



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

DATE ISSUED: December 19, 2013 REPORT NO. PC-14-002  
ATTENTION: Planning Commission, Agenda of January 9, 2014  
SUBJECT: Otay Mesa Community Plan Update, Process 5

### SUMMARY

**Issue:** Should the Planning Commission recommend to the City Council **Approval or Denial** of the Otay Mesa Community Plan Update?

**Staff Recommendation:** Staff recommends that Planning Commission forward the Community Plan Update to City Council with a recommendation of **Approval** based on the information contained in this report and the evidence offered as part of the public hearing.

### Planning Commission Actions:

1. Recommend to the City Council **Certification** of Final Environmental Impact Report (FEIR) Sch. No. 2004651076 and adoption of the Findings, a Statement of Overriding Considerations, and a Mitigation, Monitoring and Reporting Program (MMRP)
2. Recommend to the City Council **Approval** of a resolution amending the Otay Mesa Community Plan and General Plan
3. Recommend to the City Council **Approval** of an ordinance amending the Land Development Code (which would include repealing the Otay Mesa Development District Ordinance and replacing it with citywide zoning, and approving new zones).
4. Recommend to the City Council **Approval** of the Otay Mesa Public Facilities Financing Plan (PFFP) for Fiscal Year 2014;

REFERENCE: Planning Commission Reports, PC-05-222 (August 4, 2005), PC-06-196 (September 21, 2006), PC-06-300 (December 7, 2006), PC-07-026 (January 18, 2007), PC-07-092 (May 17, 2007), PC-07-123 (August 2, 2007), and PC-07-170 (March 13, 2008). Planning Commission reports can be accessed online at <http://www.sandiego.gov/planning-commission/pdf/pcreports/>.

**Community Planning Group Recommendation** – On November 13, 2013, the Otay Mesa Community Planning Group voted 10-5-0 to recommend approval of the draft Otay Mesa Community Plan Update with the recommendation that the property owned by the Torrey Pines Bank (NE and SE corners of Otay Mesa and La Media Roads) be designated Commercial rather than International Business & Trade.

On December 18, 2013, the Otay Mesa Community Planning Group voted 11-0-0 to recommend approval of the draft 2014 Public Facilities Financing Plan.

**Other Recommendations** – On December 3, 2013, the Land Use & Housing Committee voted 5-0-0 to forward the Otay Mesa Community Plan Update and associated actions to the full City Council for hearing, with the request for further information regarding the designation for the Torrey Pines Bank property and the use of easements within the Business Park, Residential Permitted designation, modeled after easements used in the Petco Park ball field.

**Environmental Impact** – A Program Environmental Impact Report (SCH No. 20046581076) has been prepared in accordance with the California Environmental Quality Act. On October 1, 2010, in accordance with CEQA Guidelines Section 15082, the City distributed a Notice of Preparation (NOP) of a Programmatic Environmental Impact Report (PEIR) (Attachment 5) to the State Clearinghouse, local and regional responsible agencies, and other interested parties. A previous Notice of Preparation (NOP) was issued on May 12, 2004 for a Master EIR that described the project as a comprehensive update of the Otay Mesa Community Plan with major revisions focusing on redesignating land uses and describing the primary changes within specific neighborhoods. On September 12, 2006, a second NOP was issued for a Program EIR to evaluate and analyze equally three Land Use Scenarios for the community plan which included a range of land use intensities within the planning area. Based further work and analysis, the City determined to revise and narrow the scope to study a single, consensus scenario. In 2010, the City decided to issue a new NOP for a PEIR for the update in order to give interested agencies and members of the public an additional opportunity to participate in the CEQA process.

A Draft PEIR was prepared and circulated on September 10, 2013, for review and comment by the public, agencies and organizations. The comment period closed on October 25, 2013, and responses to comments have been incorporated into the Final PEIR.

The City has determined that the project would have a significant environmental effect in the following areas: Land Use, Air Quality, Biological Resources, Transportation/Circulation, Geology/Soils, Historical Resources, Hydrology/Water Quality, Paleontological Resources, Human Health/Public Safety/Hazardous Materials, Noise, Utilities, and Greenhouse Gas Emissions.

With the exception of impacts related to Air Quality (Regional Air Quality Standards/Stationary Source/Collocation), Transportation/Circulation, Noise (Traffic/Stationary Sources), Utilities (Solid Waste), and Greenhouse Gas Emissions, mitigation measures are proposed that would reduce Project impacts to below a level of significance. Findings of Fact and Statement of Overriding Considerations would be prepared for adoption of the community plan.

**Fiscal Impact** – Adoption of the public facilities financing plan would provide a portion of the funding for the required public facilities. Portions of project costs not funded by new development through Facilities Benefit Assessments, Development Impact Fees, development project conditions, or other specified sources would need to be identified by future City Council actions in conjunction with the adoption of annual Capital Improvements Program (CIP) budgets.

