



September 6, 2024

California Coastal Commission
San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108- 4402

Subject: **City of San Diego LCP Amendment No. LCPA 6-NOC-23-0015-1 Mira Mesa Community Plan Update California Coastal Commission September 12, 2024 Hearing – Item Th16(d)**

Dear Commissioners,

The City of San Diego staff appreciates the opportunity to comment on the California Coastal Commission staff's recommended modifications to the Mira Mesa Community Plan Update and Local Coastal Program (land use plan) amendments. We want to thank Coastal Commission staff for the ongoing dialogue regarding the proposed modifications and their willingness to work with us on language. The City has worked with Commission staff on the potential modifications, and while we agree with many of the proposed modifications, the City cannot support the proposed modifications for lower-cost visitor accommodations.

City staff understands the need to maintain and develop visitor accommodations for visitors and community members of all income levels in the coastal zone and is supportive of developing policies that best support the preservation and development of lower-cost visitor accommodation within the Mira Mesa Community Plan Update. However, City staff is opposed to Modification 1, regarding lower-cost visitor accommodation, as there are no existing visitor accommodations within the Coastal Zone within the Mira Mesa Community Plan area. The proposed land use and zoning within the Coastal Zone includes open space, industrial, mixed-use, and residential uses. Only a single property is designated and zoned for Employment Mixed-Use (EMX-1) which allows for new hotels and is in a small section of the southern part of the Coastal Zone near Mira Mesa Boulevard. This portion of the Mira Mesa community, known as Sorrento Mesa, is an employment center with primarily hi-tech and biotech industries. Noise-sensitive use, including visitor accommodations, is limited by the Airport Land Use Compatibility Plan for the nearby Marine Corps Air Station Miramar due to noise levels that exceed 65 decibels and are also prohibited in the Accident Potential Zones. Currently, there are seven business-serving hotels with various price points in the Sorrento Mesa area that serve the adjacent employment uses, which all are outside the Coastal Zone:

- Courtyard
- Holiday Inn
- Country Inn
- Extended Stay
- Residence Inn
- Hyatt House
- Sonesta ES Suites

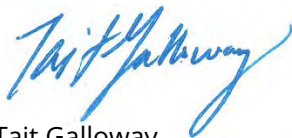
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The proposed modifications would provide an option for an in-lieu fee. However, a fee study has not been conducted to determine and demonstrate the proportionality and nexus of the fee amount, and the City is unclear how this fee was determined. Furthermore, the City is unclear on how the proposed language would be enforced or implemented by the City when the funds are held by other entities and their use is the responsibility of other entities.

The proposed modifications are drafted as regulations with an in-lieu fee. This approach is inconsistent with the policy framework of the community plan. The City adopts regulations and fees as part of ordinances within its Land Development Code which is a part of the City's Municipal Code. Community Plans provide land use vision with goals and policies to meet that vision and are adopted by resolution. The regulations implement the policies of the community plan. The potential unintended consequences of this fee will be to discourage future hotel development of any new low-cost accommodations in the coastal zone area where visitor accommodations are permitted.

City staff appreciates the California Coastal Commission's consideration of the City's requests outlined above. Please contact Coby Tomlins, Program Manager, at CTomlins@sandiego.gov if you have any questions.

Sincerely,



Tait Galloway
Deputy Director
City Planning Department
City of San Diego

Cc: Heidi Vonblum, Director, City Planning Department
Seth Litchney, Program Manager, City Planning Department
Coby Tomlins, Program Manager, City Planning Department
Liz Saidkhanian, Development Project Manager III, City Planning Department
Alexander Frost, Development Project Manager III, Development Services Department
Victoria Ortiz, Senior Planner, City Planning Department

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



September 12, 2024

SENT VIA EMAIL ONLY

Tait Galloway
Deputy Director
City Planning Department
City of San Diego

Re: Certification of City of San Diego LCP Amendment No. LCP-6-NOC-23-0015-1
(Mira Mesa Community Plan Update)

Dear Mr. Galloway:

On September 12, 2024, the California Coastal Commission approved the above referenced amendment to the City of San Diego Local Coastal Program (LCP). The amendment updates and replaces the existing Mira Mesa Community Plan.

The Commission approved the LCP Land Use Plan amendment with suggested modifications that address the protection of lower-cost overnight accommodations, sensitive habitat, water quality, archeological resources, and circulation and. The subject Implementation Plan amendment was approved as submitted. The attached modifications contain the specific changes adopted by the Coastal Commission.

Before the amendment request can become effectively certified, the Executive Director must determine that implementation of the approved amendment will be consistent with the Commission's certification order. This is necessary because the Land Use Plan amendment was certified with suggested modifications.

In order for the Executive Director to make this determination, the local government must formally acknowledge receipt of the Commission's resolution of certification, including any terms or suggested modifications; and take any formal action which is required to satisfy them, such as revised plan policies. This certification must also include production of a new Mira Mesa Community Plan demonstrating that the amendment, as approved by the Commission and accepted by the City, will be incorporated into the City's certified Local Coastal Program immediately upon concurrence by the Commission of the Executive Director's determination. The local government's action must be completely consistent with the Commission's certification order; if you are considering any change from what is presented in the attached suggested modifications, you should contact this office immediately.

The Commission's certification order remains valid for six months from the date of its action; therefore, it is necessary for the City to take the necessary steps within six months.

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If you believe that the City will need additional time, you may request up to a one-year time extension but such an extension must be granted by the Coastal Commission at a subsequent hearing. As soon as the necessary documentation is received in this office and accepted, the Executive Director will report his/her determination to the Commission at its next regularly scheduled public hearing. If you have any questions about the Commission's action or this final certification procedure, please contact our office. Thank you and the other staff members who worked on this planning effort. We remain available to assist you and your staff in any way possible to continue the successful implementation of the local coastal program.

Sincerely,



Diana Lilly
San Diego Coast District Manager

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
 7575 METROPOLITAN DRIVE, SUITE 103
 SAN DIEGO, CA 92108-4402
 VOICE (619) 767-2370
 FAX (619) 767-2384

**SUGGESTED MODIFICATIONS****Land Use Plan Modifications**

The underlined sections represent language that the Commission suggests be added, and the ~~struck-out~~ sections represent language which the Commission suggests be deleted from the language as originally submitted. The City may renumber, reorganize, or reformat the suggested modifications when incorporating them into the Community Plan, as long as no changes to the wording and intent are made.

1. On page 32/33, Section E. Land Use and Economic Prosperity Policies, the following policy shall be added under Section 1 Mixed-Use Urban Villages:

2.7.1 Lower-Cost Visitor Accommodation in the Coastal Zone.

Lower-cost overnight accommodations, defined as overnight accommodations with an annual average daily room rate equal to or less than 75% of the annual statewide average daily room rate, shall be protected and maintained.

- a. The City shall proactively work with operators of lower-cost overnight accommodations to maintain and renovate existing properties.
- b. Lower-cost overnight accommodations shall not be removed or converted unless replaced at a 1:1 ratio with units comparable in function, amenities, location, and cost to the public.
- c. If replacement of lower- or moderate-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone
- d. The City shall encourage the addition of overnight accommodations particularly serving the low and moderate cost range in the community. Moderate-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate between 75% and 125% of the statewide average daily room rate.

Encourage the rehabilitation of existing visitor accommodation uses, particularly for low/moderate cost accommodations.

New hotel and motel development within the City shall provide a range of rooms in order to serve all income ranges.

- a. Priority shall be given to developments that include no-cost or lower-cost recreational amenities open to overnight guests and the general public, especially coastal-dependent recreational opportunities.

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- b. New high-cost overnight accommodations shall provide at least 25% of the proposed units as lower-cost accommodations on-site. High-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate equal to or greater than 125% of the annual statewide average daily room rate.
- c. If provision of lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone.
- d. If provision of lower-cost units off-site in the City's Coastal Zone is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide an equivalent amount of lower-cost units elsewhere within the San Diego County Coastal Zone.
- e. If it is determined that the project cannot feasibly provide lower-cost units on or offsite, in-lieu fees shall be required.
- f. An in-lieu mitigation fee based on approximate construction costs per room, adjusted for inflation using a building cost index as needed, plus land cost square footage, shall be required. Construction costs shall be based on approximate hard and soft costs of building at least 25% of the proposed units as lower-cost accommodations on-site or shall be based on a comparable per-room construction cost estimate. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years.
- g. The fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations (e.g., motels, hostels, campgrounds, cabins) within the coastal zone in the City.
- h. All in-lieu fee payments shall be deposited into an interest-bearing account, to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission.
- i. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.
- j. If any portion of the in-lieu fee remains seven years after the date of deposit into the interest-bearing account, the funds may be used to provide lower-cost overnight accommodations outside of the City, within the San Diego County Coastal Zone.

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2. On page 80, Section D. Safety Policies, Policy 4.10 Fire Zones, shall be modified as follows:

4.10 Fire Zones. Protect neighborhoods from unreasonable risk of wildfire within very high fire hazard severity zones.

a. Maintain ongoing brush management within the City-owned open space to minimize the risk of structural damage or loss due to wildfires.

b. Do not allow zone two brush management within Environmentally Sensitive Habitat Area, wetlands, or buffers for wetlands or habitat in the coastal zone.

[Renumber proposed subsections b. and c. to c. and d.].

3. On page 80, Section D. Safety Policies, Policy 4.11 Fire-Resistant Design shall be modified as follows:

4.11 Fire-Resistant Design

Incorporate fire safe design into development within very high fire hazard severity zones to have fire-resistant building and site design, materials, and landscaping as part of the development review process.

a. Locate, design, and construct future development to provide adequate defensibility and minimize the risk of structural loss from wildland fires.

b. Design development on hillsides and canyons to reduce the increased risk of fires from topography features (i.e., steep slopes, ridge lines, etc.).

c. Minimize flammable vegetation and implement brush management policies consistent with the following: ~~best practices in accordance with the Land Development Code.~~

i. Locate structures so that Zone One brush management (minimum width of 35 feet) is entirely within the area designated for development and outside open space and environmentally sensitive lands. Increase the width of Zone One when feasible to reduce the width of Zone Two and impacts to native vegetation.

ii. Consider allowing Zone Two brush management (selective clearing to maximum width of 65 feet) in open space when subject to an approved site-specific brush management plan acceptable to the Fire Marshal that avoids significant disruption of habitat values to the maximum extent feasible and where appropriate.

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- i. Implement measures such as replacing cleared or thinned native vegetation with fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat.
- ii. Maintain at least 50 percent of the existing ground cover of native vegetation when feasible, to avoid significant disruption to habitat.
- iii. Ensure that Zone Two brush management is not allowed within Environmentally Sensitive Habitat Areas, wetlands, or buffers for Environmentally Sensitive Habitat Areas and wetlands in the coastal zone.

4. On page 91, under Section E. Historic and Resource Preservation Policies, Policy 5.2 shall be modified as follows:

5.2 Cultural Investigations.

Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

- a. Work with development applicants to site and design proposed development to avoid adverse impacts to archaeological, tribal cultural, and paleontological resources to the maximum extent feasible in accordance with the requirements of the San Diego Municipal Code.
- b. Evaluate alternatives that would result in the fewest and least significant impacts to archeological, tribal cultural, paleontological, and coastal resources.
- c. Implement the alternative with the least impacts to archeological, tribal cultural, paleontological, and coastal resources to the maximum extent feasible.
- d. Provide adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development where development would adversely impact archaeological, tribal cultural, or paleontological resources. Include measures to monitor, conserve in situ, or recover, as appropriate, buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American monitor.
- e. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context when feasible and appropriate on public land.
- f. Conduct project specific Native American consultation early in the development review process to ensure culturally appropriate and adequate

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treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.

g. Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

5. On page 92, under Section E. Historic and Resource Preservation Policies, Policy 5.11 shall be modified and Policy 5.12 shall be added as follows:

5.11 Education.

Promote opportunities for education and interpretation of Mira Mesa's unique history and historic resources through mobile technology (such as phone applications); printed brochures; walking tours; interpretative signs, markers, displays, and exhibits; and art.

a. Encourage the inclusion of both extant and non-extant history and historic resources.

b. Provide educational and interpretive materials in English as well as other languages as appropriate.

5.12 Interpretive Signage. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context, when feasible and appropriate on public land.

6. On Pages 112/133, Section 1. Open Space Resources Protection the following paragraph shall be inserted:

The Mira Mesa Community Plan Area contains significant coastal resources designated as Environmentally Sensitive Habitat Areas protected by the Coastal Act. Environmentally Sensitive Habitat Area (ESHA) is defined by the Coastal Act as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could easily be disturbed or degraded by human activities and developments.

7. **Section 6: Parks, Recreation, and Open Space.** On page 114, under Section D. Open Space, Trails, and Resource Protection, Section 6.7 Open Space Conservation shall be revised as follows:

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6.7 Open Space Conservation.

Promote open space conservation of natural lands and environmentally sensitive lands.

- a. Preserve environmentally sensitive lands as open space and
- b. Provide open space linkages (where appropriate), and trailheads and bike/pedestrian access with appropriate, visible, and clearly marked entrances.

8. On page 115, under Section D. Open Space, Trails, and Resource Protection, Section 6.9 Connections shall be revised as follows:

6.9 Connections Connect adjacent communities to trails and trail-adjacent parks by extending existing trails or providing new ones, such as the planned Rim Trail in Stone Creek, the Rattlesnake Canyon Trail at 3Roots, Sorrento Rim Trail, Lopez Canyon Trailhead, and Pocket Park at Parkdale.

- a. Design trails or other recreational activities for low intensity recreational, scientific or educational use to avoid damaging impacts to sensitive habitats.
- b. Design designated trails or paths to avoid significant disruption of sensitive habitats.
- c. Limit all new trails (including existing unofficial trails converted to official trails) located adjacent to or within Environmentally Sensitive Habitat Areas or wetlands in the Coastal Zone to pedestrian use only and site trails to minimize impacts to sensitive habitats to the maximum extent feasible. Trails located within habitat buffers shall be sited within the upper half of the buffer.
- d. Ensure trails are limited to the upper half of the buffer closest to development.
- e. Use only non-mechanized equipment when constructing and maintaining all trails within the Coastal Zone where feasible.
- f. Utilize native soil or decomposed granite when constructing and maintaining all trails within the Coastal Zone.
- g. Minimize trail width to reduce impacts to sensitive habitats.
- h. Avoid conversion of existing trails within or adjacent to Environmentally Sensitive Habitat Areas or wetlands in the Coastal Zone to any use other than pedestrian.

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9. On page 115, Open Space Policies, Section 6.10 Native Vegetation, shall be modified as follows:

6.10 Native Vegetation. Retain native vegetation where possible, and re-vegetate graded slopes and slopes disturbed by human impacts (such as unpermitted trails, clearing, grubbing or four-wheel drive activity) adjacent to natural hillsides and canyons with native, drought tolerant, non-invasive and fire-resistive species to improve drainage conditions, reduce slope erosion and instability, and restore biological diversity. Utilize predominately native species for all new landscaping adjacent to the canyons as required by the Steep Hillside Guidelines in the Land Development Manual, with no invasive species.

10. On page 115, Open Space Policies, Section 6.11 Grading shall be modified as follows:

6.11 Grading. Minimize grading and alterations of steep hillsides and other significant natural features within the community.

~~a. and r~~ a. Require construction to conform as closely as possible to existing terrains.

a. Implement the Steep Hillside requirements and Environmentally Sensitive Lands regulations of the Land Development Code and the Mira Mesa Community Specific Requirements in the Land Development Manual's Steep Hillside Guidelines to minimize impacts on the rim of Los Peñasquitos Canyon.

11. On page 115, under Open Space Policies, Section 6.13 Vernal Pools shall be modified as follows:

6.13 Vernal Pools. Work cooperatively with property owners to preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan.

a. Protect and preserve vernal pool habitats from vehicular or other human-caused damage, encroachment into their watershed areas, and urban runoff.

b. Avoid encroachment into wetlands, including vernal pools, in the Coastal Zone.

