

Attachment 1

Draft Mira Mesa Community Plan

Mira Mesa Community Plan

October 2022 Draft

Available under separate cover:

<https://www.sandiego.gov/planning/community-plans/updates/mira-mesa>

Attachment 2 - Mira Mesa CPG Recommendations

Recommendations on the Mira Mesa Community Plan Update

Mira Mesa Community Planning Group

Approved October 17, 2022

The draft Mira Mesa Community Plan paints an optimistic picture of a future Mira Mesa with additional housing added following urban design principles, frequent transit and better support for bicycles and pedestrians. However, the Plan as written is incomplete and to be successful needs the following:

1. **Public Facilities:** Under "Guiding Principles, the Plan says "Investment in new public facilities to meet community needs" but there are no specifics about how this is to be done. The Plan needs to be accompanied by a Public Facilities Financing Plan with cost estimates, schedule and funding mechanism for all of the public facilities identified in or implied by the plan.
2. **Transit:** Under "Guiding Principles" the Plan says, "A transportation network ensures safe, accessible, and efficient travel with a convenient, frequent, and user-friendly public transit network." Currently the transit network is very limited and there is no funding assured to improve it. The Plan assumes that it will work. An endpoint analysis needs to be done to ensure that destinations throughout San Diego are reachable in a reasonable amount of time. Funding for the study and transit need to be provided.
3. **Micro-Transit:** The proposed transit network is limited to major roads such as Mira Mesa Blvd and it is not easily accessible to many residents, particularly those who live in the Sorrento Valley Blvd-Calle Cristobal corridor. Because of the structure of the streets on the South side of Calle Cristobal and the long, narrow shape of Pacific Ridge very few of the residents will be within a one-half mile or 10-minute walk to a transit hub or bus stop. Although micro-transit is acknowledged on p. 53 of the Community Plan, a more explicit plan needs to be outlined that is comparable in detail to those for the major streets in Chapter 3 of the Community Plan.
4. **Traffic:** The PEIR only considers VMT and has no analysis at all of traffic congestion. This may meet the legal requirements, but for current residents this is a big issue. The traffic study did analyze congestion and showed that all major intersections at rush hour are at level of service F. The City needs to complete its section of Carroll Canyon Road as soon as possible and assess other traffic improvements throughout the community that reduce traffic congestion.
5. **Water and Sewer Infrastructure:** The EIR states that while San Diego has sufficient water to support the additional population, the water and sewer systems are aging and will need to be upgraded. Water and sewer systems need to be upgraded before problems occur and so need to be scheduled and budgeted.
6. **Schools:** SDUSD demographers estimate a potential increase of 7,614 students from the future additional dwelling units under the proposed CPU. Breakdown by grade:
 - a. K-5: 4,029
 - b. 6-8: 1,573
 - c. 9-12: 2,012
 - d. K-12: 7,614

This means Mira Mesa High School could see an increase of 2000 students. The SDUSD letter to the City says "Implementation of the Draft Mira Mesa Community Plan Update will likely require significant expansion of school facilities in Mira Mesa. The district does not currently have any long-range facility plans that could possibly accommodate the estimated number of generated students." No school locations are identified in the Plan except for one elementary school site intended to support Stone Creek. It is not going to get easier to find land for schools in the future. Planning should begin now for how this increase in students will be managed.

7. **Parks:** The EIR has a section titled "Deterioration of Existing Neighborhood Parks and Recreational Facilities," which says the following: "The proposed project would result in a buildout of approximately 58,741 dwelling units and a population of Approximately 143,000 residents by 2050. In order to maintain the Value Standard established by the City of San Diego for parks and recreational facilities, the community of Mira Mesa would be required to provide park facilities totaling 14,300 Recreational Value Points upon buildout under the proposed CPU. The existing and planned park facilities at this time totals

11,196 Recreational Value Points, leaving a deficit of recreational facilities. Due to the increase in population and the deficit of appropriate recreational facilities, it is possible the increased use of the facilities could result in substantial physical deterioration." The Value Standard was established in the Parks Master Plan to make it easier to meet than the previous acreage requirement. It is inexcusable to develop a new Community Plan that falls 3,000 points below the new standard. The Plan should be amended to identify an additional 3,000 points of Park Value.

8. **Recreation Centers:** The Plan says "To meet the guidelines for a minimum of 17,000 square feet per 25,000 residents, Mira Mesa's potential buildout population results in the need for 97,240 square feet of recreation center building space to meet General Plan standards (1 recreation center per 25,000 residents.) The need is the equivalent of 5.7 recreation centers sized at 17,000 square feet each." Mira Mesa has two recreation centers, one shared with Miramar College and there is one recreation center planned for 3Roots park, so we are far short of 5.7. Locations and funding should be identified for new recreation centers.
9. **Aquatic Complexes:** The Plan says "An aquatic complex serves a population of 50,000. To meet the aquatic center guidelines, Mira Mesa's potential buildout population results in the need for approximately 2.86 aquatic complexes to meet the General Plan standard." We have one aquatic complex under construction and one shared with Miramar College and Scripps Ranch. Location and funding should be identified for an additional aquatic complex.
10. **Incomplete Public Facilities in the Adopted Community Plan:** There are several important public facilities in the adopted community plan that have not been completed and are at risk with the termination of the FBA program as well as increased costs from long delays in construction. These projects need to be prioritized and completed. The most important are:
 - a. Aquatic Center and other improvements at Mira Mesa Community Park. This is in progress but not yet fully funded.
 - b. Recreation Center at 3Roots Park. This was moved from Mira Mesa Community Park when the 3Roots site became available.
 - c. Carroll Canyon Road between Camino Santa Fe and Carroll Road. This has been designed and a feasibility study done. It has an estimated cost of about \$40 million. State or Federal money could be available for it.
 - d. Canyon Hills Park. This site was purchased for a park in 1989 and a GDP was developed recently. It needs to be constructed.
 - e. Renovation of recreation center and pool at Hourglass Park. This is required at 55 years {9/25/2044} to continue with the lease for another 44 years. There was money in the FBA to pay for part of it. This must not be overlooked, or Mira Mesa could lose one of its most important recreation sites.
11. **Canyon Trail System:** Several new trails have been added to the Mira Mesa Community Plan and are listed in Figure 6-2. These trails are a welcome addition to the Community. Funding sources and a mechanism for funding the trail enhancement needs to be specified
12. **Bicyclist Protection:** Sorrento Valley Blvd and Calle Cristobal are extensively used by cyclists. Although bicycle lanes are marked, speeding cars and inattentive drivers of commonly observed drifting into the bicycle lanes. Add buffered bike lanes to this 5+ mile section for the protection of the cyclists.
13. **Unpredictability:** Over the past 30 years Mira Mesa has developed in accordance with a community plan that allowed us to predict the type and location of development and future population, and to site and fund facilities needed to support the new population. Consequently, the Mira Mesa Community today looks very much like the Community Plan developed 30 years ago. In contrast, the proposed Plan has a wide range of possible future population and so far no property owner or developer has committed to building the urban villages proposed in the Plan. The future population of Mira Mesa could therefore be anywhere between 90,000 and 144,000. How do we plan for this? We need a financing and phasing plan that will build as much of the infrastructure as possible early and plan for additional population, then phase in the rest of the improvements as the population grows.

Attachment 3

Mira Mesa Community Plan Housing & Demographics

Mira Mesa Community Plan Housing & Demographics

Population: As of 2020, SANDAG estimated that approximately 75,000 people were living in the Mira Mesa Community Planning Area. Figure 1 shows there was a 3.1 percent increase from the 72,760 people living in the community in 2010 based on SANDAG estimates.

Housing: In 2020, the community had approximately 26,800 homes. Figure 1 also shows that between 2010 and 2020, the community added 1,830 homes, a 7.3 percent increase from the previous 24,970 homes. The community had a rate of 2.85 persons per household in 2020.

Figure 1: Mira Mesa Housing & Population between 2010 and 2020

Year	Homes	Population
2010	24,970	72,760
2020	26,800	75,000
<i>Change</i>	<i>7.3 Percent</i>	<i>3.1 Percent</i>

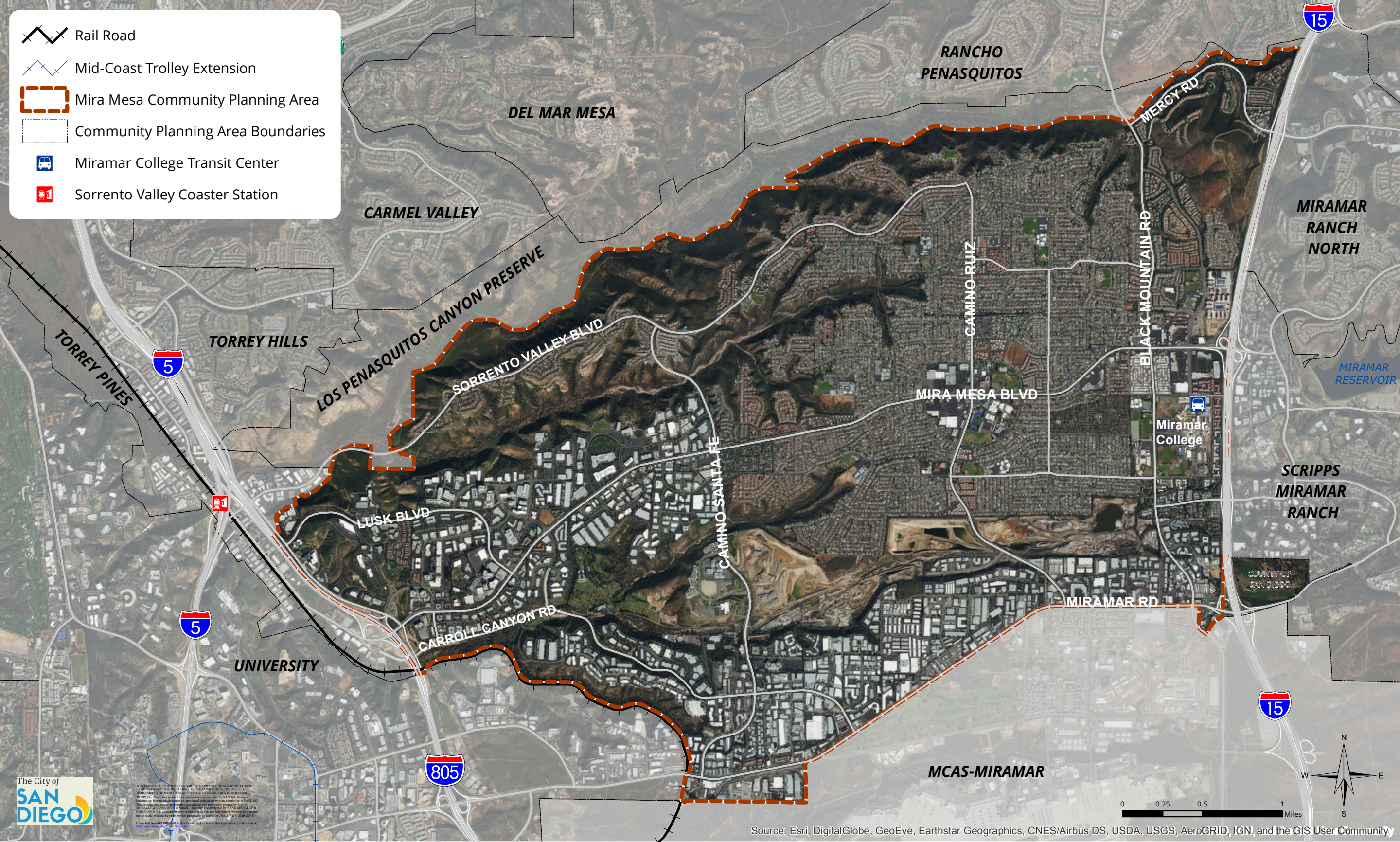
SANDAG 2020 Housing and Population Estimates

Affordable Housing: Between 2010 and 2022, 305 affordable homes were built in Mira Mesa that included a deed-restriction in favor of the San Diego Housing Commission.