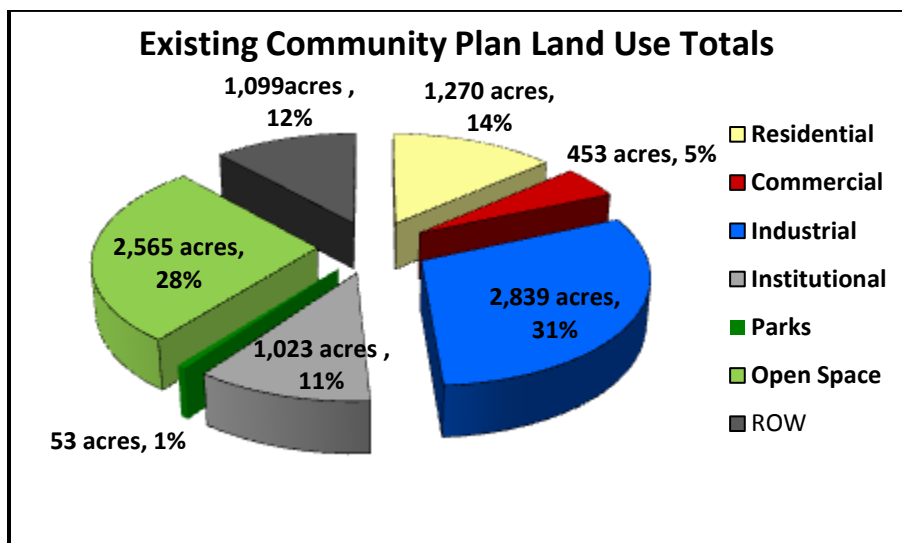
**Code Enforcement Impact** – Not applicable

**Housing Impact Statement** – An additional 6,374 dwelling units could be developed over the existing plan’s 12,400 units for a total of 18,774 dwelling units in the planning area.

**BACKGROUND**

The Otay Mesa Community Planning area is approximately 9,300 acres and is in the southeastern area of the City along the border with Mexico. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east and the US/Mexico border and the City of Tijuana on the south. (Attachment 1, Existing Land Use Map). Major natural and manmade features define the community and create its boundaries, including the Otay River Valley, the canyon and mesa systems in the western portion, Brown Field airport and the U.S./Mexico border. Otay Mesa’s unique location along the Mexican border and its broad flat topography allows Otay Mesa to contribute to the thriving border economy.

The historical development pattern followed the natural topography of the land, with development occurring on the flat mesa tops and bounded by the extensive canyon system. Known sensitive biological resources have been documented, and planning in the area included preservation of canyon lands and sensitive resources along with development opportunities. Otay Mesa’s industrial, commercial, residential, and institutional uses have developed in a manner consistent with the adopted 1981 Community Plan land use policies and zoning. The distribution of land uses and percentages for the existing plan are shown in the table below.



The largest land use is industrial, with approximately 2,839 acres comprising 31 percent of the community planning area. The second largest land use is open space, with approximately 2,565 acres comprising 28 percent of the planning area. The remaining land uses include residential at 14 percent with approximately 1,270 acres, right-of-way with 12 percent and 1,099 acres, institutional at 11 percent with approximately 1,023 acres, commercial at five percent with approximately 453 acres, and parks at one percent with approximately 53 acres.

Otay Mesa is envisioned as a diverse international community due to its proximity to the U.S./Mexico border. A mixture of industry, business, commercial, housing, recreation, education, services and civic uses make up this vibrant community. The long term needs in the region for business and residential uses will be achieved in Otay Mesa through careful long range planning. The Otay Mesa community plan includes broad land use themes developed through the public outreach process. The outreach process included a series of roundtables, Planning Commission workshops, public workshops and community planning group meetings. The following land use themes were developed to form the basis of the community plan goals, objectives, and recommendations.

- **Regional Center:** Enhance Otay Mesa's unique role as a bi-national regional center
- **Economic Diversification:** Broaden the economic profile to increase employment and growth opportunities
- **Industrial Capacity:** Enhance and sustain Otay Mesa's strong economic base and potential for expansion
- **International Trade:** Support activities that promote greater interregional and bi-national activities
- **Housing:** Provide more and varied housing that meets workforce needs, close to employment centers
- **Complete Places:** Create balanced neighborhoods that integrate a mix of uses in Otay Mesa
- **Transit:** Coordinate land use planning with high frequency transit service planning
- **Open Space:** Protect the canyon lands and sensitive biological resources while providing recreational opportunities
- **Infrastructure:** Include financing mechanisms that can secure infrastructure improvements with development
- **Environmental Leadership and Sustainability:** Apply the highest possible standards for environmentally sensitive design and sustainable development practices