12. On page 116, under Open Space Policies, Policy 6.18 Buffer zones shall be modified as follows:

6.18 Buffer Zones

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~~Ensure buffer zones sufficient to protect environmentally sensitive habitat areas for new development are determined by Environmentally Sensitive Lands regulations.~~

Work with development applicants and property owners to ensure that buffer areas are sufficient to protect Environmentally Sensitive Habitat Area resources.

a. Maintain a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and that is consistent with the Environmentally Sensitive Lands regulations in the Land Development Code.

b. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any habitat buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and which are limited to the upper half of the buffer closest to the development.

c. Ensure that development provides buffer areas that extend from the outer edge of the tree or shrub canopy of Environmentally Sensitive Habitat Areas.

d. Consider buffer zones less than 100 feet in width, but not less than 50-feet in width, only if the development demonstrates that a reduced buffer will sufficiently protect the Environmentally Sensitive Habitat Areas through a site-specific study that determines a smaller buffer would provide adequate protection and:

i. Consults with the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to obtain agreement that a reduced buffer is adequate.

ii. Provides sufficient analysis to demonstrate that the development could not be feasibility constructed without a reduced buffer.

e. Ensure that any area that may have contained Environmentally Sensitive Habitat Areas is not be deprived of protection as Environmentally Sensitive Habitat Area consistent with the Community Plan policies, on the basis that habitat has been removed or degraded without a permit, or that species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated.

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13. On page 116, Open Space Policies, new Policies 6.15.1, 6.15.2, and 6.15.3 shall be added as follows:

6.15.1 Stormwater Runoff.

Encourage private property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff, and repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.

6.15.2 Stormwater Best Management Practices.

Integrate stormwater Best Management Practices (BMPs) on-site to maximize their effectiveness.

- a. Encourage use of intensive and extensive green roofs and water collection devices, such as cisterns and rain barrels, to capture rainwater from buildings for re-use.
- b. Use downspouts to discharge into areas that can effectively reduce direct flows of rainwater from buildings to the stormwater drainage system.
- c. Minimize on-site impermeable surfaces, such as concrete and asphalt, and encourage use of permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-stone block pavement to effectively detain and infiltrate more run-off on-site.

6.15.3 Low-Impact Development.

Encourage Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs, that slow runoff and absorb pollutants from roofs, parking areas and other urban surfaces.

- a. Incorporate bioswales or other appropriate LID design practices where sufficient public rights-of-way and other conditions allow throughout the community.
- b. Prioritize efforts to capture stormwater before it enters canyons or natural open spaces.

14. On page 116, Open Space Policies, the Section 6.22 Wetlands and Sensitive Resources shall be expanded and new policies added as follows:

6.22 Wetlands and Sensitive Resources. Ensure that all new private development adjacent to wetlands, floodplains, vernal pools, and other sensitive resources, is designed to minimize adverse effects to the resources.

6.22.1 Limited Uses

Ensure permitted uses in wetlands are limited to those in the Environmentally Sensitive Lands regulations in the Land Development Code.

6.22.2 Encroachment

Ensure new development does not encroach into adjacent wetlands, floodplains, vernal pools, or other sensitive resources.

6.22.3 New Development

Work with development applications to ensure new development is designed to avoid, then minimize adverse effects to sensitive resources, avoid encroaching into adjacent wetlands, floodplains, vernal pools and other sensitive resources, and maintain a 100-foot buffer from wetlands and sensitive resources consistent with the Biology Guidelines and Environmentally Sensitive Lands regulations in the Land Development Code.

6.22.4 Buffer Zones in Wetlands

Work with development applicants and property owners to ensure that buffer areas are sufficient to protect wetlands by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, and shall be subject to the following:

- a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and is limited to the upper half of the buffer closest to the development.
- b. Ensure buffer areas extend from the outer edge of the riparian canopy of any wetland area.
- c. Consider buffer zones less than 100 feet in width, but not less than 50-feet in width, if the development demonstrates that a smaller buffer will sufficiently protect the resources of the wetland through a site-specific study that determines a smaller buffer would provide adequate protection and:
 - i. Consults with, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to obtain agreement that a reduced buffer is adequate.
 - ii. Provides sufficient analysis to demonstrate that the development could not be feasibly constructed without a reduced buffer.

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d. Ensure that any area that may have contained wetlands are not deprived of protection as wetlands, on the basis that the wetlands have been removed, degraded without a permit, or that species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated.

15. On page 117, Open Space Policies, Section 6.24 Lighting shall be modified as follows:

6.24 Lighting. Minimize and evaluate the use of night lighting along the canyons and adjacent to sensitive habitat areas consistent with MHPA Multiple Habitat Planning Area Adjacency Guidelines, ~~ESL~~ Environmentally Sensitive Land regulations, and Outdoor Lighting regulations. ~~Ensure reduced~~ Avoid disturbance to natural landscapes and biological systems.

16. On page 117, Open Space Policies, Section 6.25 Slopes and Hazards shall be revised as follows:

6.5 Slopes and Hazards. Implement remedial measures to protect future development in steep slopes from geologic-seismic hazards by conducting a soils engineering report and engineering geology report. Remedial mitigation measures include but are not limited to:

- a. Clustering development and site structures sensitively by following the natural topography and slope of the existing, undeveloped hillsides; and
- b. Providing slope stabilization techniques; and
- c. Implementing the Mira Mesa community specific Steep Hillside Guidelines in the Land Development Manual.

17. On page 117, Open Space Policies, Section 6.27 New Construction shall be modified as follows:

6.27 New Construction. ~~Consider~~ Allow new construction within floodplain areas only in accordance with adopted development regulations and proper setbacks and buffer areas from wetland areas as applicable, as required by the Environmentally Sensitive Lands regulations.

18. On page 117, under Open Space Policies, the following policy shall be added:

6.28 Environmentally Sensitive Habitat Area. Implement the applicable Environmentally Sensitive Lands requirements for lands designated or identified by the California Coastal Act as environmentally sensitive habitat areas within the Coastal Zone.

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- a. Include a site-specific determination as to whether on-site resources could be environmentally sensitive habitat areas within areas subject to the Environmentally Sensitive Lands regulations.
 - b. Protect environmentally sensitive habitat areas against any significant disruption of habitat.
 - c. Ensure only uses dependent on those resources are allowed within those areas.
 - d. Design and site development in areas adjacent to Environmentally Sensitive Habitat areas to prevent impacts which would significantly degrade the habitat, and are compatible with the continuance of those habitat areas.
19. On Page 117, under Open Space Resources Protection, the following new policy shall be added:
- 6.29 Bird-Safe Design.** Encourage the use of special design and window treatments to improve the degree to which new developments are bird-safe. Green design that facilitates bird safety includes but is not limited to: reduction of reflectivity and transparency in glass, the avoidance of light pollution, reduced disturbance to natural landscapes, and biological systems, and lowered energy use.
20. On page 117, under Open Space Policies, the following new policy shall be added:
- 6.30 Synthetic Rubber:** Do not allow synthetic rubber surfacing products made from waste vehicle tires and/or other types of synthetic rubber, as well as the use of artificial turf in the construction of improvements to playgrounds, schools, and public pathways and trails.
21. On page 139, **Section 7: Urban Design.** The following policy shall be added:
- 7.26 Urban Forestry.** Provide an appropriate mix of both native and low or very low water needs tree types to provide a diverse ecosystem more able to adapt to changing environmental pressures. Avoid using species that are on the California Invasive Plant Council Inventory.
22. **Section 3: Mobility.** On page 67, Curbside and Parking Management Policies, Policy 3.37 Parking Management shall be revised as follows:
- 3.37 Parking Management.** Support parking management strategies that

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maximize the efficiency of the curbside for on-street parking use to increase turnover and parking availability and reduce overnight parking of oversized vehicles in high-demand areas such as mixed-use, multi-family residential, commercial and employment centers. This could include the creation of a community parking district, shared parking solutions, demand-based pricing, and time limit parking, among other strategies.

a. Evaluate paid and time-limited parking options to avoid unreasonably interfering with the public's ability to access coastal resources and recreational areas prior to implementing in the Coastal Zone.

b. Establish a minimum time period of four-hours for on-street parking in locations where street parking is used for access to coastal resources and recreational areas, when considering time-limited street parking.

c. Ensure that parking fees are generally comparable to those charged at similar public parking facilities that provide access to the coastal resources in the City, and should only be considered as part of a program that provides access for low-income users.

d. Direct parking revenue collected in the Coastal Zone shall be directed towards the provision of alternative mobility options within the Coastal Zone.

23. On page 68, Curbside and Parking Management Policies, Policy 3.40 On-Street Parking shall be revised as follows:

3.40 On-Street Parking. Where appropriate, encourage the repurposing of on-street parking for alternative uses (e.g., pedestrian and bicycle facilities, urban greening, placemaking, micro-mobility corrals), while maintaining on-street parking areas adjacent to Coastal Zone access areas with trailheads.

24. On page 66, Street Policies, Policy 3.30 Street Reconfigurations shall be expanded and new policies added as follows:

3.30 Street Reconfigurations. Reconfigure the streets identified in Figures 3-5 through 3-12 to accommodate flexible lanes and SMART corridors that maximize roadways capacity and travel efficiency. The lane configuration and type of use is contingent upon needs.

3.30.1 Mobility Improvement Projects

Assess the effects of improvement projects in the Coastal Zone that result in changes to the planned or ultimate roadway classifications of major coastal access roadways or remove on-street vehicle parking on public access with regards to biking, walking, transit access, and vehicle circulation through a coastal development permit consistent with the Land Development Code.

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- a. Assess how travel times resulting from the improvement project will affect the ability of the public to access the coast and other public recreational resources such as trails and parks.
- b. Consider potential impacts to the ability of environmental justice or disadvantaged communities to access the coast and other public recreational resources and options for avoiding such impacts.
- c. Identify and incorporate additional public access benefit enhancements promoting equitable multimodal access where an analysis identifies unavoidable impacts. Public access benefit enhancements may include, but are not limited to, increased transit services, improved pedestrian and cyclist access, and increased public parking.

25. On page 55-56, under Section 4. Transit Polices, the following two policies shall be added:

3.27. Public Access. Monitor the effects of a mobility project on public coastal access and other public recreational resources such as trails and parks, where applicable, for bicycle, pedestrian and transit access, and vehicle circulation. Pursue offsetting public access enhancements where impacts to public access are identified.

3.28 Environmentally Sensitive Habitat Areas. Ensure that mobility projects are consistent with habitat protection polices and standards, such as wetland buffers and the protection of environmentally sensitive habitat.

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developed to preserve a network of habitat and open space and enhance the region's quality of life. The MSCP covers core biological resource areas identified as the City's Multi-Habitat Planning Areas (MHPA). The MHPA is the area within the City from which the permanent MSCP preserve is assembled and managed for its biological resources. For areas within Mira Mesa designated and protected as part of the citywide MHPA or adjacent to the MHPA, MSCP compliance is required. Furthermore, the Mira Mesa Community Plan supports the MSCP's northern portion through its open space and sensitive resource policies for protection of open space and habitat areas.

7. Vernal Pool Habitat Conservation Plan

The City's Vernal Pool Habitat Conservation Plan (VPHCP) includes an effective framework to protect, enhance, and restore vernal pool resources (i.e., seasonal pools of water that provide habitat for distinctive plants and animals). The VPHCP's conservation areas expand upon the City's existing MHPA preserve area to enable future conservation

of additional lands with vernal pool resources. Projects are reviewed for consistency with the conservation goals outlined in the VPHCP and the permitting process for impacts to threatened and endangered species associated with vernal pools. Mira Mesa is predominately developed, but some vernal pools remain on isolated parcels throughout the mesa. Policies related to the protection, preservation, and permanent management of vernal pool resources in community plans and long-term plans are compliant in maintaining the persistence of vernal pool resources.

8. California Coastal Resources and Local Coastal Program

Portions of the Mira Mesa community are within the Coastal Zone and subject to the California Coastal Act. The Coastal Act requires all jurisdictions within the Coastal Zone to prepare a Local Coastal Program (LCP), which includes issue identification, a land use plan, and implementation (zoning) ordinances. The Local Coastal Program for the Coastal Zone areas in Mira Mesa is integrated into this Community Plan: [specifically Section E. Coastal Zone in](#)

[the Parks, Recreation, and Open Space Element, which](#) contains policies to protect and enhance coastal resources and addresses public access and recreation, and view preservation within the Coastal Zone. Additional policies in Chapter 2: Land Use and Economic Prosperity, Chapter 3: Mobility, Chapter 4: Public Services, Facilities, and Safety, and Chapter 7: Urban Design [may be applicable to](#) support the goals of the Coastal Act.

9. Parks Master Plan

The PMP identifies policies, actions, and partnerships for planning parks, recreation facilities, and programs that reflect the vision of a world-class Citywide network of recreational experiences to engage, inspire, and connect all San Diegans. A park standard, Recreational-Value Based Park Standard, is also established in the PMP and it evaluates and assigns scores to regional assets during community plan updates.

10. Climate Resilient San Diego

Climate Resilient SD serves as the City's comprehensive plan to prepare for and respond to climate change hazards that

An aerial photograph showing a commercial district with a large Target store, parking lots, and a sports field. The sports field has 'MARAUDERS' written on the end zones and a large 'M' logo in the center. The background shows a residential neighborhood and hills under a clear blue sky.

2: Land Use & Economic Prosperity

- A. Introduction
- B. Vision and Goals
- C. Planned Land Uses
- D. Planning Horizon
- E. Land Use and Economic Prosperity Policies
- EE. Additional Land Use Compatibility Considerations

E. Land Use and Economic Prosperity Policies

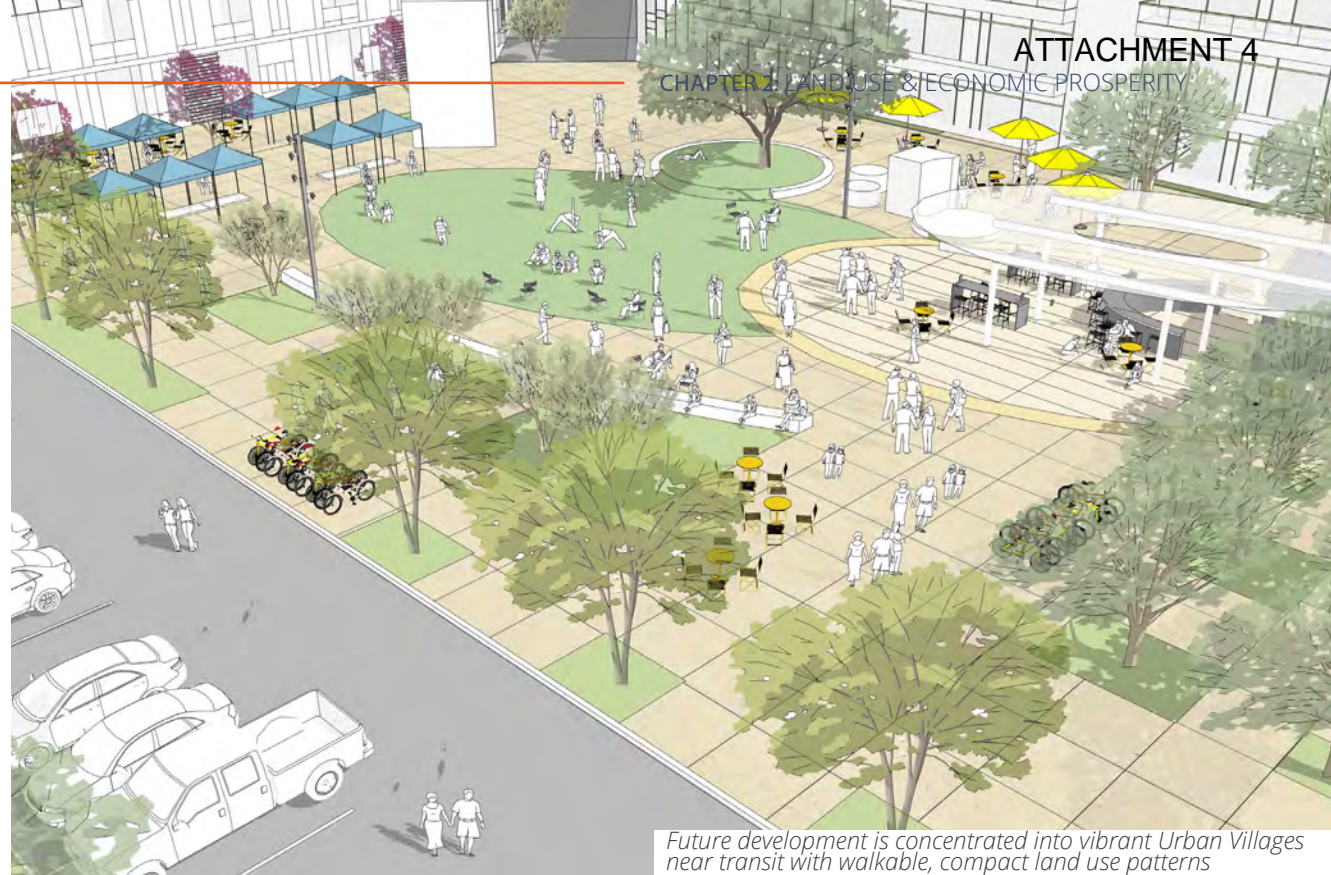
1. Mixed-Use Urban Villages

1. Mixed-Use Urban Villages Policies

2.1 Horizontal and Vertical Mixed-Use. Encourage horizontal and vertical mixed use in Community Commercial, Urban Village, Community Village, Neighborhood Village, and Urban Employment Village areas to support the economic viability and growth of the community's commercial and employment areas.

