

# Mira Mesa Community Plan Update:

## Planning Commission Workshop #1

Planning Department

March 14, 2019

Alex Frost, Senior Planner





Escondido



Mira Mesa



Kearny Mesa



Santee

La Mesa

Downtown

National City



Chula Vista



Otay Mesa

Pacific Ocean

Coronado

Tijuana - Mexico

# Regional Location



City of San Diego Boundary



Mira Mesa Community Planning Area

## REGIONAL RAIL



Blue Line



Green Line



Orange Line



Mid-Coast Line (under construction)



Amtrak/Coaster



## One of the largest communities in San Diego

10,729 acre



As of Jan. 2016:

- 76,478 people
- 26,049 homes
- 83,053 jobs





**Casa Mira View**



**3 Roots  
(proposed\*)**



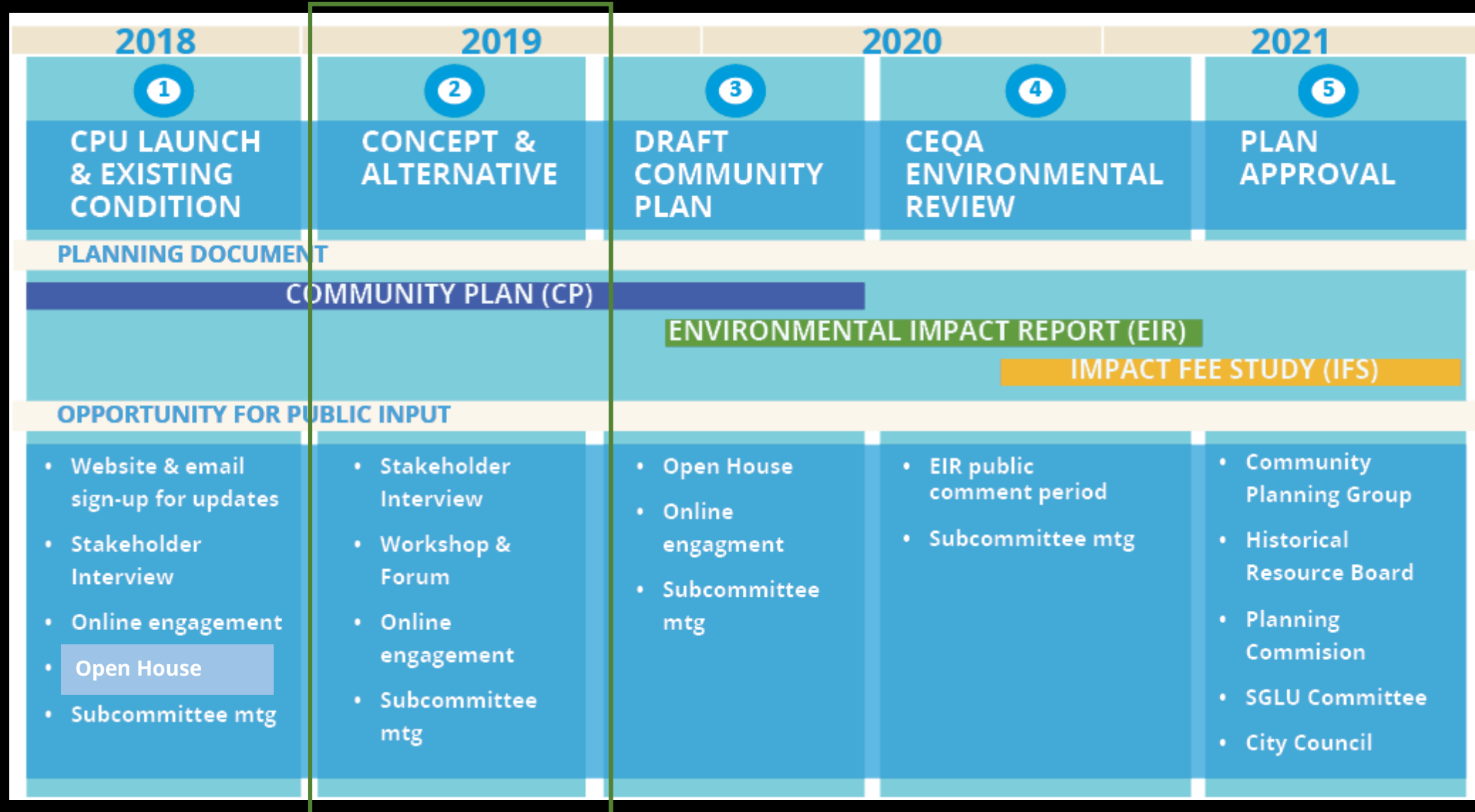
**Stone Creek  
(proposed\*)**

**\*Conceptual rendering**





# Process and Timeline





Nov. 2018



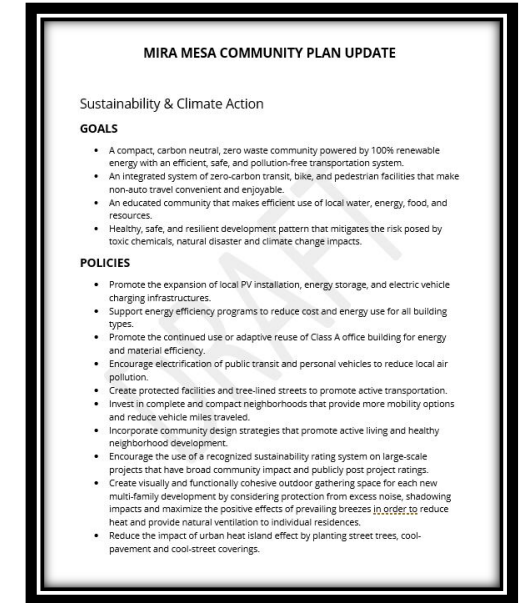
**Community Atlas: Existing Conditions Report**

Jan. 2019



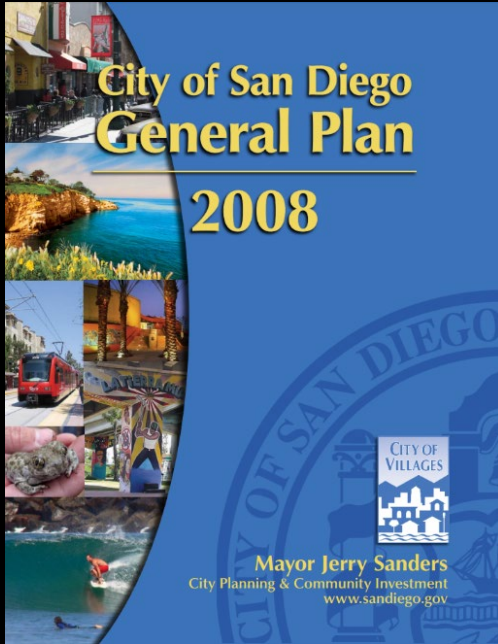
**Phase I Community Engagement Report**

Oct/Nov(18)/Feb 2019



**Draft Goals & Policies**



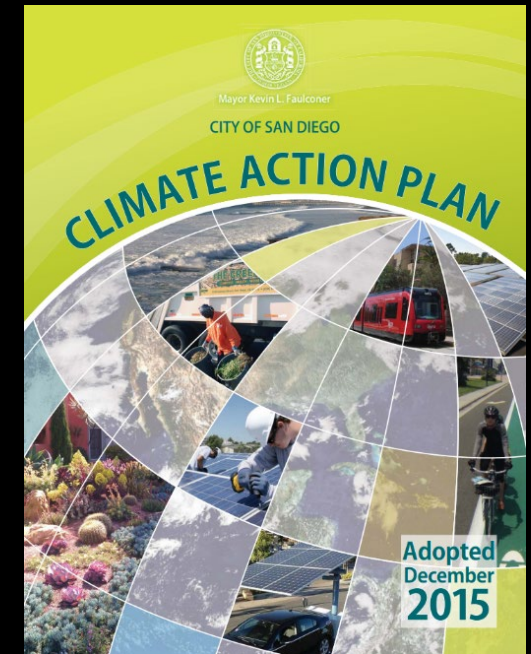


## City of San Diego General Plan

- Implement the City of Villages Strategy

## Climate Action Plan

- Implement Strategy 3 - Bicycling, Walking, Transit and Land Use





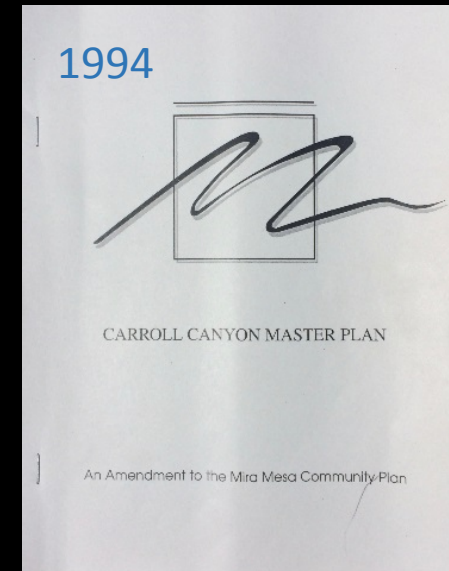
## Adopted In 1992

### Overall Community Goals:

- Preserve a community-wide open space system;
- An efficient and environmentally sensitive transportation system;
- Accessible and convenient system of recreational & public facilities, within convenient walking distance;
- A range of housing opportunities for all economic levels;
- Preservation of industrial land; and
- Commercial development that serves as the center of the community.

### Amendments:

- 9 Amendments Since Plan Adoption
- 2 Amendments Currently Initiated



- 1994 Master Plan provides a framework for Transit-Oriented Development in Carroll Canyon

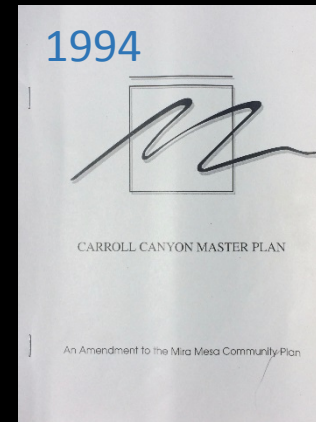
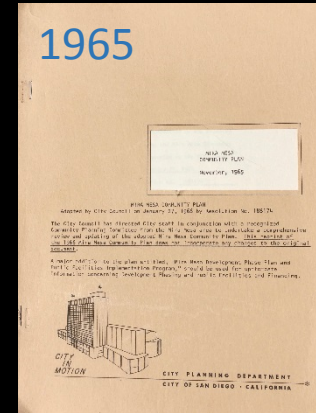
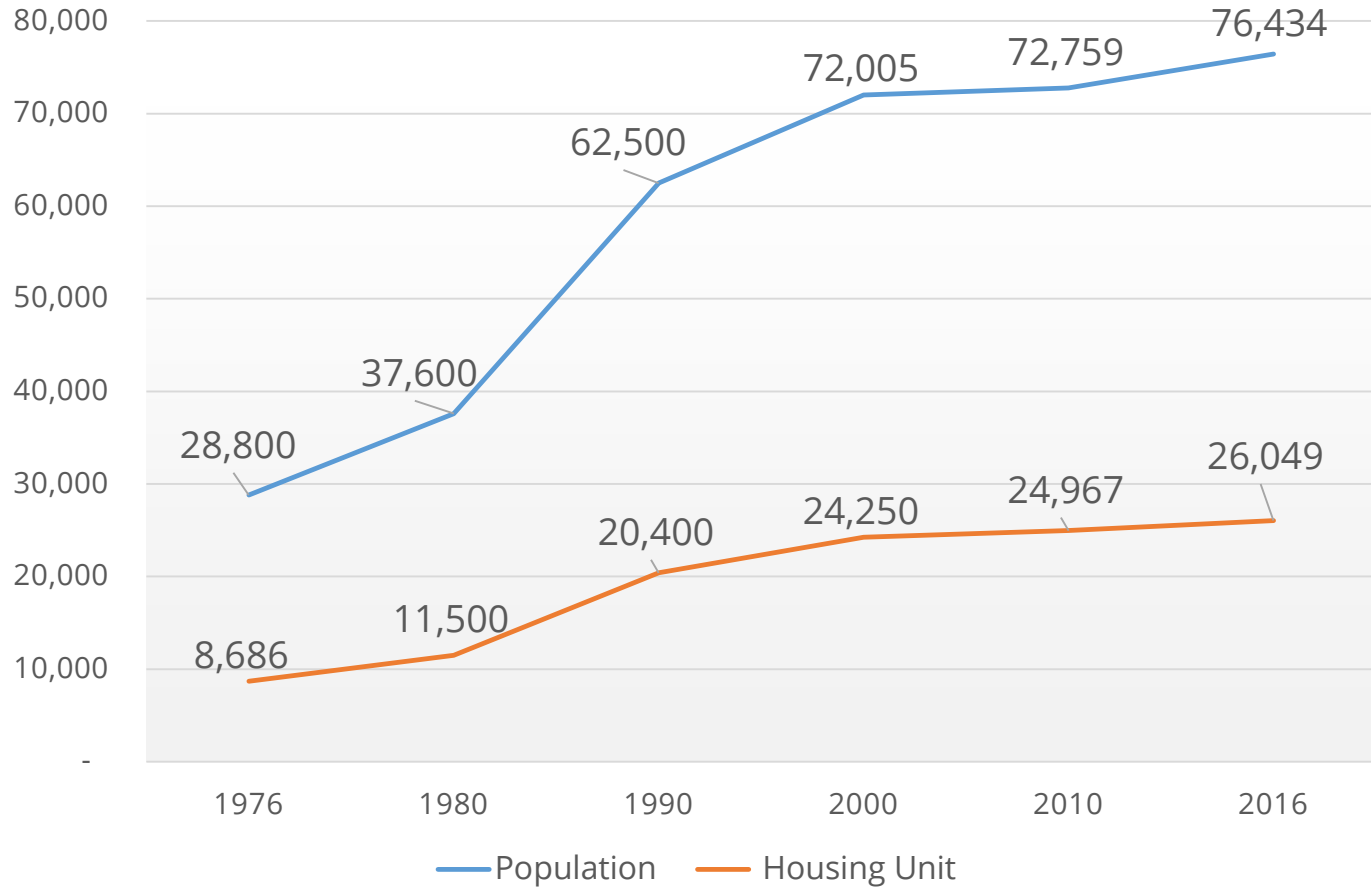