Employment: Approximately 85,000 people work (Census LEHD, 2019) in the Mira Mesa Community Plan Area. Based on the adopted community plan and base zones, the community could have approximately 27,000 additional jobs.

Current Community Plan Capacity: The current Mira Mesa Community Plan was adopted in 1992. Since then, there have been nine amendments to the current community plan. Approximately 7,200 additional homes could be developed based on the potential buildout of the current community plan. This includes phase III of Casa Mira View (300 homes), 3 Roots (1,800 homes) which is under construction, and the potential for the proposed Stone Creek Master Plan (4,445 homes). The remaining 655 homes could be built as infill development to the maximum allowed by the current community plan.

Attachment 4 - Mira Mesa Community Plan Area



Attachment 5

Community Plan Update Outreach Summary

Mira Mesa CPU Advisory Committee

The Mira Mesa CPU Advisory Committee was formed in August 2018 and has hosted [31 public meetings](#) (in-person and online) to discuss:

- Existing conditions, community issues and priorities, future vision and guiding principles, mobility networks, land use scenarios, public facilities options, parks and recreation analysis, and urban design concepts.
- Preliminary goals and policies related to Land Use and Economic Prosperity, Mobility, Public Facilities, Services, and Safety, Parks, Recreation and Open Space, Urban Design, and Urban Villages and Community Plan Implementation Overlay Zone Supplemental Development Regulations.
- Initial recommendation on CPU planned land uses. The Mira Mesa CPU Advisory Committee made a recommendation to proceed with the Land Use Scenario 3b on May 17, 2021, as a preliminary planned land use and Scenario 2 as an alternative land use for mobility modeling and further urban design analysis. The scenarios would add approximately the following number of homes above the adopted community plan:
 - Scenario 2: approximately 16,000 additional homes
 - Scenario 3b: approximately 24,000 additional homes
- Long-range vision, principles, goals, and policies of the Community Discussion Draft and Draft Community Plan, and an overview of the Draft Program EIR.

Open House, Pop-Up Outreach, Boards, and Workshops

- An informational open house was held in October 2018 to kick-off the Mira Mesa CPU process to present findings of existing conditions report and gain input from the community members. There were about 45 members of the public who attended the event.
- Two pop-up outreach booths at Mira Mesa Street Fair and Miramar Community College helped encourage people to participate in an online survey and learn about the Mira Mesa CPU during Fall 2018.
- [Forum on Land Use and Economic Prosperity](#) was held at Qualcomm Pacific Campus on October 31, 2019, to discuss economic prosperity, mobility, land use, and urban design concepts within Sorrento and Miramar employment areas with presentations, live polling, and tabletop discussion. There were about 75 residents and business community members who attended the event.
- Staff presented at the Mobility Board (info item) on July 6, 2022, to update the Board on the Mira Mesa CPU and discuss the Community Discussion Draft and Draft Mobility Technical Report.
- Staff presented at the Park and Recreation Board (info item) on July 21, 2022, to update the Board on the Recreation Element of the Mira Mesa CPU.
- Staff presented at the Historical Resources Board (info item) on August 25, 2022, to update the Board on the Historic Preservation Element of the Mira Mesa CPU, Cultural Resources and Sensitivity Analysis, and proposed amendments to the HRG of the Land Development Manual.

Online Engagement and Stakeholder Interviews

- MetroQuest [Online Survey](#) was launched in Fall 2018 to better understand community issues and priorities, and establish a vision and guiding principles based on broad community representation and participation. Overall, 754 online surveys were completed with more than 14,322 data points and 1,440 comments.
- Twenty-six stakeholder interviews were conducted between March and July 2019 to hear from major employers, business associations, academia, property owners, developers, and community organizations to identify and address key issues, barriers, and opportunities for economic growth and resiliency. The interviews informed the preliminary concepts presented at the Forum on Land Use and Economic Prosperity held October 2019.
- [Wateridge Townhomes Survey](#) was launched to better understand residence travel patterns at the only residential complex in Sorrento Mesa. Forty-five people completed the survey during December 2019 to January 2020. Overall, 11.4 percent of respondents walked to work; while 75 percent of respondents that drove to work traveled an average distance of 7.5 miles, which was 50 percent less compared to the regional average one-way auto commute distance.
- Plan Mira Mesa! [Online Community Engagement Tool](#) (OCET) was created to provide a more innovative approach to public engagement that reached a broader audience. The survey was available from August 17 to September 30, 2020, where participants could review proposed mobility improvements, various land uses, and urban design options for Mira Mesa's six sub-areas. Overall, 696 people representing a broad cross-section of the community completed the online tool, generating 4,493 data points and 197 comments to inform the development of CPU land use scenarios.

Attachment 6

Community Plan's Key Objectives

The CPU implements the General Plan City of Villages strategy and Climate Action Plan by addressing the following key objectives:

- Increasing density and intensity of residential and employment land uses within transit priority areas to:
 - Facilitate the implementation of smart growth areas;
 - Revitalize major activity centers as walkable destinations;
 - Identify appropriate locations to support a diversity of employment and mixed-use land uses; and
 - Address Climate Action Plan strategies to reduce greenhouse gas emissions;
- Strengthening Mira Mesa as a major employment area;
- Improving walking, biking, and transit connectivity to homes, jobs, and amenities;
- Preservation of open space areas; and
- Addressing public facilities, parks and recreation, and infrastructure needs.

Attachment 7

Community Plan Update Technical Studies

Community Plan Update Technical Studies

These technical studies informed the development of the proposed CPU.

- [Community Atlas: Existing Conditions Report](#) illustrates mappable resources relating to land uses, economic setting, natural resources, urban form, and mobility infrastructure. It also details major constraints and opportunities for future development.
- Mobility [Existing Conditions](#) Report and Mobility [Corridor Concepts](#) assesses and identifies potential mobility improvements.
- [Mobility Technical Report](#) summarizes the physical and operational conditions of the planned mobility system outlined in the proposed CPU - Mobility Element. This report identifies planned mobility improvements and analysis of all travel modes with a planning horizon year of 2050.
- [Subregional Employment Area Profile](#), Market Demand and [Collocation Study](#) addresses the long-term economic trends.
- A detailed [land use compatibility analysis](#) analyzed potential land use incompatibility for the collocation of residential uses in the Sorrento Mesa and Miramar employment areas.
- A peer-cities and [citywide analysis](#) found there is an abundance of industrially zoned land in the City of San Diego compared to 10 peer-cities.
- Three conceptual [urban design site analyses and renderings](#) were prepared for Mira Mesa's six sub-areas.
- Environmental technical studies – Geotech, hazmat, water and wastewater, historic, and biological and cultural resources – were prepared to help inform the planning and environmental review process.



A. Industrial Land Use

Goals

- ◆ A diversified economy with a focus on providing quality employment opportunities and self-sufficient wages for all San Diegans.
- ◆ A city with sufficient land capacity for base sector industries to sustain a strong economic base.
- ◆ Efficient use of existing employment lands.

Discussion

The Availability of Industrial Land

The supply and type of employment land uses in the City are significant factors in determining the ability of the City to meet the needs of a rapidly changing economy. As of 2006, only one-fourth of all designated industrial land was still vacant in the City. More than two-thirds of the total vacant industrial land in the City is located in the community of Otay Mesa. The majority of the remaining vacant industrial land within the City is located within the other Subregional Employment Areas (see Figure EP-2, Regional Center and Subregional Employment Areas). Regionally, there is adequate long-term availability of employment land, but there is a shortage of available land within the City close to housing, transportation, public transit, and other infrastructure. This diminishing supply of industrial land is a potential challenge to the growth and retention of base sector industries providing middle-income job opportunities in the City.

Adopted community plans vary in their treatment of industrially designated land. Some community plans discourage or prohibit non-industrial uses, some plans identify areas to locate industrial support uses, and others contain industrial land that clearly anticipates a mix of non-industrial uses. The General Plan recognizes that industrial areas play a role in both the community and the San Diego region. Therefore, the General Plan accounts for the various roles of adopted land use designations in community plans and provide a policy framework for evaluating the future role of currently designated industrial land through the community plan update process. The focus is on a strategy to evaluate and preserve critically-located base sector areas but to allow, through comprehensive analysis, consideration of conversion or mixed-use of industrial land if it is not critical to the City's or region's base sector employment goals.



Economic Base Sector Industrial Uses

Economic base sector industries create wealth for a local jurisdiction by exporting products and services primarily to national and international markets outside of the local area. As such, base sector industries drive regional prosperity, are a source of competitiveness and innovation, and are the primary source of new businesses in the region. San Diego's economic base is primarily composed of manufacturing industries (including research and development), certain professional services, visitor industries, and industries related to national security and international affairs. High technology manufacturing, and research and development are the most significant because they support middle-income employment that is essential to preserve a healthy economic base. In San Diego, these uses are growing and becoming more internationally competitive. The retention of these uses also preserves the City's ability to maintain a stable tax base and support higher levels of municipal services for a growing population. Base sector industries primarily include the functions of manufacturing, research and development, assembly, corporate headquarters, warehousing, distribution, marketing, and certain related professional and administrative functions associated with product/process conception, development, sales, and distribution.

Increasing globalization will continue to result in the loss of some traditional manufacturing operations that support middle-income employment both nationally and in the City. Maintaining areas for base sector industries with existing infrastructure is the principal way that the General Plan and community plans can influence the economic health of the City. Protection of these areas from encroachment by non-base



sector uses that have alternative site opportunities within the City, such as commercial retail and services, residential, and some institutional uses, creates opportunities for existing users to expand rather than relocate out of the City. Community plan land use designations which are sufficiently refined to protect key industrial areas can create conditions which do not further exacerbate the local impacts of these global trends and, where possible, facilitate the development and expansion of base sector manufacturing, research and development, and support industries in the City.