## **DISCUSSION**

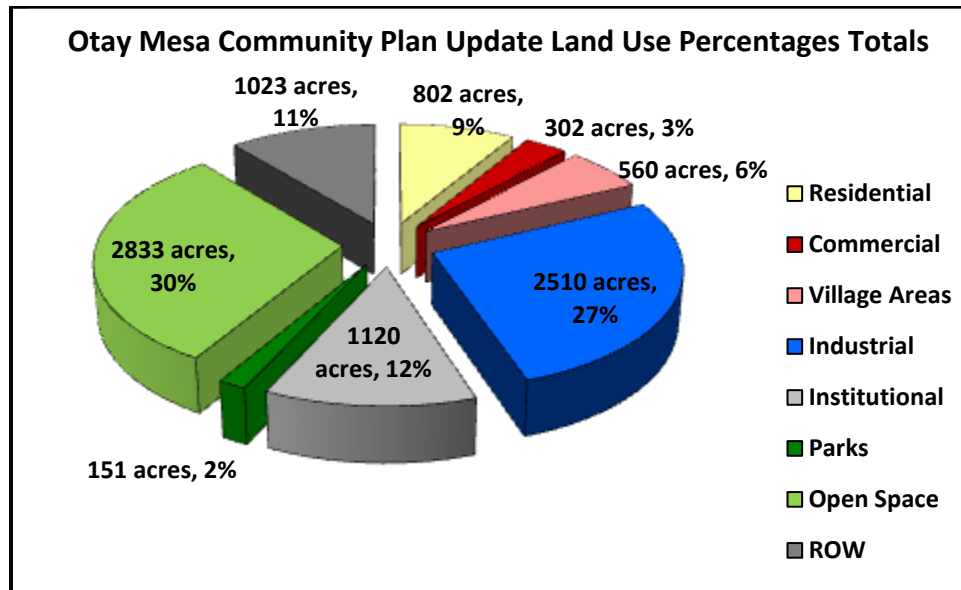
To address the Otay Mesa Community Plan's land use issues, the City of San Diego commenced an update to the Community Plan in 2001 (Attachment 2, Draft Otay Mesa Community Plan). The plan is a comprehensive update to the adopted plan and addresses substantial land use changes, both locally and regionally that have occurred over the past 30 years, including the loss of designated industrial and residential land resulting from adoption of the Multiple Species Conservation Program (MSCP) in 1997. The update is guided by the framework and policy direction in the City of San Diego General Plan and reflects new citywide policies and programs from the General Plan. The updated plan implements the General Plan with respect to the distribution and arrangement of land uses, local street and transit network, prioritization and provision of public facilities, community and site-specific urban design guidelines, and recommendations to preserve and enhance natural and cultural resources within the Otay Mesa community. The plan is intended to define new strategies for the way Otay Mesa would develop and function over the next 20–50 years. The Otay Mesa Community Plan Update was written by a team of City staff and closely follows the General Plan format. A summary of the elements is below.

## Summary of Community Plan Elements

### Land Use Element

The Land Use Element encompasses a broad range of the land use designations defined in the General Plan, supplemented with a more detailed description and distribution of land uses for Otay Mesa. As a subregional employment area and the vision of providing a balanced community that respects the sensitive resources and provides workforce housing near employment opportunities, the Otay Mesa Community Plan land use designations include: residential with a variety of density ranges, village centers, commercial, industrial, open space, parks, and institutional.

In the Otay Mesa update, the largest land use designation is Open Space, with approximately 2,833 acres which comprise 30 percent of the planning area. The next largest land use designation is industrial, with approximately 2,510 acres which comprise 27 percent of the planning area. The remaining land use percentages include institutional at 12 percent with approximately 1,120 acres, right-of-way at 11 percent with approximately 1,023 acres, residential designations at nine percent with approximately 802 acres, village designations at 6 percent with approximately 560 acres, commercial designations at 3 percent with approximately 302 acres, and parks at 2 percent with approximately 151 acres (see table below).



The community plan anticipates two villages within the planning area, the Southwest and Central Villages. The villages would incorporate the City of Villages Strategy and create compact village core areas with densities that support transit-oriented development. The village areas would be developed through Specific Plans, which would provide detailed design guidelines for the development of the village areas. Section 2.1 of the Land Use Element contains direction for the Specific Plans, which would include design details for the village core, public spaces, a complete multi-modal circulation system with linkages to the Otay Mesa circulation system, transit locations, the precise location of public facilities and amenities, and implementation plans that would provide infrastructure improvements and facilities as development occurs. The

Specific Plans would amend the Otay Mesa Community Plan to incorporate the more detailed land use distributions and associated zoning, facilities' sites, and the local network system.

### Mobility Element

The community plan refines the Mobility Element of the General Plan through community-specific pedestrian, bicycle, transit, streets, goods movement, truck traffic, and regional collaboration recommendations. Unique mobility features addressed in the Community Plan include the Port of Entry, international goods movement, and Brown Field.

The Otay Mesa Mobility Element is closely linked to the community plan's Land Use and Urban Design Elements. Village sites have been identified in the Land Use Element that provide opportunities for higher density housing and employment uses to be located in areas with existing or planned transit service. Proposed transit routes support the relationship between planned villages, other activity centers, and the transit system. The Urban Design Element contains design guidelines to help ensure that new buildings, public spaces, and streetscape features support walkability, transit-orientation, and sustainability goals.

### Urban Design Element

The intent of the Urban Design Element is to provide policy guidelines for the future of the built environment. The Urban Design Element builds from the framework established in the Urban Design Element of the General Plan. The Otay Mesa Community Plan echoes the General Plan's desire for respecting the community's natural setting, strengthening linkages and connectivity, improving the built environment, and creating mixed-use walkable villages. Key strategies for all villages include pedestrian orientation, transit-oriented development, streetscape and public facility design, and architectural design. In addition, a specific section on Street Trees provides specific guidance on increasing tree canopy in Otay Mesa. The Community Plan's Appendix B provide the recommended list of street trees. A complementary Urban Forestry section is found in the Conservation Element.

### Economic Prosperity Element

Otay Mesa plays a vital role in the economic prosperity for the entire San Diego and U.S./Mexico border region due to activities generated at the Otay Mesa Port of Entry and additional base-sector industries. The Otay Mesa Community Plan Economic Prosperity Element addresses the community's growing economic diversity by establishing policies for the varied industrial and commercial land uses allowed under the plan. The Economic Prosperity Element also establishes a Prime Industrial Lands map for Otay Mesa, which includes a large majority of the industrial lands in Otay Mesa.

