

# OCET Results: Mira Mesa Community Plan Update

Planning Department

November 16, 2020

6:00 p.m. to 6:50 p.m. – Mira Mesa Community Plan Update Advisory Committee – **Live Webinar**

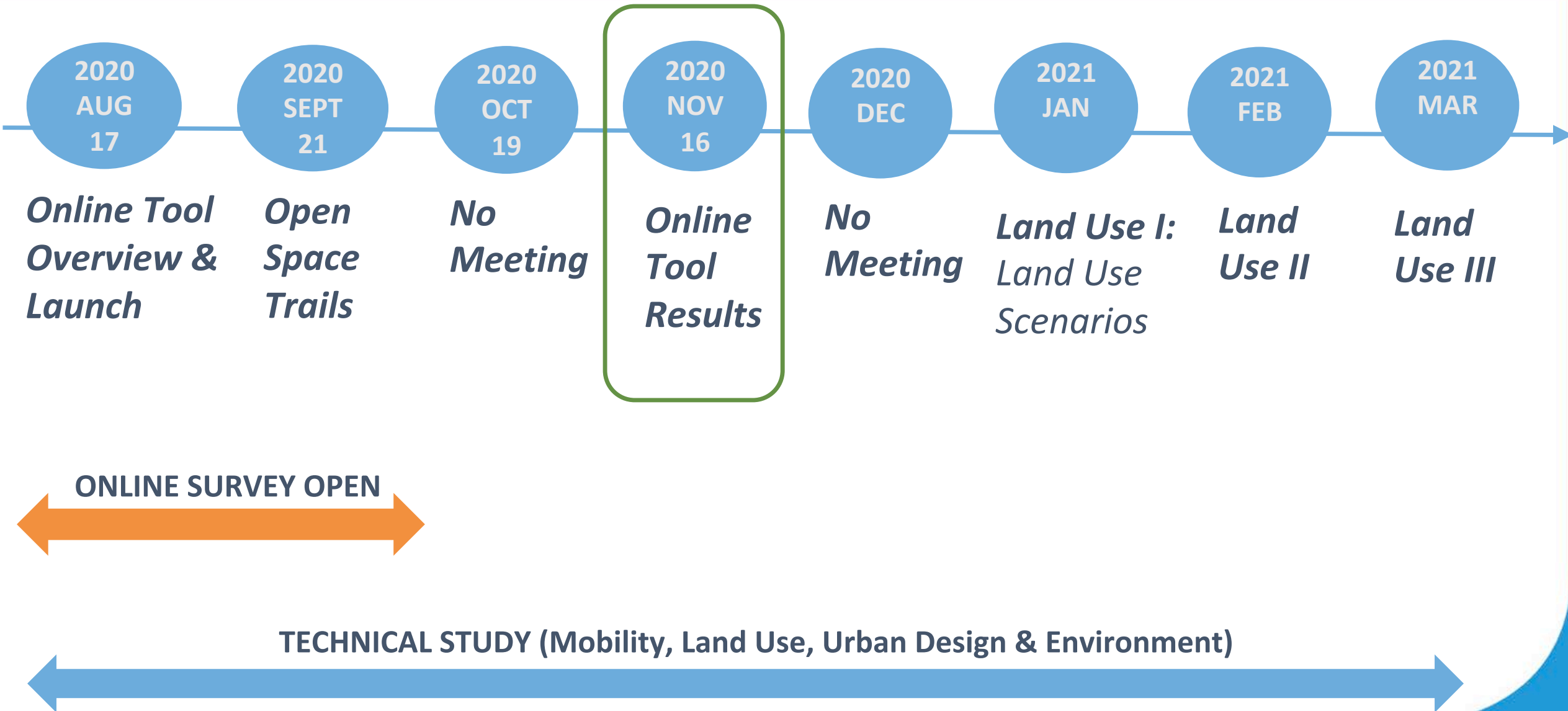


## Agenda

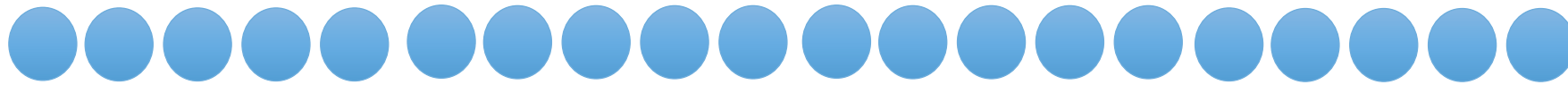
1. Call to Order / Roll Call by Chair: Jeff Stevens
2. Non-Agenda Public Comment (via email): Jeff Stevens
3. Mira Mesa Community Plan Update Schedule & Online Community Engagement Tool Results: Alex Frost
4. Discussion



## SCHEDULE



## Mira Mesa CPU Advisory Committee Meetings



20  
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

Oct – Nov 2018



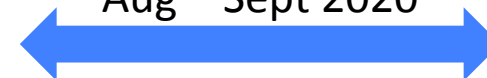
Online Survey

Apr – Aug 2019



Stakeholder Interviews

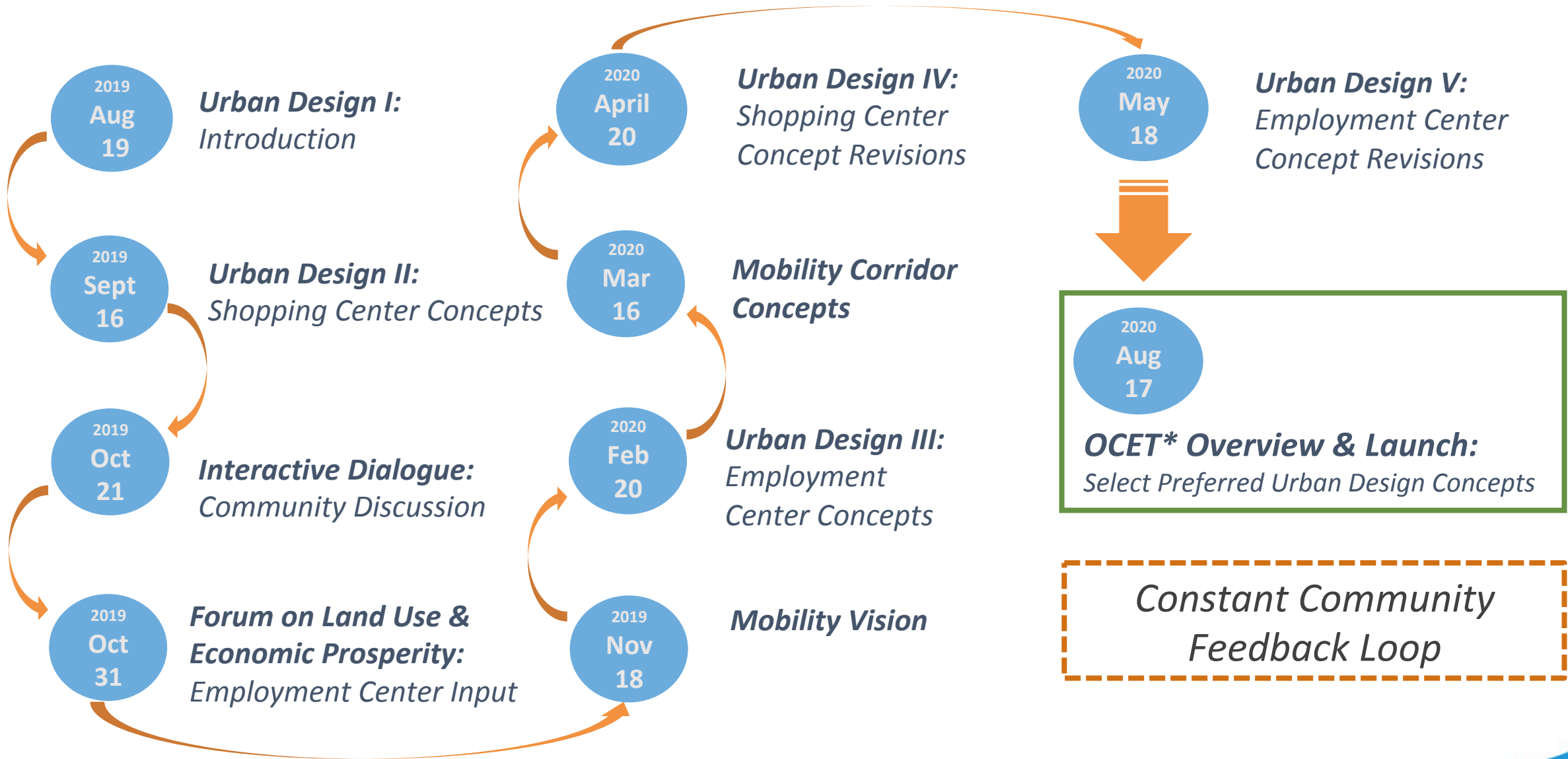
Aug – Sept 2020



Online Community  
Engagement Tool

3

Opportunities



A community plan is a public document which contains specific proposals for future land uses and public improvements in a given community. A community plan is part of the City's General Plan. It provides tailored policies and a long-range physical development guide for elected officials and citizens engaged in community development.

- It does not mandate growth. The community plan provides options and opportunities for new housing and employment. It does not require property owners to redevelop or mandate that development will happen.
- It is not a maintenance document. The community plan is a long-range policy and regulatory document that identifies future infrastructure needs. It is not a plan to address the deferred maintenance of existing infrastructure.
- It does not approve specific projects. The community plan establishes policy and regulatory direction—all future projects will still go through an approval process

- It provides community-specific, tailored policies and a long-range physical development guide for City staff, decisionmakers, property owners, and citizens engaged in community development.
- It establishes goals and policies to address land use, mobility, urban design, parks, open space, and public facilities.
- As a component of the City of San Diego's General Plan, it is a long-term blueprint for the future and provides location-based policies and recommendations.



Introduction **FAQ** Give Input

☐ **Option 1 - Science & Tech Park**

[View Images and Data](#)



Jobs	Housing	Parks	Investment

☐ **Option 2 - Science & Tech Village**

[View Images and Data](#)



Jobs	Housing	Parks	Investment

☐ **Option 3 - Science & Tech Hub**

[View Images and Data](#)



Jobs	Housing	Parks	Investment



# OCET Results

## Online Community Engagement Tool (OCET)

- Total participants – 749
- Data clean up & IP outlier detection techniques lead to removal of 53 users\*:
  - IP35, IP19 & Test1
- Total actual participants – 696
- 4,493+ data points & 197 comments

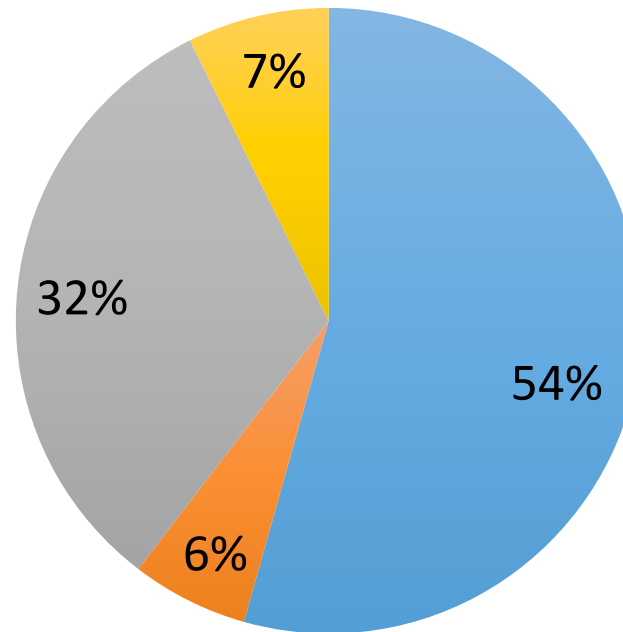


\*Please refer to the supplemental information for more details



### Area Relationship

■ live ■ work ■ live and work ■ other

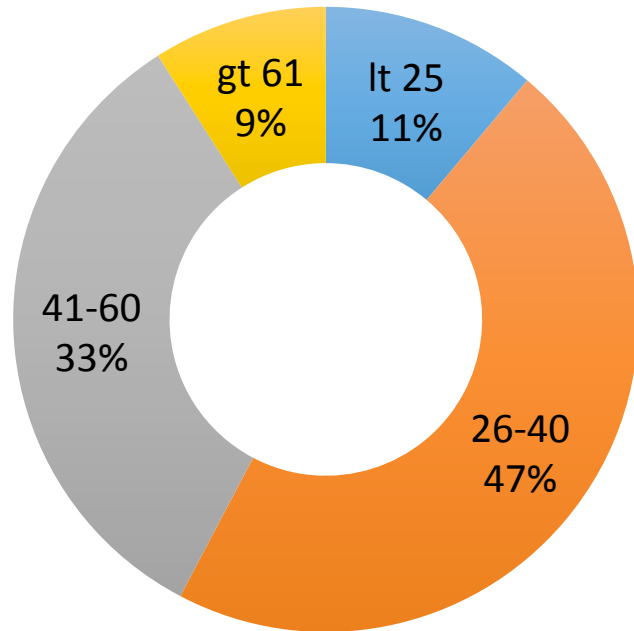


**86%** live or live and work in Mira Mesa

n = 629

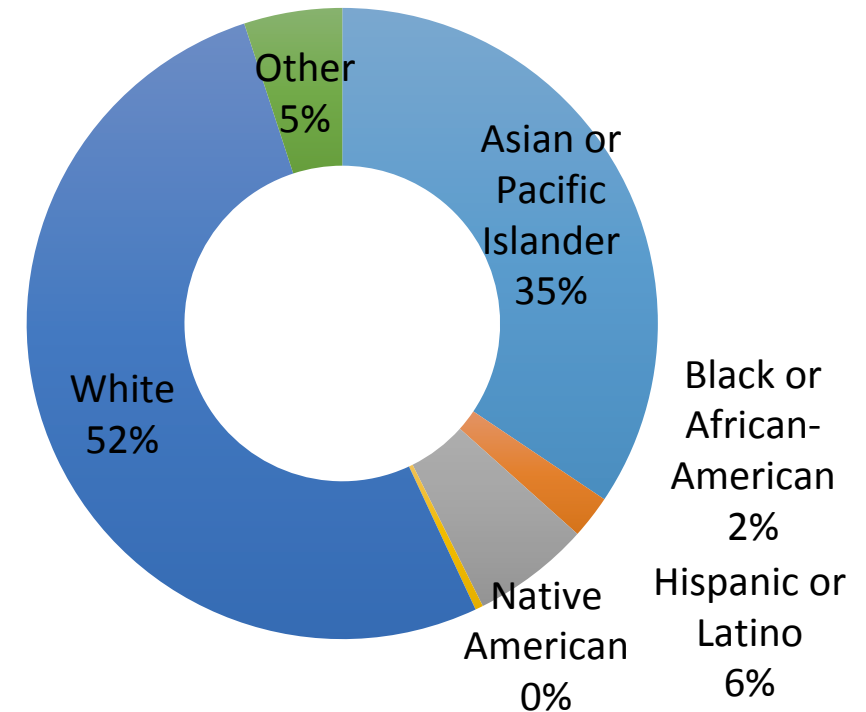


Age



n = 610

Ethnicity/Race



n = 497

## ZIP Code

■ Sorrento Valley (92121)