# Mira Mesa Community Atlas: Existing Conditions



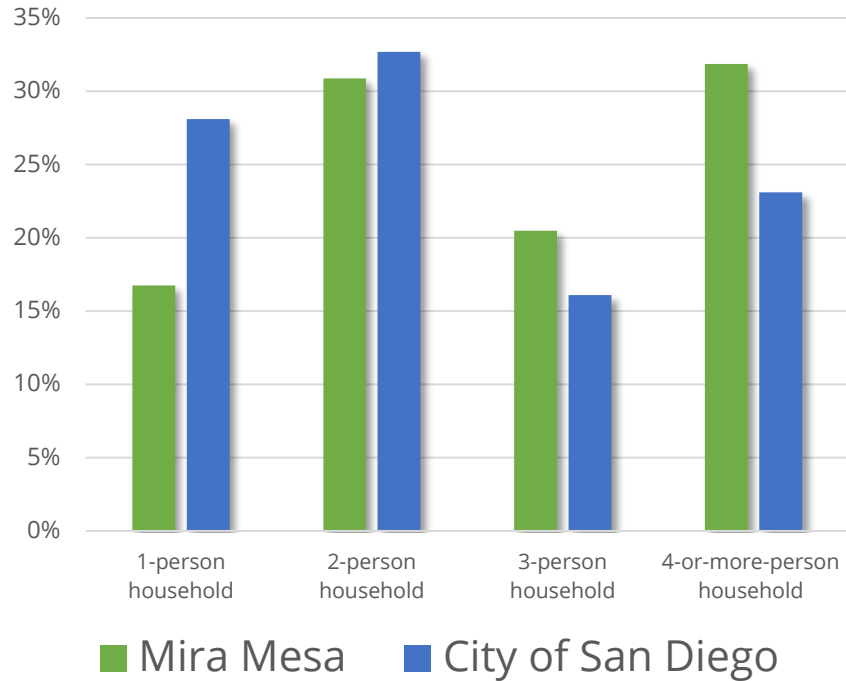


## Mira Mesa Population & Housing Growth



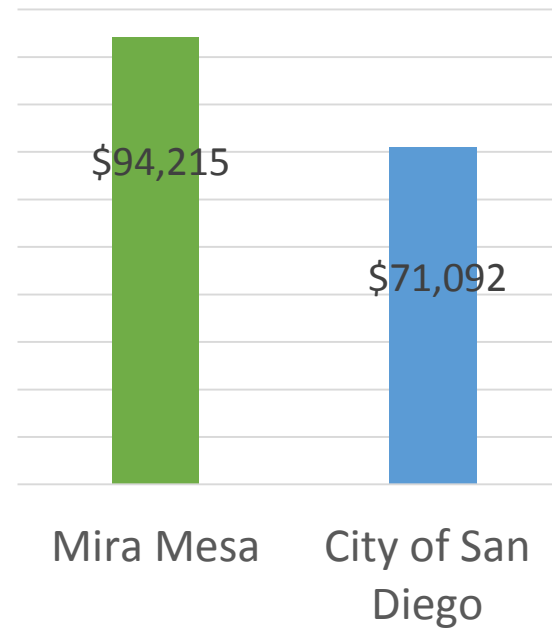


### Household Size (2016)



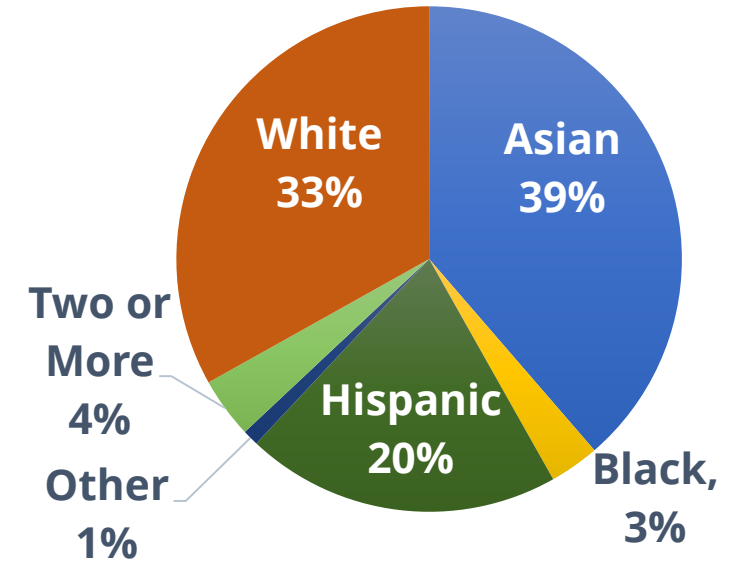
**Larger Households**

### Median Household Income (2016)



**Higher Median Income**

### Mira Mesa Ethnicity (2016)

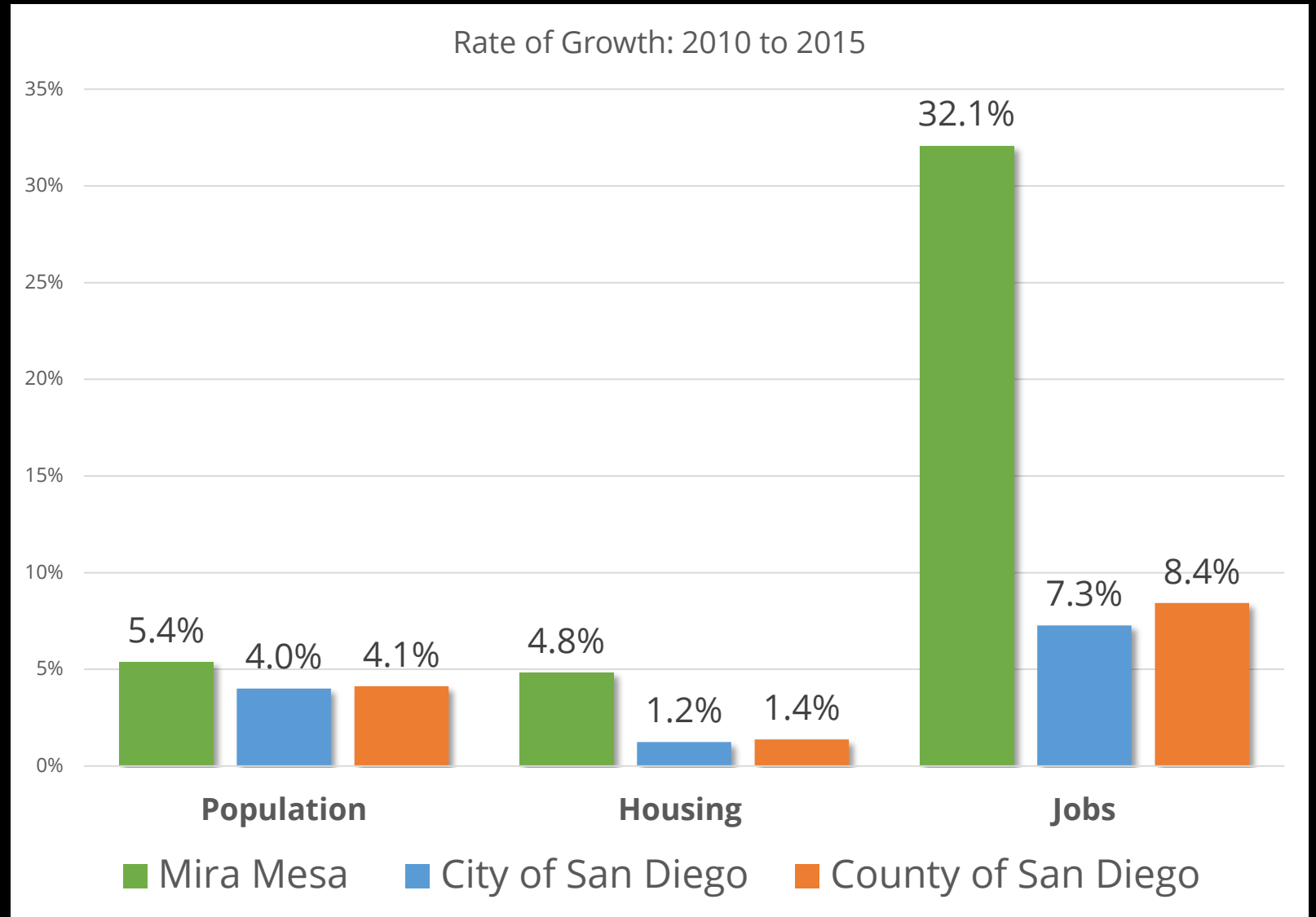


**Diverse Community**



**Between 2010 to 2015:**

- **Mira Mesa grew faster than City & County average**
- **Jobs in Mira Mesa grew 6.6 times faster than housing**







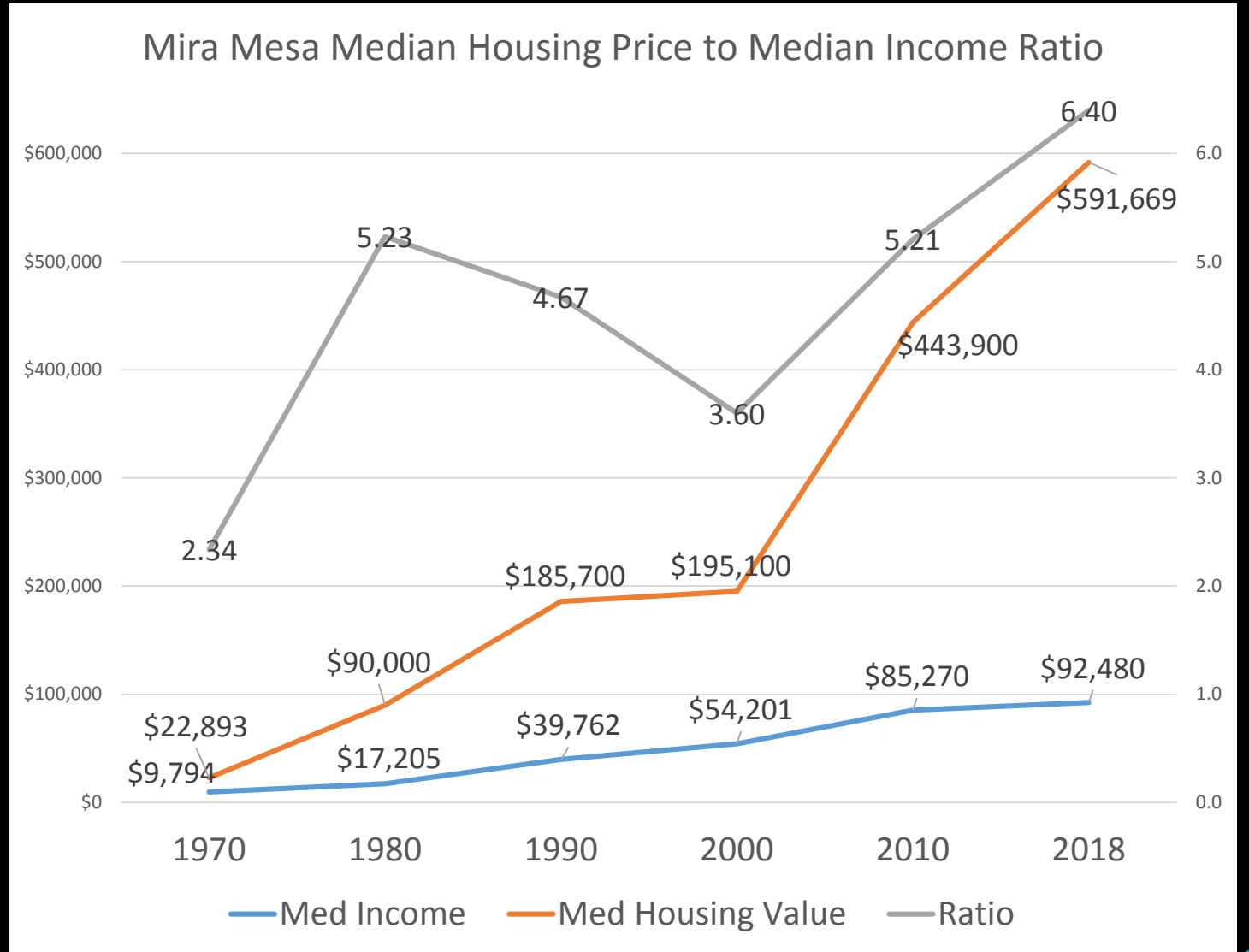
## Lack of Affordable Housing

**Between 1970 to 2018:**

- Median Income grew **4.8%** per year;
- While housing prices grew **12.3%** per year