Long-term changes in the economy have increasingly favored San Diego as a location for research and development functions, which can be performed in an office setting or flexible industrial space. Although current industrial development standards allow for adequate intensification of all types of industrial and office uses today, over the long term the City needs to continue to strengthen policies that support higher-intensity industrial development in particular locations that accommodate these research and development uses, supportive professional services, and corporate headquarters. Higher-intensity development also uses the City's limited land supply more efficiently.

Non-Base Sector Employment Uses

Non-base sector employment provides goods and services to base sector businesses and their employees. The significant growth of non-base service sector employment in San Diego has created a demand for multi-tenant and other commercial service office buildings. There is an adequate supply of land for these uses due to their ability to locate in a wider variety of commercial, mixed-use, and business park areas throughout the City. Intensification of these uses should be encouraged in appropriate locations, particularly in central locations within the City that are served well by transit, such as neighborhood, community, and urban villages and transit corridors. These uses also have greater compatibility with residential developments and should be encouraged as part of diverse village or other mixed-use developments.

In sum, maintaining an adequate supply of a variety of employment land types contributes to the economic health of San Diego in two major ways – accommodating a wide range of jobs for the City's residents, and importing dollars from outside the area. Economic diversity is crucial to a region's ability to weather economic cycles and to perpetuate the continuous generation of new industries and businesses. While traditional industrial park development may still be required in the future, the City will follow the trend toward increasingly vertical work places. Community plan land use designations for the Industrial Land Use category have been created with the goal of providing communities a menu of potential categories to fit individual conditions and community plan objectives while advancing citywide economic prosperity goals (see also Land Use and Community Planning Element, Table LU-4, General Plan and Community Plan Land Use Categories).

Industrial and Prime Industrial Land

Prime industrial land as depicted on Figure EP-1 identifies areas that support export-



oriented base sector activities such as warehouse distribution, heavy or light manufacturing, research and development uses. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. There are six criteria to analyze to determine whether a particular area should be identified as prime industrial land (see Appendix C, EP-1). While not a selection criterion, some of the areas depicted on the map include supportive business uses.

It is anticipated that the Industrial and Prime Industrial Land Map will be revised over time, particularly as appropriate land uses are evaluated during comprehensive community plan updates. Land identified as Prime Industrial will undergo additional scrutiny if land use amendments are proposed that could diminish their potential role for base sector and related employment uses either before or after comprehensive community plan updates. The identification of prime industrial lands is intended to protect valuable employment land for base sector industries. The identification of land as Prime Industrial does not change the land use designation or zoning of a property, nor influence the processing of ministerial permits.

The Industrial and Prime Industrial Land Map also identifies all industrially designated land in the applicable community plan. Some of the industrial areas ~~outside of Prime Industrial lands~~ could convert to other non-industrial uses, such as commercial or residential uses, after an analysis of relevant factors to determine if the property could still feasibly support industrial uses and is appropriate for the use requested. Land identified as Prime Industrial Land – Flex allow for employment-oriented mixed-use with potential residential uses to support the innovation economy. In many ~~older~~ industrial areas containing obsolete industrial, ~~and many~~ non-industrial uses (such as office and commercial uses), and high concentration of knowledge-based jobs near transit, conversion to other uses, such as allowing mixed-use development, could contribute significantly to community enhancement and revitalization.

The City's industrial land availability has been impacted by the intrusion of sensitive receptors such as childcare facilities and schools (see the Glossary for "sensitive receptor" description). These uses require separation from certain commercial and industrial operations. Their location in industrial areas may limit the ability of the permitted industrial uses to expand. In addition, prime industrial lands, often characterized by large level lots, have been increasingly utilized by land-intensive uses which have been preempted in higher-cost commercial areas.



In order to maintain an adequate supply of land to accommodate base sector employment uses, residential, and some commercial and institutional uses should be limited in prime industrial areas until, or unless, a comprehensive study is performed to demonstrate the preservation of land for industrial and other base sector activities is no longer needed, in accordance with policies EP-A.12 through EP-A.15. The identification of prime industrial land does not preclude the future application of any of the industrial community plan land use designations provided that residential is not included.

Residential and Industrial Collocation and Conversion

The lack of affordable housing in San Diego negatively affects the local economy by limiting the ability of an industry to compete nationally for the necessary workforce. Additionally, the lack of housing near employment nodes has led to a strain on the City's roads, freeways, infrastructure, and environment, and affects the quality of life for all San Diegans by increasing the household cost of transportation. Policies aimed at increasing the supply of low- to moderate-income housing for the workforce are contained in the Housing Element.

As community plans are updated, opportunities for employment uses, as well as areas appropriate for locating workforce-housing opportunities near job centers, will be identified. In the interim, as community plan amendments are requested for collocation or conversion, there needs to be a means to minimize land use conflicts and preserve the most important types of industrial land, or prime industrial land, from residential, public assembly, and other sensitive receptor land uses.

Prime Industrial Land-Flex

Identification of potential locations for workforce-housing opportunities near job centers occurs during a comprehensive community plan update or focused community plan amendment via evaluation of appropriate land uses. Location with a concentration of knowledge-based jobs and proximity to transit can benefit from new amenities, homes, and services while minimizing potential land use conflicts.

Areas depicted as Prime Industrial Land-Flex on Figure EP-1 support the innovation economy - such as science and technology sectors - through the creation of vibrant, walkable, employment-oriented mixed-use villages to attract and retain talent to support a strong economy.

The addition of workforce-housing in a job-rich area meets the demands of both residents and employees by creating an option to walk, bike, and take transit to work - contributing to reductions in vehicles miles traveled, automobile dependency, traffic, and household transportation costs - and helps implement the City's Climate Action Plan.



Policies

Base Sector Industrial Uses

- EP-A.1. Protect base sector uses that provide quality job opportunities including middle-income jobs; provide for secondary employment and supporting uses; and maintain areas where smaller emerging industrial uses can locate in a multi-tenant setting. When updating community plans or considering plan amendments, the industrial land use designations contained in the Land Use and Community Planning Element should be appropriately applied to protect viable sites for base sector and related employment uses.
- EP-A.2. Encourage a broader geographic distribution of high technology businesses throughout the City.
- EP-A.3. Encourage large regional employers to locate and expand in the Regional Center or Subregional Employment Areas.
- EP-A.4. Include base sector uses appropriate to an office setting in Urban Village and Community Village Centers.



Economic Prosperity Element

- EP-A.5. Consider the redesignation of non-industrial properties to industrial use where land use conflicts can be minimized. Evaluate the extent to which the proposed designation and subsequent industrial development would:
- Accommodate the expansion of existing industrial uses to facilitate their retention in the area in which they are located.
 - Not intrude into existing residential neighborhoods or disrupt existing commercial activities and other uses.
 - Mitigate any environmental impacts (traffic, noise, lighting, air pollution, and odor) to adjacent land.
 - Be adequately served by existing and planned infrastructure.

Non-Base Sector Employment Uses

- EP-A.6. Provide for the establishment or retention of non-base sector employment uses to serve base sector industries and community needs and encourage the development of small businesses. To the extent possible, consider locating these types of employment uses near housing. When updating community plans or considering plan amendments, land use designations contained in the Land Use and Community Planning Element should be appropriately applied to provide for non-base sector employment uses.
- EP-A.7. Increase the allowable intensity of employment uses in Subregional Employment Areas and Urban Village Centers where transportation and transit infrastructure exist. The role of transit and other alternative modes of transportation on development project review are further specified in the Mobility Element, Policies ME-C.8 through ME-C.10.
- EP-A.8. Concentrate more intense office development in Subregional Employment Areas and in Urban Villages with transit access.
- EP-A.9. Efficiently utilize employment lands through increased intensity in “urban villages” and Subregional Employment Areas.
- EP-A.10. Locate compatible employment uses on infill industrial sites and establish incentives to support job growth in existing urban areas.
- EP-A.11. Encourage the provision of workforce housing within employment areas not identified as Prime Industrial Land that is compatible with wage structures associated with existing and forecasted employment.

*Prime Industrial Land*

- EP-A.12. Protect Prime Industrial Land as shown on the Industrial and Prime Industrial Land Map, Figure EP-1. As community plans are updated, the applicability of the Prime Industrial Land Map will be revisited and changes considered.
- a. Amend the boundaries of Figure EP-1 if community plan updates or community plan amendments lead to an addition of Prime Industrial Lands, or conversely, a conversion of Prime Industrial Land uses to other uses that would necessitate the removal of properties from the Prime Industrial Land identification.
 - b. Amend the boundaries of Figure EP-1 if community plan updates or community plan amendments/rezones lead to a collocation (the geographic integration of residential uses and other non-industrial uses into industrial uses located on the same premises) of uses.
 - c. Justification for a land use change must be supported by an evaluation of the prime industrial land criteria in Appendix C, EP-1, the collocation/conversion suitability factors in Appendix C, EP-2, and the potential contribution of the area to the local and regional economy.
- EP-A.13. In areas identified as Prime Industrial Land as shown on Figure EP-1, do not permit discretionary use permits for public assembly or sensitive receptor land uses.
- EP-A.14. In areas identified as Prime Industrial Land as shown on Figure EP-1, the following uses may be considered:
- a. Child care facilities for employees' children, as an ancillary use to industrial uses on a site, when they are sited at a demonstrably adequate distance from the property line, so as not to limit the current or future operations of any adjacent industrially-designated property; can assure that health and safety requirements are met in compliance with required permits; and are not precluded by the applicable Airport Land Use Compatibility Plan.
 - b. Existing hospitals previously approved through Conditional Use Permits (CUPs), provided that no new child care or long-term care facilities are established.



Economic Prosperity Element

- c. Existing colleges and Universities, previously approved through CUPs, provided that the facilities are for adult education and do not include day care facilities.

EP-A.15. The identification of Prime Industrial Land on any property does not preclude the development or redevelopment of such property pursuant to the development regulations and permitted uses of the existing zone and community plan designation, nor does it limit the application of any of the Industrial Employment recommended community plan land use designations in Table LU-4, provided that residential use is not included.

Prime Industrial Land-Flex

EP-A.16. In area identified as Prime Industrial Land-Flex as shown on Figure EP-1, the following uses may be considered:

- a. Employment-oriented mixed-use development with residential uses.
- b. Opportunities for moderate income and affordable homes to reduce vehicle miles traveled.
- c. Shared on-site amenities, including useable public space.
- d. Adaptable building structures that can accommodate changes in housing and employment demand or innovations over time.

EP-A.17 Provide multiple mobility options for commuters and residents to better connect with high-frequency transit.