2.2 Locate Homes Near Jobs. Locate residential uses near job centers and pedestrian, bicycle, and transit networks to reduce dependence on the automobile, vehicle miles traveled, and parking demand.

2.3 Employment-Residential Mixed-Use. Provide mixed employment-residential developments within Urban Villages with high employment use to support a stable



Future development is concentrated into vibrant Urban Villages near transit with walkable, compact land use patterns

employment base in the community.

2.4 Buffer Incompatible Uses. Locate commercial uses to provide additional separation between residential areas and permitted industrial uses.

2.5 Buffer Residential Uses. Incorporate non-residential components, open areas, landscaping, or other buffers between residential development and industrial and utility uses as part of site design to provide

functional separation and screening.

2.6 Live/Work. Allow for live/work building types that incorporate ground-floor shopkeeper units along the primary street frontage in commercial areas.

2.7 Work Space Flexibility. Incorporate flexible spaces that support alternative working options, i.e., telecommuting, co-working, live/work units, and shopkeeper units.

2. Housing

2. Housing Policies

- 2.8 Employee Housing.** Encourage the development of housing that is affordable to and meets the diverse needs of the employees in Mira Mesa to attract employees, support reduced commute times, increase active transportation, and minimize transportation costs.
- 2.9 Variety of Housing Types.** Encourage the development of a variety of building types, unit types, and densities to support a diversity of housing options.
- 2.10 Affordability.** Encourage a variety of housing types that are affordable to a range of job and household income levels.
- 2.11 Transit-Oriented Development.** Encourage the development of workforce, affordable, senior, and military housing in close proximity to transit stations.
- 2.12 Live/Work.** Incorporate live-work/work-live and shopkeeper units that allow for residential for creative industries, arts, and



High density housing in Mira Mesa

innovation and allow residents to own and operate office, professional, and retail uses.

3. Employment

3. Employment Policies

- 2.13 Space Flexibility.** Design building types that can accommodate or be adapted to a variety of industrial, technology, and business uses and activities.
- 2.14 Supply of Industrial Land.** Maintain a sufficient supply of industrial lands for employment uses.
- 2.15 Preserve Industrial Land.** Limit the re-designation of existing industrial sites to other land uses in the Miramar industrial area in order to provide adequate land to accommodate existing, new, and relocation of industrial operations for the City's economic base.
- 2.16 Prime Industrial Lands.** Utilize Prime Industrial Lands for base sector employment and provide flexibility to serve operational and expansion needs of existing industrial employers within Prime Industrial Lands.
- 2.17 Security.** Employ appropriate buffers, screening, landscaping, and other site design measures to protect the security of



Drought-tolerant landscaping



Ancillary pathway

employment areas and Prime Industrial Lands.

2.18 Accessibility. Access commercial and retail development by all modes of travel, with primary entrance doors connected by a primary pedestrian path with limited conflict points with automobiles.

2.19 Connectivity. Promote connected employment facilities with recreation, active transportation, and other commercial amenities.

2.20 Shared-Parking. Encourage the use of shared parking facilities to benefit employers, employees, and commercial business districts.

4. Sustainability

4. Sustainability Policies

2.21 Air Quality. Mitigate against air pollution sources in the siting, design, and construction of residential units and other uses with sensitive receptors.

2.22 Freeway Adjacency. Design any residential development built adjacent to a freeway to minimize the exposure to freeway impacts, including siting buildings and balconies perpendicular to

the freeway, and using parking structures to shield units from noise.

2.23 Best Practices. Support environmentally sound operations, infrastructure, and facility upgrades that contribute to energy use reduction and regional sustainability goals.

5. Airport Land Use Compatibility

5. Airport Land Use Compatibility Policies

2.24 Compatibility. Ensure that future development, land uses, building heights and intensities/densities, are consistent with airport policies identified in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code for MCAS Miramar, such as safety zones, noise contours, and airspace protection surfaces.

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.

EF. Additional Land Use Compatibility Considerations

Airport Influence Area

The Airport Influence Area for Marine Corps Air Station (MCAS) Miramar 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:

- Review Area 1 is composed of the airport's noise contours, safety zones, airspace protection surfaces and overflight areas.
- Review Area 2 is composed of the airspace protection surfaces and overflight areas.

The Airport Land Use Commission for San Diego County adopted the Airport Land Use Compatibility Plan for MCAS Miramar to establish land use compatibility policies and development criteria for new development within the Airport Influence Area to protect the airport from incompatible land uses and provide the City with development

criteria that will allow for the orderly growth of Airport Influence Area.

The policies and criteria contained in the Airport Land Use Compatibility Plan are addressed in the General Plan (Land Use and Community Planning and Noise Elements) and implemented by the supplemental development regulations in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code.

El Camino Memorial Park

Development plans for additional cemetery use in disturbed areas of El Camino Memorial Park may be processed as a CUP amendment (without the need for a Community Plan Amendment) provided that the design of the creek and open space systems, proposed recreation trail, the alignment of Carroll Canyon Road, and plans for development that would support a future transit line are consistent with community plan goals and policies. The expansion of cemetery uses within El Camino Memorial Park is subject to:

- Restoration and preservation of the Rattlesnake Canyon floodplain as open space.
- Preservation of non-building area to permit wildlife movement between

Rattlesnake Canyon and Carroll Canyon Creek.

- Identification and provision of public use easements for recreational trails within the least disturbed area of Rattlesnake Canyon open space corridor to connect employment, residential, and commercial areas.

Local Coastal Program (LCP)

California Coastal Act of 1976 established a coastal zone boundary within which certain planning and development requirements must be met. These requirements have been designed to protect and enhance California's coastal resources. The North City Local Coastal Program Land Use Plan (LCP) was adopted by the City Council in March 1981, revised in May 1985 and revised again in March 1987. The North City LCP provides development criteria for approximately 2,300 acres in western Mira Mesa that are within the watershed of Los Peñasquitos Lagoon. The 1992 Mira Mesa Community Plan implemented the LCP by incorporating its recommendations and development criteria into the policies and proposals of the Plan. Consequently, the Mira Mesa Community Plan Update incorporates the North City LCP by integrating its issues and proposals into the Update's Elements and policies.

Figure 2-4. Coastal Issue Area and Community Plan Element

Coastal Issue	Community Plan Element	Section/Policy Reference
Recreation	Mobility; Parks, Recreation, and Open Space	3.2, 3.3, 3.8, 3.11, 3.40, 6.6, 6.9 Improving Access; 6.3, 6.20 Land Acquisition and Easements; 6.4, 6.5 Facilities and Parks; 6.7, 6.8, 6.23, 6.24 Open Space Conservation and Education; 6.10, 6.16 Erosion and Flood Controls
Coastal Resources	Parks, Recreation, and Open Space	6.7, 6.22, 6.23 Open Space Conservation; 6.10, 6.15, 6.16 Erosion and Flood control; 6.21 Applicable Regulations; 6.26, 6.27 Floodplain and Riparian Areas
Hazards	Land Use and Economic Prosperity; Mobility; Public Services, Facilities, and Safety; Parks, Recreation, and Open Space	2.4, 2.17, 2.23 Buffers, Security, and Best Practices; 3.1, 3.8 Public Access; 4.3, 4.9, 4.10, 4.11 Safety; 6.7, 6.22 Open Space Conservation; 6.11, 6.12, 6.20, 6.25 Grading, Steep Slopes, and Easements; 6.26, 6.27 Floodplain and Riparian Areas
Visual Resources	Land Use and Economic Prosperity; Public Services, Facilities, and Safety; Parks, Recreation, and Open Space; Urban Design	2.4, 6.7, 6.22, 6.24 Buffers and Open Space Conservation; 4.6 Underground Utilities; 6.10, 6.17, 6.20, 6.23 Vegetation, Viewshed, and Easements; 6.26, 6.27 Floodplain and Riparian Areas; 6.9, 7.2 Accessways; 7.5, 7.10, 7.15 Design
Environmental Sensitive Habitat Areas	Land Use and Economic Prosperity; Public Services, Facilities, and Safety; Parks, Recreation, and Open Space; Urban Design	2.4, 6.7, 6.11, 6.12, 6.18, 6.22, 6.24 Preservation; 2.21, 4.7, 4.8, 7.5 Pollutants; 6.13 Vernal Pools; 6.10, 6.17, 6.19, 6.23 Vegetation, Viewshed, Wildlife Corridors; 6.21 Applicable Regulations; 6.26, 6.27 Floodplain and Riparian Areas
Public Works	Mobility; Public Services, Facilities, and Safety; Parks, Recreation, and Open Space	3.1, 3.2, 3.10, 3.18, 3.27, 3.43 Transportation Facilities; 4.2, 4.3, 4.4, 4.5, 4.6 Public Facilities and Services; 6.4, 6.17, 6.20 Existing Facilities, Viewshed, and Easements

A large, light-colored stone sign stands on a sidewalk. The sign has the word 'WELCOME' in green, raised letters at the top, and 'MIRA M...' in larger green, raised letters below it. The base of the sign is decorated with a row of smooth, rounded stones. Above the sign is a wooden pergola structure with several beams. In the background, a street with a white car and a building is visible under a clear blue sky.

5: Historic Preservation

- A. Introduction
- B. Vision and Goals
- C. Pre-Historic and Historic Context
- D. Resource Preservation
- ~~E. Historic and Resource Preservation Policies~~

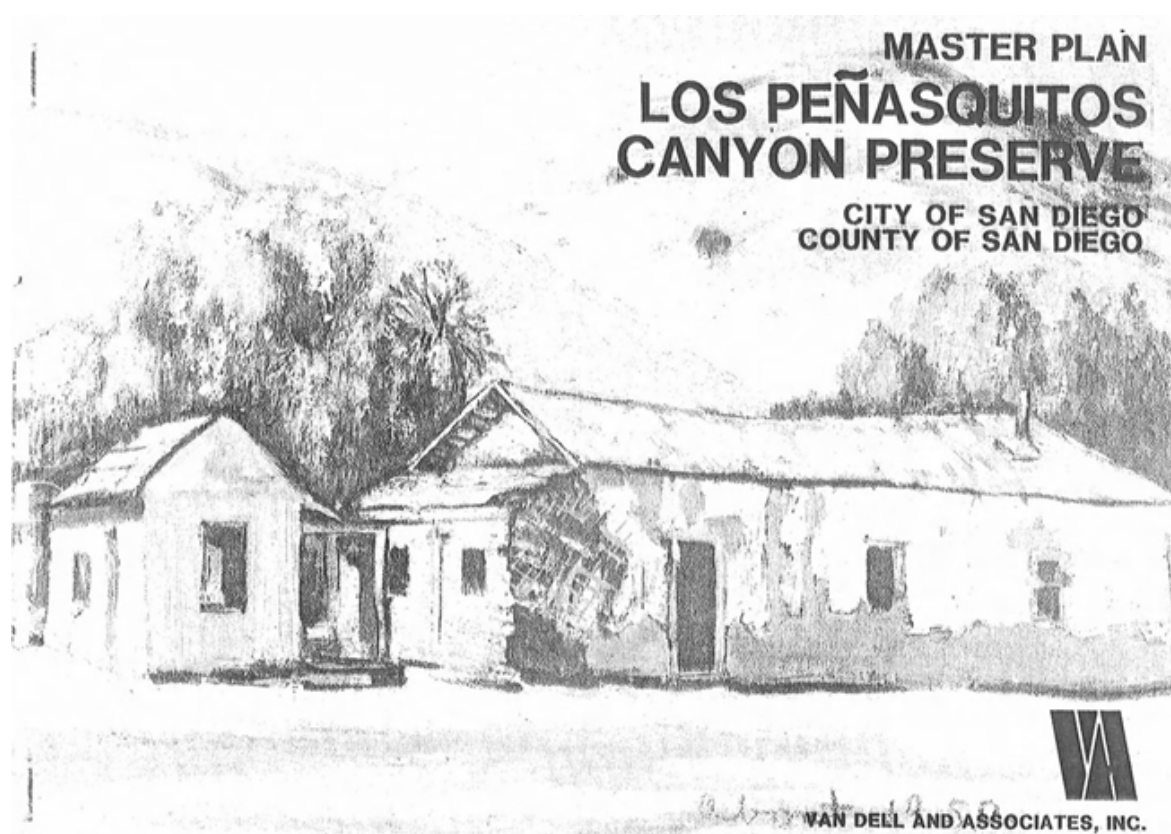
significant historical resources in the community. The Historic Resource Reconnaissance Survey has identified three residential master planned communities that warrant further evaluation to determine whether they are eligible for historic designation. The remaining residential master planned communities were found ineligible for historic designation.

E. Historic and Resource Preservation Policies

1. Historic and Resource Preservation Policies

5.1 Native American Consultation.

Conduct project-specific Native American consultation early in the discretionary development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.



Cover of the Los Peñasquitos Canyon Preserve Master Plan, 1998 (City of San Diego 1998)

5.2 Cultural Investigations.

Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

5.3 Mitigation. Ensure adequate data recovery and mitigation for adverse impacts to archaeological

and Native American sites as part of development, including measures to monitor and recover buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor.

6: Parks, Recreation, and Open Space

- A. Introduction
- B. Vision and Goals
- C. Park Development, Preservation, and Access
- D. Open Space, Trails, and Resource Protection
- [E. Coastal Zone](#)

trailhead pocket park adjacent to the Lopez Canyon Trailhead

- Expansion of the Sorrento Mesa Rim Trail to provide a complete network on the northern ridge overlooking Lopez Canyon
- A potential parklet site with a sweeping canyon-side view of Los Peñasquitos Canyon Preserve on Menkar Rd
- Conversion of existing trails to official trails at Canyon Hills
- New trailhead pocket park at the end of Parkdale with connections to 3Roots and Rattlesnake Canyon
- New trailhead pocket park at Miramar Gateway with connections to the Stone Creek Rim Trail

Trails offer a myriad of benefits. They allow people to enjoy scenic views and learn about the region's diverse natural resources, while serving as active links between recreational spaces. Where feasible, interpretive signage and wayfinding elements should be incorporated along trails and at trailhead pocket parks to educate the public on the unique natural history and scenic value of Mira

Mesa's open spaces. In general, trails should facilitate safe, comfortable, and accessible pedestrian travel and should incorporate a variety of enhancements, such as stamped pavement or vehicular-rated unit paved in crosswalks, consistently shaded sidewalks, benches for rest, interpretive and wayfinding features, artistic sidewalk etchings, hopscotch, and signage to mark distances and destination.

Note that trails and recreation on lands subject to the MHPA should comply with the MSCP for compatibility. For adjacent areas not deemed sensitive, there are opportunities to improve existing trail systems and pedestrian connections for public use to better promote active and passive recreation. However, development not in compliance with MHPA policies is not allowed within the MHPA (refer to the Parks Master Plan "Conservation, Sustainability, and Resilience Policies" for more information).

3. Open Space Policies

6.7 Open Space Conservation.

Promote open space conservation of natural lands and provide open space linkages



Overlook at Los Peñasquitos



Trailhead at Lopez Canyon

E. Coastal Zone

In Mira Mesa, areas within the Local Coastal Zone fall under the California Coastal Act, which requires protection and enhancement of shoreline access. The California Coastal Commission oversees these areas, reviewing Local Coastal Plans for alignment with the Local Coastal Program. Portions of Mira Mesa within the Coastal Zone boundary (see Figure 6-3) are governed by the Community Plan and zoning regulations, which together form the Local Coastal Plan for Mira Mesa. As such, the California Coastal Commission has requested that the following policies be added as part of the Mira Mesa Local Coastal Plan.

The Mira Mesa Community Plan Area contains significant coastal resources designated as Environmentally Sensitive Habitat Areas protected by the Coastal Act. Environmentally Sensitive Habitat Area (ESHA) is defined by the Coastal Act as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could easily be disturbed or degraded by human activities and developments.

1. Land Use and Economic Prosperity Policies

6.28 Lower-Cost Visitor

Accommodation. Lower-cost overnight accommodations, defined as overnight accommodations with an annual average daily room rate equal to or less than 75% of the annual statewide average daily room rate, shall be protected and maintained.

- a. The City shall proactively work with operators of lower-cost overnight accommodations to maintain and renovate existing properties.
- b. Lower-cost overnight accommodations shall not be removed or converted unless replaced at a 1:1 ratio with units comparable in function, amenities, location, and cost to the public.
- c. If replacement of lower- or moderate-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units

elsewhere within the City's Coastal Zone.