**In 1970, cost of housing was 2.3 times the median income**

**Today, cost of housing is 6.4 times the median income**





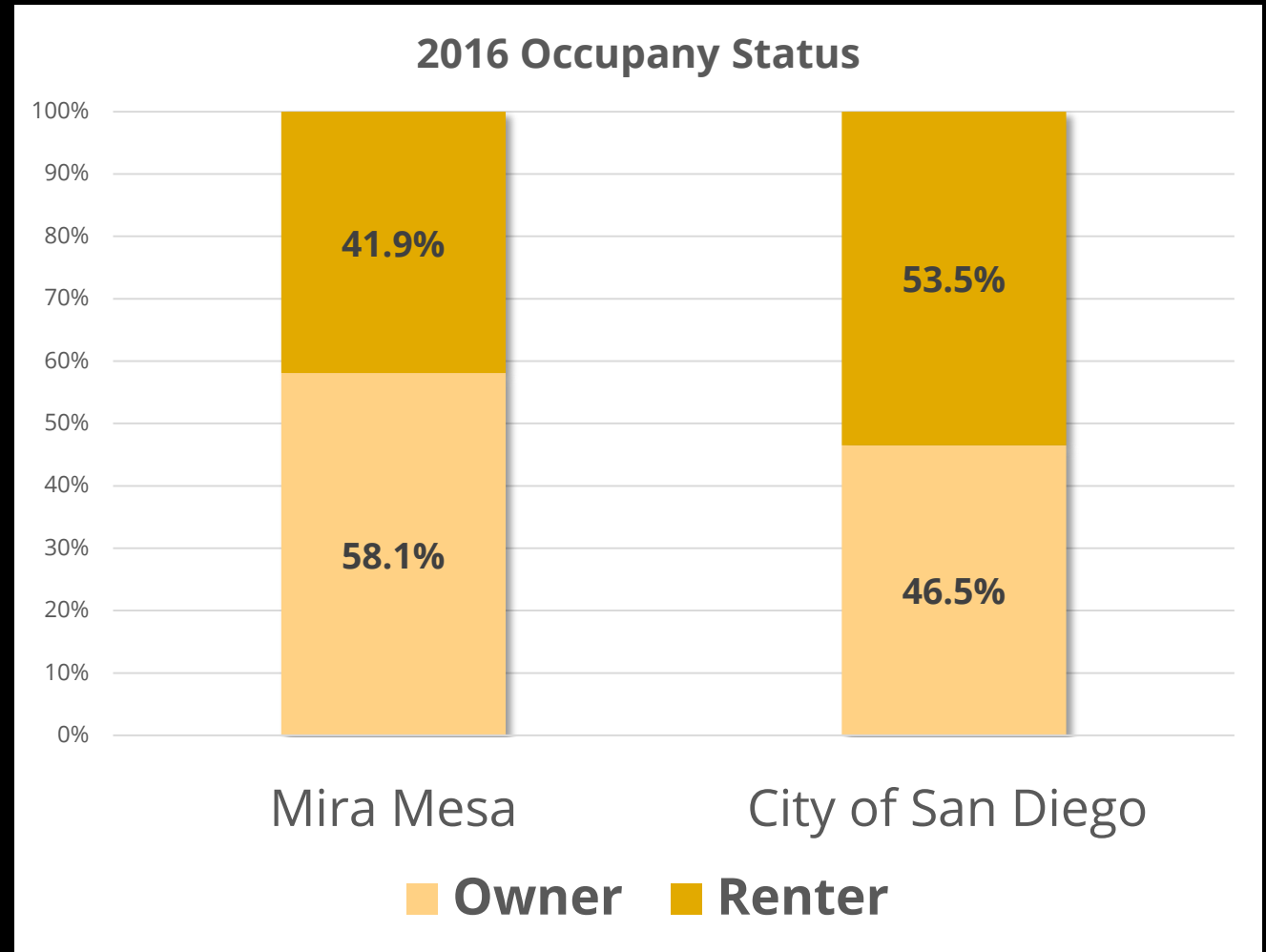
## Lack of Affordable Housing

### Median Asking Rent in Mira Mesa (8/2018)\*:

- One bedroom - \$1,782
- Two bedroom - \$2,177

### Median Asking Rent in San Diego (7/2018)\*\*:

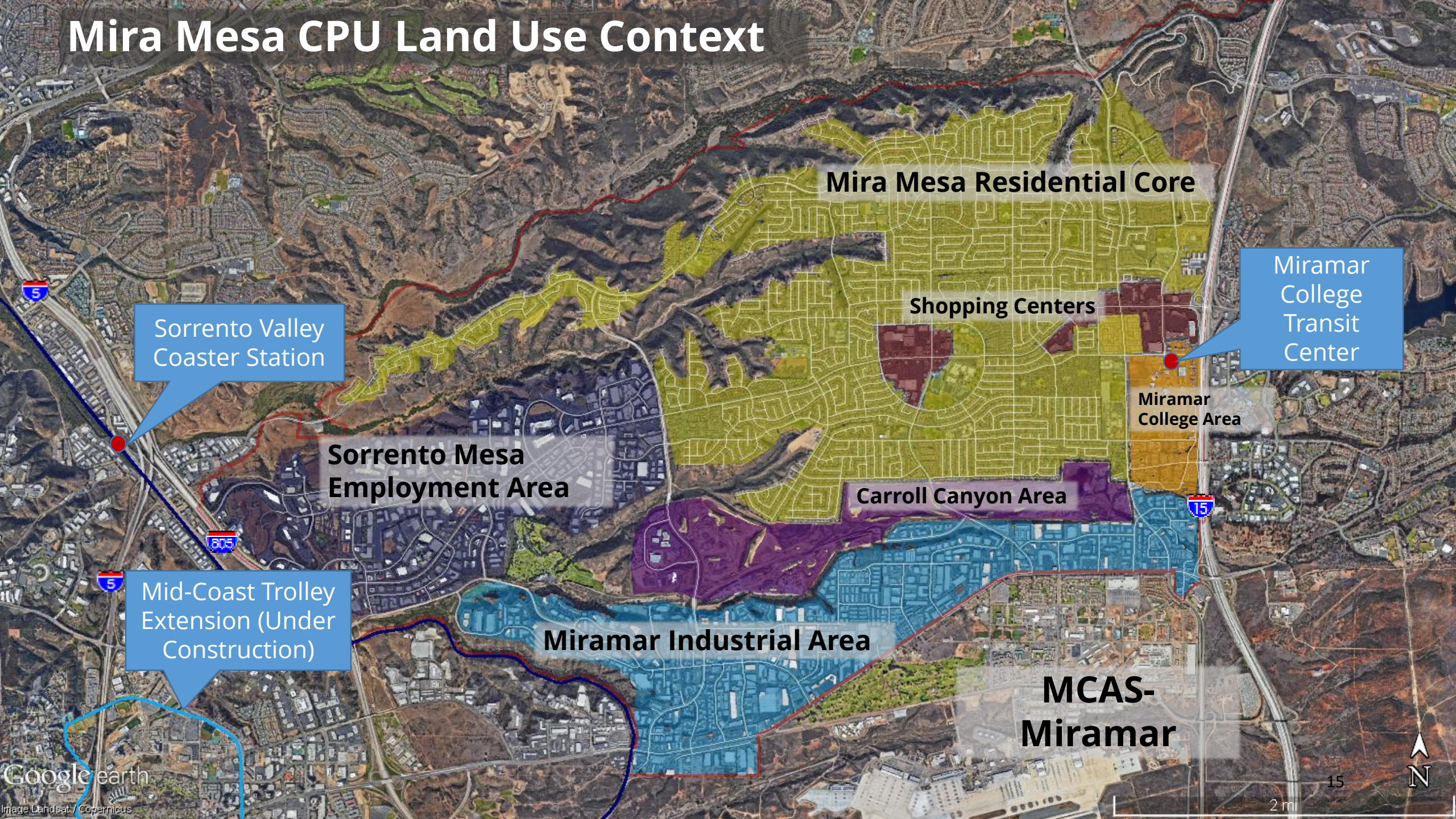
- One bedroom - \$1,850
- Two bedroom - \$2,460



Source: \*Apartment.com; \*\*Zumper



# Mira Mesa CPU Land Use Context



**Mira Mesa Residential Core**

**Shopping Centers**

**Miramar  
College  
Transit  
Center**

**Sorrento Valley  
Coaster Station**

**Miramar  
College Area**

**Sorrento Mesa  
Employment Area**

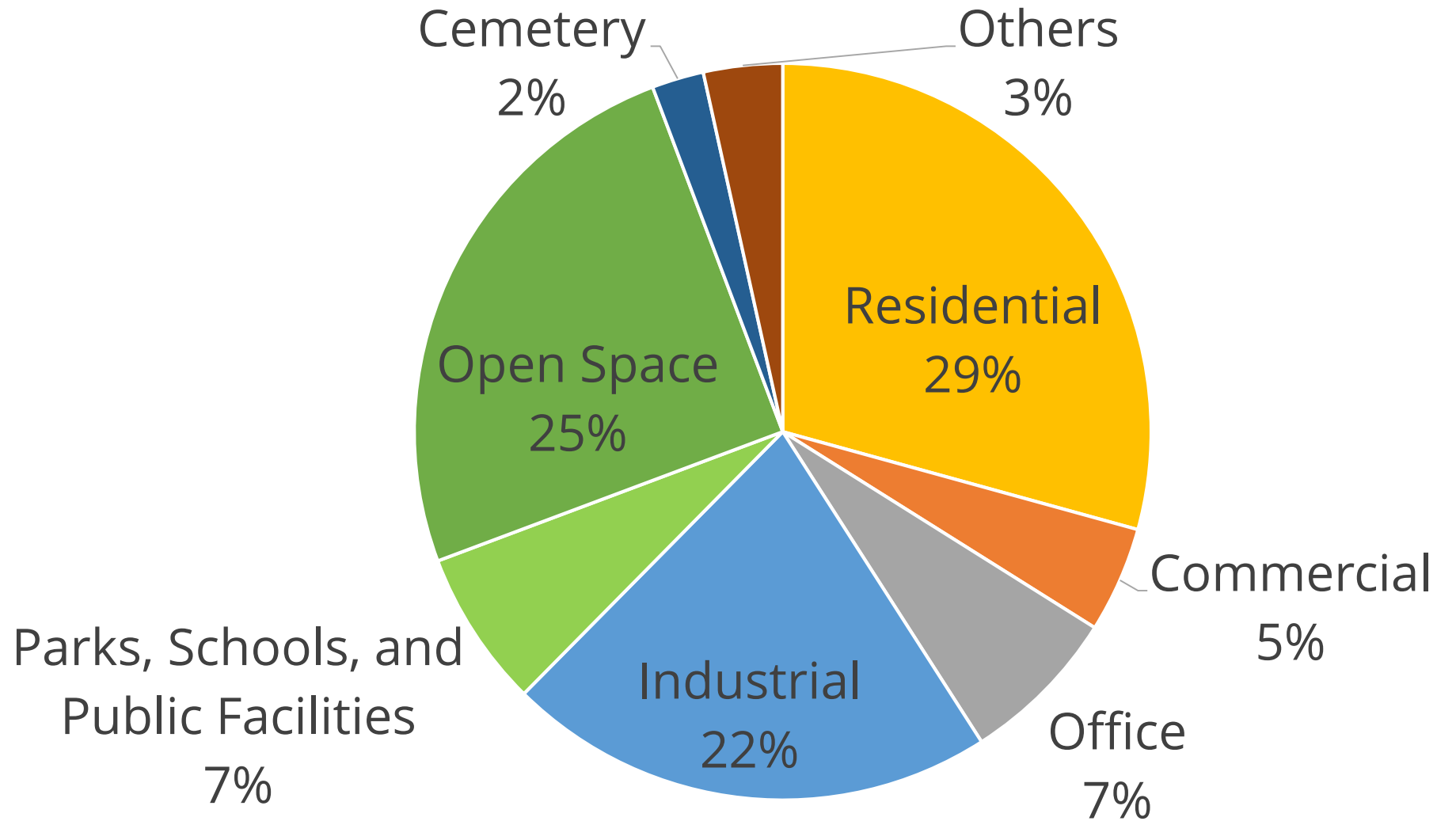
**Carroll Canyon Area**

**Mid-Coast Trolley  
Extension (Under  
Construction)**

**Miramar Industrial Area**

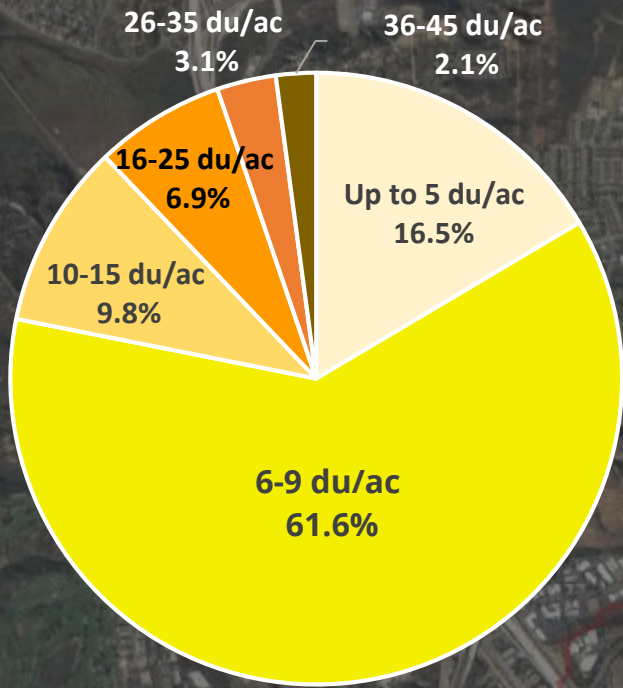
**MCAS-  
Miramar**







# Existing Residential Density



Miramar College

**8 du/ac**  
(average)





# Multi-Habitat Planning Area (MHPA) and Vernal Pools

MHPA Planning Area

Vernal Pool

Los Peñasquitos Canyon

Lopez Canyon

Rattlesnake Canyon

Carroll Canyon

Soledad Canyon

Miramar  
College  
Vernal  
Pool Area





# Mira Mesa Community Plan Area Flood Zone

- 100 year floodway
- 100 year flood plain
- 500 year flood plain

Carroll Creek









# Very High Fire Hazard Zone – Cal Fire 2018

Very High Fire Hazard Severity Zones





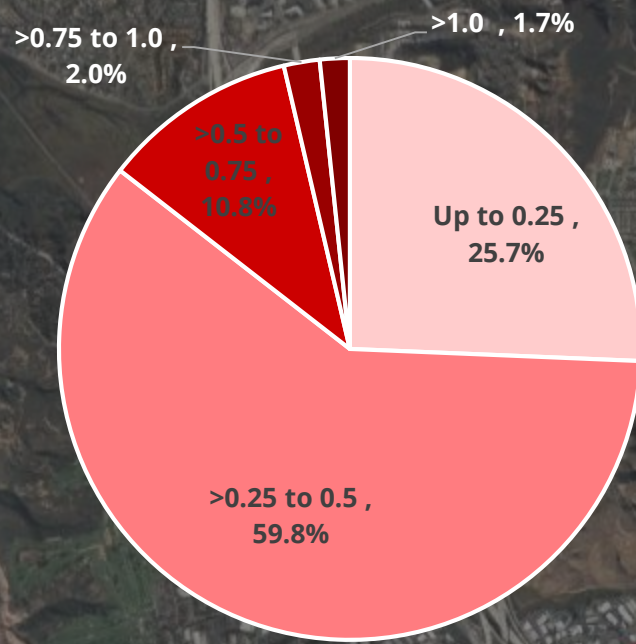
# Existing Public Facilities, Parks and Recreation

-  Parks (population-based)
-  Recreation Center
-  Aquatic Center
-  Fire Station
-  Schools
-  Library





# Existing Non-Residential Floor Area Ratio (FAR)



**0.44**  
**FAR**  
(median)

Sorrento Mesa

Miramar College

Miramar Industrial Area



# Sorrento Mesa Employment Area

45,810 jobs (2016)

1,618 Businesses

29 jobs/ac





# Miramar Industrial Area

20,575 jobs (2016)