Other Industrial Land

EP-A.16. In industrial areas ~~not identified as Prime Industrial Lands~~ Other Industrial Land on Figure EP-1, the redesignation of industrial lands to non-industrial uses should evaluate the Area Characteristics factor in Appendix C, EP-2 to ensure that other viable industrial areas are protected.

EP-A.17. Analyze the collocation and conversion suitability factors listed in Appendix C, EP-2, when considering residential conversion or collocation in ~~non-prime~~ industrial land areas.

EP-A.18. Amend the Public Facilities Financing Plan concurrently to identify needed facilities if residential uses are proposed in industrially designated areas.



EP-A.19. Encourage child care facilities in employment areas not identified as prime industrial land where health and safety can be ensured and where not precluded by the applicable Airport Land Use Compatibility Plan.

All Industrial Areas

EP-A.20. Meet the following requirements in all industrial areas, except Prime Industrial Land-Flex, as a part of the discretionary review of projects involving residential, commercial, institutional, mixed-use, public assembly, or other sensitive receptor land uses:

- Analyze the Collocation/Conversion Suitability Factors in Appendix C, EP-2.
- Incorporate pedestrian design elements including pedestrian-oriented street and sidewalk connections to adjacent properties, activity centers, and transit.
- Require payment of the conversion/collocation project's fair share of community facilities required to serve the project (at the time of occupancy).



B. Commercial Land Use

Goals

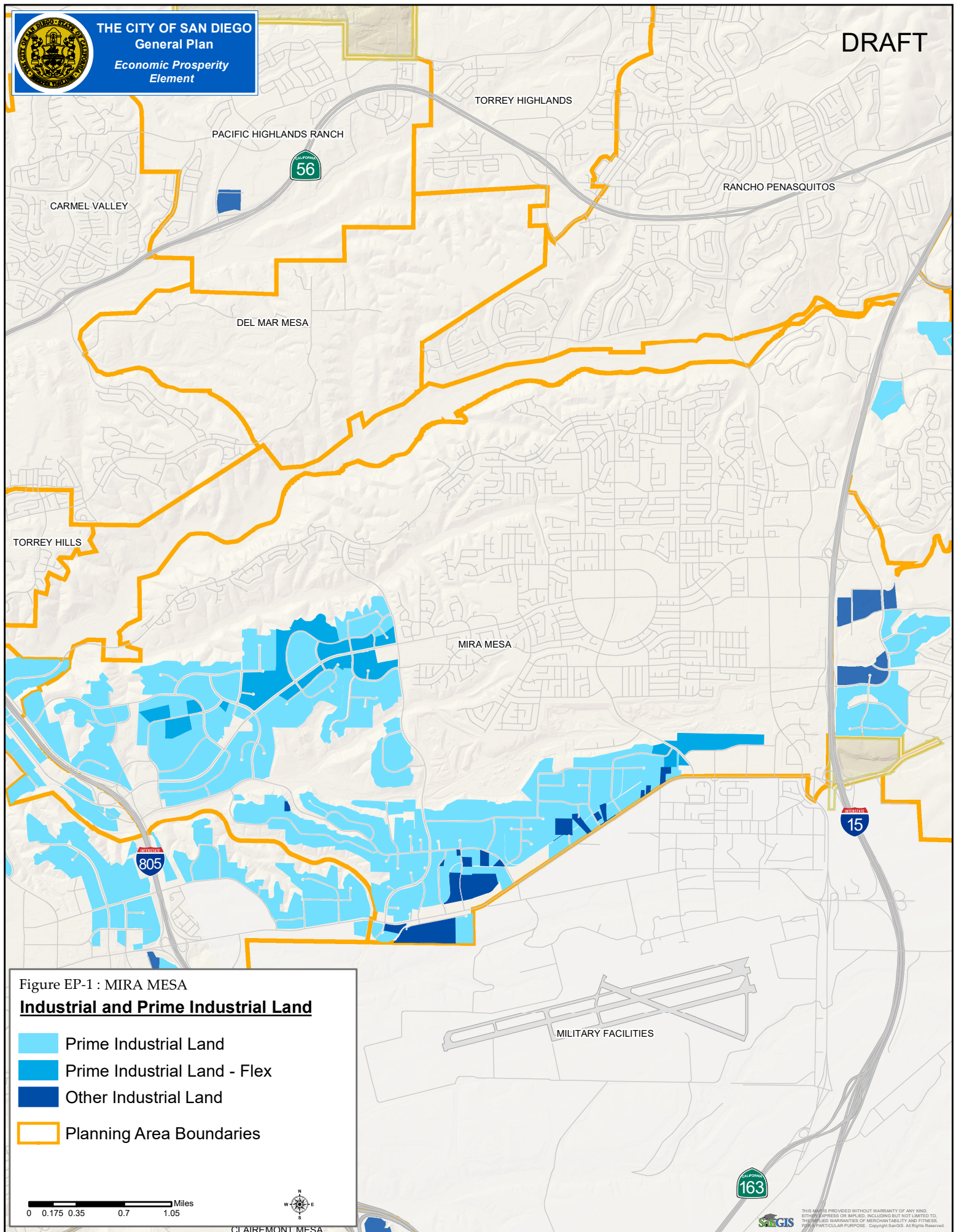
- ◆ Commercial development which uses land efficiently, offers flexibility to changing resident and business shopping needs, and improves environmental quality.
- ◆ Economically healthy neighborhood and community commercial areas that are easily accessible to residents.
- ◆ New commercial development that contributes positively to the economic vitality of the community and provides opportunities for new business development.
- ◆ A city with land appropriately designated to sustain a robust commercial base.

Discussion

Commercial development provides important goods and services to City residents and businesses. Future commercial development in the City will take the form of redevelopment, expansion of existing underutilized commercial areas, and some new infill development. Changes in the retail market are accelerating and format types for shopping areas are in constant flux. As we look to the future, policies regarding commercial development must be flexible to meet the rapidly changing needs of the population and their methods of shopping, given changes in technology and delivery systems. Traditional shopping centers will be redesigned to accommodate new types of anchor stores, different tenant mixes, and include a wider variety of non-retail uses (such as housing, public spaces, civic uses, open space, and entertainment uses).

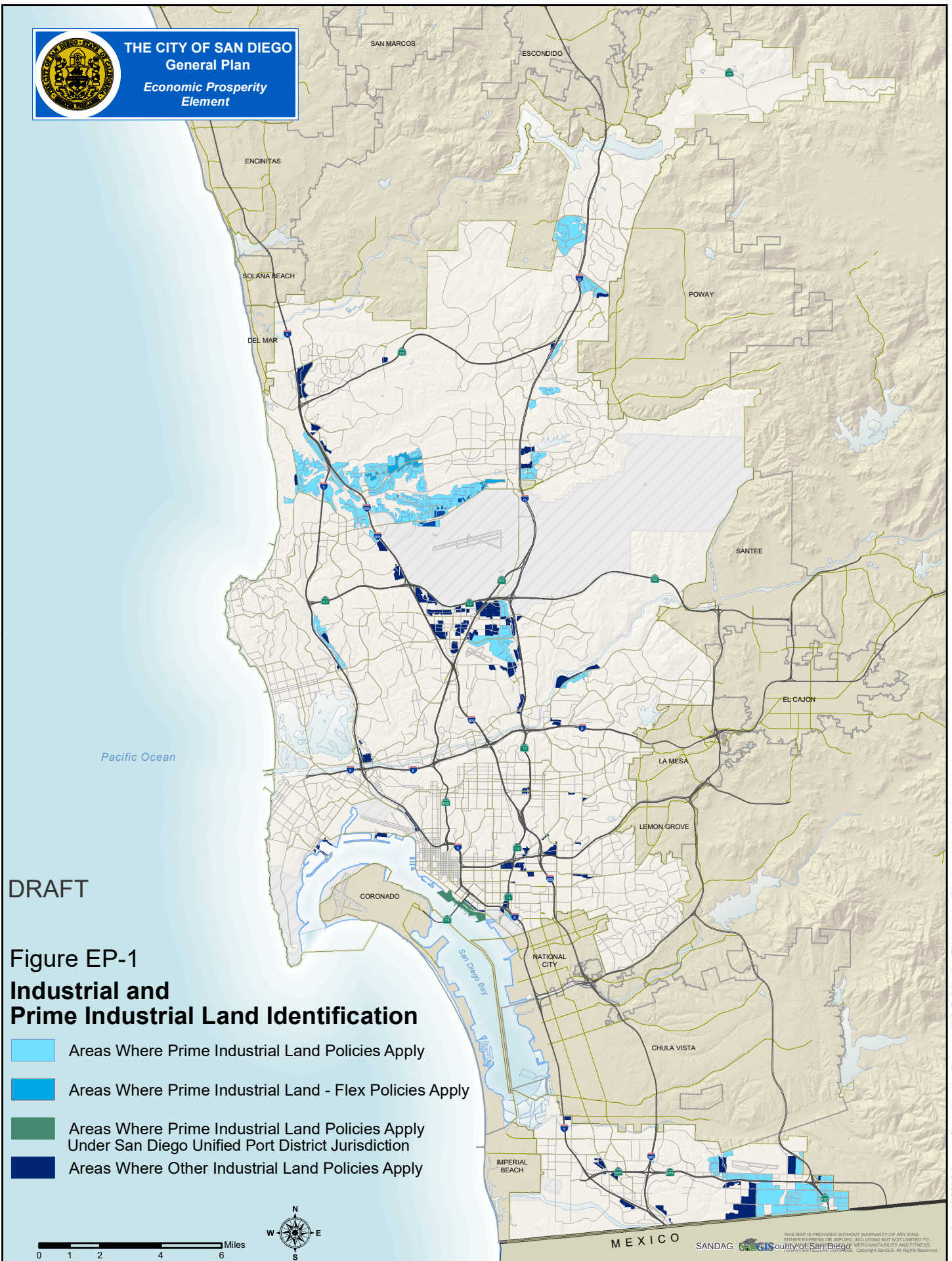
Long-term market conditions can also result in commercial development in some communities in excess of what the market area can support, which results in an inefficient use of land and potential blight. The re-designation of commercial land to residential or mixed-use, particularly in older, competitively-obsolete commercial strips, increases the market for remaining retail properties, thereby encouraging reinvestment and improvement in their quality.

The City of Villages strategy incorporates the growing need for convenience and good design to attract the consumer. Many of the new shopping centers of this coming era will be designed to resemble a community and will function like a Main Street. The provision of traditionally stand-alone commercial uses within mixed-use development is an important strategy in using the City's land more efficiently. The in-migration of









THE CITY OF SAN DIEGO
General Plan
Economic Prosperity
Element



DRAFT

Figure EP-1
Industrial and
Prime Industrial Land Identification

-  Areas Where Prime Industrial Land Policies Apply
-  Areas Where Prime Industrial Land - Flex Policies Apply
-  Areas Where Prime Industrial Land Policies Apply Under San Diego Unified Port District Jurisdiction
-  Areas Where Other Industrial Land Policies Apply



MEXICO

SANDAG, SANDAG County of San Diego

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**DRAFT AMENDMENTS TO
THE HISTORICAL RESOURCES GUIDELINES
OF THE LAND DEVELOPMENT MANUAL**

Plain text is existing text to remain that is provided for context. Text shown in ~~strikeout~~ (~~strikeout~~) is existing text to be removed, and text shown in double-underline (double-underline) is proposed to be added.