- d. The City shall encourage the addition of overnight accommodations particularly serving the low and moderate cost range in the community. Moderate-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate between 75% and 125% of the statewide average daily room rate.

6.29 Rehabilitation of Visitor

Accommodations. Encourage the rehabilitation of existing visitor accommodation uses, particularly for low/moderate cost accommodations.

6.30 New Visitor Accommodations.

New hotel and motel development within the City shall provide a range of rooms in order to serve all income ranges.

- a. Priority shall be given to developments that include no-cost or lower-cost recreational amenities open to overnight guests and the general public.

- especially coastal- dependent recreational opportunities.
- b. New high-cost overnight accommodations shall provide at least 25% of the proposed units as lower-cost accommodations on-site. High-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate equal to or greater than 125% of the annual statewide average daily room rate.
- c. If provision of lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone.
- d. If provision of lower-cost units off-site in the City's Coastal Zone is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide an equivalent amount of lower-cost units elsewhere within the San Diego County Coastal Zone.
- e. If it is determined that the project cannot feasibly provide lower-cost units on or offsite, in-lieu fees shall be required.
- f. An in-lieu mitigation fee based on approximate construction costs per room, adjusted for inflation using a building cost index as needed, plus land cost square footage, shall be required. Construction costs shall be based on approximate hard and soft costs of building at least 25% of the proposed units as lower-cost accommodations on-site or shall be based on a comparable per-room construction cost estimate. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years.
- g. The fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations (e.g., motels, hostels, campgrounds,

Overlook at Los Peñasquitos Canyon



cabins with the coastal zone in the City.

- h. All in-lieu fee payments shall be deposited into an interest-bearing account, to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission.
- i. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.
- j. If any portion of the in-lieu fee remains seven years after the date of deposit into the interest-bearing account, the funds may be used to provide lower-cost overnight accommodations outside of the City, within the San Diego County Coastal Zone.

2. Mobility Policies

6.31 Parking Management. Support parking management strategies that maximize the efficiency of

the curbside for on-street parking use to increase turnover and parking availability and reduce overnight parking of oversized vehicles in high-demand areas such as mixed-use, multi-family residential, commercial and employment centers. This could include the creation of a community parking district, shared parking solutions, demand-based pricing, and time limit parking, among other strategies.

- a. Evaluate paid and time-limited parking options to avoid unreasonably interfering with the public's ability to access coastal resources and recreational areas prior to implementing in the Coastal Zone.
- b. Establish a minimum time period of four-hours for on-street parking in locations where street parking is used for access to coastal resources and recreational areas, when considering time-limited street parking.
- c. Ensure that parking fees are generally comparable to those



Creek in Lopez Canyon

- charged at similar public parking facilities that provide access to the coastal resources in the City, and should only be considered as part of a program that provides access for low-income users.
- d. Direct parking revenue collected in the Coastal Zone shall be directed towards the provision of alternative mobility options within the Coastal Zone.

6.32 On-Street Parking. Where appropriate, encourage the repurposing of on-street parking for alternative uses (e.g., pedestrian and bicycle facilities, urban greening, placemaking, micro-mobility corrals), while maintaining on-street parking areas adjacent to Coastal Zone access areas with trailheads.

6.33 Street Reconfigurations. Reconfigure the streets identified in Figures 3-5 through 3-12 to accommodate flexible lanes and SMART corridors that maximize roadways capacity and travel efficiency. The lane configuration and type of use is contingent upon needs.

6.34 Mobility Improvement Projects. Assess the effects of improvement projects in the Coastal Zone that result in changes to the planned or ultimate roadway classifications of major coastal access roadways or remove on-street vehicle parking on public access with regards to biking, walking, transit access, and vehicle circulation through a coastal development

permit consistent with the Land Development Code.

- a. Assess how travel times resulting from the improvement project will affect the ability of the public to access the coast and other public recreational resources such as trails and parks.
- b. Consider potential impacts to the ability of environmental justice or disadvantaged communities to access the coast and other public recreational resources and options for avoiding such impacts.
- c. Identify and incorporate additional public access benefit enhancements promoting equitable multimodal access where an analysis identifies unavoidable impacts. Public access benefit enhancements may include, but are not limited to, increased transit services, improved pedestrian and cyclist access, and increased public parking.

6.35 Public Access. Monitor the effects of a mobility project on public coastal access and other

public recreational resources such as trails and parks, where applicable, for bicycle, pedestrian and transit access, and vehicle circulation. Pursue offsetting public access enhancements where impacts to public access are identified.

6.36 Environmentally Sensitive Habitat Areas. Ensure that mobility projects are consistent with habitat protection policies and standards, such as wetland buffers and the protection of environmentally sensitive habitat.

3. Public Services, Facilities, and Safety Policies

6.37 Fire Zones. Protect neighborhoods from unreasonable risk of wildfire within very high fire hazard severity zones.

- a. Maintain ongoing brush management within the City-owned open space to minimize the risk of structural damage or loss due to wildfires.



View of a trail in Lopez Canyon

- b. Do not allow zone two brush management within Environmentally Sensitive Habitat Area, wetlands, or buffers for wetlands or habitat in the coastal zone.

6.38 Fire-Resistant Design.

Incorporate fire safe design into development within very high fire hazard severity zones to have fire-resistant building and site design, materials, and landscaping as part of the development review process.

- a. Locate, design, and construct future development to provide adequate defensibility and minimize the risk of structural loss from wildland fires.
- b. Design development on hillsides and canyons to reduce the increased risk of fires from topography features (i.e., steep slopes, ridge lines, etc.).
- c. Minimize flammable vegetation and implement brush management policies consistent with the following:
 - i. Locate structures so that Zone One brush management (minimum width of 35 feet) is entirely within the area designated for development and outside open space and environmentally sensitive lands. Increase the width of Zone One when feasible to reduce the width of Zone Two and impacts to native vegetation.
 - ii. Consider allowing Zone Two brush management (selective clearing to maximum width of 65 feet) in open space when subject to an approved site-specific brush management plan acceptable to the Fire Marshal that avoids significant disruption of habitat values to the maximum extent feasible and where appropriate.
 - iii. Implement measures such as replacing cleared or thinned native vegetation with fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat.
 - iv. Maintain at least 50 percent of the existing ground cover of native vegetation when feasible, to avoid significant disruption to habitat.
 - v. Ensure that Zone Two brush management is not allowed within Environmentally Sensitive Habitat Areas, wetlands, or buffers for Environmentally Sensitive Habitat Areas and wetlands in the coastal zone.

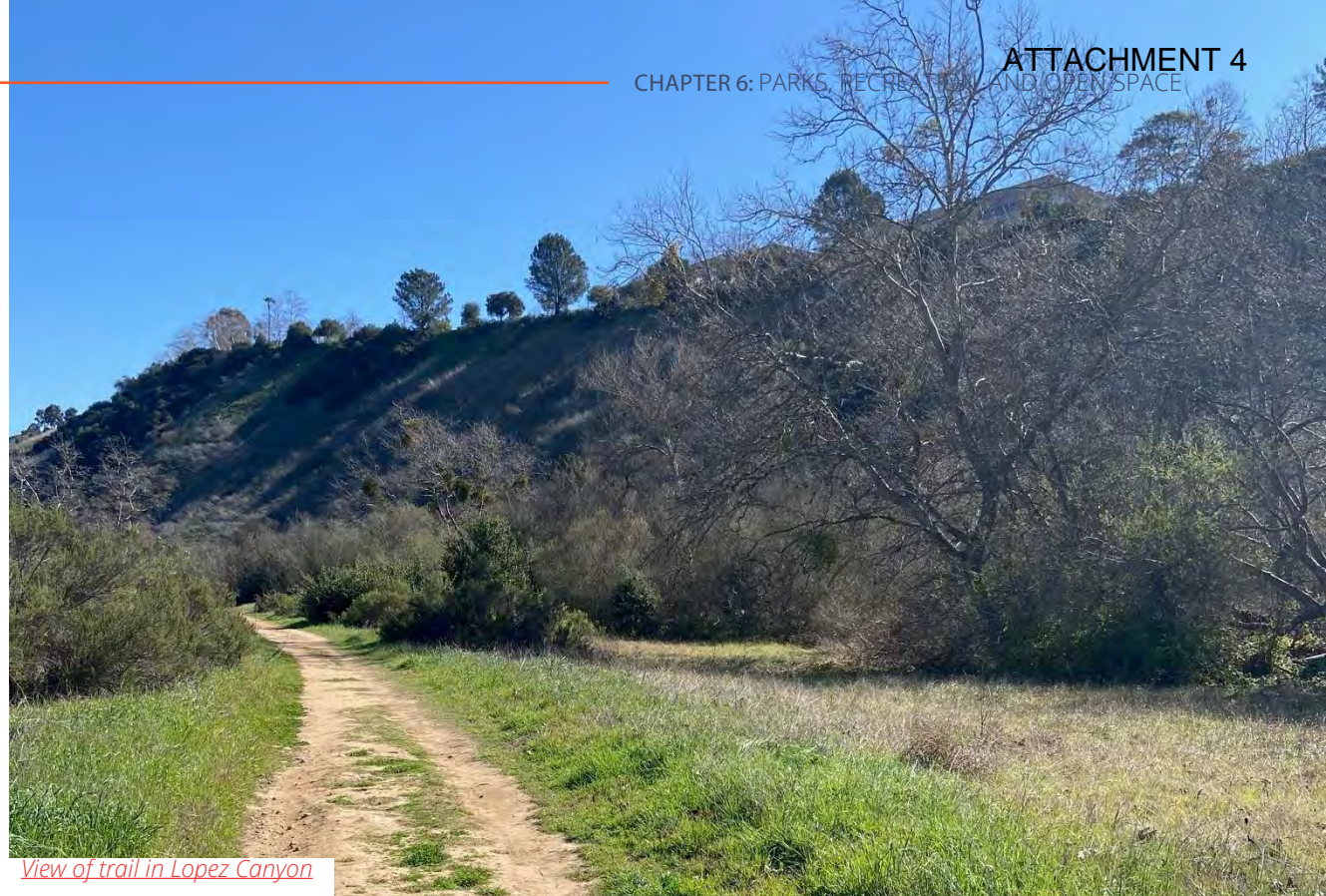
4. Historic and Resource Preservation Policies

6.39 Cultural Investigations.

Conduct project-specific

investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

- a. Work with development applicants to site and design proposed development to avoid adverse impacts to archaeological, tribal cultural, and paleontological resources to the maximum extent feasible in accordance with the requirements of the San Diego Municipal Code.
- b. Evaluate alternatives that would result in the fewest and least significant impacts to archeological, tribal cultural, paleontological, and coastal resources.
- c. Implement the alternative with the least impacts to archeological, tribal cultural, paleontological, and coastal resources to the maximum extent feasible.
- d. Provide adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as



View of trail in Lopez Canyon

part of development where development would adversely impact archaeological, tribal cultural, or paleontological resources. Include measures to monitor, conserve in situ, or recover, as appropriate, buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American monitor.

- e. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context when feasible and appropriate on public land.
- f. Conduct project specific Native American consultation early in the development review process to ensure culturally appropriate, and adequate treatment and mitigation for significant archaeological sites with cultural

or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.

- g. Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

6.40 Education. Promote opportunities for education and interpretation of Mira Mesa's unique history and historic resources through mobile technology (such as phone applications); printed brochures; walking tours; interpretative signs, markers, displays, and exhibits; and art.

- a. Encourage the inclusion of both extant and non-extant history and historic resources.
- b. Provide educational and interpretive materials in English as well as other languages as appropriate.

6.41 Interpretative Signage. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context, when feasible and appropriate on public land.

5. Parks, Recreation, and Open Space Policies

6.42 Open Space Conservation. Promote open space conservation of natural lands and environmentally sensitive lands.

- a. Preserve environmentally sensitive lands as open space.
- b. Provide open space linkages (where appropriate), and trailheads and bike/pedestrian access with appropriate, visible, and clearly marked entrances.

6.43 Connections. Connect adjacent communities to trails and trail-adjacent parks by extending existing trails or providing new ones, such as the planned Rim Trail in Stone Creek, the Rattlesnake Canyon Trail at 3Roots, Sorrento Rim Trail, Lopez Canyon Trailhead, and Pocket Park at Parkdale.

- a. Design trails or other recreational activities for low intensity recreational, scientific or educational use to avoid damaging impacts to sensitive habitats.
- b. Design designated trails or paths to avoid significant disruption of sensitive habitats.
- c. Limit all new trails (including existing unofficial trails converted to official trails) located adjacent to or within Environmentally Sensitive Habitat Areas or wetlands in the Coastal Zone to pedestrian use only and site trails to minimize impacts to sensitive habitats to the maximum extent feasible. Trails located within habitat buffers shall be sited within the upper half of the buffer.
- d. Ensure trails are limited to the upper half of the buffer closest to development.
- e. Use only non-mechanized equipment when constructing and maintaining all trails within the Coastal Zone where feasible.

- f. Utilize native soil or decomposed granite when constructing and maintaining all trails within the Coastal Zone.
- g. Minimize trail width to reduce impacts to sensitive habitats.
- h. Avoid conversion of existing trails within or adjacent to Environmentally Sensitive Habitat Areas or wetlands in the Coastal Zone to any use other than pedestrian.

6.44 Native Vegetation. Retain native vegetation where possible, and re-vegetate graded slopes and slopes disturbed by human impacts (such as unpermitted trails, clearing, grubbing or four-wheel drive activity) adjacent to natural hillsides and canyons with native, drought tolerant, non-invasive and fire-resistive species to improve drainage conditions, reduce slope erosion and instability, and restore biological diversity. Utilize

predominately native species for all new landscaping adjacent to the canyons as required by the Steep Hillside Guidelines in the Land Development Manual, with no invasive species.

6.45 Grading. Minimize grading and alterations of steep hillsides and other significant natural features within the community.

- a. Require construction to conform as closely as possible to existing terrains.
- b. Implement the Steep Hillside requirements and Environmentally Sensitive Lands regulations of the Land Development Code and the Mira Mesa Community Specific Requirements in the Land Development Manual's Steep Hillside Guidelines to minimize impacts on the rim of Los Peñasquitos Canyon.

6.46 Vernal Pools. Work cooperatively with property owners to preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan.

View of Los Peñasquitos Creek spilling into Torrey Pines State Beach





View of Sorrento Rlm Trail

- a. Protect and preserve vernal pool habitats from vehicular or other humancaused damage, encroachment into their watershed areas, and urban runoff.
 - b. Avoid encroachment into wetlands, including vernal pools, in the Coastal Zone.
- 6.47 Buffer Zones.** Work with development applicants and property owners to ensure that buffer areas are sufficient to

- protect Environmentally Sensitive Habitat Area resources.
- a. Maintain a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and that is consistent with the Environmentally Sensitive Lands regulations in the Land Development Code.
- b. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any habitat buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and which are limited to the upper half of the buffer closest to the development.
- c. Ensure that development provides buffer areas that extend from the outer edge of the tree or shrub canopy of Environmentally Sensitive Habitat Areas.
- d. Consider buffer zones less than 100 feet in width, but not less

- than 50-feet in width, only if the development demonstrates that a reduced buffer will sufficiently protect the Environmentally Sensitive Habitat Areas through a site-specific study that determines a smaller buffer would provide adequate protection and:
- i. Consults with the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to obtain agreement that a reduced buffer is adequate.
- ii. Provides sufficient analysis to demonstrate that the development could not be feasibility constructed without a reduced buffer.
- e. Ensure that any area that may have contained Environmentally Sensitive Habitat Areas is not be deprived of protection as Environmentally Sensitive Habitat Area consistent with the Community Plan policies, on the basis that habitat has been removed or degraded without a permit, or that species that are rare or especially valuable

because of their nature or role in an ecosystem have been eliminated.

6.48 Stormwater Runoff. Encourage private property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff, and repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.



Creek in Lopez Canyon

6.49 Stormwater Best Management Practices.

Integrate stormwater Best Management Practices (BMPs) on-site to maximize their effectiveness.

- a. Encourage use of intensive and extensive green roofs and water collection devices, such as cisterns and rain barrels, to capture rainwater from buildings for re- use.
- b. Use downspouts to discharge into areas that can effectively reduce direct flows of rainwater from buildings to the stormwater drainage system.
- c. Minimize on-site impermeable surfaces, such as concrete and asphalt, and encourage use of permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-stone block pavement to effectively detain and infiltrate more run-off on-site.

