Mira Mesa Planning Area
Mira Mesa Community Plan Update

• **Background**
  • Land Use & Urban Design
  • Mobility
  • Recreation & Public Facilities
  • Environmental Impact Report
  • Recommendations
Planning Department

MIRA MESA CPU - SCHEDULE

Fall 2018

CPU LAUNCH & EXISTING CONDITION

2019 - 2021

CONCEPTS & ALTERNATIVES

Spring 2022

COMMUNITY DISCUSSION DRAFT

Summer 2022

DRAFT PLAN & DRAFT ENVIRONMENTAL IMPACT REPORT

Fall 2022

HEARINGS: FOR CONSIDERATION BY CITY COUNCIL

Spring 2022

2019 - 2021

Summer 2022

Fall 2022

Fall 2018

4
Mira Mesa CPU Advisory Committee Meetings

Open House, Pop-Up Booth, and Workshops

Online Engagement & Stakeholder Interviews

- Oct – Nov 2018: Online Survey
- Apr – Aug 2019: Stakeholder Interviews
- Dec- Jan 2020: Wateridge Survey
- Aug – Sept 2020: Online Community Engagement Tool
Public Engagement & Technical Studies

- Mira Mesa Community Atlas
- Community Engagement Phase I
- Land Use Compatibility Analysis (Sorrento & Miramar)
- Urban Design, Public Space, & Parks Analyses & Renderings
- Online Community Engagement Tool
- Peer-Cities & Citywide Analysis
- Subregional Employment Area Profile
- Market Demand & Collocation Study
- Mobility Existing Conditions
- Mobility Corridor Concepts
- Mobility Technical Report

Available @ www.PlanMiraMesa.org

300+ community comments
Community Plan Update

• Contains the long-term community vision, goals, policies, maps, & figures to guide future development

• Identifies future infrastructure improvements

• Provides site-specific supplemental development regulations to incentivize:
  
  o Onsite development of new parks & mobility infrastructure

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Establish Live/Work/Play Urban Villages

- Urban Pathways
- Pedestrian-oriented environment
- Incentives for parks & public spaces
- Incentives for mobility infrastructure

Community Plan Implementation Overlay Zone (CPIOZ)
Planned Land Uses (major change areas)

- Urban Employment Village
- Urban Village
- Neighborhood Village
- Residential High
- Business Park
- Business Park
- Tech Park
- Heavy Commercial
- Community Commercial

Legend:
- 29 = 0-29 du/ac; 44 = 0-44 du/ac; 54 = 0-54 du/ac; 73 = 0-73 du/ac; 109 = 0-109 du/ac
## Planned Land Uses – Total Build Out

<table>
<thead>
<tr>
<th></th>
<th>Homes</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Homes &amp; Jobs</strong></td>
<td>26,800</td>
<td>85,000</td>
</tr>
<tr>
<td><strong>Remaining Capacity</strong></td>
<td>+7,200</td>
<td>+27,000</td>
</tr>
<tr>
<td>(adopted community plan)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Proposed CPU Capacity</strong></td>
<td>+24,000</td>
<td>+5,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>58,000 Homes</strong></td>
<td><strong>117,000 Jobs</strong></td>
</tr>
</tbody>
</table>
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Planned Transit
(existing & proposed highlights*)
Planned Bike Network

40+ miles of proposed multi-use (class I) & cycle track (class IV)

25+ miles of proposed bike boulevard (class II)
Mode Share Percentages: All Daily Trips

**EXISTING/BASE YEAR**
- SOV: 54%
- HOV: 36%
- Active: 8%
- Transit: 1%
- Other: 1%

**PROPOSED PLAN**
- SOV: 39%
- HOV: 32%
- Active: 24%
- Transit: 4%
- Other: 1%
Proposed Vehicle Network: VMT

Resident VMT Per Capita - 2050
- Adopted Plan: 13.3
- Proposed CPU: 10.7

Employee VMT Per Capita - 2050
- Adopted Plan: 27.3
- Proposed CPU: 23.3

Source: SANDAG ABM Model
Mira Mesa Community Plan Update

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Existing & Planned Parks, Recreation and Open Space