**Section I
INTRODUCTION**

[No change in text]

**Section II
DEVELOPMENT REVIEW PROCESS**

The development review process consists of two separate aspects: the implementation of the Historical Resources Regulations and the determination of impacts and mitigation under the California Environmental Quality Act (CEQA). This section establishes the baseline standards for the development review process in the City of San Diego.

A. When Are Surveys Required?

1. For Purposes of Obtaining a Permit

For premises not already determined to contain historical resources, the City Manager shall determine the need for a site specific survey for the purposes of obtaining a Construction Permit or, Development Permit for development proposed for any parcel containing a structure that is more than 45 years old and not located within any area identified below as exempt or for any parcel identified as containing a historical resource in a land use plan or identified as sensitive on the Historical Resource Sensitivity Maps for review based on the Historical Resource Sensitivity Maps. In determining the need for a site specific survey, the City Manager should consult with and consider input from local individuals and groups with expertise in the Historical Resources of the San Diego area. These experts may include the University of California, San Diego State University, San Diego Museum of Man, local historical and archaeological groups, and designated community planning groups. Consultation with these or other individual and groups should occur as early as possible so that their input can be considered during the time frame allotted to determine the need for a site specific survey. The City Manager shall determine the need for a site specific survey within 10 working days of application of a construction permit or within 30 calendar days of an application for a development permit. A site specific survey shall be required when the City Manager determines that a historical resource may exist on the premises. If the City Manager does not require a site specific survey within the specified time period a permit for historical resources shall not be required.

The Historical Resource Sensitivity Maps are maintained by the Planning and Development Review Department and used to identify properties that have a likelihood of containing archaeological sites based on records from the South Coastal Information Center at San Diego State University and the San Diego Museum of Man, and site specific information on file with the City. If it is demonstrated that archaeological sites do in fact exist on or immediately adjacent to any property, whether identified for review or not, then a survey shall be required by the City Manager. If it is demonstrated that archaeological sites do not in fact exist on any property identified for review, then the Historical Resource Sensitivity Maps shall be updated to remove that property from the review requirements.

The Historical Resources Board may following areas have been determined to be exempt areas from the requirement for a site specific survey for the identification of a potential historical building or historical structure. The exempted areas shall be listed in Appendix G, "Geographic Areas Exempted From Review Under SDMC Section 143.0212."

~~(To be added as areas are identified by the Historical Resources Board.)~~

If a site specific survey is required, it shall be conducted in such a manner as to determine the presence or absence of potential historical resources consistent with Chapter III of these Guidelines (Methods).

Based on the site specific survey and the best scientific information available, the City Manager shall determine whether a historical resource exists, whether a potential historical resource merits designation by the Historical Resources Board in accordance with Chapter 12, Article 3, Division 2 of the Land Development Code, and the precise location of the historical resource or potential historical resource. If historical resources are not present, then a Neighborhood Development Permit or Site Development Permit for historical resources shall not be required. The documentation used to determine the presence or absence and location of historical resources shall be provided by the applicant at the request of the City Manager. The property owner or applicant shall obtain a Construction Permit, Neighborhood Development Permit or Site Development Permit, in accordance with the Land Development Code, before any development activity occurs on a premises that contains historical resources.

2. For Purposes of Environmental Review (CEQA)

[No change in text.]

B. through G. [No change in text.]

Section III METHODS

[No change in text]

Appendices

E-F [No Change]

APPENDIX G: **GEOGRAPHIC AREAS EXEMPTED FROM REVIEW UNDER** **SDMC SECTION 143.0212**

The following geographic areas have been identified by the Historical Resources Board and exempted from the requirement to obtain a site-specific survey for the identification of a potential historical building or historical structure under SDMC 143.0212. Additional areas identified by the Historical Resources Board may be added in the future.

A. Mira Mesa Community Plan Area Focused Reconnaissance Survey

The Mira Mesa Community Plan Area Focused Reconnaissance Survey (Mira Mesa Survey) was prepared in 2022 in association with the comprehensive Community Plan Update (CPU) to the Mira Mesa Community Plan. Utilizing the Mira Mesa Community Plan Area Historic Context Statement (Mira Mesa Context Statement) to inform the work, the Mira Mesa Survey evaluated the 27 master planned residential communities within the boundary of the CPU.

The Survey evaluated the tracts for their design and execution as master planned communities and used factors such as association with a notable architect, builder or developer; distinct versus ubiquitous housing forms; architectural merit and cohesion; and innovative building techniques, design principles or planning methods. The survey also evaluated integrity and throughout the course of the field work found multiple examples of incompatible and unsympathetic material replacements, large additions, changes in fenestration, and porch alterations, diminishing expectations of widespread architectural integrity.

For the purposes of this survey, a three-tier system was established to evaluate the potential eligibility of Mira Mesa's master planned communities:

- Tier 1: are those master planned communities that were flagged for additional study.
- Tier 2: are those master planned communities that failed to rise to the level of significance required for additional study and survey under Tier 1. While it was found during the course of the survey and the archival research efforts that these communities were associated with a notable developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance.

- Tier 3: are those master planned that failed to rise to the level of significance required for additional study and survey required for Tiers 1 and 2. While it was found during the course of the survey and the archival research efforts that these communities were associated with a known developer and/or known architect, there was nothing to indicate that additional study or research would allow them to rise to the level of potential significance required to be a Tier 1 community and were therefore found to be ineligible and therefore do not have the potential for significance.

The Mira Mesa Survey identified 3 master planned communities in Tier 1, 11 master planned communities in Tier 2, and 13 master planned communities in Tier 3. Based upon the methods and findings of the Mira Mesa Survey, the 24 master planned communities identified as Tier 2 and 3 do not appear to meet the criteria for listing on the local, state, or national registers and are therefore exempted from review under SDMC Section 143.0212.

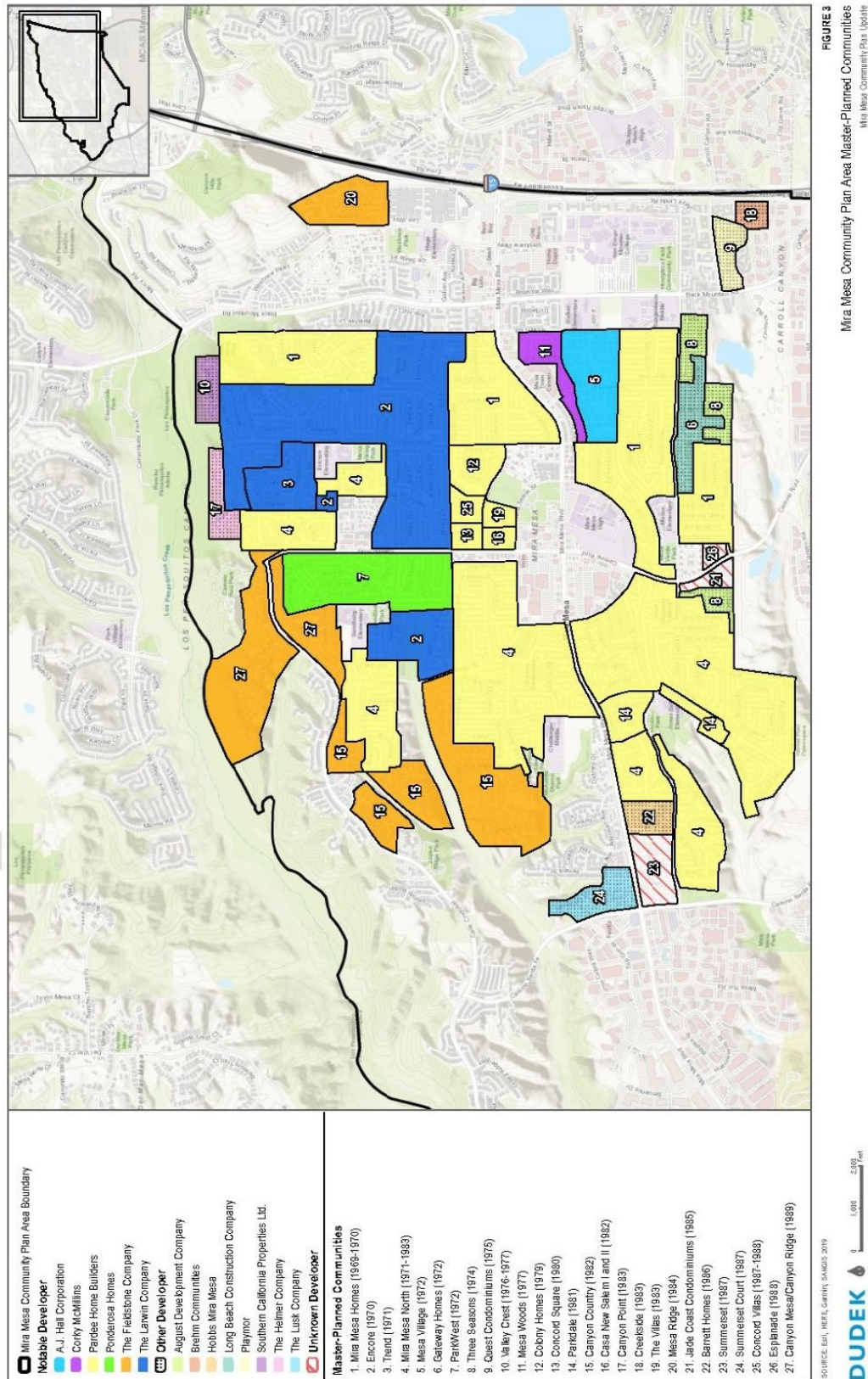
The Tier 2 and 3 communities are listed in Table 1 below. The “Map ID #” listed in Table 1 corresponds to the Map of Mira Mesa Community Plan Area Master-Planned Communities Developed Between 1969-1990 provided in Figure 1. The boundary of each Tier 2 and 3 master planned community will be mapped for use by the Development Services Department and public.