6.50 Low-Impact Development. Encourage Low-Impact Development (LID) practices such as bioretention, porous paving,

and green roofs, that slow runoff and absorb pollutants from roofs, parking areas and other urban surfaces.

- a. Incorporate bioswales or other appropriate LID design practices where sufficient public rights-of-way and other conditions allow throughout the community.
- b. Prioritize efforts to capture stormwater before it enters canyons or natural open spaces.

6.51 Wetlands and Sensitive Resources. Ensure that all new private development adjacent to wetlands, floodplains, vernal pools, and other sensitive resources, is designed to minimize adverse effects to the resources.

6.52 Limited Uses. Ensure permitted uses in wetlands are limited to those in the Environmentally Sensitive Lands regulations in the Land Development Code.

6.53 Encroachment. Ensure new development does not encroach into adjacent wetlands.



Fountain in the corner of Lusk Blvd and Vista Sorrento Pkwy

floodplains, vernal pools, or other sensitive resources.

6.54 New Development. Work with development applications to ensure new development is designed to avoid, then minimize adverse effects to sensitive resources, avoid encroaching into adjacent wetlands, floodplains, vernal pools and other sensitive resources, and maintain a 100-foot buffer from wetlands and sensitive resources consistent with the Biology Guidelines

and Environmentally Sensitive Lands regulations in the Land Development Code.

6.55 Buffer Zones in Wetlands. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect wetlands by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the

Land Development Code, and shall be subject to the following:

- a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and is limited to the upper half of the buffer closest to the development.
- b. Ensure buffer areas extend from the outer edge of the riparian canopy of any wetland area.
- c. Consider buffer zones less than 100 feet in width, but not less than 50-feet in width, if the development demonstrates that a smaller buffer will sufficiently protect the resources of the wetland through a site-specific study that determines a smaller buffer would provide adequate protection.
- i. Consults with, the California Department of Fish and Wildlife and/or the United States Fish

and Wildlife Service to obtain agreement that a reduced buffer is adequate.

- ii. Provides sufficient analysis to demonstrate that the development could not be feasibly constructed without a reduced buffer.
- d. Ensure that any area that may have contained wetlands are not deprived of protection as wetlands, on the basis that the wetlands have been removed, degraded without a permit, or that species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated.

6.56 Lighting. Minimize and evaluate the use of night lighting along the canyons and adjacent to sensitive habitat areas consistent with Multiple Habitat Planning Area Adjacency Guidelines, Environmentally Sensitive Land regulations, and Outdoor Lighting regulations. Avoid disturbance to natural landscapes and biological systems.

6.57 Slopes and Hazards. Implement remedial measures to protect future development in steep slopes from geologic-seismic hazards by conducting a soils engineering report and engineering geology report. Remedial mitigation measures include but are not limited to:

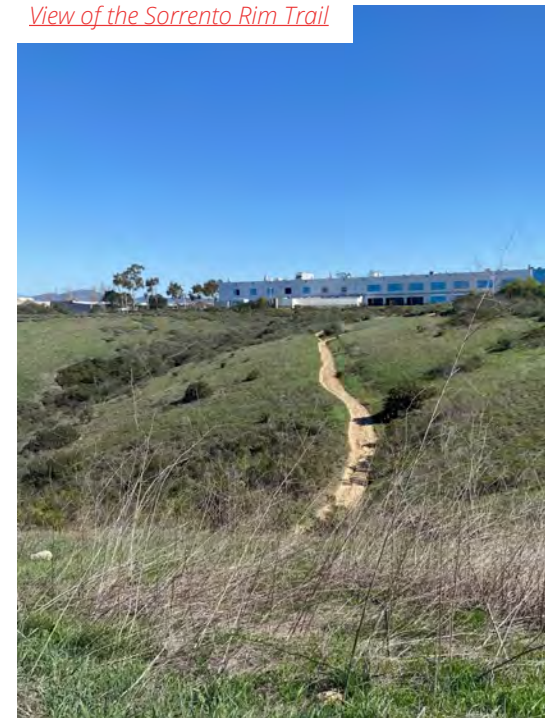
- a. Clustering development and site structures sensitively by following the natural topography and slope of the existing, undeveloped hillsides.
- b. Providing slope stabilization techniques.
- c. Implementing the Mira Mesa community specific Steep Hillside Guidelines in the Land Development Manual.

6.58 New Construction. Allow new construction within floodplain areas only in accordance with adopted development regulations and proper setbacks and buffer areas from wetland areas as applicable, as required by the Environmentally Sensitive Lands regulations.

6.59 Environmentally Sensitive Habitat Area. Implement the applicable Environmentally Sensitive Lands requirements for lands designated or identified by the California Coastal Act as environmentally sensitive habitat areas within the Coastal Zone.

- a. Include a site-specific determination as to whether on-site resources could be environmentally sensitive habitat areas within areas subject to the

View of the Sorrento Rim Trail



Environmentally Sensitive Lands regulations.

- b. Protect environmentally sensitive habitat areas against any significant disruption of habitat.
 - c. Ensure only uses dependent on those resources are allowed within those areas.
 - d. Design and site development in areas adjacent to Environmentally Sensitive Habitat areas to prevent impacts which would significantly degrade the habitat, and are compatible with the continuance of those habitat areas.
- 6.60 Bird-Safe Design.** Encourage the use of special design and window treatments to improve the degree to which new developments are bird-safe. Green design that facilitates bird safety includes but is not limited to: reduction of reflectivity and transparency in glass, the avoidance of light pollution, reduced disturbance to natural landscapes, and biological systems, and lowered energy use.

6.61 Synthetic Rubber. Do not allow synthetic rubber surfacing products made from waste vehicle tires and/or other types of synthetic rubber, as well as the use of artificial turf in the construction of improvements to playgrounds, schools, and public pathways and trails.

6. Urban Design Policies

6.62 Urban Forestry. Provide an appropriate mix of both native and low or very low water needs tree types to provide a diverse ecosystem more able to adapt to changing environmental pressures. Avoid using species that are on the California Invasive Plant Council Inventory.

The background image shows an outdoor dining area with several palm trees and colorful umbrellas (red, yellow, and white) over tables. A building with a sign that says "102 HUB" and "SUSHI" is visible in the background. The scene is set in a sunny, urban environment.

7: Urban Design

- A. Introduction
- B. Vision and Goals
- C. Urban Design Framework
- D. Urban Forestry
- E. Urban Greening
- F. Urban Design **Policies**

F. Urban Design Policies

The following policies apply to either the design of the public realm or to that of buildings for developments.

1. Public Realm Policies

7.1 Sidewalk zones. Provide adequate sidewalk width within the Frontage, Throughway, and Furnishing zones as shown in [Figure 7-4](#) to create a pedestrian-friendly environment.

SIDEWALK ZONES

- The **Frontage Zone** is the area between the Throughway Zone and the building facade that is available for outdoor dining, street furniture, a second row of trees, and/or landscaping that invite pedestrians to slow down, “window shop,” and enter/exit buildings. Architectural elements, such as awnings, stairs, planters, and signage, can occupy this zone.
- The **Throughway Zone** is the area dedicated for pedestrian travel that is continuous, unobstructed, and accessible. Wider Throughway Zones are necessary in areas with high pedestrian volumes.
- The **Furnishing Zone** is the area between the curb and the Throughway Zone available for street trees, lighting, benches, bicycle racks, and landscaping. This zone provides a buffer between the Throughway Zone and traffic along the roadway.

Figure 7-4. Sidewalk Zones

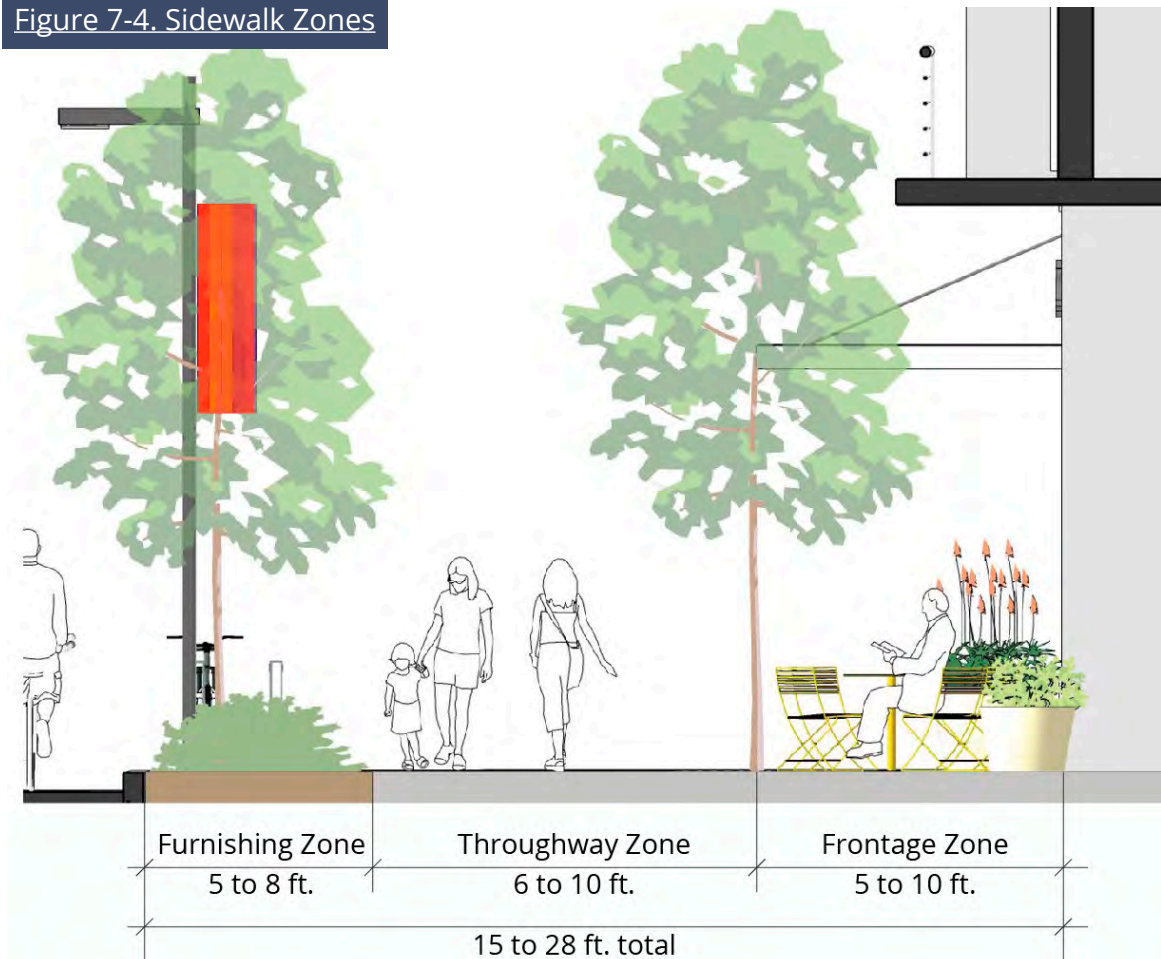


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developed to preserve a network of habitat and open space and enhance the region's quality of life. The MSCP covers core biological resource areas identified as the City's Multi-Habitat Planning Areas (MHPA). The MHPA is the area within the City from which the permanent MSCP preserve is assembled and managed for its biological resources. For areas within Mira Mesa designated and protected as part of the citywide MHPA or adjacent to the MHPA, MSCP compliance is required. Furthermore, the Mira Mesa Community Plan supports the MSCP's northern portion through its open space and sensitive resource policies for protection of open space and habitat areas.

7. Vernal Pool Habitat Conservation Plan

The City's Vernal Pool Habitat Conservation Plan (VPHCP) includes an effective framework to protect, enhance, and restore vernal pool resources (i.e., seasonal pools of water that provide habitat for distinctive plants and animals). The VPHCP's conservation areas expand upon the City's existing MHPA preserve area to enable future conservation

of additional lands with vernal pool resources. Projects are reviewed for consistency with the conservation goals outlined in the VPHCP and the permitting process for impacts to threatened and endangered species associated with vernal pools. Mira Mesa is predominately developed, but some vernal pools remain on isolated parcels throughout the mesa. Policies related to the protection, preservation, and permanent management of vernal pool resources in community plans and long-term plans are compliant in maintaining the persistence of vernal pool resources.

8. California Coastal Resources and Local Coastal Program

Portions of the Mira Mesa community are within the Coastal Zone and subject to the California Coastal Act. The Coastal Act requires all jurisdictions within the Coastal Zone to prepare a Local Coastal Program (LCP), which includes issue identification, a land use plan, and implementation (zoning) ordinances. The Local Coastal Program for the Coastal Zone areas in Mira Mesa is integrated into this Community Plan, specifically Section E. Coastal Zone in

the Parks, Recreation, and Open Space Element, which contains policies to protect and enhance coastal resources and addresses public access and recreation, and view preservation within the Coastal Zone. Additional policies in Chapter 2: Land Use and Economic Prosperity, Chapter 3: Mobility, Chapter 4: Public Services, Facilities, and Safety, and Chapter 7: Urban Design may be applicable to support the goals of the Coastal Act.

9. Parks Master Plan

The PMP identifies policies, actions, and partnerships for planning parks, recreation facilities, and programs that reflect the vision of a world-class Citywide network of recreational experiences to engage, inspire, and connect all San Diegans. A park standard, Recreational-Value Based Park Standard, is also established in the PMP and it evaluates and assigns scores to regional assets during community plan updates.

10. Climate Resilient San Diego

Climate Resilient SD serves as the City's comprehensive plan to prepare for and respond to climate change hazards that

An aerial photograph showing a commercial area with a large Target store, a parking lot, and a school stadium. The stadium has a blue track and a green field with 'MARAUDERS' written on it. The background shows a residential neighborhood.

2: Land Use & Economic Prosperity

- A. Introduction
- B. Vision and Goals
- C. Planned Land Uses
- D. Planning Horizon
- E. Land Use and Economic Prosperity
- F. Additional Land Use Compatibility Considerations

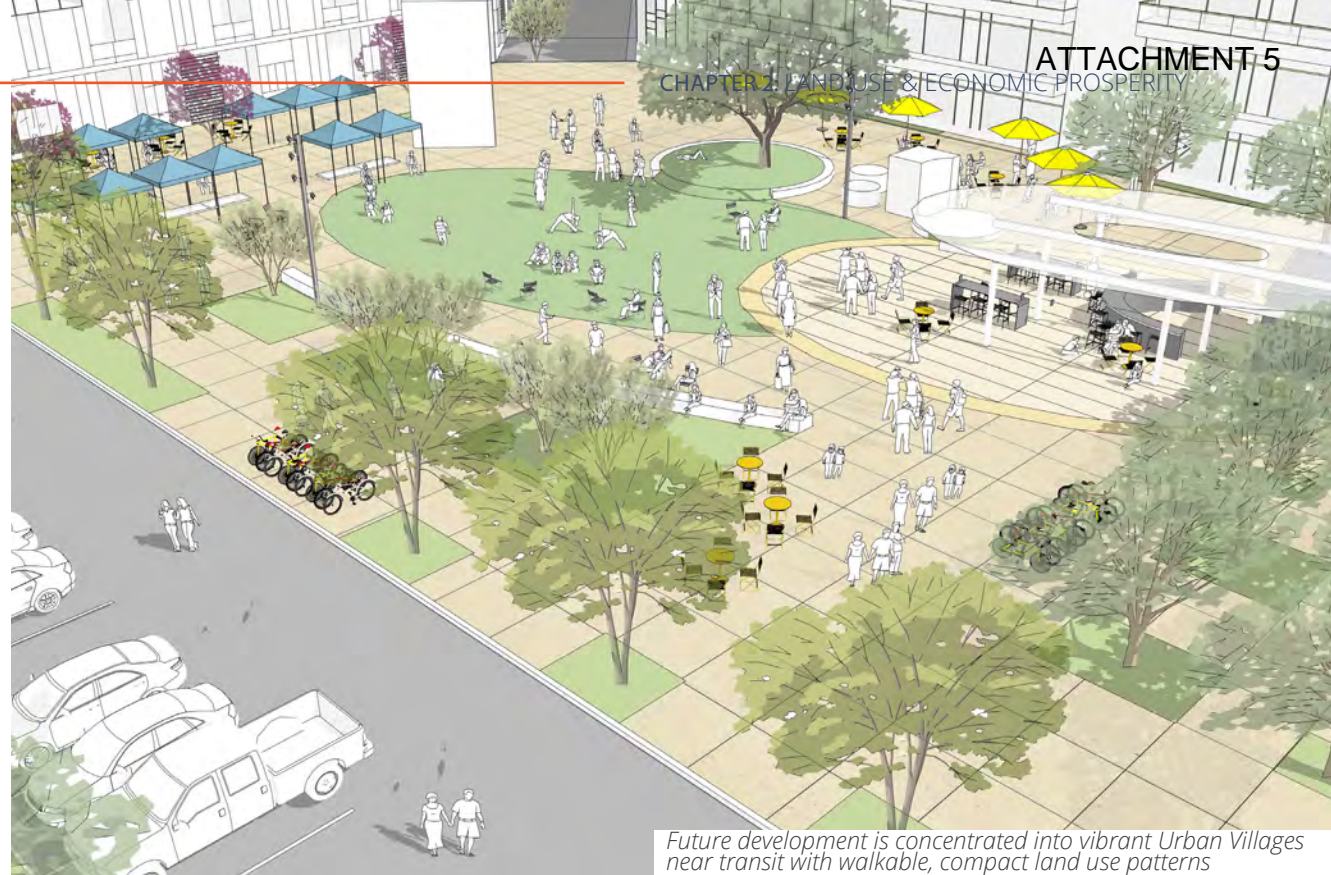
E. Land Use and Economic Prosperity

1. Mixed-Use Urban Villages Policies

2.1 Horizontal and Vertical Mixed-Use. Encourage horizontal and vertical mixed use in Community Commercial, Urban Village, Community Village, Neighborhood Village, and Urban Employment Village areas to support the economic viability and growth of the community's commercial and employment areas.