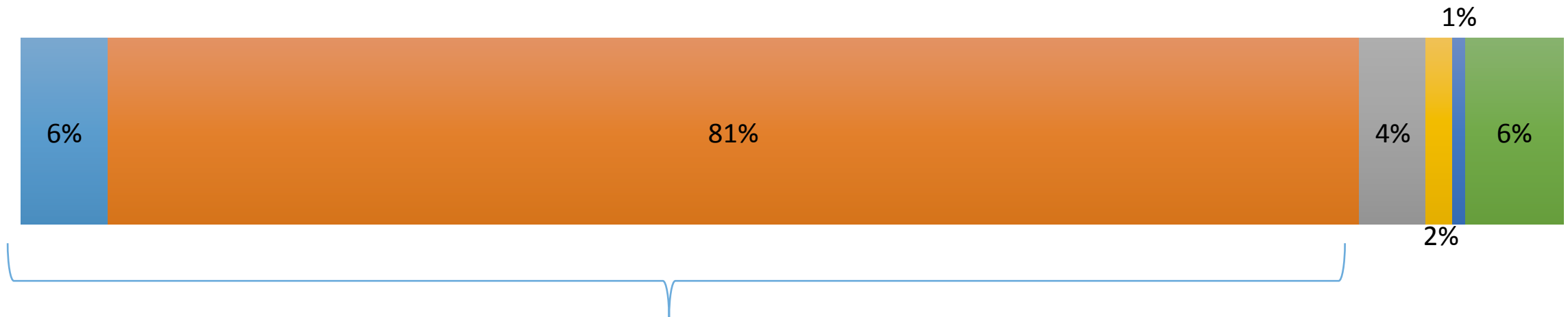
■ Mira Mesa (92126)

■ Rancho Penasquitos (92129)

■ Scripps Ranch (92131)

■ Black Mountain Ranch (92127)

■ Other ZIP



n = 696

**87%** from Mira Mesa & Sorrento Valley

Introduction FAQ Give Input

Option 1 - Science & Tech Park

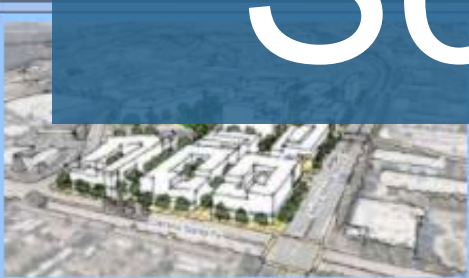
[View Images and Data](#)



Jobs	Housing	Parks	Investment

Option 2 - Science & Tech Village

[View Images and Data](#)



Jobs	Housing	Parks	Investment

Option 3 - Science & Tech Hub

[View Images and Data](#)



Jobs	Housing	Parks	Investment



# Scenario Selections



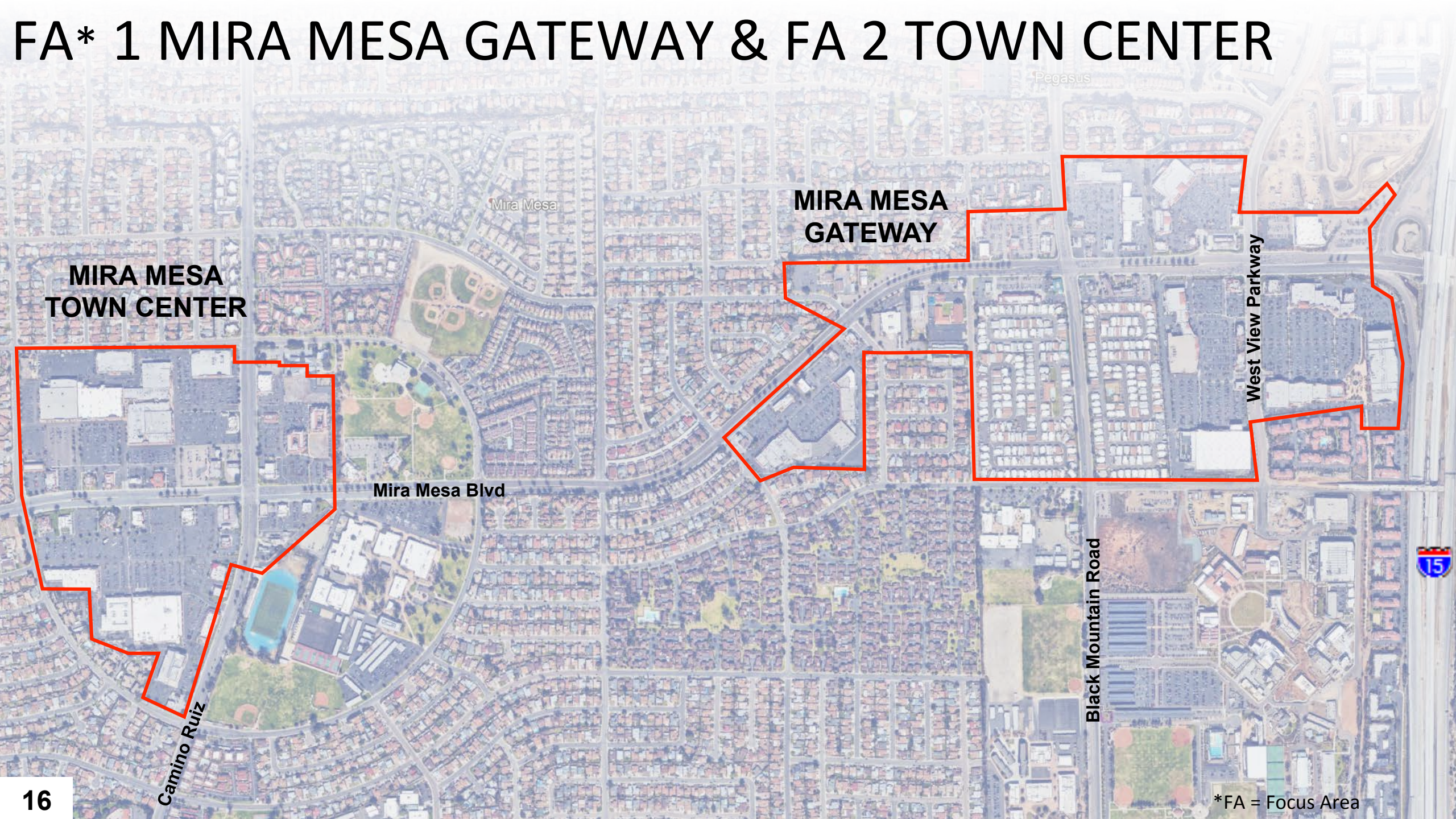
Table 1 - Final Scenario Selection

Mira Mesa Gateway		Selection	Percent
1A1	Community Commercial	267	38.4%
1A2	Community Village	164	23.6%
1A3	Urban Village	265	38.1%
		696	100.0%
Mira Mesa Town Center			
2A1	Community Commercial	250	35.9%
2A2	Community Village	160	23.0%
2A3	Urban Village	286	41.1%
		696	100.0%
Sorrento Mesa - Barnes Canyon			
3A1	S&T Park	249	35.8%
3A2	S&T Village	177	25.4%
3A3	S&T Hub	270	38.8%
		696	100.0%

Sorrento Mesa - Plaza Sorrento		Selection	Percent
3B1	S&T Park	324	46.6%
3B2	S&T Village	139	20.0%
3B3	S&T Hub	233	33.5%
		696	100.0%
Sorrento Mesa - Pacific Heights Blvd			
3C1	S&T Park	311	44.7%
3C2	S&T Village	218	31.4%
3C3	S&T Hub	166	23.9%
		695	100.0%
Miramar Gateway			
4A1	Business Park	366	52.6%
4A2	Employment Village	98	14.1%
4A3	Flex District	232	33.3%
		696	100.0%



# FA\* 1 MIRA MESA GATEWAY & FA 2 TOWN CENTER



**MIRA MESA  
TOWN CENTER**

**MIRA MESA  
GATEWAY**

West View Parkway

Mira Mesa Blvd

Black Mountain Road

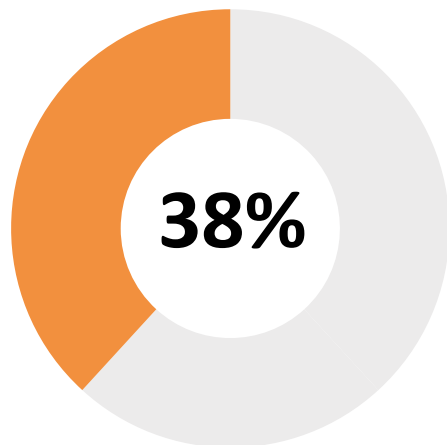
Camino Ruiz



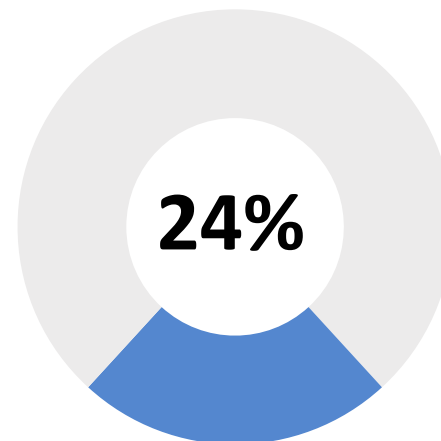
\*FA = Focus Area



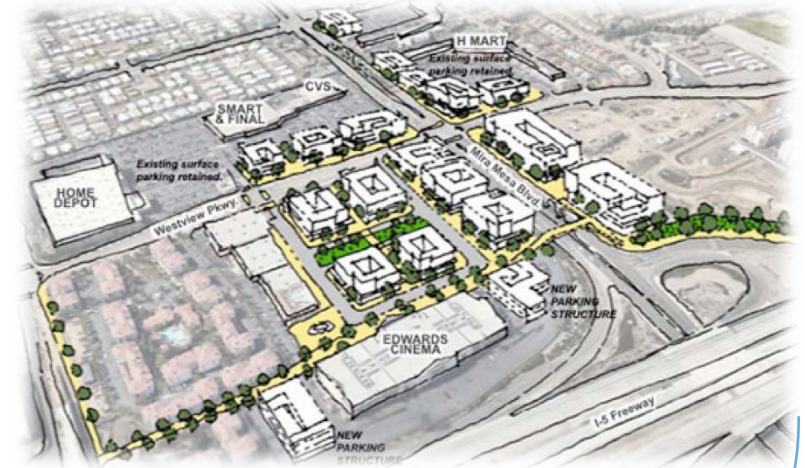
## Community Commercial



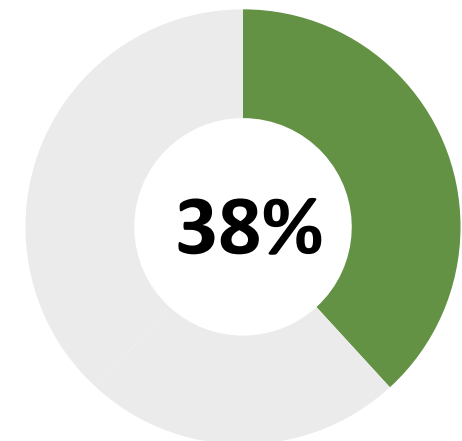
## Community Village



## Urban Village



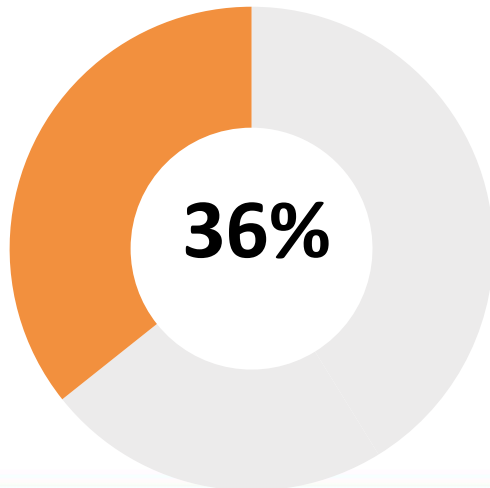
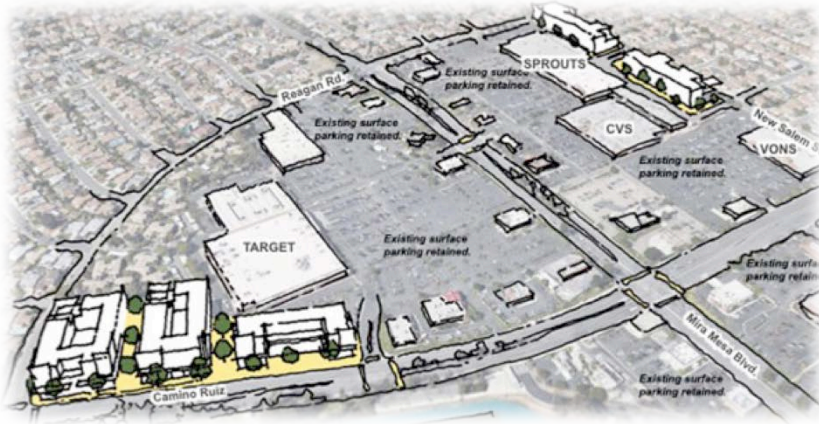
62%