Table 1. Tier 2 and 3 Master Planned Residential Communities Exempted from Review under SDMC Section 143.0212

<u>Map ID #</u>	<u>Master Planned Community Name</u>	<u>Tier</u>	<u>Reason(s) for Ineligibility</u>
<u>1</u>	<u>Mira Mesa Homes</u>	<u>2</u>	<u>Lacks visual cohesion, heavily altered tract housing, no architect found.</u>
<u>2</u>	<u>Encore</u>	<u>2</u>	<u>No Awards or accolades, no architectural merit, ubiquitous single-family tract housing.</u>
<u>3</u>	<u>Trend</u>	<u>2</u>	<u>No awards or accolades, multiple alterations, no architectural merit.</u>
<u>4</u>	<u>Mira Mesa North</u>	<u>2</u>	<u>Lacks visual cohesion, heavily altered tract housing, no architect found.</u>
<u>6</u>	<u>Gateway Homes</u>	<u>3</u>	<u>Heavily altered tract housing with no notable developer.</u>
<u>7</u>	<u>ParkWest</u>	<u>2</u>	<u>Ubiquitous single-family tract, no architect found, heavily altered.</u>
<u>8</u>	<u>Three Seasons</u>	<u>3</u>	<u>Heavily altered tract housing with no notable developer.</u>

<u>Map ID #</u>	<u>Master Planned Community Name</u>	<u>Tier</u>	<u>Reason(s) for Ineligibility</u>
<u>9</u>	<u>Quest Condominiums</u>	<u>3</u>	<u>Ubiquitous multi-family tract housing with no notable developer.</u>
<u>10</u>	<u>Valley Crest</u>	<u>3</u>	<u>Ubiquitous single-family tract housing with no notable developer.</u>
<u>11</u>	<u>Mesa Woods</u>	<u>2</u>	<u>No awards or accolades identified, heavily altered.</u>
<u>12</u>	<u>Colony Homes</u>	<u>2</u>	<u>No architect found, ubiquitous multi-family housing tract.</u>
<u>14</u>	<u>Parkdale</u>	<u>2</u>	<u>No awards or accolades identified, heavily altered, lacks visual cohesion.</u>
<u>16</u>	<u>Casa New Salem I and II</u>	<u>2</u>	<u>Ubiquitous multi-family housing tract, no architect found.</u>
<u>17</u>	<u>Canyon Point</u>	<u>3</u>	<u>Ubiquitous multi-family tract housing with no notable developer.</u>
<u>18</u>	<u>Creekside</u>	<u>3</u>	<u>No notable developer.</u>
<u>19</u>	<u>The Villas</u>	<u>2</u>	<u>No awards or accolades, ubiquitous multi-family housing tract.</u>
<u>20</u>	<u>Mesa Ridge</u>	<u>2</u>	<u>No awards or accolades, lacks visual cohesion, no architectural merit.</u>
<u>21</u>	<u>Jade Coast Condominiums</u>	<u>3</u>	<u>Ubiquitous multi-family tract housing with no notable developer.</u>
<u>22</u>	<u>Barrett Homes</u>	<u>3</u>	<u>Ubiquitous single-family tract housing and unknown developer.</u>
<u>23</u>	<u>Summerset</u>	<u>3</u>	<u>Ubiquitous single-family tract housing with no notable developer.</u>
<u>24</u>	<u>Summerset Court</u>	<u>3</u>	<u>Ubiquitous single-family tract housing and unknown developer.</u>
<u>25</u>	<u>Concord Villas</u>	<u>2</u>	<u>No awards or accolades, ubiquitous multi-family housing tract.</u>
<u>26</u>	<u>Esplanade</u>	<u>3</u>	<u>Ubiquitous multi-family tract housing and unknown developer.</u>
<u>27</u>	<u>Canyon Mesa/Canyon Ridge</u>	<u>2</u>	<u>No architectural merit, no awards or accolades, heavily altered.</u>

Figure 1. Map of Mira Mesa Community Plan Area Master-Planned Communities Developed Between 1969-1990



Attachment 10

Mobility Modeling Results

The future year travel demand model forecasted the future travel patterns within Mira Mesa under estimated buildout of the adopted plan land use, alternative land use, and proposed CPU land use for year 2050. The alternative land use proposes approximately 16,000 homes above the adopted community plan. Future year traffic volumes were derived from the SANDAG 2050 Series 13 (ABM 1) Regional Travel Demand Model run, which was verified per the City of San Diego's Small Study Area Traffic Modeling Process (April 2012) and calibrated for Mira Mesa.

Figure 3 highlights all daily trips mode share percentages for existing, adopted, alternative (Scenario 2), and proposed CPU (Scenario 3b) land uses and proposed mobility networks for year 2050.

Figure 3: Daily Trips Mode Share Percentages – 2050

	Existing*	Adopted	Alternative	Proposed CPU
Single Occupant Vehicle	54%	45%	40%	39%
Multiple Occupant Vehicle	36%	38%	34%	32%
Active Transportation (Walk/Bike)	8%	12%	21%	24%
Transit	1%	3%	4%	4%
Other	1%	2%	1%	1%

**Base Year 2012*

The proposed CPU land uses provided the highest non-auto mode share of 29 percent and lowest single occupant vehicular trips of 39 percent compared to existing, adopted, and alternative land uses.

Figure 4 shows the peak hour trips mode share percentages for existing, adopted, alternative, and proposed CPU land uses and proposed mobility networks for year 2050.

Figure 4: Peak Hour Trips Mode Share Percentages – 2050

	Existing*	Adopted	Alternative	Proposed CPU
Single Occupant Vehicle	87%	83%	77%	75%
Multiple Occupant Vehicle	10%	9%	8%	8%
Active Transportation (Walk/Bike)	1%	1%	7%	9%
Transit	2%	7%	8%	8%

**Base Year 2012*

The proposed CPU land uses provided the highest non-auto trips during peak commute hours of 17 percent and the lowest single-occupant vehicular trips of 75 percent compared to existing, adopted, and alternative scenario land uses.

Figure 5 highlights the daily Vehicle Miles Traveled (VMT) per capita for resident and employee travel for adopted, alternative scenario, and proposed CPU land uses and proposed mobility networks for the year 2050.

Figure 5: VMT Per Capita - 2050

	Adopted	Alternative	Proposed CPU
Resident VMT per capita	13.3	11.4	10.7
Employee VMT per capita	27.3	24.4	23.3

The proposed CPU land uses provided the lowest daily VMT per capita for resident and employee vehicular travel compared to adopted and alternative land uses. Overall, the proposed CPU land uses provided the largest non-auto mode shift for daily and peak hour trips and the lowest VMT per capita for both resident and employee travel to help implement the Climate Action Plan. Additional information is available via the November 2021, Mira Mesa CPU Advisory Committee Future Mobility Analysis presentation and the Mobility Technical Report.

Attachment 11

Draft Rezone Ordinance and Rezone Parcel List

Mira Mesa Community Plan
Draft Rezone Ordinance and Rezone Parcel List
Available under separate cover:

<https://www.sandiego.gov/planning/community-plans/updates/mira-mesa>

ORDINANCE NUMBER O-_____(NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 1, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 131.0704 AND 131.0707 AND TABLE 131-07A AND AMENDING CHAPTER 13, ARTICLE 2, DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 132.1402 AND TABLE 132-14A AND BY ADDING NEW DIAGRAM 132-14U, ALL RELATING TO THE MIRA MESA COMMUNITY PLAN UPDATE.

WHEREAS, the City of San Diego desires to update the Mira Mesa Community Plan, which was adopted in 1992; and

WHEREAS, implementation of the proposed update requires amendments to the San Diego Municipal Code sections relating to the Mixed-Use Base Zones; and

WHEREAS, the proposed mixed-use base zones are intended to accommodate small to large-scale horizontal or vertical mixed-use development, while maintaining connections to transit and promoting the livability and vitality of the development; and

WHEREAS, the proposed amendments to the EMX (Employment Mixed-Use) Zones support the retention of base sector industries and expansion of the innovation economy;

WHEREAS, implementation of the proposed update requires amendments to the San Diego Municipal Code sections relating to the Community Plan Implementation Overlay Zone (CPIOZ); and

WHEREAS, the proposed Community Plan Implementation Overlay Zone implements supplemental development regulations in the Mira Mesa Community Plan; and

WHEREAS, the supplemental development regulations are intended to ensure that future growth is developed in a manner that improves the community's sense of place by incorporating pedestrian-friendly and transit-oriented development with unique districts and urban villages; and

WHEREAS, the proposed CPIOZ Type A identifies urban villages within the Mira Mesa

community where ministerial approval would be granted for projects consistent with the Mira Mesa Community Plan, and comply with the base zone regulations and supplemental development regulations NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 13, Article 1, Division 7 of the San Diego Municipal Code is amended by amending sections 131.0704 and 131.0707 and Table 131-07A to read as follows:

§131.0704 Purpose of the EMX (Employment Mixed-Use) Zones

The purpose of the EMX zones is to provide a mix of uses with a focus on non-residential uses with opportunities for residential *development*. The EMX zones allow for a broad mix of uses, including office, research and development, industrial, and retail. Non-residential *development* shall be the *primary use*. The *secondary use* can be non-residential or residential. If the *secondary use* is non-residential, it must be a different non-residential use than the *primary use*. *Development that contains a research and development use within Prime Industrial Land and Prime Industrial Land - Flex does not require a secondary use.*

The EMX zones are differentiated in Table 131-07B based on *floor area ratio* and *structure height*.

§131.0707 Use Regulations Table for Mixed-Use Zones

The uses allowed in the mixed-use zones are shown in Table 131-07A.

Legend for Table 131-07A

[No change in text].

Table 131-07A
Use Regulations Table for Mixed-Use Zones

Use Categories/Subcategories	Zone Designator	Zones					
	1st >>	RMX			EMX		
	2nd >>	1	2	3	1	2	3
Open Space through Separately Regulated Residential Uses, Boarder & Lodger Accommodations		[No change in text.]					
Continuing Care Retirement Communities		L	L	L	<u>L⁽¹⁾⁽⁹⁾</u>	<u>L⁽¹⁾⁽⁹⁾</u>	<u>L⁽¹⁾⁽⁹⁾</u>
Employee Housing:							
6 or Fewer Employees		N	N	N	<u>L⁽¹⁾</u>	<u>L⁽¹⁾</u>	<u>L⁽¹⁾</u>
12 or Fewer Employees		-	-	-	<u>L⁽¹⁾</u>	<u>L⁽¹⁾</u>	<u>L⁽¹⁾</u>
Greater than 12 Employees		-	-	-	<u>C⁽¹⁾</u>	<u>C⁽¹⁾</u>	<u>C⁽¹⁾</u>
Fraternities, Sororities and Student Dormitories		C	C	C	<u>C⁽¹⁾</u>	<u>C⁽¹⁾</u>	<u>C⁽¹⁾</u>
Garage, Yard, & Estate Sales through <i>Movable Tiny Houses</i>		[No change in text.]					
<i>Permanent Supportive Housing</i>		L	L	L	<u>L⁽¹⁾</u>	<u>L⁽¹⁾</u>	<u>L⁽¹⁾</u>
Residential Care Facilities:							
6 or Fewer Persons		P	P	P	<u>P⁽¹⁾</u>	<u>P⁽¹⁾</u>	<u>P⁽¹⁾</u>
7 or More Persons		C	C	C	<u>C⁽¹⁾</u>	<u>C⁽¹⁾</u>	<u>C⁽¹⁾</u>
Transitional Housing:							
6 or Fewer Persons		P	P	P	<u>P⁽¹⁾</u>	<u>P⁽¹⁾</u>	<u>P⁽¹⁾</u>
7 or More Persons		L	L	L	<u>L⁽¹⁾</u>	<u>L⁽¹⁾</u>	<u>L⁽¹⁾</u>
Watchkeeper Quarters through Separately Regulated Commercial Services Uses , Assembly and Entertainment Uses, Including Places of Religious Assembly		[No change in text.]					
Bed & Breakfast Establishments:							
1-2 Guest Rooms		P	P	P	<u>P⁽¹⁾⁽⁹⁾</u>	<u>P⁽¹⁾⁽⁹⁾</u>	<u>P⁽¹⁾⁽⁹⁾</u>
3-5 Guest Rooms		P	P	P	<u>P⁽¹⁾⁽⁹⁾</u>	<u>P⁽¹⁾⁽⁹⁾</u>	<u>P⁽¹⁾⁽⁹⁾</u>
6+ Guest Rooms		P	P	P	<u>P⁽¹⁾⁽⁹⁾</u>	<u>P⁽¹⁾⁽⁹⁾</u>	<u>P⁽¹⁾⁽⁹⁾</u>
Boarding Kennels/Pet Day Care through Signs, Separately Regulated Signs Uses , Theater <i>Marquees</i>		[No change in text.]					

