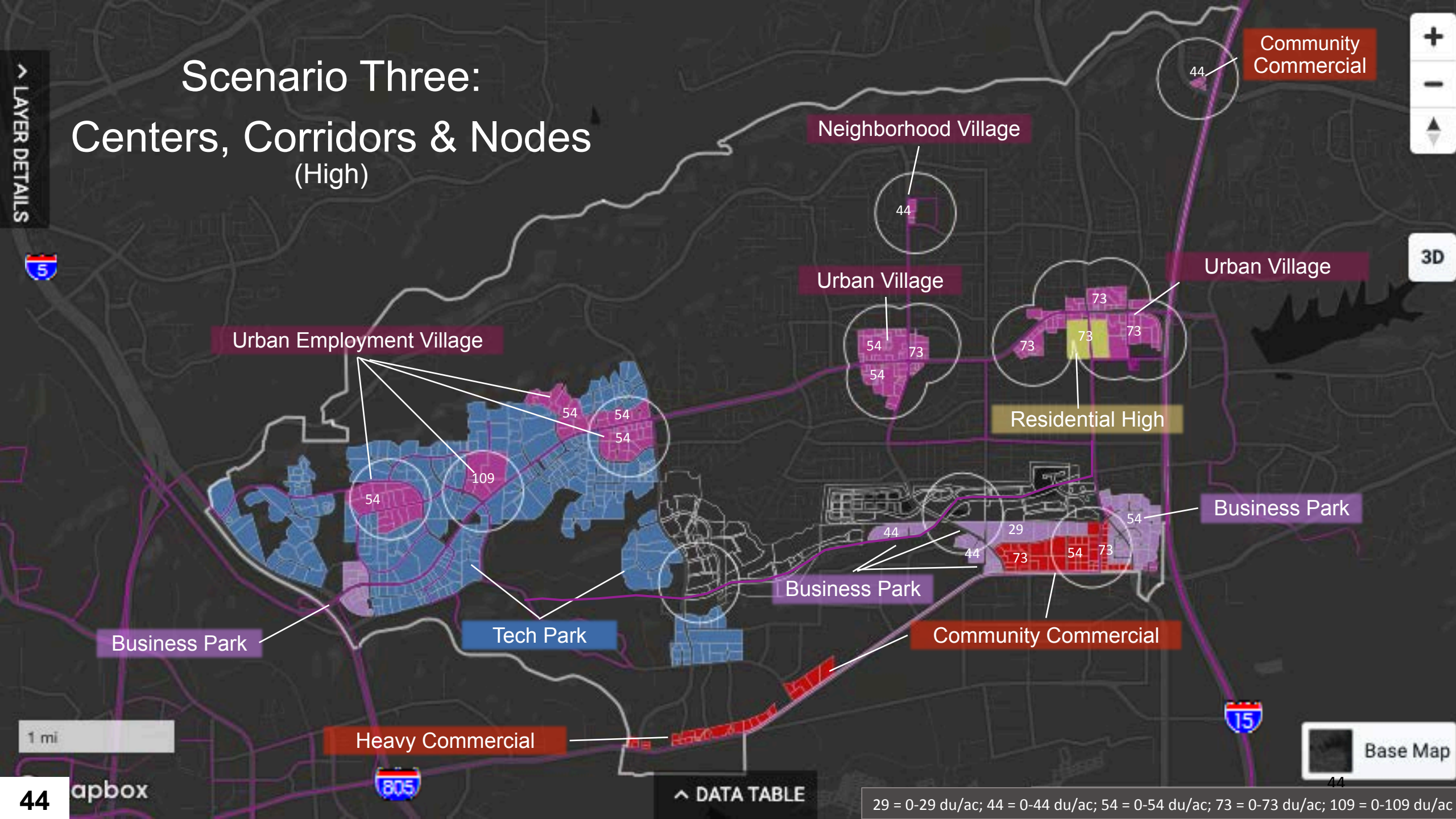
1 mi



^ DATA TABLE

29 = 0-29 du/ac; 44 = 0-44 du/ac; 54 = 0-54 du/ac; 73 = 0-73 du/ac

Scenario Three: Centers, Corridors & Nodes (High)

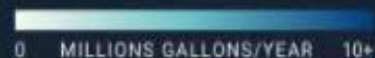


Scenario Impacts & Analytics

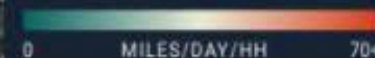
Residential Energy Use



Total Water Use



Daily VMT per Household



What are the potential impacts of these scenarios?



Employment



Transit Accessibility



Energy Use



Vehicle Miles Traveled



Emissions



Housing



Population



Walk Accessibility



Water Use



Household Cost

These outputs provide high-level trends using models developed by UrbanFootprint.

Figure 1: Difference Between Adopted Community Plan – Potential New Jobs, Housing & Population Capacities




	Scenario #1	Scenario #2	Scenario #3
 Jobs	+7k	+13k	+24k
 Housing	+12k	+16k	+23k
 Population	+19k	+27k	+39k