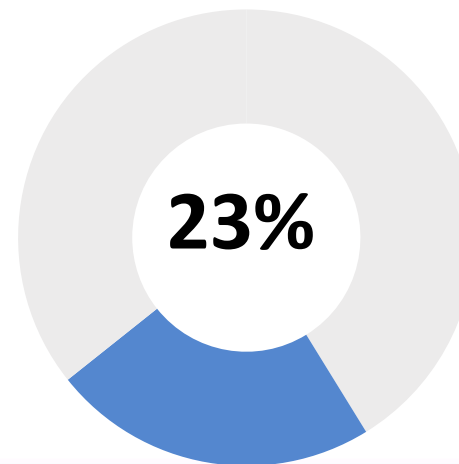


# MIRA MESA TOWN CENTER

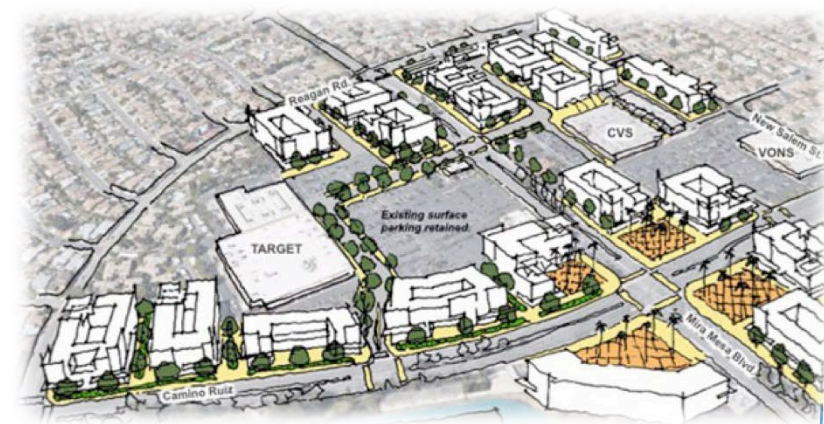
## Community Commercial



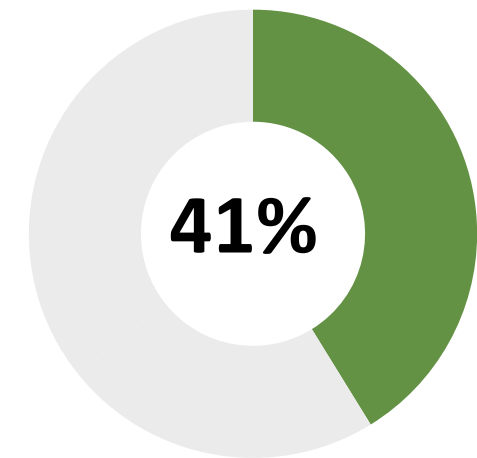
## Community Village



## Urban Village



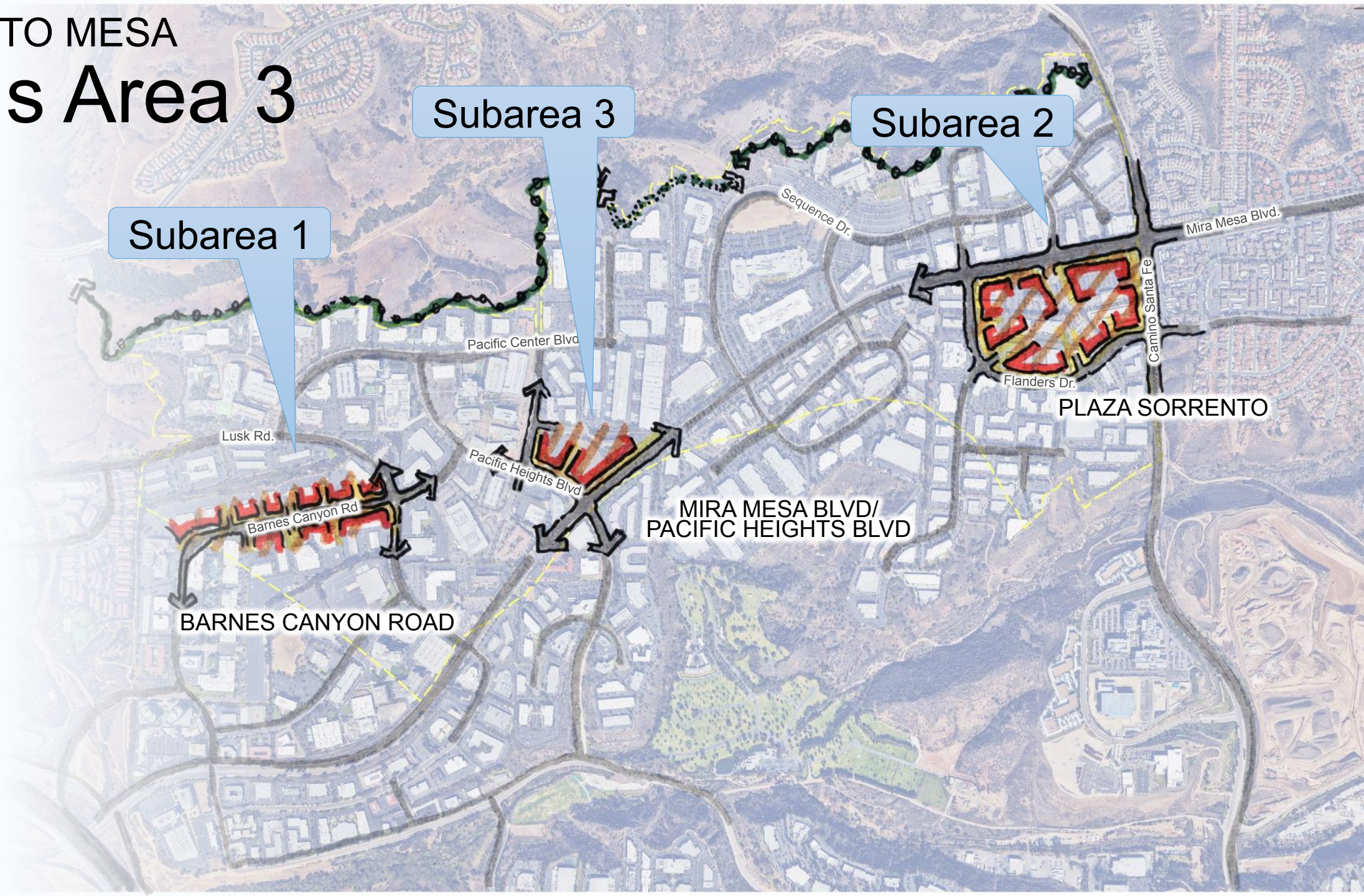
64%





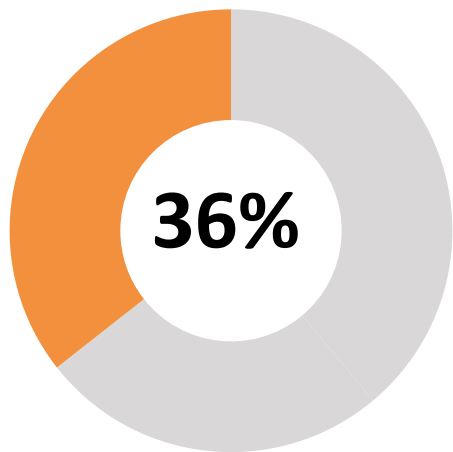
# SORRENTO MESA

## Focus Area 3

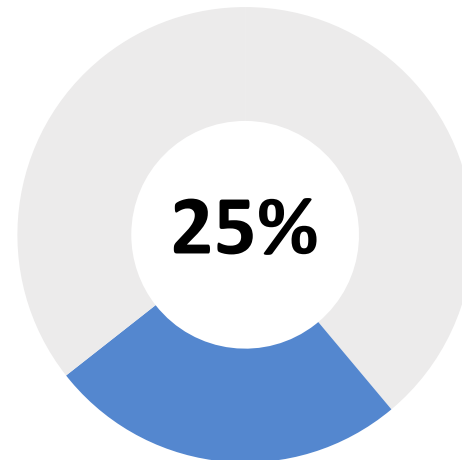
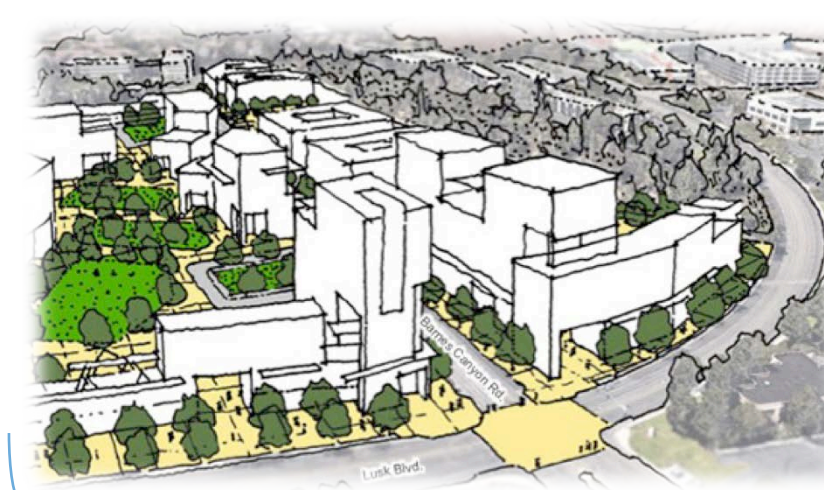




## Science &amp; Tech Park



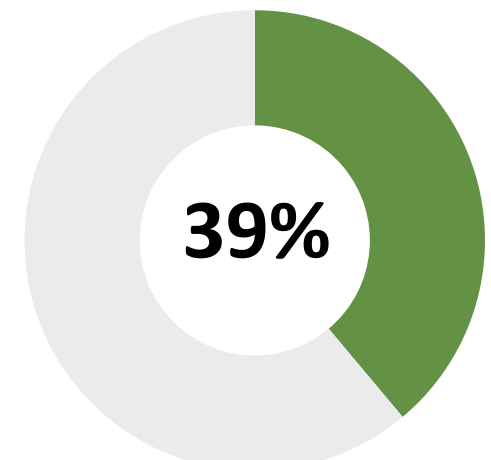
## Science &amp; Tech Village



## Science &amp; Tech Hub

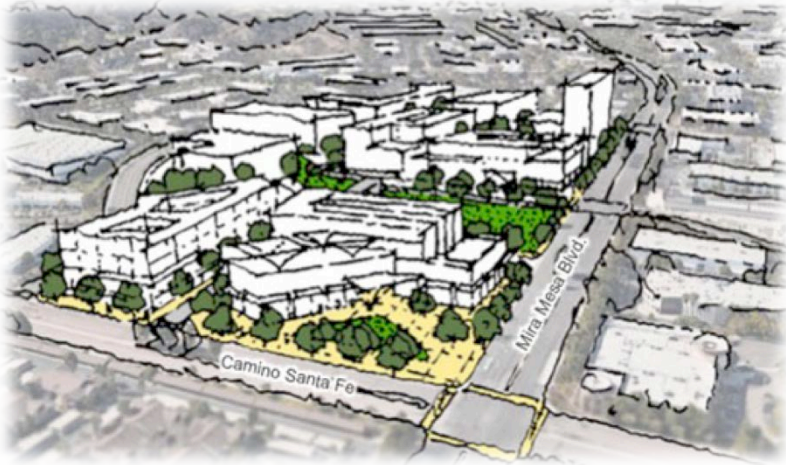


64%





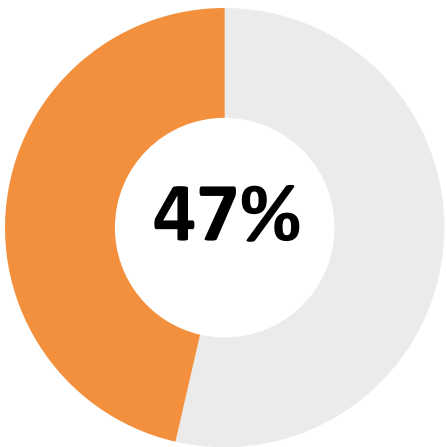
## Science & Tech Park



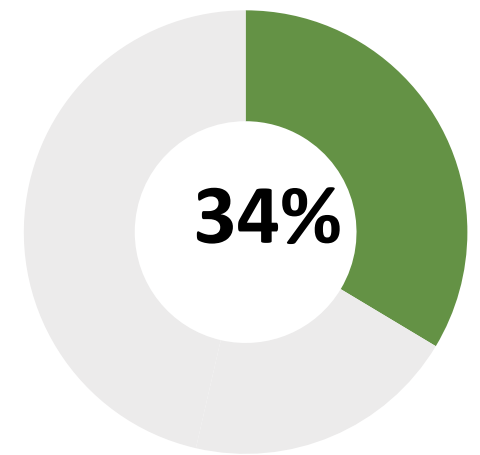
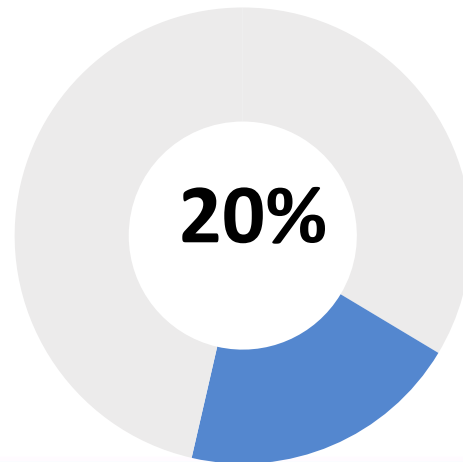
## Science & Tech Village