- 100+ acres of proposed parks
- 17+ miles of proposed trails
- 5 existing & 2 proposed recreation centers
- 1 existing and 1 proposed aquatic complexes
Summary of New Facilities Short, Mid and Long Term

- 3 Roots: Community Park, two neighborhood parks (POPOS), new recreation center, & trails
- Stone Creek: Central Park, Westside Gardens, Rim Trails, & school site
- Mira Mesa Community Park Aquatic Complex & Canyon Hills Regional Park (approved GDPs)
- Planned Parks: Salk Neighborhood Park, Calle Cristobal Natural Park, Parkdale Trailhead Park, Zapata Street Park & various Pocket Parks.
- Joint-Use Parks: Sandburg Elementary and Hickman
- Linear Parks: Menkar Rd, New Salem St, Camino Ruiz, & Rickert Road
- Future Urban Village park sites, additional opportunities for future rec center & aquatic complex.
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Environmental Impact Report

- A Notice of Preparation (NOP) for the PEIR was issued on July 19, 2021
- The Draft PEIR was made available for a 45-day public review beginning September 6, 2022
  - Public comment period closed October 21, 2022
  - 10 comment letters received
- Final PEIR completed on November 17, 2022

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Community Planning Group Recommendation

• The Mira Mesa Community Planning Group voted 17-0-1 to provide thirteen recommendations to the Mira Mesa Community Plan Update in relation to:
  o Public Facilities – cost estimates, schedule, and funding mechanism
  o Parks, Trails, and Recreation Facilities - reducing park deficit, identifying funding and additional locations for recreation center and aquatic complex
  o Schools, Water, and Sewer – planning for expansion and upgrade
  o Transit, Bike Facility, and Traffic – a need for further study and prioritization of building the Carroll Canyon Road extension
Advisory Board Recommendations

• The Mobility Board voted 7-0-0 to recommend approval of the Mira Mesa Community Plan Update

• The Park and Recreation Board voted 6-0-1 to recommend approval of the Mira Mesa Community Plan Update and to consider incorporation of the parks and recreation-related recommendations proposed by the Mira Mesa CPG

• The Historical Resources Board voted 8-0-0 to recommend approval of the Historic Preservation component of the Mira Mesa Community Plan Update and associated amendment to the City’s Historical Resources Guidelines of City’s Land Development Manual.
Planning Commission Recommendation

- The Planning Commission voted 7-0-0 to recommend approval of the Mira Mesa Community Plan Update
Land Use & Housing Committee Recommendation

- The Land Use & Housing Committee voted 4-0-0 to recommend approval of the Mira Mesa Community Plan Update
Revisions following the LU&H Meeting

Follow-up from the LU&H Committee, property owner requests, and general clarification:

• Stone Creek Master Plan Area – revised language to emphasize the site is an active mining operation until the site reclamation
• Refinements and additions to the Community Plan Implementation Overlay Zone Supplemental Development Regulations
• Changes to the Rezone Map
• Update to the Parks, Recreation, and Open Space Element
• PEIR Memo and Errata to reflect these changes
Staff Recommendation

1. CERTIFICATION of Program Environmental Impact Report SCH No. 2022090061

2. ADOPTION of a resolution adopting the Mira Mesa Community Plan and amending the community’s Local Coastal Program and the General Plan

3. ADOPTION of an ordinance amending the Land Development Code Chapter 13, Article 1, Division 7, and Chapter 13, Article 2, Division 14; and amending the City’s certified Local Coastal Program

4. ADOPTION of amendment to the Historical Resources Guidelines of the City’s Land Development Manual to exempt specified areas within the MM CPA from potential historic resource review under SDMC 143.0212.

5. ADOPTION of an ordinance rezoning land within the Mira Mesa Community Planning Area consistent with the Mira Mesa Community Plan
Proposed CPU & PEIR
Mira Mesa Community Plan Update

Planning Department
December 5, 2022 – City Council - Item 204