2.2 Locate Homes Near Jobs. Locate residential uses near job centers and pedestrian, bicycle, and transit networks to reduce dependence on the automobile, vehicle miles traveled, and parking demand.

2.3 Employment-Residential Mixed-Use. Provide mixed employment-residential developments within Urban Villages with high employment use to support a stable



Future development is concentrated into vibrant Urban Villages near transit with walkable, compact land use patterns

employment base in the community.

2.4 Buffer Incompatible Uses. Locate commercial uses to provide additional separation between residential areas and permitted industrial uses.

2.5 Buffer Residential Uses. Incorporate non-residential components, open areas, landscaping, or other buffers between residential development and industrial and utility uses as part of site design to provide

functional separation and screening.

2.6 Live/Work. Allow for live/work building types that incorporate ground-floor shopkeeper units along the primary street frontage in commercial areas.

2.7 Work Space Flexibility. Incorporate flexible spaces that support alternative working options, i.e., telecommuting, co-working, live/work units, and shopkeeper units.

2. Housing Policies

- 2.8 Employee Housing.** Encourage the development of housing that is affordable to and meets the diverse needs of the employees in Mira Mesa to attract employees, support reduced commute times, increase active transportation, and minimize transportation costs.
- 2.9 Variety of Housing Types.** Encourage the development of a variety of building types, unit types, and densities to support a diversity of housing options.
- 2.10 Affordability.** Encourage a variety of housing types that are affordable to a range of job and household income levels.
- 2.11 Transit-Oriented Development.** Encourage the development of workforce, affordable, senior, and military housing in close proximity to transit stations.
- 2.12 Live/Work.** Incorporate live-work/work-live and shopkeeper units that allow for residential for creative industries, arts, and innovation and allow residents



High density housing in Mira Mesa

to own and operate office, professional, and retail uses.

3. Employment Policies

- 2.13 Space Flexibility.** Design building types that can accommodate or be adapted to a variety of industrial, technology, and business uses and activities.
- 2.14 Supply of Industrial Land.** Maintain a sufficient supply of industrial lands for employment uses.
- 2.15 Preserve Industrial Land.** Limit the re-designation of existing industrial sites to other land uses in the Miramar industrial area in order to provide adequate
- land to accommodate existing, new, and relocation of industrial operations for the City's economic base.
- 2.16 Prime Industrial Lands.** Utilize Prime Industrial Lands for base sector employment and provide flexibility to serve operational and expansion needs of existing industrial employers within Prime Industrial Lands.
- 2.17 Security.** Employ appropriate buffers, screening, landscaping, and other site design measures to protect the security of employment areas and Prime Industrial Lands.



Drought-tolerant landscaping



Ancillary pathway

2.18 Accessibility. Access commercial and retail development by all modes of travel, with primary entrance doors connected by a primary pedestrian path with limited conflict points with automobiles.

2.19 Connectivity. Promote connected employment facilities with recreation, active transportation, and other commercial amenities.

2.20 Shared-Parking. Encourage the use of shared parking facilities to benefit employers, employees, and commercial business districts.

4. Sustainability Policies

2.21 Air Quality. Mitigate against air pollution sources in the siting, design, and construction of residential units and other uses with sensitive receptors.

2.22 Freeway Adjacency. Design any residential development built adjacent to a freeway to minimize the exposure to freeway impacts, including siting buildings and balconies perpendicular to the freeway, and using parking structures to shield units from noise.

2.23 Best Practices. Support environmentally sound operations, infrastructure, and facility upgrades that contribute to energy use reduction and regional sustainability goals. -

5. Airport Land Use Compatibility Policies

2.24 Compatibility. Ensure that future development, land uses, building heights and intensities/densities, are consistent with airport policies identified in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code for MCAS Miramar, such as safety zones, noise contours, and airspace protection surfaces.

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.

F. Additional Land Use Compatibility Considerations

Airport Influence Area

The Airport Influence Area for Marine Corps Air Station (MCAS) Miramar 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:

- Review Area 1 is composed of the airport's noise contours, safety zones, airspace protection surfaces and overflight areas.
- Review Area 2 is composed of the airspace protection surfaces and overflight areas.

The Airport Land Use Commission for San Diego County adopted the Airport Land Use Compatibility Plan for MCAS Miramar to establish land use compatibility policies and development criteria for new development within the Airport Influence Area to protect the airport from incompatible land uses and provide the City with development

criteria that will allow for the orderly growth of Airport Influence Area.

The policies and criteria contained in the Airport Land Use Compatibility Plan are addressed in the General Plan (Land Use and Community Planning and Noise Elements) and implemented by the supplemental development regulations in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code.

El Camino Memorial Park

Development plans for additional cemetery use in disturbed areas of El Camino Memorial Park may be processed as a CUP amendment (without the need for a Community Plan Amendment) provided that the design of the creek and open space systems, proposed recreation trail, the alignment of Carroll Canyon Road, and plans for development that would support a future transit line are consistent with community plan goals and policies. The expansion of cemetery uses within El Camino Memorial Park is subject to:

- Restoration and preservation of the Rattlesnake Canyon floodplain as open space.
- Preservation of non-building area to permit wildlife movement between

Rattlesnake Canyon and Carroll Canyon Creek.

- Identification and provision of public use easements for recreational trails within the least disturbed area of Rattlesnake Canyon open space corridor to connect employment, residential, and commercial areas.

Local Coastal Program (LCP)

California Coastal Act of 1976 established a coastal zone boundary within which certain planning and development requirements must be met. These requirements have been designed to protect and enhance California's coastal resources. The North City Local Coastal Program Land Use Plan (LCP) was adopted by the City Council in March 1981, revised in May 1985 and revised again in March 1987. The North City LCP provides development criteria for approximately 2,300 acres in western Mira Mesa that are within the watershed of Los Peñasquitos Lagoon. The 1992 Mira Mesa Community Plan implemented the LCP by incorporating its recommendations and development criteria into the policies and proposals of the Plan. Consequently, the Mira Mesa Community Plan Update incorporates the North City LCP by integrating its issues and proposals into the Update's Elements and policies.

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A large, light-colored stone sign stands on a sidewalk. The sign has the word 'WELCOME' in green, raised letters at the top, and 'MIRA M...' in larger green, raised letters below it. The base of the sign is decorated with a row of smooth, rounded stones. Above the sign is a wooden pergola structure with several beams. In the background, a street with a white car and a building is visible under a clear blue sky.

5: Historic Preservation

- A. Introduction
- B. Vision and Goals
- C. Pre-Historic and Historic Context
- D. Resource Preservation

significant historical resources in the community. The Historic Resource Reconnaissance Survey has identified three residential master planned communities that warrant further evaluation to determine whether they are eligible for historic designation. The remaining residential master planned communities were found ineligible for historic designation.

1. Historic and Resource Preservation Policies

5.1 Native American Consultation.

Conduct project-specific Native American consultation early in the discretionary development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.

5.2 Cultural Investigations.

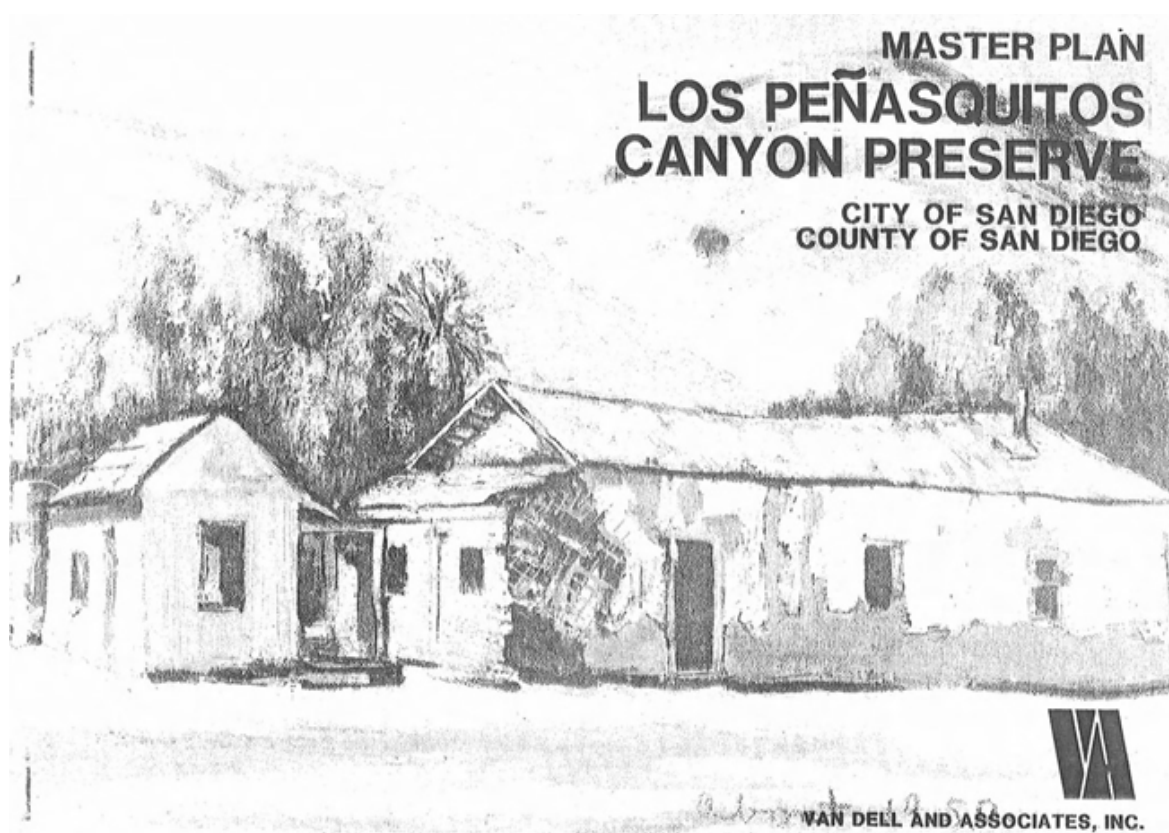
Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant

tribal cultural and archaeological resources.

5.3 Mitigation. Ensure adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development, including measures to monitor and recover buried deposits from the tribal cultural, archaeological

and historic periods, under the supervision of a qualified archaeologist and a Native American Kumeyaay monitor.

5.4 Significant Sites. Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part



Cover of the Los Peñasquitos Canyon Preserve Master Plan, 1998 (City of San Diego 1998)

6: Parks, Recreation, and Open Space

- A. Introduction
- B. Vision and Goals
- C. Park Development, Preservation, and Access
- D. Open Space, Trails, and Resource Protection
- E. Coastal Zone

trailhead pocket park adjacent to the Lopez Canyon Trailhead

- Expansion of the Sorrento Mesa Rim Trail to provide a complete network on the northern ridge overlooking Lopez Canyon
- A potential parklet site with a sweeping canyon-side view of Los Peñasquitos Canyon Preserve on Menkar Rd
- Conversion of existing trails to official trails at Canyon Hills
- New trailhead pocket park at the end of Parkdale with connections to 3Roots and Rattlesnake Canyon
- New trailhead pocket park at Miramar Gateway with connections to the Stone Creek Rim Trail

Trails offer a myriad of benefits. They allow people to enjoy scenic views and learn about the region's diverse natural resources, while serving as active links between recreational spaces. Where feasible, interpretive signage and wayfinding elements should be incorporated along trails and at trailhead pocket parks to educate the public on the unique natural history and scenic value of Mira

Mesa's open spaces. In general, trails should facilitate safe, comfortable, and accessible pedestrian travel and should incorporate a variety of enhancements, such as stamped pavement or vehicular-rated unit paved in crosswalks, consistently shaded sidewalks, benches for rest, interpretive and wayfinding features, artistic sidewalk etchings, hopscotch, and signage to mark distances and destination.

Note that trails and recreation on lands subject to the MHPA should comply with the MSCP for compatibility. For adjacent areas not deemed sensitive, there are opportunities to improve existing trail systems and pedestrian connections for public use to better promote active and passive recreation. However, development not in compliance with MHPA policies is not allowed within the MHPA (refer to the Parks Master Plan "Conservation, Sustainability, and Resilience Policies" for more information).

3. Open Space Policies

6.7 Open Space Conservation.

Promote open space conservation of natural lands and provide open space linkages



Trailhead at Lopez Canyon

(where appropriate), trailheads and bike/pedestrian access with appropriate, visible, and clearly-marked entrances.

- 6.8 Education.** Enhance City-owned open space canyons and hillsides by providing kiosks, interpretive signage, and wayfinding elements to educate users on the sensitive natural and cultural habitats and unique biologic and scenic qualities of these areas and explain the biologic and scenic

E. Coastal Zone

In Mira Mesa, areas within the Local Coastal Zone fall under the California Coastal Act, which requires protection and enhancement of shoreline access. The California Coastal Commission oversees these areas, reviewing Local Coastal Plans for alignment with the Local Coastal Program. Portions of Mira Mesa within the Coastal Zone boundary (see [Figure 6-4](#)) are governed by the Community Plan and zoning regulations, which together form the Local Coastal Plan for Mira Mesa. As such, the California Coastal Commission has requested that the following policies be added as part of the Mira Mesa Local Coastal Plan.

The Mira Mesa Community Plan Area contains significant coastal resources designated as Environmentally Sensitive Habitat Areas protected by the Coastal Act (See [Figure 6-5](#).) Environmentally Sensitive Habitat Area (ESHA) is defined by the Coastal Act as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could easily be disturbed or degraded by human activities and developments. The

Planned Land Uses within the Coastal Zone are shown in [Figure 6-6](#).

1. Land Use and Economic Prosperity Policies

6.28 Lower-Cost Visitor

Accommodation. Lower-cost overnight accommodations, defined as overnight accommodations with an annual average daily room rate equal to or less than 75% of the annual statewide average daily room rate, shall be protected and maintained.

- a. The City shall proactively work with operators of lower-cost overnight accommodations to maintain and renovate existing properties.
- b. Lower-cost overnight accommodations shall not be removed or converted unless replaced at a 1:1 ratio with units comparable in function, amenities, location, and cost to the public.
- c. If replacement of lower- or moderate-cost units on-site is determined to be infeasible

pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone.

- d. The City shall encourage the addition of overnight accommodations particularly serving the low and moderate cost range in the community. Moderate-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate between 75% and 125% of the statewide average daily room rate.

6.29 Rehabilitation of Visitor

Accommodations. Encourage the rehabilitation of existing visitor accommodation uses, particularly for low/moderate cost accommodations.

6.30 New Visitor Accommodations.

New hotel and motel development within the City shall provide a range of rooms in order to serve all income ranges.

- a. Priority shall be given to developments that include no-

cost or lower-cost recreational amenities open to overnight guests and the general public, especially coastal- dependent recreational opportunities.

- b. New high-cost overnight accommodations shall provide at least 25% of the proposed units as lower-cost accommodations on-site. High-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate equal to or greater than 125% of the annual statewide average daily room rate.
- c. If provision of lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone.
- d. If provision of lower-cost units off-site in the City's Coastal Zone is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide an equivalent amount of lower-cost units elsewhere within

the San Diego County Coastal Zone.

- e. If it is determined that the project cannot feasibly provide lower-cost units on or offsite, in-lieu fees shall be required.
- f. An in-lieu mitigation fee based on approximate construction costs per room, adjusted for inflation using a building cost index as needed, plus land cost square footage, shall be required. Construction costs shall be based

on approximate hard and soft costs of building at least 25% of the proposed units as lower-cost accommodations on-site or shall be based on a comparable per-room construction cost estimate. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years.