Figure 2: Comparison Between Recently Adopted Community Plans

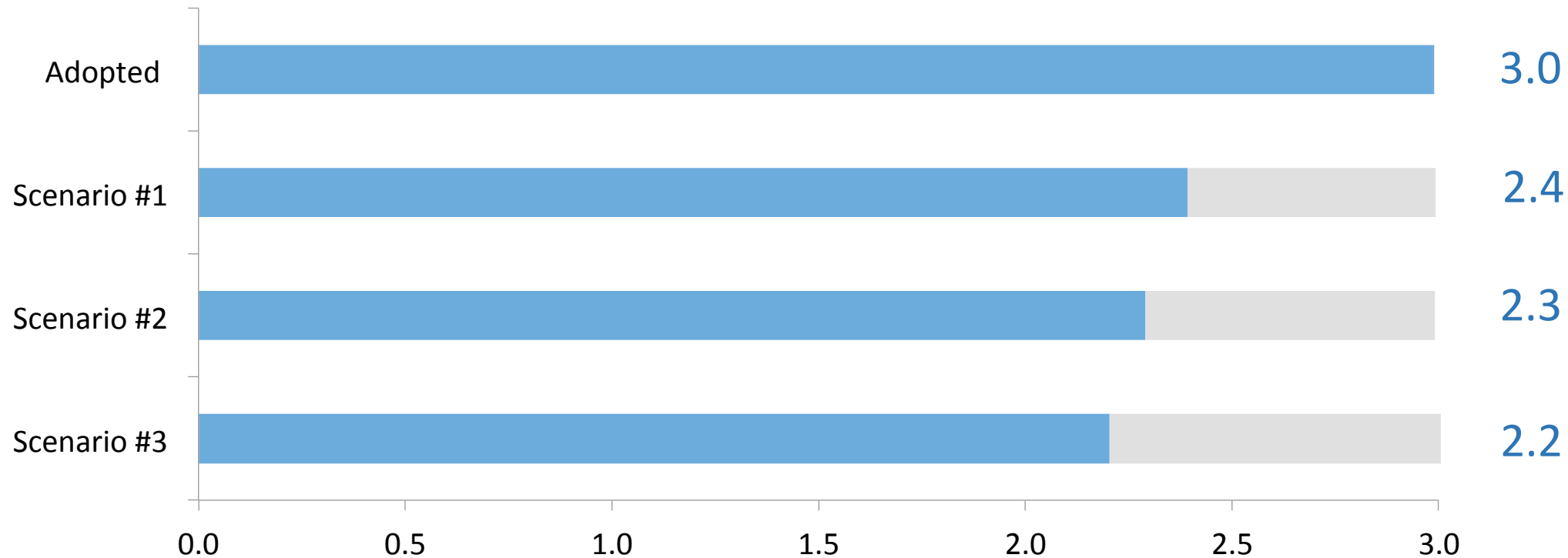
	Adoption Year	Size of plan area in acres	Additional housing capacity added/proposed	Additional units added per acre
Midway Community Plan	2018	1,320	6,545	5.0
Mission Valley Community Plan	2019	3,200	28,000	8.8
Kearny Mesa Community Plan	2020	4,400	27,000	6.1
Mira Mesa CPU - Scenario 1	In Process	10,700	~12,000	1.1
Mira Mesa CPU - Scenario 2	In Process	10,700	~16,000	1.5
Mira Mesa CPU - Scenario 3	In Process	10,700	~23,000	2.2



Jobs and Housing Balance

Figure 3: Jobs & Housing Balance*

(Total Employment Divided by Total Housing Units in MM CPA)



*Recommended Target Range 1.3 to 1.7 (Weitz, 2003)

Figure 4: Difference Between Adopted Plan – Transit and Walk Accessibility








Transit Accessibility		Scenario #1	Scenario #2	Scenario #3
	Potential New Housing within Transit Priority Area	+48%	+66%	+92%
	Potential New Jobs within Transit Priority Area	+7%	+13%	+24%
Walk Accessibility		Scenario #1	Scenario #2	Scenario #3
	Residents within 15 Minute Walk to Activity Hubs	+33%	+44%	+64%
	Workers within 15 Minute Walk to Activity Hubs	+10%	+19%	+38%

Figure 5: Difference Between Adopted Community Plan – Potential Per Capita Average Annual Resource Use, Trip Efficiency, Emissions, & Cost

	Scenario #1	Scenario #2	Scenario #3
 Energy Use	-0.3%	-0.4%	-0.5%
 Water Use	-6.8%	-9.0%	-11.9%
 VMT	-5.3%	-8.8%	-13.2%
 GHG Emissions	-11.4%	-12.9%	-14.1%
 Auto & Utility Cost	-4.3%	-6.5%	-9.3%

A photograph of a dirt road leading towards a large, leafy tree under a bright blue sky with wispy clouds. The road is light brown and textured. The tree is dark green and stands prominently on the left side of the road. The sky is a vibrant blue with scattered white clouds.

Discussion & Next Steps

Next Steps

1. Modify & present the draft land use scenarios to MM CPU Advisory Committee (April 19)
2. Recommendation of the preferred land use by the MM CPU Advisory Committee (May 17)
3. Refine urban design, urban forest/greening strategies, mobility modeling, and analysis (Spring/Summer 2021)
4. Community Discussion Draft (Fall 2021)
5. Draft EIR (Spring 2022)
6. Hearings (Fall 2022)



Questions & Discussion

Staff is seeking input on the preferred land use scenario(s), min/max density, urban design strategy, and other relevant topics.

Draft Land Use Scenarios: Mira Mesa Community Plan Update

Planning Department

Alex Frost, Senior Planner

March 18, 2020, Planning Commission – **Virtual Meeting**

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **(Mira Mesa Community Plan Update Planning Commission Workshop)**

To call in and make your three minutes of public comment on this item:



iPhone one-tap - Dial 669-254-5252; or 669-216-1590; or 646-828-7666. When prompted, input Webinar ID: **160 064 4230**; -OR-



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864. When prompted, input Webinar ID: **160 064 4230**

How to Speak to a Particular Item or During Non-Agenda Public Comment

When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.



When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.