2,792 Businesses

12 jobs/ac



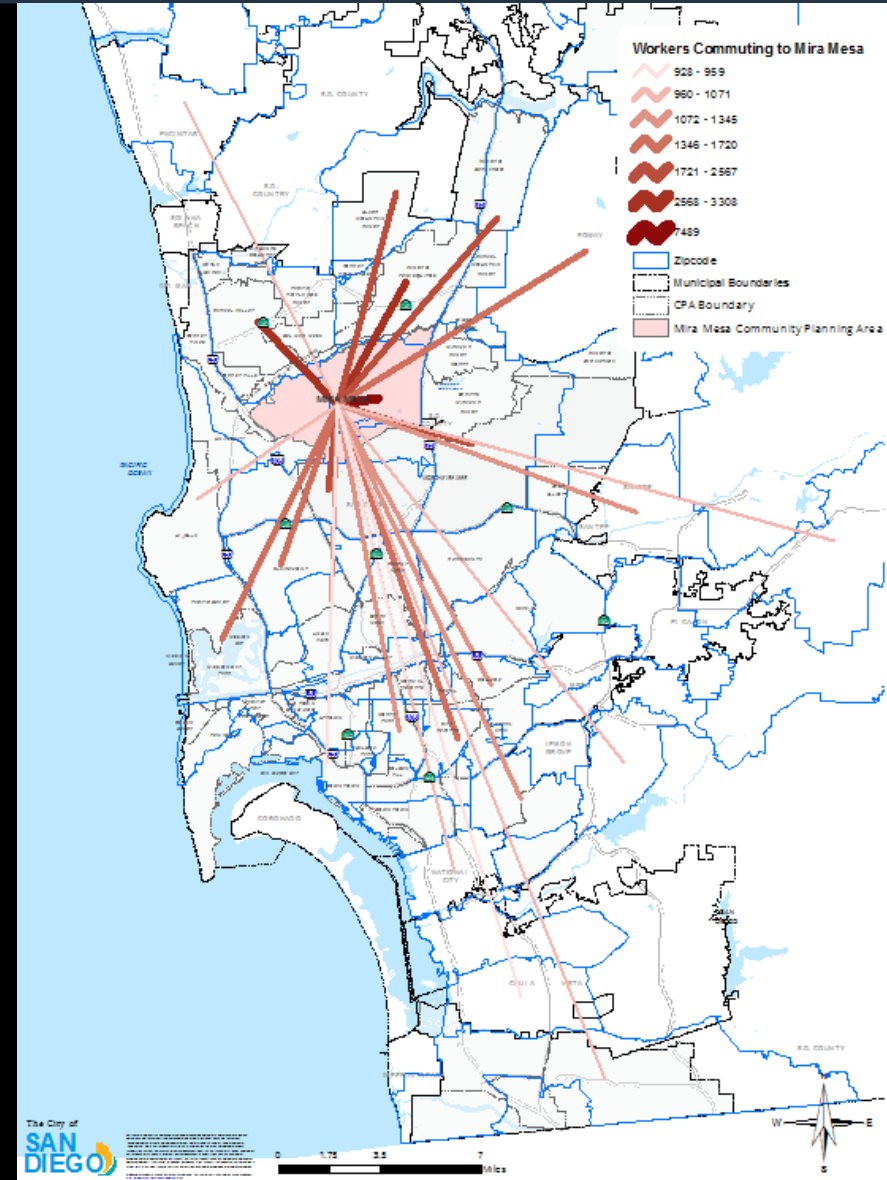
Google earth

Data CSUMB SFML, CA OPC  
Data USGS  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO  
Data LDEO-Columbia, NSF, NOAA





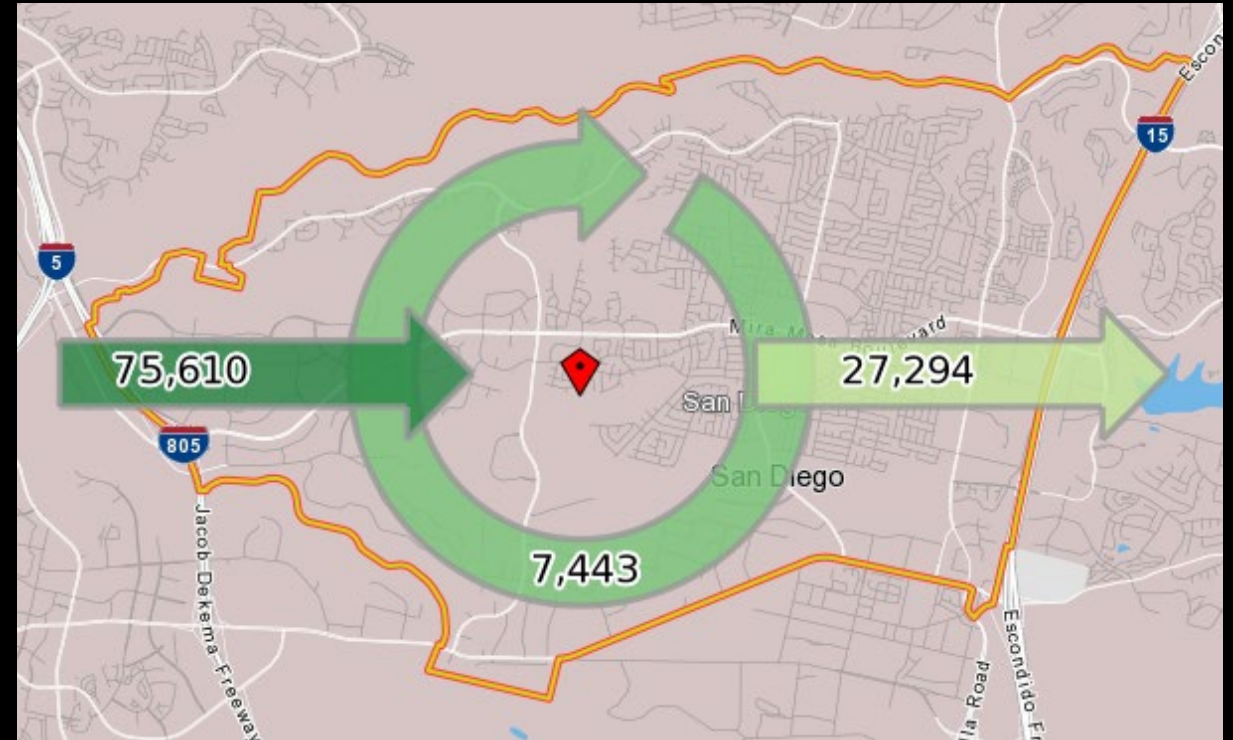
- Workers commute from all over the region
- About 10 percent (8,319) of employees commute from three ZIP Codes immediately north of planning area (92130, 92129, 92127)





- **34,737 workers live in Mira Mesa**
- **75,610 workers commute into Mira Mesa everyday**
- **21 percent of workers live in the community**
- **79 percent worked outside the community**

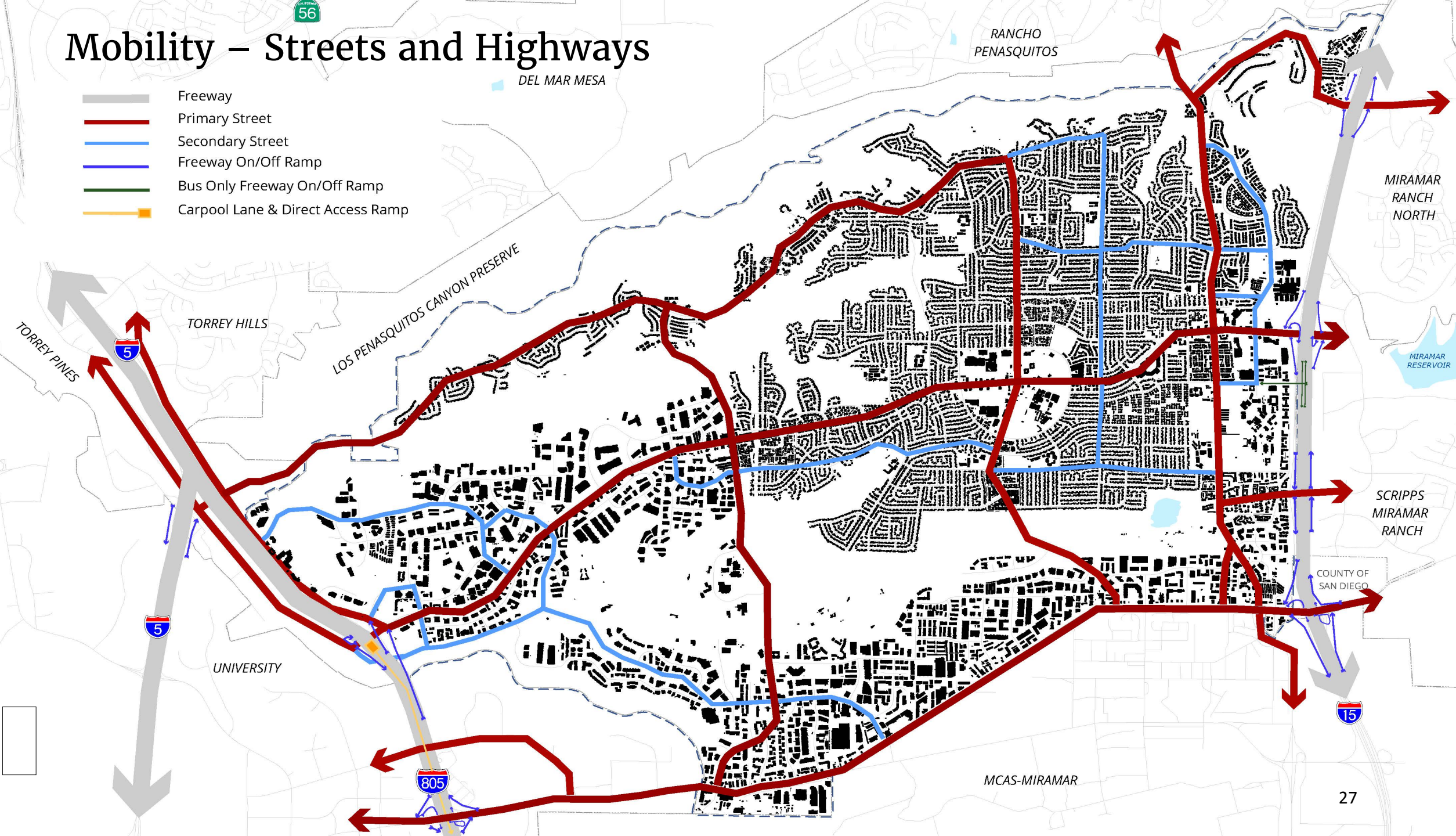
### Mira Mesa Workers Inflow/Outflow Analysis





# Mobility – Streets and Highways

- Freeway
- Primary Street
- Secondary Street
- Freeway On/Off Ramp
- Bus Only Freeway On/Off Ramp
- Carpool Lane & Direct Access Ramp





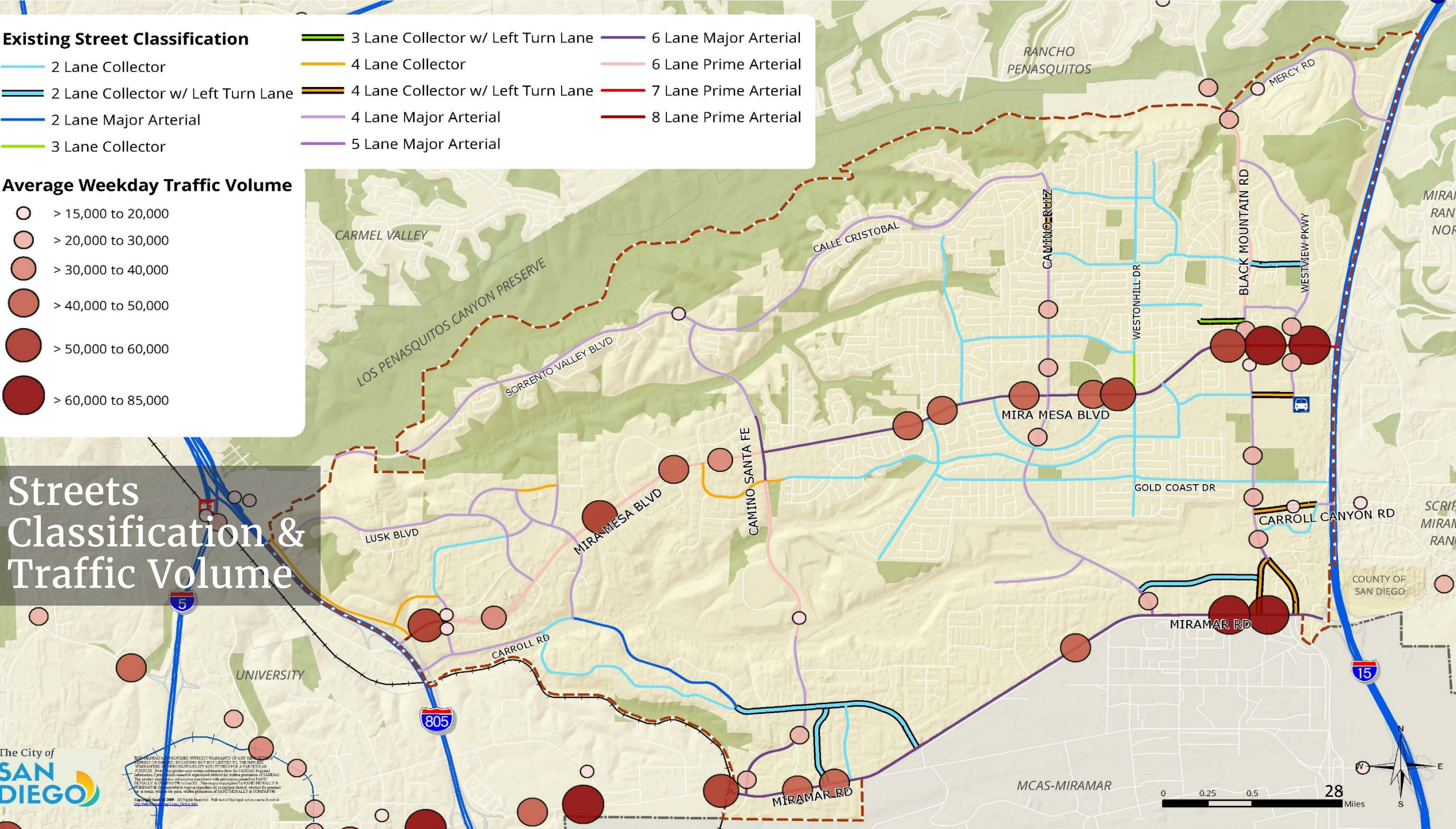
**Existing Street Classification**

- |                                    |                                    |                       |
|------------------------------------|------------------------------------|-----------------------|
| 2 Lane Collector                   | 3 Lane Collector w/ Left Turn Lane | 6 Lane Major Arterial |
| 2 Lane Collector w/ Left Turn Lane | 4 Lane Collector                   | 6 Lane Prime Arterial |
| 2 Lane Major Arterial              | 4 Lane Collector w/ Left Turn Lane | 7 Lane Prime Arterial |
| 3 Lane Collector                   | 4 Lane Major Arterial              | 8 Lane Prime Arterial |
|                                    | 5 Lane Major Arterial              |                       |