## Science & Tech Hub



67%



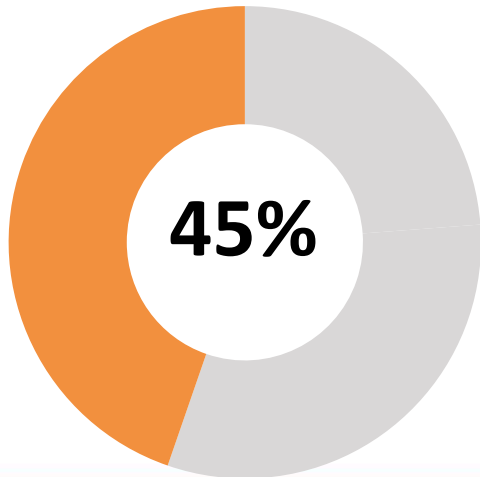
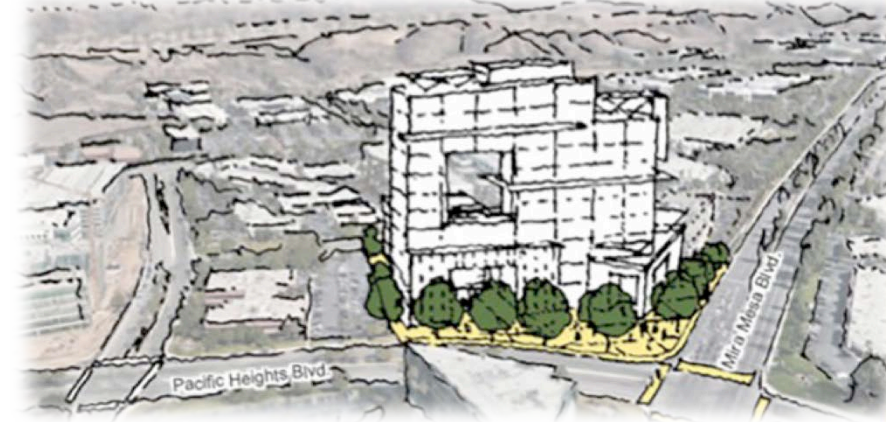
## Science &amp; Tech Park



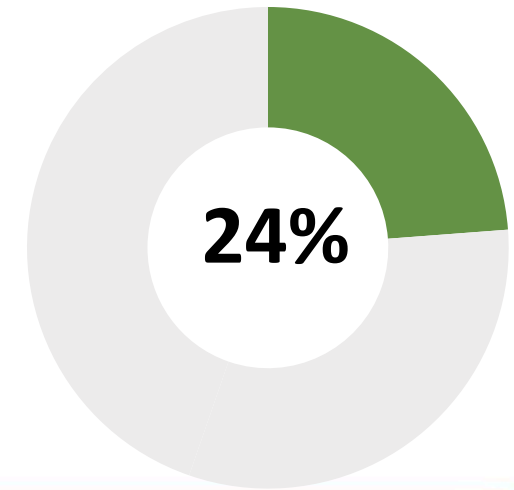
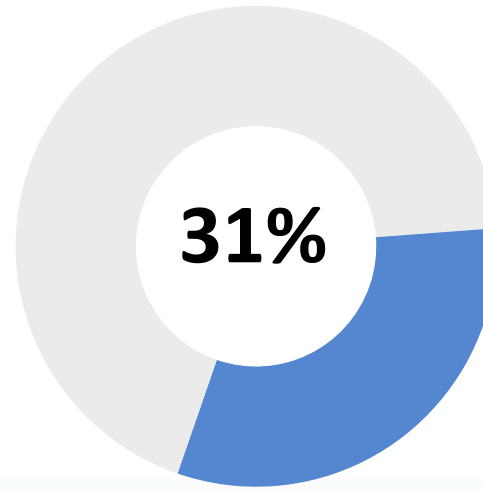
## Science &amp; Tech Village



## Science &amp; Tech Hub



76%





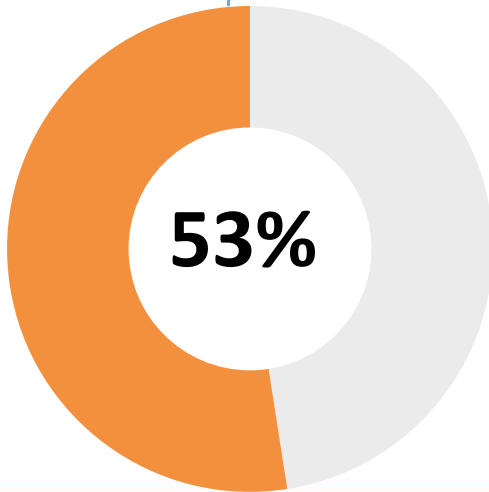
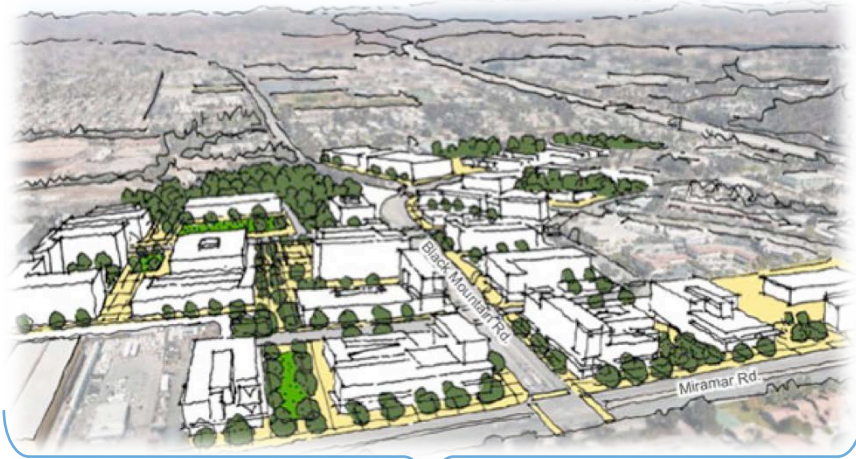
# FOCUS AREA 4: MIRAMAR GATEWAY



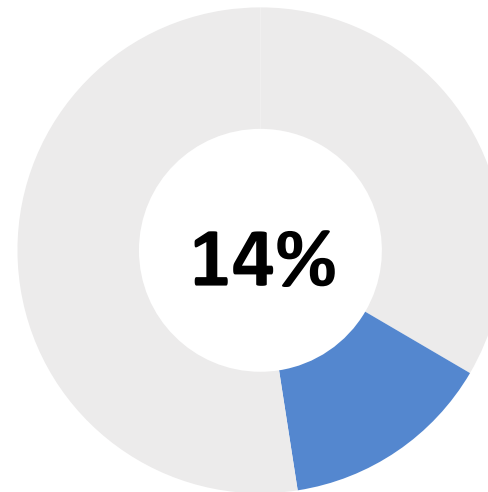
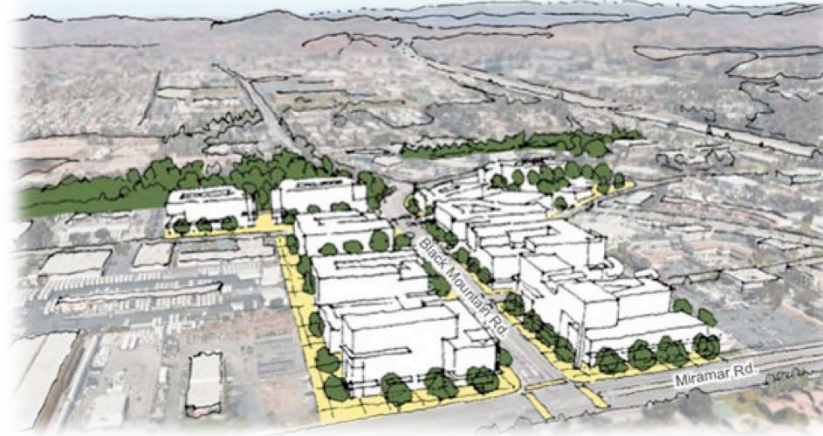


# MIRAMAR GATEWAY

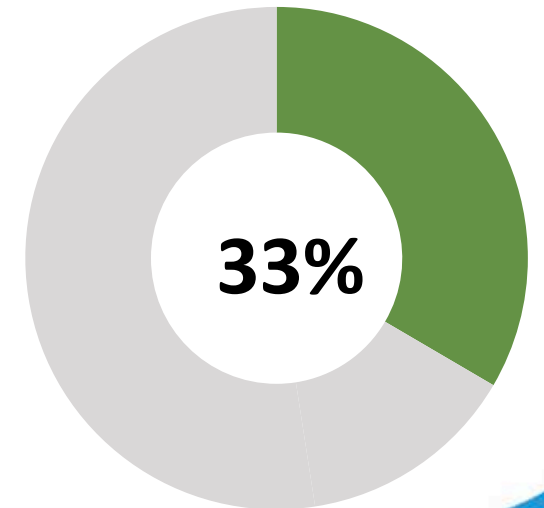
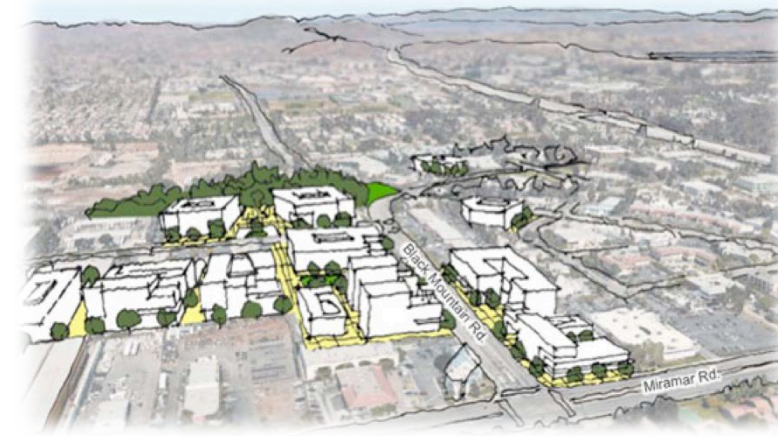
## Business Park



## Employment Village



## Flex District





## Next Steps

1. Use the OCET results to inform the development of land use alternatives
2. Present the draft land use scenarios to the Mira Mesa CPU Advisory Committee
3. Prepare and present at the second Planning Commission Workshop
4. Discuss and modify the draft land use scenarios
5. Recommendation of the preferred land use by the MM CPU Advisory Committee



# Discussion

## OCET Results: Mira Mesa Community Plan Update

Planning Department

November 16, 2020

6:00 p.m. to 6:50 p.m. – Mira Mesa Community Plan Update Advisory Committee – **Live Webinar**



# SUPPLEMENTAL INFORMATION

1. Background
2. Outlier Detection Techniques
3. Additional OCET Analysis
4. All Comments

## 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

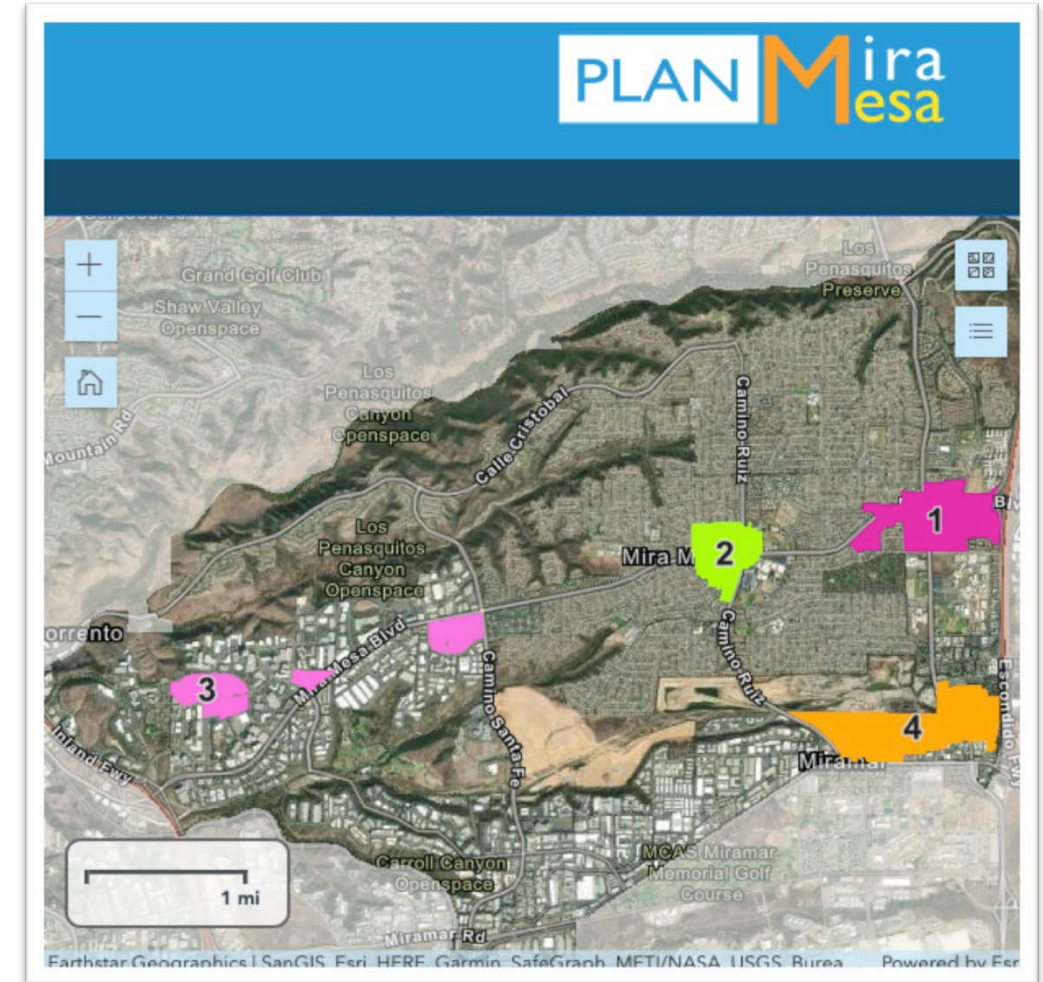
- 1 Click on a focus area
- 2 Explore different scenario
- 3 Select your preferred option