### Public Facilities, Service and Safety Element

The Public Facilities, Services and Safety Element includes specific policies regarding public facilities financing, fire-rescue, police, wastewater, storm water infrastructure, water infrastructure, waste management, parks, libraries, schools, healthcare services and facilities, public utilities, and regional facilities. Because Otay Mesa has large vacant areas with

development potential, the opportunity exists to provide adequate public facilities and services at the time of development. Element goals and policies recommend that the future development of vacant Otay Mesa lands be managed through the assurance of adequate and timely public facilities to serve the projected population.

### Recreation Element

The Otay Mesa Recreation Element includes specific policies addressing park and recreation guidelines, preservation, accessibility, joint use and cooperative agreements, open space lands and resource based parks. These policies along with the General Plan policies provide a comprehensive parks strategy for Otay Mesa over the life of the plan. The General Plan establishes “equivalencies” as a mechanism for provision of population-based park acreage in urbanized communities where land is constrained. Since Otay Mesa is not constrained and the planning process allows for incorporation of all required park acreage, the use of equivalencies, including joint use partnerships, is not available as a method to provide population-based park acreage, except for the existing Ocean View Hills Middle School Joint Use Area.

### Conservation Element

The Otay Mesa Community Plan Conservation Element builds on the General Plan Conservation Element with policies tailored to conditions in Otay Mesa. The Conservation Element addresses open space and habitat protection, and also contains policies on how to meet the City’s sustainable development goals in areas that have been identified as suitable for development. The community plan policies are responsive to water issues, runoff management techniques, and to state legislation calling for greenhouse gas emissions reductions to be achieved in part through coordinated land use and transportation planning, and more sustainable development practices. Additionally, policies address the community’s location next to the international border, and the high volumes of truck traffic associated with the border.

### Historic Preservation Element

The history of a region provides the context for the identification, evaluation and management of historical resources. Otay Mesa’s historic context statement, found in Appendix C of the plan, is the foundation for preservation planning and is a valuable tool for understanding, identifying, and evaluating the historic resources of Otay Mesa. The context statement describes the broad patterns of historical development of a community or region that are represented by the physical development and character of the built environment. It also identifies important associated property types, and establishes eligibility criteria and integrity thresholds. The Otay Mesa Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Otay Mesa in order to encourage appreciation of the community’s history and culture. The policies, along with the General Plan policies, provide a comprehensive historic preservation strategy for Otay Mesa.

### Noise Element

The Noise Element of the community plan complements the General Plan goals and policies by addressing Otay Mesa specific noise sources and issues. Otay Mesa is an active suburban

community with a mix of residential, commercial, and industrial uses. Industrial and commercial areas can have a higher ambient noise level than residential areas. Ambient noise level is the composite of noise from all normal background noise sources at a given location. Single event noises, such as aircraft flyovers from the municipal airport Brown Field, also affect the background noise level in the community. Strategies within the Noise Element address Otay Mesa specific noise sources and issues, including commercial and industrial activity, and motor vehicle and truck traffic associated with industry and border activity.

### **Draft Zoning Program**

As part of the plan update process, the adopted Otay Mesa Development District (OMDD) that has served as the nonresidential zoning regulations for Otay Mesa would be repealed and replaced with citywide zones currently contained within the Land Development Code (LDC). In addition, new industrial zones have been created to implement General Plan land use designations. The new industrial zones are:

- IBT-1-1 would allow for a wide range of industrial uses, from warehousing to base sector industrial to office uses.
- IP-3-1 would allow research and development, office and residential development.

Within the LDC, footnotes have been added to the commercial and industrial zones that restrict the FAR's in Otay Mesa. The commercial zones would have a 0.3 FAR and the industrial zones would have a 0.5 FAR. Any future commercial or industrial projects that would propose greater FAR's would require further analysis and discretionary review.

Two Community Plan Implementation Overlay Zones (CPIOZ) have also been created and applied in parts of Otay Mesa. The two CPIOZ overlays are required to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element. The first CPIOZ, Otay Mesa CPIOZ, is an overlay on all commercially and industrially designated and zoned properties except for the approximately 26-acre site that is designated Business Park, Residential Permitted (BPRP). The BPRP 26-acre site would have its own BPRP CPIOZ, and it is required to ensure a maximum area for residential development within the industrial designated and zoned area, and to ensure conformance with the appropriate policies from the Urban Design Element.

Proposals that conform to the appropriate CPIOZ would be allowed to develop at a Process One Two level of review. The Process Two allows for a staff level of review to ensure compliance with the CPIOZ regulations. An application for a permit or other matter acted upon in accordance with Process Two may be initially approved, conditionally approved, or denied by a staff person designated by the City Manager pursuant to MC Section 111.0205. Proposal that do not conform to the CPIOZ requirements would then be reviewed through the discretionary process.