**Average Weekday Traffic Volume**

- |  |                    |
|--|--------------------|
|  | > 15,000 to 20,000 |
|  | > 20,000 to 30,000 |
|  | > 30,000 to 40,000 |
|  | > 40,000 to 50,000 |
|  | > 50,000 to 60,000 |
|  | > 60,000 to 85,000 |

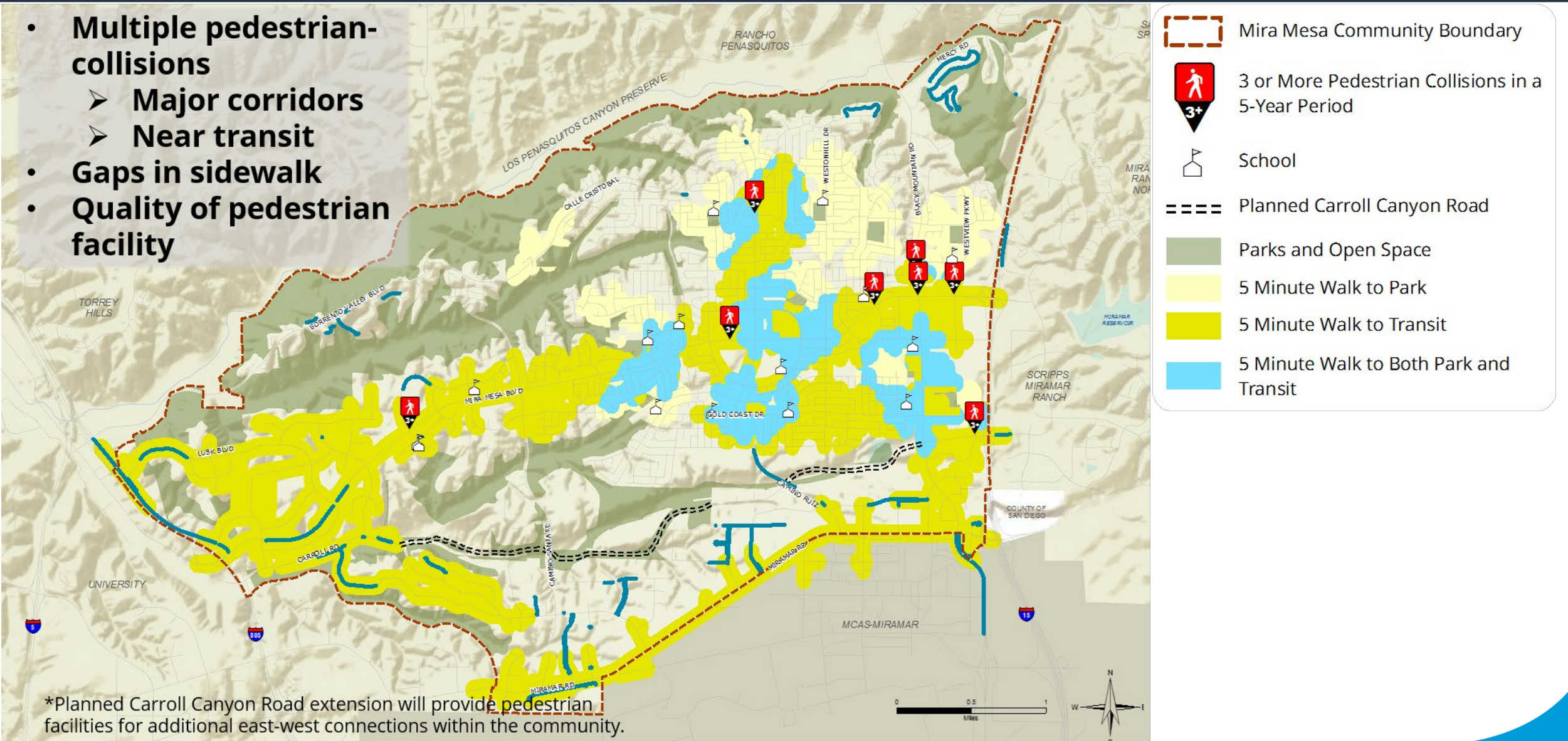
**Streets  
Classification &  
Traffic Volume**





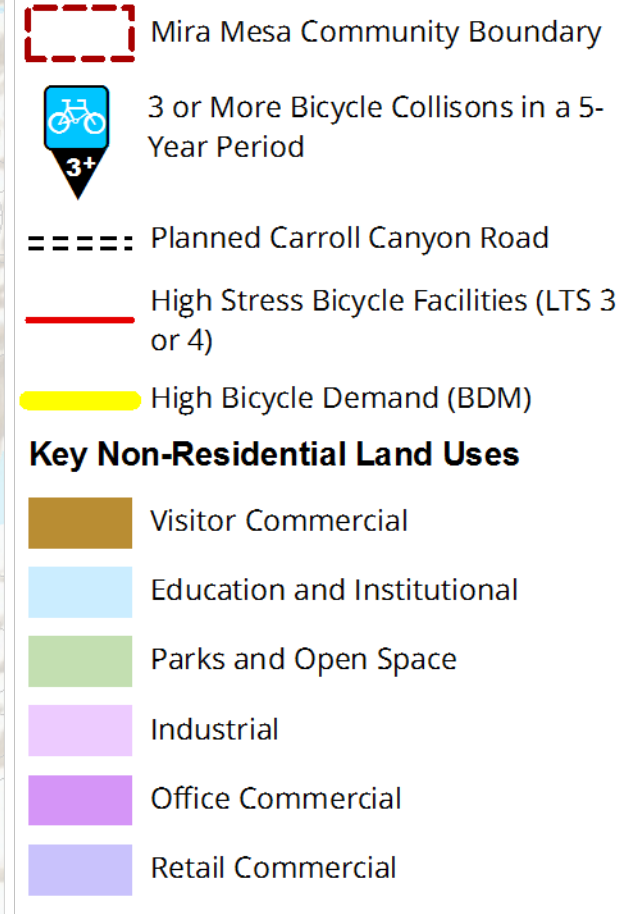
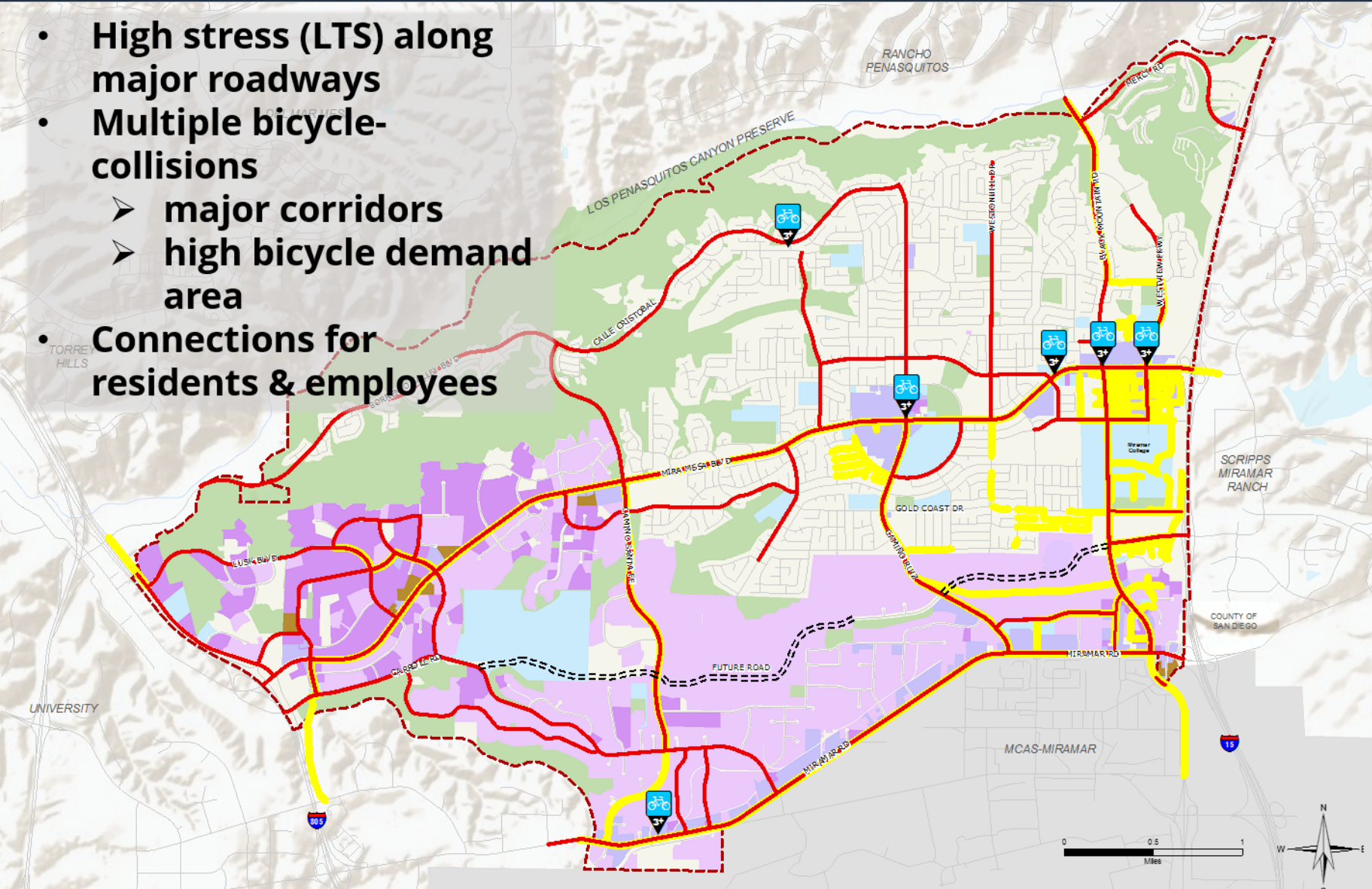
# Mobility – Pedestrian

- **Multiple pedestrian-collisions**
  - **Major corridors**
  - **Near transit**
- **Gaps in sidewalk**
- **Quality of pedestrian facility**














- **High stress (LTS) along major roadways**
- **Multiple bicycle-collisions**
  - major corridors
  - high bicycle demand area
- **Connections for residents & employees**





- [illegible]

-  Mira Mesa CPA
-  10 Minute Walk to Transit
-  Parks and Open Space
-  4 or More Collisions (Ped/Bike)
-  Future Transit Stop
-  Miramar College Transit Center
-  Sorrento Valley Coaster Station
- Transit Stops
- Rapid Transit Stops
-  High Ridership (Riders On and Off)
-  Mobility Hub (Proposed/Potential)
- +++ Railroad
- ==== Proposed Carroll Canyon Road
- Planned Aerial Skyway Alignment
- ++ Mid-Coast Trolley Extension



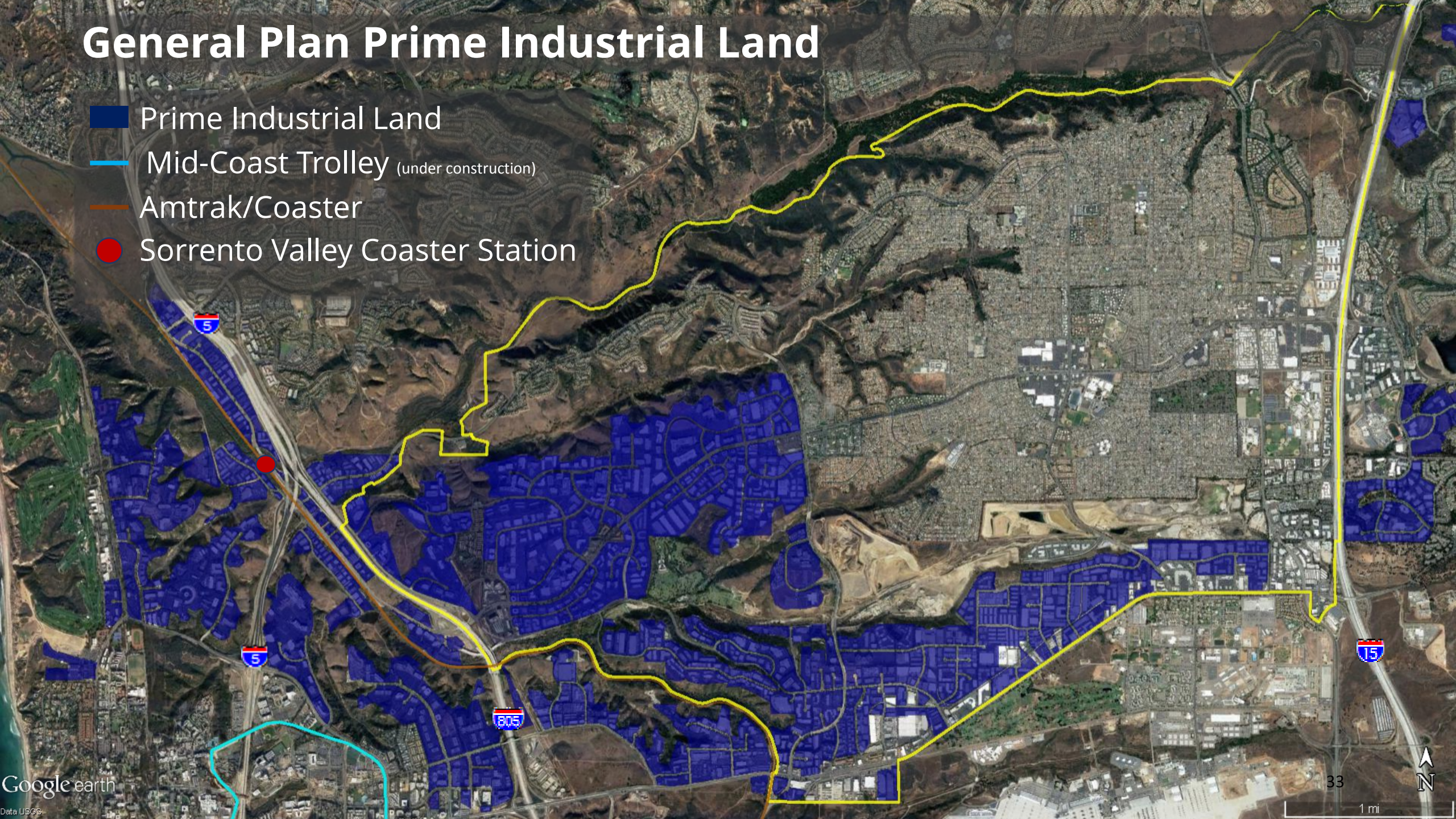
# Land Use Constraints and Opportunities