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](#)

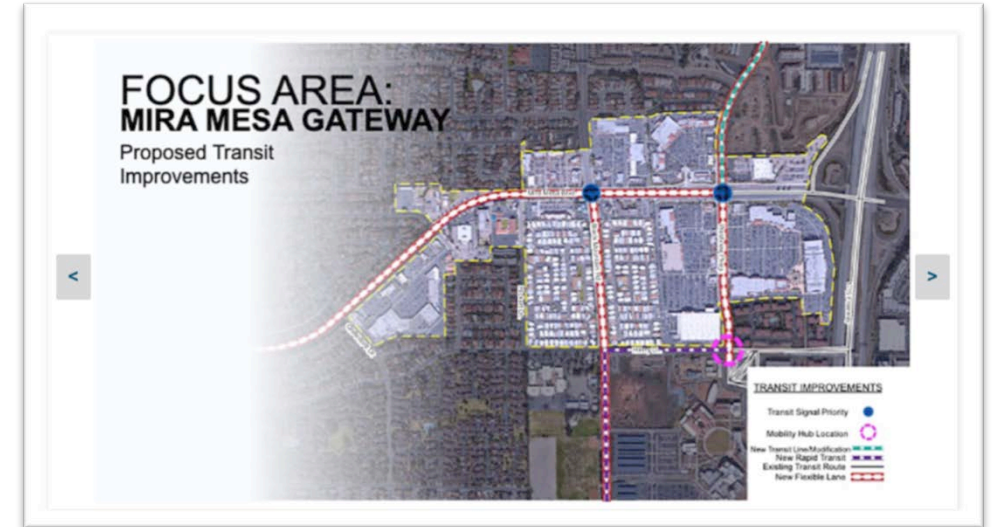
Jobs	Housing	Parks	Investment
3	1	1	\$
3	1	1	\$
3	1	1	\$

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



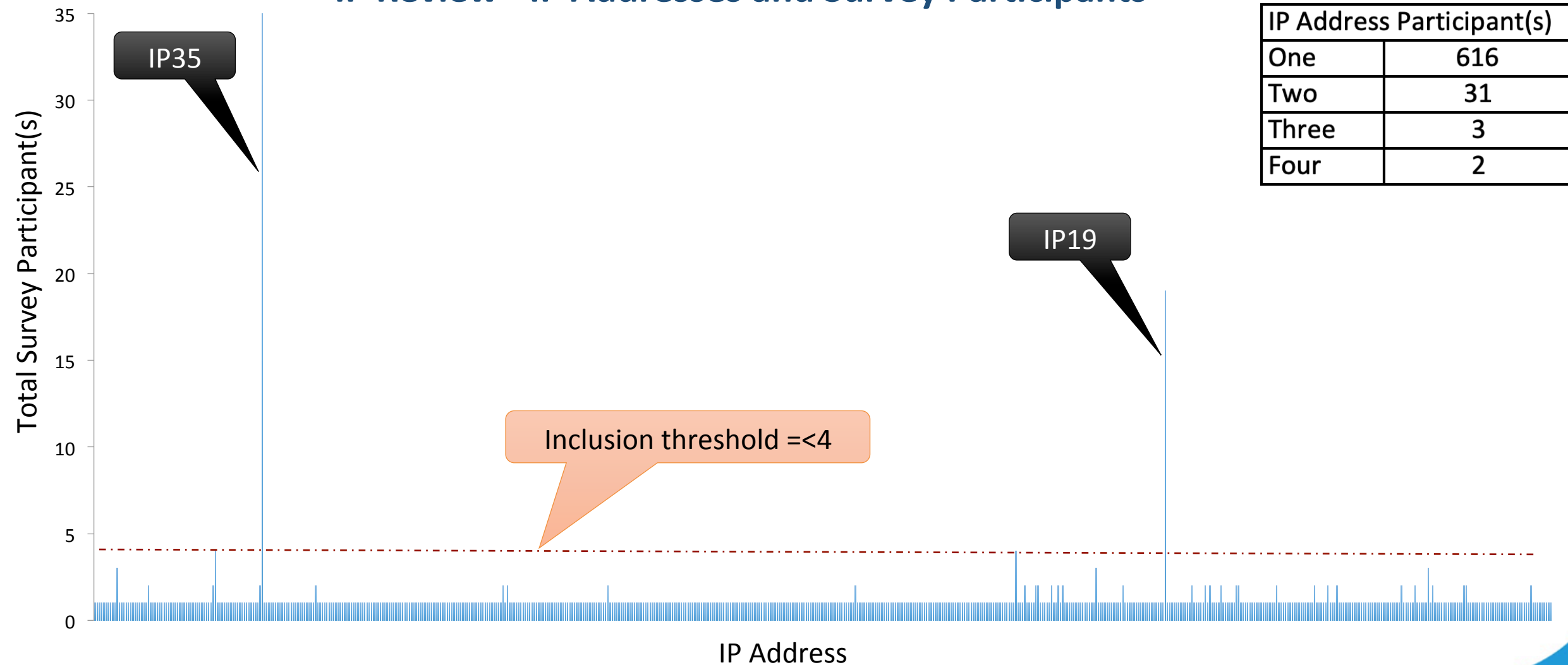


## Methodology

### Three outlier detection techniques:

1. IP Review;
2. Time Stamps Review; and
3. Patterns Review.

## IP Review - IP Addresses and Survey Participants





## Time Stamps Review

**IP 35**

Date	Time	Survey Taken
8/24/20	7:04 PM	1
8/25/20	9:09 to 9:45 PM	9
8/26/20	2:16 to 2:25 PM	8
8/26/20	5:12 to 5:53 PM	17

**IP 19**

Date	Time	Survey Taken
9/30/20	3:31 to 4:22 PM	12
9/30/20	7:52 to 8:17 PM	7

Patterns Review

IP 35

Scenario	Selection	Percent
1A1	35	100
2A1	35	100
3A1	32	91
3A2	3	9
3B1	35	100
3C1	27	77
3C3	8	23
4A1	35	100

IP 19

Scenario	Selection	Percent
1A1	19	100
2A1	19	100
3A1	19	100
3B1	19	100
3C1	16	84
3C3	3	16
4A1	19	100



## Findings

Based on on the information from the outlier detection techniques:

1. IP Review;
2. Time Stamps Review; and
3. Patterns Review.

The first survey inputs were included for IP35 and IP19, while the rest were taken out of the total sample for analysis ( $749 - 53 = 696$ ).

Table 1 - Final Scenario Selection

Mira Mesa Gateway		Selection	Percent	Sorrento Mesa - Plaza Sorrento		Selection	Percent
1A1	Community Commercial	267	38.4%	3B1	S&T Park	324	46.6%
1A2	Community Village	164	23.6%	3B2	S&T Village	139	20.0%
1A3	Urban Village	265	38.1%	3B3	S&T Hub	233	33.5%
		696	100.0%			696	100.0%
Mira Mesa Town Center				Sorrento Mesa - Pacific Heights Blvd			
2A1	Community Commercial	250	35.9%	3C1	S&T Park	311	44.7%
2A2	Community Village	160	23.0%	3C2	S&T Village	218	31.4%
2A3	Urban Village	286	41.1%	3C3	S&T Hub	166	23.9%
		696	100.0%			695	100.0%
Sorrento Mesa - Barnes Canyon				Miramar Gateway			
3A1	S&T Park	249	35.8%	4A1	Business Park	366	52.6%
3A2	S&T Village	177	25.4%	4A2	Employment Village	98	14.1%
3A3	S&T Hub	270	38.8%	4A3	Flex District	232	33.3%
		696	100.0%			696	100.0%



Table 2 - Final Scenario Selection by Age

Mira Mesa Gateway		40 or younger	41 or older	Sorrento Mesa - Plaza Sorrento		40 or younger	41 or older
1A1	Community Commercial	30%	42%	3B1	S&T Park	41%	48%
1A2	Community Village	26%	22%	3B2	S&T Village	19%	22%
1A3	Urban Village	44%	36%	3B3	S&T Hub	39%	30%
		100%	100%			100%	100%
Mira Mesa Town Center		40 or younger	41 or older	Sorrento Mesa - Pacific Heights Blvd		40 or younger	41 or older
2A1	Community Commercial	25%	43%	3C1	S&T Park	43%	44%
2A2	Community Village	24%	24%	3C2	S&T Village	33%	34%
2A3	Urban Village	51%	34%	3C3	S&T Hub	24%	22%
		100%	100%			100%	100%
Sorrento Mesa - Barnes Canyon		40 or younger	41 or older	Miramar Gateway		40 or younger	41 or older
3A1	S&T Park	32%	34%	4A1	Business Park	51%	51%
3A2	S&T Village	25%	28%	4A2	Employment Village	15%	14%
3A3	S&T Hub	43%	38%	4A3	Flex District	33%	36%
		100%	100%			100%	100%

Table 3 - Final Scenario Selection by Ethnicity/Race

		Asian or Pacific Islander	Black or African- American	White	Hispanic or Latino	Native American	Other	Decline or Optional
<b>Mira Mesa Gateway</b>								
1A1	Community Commercial	29%	45%	34%	40%		32%	53%
1A2	Community Village	27%	9%	24%	17%	100%	16%	22%
1A3	Urban Village	44%	45%	42%	43%		52%	25%
		100%	100%	100%	100%	100%	100%	100%
<b>Mira Mesa Town Center</b>								
2A1	Community Commercial	26%	27%	32%	33%	50%	32%	51%
2A2	Community Village	25%	27%	24%	20%	50%	16%	20%
2A3	Urban Village	49%	45%	44%	47%		52%	29%
		100%	100%	100%	100%	100%	100%	100%
<b>Sorrento Mesa - Barnes Canyon</b>								
3A1	S&T Park	35%	27%	29%	27%	50%	36%	46%
3A2	S&T Village	19%	45%	28%	30%		28%	26%
3A3	S&T Hub	46%	27%	43%	43%	50%	36%	28%
		100%	100%	100%	100%	100%	100%	100%

		Asian or Pacific Islander	Black or African- American	White	Hispanic or Latino	Native American	Other	Decline or Optional
<b>Sorrento Mesa - Plaza Sorrento</b>								
3B1	S&T Park	43%	36%	40%	40%		48%	59%
3B2	S&T Village	22%	55%	22%	7%		12%	17%
3B3	S&T Hub	35%	9%	38%	53%	100%	40%	24%
		100%	100%	100%	100%	100%	100%	100%
<b>Sorrento Mesa - Pacific Heights Blvd</b>								
3C1	S&T Park	45%	27%	40%	47%	100%	52%	49%
3C2	S&T Village	32%	36%	36%	33%		28%	25%
3C3	S&T Hub	23%	36%	23%	20%		20%	26%
		100%	100%	100%	100%	100%	100%	100%
<b>Miramar Gateway</b>								
4A1	Business Park	50%	27%	48%	60%	50%	40%	62%
4A2	Employment Village	14%	45%	14%	10%	50%	4%	14%
4A3	Flex District	36%	27%	38%	30%		56%	24%
		100%	100%	100%	100%	100%	100%	100%

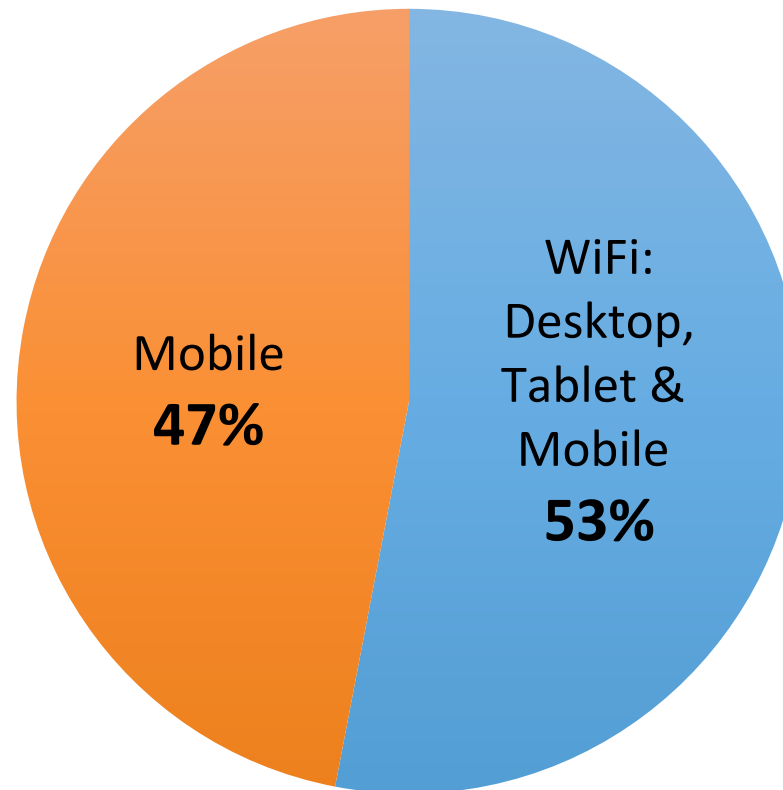


Table 4 - Final Scenario Selection by Relationship

		live	live & work	work	other	no response
<u>Mira Mesa Gateway</u>						
1A1	Community Commercial	40%	40%	18%	28%	43%
1A2	Community Village	24%	29%	16%	20%	15%
1A3	Urban Village	36%	32%	66%	52%	42%
		100%	100%	100%	100%	100%
<u>Mira Mesa Town Center</u>						
2A1	Community Commercial	38%	39%	8%	24%	40%
2A2	Community Village	23%	23%	21%	20%	25%
2A3	Urban Village	39%	37%	71%	57%	34%
		100%	100%	100%	100%	100%
<u>Sorrento Mesa - Barnes Canyon</u>						
3A1	S&T Park	35%	39%	26%	22%	46%
3A2	S&T Village	28%	24%	18%	24%	21%
3A3	S&T Hub	37%	37%	55%	54%	33%
		100%	100%	100%	100%	100%

		live	live & work	work	other	no response
<u>Sorrento Mesa - Plaza Sorrento</u>						
3B1	S&T Park	48%	49%	29%	30%	52%
3B2	S&T Village	23%	17%	18%	15%	18%
3B3	S&T Hub	29%	33%	53%	54%	30%
		100%	100%	100%	100%	100%
<u>Sorrento Mesa - Pacific Heights Blvd</u>						
3C1	S&T Park	45%	51%	16%	41%	45%
3C2	S&T Village	31%	27%	45%	43%	31%
3C3	S&T Hub	24%	22%	39%	15%	24%
		100%	100%	100%	100%	100%
<u>Miramar Gateway</u>						
4A1	Business Park	58%	55%	21%	39%	43%
4A2	Employment Village	13%	14%	18%	13%	18%
4A3	Flex District	28%	32%	61%	48%	39%
		100%	100%	100%	100%	100%

## Online Survey Taking by Device





## Survey Comments 1

You need to make sure any changes you make address traffic and congestion. Any shopping areas should have signals at entrances and exits to the parking lots. Homelessness resources or enforcement of existing laws regarding vagrancy need to be addressed. I can't take my child to the park due to the encampments of people with trauma, substance abuse, and other mental health issues who live there. They're in poor health and need to either be helped or encouraged to move elsewhere. Just leaving the situation as it is harms them and our community.