Footnotes for Table 131-07A

¹through ⁸ [No change in text.]

⁹ Not allowed on sites designated as Prime Industrial Land – Flex in a *land use plan*.

Section 2. That Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is amended by amending section 132.1402 and Table 132-14A and by adding Diagram 132-14U to read as follows:

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14U.

**Table 132-14A
Community Plans with Property in the Community Plan Implementation Overlay Zone**

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Barrio Logan (See Diagram 132-14T)	C-1018
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-4344
College Area (See Diagram 132-14Q)	B-4339
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Kearny Mesa (See Diagram 132-14S)	C-1011
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway-Pacific Highway (See Diagram 132-14D)	B-4331
<u>Mira Mesa (See Diagram 132-14U)</u>	<u>C-1025</u>

Mission Valley (See Diagram 132-14R)	C-1013
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Peñasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-989

(b) [No change in text.]

DIAGRAM 132-14A through DIAGRAM 132-14T [No change in text.]

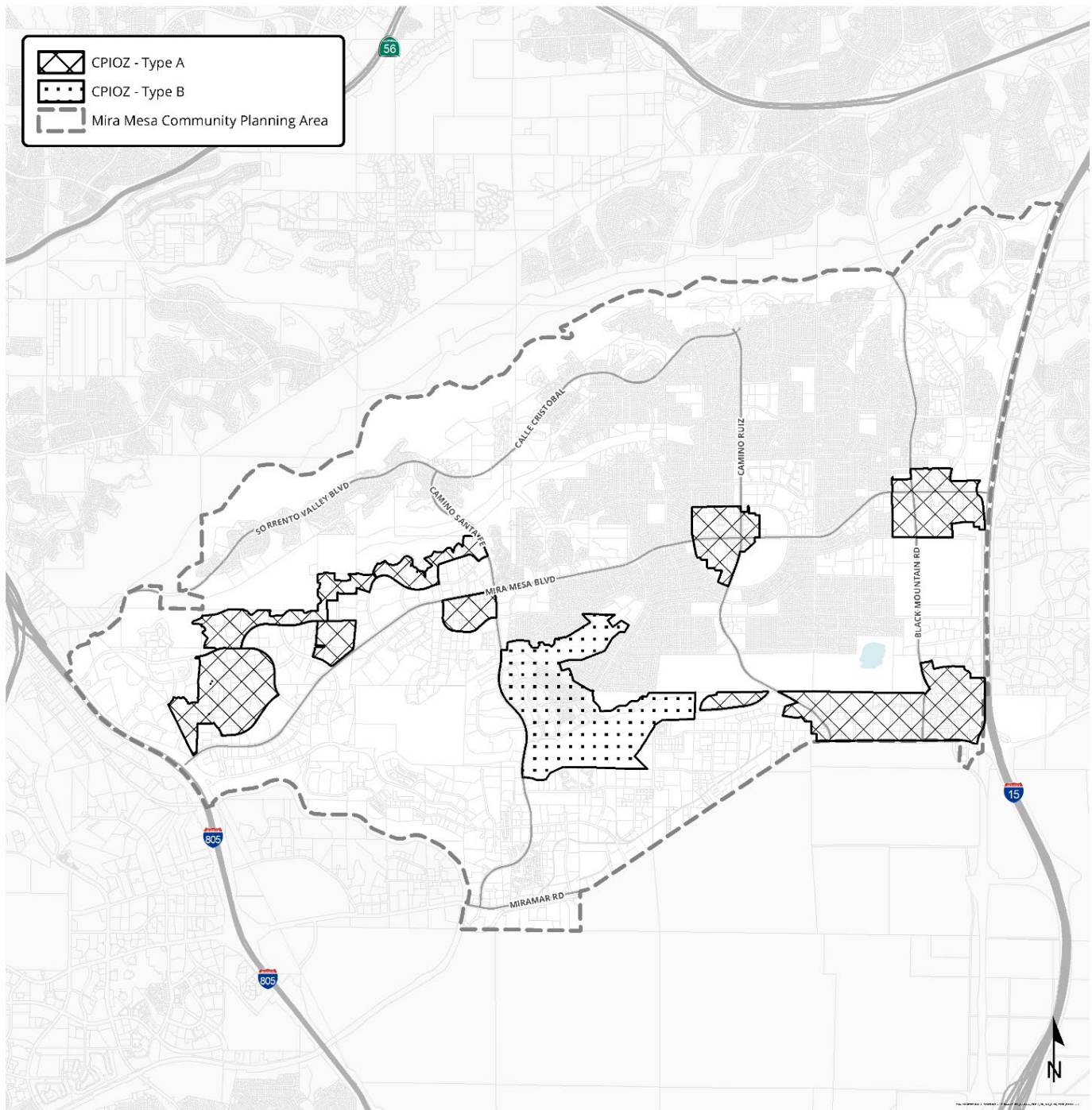


DIAGRAM 132-14U

Mira Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map. No. C-1025 for illustration purposes only.

Section 3. That a full reading of this Ordinance is dispensed with prior to passage, a written copy having been made available to the Council and the public prior to the day of its passage.

Section 4. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) acting as the Airport Land Use Commission (ALUC) for a consistency determination.

Section 5. That if the ALUC finds this consistent with the Airport Land Use Compatibility Plans (ALUCP) for the Marine Corps Air Station Miramar (MCAS Miramar), this Ordinance shall take effect and be in force on the date of the finding of consistency, provided that and not until at least thirty days have passed from the date of final passage, or the date that San Diego Resolution R-_____, adopting the Mira Mesa Community Plan becomes effective, whichever date occurs later, except that all provisions of this Ordinance that concern property that is inside the Coastal Overlay Zone, and are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies the provisions as a local coastal program amendment.

Section 6. That if the ALUC determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCP for MCAS Miramar, the Ordinance shall be submitted to the City Council for reconsideration.

Section 7. That if the ALUC determines that this Ordinance is conditionally consistent with the ALUCP for MCAS Miramar, but that consistency is subject to

proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, or the date that San Diego Resolution R-_____, adopting the Mira Mesa Community Plan becomes effective, whichever date occurs later, except that all provisions of this Ordinance as amended that concern property that is inside the Coastal Overlay Zone, and that are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies the provisions as a local coastal program amendment.

Section 8. That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote. The proposed decision and findings shall be forwarded to the ALUC, the California Department of Transportation, Division of Aeronautics, and the airport operators for the applicable airport(s). The City Council shall hold a second hearing not less than forty-five days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and a final decision to overrule a determination of inconsistency shall require a two-thirds vote.

Section 9. That if the City Council makes a final decision to overrule a determination of inconsistency, this Ordinance shall take effect and be in force on the thirtieth day from and after that final decision, or the date that San Diego Resolution R-_____, adopting the

Mira Mesa Community Plan becomes effective, whichever date occurs later, except that the all provisions of this Ordinance that concern property that is inside the Coastal Overlay Zone, and that are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program amendment and shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 10. That permits shall not be issued for development that is inconsistent with the provisions of this Ordinance unless complete applications for the permits were submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with the sections above.

APPROVED: MARA W. ELLIOTT, City Attorney

By

Jeanne L. MacKinnon
Deputy City Attorney

JM:ssb
XX/XX/2022
Or.Dept:
Planning
Doc. No.:
XXXXXX
XX

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

DRAFT

Attachment 13

Mira Mesa CPU Draft PEIR & Comments

Mira Mesa Community Plan
Draft Program Environmental Impact Report (PEIR) &
Comments

Available under separate cover:

<https://www.sandiego.gov/planning/community-plans/updates/mira-mesa>



MIRA MESA COMMUNITY PLAN

Changes to Proposed Community Plan September 2022 Draft

Page 30

Employment uses would be the primary use, and residential uses are ~~uses are~~ allowed in areas designated Prime Industrial Land - Flex.

Page 36

Airport Influence Area for Marine Corps Air Station (MCAS) Miramar ~~includes portions of the Mira Mesa community~~ covers nearly the entire area of the Mira Mesa community. Areas which are compatible for residential development within the Airport Influence Area will nonetheless experience aircraft noise and overflight. The Airport Influence Area serves as the planning boundary for the Airport Land Use Compatibility Plan and is divided into two review areas:

Page 80

Replace policy 4.5 with the text as follows: Coordinate with the San Diego Unified School District to explore options for the provision of pre-kindergarten to 12th grade educational facilities to serve Mira Mesa students as needed. Work with the school district to transform school facilities in Mira Mesa into neighborhood focal points with a strong image and identity.

- a) Coordinate school facility planning with residential development to assure that permanent core facilities will be available to accommodate the increased student population without overcrowding.
- b) Continue to pursue additional opportunities for potential school sites within the Carroll Canyon area, including but not limited to land designated for non-residential uses.

- c) Support the siting of a school within the Stone Creek Master Plan Area, should SDUSD choose to build one, based on the SDUSD enrollment needs (refer to the Stone Creek Master Plan Area).
- d) Encourage the collaboration of San Diego Unified School District and other educational centers, such as Miramar College, for siting school facilities.
- e) Pursue joint use agreements for community use of school facilities during non-school hours for educational, recreational, and cultural purposes.
- f) Partner with local institutions and businesses to provide career technical education work-based opportunities for students.
- g) New development should be adequately buffered from existing school sites, such as with landscaping, grade separation, or streets. School access to open space canyons should be provided, where feasible.
- h) Design of residential development in the vicinity of elementary schools should incorporate safe and direct multi-modal access for students (Safe Routes to School Programs) and avoid the crossing of major streets wherever possible.
- i) Encourage the construction of multi-story school facilities where aligned with California Department of Education school facility requirements.
- j) Encourage the establishment of public schools in the community's mixed-use villages

Page 82

Moved policy 4.12 to land use element Page 35 after 2.24 Compatibility and updated as follows: 4.12 2.25 Real Estate Disclosure. Residential real estate transactions must disclose that property for sale or lease is located within a designated airport influence area and may be subject to some of the annoyances or inconveniences associated with proximity to an airport and aircraft operations.