# General Plan Prime Industrial Land

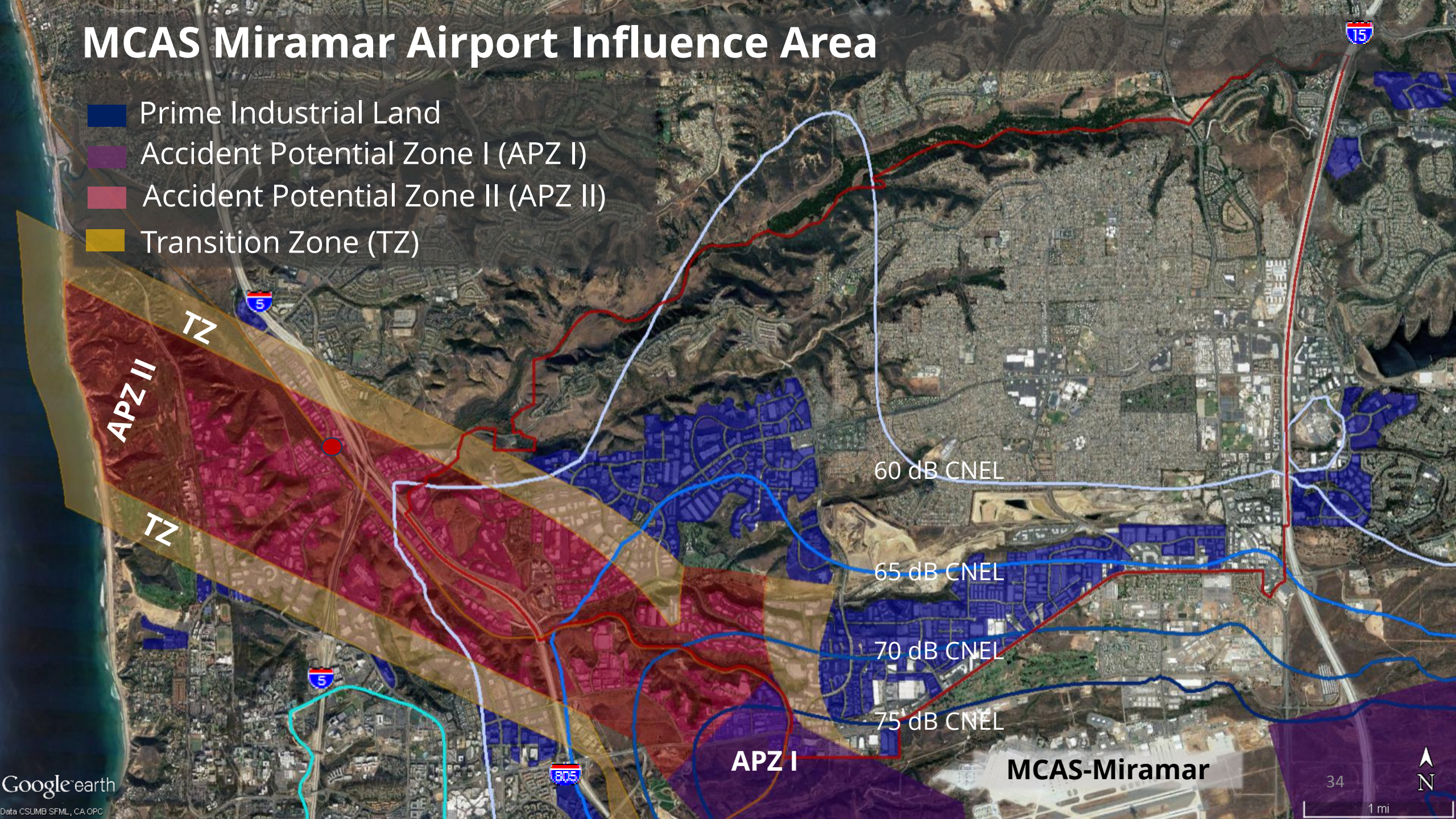
- Prime Industrial Land
- Mid-Coast Trolley (under construction)
- Amtrak/Coaster
- Sorrento Valley Coaster Station





# MCAS Miramar Airport Influence Area

- Prime Industrial Land
- Accident Potential Zone I (APZ I)
- Accident Potential Zone II (APZ II)
- Transition Zone (TZ)

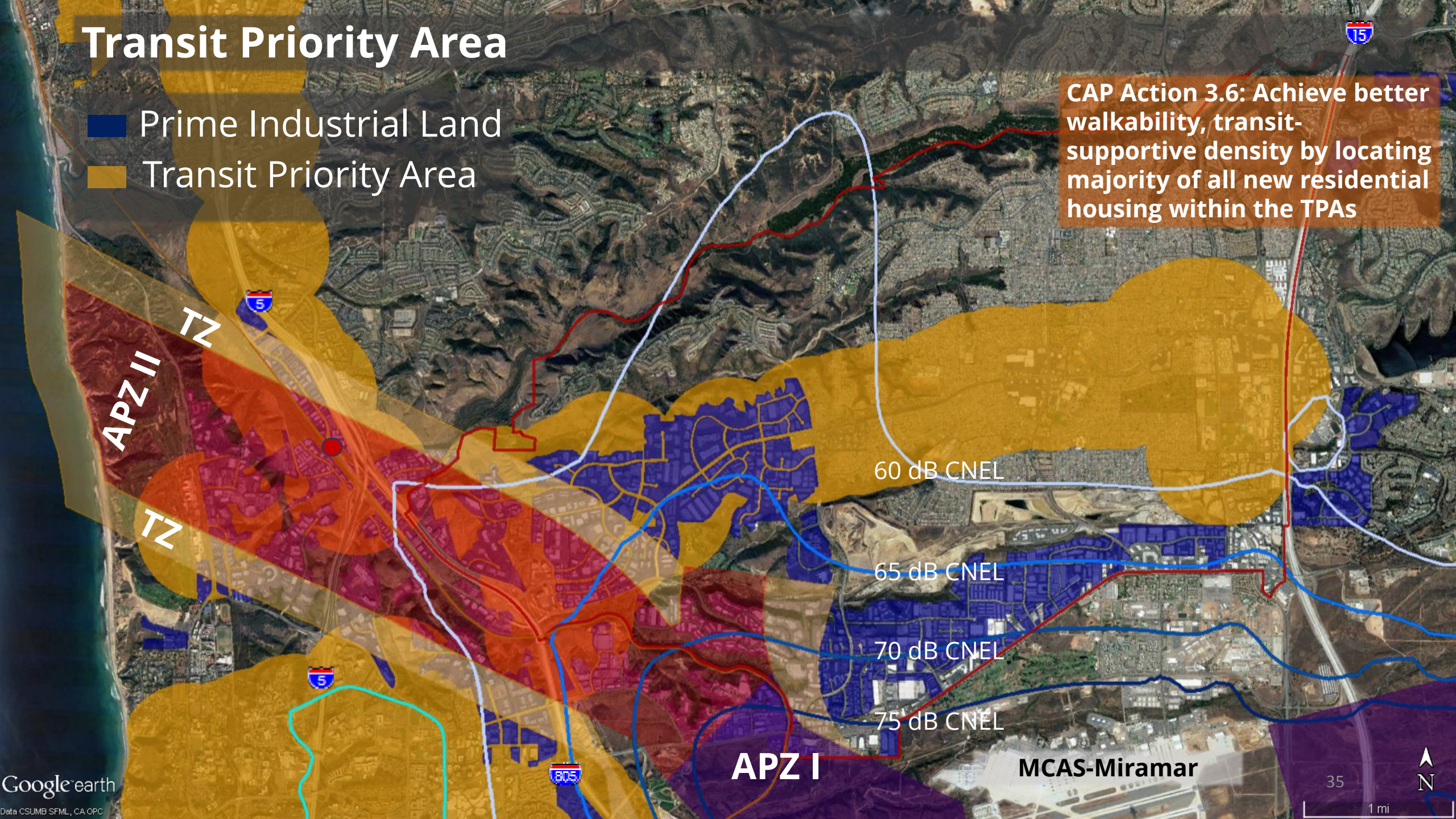




# Transit Priority Area

- Prime Industrial Land
- Transit Priority Area

CAP Action 3.6: Achieve better walkability, transit-supportive density by locating majority of all new residential housing within the TPAs





# Focus Areas

- High Transit Ridership
- Proposed Transit Station

Focus Area 3  
Sorrento Mesa

Focus Area 2  
Mira Mesa  
Town Center

Focus Area 1  
Mira Mesa  
Gateway

Mira Mesa Residential Core

Miramir College Area

Sorrento Mesa

Carroll Canyon

Mid-Coast Trolley Extension  
(Under Construction)

MCAS-Miramar

Miramar Industrial Area

Focus Area 5  
Employment

Focus Area 4  
Miramar  
Gateway

Planned Skyway

UCSD

Sorrento Valley  
Coaster Station



## Potential for Suburban Retrofit

Rapid Bus 110 & 237

Camino Ruiz

Focus Area 1  
Walkable TC Gateway

Focus Area 2  
Walkable TC Core

Mira Mesa Blvd

Casa  
Mira  
View

Miramar College  
Transit Center

Rapid Bus 20, 110 & 235

Black Mountain Rd







**Focus Area 3 - Sorrento Mesa**



**Focus Area 4 - Miramar Gateway**

Prime Industrial Land evaluated during a comprehensive community plan update.



# Phase I - Community Engagement Report







**1,216** online survey visits  
**754** online **surveys completed**



**20,600+** views on social media  
**868+** unique visitors to PlanMiraMesa.org



**295+ people** engaged (*street fair, open house, location specific outreach*)  
**6** Plan Update Advisory Committee meetings held



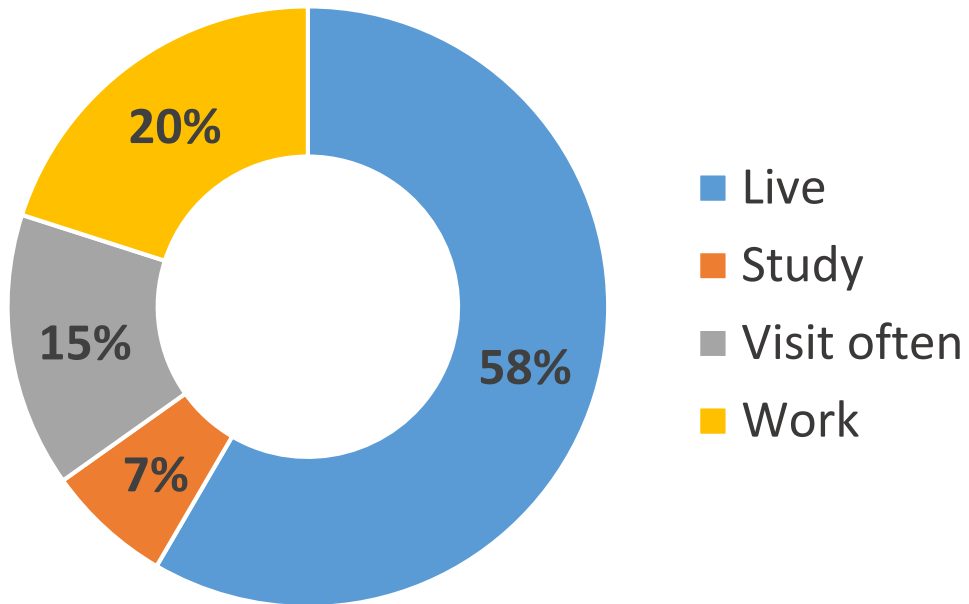
**1,440+ comments** received  
**14,322 data points** analyzed



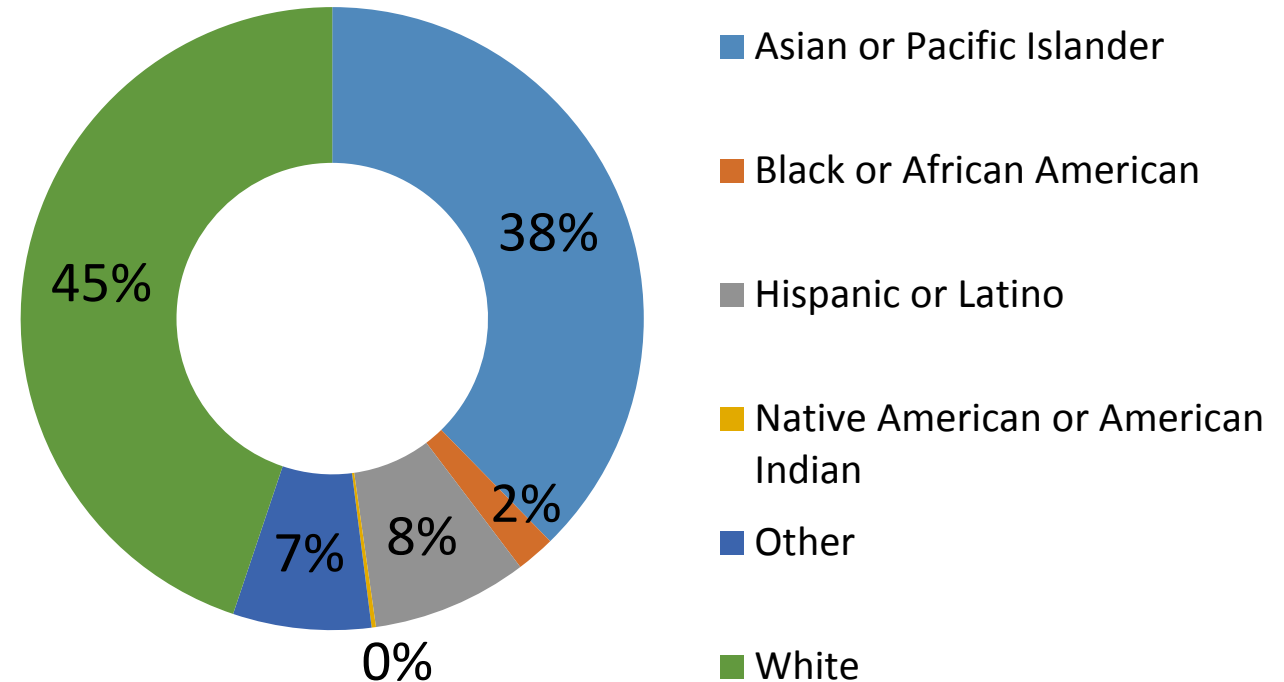
Over **28+ flyers** posted  
**12+ presentations** given



Do you live, study or work in Mira Mesa?

