



The Mira Mesa Community Planning Group

A Ten-year Retrospective

By

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The Planning Process

- The San Diego General Plan
 - City of Villages strategy: focuses growth into mixed-use activity centers
 - Urban
 - Community and Neighborhood
 - Downtown
 - Transit corridors
 - Planning Department website
 - www.sandiego.gov/planning
 - Based upon ten guiding principles

Guiding Principles

1. An open space network formed by parks, canyons, river valleys, habitats, beaches, and ocean;
2. Diverse residential communities formed by the open space network;
3. Compact and walkable mixed-use villages of different scales within communities;
4. Employment centers for a strong economy;
5. An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
6. High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors;
7. Historic districts and sites that respect our heritage;
8. Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
9. A clean and sustainable environment; and
10. A high aesthetic standard.

Community Plans

- The San Diego General Plan is supplemented by over 50 community plans
- Community plans
 - Provide detailed land use designations tailored to each community
 - Provide more site-specific guidance than is possible in a citywide document
 - Remain consistent with the goals and policies of the General Plan

Mira Mesa Community Plan

- <http://www.sandiego.gov/planning/community/profiles/miramesa/pdf/mmcpfv.pdf>
- Last rewritten in 1992
- Includes:
 - Sensitive resources and open space
 - Transportation
 - Parks and recreation
 - Community facilities
 - Residential land use
 - Commercial land Use
 - Carroll master plan area
 - Development criteria

Projects – 1990's

- Walmart
 - Mira Mesa Boulevard and Camino Santa Fe (24-Hour Fitness location)
 - Disapproved
- Carl's Jr.
 - Mira Mesa Boulevard and Viper Way
 - Disapproved
- Sunset Pointe and Crescent Heights
 - Near Calle Cristobal and Camino Santa Fe
 - Approved but not built

Projects 1990s (continued)

- Carroll Canyon Master Plan
 - Approved in 1994
- Mira Mesa Market Center
 - I-15 and Mira Mesa Boulevard
 - Three-year committee effort
 - Approved in 1998

Noteworthy 21st Century Projects

- **Mercy Road Pressure Control Facility**
 - Alemania Road and Mercy Road near I-15
 - Project heavily impacted homes on Branicole Lane
- **Camino Ruiz Neighborhood Park**
 - North end of Camino Ruiz
 - Project delayed for many years due to lack of funds in the Facilities Benefit Assessment Fund
- **Lopez Ridge Community Park**
 - Calle Cristobal (south side near Camino Propico)

More 21st Century Projects

- **Biosite Headquarters**
 - Camino Santa Fe and Carroll Canyon Road
- **Mira Sorrento Place**
 - Reduced traffic on Mira Mesa Boulevard at I-805
- **Best Buy**
 - Mira Mesa Boulevard and Westview parkway
- **Jonas Salk Elementary School**
 - Parkdale Drive and Flanders Drive
 - Approved but not yet built

... and Still More

- Lusk Mira Mesa Business Park
 - Lusk Boulevard
- Qualcomm Building W, Building N, Building BA and Building O
- Mission Valley Christian Fellowship
 - Proposed to use office building in industrial area for church activities
 - Ultimately rejected by City Council
- Camino Ruiz Village
 - Extremely high-density proposed apartment or condominium
 - Camino Ruiz and Zapata Avenue
 - Developer abandoned project

...and More

- Dano Pegasus
 - Westview Parkway and Galvin
 - Detached Condominium
- Gen Probe
 - Mira Mesa Boulevard
- Miramar College Master Plan
 - Expansion to increase potential enrollment from 11,000 to 25,000 students
- Sorrento Valley Science Park
 - Depended on I-805 Carroll Canyon Road interchange

...and More

- Fly into the Future – conversion of MCAS Miramar to a civilian airport
 - Opposed by group
- San Diego Tech Center Master Plan Update



- Casa Mira View

Other Things

- Condominium conversions
 - Residential and commercial
 - An uncountable number
 - No criteria for approval or disapproval – approval recommended for all
- Street and traffic issues
 - Capricorn Way turn restrictions
 - Camino Ruiz across Los Peñasquitos Canyon
 - Signs, cross walks, and other safety provisions for schools
 - Road humps – good and bad

In the Wings

- Clem Abrams Property
- Stone Creek
- Alexandria Technology Center
 - Vista Sorrento Parkway
 - Approved but not yet built
- Carroll Canyon Road – I-805 Interchange
 - Final approval should come soon

Issues

- Encroachment
 - Non-industrial projects in industrial areas
 - Projects inconsistent with the MCAS Miramar AICUZ (Air Installations Compatible Use Zones)



Issues (continued)

- Mitigation for Traffic Impacts of Upcoming Projects
 - Hillery Drive direct access ramp to the I-15 managed lanes
- MCAS Miramar new aircraft
 - May require a new AICUZ from the Marines and a new ALUCP (Airport Land Use Compatibility Plan) from the San Diego County Regional Airport Authority
 - Rumors abound about more noise. **Wait for the facts.**