Within the community planning area, the Central Village Specific Planning Area is currently designated and zoned for industrial use, and is governed by the OMDD. With the repeal of the OMDD as part of the update process, the properties within the Central Village area require rezoning. The properties would be rezoned to AR-1-1, an agriculture holding zoning that would



be replaced with appropriate zoning during the specific planning process. The General Plan's Land Use Element provides policies that guide the community plan update process and associated zoning. LU-C.6 recommends applying zones at the time of the update that assure implementation of the revised land use designations. The agricultural zone application would allow for the Specific Plan to comprehensive plan the village area which would include siting of facilities, services, a local network system, and appropriate land use designations and zonings. It would be appropriate to apply the agricultural zone as a holding zone until the Specific Plan is brought forward and approved, as the zoning would further the previously stated General Plan's and Update's objectives and policies to create a Central Village using the City of Villages strategy.

### **Otay Mesa Public Facilities Financing Plan**

The Fiscal Year 2014 Otay Mesa Public Facilities Financing Plan (PFFP) (Attachment 4 – Public Facilities Financing Plan) is an update to the Fiscal Year 2007 PFFP, identifies the community-serving infrastructure requirements, and serves as the implementation document for the General Plan and Otay Mesa Community Plan. The PFFP establishes Facilities Benefit Assessments (FBA) and Development Impact Fees (DIF) to mitigate the costs of public facilities associated with development pursuant to California Government Code sections 66000 et seq. (Mitigation Fee Act) and City Ordinance No. O-15318 (FBA Ordinance). The PFFP applies to all property owners seeking to develop property, even if the subject property has an approved tentative or final map detailing the development.

The PFFP serves as the basis for the Capital Improvement Program (CIP) with respect to the programming of the Otay Mesa DIF and FBA. The PFFP details the public facilities that would be needed through the ultimate development of Otay Mesa and for the projected population at full community development (Fiscal Year 2062). The facilities included in the proposed PFFP include 2 library projects, 2 fire stations, a police station, a grand park, 15 neighborhood parks, 2 community parks, 3 recreation centers, a swimming pool, numerous trails, and numerous major transportation facilities over the next 48 years.

This PFFP brings a change of methodology for fee assessment. Rather than assess fees based on the gross acreage as has been done in the past, fees would be assessed using Average Daily Trips (ADTs). This approach allows the height, density, and function of the development to be part of the assessment analysis. Under the previous PFFP, an assessment by gross non-residential acre was the same regardless of how many stories per development or intensity of use. As most of the development in Otay Mesa has been single story development, the previous assessment methodology did not have to respond to more intense/dense development. With the higher densification/intensification or long term evolution towards service industries and flex space, the ADT-based approach in the proposed PFFP would allow for the collection of fees based on the actual density/intensity created by each development. This facilitates the phasing of intensity on particular parcels in response to market demand. A parcel could begin as truck storage and pay a fee associated with a lower ADT rate, then evolve to warehouse, light industrial, and business park uses and pay new fees associated with new uses at the time of development intensification.

This PFFP update proposes to consolidate Otay Mesa (West) and Otay Mesa (East) subareas in to a single Area of Benefit. This consolidation would improve the plan's ability to fund the

community's infrastructure priorities in a more timely manner than would be possible if using segregated East/West funds. While there would be single funds for both the FBA and the DIF in the future, the current fund balances would remain in the current accounts until they are fully expended for facilities in the existing subareas from which they were collected.

The PFFP was developed following an extensive review process involving a special ad-hoc subcommittee of the Otay Mesa Community Planning Group (OMCPG). Over 10 separate public meetings were held between December 2012 and July 2013. The community participated in the development and review of the cost assumptions and development forecasts used as the basis for the establishment of the impact fees<sup>1</sup>. The efforts produced an impact fee that strikes a balance between funding the infrastructure needs of Otay Mesa and the limitations of the development community's ability to absorb those costs. The proposed PFFP identifies facility projects totaling over \$1.2 billion as described below. The proposed FBA/DIF<sup>1</sup> is \$556 per ADT for non-residential development, \$30,597 per single family dwelling unit, and \$27,197 per multi-family dwelling unit.

The proposed PFFP includes \$930 million in Mobility Element transportation projects. Approximately 50% of the transportation costs are funded from Otay Mesa FBA/DIF (\$469 million), providing much of the funding for the community's principal roadway segments, classified as "primary arterial" or "major". The remaining 50% of the transportation funding would come from a variety of sources, including subdivider funding for the lesser-traffic-volume roadway segments, typically classified as "collector" with some lesser-traffic-volume "major" segments (14%), City of Chula Vista (Heritage Road within Chula Vista jurisdiction, 6%), Caltrans (SR-125, SR-905 interchange, 9%), Federal Grants (1%), and TransNet (1%). Approximately 19% or \$177 million is presently unidentified based on determinations that certain projects cannot be fully attributed to new development and that certain projects costs should be shared by adjacent local jurisdictions contributing to the traffic impacts.

The proposed PFFP includes \$201 million in FBA/DIF funding for approximately \$208 million in park facilities. Funding for \$3 million in park costs is unidentified in the PFFP, due to costs that cannot be attributed to new development within Otay Mesa. The proposed PFFP also includes FBA/DIF funding for \$19,400,000 for a police facility; \$16,900,000 for fire facilities, and \$21,000,000 for library facilities. The water & sewer facilities are anticipated to be funded by private development and are not part of the impact fee basis.

## COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS

A comprehensive community outreach has occurred as part of the community plan update process (Attachment 6). At the outset of the plan update, a series of meeting occurred throughout 2002 with the Project Advisory Committee, a group comprised of planning group members, stakeholders, and property owners. After 2002, work on the Otay Mesa Community Plan Update

<sup>1</sup> The Otay Mesa PFFP establishes a FBA that is applicable to those properties in the community (Area of Benefit) upon development which have not previously been assessed an FBA. The FBA is based on the collective cost of each public facility needed to serve development in the community and is equitably distributed over the Area of Benefit (Otay Mesa). Development at the City's Brown Field Airport and development at properties within the Area of Benefit which have previously been subject to FBA are not subject to FBA, but are subject to a Development Impact Fee (DIF). The DIF is determined in the same manner as the FBA and is the DIF amount is equal to the FBA. The City has determined there is a reasonable relationship between the amount of the FBA and DIF and the public facilities burdens posed by new development. A development project (construction permit) is subject to either a FBA Fee or a DIF.

diminished due to staff and budget cuts. In the spring of 2004, a coalition of developers approached the Planning Department in order to accelerate work on the update. The Otay Mesa Planning Coalition was interested in pursuing land use changes that would not be otherwise considered while an update was in process. The coalition included Pardee Homes, D.R. Horton, Centex Homes, Integral Partners, Sunroad Enterprises, McMillin Land Development and Murphy Development. The Coalition helped coordinate outreach and technical studies from 2004 – 2007. In July 2007, the City determined that it was now in the position to fund the remaining contractual work needed to complete the community plan, the draft environmental impact report and the technical studies.

Through the public outreach process, detailed issues that would have an important effect on the community plan update were identified. Between the fall of 2005 and the beginning of 2006, Planning held a series of eight roundtables with the purpose of gaining a greater understanding of policy issues surrounding the Otay Mesa Community Plan Update. The goal was to engage City staff and individuals with specialized knowledge or experience to explore and discuss issues of concern. The topics of discussion were industrial lands, parks and public facilities, schools, international trade and the Port of Entry, truck traffic and California ARB Guidelines, corridor planning, Brown Field and the cross border terminal concept, and infrastructure funding needs. The roundtable discussions involved SANDAG staff, school district staff, Otay Mesa Chamber of Commerce representatives, Customs and Border Protection staff, engineering experts, economic experts, California Environmental Protection Agency staff, Air Pollution Control District staff, California Air Resources Board staff, Caltrans staff, California Transportation Ventures staff, South County Economic Development Council representatives, San Diego Regional Airport Authority staff, County, state and federal representatives and appropriate City staff.

Based on information from the roundtables, City staff held six workshops with the Planning Commission between September 2006 and March 2008. Each workshop focused on a specific issue, with the final workshop synthesizing input and considerations with a consensus scenario. All information related to the plan update including all outreach and technical documents can be found on the following website devoted to the plan update: <http://www.sandiego.gov/planning/community/cpu/otaymesa/index.shtml>.

The Otay Mesa Community Planning Group has been at the core for all outreach efforts throughout the years, with the current roster attached to this report (Attachment 7). Members participated in the roundtables, the Planning Commission workshops, zoning and facilities financing subcommittees, and provided input at planning group meetings. The group devoted many meetings solely to presentations/discussions on the update, as well as maintaining the update as a standing information item on the monthly agenda.

## **CONCLUSION**

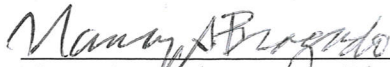
The proposed Community Plan would update the Otay Mesa Community Plan adopted by the City Council in April 1981. The Otay Mesa Community Plan would be consistent with and further implement the adopted City General Plan as the update establishes policies that are in harmony with the underlying purpose of each of the General Plan's elements. The update advances each of the policies of the General Plan that the City considers mandatory and

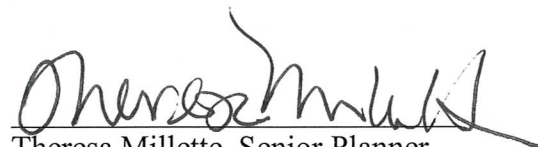
fundamental to achieving the General Plan's vision and principal goals. The community plan would provide guidance on future growth within Otay Mesa, would provide two village opportunity areas to implement the City of Villages Strategy, would protect sensitive biological resources, and would maintain an industrial profile per the General Plan's identification of Otay Mesa as a Subregional Employment Center.

The Otay Mesa Community Plan Update provides a unique opportunity to implement General Plan policies and its City of Villages Strategy for comprehensively planning the Otay Mesa community planning area by evaluating and coordinating a multi-modal transportation network, balancing economic prosperity with housing needs, and coordinating infrastructure financing and phasing with complex land use decisions. The Draft Update provides comprehensive policy recommendations on complex land use issues that are sensitive to the public facilities needs and timely phasing of the infrastructure.

In order to assist staff in moving forward with the plan update for Otay Mesa, City staff requests Planning Commission and public input on the draft community plan and zoning program.