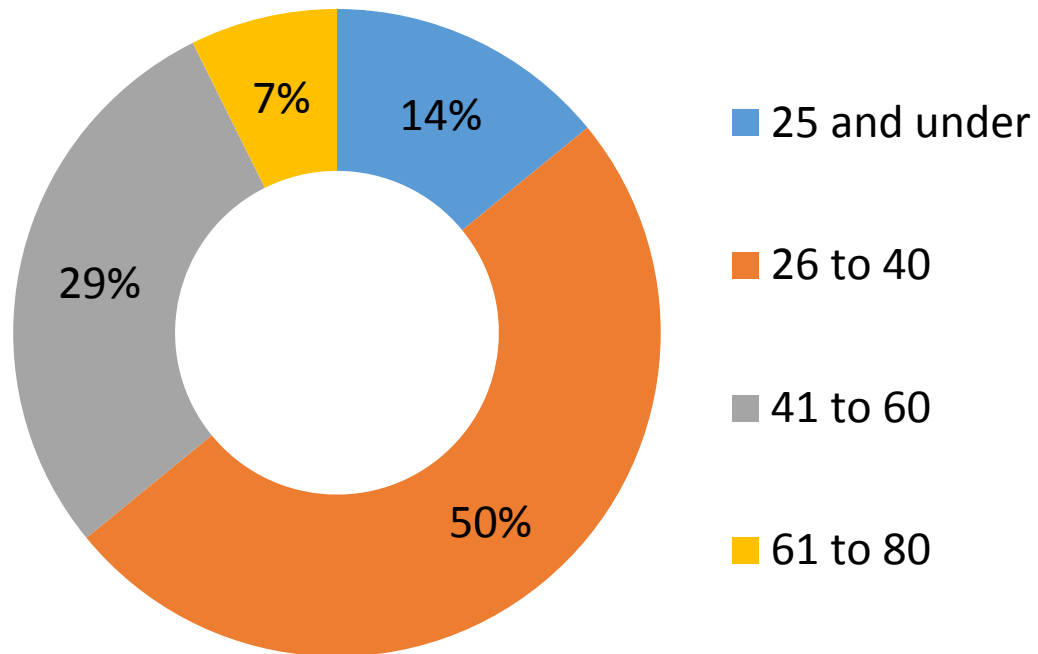


What is your race / ethnicity?

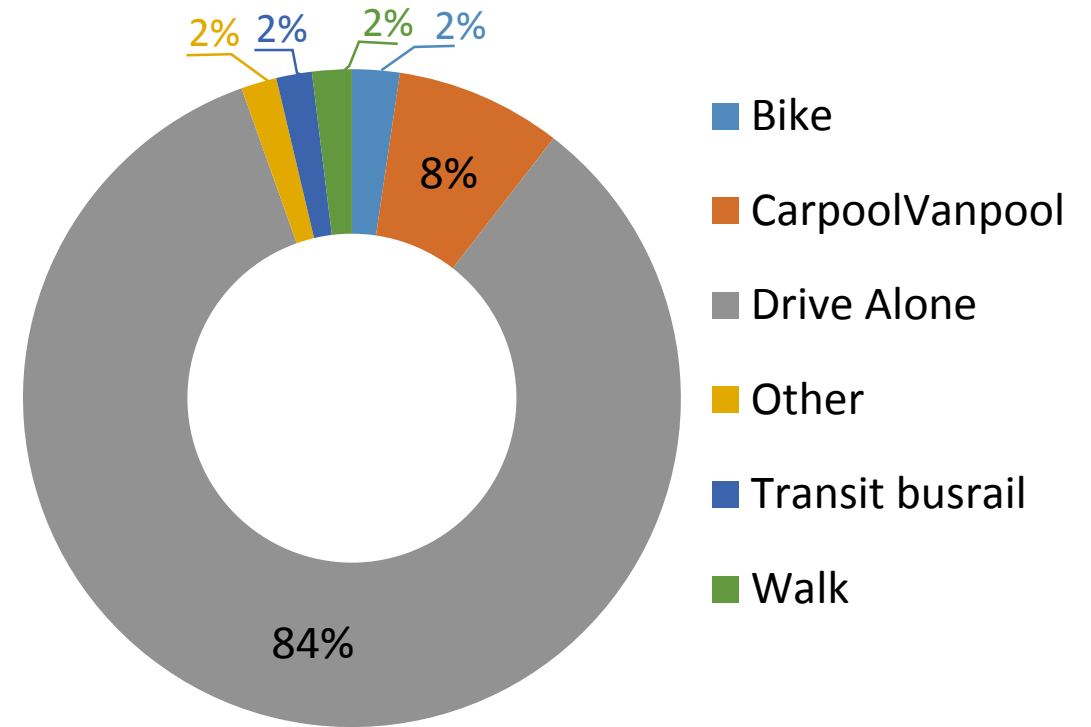




What is your age?

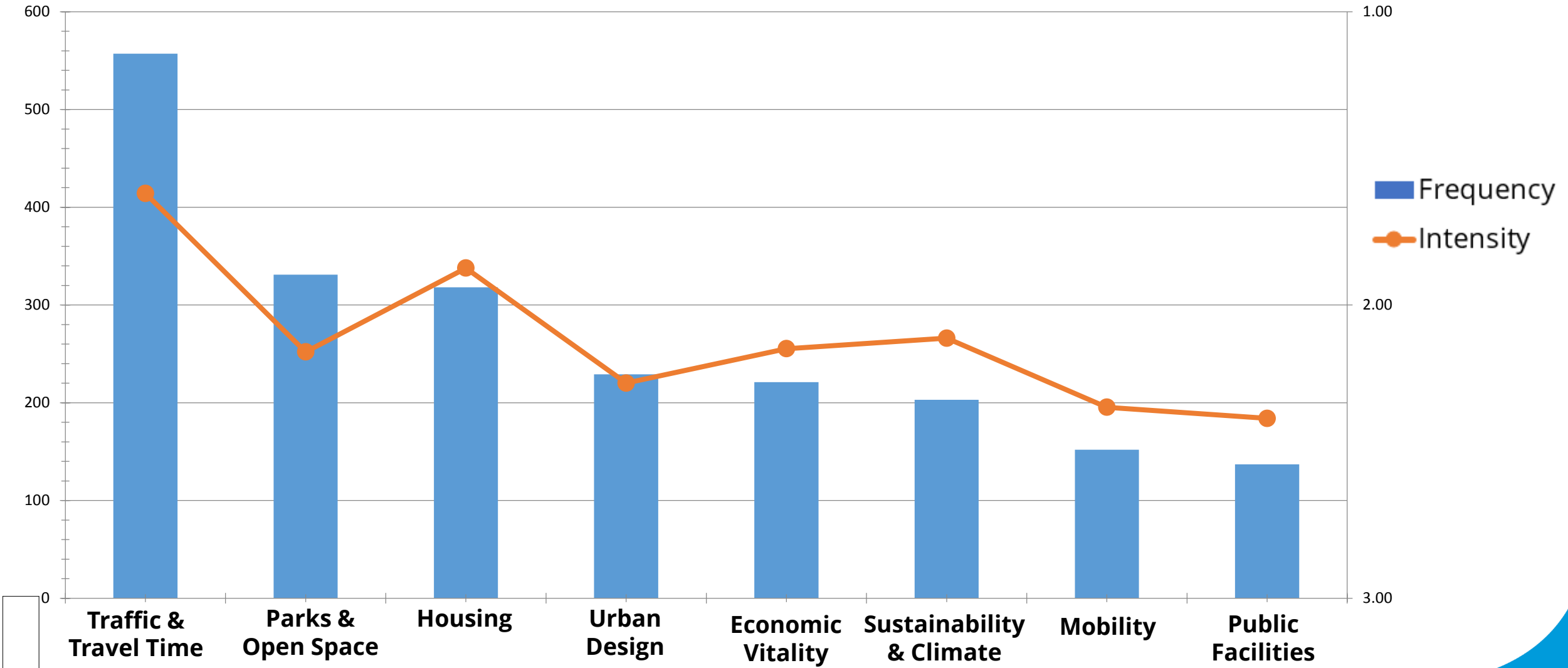


How do you get around?





Online Survey All Rankings







Theme	Code	Description	Total Comments	Total Percent
Mobility	Active	Improve Transit, Bike and Walk Facilities	149	23.2%
	Auto	Improve Vehicular Travel	113	17.6%
Land Use & Urban Design	Lu	Better Land Use and Urban Design	72	11.2%
Housing	Hu	Improve Housing Affordability	99	15.4%
	No	Don't Built Anymore Housing	24	3.7%
	Homeless	Tackle Homeless	11	1.7%
Parks and Recreation	Park	Better Parks and Recreation	65	10.1%
	No Park	No New Park, Maintain Existing Park	1	0.2%
Public Facilities	Public	Invest in Public Facilities	21	3.3%
Economy	Grow	More Business Development	17	2.6%
	No Grow	No More Business Development	3	0.5%
Sustainability	Green	Take Climate Action and Conserve Nature	25	3.9%
Other	Value	What's Special about Mira Mesa	13	2.0%
	Z_Other	General Comment	29	4.5%
			642	100.0%

1  
2  
4  
3  
5





HOUSING



Affordable Housing	Maintain older apartments and mobile homes.
Convert Parking	Allow new housing on parking lots and build parking vertically/underground.
Housing Cost	Housing affordability is not a problem in our community.
Housing Location	Provide more diverse housing near job centers to reduce commuter traffic.
Housing Type	Develop diverse housing types for young people, families, and seniors.



URBAN DESIGN



Community Village	Encourage vibrant mix of uses, entertainment, and a walkable streetscape.
Distinct Identity	Build on unique thematic districts and neighborhood identity of Plan Area.
Gateways	The community has recognizable, attractive gateways at its key entrances.
Public Realm	Our community needs more plazas, public square, and street trees.
Shopping Centers	Discourage the addition of mixed-use housing at existing retail centers.

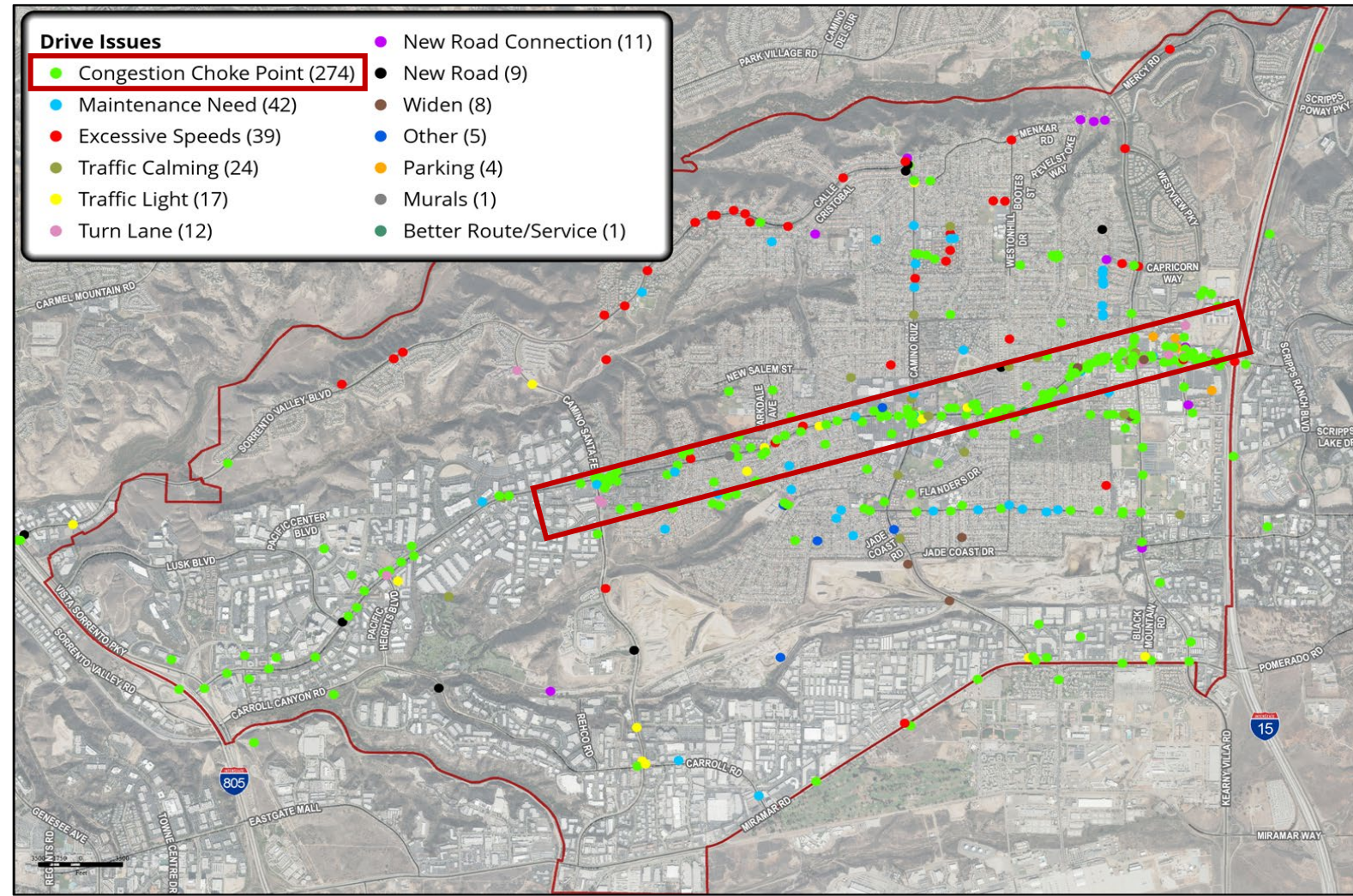


## COMMUNITY COMMENTS

*“We need to **connect Camino Santa Fe to the 805** ASAP. It should not be difficult to do.”*

