



SD Mira Mesa
Community Plan Update

EXISTING CONDITIONS
COMMUNITY ATLAS

November 2018

The City of
SAN DIEGO

Google Earth

Image: Google Earth

PREPARED BY:



MOBILITY CHAPTER FIGURES BY:

Kimley»Horn

CONTENTS

1. Introduction and Overview.....	1
1.1 Introduction	1
1.2 Community Plan Purpose and Process.....	2
1.3 Regional Location and Planning Boundaries.....	3
1.4 Mira Mesa Overview	5
1.5 Existing Plans in Mira Mesa.....	8
2. Land Use and Development	14
2.1 Existing Land Use	14
2.2 Residential Density.....	16
2.3 Non-Residential Development Intensity	18
2.4 Public Facilities	20
2.5 Parks, Recreation and Open Space.....	22
2.6 Land Use Siting Opportunities	26
2.7 Land Use Siting Constraints	28
3. Economic Setting	30
3.1 Employment	30
3.2 Business Landscape.....	32
3.3 Economic Value by Land Use	34
3.4 Parcel Economic Analysis	36
4. Community Form	38
4.1 Landform and Natural Features	38
4.2 Street Network	40
4.3 Street, Block, and Building Footprint	42
4.4 Buildings	44
4.5 Place Type.....	48
5. Mobility	50
5.1 Street and Freeway	50
5.2 Transportation to Work.....	52
5.3 Transit	54
5.4 Bicycle	58

5.5 Pedestrian	62
6. Natural Environment and Open Space.....	64
6.1 Biological Resources	64
6.2 Hydrology, Flooding and Wildfire.....	68
6.3 Storm Water Infrastructure	70
6.4 Urban Forest	72
7. Environmental Hazards, Pollution, and Community Health	74
7.1 Hazardous Materials and Pollution Exposure	74
7.2 Community Health	76
8. Opportunities and Constraints	80
8.1 Opportunities and Constraints.....	80

FIGURES

Figure 1-1: Process and Timeline.....	3
Figure 1-2: Mira Mesa CPA Regional Location.....	3
Figure 1-3: Planning Area.....	4
Figure 1-4: Adopted Community Plan Land Use	9
Figure 1-5: Community Specific & Master Plans.....	11
Figure 1-6: Current Zoning	13
Figure 2-1: Existing Land Use	15
Figure 2-2: Existing Residential Density	17
Figure 2-3: FAR Illustration	18
Figure 2-4: Non-Residential Development Intensity (FAR).....	19
Figure 2-5: Public Facilities	21
Figure 2-6: Existing Parks, Recreation and Open Space.....	23
Figure 2-7: Existing and Proposed Parks, Recreation and Open Space.....	25
Figure 2-7: Smart Growth and Transit Priority Areas	27
Figure 2-8: Coastal Zone	28
Figure 2-9: Airport Influence Areas	29

Figure 3-1: Prime Industrial Land	31
Figure 3-2: Business Locations	33
Figure 3-3: Property Tax Revenue Per Acre.....	35
Figure 3-4: Vacant Land, Assessed Value Ratio, and Low FAR Analysis	37
Figure 4-1: Topography and Natural Features	39
Figure 4-2: Streets and Highways	41
Figure 4-3: Block Pattern Detail	42
Figure 4-4: Streets, Blocks, and Buildings	43
Figure 4-5: Residential Building Age	45
Figure 4-6: Non-Residential Building Age	47
Figure 4-7: Suburban Place Type.....	49
Figure 5-1: Existing Street Classification and Volume	51
Figure 5-2: Household Transportation Expense	53
Figure 5-3: Transit Routes.....	55
Figure 5-4: Transit Opportunities & Constraints	57
Figure 5-5: Bicycle Facilities	59
Figure 5-6: Bicycle Opportunities and Constraints	61
Figure 5-7: Pedestrian Mode Share	62
Figure 5-8: Pedestrian Opportunities and Constraints.....	63
Figure 6-1: Vegetation and Multi-Habitat Planning Area	65
Figure 6-2: Habitat and Potential Areas of Occurrence of Special Status Species.....	67
Figure 6-3: Hydrology, Flooding and Wildfire	69
Figure 6-4: Stormwater Infrastructure	71
Figure 6-5: Tree Canopy Coverage	73
Figure 7-1: Clean Up Sites	74
Figure 7-2: Hazardous Waste Sites	74
Figure 7-3: Traffic Density and Known or Potential Contaminated Sites	75
Figure 7-4: Access to Parks, Fitness and Recreation Centers.....	77
Figure 7-5: Access to Transit, Schools & Amenities	79
Figure 8-1: Opportunities & Constraints	81

CHARTS

Chart 1-1: Mira Mesa Population and Housing Growth.....	5
Chart 1-2: Age Groups, Mira Mesa and San Diego	6
Chart 1-3: Household Size, Mira Mesa and San Diego	6
Chart 1-4: Household Income, Mira Mesa and San Diego.....	6
Chart 1-5: Ethnic Breakdown of Mira Mesa	6
Chart 1-6: Occupancy Status	7
Chart 1-7: Rate of Growth – 2010 to 2015	7
Chart 1-8: Mira Mesa Growth Projection	7
Chart 1-9: Mira Mesa Housing Price to Income Ratio	7
Chart 1-10: Community Plan Adopted Land Use Summary.....	8
Chart 2-1: Existing Land Use Summary.....	14
Chart 2-2: Breakdown of Existing Residential Densities	16
Chart 2-3: FAR Breakdown.....	18
Chart 2-4: City of San Diego GHG Emissions 2016	26
Chart 2-5: Mira Mesa Average Household Carbon Footprint.....	26
Chart 3-1: Mira Mesa Workers Inflow/Outflow Analysis	30
Chart 3-2: Commuter Flow (Top 25 ZIP Code).....	30
Chart 3-3: Fiscal Year 2018 Countywide Property Tax Distribution	34
Chart 4-1: Residential Building Age	44
Chart 4-2: Non-Residential Building Age	46
Chart 5-1: Average Commute Time.....	52
Chart 5-2: Vehicle Available by Tenure	52
Chart 5-3: Journey to Work Mode Share	52
Chart 7-1: Unhealthy Behavior	76
Chart 7-2: Health Outcomes	76

TABLES

Table 1-1: Existing Mira Mesa Community Plan Designated Land Uses	8
Table 1-2: Existing Zoning Designations	12
Table 2-1: Existing Land Use.....	14
Table 2-2: Mira Mesa Public School Enrollment	20
Table 2-3: List of Existing Parks	22
Table 2-4: Park Facilities Descriptions	24
Table 3-1: Mira Mesa Employment History and Projections by Sector/Industry.....	30
Table 3-2: Assessed Value (AV) of Existing Land Use	34
Table 5-1: Existing Transit Routes	54
Table 6-2: Special Status Species.....	66