



# REPORT

## THE CITY OF SAN DIEGO TO THE PARK AND RECREATION BOARD

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DATE ISSUED: October 11, 2022

REPORT NO. 101

ATTENTION: Park and Recreation Board  
Agenda of October 20, 2022

SUBJECT: MIRA MESA COMMUNITY PLAN UPDATE

### SUMMARY

Issue: Should the Park and Recreation Board recommend approval of Mira Mesa Community Plan Update?

Staff's Recommendation: Recommend approval of Mira Mesa Community Plan Update

Other Recommendations: None

Fiscal Impact: Not applicable

Water and Energy Conservation Status: Not applicable

Environmental: [09/06/22](#)

### BACKGROUND

The City of San Diego Parks Mira Mesa Community Plan Update (CPU) is a planning effort intended to guide the vision for housing and infrastructure for the community of Mira Mesa, including a sustainable balance of parks and recreational opportunities, trails, open space conservation urban forestry, and open space conservation. This three-year planning effort has included extensive public outreach to develop policies, plan for par infrastructure, identify new recreational facilities, increase connectivity to recreation facilities, and identify potential new sites for parks.

Mira Mesa is a major suburban employment center and a residential community located in the north central portion of the City. The Mira Mesa Community Plan area is one of San Diego's largest communities in terms of land area, population, and

employment. The community plan area consists of 10,729 acres, located between Marine Corps Air Station (MCAS) Miramar on the south and Los Peñasquitos Canyons open space on the north, and between Interstate 805 and Interstate 15.

For more background information, see the Mira Mesa Community plan webpage, <https://www.planmiramesa.org>.

## DISCUSSION

The draft CPU was presented to the Board as an informational item in July of this year. The purpose of bringing this item to the Board in October is to ask for a recommendation on the CPU with respect to the park and recreation elements.

### Stakeholder Input

As was presented to the Board in July, the Planning Department has conducted a robust public engagement process over the years of the plan update, with not only the Mira Mesa Community Planning Group and its CPU Subcommittee, but with members of the public and with area businesses. The feedback has been integrated into the plan and EIR to address the needs and priorities across the Mira Mesa community.

### What are the proposed parks, recreation, and open space vision & strategies?

The Draft CPU envisions a well-connected system of parks, recreational facilities, and open space that provide opportunities for passive and active recreation, social interaction and community gathering, the enhancement of the public realm, and the protection of sensitive natural resources.

The goal is to provide parks where they are most needed. Additional park amenities, such as plazas, linear parks, urban pathways, and other public spaces are planned for the Urban Villages via Community Plan Implementation Overlay Zone (CPIOZ) Supplemental Development Regulations.

To increase value and use, the community's network of parks and recreational facilities should be well-connected by a variety of pathways (such as sidewalks, trails, and paseos, etc.), bikeways, and transit. In addition, parks should vary in programming and design, from dog off-leash areas to community gardens and exercise stations, for example, to cater to the diverse needs of Mira Mesa's users. In addition, connections will be strengthened to open spaces, canyons, and preserves – such as Los Peñasquitos Canyon Preserve – with new scenic overlooks, trails, and trailhead pocket parks. The Draft CPU calls for new parks and for additional recreation amenities to be added to existing neighborhood parks; it also incorporates

the addition of amenities and renovations to existing parks, incorporating elements from the Parks and Recreation Department’s unfunded park improvement list. Over 58 acres of proposed parks and one recreation center are planned in the Carroll Canyon area, in particular at 3 Roots and at Stone Creek, per their respective master plans. Mira Mesa has an abundance of natural open space area, and trail planning and conservation is key in the park planning effort, with over 17 miles of proposed trails that have been identified to enhance outdoor experiences.

The Planning Department is utilizing the Recreation Value Points system adopted in the Parks Master Plan to address future park needs. Figure 6-2 lists existing built and proposed CPU Recreation Value Points analysis for Mira Mesa with further recreational facilities that have been added since getting public feedback on the Draft CPU. Community input has focused on active recreation, and the Draft CPU addresses these concerns by identifying potential park lands for future acquisition.

*Recreation Value Point Analysis*  
*Excerpted from Draft Community Plan Update, Figure 6-2*

2019 population Statistics	
Total population:	76,080
Population / 1,000:	76
Recreation Value Points Goal, 100 points per thousand:	7,608
Current/existing Recreation Value Points:	6,880.71
Current Recreation Value Points deficit:	(-727.29)
Potential Buildout Population Statistics, Planned Potential Facilities	
Total potential 2050 population:	143,414
Population / 1,000:	143
Recreation Value Points Goal at 2050, at 100 points per thousand:	14,300
Plan Build-out Recreation Value Points (existing plus proposed):	11,196
Plan Build-out Recreation Value Points deficit:	(-3,104)

Recreation value emphasizes the activities and experiences that residents can enjoy, rather than solely the acreage of parkland. It measures the inherent benefits of park spaces – the ability for park facilities to support active recreation and exercise; encourage socializing; link people to transit, bike facilities, trails, and active public areas; and invite activity throughout the day. The proposed parks, trails and recreation spaces that are identified in the draft CPU’s Figure 6-2 are planned to maximize the recreation opportunities that will serve the increasing number of community residents.

Proposed Community Plan Implementation Overly Zone (CPIOZ) Supplemental Development Regulations (SDR's) will greatly incentivize new development within Mira Mesa's urban villages to implement a variety of public spaces, such as parks, plazas, linear parks, trails, and urban forestry pathways that will serve as focal points for community gatherings, recreation, or events, such as farmers markets and festivals. It also leverages adjacency and relationship to nearby natural open spaces and recreational amenities, providing new and accessible connections to creeks, canyons, and trails, and integrate them into developments.

### Conclusion and Next Steps


Staff heard back in July from the Board on a few items to confirm:

- Design for maintenance of pocket parks overlooking Los Peñasquitos Canyon Preserve.
- Explore joint-use facilities with Miramar College and Mira Mesa High School.
- Explore partnerships with SDG&E on easements.
- Explore ways to differentiate between land/acreage vs. recreational amenity Recreational Value Points.

Staff responses to the feedback and input from the Board are as follows. Staff has coordinated the draft plan recreation elements with Parks and Recreation staff on the proposed new facilities and maintenance requirements. In regard to joint-use facilities, staff has corresponded with the Parks and Recreation Department joint-use liaison on existing and potential new joint-use strategies; the agreements with Miramar College at the Ned Baumer Aquatics Facility and Hourglass Field House will be maintained, but San Diego Unified has no capacity or plans for joint use at Mira Mesa High School due to its own after-school sports/athletics programs. On the cooperative use of SDG&E easements, the draft CPU Figure 6-1 shows the public use of the existing trail between Lusk Boulevard and Mira Sorrento Place, and staff will continue to leverage new opportunities to obtain public access to easements with trail opportunities. Lastly, in the draft CPU, Section C, Part 1, a narrative description of the planned facilities and amenities is provided, and a text box on page 99 clarifies the Recreational Value Point system.

The next step in the Community Plan update process is to issue a final Draft plan and Final Draft EIR later this month. Staff will present to the Historic Resources Board October 27th, then is scheduled present to the Planning Commission on November 3rd, followed by a scheduled hearing at the Land Use and Housing Committee November 17th. It is anticipated that the CPU will be heard at City Council in early December.

Respectfully submitted,



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