Would like to promote tech industries and parks but always want to ensure better public transportation to reduce traffic on Mira Mesa boulevard. Mira Mesa center can have more businesses and house but would not prefer full urbanization.

With all due respect, I feel that building an additional housing community in Camino Santa Fe and Carroll Canyon Road will only increase traffic and frustration for those who live in Mira Mesa already.

Where's the 'none of the above' choice for each focus area? This gives the false impression that one wants a selection, when the truth is they don't any of them.

The less housing you choose, the less icons you get for 'parks' and 'investment'. I call these subjective metrics. Can you please leave the survey with objective metrics?

Investments to me: fairly close parking that's quick to get in and out of, and always getting free flowing roads to these places.

Parks to me: area.

Whatever you decide to do, make sure you take measure to reduce or control traffic. Things like Synced Traffic lights and longer green lights etc etc

Whatever happens, please make sure it doesn't take 30 minutes to travel from the 805 to the 15

We've owned our home here for over twenty years. Traffic is absolutely terrible and only getting worse. It is not possible to "improve" Mira Mesa until and unless you do some more work on the traffic flow patterns and especially limit the number of high occupancy resident buildings such as apartments and condos.

We need to remain as an industrial park; we do not want mixed-use areas within existing permitted industrial parks; it does not work well when you have families living in an industrial park.

We need to make a serious bid to get Mira Mesa connected to the light rail in UTC and a light rail option on the 15 corridor to make these higher density options viable long term. Rapid busses do not replace or approximate light rail use.

We need more transit options near Camino Santa Fe

We need more parks and places to socialize.

We need more jobs and housing!

We need more jobs and businesses.

Not housing. Mira Mesa, Miramar, and Sorrento is already overcrowded and traffic congested. We need more of the locals to work locally and reduce traffic and open up parking. More housing in an already congested area means more traffic, noise, requirements for infrastructure, increased demand for public services (fire, police, medical), more stress on already poorly funded schools, parks, and libraries, and all that would mean higher taxes for everyone. No more housing in Mira Mesa !!!!

We need Carroll canyon road to connect from the 15 to the 805. We need to fix the traffic crisis on Mira Mesa Blvd before adding or do anything else!!!! Please please please extend Carroll canyon road first. Traffic is horrendous here!!!

We need 3.5 MILLION homes. Please build more housing. I love my property value increasing, but more and more of my friends are moving AWAY

We have lived here nearly 50 years, and while I have long hoped for improved bus/transit access, I have great concerns about removing parking at the most often used shopping areas, as this will limit the ability of both seniors and families with children to get to the store of their choosing. At my age, I do not plan to bike everywhere, and do not want to rely on a bus schedule to go to the store or a restaurant - to say nothing of trying to get my groceries home! Improvements are needed in Mira Mesa, and while some plans won't impact me much, I am especially concerned with limiting driving and parking in areas 1 and 2.

We don't need thousands more stuffed into our community, traffic is already terrible.

we don't need more density in Mira Mesa. We need improved parks and roads

We don't need anymore houses and businesses in Mira Mesa. Congested enough!!!! Some open space is NOT a bad thing!!!

**Survey Comments 2**

We do not want more people in Mira Mesa, crowded enough as it is. Especially at the expense of jobs!

Go build housing somewhere else, plenty of empty space.

We cannot add more housing to an already population dense area. There needs to be more tech/business parks and shops, not more housing

we are full already, please build somewhere else

Traffic in and around Mira Mesa is already terrible during business hours. Adding the amount of proposed housing would adversely effect our quality of living in Mira Mesa

This is all good, but Mira Mesa boulevard is a mess. What would be excellent is an elevated trolley over the stretch from the Coaster station all the way to the 15 to alleviate traffic and ease the commute to Sorrento Mesa.

There were focus areas with more parks AND more housing. That makes no sense. Don't tell me you're using this new park 'point' system rather than park area. Rolling out small strips of grass and calling it a park is just wrong. Also this survey is missing a traffic column where more houses = more traffic. The 'investment' column's sole purpose appears to be just to sway the users choices to those favored by those whom made the survey.

There needs to be a 4 way stop/walk at MM Blvd and Camino Ruiz Blvd before and after school. It's a very dangerous intersection for all. Please consider a pedestrian walkway there and near the high school (Marauder Way over MM Blvd).

There is a severe lack of housing in the city, massive development in Mira Mesa is critical to bring housing levels back to normal. Increasing the amount of both jobs and houses in the area will reduce traffic throughout the county. I am all for massive development of Mira Mesa and I am looking to move into the area in the next few years.

There is a lot of traffic as is on Mira Mesa blvd. adding more housing would be a nightmare. How bout fixing all the terrible neighborhood streets filled with potholes first!

The outlined "park space" in these plans are not real park space. It is just small grassy areas next to the planned businesses, they would not be suitable for families, children or event gatherings.

The future is exciting! Hopefully commercial property will still be as useful post covid-19

The Community Plan Update should also include a review of the exisiting public realm throughout the community for needed upgrades to streetscapes, opportunities for better pedestrian connections, and other new planning concepts to revitalize the community experience. Hopefully, the update allows for similar opportunities for revised planning and mixed-use concepts beyond these few study areas. This is a great start, but much more can be done when looking at the community as a whole and thinking about great spaces and placemaking throughout.

The changes for Mira Mesa should be suitable for those that want to live there in the long term.

The best thing for this community would be to add a green belt of some sorts, where people can bike and walk without being afraid for their lives because of cars going super fast right next to them. It would be good to also have a shopping mall nearby that has nicer stores and better restaurants, not 5 fried chicken places and all of them fast food. I would love to see this area spruced up a little bit, it just looks so old.

The area is sufficiently populated now and any additional housing other than what has already been approved and in the works will lead to over crowding. Improvements can be made to improve the quality of life in Mira Mesa, but they should focus on better roads and traffic flow, and additional parks and recreational activities.

Thank you for the opportunity to submit my vote. Currently living in Mira Mesa for over 30 years, I'm excited to see the changes and improvements in our community.

Thank you for the opportunity to give input.

Thank you for allowing us input.

Stop giving developers variances to develop whatever they want with no added public green space, traffic abatement, and infrastructure improvements. How about a working public transit system?

Stop building housing. There are already too many people living in Mira Mesa and the roads can't handle anymore.

Stop adding housing - the traffic is bad enough and the roads are already crumbling!

Smart growth seems like the best path forward hear. Allowing these areas to become more dense with a wide range of improvements and amenities seems like the best way to give the community a way to continue to improve and support the needs of all community members.



**Survey Comments 3**

Roads and entrance to freeways need to be fixed and rerouted so any of these plans do not cause additional traffic through housing sections.

Replace smart & final with Ralphs. Cost efficient and more foot traffic.

Repair the existing roads and traffic before anything is started.

Preserve Little India Center

Prefer plans with less housing density, traffic congestion. Revitalize some of the old strip centers and tear down those old apartments along MM! Don't turn MM into LA.

Please! No more housing! We're already overcrowded, and traffic can be terrible. That monstrosity by the 15 freeway is an eyesore and the extra people have negatively impacted the area. I've lived here since 1982 and, while I know we can never go back to the way it was, I don't want to see it get worse. Put money into beautifying what is already here, and maybe have an artificial grass fund to eliminate all the brown lawns that make neighborhoods unattractive. And we're still waiting for that community pool that was promised years ago.

Please STOP the high density plans for Mira Mesa.

Fix the damn roads!

Please stop any more housing developments, it's already too congested in Mira Mesa. The streets are in need of maintenance.

Please re-pave our busiest roads and improve traffic lights and patterns. It takes so long to get around via car in Mira Mesa, and I would love to see better bike lanes.

Please prevent over populating this area. Quality of life will suffer

Please ensure that Little India in the Miramar Gateway sector is preserved as a community asset.

Please don't make traffic worst nor increase tax. Thanks!

Please don't price out all the ethnic grocers and businesses. Feel free to throw tons of money at tech.

Please also fix the roads. The roads in Mira Mesa are seriously neglected. I have decided to move away from Mira Mesa because the neighborhood was not walkable or scenic, so I am glad to see this is being addressed.

Plans need to address already problematic traffic

People should be asked for their address, since anyone can say they live in Mira Mesa. People are filling out this survey multiple times and saying they live in Mira Mesa when they don't.

Our community is concerned that people outside of Mira Mesa are voting for the options with the highest amount of development in hopes that their neighborhoods will have lower ones in their plans.

And that people who support developers will also vote for higher densities.

**PARKING AS WE EXPAND**

Owner of the recreation facility in Mira Mesa, the San Diego Ice Arena

Our family would like to beautify Mira Mesa. We are concerned about the cities effort to prevent Mira Mesa from becoming a homeless encampment. We would would like events to be held for local residents, seniors citizens, and especially families with young children. We do not support housing for low income. We would like the city to develop public spaces such as parks or public recreation centers.

Our (Mira Mesa) roads are bad enough with the population we have. It takes a long time for us in the center of Mira Mesa to access freeways 5, 805 and 15, double that time during rush hour. I hope the City of San Diego's planning committee takes into perspective post-pandemic life (people working from home, online shopping, the already outrageous taxes by the State) before investing so much into and already over populated community. I believe Sections 1 and 2 should remain the same.

Part 3, Camino Santa Fe should not be changed but the western parts of 3 should be built up to encourage large tech companies which will offer employment to San Diegans. Rather than so much new development, I would like to ask the planning commission to build high speed mass transit that run to key points of the city (UTC, Scripps Hospital complex, Sea World etc etc) to help alleviate traffic and parking issues. Please DO NOT add more people to Mira Mesa.

**Survey Comments 4**

One thing I would like to add about the Mira Mesa Mall area is that it looks like they are planning on putting residential or whatever behind the Mira Mesa Mall. Mira Mesa Bowl is there now and is very beneficial to families, children, and even people with disabilities. There are not many enclosed activities in Mira Mesa except for the ice skating rink and not everyone can use the skating rink. Everyone is focusing on parks which are fine, but nothing like the bowling alley... if they can survive COVID. Please keep this in consideration when tearing down existing businesses.

not sure how this survey works. just seem to click on various maps. Does that mean you are preferring maps not sure.

NO. DO NOT BUILD ANY OF THIS until we spend money on a future-proof public transit plan FIRST.

No transit plan???? Transit plan FIRST before bringing any new development to the area. Bus lanes? Trolley? Shuttle? Parking structures next to bus routes? All this will cause is more ridiculous traffic. None of this should happen until adequate public transit is available.

Invest in transit infrastructure; not these. We need proper transit infrastructure prior to anything. Build the proper foundation that brings people in and out of the area first. It's why I NEVER go to PB or OB due to its atrocious transit situation.

Why not spend all this money on an elevated trolley track down Mira Mesa instead?

No new developments in Mira Mesa. There's too much density with a lack of transportation infrastructure. Our neighborhood roads are not maintained and will just turn into dangerous shortcuts for commuters. Who wants to live in a neighborhood with traffic control (speed bumps, turnabouts, etc.). SANDAG and the city wasted money on unused bike lanes. Multiunit housing is not really solving the housing market by creating overpriced rentals. We need more single family homes that are primary residents instead of apartments and condos. Owners have more interests in the communities they live in than renters. Say no to short term rentals in our community. You're not improving the lives of longtime residents and interested in investing in us.

No more new housing in Mira Mesa. It's becoming overcrowded here.

No more multi-level housing like Casa Mira View! Way too many people in Mira Mesa already.

No more housing. No more traffic.

No more housing needed in central Mira Mesa. Don't make it look like the apartment village of 5,000 units off 15 and mm Blvd.

Needs to be another large commuting road south of Mira Mesa Blvd, north of miramar rd, similar to both.

No more housing in Mira Mesa. We need better parks, repaved roads and more police patrolling the area. I've lived in Mira Mesa for 2 years and I've only seen a handful of police in that time!!!

No more housing in Mira Mesa!! Too expensive, too crowded!