*“Traffic during rush hours is absolutely ridiculous on Capricorn. This is a residential street! **Traffic is so bad on Mira Mesa Blvd**, that people use Capricorn to avoid it. Now Capricorn is just as bad. This cannot be good for the home values on this street or area.”*

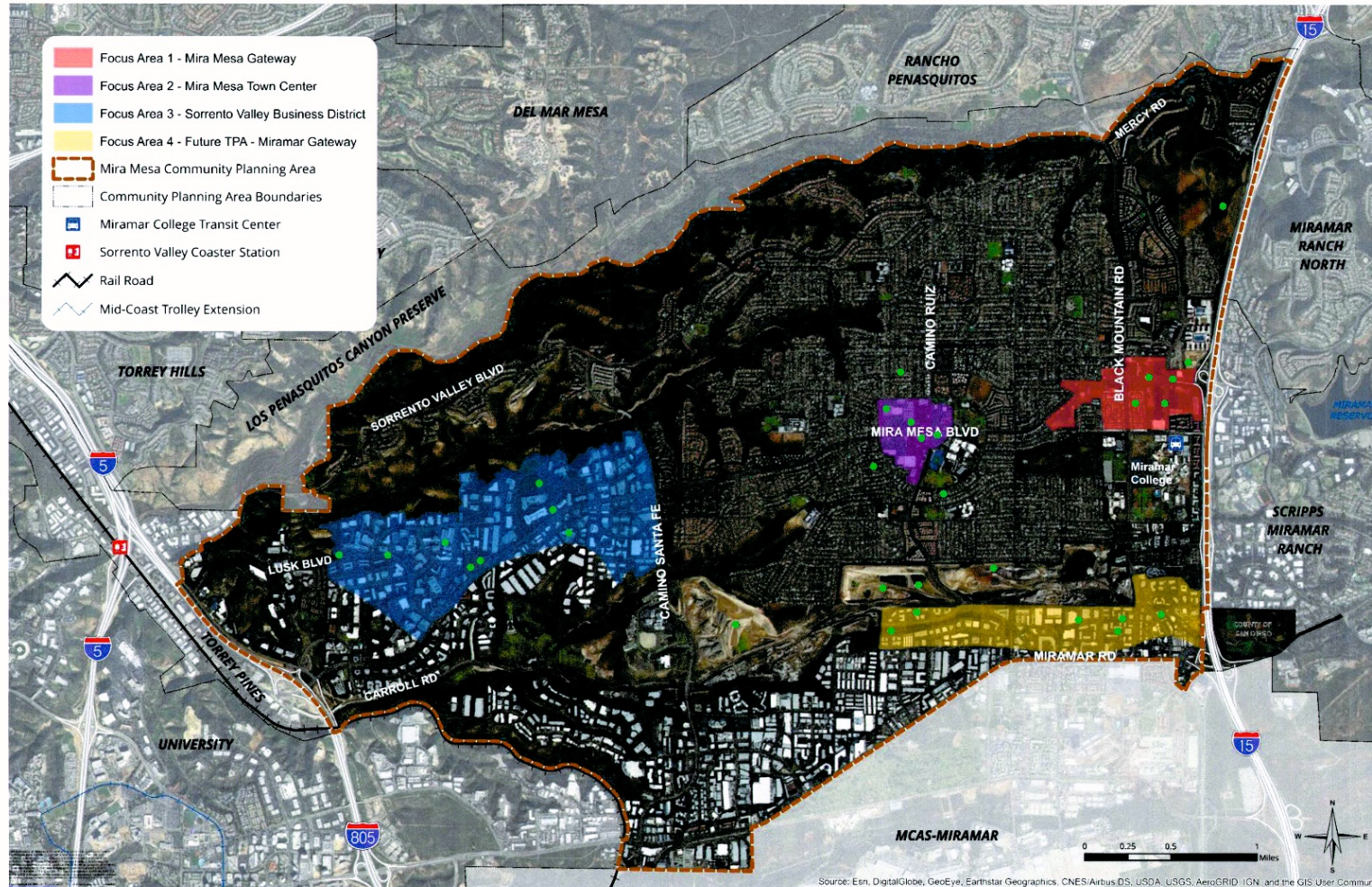
*“The **road conditions** on Gold Coast Drive between Black Mountain Road and Greenford is **horrible** and the road needs to be improved.”*





## In Which Focus Areas Do You See Potential for Redevelopment & Housing?

**SD** Mira Mesa  
Community Plan Update





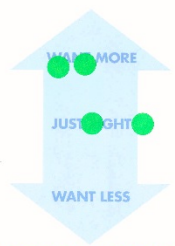
**SD** Mira Mesa  
Community Plan Update

**LAND USE**

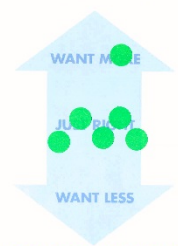
MANUFACTURING, COMMERCIAL, OFFICE & CRAFT



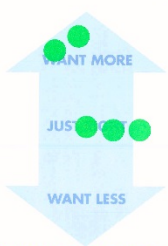
Manufacturing



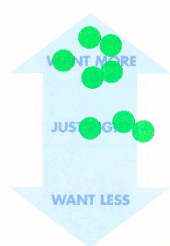
Shopping Centers & Malls



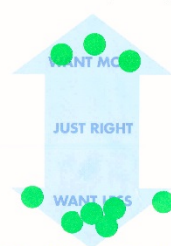
Offices/Research & Development



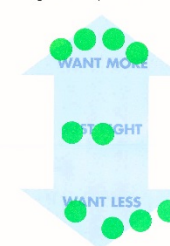
Food, Beverage, & Craft Production



Medium Density Housing



High Density Mixed Use



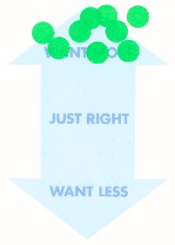
## COMMUNITY CHARACTER: CHOOSE YOUR INGREDIENTS

RESIDENTIAL & MIXED USE

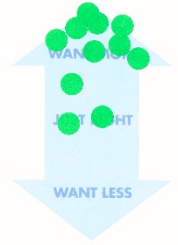
**PUBLIC REALM**



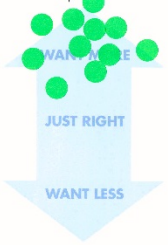
Walkable Environments



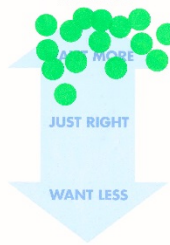
Public Parks



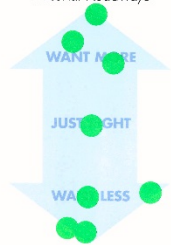
Public Squares & Plazas



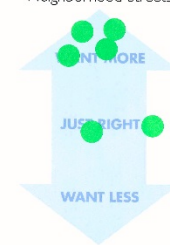
Multiuse Trails



Arterial Roadways

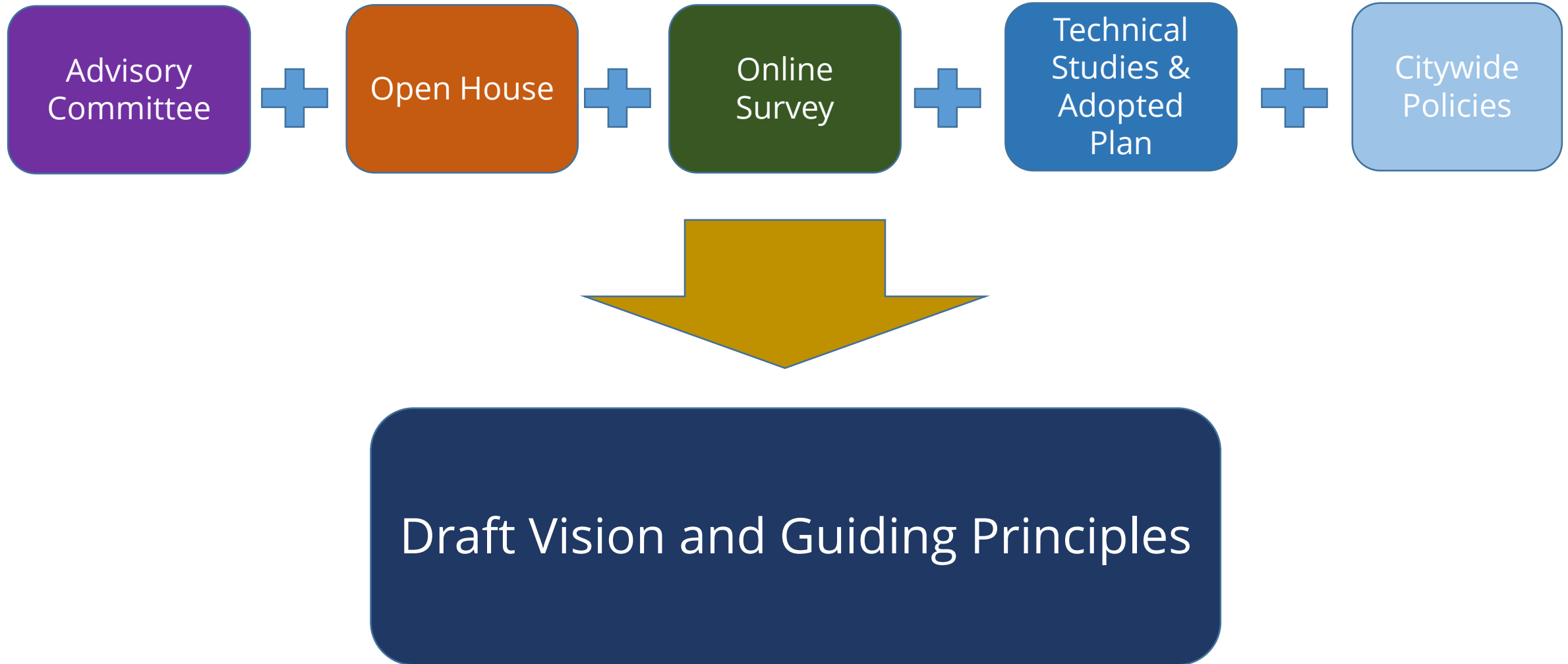


Neighborhood Streets



Type	Want Less	Just Right	Want More
Manufacturing	-	2	2
Shopping Centers and Malls	-	5	1
Offices/Research and Development	-	3	2
Food, Beverage, and Craft Production	-	3	5
Medium Density Housing	6	-	3
High Density Mixed-Use	4	2	4
Walkable Environments	-	-	9
Public Parks	-	2	9
Public Squares and Plazas	-	-	11
Multiuse Trails	-	-	15
Arterial Roadways	4	1	3
Neighborhood Streets	-	2	4







Vibrant employment centers, eclectic community villages, and active neighborhoods.





## LAND USE AND URBAN DESIGN

- Walkable, compact, mixed-use villages of different scales.
- Public plazas, squares, and streetscapes that enhance community identity.

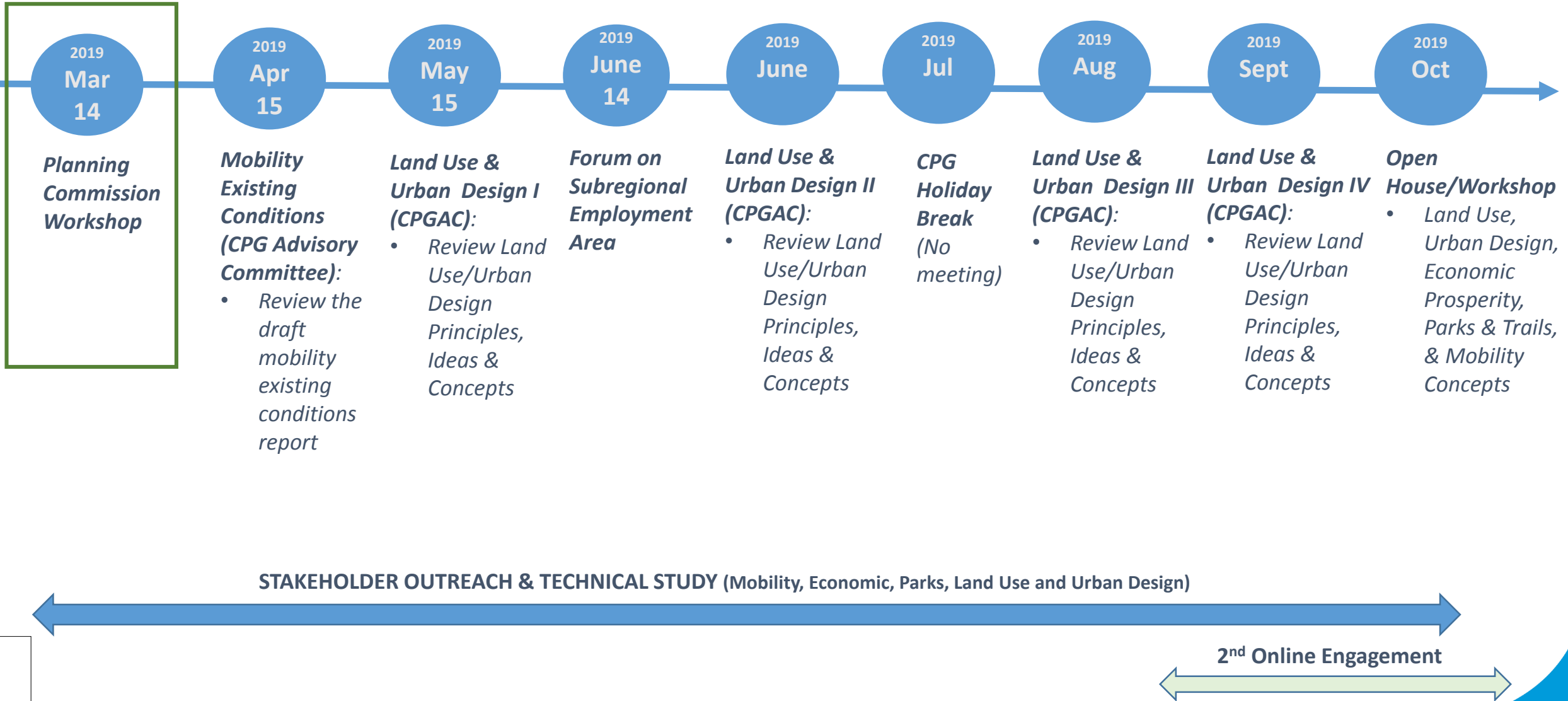






# Next Steps







# Discussion, Questions & Answers

## Mira Mesa Community Plan Update:

### Planning Commission Workshop #1

#### Planning Department

March 14, 2019

Alex Frost, Senior Planner