Respectfully submitted,

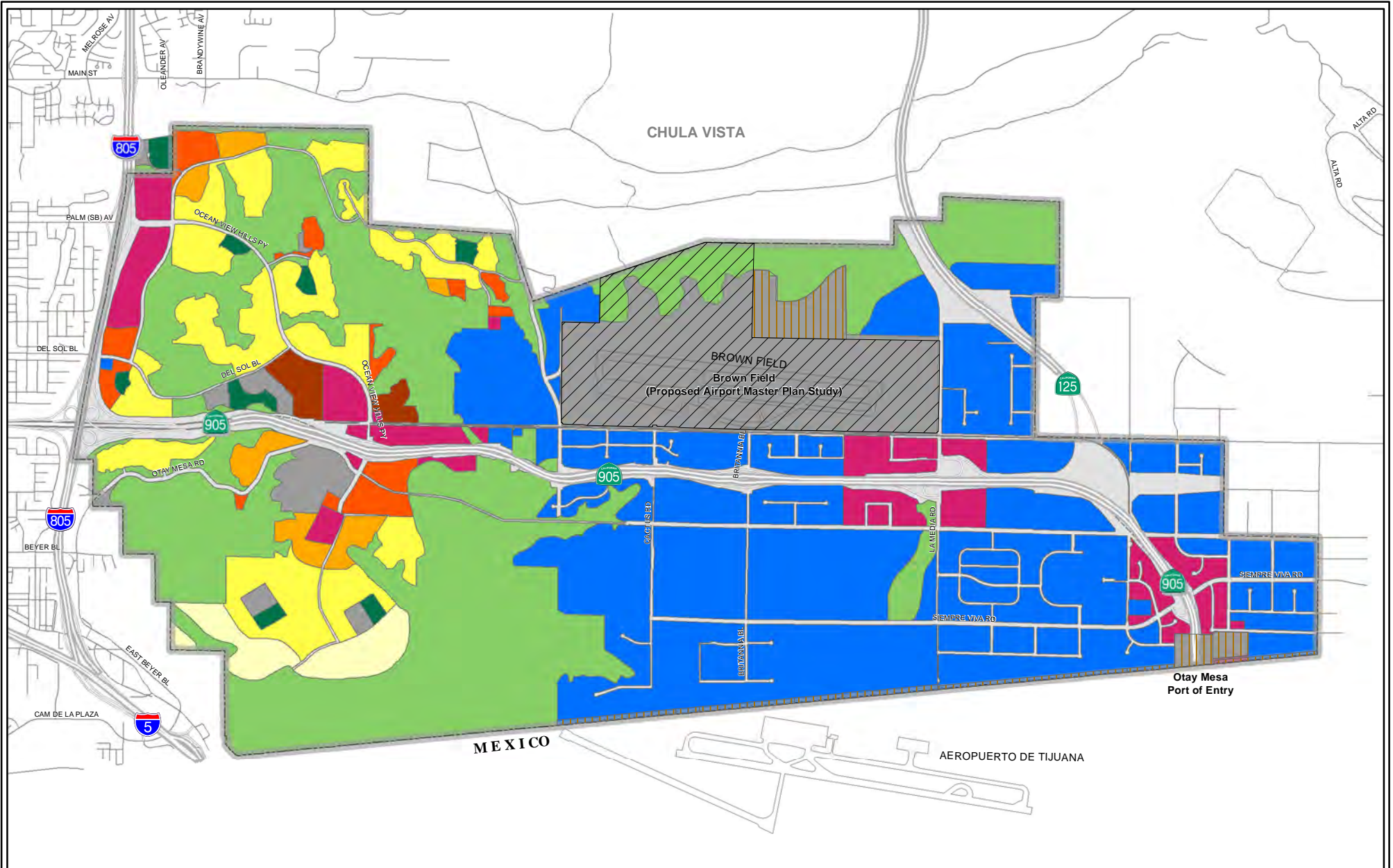
  
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Nancy Bragado, Deputy Director,  
Planning, Neighborhoods, and Economic  
Development Department

  
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Theresa Millette, Senior Planner  
Planning, Neighborhoods, and Economic  
Development Department

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Attachments: (Note due to the size of some of the attachments listed below, they have been provided on a CD)

1. Existing Land Use Map (attached)
2. Draft Otay Mesa Community Plan Update (attached)
3. Draft Otay Mesa Zoning Regulations (attached)
4. Draft Public Facilities Financing Plan (CD)
5. Draft Programmatic Environmental Impact Report (under separate cover)
6. Public Outreach/Community Meetings Summary (attached)
7. Otay Mesa Community Planning Group Roster (attached)
8. Draft City Council Resolution to amend the Otay Mesa Community Plan (attached)
9. Draft City Council Resolution to certify the Environmental Impact Report and adopt the Findings, the Mitigation, Monitoring and Reporting Program and the Statement of Overriding Considerations (attached)
10. Draft Rezoning Ordinance
11. Draft Planning Commission Resolution



OTAY MESA COMMUNITY PLAN UPDATE - NO PROJECT ALTERNATIVE

Legend

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| <p>General Land Use Categories</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> VERY LOW</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> LOW</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> LOW MEDIUM</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> MEDIUM</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; border: 1px solid black; margin-right: 5px;"></span> MEDIUM HIGH</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; border: 1px solid black; margin-right: 5px;"></span> COMMUNITY COMMERCIAL - NO RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; border: 1px solid black; margin-right: 5px;"></span> OFFICE COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> INSTITUTIONAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> LIGHT INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: darkgreen; border: 1px solid black; margin-right: 5px;"></span> PARKS</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> REGIONAL COMMERCIAL - NO RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> RIGHT-OF-WAY</li> <li><span style="display: inline-block; width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></span> SPECIAL AIRPORT STUDY AREA</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Planning Area</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> US_Gov_Facilities</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed black; margin-right: 5px;"></span> BrownField_Boundary</li> </ul> |
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THE CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