Nice survey. I would recommend a comment area available for each sub area reviewed while it is fresh in someone's mind why they chose their preferred option. Also, there may be something they didn't like about any option. The three options tended to be the same for each sub area without too much variety.

Need more residential parking and fixed roads throughout Mira mesa.

Need more housing for families

need more density!

Need a None-of-the-above Option.

After checking out new developments around Mission Valley, I feel that only locals residents visit the local establishments, and due to lack of parking accommodations, they are essentially cut off from the rest of San Diego.

Currently, Mira Mesa is doing a great job keeping their own residents, plus welcoming outside people, to spend money in Mira Mesa. Please don't ruin that by making it too difficult to park.

Curious how things will change once 3 Roots Community gets going.

Thanks for all the planning. Love this community.

My preference is that any development should preserve (or increase) property values along Sorrento Mesa Blvd and Calle Cristobal. Also, Sorrento Mesa and Sorrento Valley should be a separate community from Mira Mesa.

Moved to Mira Mesa in 1976 when my parents relocated from South Bay to be closer to NAS Miramar and UCSD.

Have personally seen tremendous growth (good and bad) and am glad that some planning is being done for this community.

Most of these do not sufficiently address traffic issues related to people cutting through MM.

Since such a large amount of MM is still SFR the number of cars is not going to go down,

Increasing housing without increasing automobile capacity is going to lead to a further decline in the quality of life for residents of our community.

Thank you.



**Table Survey Comment 5**

More traffic and congestion are a real problem with further urbanization, especially with housing.

More jobs, less people/homes.

More housing! More transit! Less cars! Less space for cars!

More background on what a community planning organization is and why it exists. Is this a legal requirement, is some developer trying to build something, is this just what the city wants to do code-wise for the future, who actually makes decisions, does my vote even actually matter?

More affordable housing please, and I hate those giant apartment complexes on the east end of Mira Mesa Blvd ... please help Mira Mesa stay family friendly, low crime, and giving young families like mine a chance to raise our families here.

Mira mesa needs more parks and greenery. We do not need more homes. We are already congested here.

Mira Mesa needs less traffic on Mira Mesa Blvd, less dense housing.

Mira mesa needs a sports bar like BJ restaurants great food, family type restaurant that also has a place to watch sports. Mira mesa has lost every place. We have to mission Valley.

Also Gold coast drive from camino Ruiz to black mountain need to be replaced not patched anymore.

We need to stop with housing and find a way to improve the area we have already.

Mira Mesa is over congested and impacted now. Being the largest community next to the City of Escondido, please move these plans north. Why is there such a demand for Mira Mesa? Why not Sorrento Valley, Carmel Mountain ect. enough with the building, the traffic is a nightmare.

Mira Mesa is incredibly crowded as it is. There are too many car accidents because of the population density. We do not need more housing/jobs that will increase the amount of people commuting in these areas.

Mira Mesa is crowded enough. Traffic is out of control. The city doesn't maintain the streets adequately for the existing population. I oppose any option that increases traffic or population. Give us light rail in the quarry, then develop around that.

Mira Mesa is an already gridlocked area in traffic. The traffic is so bad it's sometimes hard to change lanes and often take upwards to 20 minutes to go from one part of Mira Mesa to the other. Also, several of the strip malls set to be demolished for development are still frequently used by the public and would harm the families who own restaurants within them. I personally support more tech companies in Sorrento Valley, but addition of more tech companies also drives up rent and cost of living. I firmly believe the Mira Mesa, Miramar and Sorrento Valley area could use a facelift, but increasing its residential density should only be done in moderation. I also believe a Trolley extension would serve this area well.

Mira Mesa is already so overcrowded. We don't need more housing.

Mira Mesa is already overcrowded and too much traffic. We don't. We'd anymore housing. I would like to see more commercial develops though.

Mira Mesa is already crowded. Traffic is a nightmare. Shopping is nearly impossible. Please do not make it worse.

Mira Mesa is a wonderful community that needs money put into keeping up what we already have, and providing services and experiences to keep people from turning to crime. Adding more businesses and high rise apartments will turn us into Mission Valley, where no one has neighbors they know or people who stay to dine or hang out or entertain. Our schools can't handle that many new students, so kids would start having to go farther to get to their schools. Which means, kids wouldn't necessarily live near their friends. Please don't take the community aspect out of Mira Mesa. It's our best feature.

## Survey Comment 6

Mira Mesa has seen an exponential increase in visitation (and subsequent traffic) from people that live outside of the town, due to the increasing number of popular businesses that have set their roots here. I would personally like to see more proposals for improving transportation flow and road quality that will be able to withstand the volume of people flowing in and out of Mira Mesa as it grows even more.

Mira Mesa Gateway: I like scenario 2 for the bridge and park additions, but would like to preserve or relocate Barnes and Noble and Best Buy.

Mira Mesa Town Center: I chose Option 1 because Option 2 replaces the parking in front of Vons with apartments, which is nuts. Without those apartments, I would prefer Option 2.

Sorrento Mesa: In general it is best to keep housing away from industrial. so Option 1 for Barnes Canyon. Housing makes more sense for Pacific Heights than for Barnes Canyon, but I like the design of Option 1 better for Pacific Heights.

Miramar Gateway: I like the Creek greenbelt in all 3 very much. I like Option 1 that has both residential and light industrial, separated, better than option 2 which is all housing. I know that the landowners prefer Option 3, but it is difficult to envision what that would really look like since all decisions are left for the future. For all scenarios, we need to preserve the Little India area, which is an important part of our community.

Mira Mesa Gateway - Like the bridge in Scenario 2, added park and increased walkability, but need to preserve Barnes & Noble as key MM business and community center, a hub where people meet to exchange ideas and socialize as well as purchase items. Keep building or relocate B & N within area! Also should retain Best Buy, another important business!

In western MM / Sorrento Mesa, must retain historic olive trees in landscaping around current industrial at Flanders & MM Boulevard! These were replanted from an old grove in area when that development was done. Keep for the future!

Mira Mesa Boulevard is already total gridlock during commuting hours. In the mornings, West bound traffic on Mira Mesa Boulevard completely fills the distance from Camino Santa Fe - West to Pacific Heights Blvd., and from there it is very tight to Hwy 805. There is no room for more vehicles wishing to travel North out of the proposed construction to travel West on Mira Mesa Boulevard. (Pre-Pandemic) West bound Mira Mesa Boulevard is already completely full in the mornings from Camino Santa Fe - West.

Adding housing units and businesses, with more vehicles providing more transportation for more people will degrade even further overloaded Mira Mesa Boulevard. Please do not add more congestion to this already jam packed area. It is already gridlock.

Mira Mesa and Sorrento Valley needs to become more densely populated where living close to work is possible. This needs to be supported by having viable alternative transportation other than low occupancy cars. Add protected bike lanes and dedicated bus lanes. If possible get a light rail (MTS) into the heart of the major working hub in Sorrento Valley.

Lovely to see parks/greenery being considered! The greener, the better.

Love the developments that have occurred in Mira Mesa in the past 4 years and would love to see it more. It's great that all these restaurants and businesses have opened in the past few years and really increases the appeal of living in the area. lived here since 1995. PLEASE focus on traffic and pedestrian safety. Thanks.

Live in Scripps Ranch, work in Mira Mesa, Class of 90 MMHS.

Live in Mira Mesa since 1988

Live in Mira Mesa for 21 years. Jobs and parks are important to the area but MM does not need more housing! Especially over priced housing like the apartments/village at the entry to MM and the 15 Frwy.! IMPORTANT to have the created jobs provide adequate pay to survive in San Diego and raise a family, therefore affordable/reasonable condos or apartments required!

Lifelong resident

Let's do it! Make Mira Mesa the envy of Inland San Diego!

Let's make Mira Mesa look fresh and cohesive instead of run down and junky!

We are a modge podge of styles and buildings that have not been used and/or updated since they were built! I moved here as a kid in 1970. I have raised my family here and hope my grandkids visit here....I want to be proud to live here....not embarrassed.

Less new housing developments, more parks and businesses!

Leave everything alone!!!! We already have too many people in Mira Mesa! People who live here aren't going to take a bus to run errands or eat out, etc. We will still use our cars. You're knocking down businesses to make room for housing--not a good idea!

Kind of concerning that the renderings show the I-15 freeway as the I-5. If major issues like this are overlooked I question the validity of all of the renderings as a whole.

Keep us small! No more housing since we have a water shortage already!

It's important to think about why our community is so special and what we want it to become.

## Survey Comment 7

It would be nice to see a comprehensive master plan with flexibility to develop and evolve over time with needs, also addressing resilient development for water resources, community PV array generation, water reclamation and recycled water which is not currently available in Mira Mesa for landscaping. Also VHFHSZ and planning & development that enhances our ability as a community to prevent and address the potential for a wildfire in the area especially the canyons

It would be great to have places to live and things to do near Miramar College that better serve the college students. We have to drive long distances to get there and there is nothing to do around there, except for a few places. It would be great to have more restaurants and also places to live, similar to what is being built in Mission Valley, for younger people. There are great places to work in Sorrento Valley and Miramar is a great college, but the part in between is not so great.

Is the survey weighted by how long residents will continue to live here? I don't want the retired folks who live here now dictating what I am going to have to live with.

Investment and bringing more opportunities to Mira Mesa. Mira Mesa is a very central location and an awesome town.

Invest in attracting more tech companies into Mira Mesa. We are setup well for expansion and could make this city into a great SoCal tech hub.

Intensify everywhere, but fix Gold Coast and Mira Mesa BLVD so they are safe for pedestrians and cyclists.

In order to satisfy demand for accessible housing, we need to give property owners the financial incentive to replace existing commercial industrial and retail space with mixed use and flexible projects. It is very important for all of the stakeholders to understand the economics of the proposed rezoning to see if it is economically beneficial for all stakeholders. Of course, we also need to understand how this would change the standard of living and accessibility for the existing businesses and residents. I believe we can come up with a win-win solution for all parties involved with the right input and data from qualified experts. As of now, we are missing input from a qualified builder/developer that understands the economics of rezoning existing projects.

If I wanted to live in an urban environment I would have moved downtown. Your plans would eliminate the building where I work and my supermarket that I can currently walk to, forcing me to drive farther to go shopping. Adding more jobs and more housing won't cause people to drive less. Mira Mesa Blvd is already jam-packed at rush hour. It will only get worse. As for parking lots, they are necessary for people going shopping. No one will take a bus to go grocery shopping - they can't take the groceries home with them. Cars are necessary. Instead of adding more buildings, why don't we resurface Gold Coast and add a few parks? There are few parks in Mira Mesa.

If housing means "condos" or "townhomes" with ridiculous HOA then hell no. Don't think \$300 a month is okay because it's not.

I've lived, gone to school, and worked in the Mira Mesa area since 1994. I would love to see it developed, with an emphasis on housing but with consideration to the traffic on the Boulevard.

I've lived in Mira Mesa for 30 years and it is TOO crowded. Everything done here is only for the benefit of the businesses not residents. For example when they put in the "smart" lights it was supposed to know the traffic patterns. But since the pandemic there has been fewer commuters on Mira Mesa blvd but we still sit at the lights crossing it for 2 minutes. Plus we have REALLY short greens. If in fact the lights were smart you would expect a difference now but there is none. The city doesn't give a crap about the residents only the money generated. Honestly it's so crowded here I'm looking to leave. If we add more to our already congested area I'm out. Why do t the look at Scripps Ranch instead? Because they're a bunch of rich white people. Economic racism.

I'm sad to see that open parks to help the environment are not on this list. San Diego is getting too crowded, too much traffic. Time to leave!

I'm all for increasing housing but something needs be done to improve the horrible traffic situation caused by people commuting from Sorrento Mesa and Sorrento Valley through Mira Mesa on Mira Mesa Blvd to get to the I-15. It is a serious problem for the quality of life in our community.

I'll be outta Ca by then

I'd really like to see the new plans that allow for affordable housing and increase walkability and public transit come to fruition. Creating a walking and bike-riding community will help decrease CO2 emissions and increase the physical health of locals. Mira Mesa is a great community that can benefit from having greater employment and housing opportunities for all age groups. I'm exciting to see all the hard work you are all putting in. Thank you!

I'm very excited to see these plans to improve the Mira Mesa area. It's long overdue. I hope these plans become reality.

I'd rather replace most of the housing in the Mira Mesa focus areas with more space for small businesses. The Miramar focus area should encompass more properties to create more parks and recreational space. Sorrento Mesa sub-areas need more housing on the western side of the neighborhood; more parks closer to the houses. Public vantage points and smoker-friendly plazas would be nice as well. Adding more trees and fixing our already deteriorating road network would be very much appreciated too.

I'd prefer for the residential streets be restored and more streetlights be installed.

I would prefer to leave things as they are. We do not need any more housing in MM. We already have 3Roots & Stone Creek housing coming in the near future. NO MORE HOUSING in MM!!!

It looks like you want to knock down existing buildings (some are fairly new) to add in more housing & new buildings. Makes no sense! People don't necessarily want to live where they work. Traffic would be more horrendous than it already is with all of this building you want to do. I'm assuming the people with these brilliant ideas don't live or work in MM.





## Survey Comment 7

I would like to see more walkable and pedestrian and transit oriented developments to occur here in Mira Mesa. For too long we have made Mira Mesa a community that is dominated by automobile. I would like to have places we can walk, bike, and use transit more.

I would certainly love to see Mira Mesa develop new housing outside of apartment block megaplexes. Science and tech hubs with mixed village use would certainly offset many of the business park areas we already have and give personality and identity to our community.

The movie theatre area has always had lack of parking (Competing with adjacent retail tenants) and would do very well with parking structures to either supplement or condense the parking area to allow future growth (I've worked in the theatre, and a chief complaint is intact parking!)

Parks are very important to me and I would love to have parks Planned for the future!

I want to see as little development as possible. We are already too crowded and traffic is a problem, not to mention things like utilities etc. If you want to build, find another community.