- g. The fee shall be used for construction of new lower-cost hotel rooms or other inherently

View of Los Peñasquitos Canyon



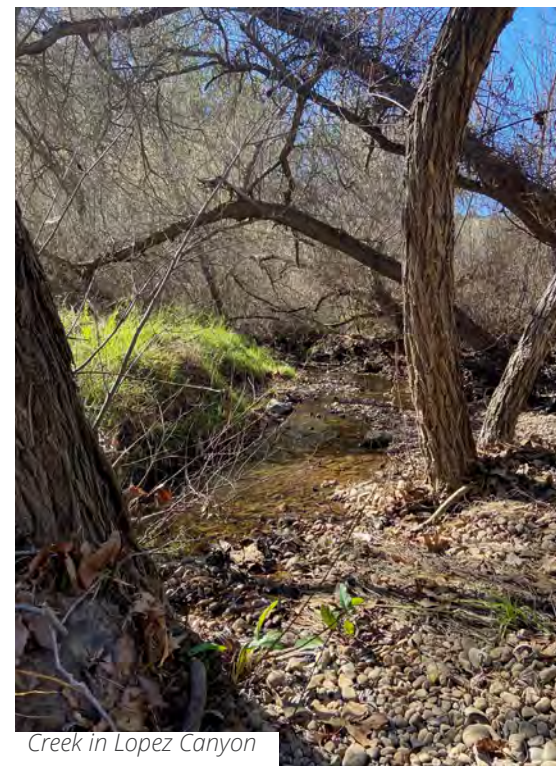
lower-cost accommodations (e.g., motels, hostels, campgrounds, cabins with the coastal zone in the City.

- h. All in-lieu fee payments shall be deposited into an interest-bearing account, to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission.
- i. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.
- j. If any portion of the in-lieu fee remains seven years after the date of deposit into the interest-bearing account, the funds may be used to provide lower-cost overnight accommodations outside of the City, within the San Diego County Coastal Zone.

2. Mobility Policies

6.31 Parking Management. Support parking management strategies that maximize the efficiency of the curbside for on-street parking use to increase turnover and parking availability and reduce overnight parking of oversized vehicles in high-demand areas such as mixed-use, multi-family residential, commercial and employment centers. This could include the creation of a community parking district, shared parking solutions, demand-based pricing, and time limit parking, among other strategies.

- a. Evaluate paid and time-limited parking options to avoid unreasonably interfering with the public's ability to access coastal resources and recreational areas prior to implementing in the Coastal Zone.
- b. Establish a minimum time period of four-hours for on-street parking in locations where street parking is used for access to coastal resources and recreational areas, when



Creek in Lopez Canyon

- considering time-limited street parking.
- c. Ensure that parking fees are generally comparable to those charged at similar public parking facilities that provide access to the coastal resources in the City, and should only be considered as part of a program that provides access for low-income users.

- d. Direct parking revenue collected in the Coastal Zone shall be directed towards the provision of alternative mobility options within the Coastal Zone.

6.32 On-Street Parking. Where appropriate, encourage the repurposing of on- street parking for alternative uses (e.g., pedestrian and bicycle facilities, urban greening, placemaking, micro-mobility corrals), while maintaining on-street parking areas adjacent to Coastal Zone access areas with trailheads.

6.33 Street Reconfigurations. Reconfigure the streets identified in Figures 3-5 through 3-12 to accommodate flexible lanes and SMART corridors that maximize roadways capacity and travel efficiency. The lane configuration and type of use is contingent upon needs.

6.34 Mobility Improvement Projects. Assess the effects of improvement projects in the Coastal Zone that result in changes to the planned or ultimate roadway classifications of major coastal access roadways

or remove on-street vehicle parking on public access with regards to biking, walking, transit access, and vehicle circulation through a coastal development permit consistent with the Land Development Code.

- a. Assess how travel times resulting from the improvement project will affect the ability of the public to access the coast and other public recreational resources such as trails and parks.
- b. Consider potential impacts to the ability of environmental justice or disadvantaged communities to access the coast and other public recreational resources and options for avoiding such impacts.
- c. Identify and incorporate additional public access benefit enhancements promoting equitable multimodal access where an analysis identifies unavoidable impacts. Public access benefit enhancements may include, but are not limited to, increased transit services, improved pedestrian and cyclist

access, and increased public parking.

6.35 Public Access. Monitor the effects of a mobility project on public coastal access and other public recreational resources such as trails and parks, where applicable, for bicycle, pedestrian and transit access, and vehicle circulation. Pursue offsetting public access enhancements where impacts to public access are identified.

6.36 Environmentally Sensitive Habitat Areas. Ensure that mobility projects are consistent with habitat protection polices and standards, such as wetland buffers and the protection of environmentally sensitive habitat.

3. Public Services, Facilities, and Safety Policies

6.37 Fire Zones. Protect neighborhoods from unreasonable risk of wildfire within very high fire hazard severity zones.

- a. Maintain ongoing brush management within the City-



View of a trail in Lopez Canyon

owned open space to minimize the risk of structural damage or loss due to wildfires.

- b. Do not allow zone two brush management within Environmentally Sensitive Habitat Area, wetlands, or buffers for wetlands or habitat in the coastal zone.

6.38 Fire-Resistant Design.

Incorporate fire safe design into development within very high fire hazard severity zones

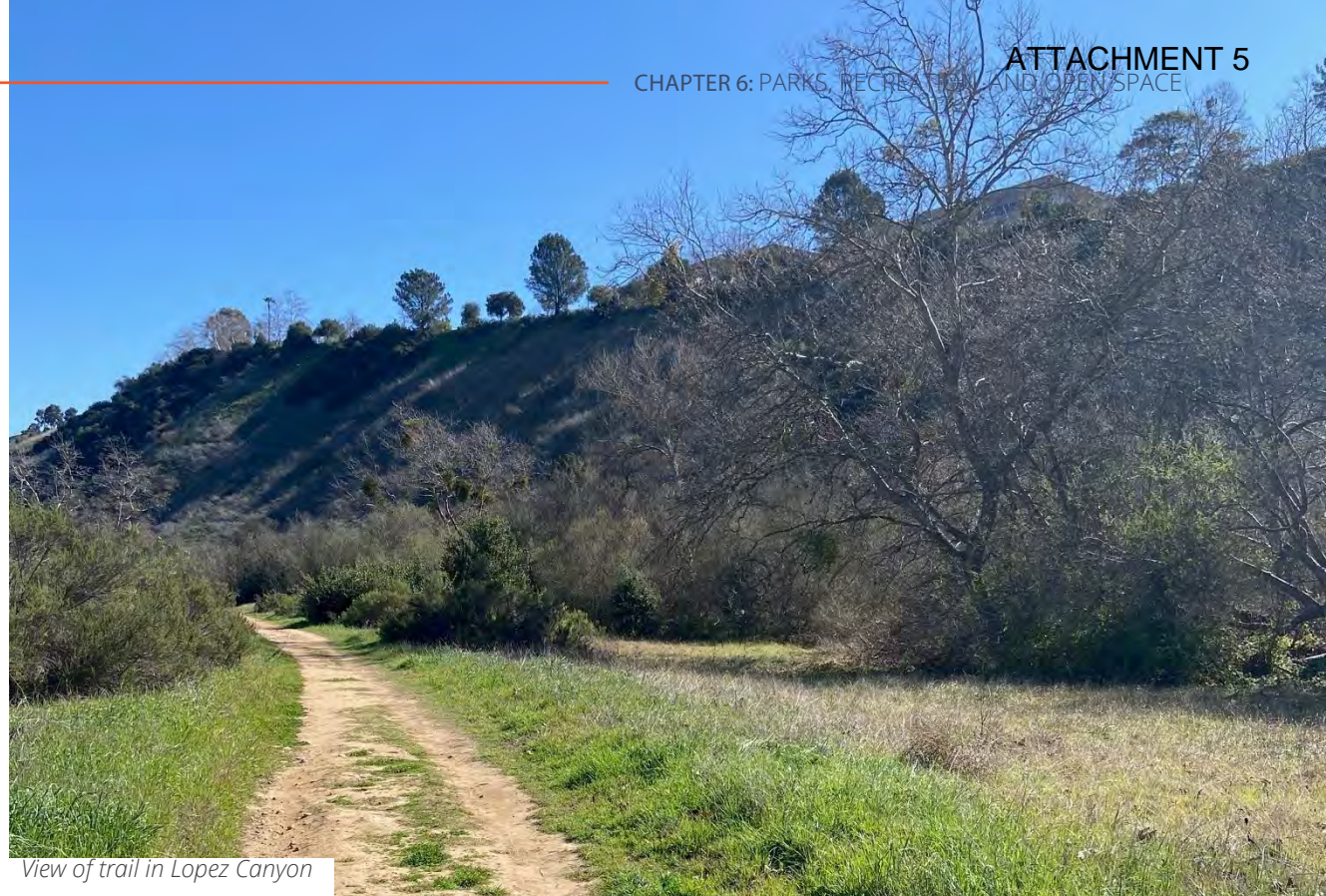
- to have fire-resistant building and site design, materials, and landscaping as part of the development review process.
- a. Locate, design, and construct future development to provide adequate defensibility and minimize the risk of structural loss from wildland fires.
- b. Design development on hillsides and canyons to reduce the increased risk of fires from topography features (i.e., steep slopes, ridge lines, etc.).
- c. Minimize flammable vegetation and implement brush management policies consistent with the following:
 - i. Locate structures so that Zone One brush management (minimum width of 35 feet) is entirely within the area designated for development and outside open space and environmentally sensitive lands. Increase the width of Zone One when feasible to reduce the width of Zone Two and impacts to native vegetation.
 - ii. Consider allowing Zone Two brush management (selective clearing to maximum width of 65 feet) in open space when subject to an approved site-specific brush management plan acceptable to the Fire Marshal that avoids significant disruption of habitat values to the maximum extent feasible and where appropriate.
 - iii. Implement measures such as replacing cleared or thinned native vegetation with fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat.
 - iv. Maintain at least 50 percent of the existing ground cover of native vegetation when feasible, to avoid significant disruption to habitat.
 - v. Ensure that Zone Two brush management is not allowed within Environmentally Sensitive Habitat Areas, wetlands, or buffers for Environmentally Sensitive Habitat Areas and wetlands in the coastal zone.

4. Historic and Resource Preservation Policies

6.39 Cultural Investigations.

Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

- a. Work with development applicants to site and design proposed development to avoid adverse impacts to archaeological, tribal cultural, and paleontological resources to the maximum extent feasible in accordance with the requirements of the San Diego Municipal Code.
- b. Evaluate alternatives that would result in the fewest and least significant impacts to archeological, tribal cultural, paleontological, and coastal resources.
- c. Implement the alternative with the least impacts to archeological tribal cultural, paleontological, and coastal resources to the maximum extent feasible.



View of trail in Lopez Canyon

- d. Provide adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development where development would adversely impact archaeological, tribal cultural, or paleontological resources. Include measures to monitor, conserve in situ, or recover, as appropriate, buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American monitor.
- e. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context when feasible and appropriate on public land.
- f. Conduct project specific Native American consultation early in the development review process to ensure culturally appropriate, and adequate treatment

and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.

- g. Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

6.40 Education. Promote opportunities for education and interpretation of Mira Mesa's unique history and historic resources through mobile technology (such as phone applications); printed brochures; walking tours; interpretative signs, markers, displays, and exhibits; and art.

- a. Encourage the inclusion of both extant and non-extant history and historic resources.
- b. Provide educational and interpretive materials in English as well as other languages as appropriate.

6.41 Interpretative Signage. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context, when feasible and appropriate on public land.

5. Parks, Recreation, and Open Space Policies

6.42 Open Space Conservation. Promote open space conservation of natural lands and environmentally sensitive lands.

- a. Preserve environmentally sensitive lands as open space.
- b. Provide open space linkages (where appropriate), and trailheads and bike/pedestrian access with appropriate, visible, and clearly marked entrances.

6.43 Connections. Connect adjacent communities to trails and trail-adjacent parks by extending existing trails or providing new ones, such as the planned Rim Trail in Stone Creek, the Rattlesnake Canyon Trail at 3Roots, Sorrento Rim Trail, Lopez Canyon Trailhead, and Pocket Park at Parkdale.

- a. Design trails or other recreational activities for low intensity recreational, scientific or educational use to avoid damaging impacts to sensitive habitats.
- b. Design designated trails or paths to avoid significant disruption of sensitive habitats.
- c. Limit all new trails (including existing unofficial trails converted to official trails) located adjacent to or within Environmentally Sensitive Habitat Areas or wetlands in the Coastal Zone to pedestrian use only and site trails to minimize impacts to sensitive habitats to the maximum extent feasible. Trails located within habitat buffers shall be sited within the upper half of the buffer.
- d. Ensure trails are limited to the upper half of the buffer closest to development.
- e. Use only non-mechanized equipment when constructing and maintaining all trails within the Coastal Zone where feasible.

- f. Utilize native soil or decomposed granite when constructing and maintaining all trails within the Coastal Zone.
- g. Minimize trail width to reduce impacts to sensitive habitats.
- h. Avoid conversion of existing trails within or adjacent to Environmentally Sensitive Habitat Areas or wetlands in the Coastal Zone to any use other than pedestrian.

6.44 Native Vegetation. Retain native vegetation where possible, and re-vegetate graded slopes and slopes disturbed by human impacts (such as unpermitted trails, clearing, grubbing or four-wheel drive activity) adjacent to natural hillsides and canyons with native, drought tolerant, non-invasive and fire-resistive species to improve drainage conditions, reduce slope erosion and instability, and restore biological diversity. Utilize

predominately native species for all new landscaping adjacent to the canyons as required by the Steep Hillside Guidelines in the Land Development Manual, with no invasive species.

6.45 Grading. Minimize grading and alterations of steep hillsides and other significant natural features within the community.

- a. Require construction to conform as closely as possible to existing terrains.
- b. Implement the Steep Hillside requirements and Environmentally Sensitive Lands regulations of the Land Development Code and the Mira Mesa Community Specific Requirements in the Land Development Manual's Steep Hillside Guidelines to minimize impacts on the rim of Los Peñasquitos Canyon.

6.46 Vernal Pools. Work cooperatively with property owners to preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan.

View of Los Peñasquitos Creek spilling into Torrey Pines State Beach





View of Sorrento Rlm Trail

- a. Protect and preserve vernal pool habitats from vehicular or other humancaused damage, encroachment into their watershed areas, and urban runoff.
- b. Avoid encroachment into wetlands, including vernal pools, in the Coastal Zone.

6.47 Buffer Zones. Work with development applicants and property owners to ensure that buffer areas are sufficient to

protect Environmentally Sensitive Habitat Area resources.

- a. Maintain a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and that is consistent with the Environmentally Sensitive Lands regulations in the Land Development Code.
 - i. Consults with the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to obtain agreement that a reduced buffer is adequate.
 - ii. Provides sufficient analysis to demonstrate that the development could not be feasibility constructed without a reduced buffer.
- b. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any habitat buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and which are limited to the upper half of the buffer closest to the development.
- c. Ensure that development provides buffer areas that extend from the outer edge of the tree or shrub canopy of Environmentally Sensitive Habitat Areas.
- d. Consider buffer zones less than 100 feet in width, but not less than 50-feet in width, only if the development demonstrates that a reduced buffer will sufficiently protect the Environmentally Sensitive Habitat Areas through a site-specific study that determines a smaller buffer would provide adequate protection and:
 - i. Consults with the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to obtain agreement that a reduced buffer is adequate.
 - ii. Provides sufficient analysis to demonstrate that the development could not be feasibility constructed without a reduced buffer.
- e. Ensure that any area that may have contained Environmentally Sensitive Habitat Areas is not be deprived of protection as Environmentally Sensitive Habitat Area consistent with the Community Plan policies, on the basis that habitat has been removed or degraded without a permit, or that species that are rare or especially valuable

because of their nature or role in an ecosystem have been eliminated.

6.48 Stormwater Runoff. Encourage private property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff, and repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.



Creek in Lopez Canyon

6.49 Stormwater Best Management Practices.

Integrate stormwater Best Management Practices (BMPs) on-site to maximize their effectiveness.

- a. Encourage use of intensive and extensive green roofs and water collection devices, such as cisterns and rain barrels, to capture rainwater from buildings for re- use.
- b. Use downspouts to discharge into areas that can effectively reduce direct flows of rainwater from buildings to the stormwater drainage system.
- c. Minimize on-site impermeable surfaces, such as concrete and asphalt, and encourage use of permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-stone block pavement to effectively detain and infiltrate more run-off on-site.