Page 94

5.6 Reconnaissance Survey. Complete a Reconnaissance Survey of the ~~industrial~~ un-surveyed portions of the community

Page 109

Village Area Recreation Facilities Park/recreation features required by CPIOZ Recreation Value points for CPIOZ areas is based on projected potential residential populations. Per CPIOZ Supplemental Development Regulations, ~~developments that occur on parcels greater than 2.0 acres will provide their park requirements on-site~~ all new residential or residential mixed-use development on a premises equal to or

greater than 2 acres, or with a gross floor area equal to or greater than 75,000 square feet, shall satisfy Recreation Value Points on-site by providing a publicly-accessible park(s) and amenities. At this time, numbers (at 50%) shown are placeholders for discussion and analysis, pending further calculations.

Page 110

2020 ~~P~~population Statistics

Page 112

For reference, the total recreation value points of existing facilities in ~~2019~~ 2020 is 6,880

Page 142

The Community Plan follows through on this strategy by focusing growth into pedestrian-oriented, residential and commercial mixed-use areas that are served by transit – referred to here as Urban Villages, which are listed below and shown in ~~Figure 8-1~~ Figure 8-2.

Page 148

(first bullet) Any development within the boundaries of CPIOZ Type A where the proposed development complies with the SDR and all applicable regulations in the Land Development Code can be processed ministerially.

(second bullet) Any development within the boundaries of CPIOZ Type A that does not comply with the SDR in this chapter requires a Process Two Neighborhood Three Site Development Permit.

Page 149

DR.1. Urban Village Parks

All new residential or residential mixed-use development on a premises equal to or greater than 2 acres, or with a gross floor area equal to or greater than 75,000 square feet, shall satisfy Recreation Value Points on-site by providing a publicly-accessible park(s) and amenities within each Urban Village as shown in Figures 8-9 through 8-14 ~~shall provide parks and amenities that include~~ that complies with all of the following:

~~1. A park(s) that totals a minimum area equal to 10 percent of the premise.~~

1. A recreational easement shall be provided for the park(s) that allows for public access and use, at minimum, during the daytime.

2. The location of the park(s) shall be designed to connect to the pedestrian circulation system for the development.

3. A minimum of 20 percent of a park(s) perimeter shall front a public right-of-way or privately maintained street open to the public and shall not be obstructed by a structure.

4. Wayfinding signage shall be installed to direct the public to the park(s) at the entrance of the development and/or along ancillary pathways and private streets.

5. Signage shall be provided at the entrance of the park(s) to advise the public of the hours of public access.

Development that designs and constructs an onsite park that satisfies the development's park standard identified in the Parks Master Plan and seeks to be eligible for any exemption of the City-wide DIF shall meet the requirements of Municipal Code §142.0640.

Page 154

SDR. 6. 3. ~~The private street shall be designed to visibly reinforce the public access~~ The private street shall be designed consistent with urban parkway configurations for a non-contiguous sidewalk with street trees and pedestrian scale lightings consistent with the Street Design Manual.

Page 155

SDR. 8 - To accommodate additional capacity for transit and bicycle facilities, developments fronting both sides of Barnes Canyon Road/Scranton Road shall ~~provide~~ dedicate 10 feet of public right-of way from existing curb to building face along the length of Barnes Canyon Road/Scranton Road as shown on Figure 8-10.

SDR.10 - ~~Distribution and storage uses shall be permitted if there are no new residential uses built after the adoption of the community plan within 1,000 feet measured from the property line.~~ Distribution and storage uses shall be permitted. Truck parking and loading areas shall be screened with landscaping, wrapped buildings, or an architectural screen so they are not visible from the public right-of-way.

SDR.11 – Sites zoned RMX shall maintain a minimum of ~~25~~ 10 percent of the net rentable square footage for commercial uses. The calculation of rentable square footage shall include all buildings within the premises, including any existing buildings that will remain.

Figure 2-1. Prime Industrial Lands

Changed approximately 28.7 acres in Barnes Canyon area from Prime Industrial Land – Flex to Prime Industrial Land.

Figure 2-2. Planned Land Uses

Changed approximately 28.7 acres in Barnes Canyon area from Urban Employment Village to Technology Park.

Attachment 15

Other Major Planning Efforts in Mira Mesa

The following are other major planning efforts and proposed community plan amendments within the Mira Mesa Community Plan Area:

- *Carroll Canyon – Stone Creek Master Plan:* The proposed Master Plan which includes a community plan amendment would allow for up to 4,445 homes, 175 hotel rooms, 174,000 square feet of retail, 200,000 square feet of office space, 135,000 square feet of business park space, 415,000 square feet of light industrial space, 300,000 square feet of high-tech space, 104 acres of parks and open space, and school site.
- *Carroll Canyon – 3-Roots Master Plan:* In 2020, the City Council approved the 3-Roots master development which will consist of 1,800 homes, a 23-acre public park, an approximately 160,000 square foot retail center, and a mobility hub along Carroll Canyon Road and Camino Santa Fe. The first phases of the development are currently under construction.
- *El Camino Memorial:* A proposed permit amendment to add 5.7-acres of cemetery development area to include a new bridge, paved road, grading and expansion of cemetery burial areas to the 211-acre cemetery.
- *Carroll Canyon Road Alignment Study:* The City is studying potential alignment options for a future extension of Carroll Canyon Road between Carroll Road and just west of Camino Santa Fe.
- *Carroll Canyon Golf Community Plan Amendment:* A proposed community plan amendment to redesignate approximately 8.4 acres of the property from Open Space to Commercial Recreation to allow for the expansion of the existing golf facilities into a Golf Entertainment Facility.
- *OnPoint Tech Center Community Plan Amendment:* A proposed community plan amendment to redesignate approximately 9 acres of the 36-acre site from Open Space to Technology Park to allow for future employment use.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
AMENDING THE MIRA MESA COMMUNITY PLAN AND AMENDING
THE GENERAL PLAN TO EFFECT A COMPREHENSIVE UPDATE TO
THE MIRA MESA COMMUNITY PLAN.

WHEREAS, on December X, 2022, the City Council of the City of San Diego held a public hearing for the purpose of considering amendments and a comprehensive update to the Mira Mesa Community Plan and amendments to the City of San Diego General Plan and other actions associated with the comprehensive update to the Mira Mesa Community Plan; and

WHEREAS, the current Mira Mesa Community Plan was adopted in 1992 and encompasses land within the Mira Mesa community; and

WHEREAS, the Mira Mesa Community Plan is the Local Coastal Program for the Mira Mesa Community Plan area; and

WHEREAS, this comprehensive update to the Mira Mesa Community Plan creates a new community plan for the Mira Mesa community, in order to recognize its unique land use and urban form characteristics, and identity as a Subregional Employment Area; and

WHEREAS, as part of the plan update, the City's General Plan will be amended due to the Mira Mesa Community Plan being part of the adopted General Plan; and

WHEREAS, the Economic Prosperity Element of General Plan will be amended to include the Prime Industrial Land – Flex category that will allow flexibility to meet the demand of innovation sectors and for workforce housing in a mixed-use setting; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on November 3, 2022, to consider this comprehensive update to the Mira Mesa Community Plan;

and

WHEREAS, the Planning Commission recommended certification of Program Environmental Impact Report (SCH. No. 2022090061) prepared as part of this project; and

WHEREAS, the Planning Commission found, based on its hearing record, that this comprehensive community plan update is consistent with and implements the City of San Diego's General Plan and Climate Action Plan and that the proposed update helps achieve long-term goals within the community as well as meeting city-wide goals; and

WHEREAS, on October 06, 2022, the San Diego County Regional Airport Authority (SDCRAA) acting as the Airport Land Use Commission determined that the proposed Mira Mesa Community Plan is conditionally consistent with the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan (ALUCP), with the condition that future construction within the project area complies with the airspace protection policies of the applicable ALUCP, including obtaining and complying with the conditions of a determination of no hazard from the Federal Aviation Administration (FAA) for any project meeting FAA notice criteria, and the City of San Diego Airport Land Use Compatibility Overlay Zone (ALUCOZ), which implements the noise and safety compatibility policies of the applicable ALUCP; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as the maps, exhibits, and written documents contained in the file for these updates on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Mira Mesa Community Plan incorporates the policies of the City of San Diego General Plan and Climate Action Plan.

BE IT FURTHER RESOLVED, that the City Council of the City of San Diego hereby updates the Mira Mesa Community Plan, which is also an amendment to the community's certified Local Coastal Program, and amends the General Plan, with a copy of said update and new plan being on file in the office of the City Clerk as Document No.

R-_____.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Jeanne L. MacKinnon Deputy City Attorney

JLM:nja

XX/XX/22

Or. Dept: Planning

Doc. No.: XXXXXXXX

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING A PROGRAM ENVIRONMENTAL IMPACT REPORT SCH. NO. 2022090061, ADOPTING THE FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS, AND THE MITIGATION MONITORING AND REPORTING PROGRAM, FOR THE COMPREHENSIVE UPDATE TO THE MIRA MESA COMMUNITY PLAN.

WHEREAS, the City of San Diego undertook a comprehensive update to the Mira Mesa Community Plan, amendments to the General Plan, amendments to the Land Development Code, and associated actions (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the matter was heard by the City Council on _____, 2022; and
WHEREAS, the City Council considered the issues discussed in the Program Environmental Impact Report SCH. No. 2022090061(Report) prepared for this Project; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is hereby certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and CEQA Guidelines Section 15091, the City Council hereby adopts the Findings made with respect to the Project, which are attached as Exhibit A and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and CEQA Guidelines Section 15093, the City Council hereby adopts the Statement of Overriding Considerations with respect to the Project, which is attached as Exhibit B and incorporated herein by reference.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, to implement the changes to the Project as required by this City Council, in order to mitigate or avoid significant effects on the environment, which is attached as Exhibit C and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the Office of the City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: MARA W. ELLIOTT, City Attorney

By

Jeanne L. MacKinnon
Deputy City Attorney

JM:mip
XX/XX/22
Or. Dept: Planning
Doc. No.: XXXXXXXX

ATTACHMENT(S): Exhibit A - Findings
Exhibit B - Statement of Overriding Considerations
Exhibit C - Mitigation Monitoring and Reporting Program

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

DRAFT