I want to express my desire to keep all the current grocery stores and gas stations. Some of the plans I selected didn't maintain those features, but I would only choose those if the grocery stores and gas stations remain!

I visited family in Mira Mesa at least twice a week and I grew up there so the town has a lot of meaning to me. I think the second development area (where the Target is) needs to be the focus of improvement, especially the Epicentre (former Harmonium owned teen center) I worked there for five years as a young adult and it is sad that it is just sitting there unused. I would hate for it to be torn down; is there any way it can become a teen center again? It was such a positive environment; a place where teens could gather, do homework, learn skills, get work experience. I don't think the positive impact the Epicentre had on so many people, including me, was ever truly known by community leaders. Please re-open this building and put something worthy and deserving of its legacy in it.

I think that if all of the focus areas are built, there will be too many new residents and too many more cars on MM Blvd. I don't believe people will give up their cars. I think more home areas should be built in the 2 westernmost Sorrento subareas where the transit options are the best and the businesses are located. If people don't ride transit, what is your plan for improving traffic along MM Blvd? I don't like that we have to approve any of these options. We will already have too many new homes with 3Roots and Stone Creek. My vote is no on focus areas 1 and 2.

I think that affordable housing and Increased availability for transit need to be the focus on continuing to develop our community.

I think people come to Mira Mesa for the community feel. If people want a nightlife and crime and people who are homeless they can move to downtown or north park.

I see shopping decreasing...that bothers me. It looks like you want to eliminate the Aldi that is so close to my house. That will cause me to drive more and longer to get groceries. There are also lots of restaurants operated as small businesses there. Very worrisome. Traffic in Mira Mesa is already bad. We have many people who drive across the area and then you'd want to add more people? It seems that I hear "we need more housing for the people moving here to take jobs". But I also hear "we need to create jobs for the people moving here.". Growth for growth's sake it looks like and I question why no one takes a look at what the benefits are of becoming another Los Angeles. No thanks. Also,. Where are the parks? As it is already there are few parks in Mira Mesa.

I noticed that it looks like zone 2 is getting rid of my child's daycare location--Child Time. I would hope that the development takes into consideration the need for continued childcare facilities in that area as they also have an after school program that serves local elementary schools.

I live in Mira Mesa because it's not an urban, downtown like area. I want to live in the suburbs.

I like preserve Little India Community Area along with retail and housing that is proposed. This will bring more community leaving close to the center and will reduce traffic in Mira Mesa and close proximity to Jobs and Freeway to east and west on Mira Mar Road

I like making these areas urban but there would need to be improvements to traffic. Mira mesa Blvd is already very crowded. I would love for the trolley to connect all the way along Mira Mesa Blvd. From the utc station that was recently implemented.

I like all of the housing and separated / protected bike infrastructure. I also liked that the mira mesa blvd cross-section appears to have a flexible lane, I hope this is in fact going to be transit-only in the peak periods or all day like the current El Cajon Blvd pilot. Unlike that pilot, please use the 2-way separated bikeway configuration and consider permitting bikes in the bus-only lane on the opposite side of the street as the 2-way bikeway.

I have worked in the tech field for a number of years. More investment in Mira Mesa would be beneficial to offer more places to live and more restaurants and other businesses. Mira Mesa could use a fresh look and it would become a more desirable area.

I have lived in Sorrento Valley for over 25 years and would like to see the 3 neighborhoods represented on the next CPU. Mira Mesa, Sorrento Valley and Mira Mar. It is very important to showcase the uniqueness of each neighborhood.

I have lived in Mira Mesa my whole life and I love it here but we do not need more housing. What makes this a great place to live is the variety of things we have from fast food and grocery to shopping and entertainment. We are a huge community as it is and living here I know that many families house multiple generations; so the number of people living here should absolutely be multiplied by the number of housing units. I am all for improvements but building huge apartment buildings does not belong in Mira Mesa. We are a tight knit community in the suburbs, not a busy city.

I have lived here for 20 years. Mira Mesa Blvd. is already one of the busiest streets in the city. Between pandemics, traffic is horrendous at peak hours. Open space is scarce. I greatly value living close to work; that is a big part of why I live here: Mira Mesa Blvd. does not need (and has no room for) more cars.

**Survey Comment 8**

I have been in Mira Mesa for the last 33 years since I was 5 years old. We really do not need more housing in the area. Also the tech area in sorrento valley and the zone in miramar should have their own planning committee. Mira Mesa has grown so much over the years and we have need a planning committee for just us.

I grew up here in Mira Mesa and went to MMHS, I love it here and I am excited to see the new transitions for living here and raising my children here!

I graduated from Mira Mesa High School, my parents and friends still love there, my church is on Mira Mesa Blvd, but I live in PQ. I feel Mira Mesa has been under developed with affordable housing, and could use reinvestment I'm opportunity for businesses. I hope these modernizations will make it more affordable for me to move back to Mira Mesa.

I don't like any of these ideas, but I had to pick something. Please don't add anymore housing in Mira Mesa! We already have too much traffic already!

I do not like that you are trying to remove so much retail. I do not want to have to drive to la jolla or claiemont to buy things. Also where you are claiming there will still be retail you have no parking. Also I guarantee you are not planning enough parking for residents. Look at how much trouble people have with street parking in la jolla and rb in areas with newer housing. Two spaces per apartment! When the streets are lined with cars people cannot bike. I know you want people to use alternate transport and that is great but people will still want to own cars! Be realistic. Think about how it will be used by residents and neighbors. Also look at these mixed retail villages that exist like in mission valley. The businesses cannot stay open because of lack of visibility and lack of parking. Do you want to just add housing or do you want an area where businesses thrive and people enjoy their lives?

I appreciate your efforts to solicit citizen and local inhabitant input.

I am concerned about where the current small businesses are going. We need retail and restaurants in our area. I appreciate that our city needs to grow in density to accommodate our population, but these plans seem to be overlooking what makes MiraMesa such a special place and that is our diversity.

I am a huge fan a redeveloping the area, and wold love better transportation, safe bike routes, updated shopping centers with better stores, and businesses that bring jobs. But housing.. unless there is a master plan to help with the traffic that is bad on a daily basis already no matter what time you drive down Mira Mesa Blvd. and all of the back streets that take you from one end to the other, I have a hard time supporting more housing.

Highest densities near transit, meet our CAP goals.

High density housing is ruining Mira Mesa.

Outrageous volumes of traffic makes people run red lights just to make it to work.

My perception is that city planners do not adequately consider traffic volume or parking availability.

...or they're just paid to look away.

High density housing is already overloading the existing Mira Mesa infrastructure. If anything existing roads should be repaired and upgraded so the existing bottlenecks can be improved.

Geography (urban) B.A. from UCLA. Past president MMTC and board member MMCPG.

Envision Mira Mesa progressing over the next 30 years to more intensive land uses with enhanced mass-transit, moving gradually toward flagship developments that stand out in the City.

For the most dense plans to work you need more mass transit - and currently Mira Mesa has very little.

At build out our community will exceed 95,000 maybe 100,000 - Please don't add any more - we don't have the traffic capacity to be able to adsorb more.

Fix the roads first, we already have more than enough businesses and housing in mira mesa. It's not a location that can easily be turned to a pedestrian friendly place nor should it be.

Excited about investment in Mira Mesa! We have young kids and recently purchased here. Would love to see community hubs and destinations here with retail and parks. Thank you for your work getting this off the ground!



## Survey Comment 9

Examine consistency throughout the Mira Mesa Community; Given the time frame for these changes, their impact on the older parts of Mira Mesa need to be included. For example, changes in older single family houses, decrease in value of these older houses and their possible attractiveness for lower income residents.

Due to the likely permanent shift from corporate office to work from home for many tech companies in Sorrento Valley/Sorrento Mesa it would be wise to begin consideration of a shift in this area away from commercial office real estate to medium density housing. This shift to permanent corporate wfh will likely take 2-5 years as companies recognize the financial benefits. This will give city planners time to re-evaluate zoning and real estate use in these areas.

don't you think 80000 people living in this area is enough?

Don't make Mira Mesa too busy. Update our town but don't lose and innocence and small intimate style Mira Mesa holds

Don't take away our Aldi!

Difficult without plans. Don't want to lose Petco, Sprouts or Michaels :, which are walking distance to my house. On the other hand I walk the neighborhood (2) all the time. Be nice if it were safer. I wouldn't dream of riding a bike in Mira Mesa.

Density is good

Decrease traffic!

COVID is here to stay and has shown us the importance of social distancing. Please keep in mind that the more densely populated an area is, the more susceptible we are to the rapid spread of a epidemic or pandemic.

Concerened if Mira Mesa can actually support too much extra housing! We are already a very busy traffic ridden community. Too much more housing or jobs will create more traffic in Mira Mesa. I LIKE the quiet cozyness of our community!!!

Community is pretty much maxed out as far as traffic goes. Mira Mesa blvd is at capacity for traffic. Further development would require another connector east west between the 5 and 15, either Camino Ruiz or Camino Santa Fe to go through Penasquitos canyon and connect the 56 and Mira Mesa blvd.

City should focus develop efforts on cleaning up the filth of downtown and East Village. Mira Mesa is fine as is - just repave our streets already. My street was last repaved in 1974.

Born and raised in Mira Mesa. The last thing we need is more housing. The casa Mira view development already caused way more ppl to move to Mira Mesa than the streets and traffic can handle. Mira Mesa Blvd use to be an easy route, now it's a nightmare. There's so much traffic it's caused residential neighborhoods to become main traffic routes for ppl going to work in sorrento valley. Jobs are fine, more housing is not. Especially with the 3 roots development already being made. Mira Mesa does not need to become the next UtC or downtown.

Before spending a ton of money increasing density, I'd rather see Mira Mesa focus on keeping its roads paved and making itself even remotely bike friendly

Because of all the traffic, the last thing Mira Mesa needs is more housing.

As someone who takes public transit, having a walking bridge in mira emsa would greatly benefit me. Housing closer to the Sorrento Valley workplaces as well as more housing in general would help drive down costs in the area.

As much as I appreciate the walkability of urban areas and opportunities for mixed use areas, I think it's important to maintain the suburban feel of our community.

Are traffic, infrastructure, road conditions, being addressed? Mira Mesa blvd is already crowded and community streets are already are not being maintained.

Anything that makes this community more walkable, and invests in more green public parks, is top priority in my book!

Any development must deal with the increasing homeless sleeping on our streets and building shelters in the canyons and large bushes. The problem is escalating and no seems to care or if they do nothing is done about it.

Also many rush hour commuters are using residential streets as opposed to the main traffic arteries, by doing so they are traveling above the residential speed limit and causing havoc for those of us who live on these routes that are being used instead of the main arteries. Traffic humps have been installed but are ignored; maybe more interceptions with full 4 way stops could deter these unfriendly commuters. All of these problems have too much RED tape.



**Survey Comment 10**

Although the plans look nice on paper, they are severely flawed.

The addition people (living or working) in Mira Mesa add more traffic. Mira Mesa Blvd, Miramar, Black Mountain, Kearny Villa are through streets to other neighborhoods. The traffic and parking issues will be exacerbated. Currently it takes 10 minutes (on a good day) to 30 minutes (in traffic) to get out of MM.

All of these areas are over developed, with the exception of Miramar Gateway (4). MCAS Miramar is in dire need of workforce housing; their employees are supposed to live within a certain distance of the base but they are being forced to commute from outlying areas due to the cost of housing. There is NO housing along Miramar Rd; the nearest housing will eventually be built in Carroll Canyon. The Miramar Gateway area is prime for (1) workforce housing, and (2) flex zoning so that the business areas can adapt to the changing economy without paying tens of thousands of dollars in fees and going through months/years of process and hearing to change each parcel.

After taking a look at the DRAFT Community Plans for 3Roots and Stone Creek, I now want the housing to be almost ONLY happening in Carroll Canyon. The scenarios for Miramar and Sorrento Mesa focus areas, I prefer, to mainly focus on adding more jobs and parks/recreational areas. For the currently-existing residents, and the future ones, of course. I'd rather keep most of our stores we still have so Mira Mesa doesn't look so different. However, redesigns for most of the commercial centers are needed to make parking and traffic more optimally efficient.

P.s. the third scenarios for the two focus areas in Mira Mesa should replace the mixed-use, palazzo-style buildings with mostly commercial space for small businesses. I want local entrepreneurs to grow numerous and prosperous in my town. Affordable housing that the minimum wage earner can afford. Cafes, and cultural venues, public transportation, pedestrian safety.

A couple of the Miramar plans essentially pave over my church. A community with hundreds of people that has gone back multiple generations. Not cool.

A balanced approach is best. Living just north of these areas I shop and use the resources of this area extensively for entertainment and the necessities of life. The recent development of massive apartment buildings on Westview Ave makes me wonder on the planning and zoning process as schools and parks have not increased.

21 year Mira Mesa resident looking forward to a denser, more liveable Mira Mesa, with a focus on affordability and housing. Also, more public transit would be a dream come true!

\* While additional housing is good, it's not obvious if there are protections in place to ensure that the new housing is accessible to those who need it the most.

\* Taking away parking and store space from retail centers may create a "green" appearance, but it also harms the people in the community who are not fortunate enough to live in the adjacent housing and still need to drive in.

\* Converting existing retail space to mixed retail and residential can force out affordable stores, once again harming the community. What will be done to prevent this from happening?

I have lived in Mira Mesa since 1999.

These planning proposals are nice, but what Mira Mesa needs \*most\* is a good mass transit system East / West to reduce traffic on Mira Mesa Blvd. I realize I am probably talking to the wrong department.

I know housing density is important, but please do not reduce the amount of commercial property to achieve this in Mira Mesa. We need the little we have. Simple auto parts stores etc. are really important.

I thing there is a lot of potential in building residential up. I don't think many current residents in Mira Mesa would approve of more than 5 floors. Don't even think about increasing density without incorporating a good mass transit system. The recent bus hub at Miramar College is nice, but a bus is going no where in the Mira Mesa Blvd. traffic.