6.50 Low-Impact Development.

Encourage Low-Impact Development (LID) practices such as bioretention, porous paving,

and green roofs, that slow runoff and absorb pollutants from roofs, parking areas and other urban surfaces.

- a. Incorporate bioswales or other appropriate LID design practices where sufficient public rights-of-way and other conditions allow throughout the community.
- b. Prioritize efforts to capture stormwater before it enters canyons or natural open spaces.

6.51 Wetlands and Sensitive Resources.

Ensure that all new private development adjacent to wetlands, floodplains, vernal pools, and other sensitive resources, is designed to minimize adverse effects to the resources.

6.52 Limited Uses. Ensure permitted uses in wetlands are limited to those in the Environmentally Sensitive Lands regulations in the Land Development Code.

6.53 Encroachment. Ensure new development does not encroach into adjacent wetlands,



Fountain in the corner of Lusk Blvd and Vista Sorrento Pkwy

floodplains, vernal pools, or other sensitive resources.

6.54 New Development. Work with development applications to ensure new development is designed to avoid, then minimize adverse effects to sensitive resources, avoid encroaching into adjacent wetlands, floodplains, vernal pools and other sensitive resources, and maintain a 100-foot buffer from wetlands and sensitive resources consistent with the Biology Guidelines

and Environmentally Sensitive Lands regulations in the Land Development Code.

6.55 Buffer Zones in Wetlands. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect wetlands by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the

Land Development Code, and shall be subject to the following:

- a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and is limited to the upper half of the buffer closest to the development.
- b. Ensure buffer areas extend from the outer edge of the riparian canopy of any wetland area.
- c. Consider buffer zones less than 100 feet in width, but not less than 50-feet in width, if the development demonstrates that a smaller buffer will sufficiently protect the resources of the wetland through a site-specific study that determines a smaller buffer would provide adequate protection.
- i. Consults with, the California Department of Fish and Wildlife and/or the United States Fish

and Wildlife Service to obtain agreement that a reduced buffer is adequate.

- ii. Provides sufficient analysis to demonstrate that the development could not be feasibly constructed without a reduced buffer.
- d. Ensure that any area that may have contained wetlands are not deprived of protection as wetlands, on the basis that the wetlands have been removed, degraded without a permit, or that species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated.

6.56 Lighting. Minimize and evaluate the use of night lighting along the canyons and adjacent to sensitive habitat areas consistent with Multiple Habitat Planning Area Adjacency Guidelines, Environmentally Sensitive Land regulations, and Outdoor Lighting regulations. Avoid disturbance to natural landscapes and biological systems.

6.57 Slopes and Hazards. Implement remedial measures to protect future development in steep slopes from geologic-seismic hazards by conducting a soils engineering report and engineering geology report. Remedial mitigation measures include but are not limited to:

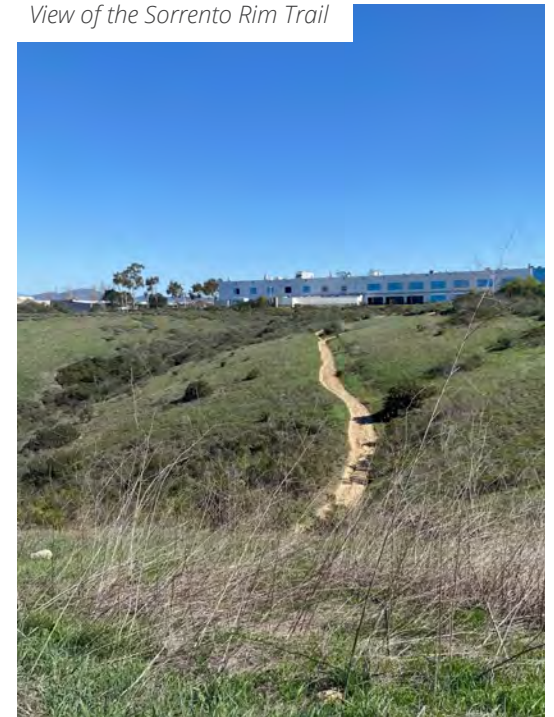
- a. Clustering development and site structures sensitively by following the natural topography and slope of the existing, undeveloped hillsides.
- b. Providing slope stabilization techniques.
- c. Implementing the Mira Mesa community specific Steep Hillside Guidelines in the Land Development Manual.

6.58 New Construction. Allow new construction within floodplain areas only in accordance with adopted development regulations and proper setbacks and buffer areas from wetland areas as applicable, as required by the Environmentally Sensitive Lands regulations.

6.59 Environmentally Sensitive Habitat Area. Implement the applicable Environmentally Sensitive Lands requirements for lands designated or identified by the California Coastal Act as environmentally sensitive habitat areas within the Coastal Zone.

- a. Include a site-specific determination as to whether on-site resources could be environmentally sensitive habitat areas within areas subject to the

View of the Sorrento Rim Trail



Environmentally Sensitive Lands regulations.

- b. Protect environmentally sensitive habitat areas against any significant disruption of habitat.
- c. Ensure only uses dependent on those resources are allowed within those areas.
- d. Design and site development in areas adjacent to Environmentally Sensitive Habitat areas to prevent impacts which would significantly degrade the habitat, and are compatible with the continuance of those habitat areas.

6.60 Bird-Safe Design. Encourage the use of special design and window treatments to improve the degree to which new developments are bird-safe. Green design that facilitates bird safety includes but is not limited to: reduction of reflectivity and transparency in glass, the avoidance of light pollution, reduced disturbance to natural landscapes, and biological systems, and lowered energy use.

6.61 Synthetic Rubber. Do not allow synthetic rubber surfacing products made from waste vehicle tires and/or other types of synthetic rubber, as well as the use of artificial turf in the construction of improvements to playgrounds, schools, and public pathways and trails.

6. Urban Design Policies

6.62 Urban Forestry. Provide an appropriate mix of both native and low or very low water needs tree types to provide a diverse ecosystem more able to adapt to changing environmental pressures. Avoid using species that are on the California Invasive Plant Council Inventory.



7: Urban Design

- A. Introduction
- B. Vision and Goals
- C. Urban Design Framework
- D. Urban Forestry
- E. Urban Greening
- F. Urban Design

F. Urban Design

The following policies apply to either the design of the public realm or to that of buildings for developments.

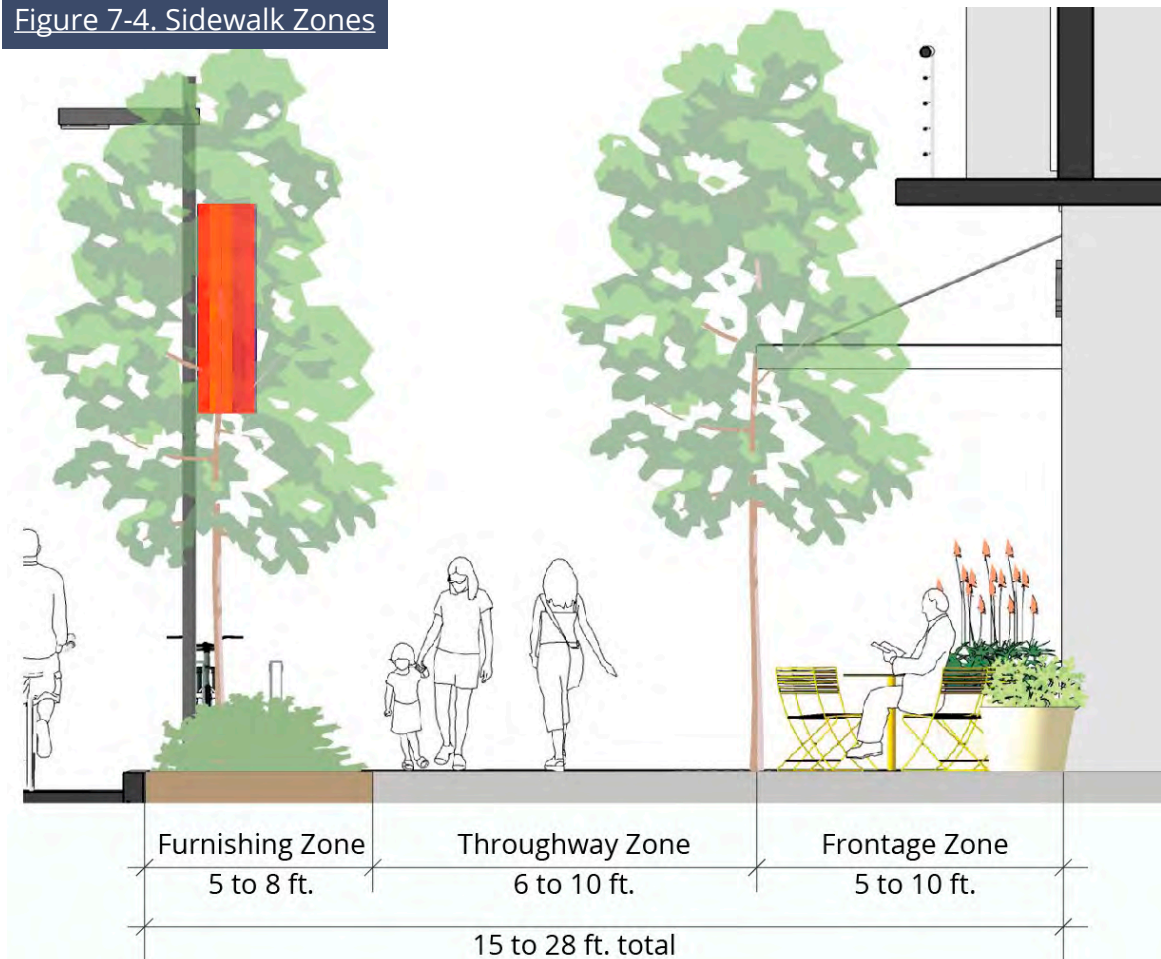
1. Public Realm Policies

7.1 Sidewalk zones. Provide adequate sidewalk width within the Frontage, Throughway, and Furnishing zones as shown in [Figure 7-4](#) to create a pedestrian-friendly environment.

SIDEWALK ZONES

- The **Frontage Zone** is the area between the Throughway Zone and the building facade that is available for outdoor dining, street furniture, a second row of trees, and/or landscaping that invite pedestrians to slow down, “window shop,” and enter/exit buildings. Architectural elements, such as awnings, stairs, planters, and signage, can occupy this zone.
- The **Throughway Zone** is the area dedicated for pedestrian travel that is continuous, unobstructed, and accessible. Wider Throughway Zones are necessary in areas with high pedestrian volumes.
- The **Furnishing Zone** is the area between the curb and the Throughway Zone available for street trees, lighting, benches, bicycle racks, and landscaping. This zone provides a buffer between the Throughway Zone and traffic along the roadway.

Figure 7-4. Sidewalk Zones



PLANNING COMMISSION RESOLUTION NO. _____

RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN AMENDMENT
TO THE MIRA MESA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM
APPROVING MODIFICATIONS BY THE CALIFORNIA COASTAL
COMMISSION

WHEREAS, on December 5, 2022, the Council of the City of San Diego (Council) held a public hearing for the purpose of considering amendments to the Mira Mesa Community Plan (Mira Mesa Community Plan Update) and Local Coastal Program; and

WHEREAS, on December 5, 2022, the Council adopted San Diego Resolution R-314479 approving the Mira Mesa Community Plan Update and recommended the certification of the Mira Mesa Community Plan Update and the Local Coastal Program amendments to the California Coastal Commission; and

WHEREAS, on January 10, 2023, the Council adopted San Diego Ordinances O-21593 and O-21594 and recommended certification of the Municipal Code amendments, a rezone action, and Local Coastal Program amendments to the California Coastal Commission; and

WHEREAS, the California Coastal Act (Public Resources Code section 30000, et seq.) requires California Coastal Commission certification of a land use plan of a proposed local coastal program; and

WHEREAS, on September 12, 2024, the California Coastal Commission held a public hearing considering the Mira Mesa Community Plan Update and Local Coastal Program amendments and the California Coastal Commission conditionally certified the amendments with modifications to the Mira Mesa Community Plan. The California Coastal Commission's suggested modifications include modifications to Mira Mesa Community Plan policies regarding public access and recreation, low-cost visitor accommodations, Environmentally Sensitive Habitat Areas, wetlands, water quality, new development, Tribal, Cultural, Archeological and Paleontological resource protection, multi-modal transportation projects, and stormwater and fire hazard management; and

WHEREAS, on September 12, 2024, the California Coastal Commission issued a written certification order No. 2300151 and transmitted the order to the City of San Diego with the suggested modifications for adoption by the Council; and

WHEREAS, on December 19, 2024, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council the adoption of amendments to the Mira Mesa Community Plan and Local Coastal Program, with the modifications from the California Coastal Commission; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents in relation to the legislative actions contained in the file for this project 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 Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego to ADOPT the California Coastal Commission modifications to the Mira Mesa Community Plan and Local Coastal Program.

Selena Sanchez Bailon
Associate Planner
City Planning Department

Dated: December 19, 2024
By a vote of:

DRAFT

RESOLUTION NUMBER R- _____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE MIRA MESA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM APPROVING MODIFICATIONS BY THE CALIFORNIA COASTAL COMMISSION.

WHEREAS, on December 5, 2022, the City Council of San Diego (City Council) held a public hearing for the purpose of considering amendments to the Mira Mesa Community Plan (Mira Mesa Community Plan Update) and Local Coastal Program; and

WHEREAS, on December 5, 2022, the City Council adopted San Diego Resolution R-314479 approving the Mira Mesa Community Plan Update and recommended the certification of the Mira Mesa Community Plan Update and the Local Coastal Program amendments to the California Coastal Commission; and

WHEREAS, on January 10, 2023, the City Council adopted San Diego Ordinances O-21593 and O-21594 and recommended certification of the Municipal Code amendments, a rezone action, and Local Coastal Program amendments to the California Coastal Commission; and

WHEREAS, the California Coastal Act (Public Resources Code section 30000, et seq.) requires California Coastal Commission certification of a land use plan of a proposed local coastal program; and

WHEREAS, on September 12, 2024, the California Coastal Commission held a public hearing considering the Mira Mesa Community Plan Update and Local Coastal Program amendments and the California Coastal Commission conditionally certified the amendments with modifications to the Mira Mesa Community Plan. The California Coastal Commission's suggested modifications include modifications to Mira Mesa Community Plan policies regarding public access and recreation, low-cost visitor accommodations, Environmentally Sensitive Habitat Areas, wetlands, water quality, new

development, tribal, cultural, archeological and paleontological resource protection, multi-modal transportation projects, and stormwater and fire hazard management; and

WHEREAS, on September 12, 2024, the California Coastal Commission issued a written certification order No. 2300151 and transmitted the order to the City of San Diego with the suggested modifications for adoption by the City Council; and

WHEREAS, on December 19, 2024, the Planning Commission of the City of San Diego considered the proposed modifications from California Coastal Commission and, pursuant to Resolution No. _____-PC, voted to recommend the City Council adopt the modifications from the California Coastal Commission; and

WHEREAS, on _____, the City Council held a public hearing for the purpose of considering the modifications from the California Coastal Commission to the Mira Mesa Community Plan and Local Coastal Program amendments.; and

WHEREAS, the City Council has considered the Planning Commission record and recommendations, as well as all maps, exhibits, and written documents contained in the file for the Mira Mesa Community Plan Update and Local Coastal Program amendments on record in the City, and has considered the oral presentations given at the public hearing; and

WHEREAS, the amendments retain internal consistency with the General Plan, and the Mira Mesa Community Plan and Local Coastal Program are a component of the General Plan and help achieve long-term community and citywide goals; and

WHEREAS, the Office of the City Attorney prepared this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate;

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts the amendments to the Mira Mesa Community Plan and Local Coastal Program, with the recommended modifications from the

California Coastal Commission, a copy of which is on file in the office of the City Clerk as Document No. RR- _____;

BE IT FURTHER RESOLVED, that after adoption, the Mayor or his designee, is authorized to submit this Resolution to the California Coastal Commission for final certification and incorporation into the City's certified Local Coastal Program.

BE IT FURTHER RESOLVED, that this project is located in the Coastal Zone; therefore, the City Council's decision requires amending the City of San Diego's Local Coastal Program. As a result, these amendments will not become effective in the Coastal Zone until the California Coastal Commission unconditionally certifies the Local Coastal Program amendment.

APPROVED: _____, City Attorney

By _____
[NAME]
Deputy City Attorney

Date~
Or. Dept: City Planning
O-INSERT~