5/16/2013

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Date: 05/20/2013

# Otay Mesa Community Plan Update



Planning, Neighborhoods & Economic Development Department  
January 9, 2014



City of San Diego



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## 1.0 Introduction

This plan for the Otay Mesa community is a set of goals, policies, and recommendations that represents a shared vision for the future of the area. It establishes a framework for ensuring that changes to the built environment, whether public or private, aid in maintaining or improving the fabric of the community and enhances its qualities as a place for living, recreating, and working. The plan sets out a clear roadmap for both the public and private actions necessary to realize the vision presented in it.



Aerial Photo of Otay Mesa

### Community Profile

The community of Otay Mesa encompasses approximately 9,300 acres located at the southern limit of the City of San

Diego. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities to the west, the City of Chula Vista and the Otay Valley Regional Park to the north, the County of San Diego to the east and the U.S./Mexico border and the City of Tijuana to the south as seen in Figure 1-1. Major natural and manmade features define the community and create its boundaries, including the Otay River Valley, the canyon and mesa systems in the western portion, Brown Field airport and the U.S./Mexico border. Otay Mesa's unique location along the Mexican border and its broad flat topography allows Otay Mesa to contribute to the thriving border economy. With the opening of the border crossing in 1985, a significant number of the industrial establishments in this area provide critical support to over 700 production-sharing companies located in Baja California (2009), such as consumer electronics, automotive, furniture, medical supplies, and others.

Significant historic themes in Otay Mesa's history include agriculture, aviation, industrial uses, and preservation of natural resources. The area was settled in the late 19<sup>th</sup> century and was originally a rural farming community of San Diego County. Though the availability of water was limited, residents practiced dry farming for most of the early 20<sup>th</sup> Century. Brown Field, currently a municipally owned and operated airport, was originally owned and used by both the Army and Navy for training grounds for pilots. In 1956, Otay Mesa was annexed to the City of



# Community Plan Introduction

San Diego and shortly thereafter, in 1961, Brown Field was acquired by the City.

The historical development pattern followed the natural topography of the land, with development occurring on the flat mesa tops and bounded by the extensive canyon system. Known sensitive biological resources have been documented, and planning in the area included preservation of canyon lands and sensitive resources along with development opportunities.

The Otay Mesa Community Plan was first adopted by the San Diego City Council on April 27, 1981, and was intended to guide development of the area through the year 2000. Its principal goals included facilitating the annexation of part of Otay Mesa into the City of San Diego, coordinating development of the Otay Mesa Port of Entry, increasing employment opportunities, creating residential communities, and providing amenities for employees and residents. The community plan called for residential and supporting commercial development in western Otay Mesa with industrial development and limited commercial uses in the central and eastern portions of the community surrounding Brown Field.



## Community Plan Introduction

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A portion of Otay Mesa may experience little or no change during the 15 to 20-year planning period addressed by this plan. This portion would include areas planned for open space, used as public facilities, or where development has recently occurred and is in the beginning of its life cycle. The stable areas may still need infrastructure improvements and public facilities required by existing plans. Areas that may experience change through redesignation or intensification include the southwest and central residential village areas, the industrial areas where a hierarchy of industrial land use designations has been introduced, and areas identified for specific facilities. Substantial infrastructure improvements and investment is required to facilitate change in these areas.

### General Plan

The General Plan proactively addresses the challenges of citywide growth through the City of Villages strategy. Village strategies include creating housing near job/employment centers and transit with compact pedestrian-friendly orientation. Otay Mesa's village areas, through the specific planning process, have the opportunity to implement the General Plan's village strategies, while interacting with Otay's unique natural resources and topography.

### General Plan Guiding Principles

Table 1-1

#### General Plan Guiding Principles

The City of San Diego General Plan integrates the following basic principles which describe the essential structure of San Diego's plan and reflect the core values that guide its development:

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



# Community Plan Introduction

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## The Vision for Otay Mesa

Otay Mesa is envisioned as a diverse international community due to its proximity to the U.S./Mexico border. A mixture of industry, business, commercial, housing, recreation, education, services and civic uses make up this vibrant community. The long term needs in the region for business and residential uses will be achieved in Otay Mesa through careful long range planning.

The Otay Mesa community plan includes broad land use themes developed through the public outreach process. The outreach process included a series of roundtables, Planning Commission workshops, public workshops and community planning group meetings. The following land use themes were developed to form the basis of the community plan goals, objectives, and recommendations.

- **Regional Center:** Enhance Otay Mesa's unique role as a bi-national regional center
- **Economic Diversification:** Broaden the economic profile to increase employment and growth opportunities
- **Industrial Capacity:** Enhance and sustain Otay Mesa's strong economic base and potential for expansion  
*Industrial areas encourage growth and diversification to allow a broader range of business parks, manufacturing and logistics facilities supporting both industries related to the border economy and industries independent of the border*

economy. Much of the land set aside for these uses is included in the City's Prime Industrial Map. Truck routes serving these businesses are an integral component for economic viability and vital to the success of Otay Mesa as a business center.

- **International Trade:** Support activities that promote greater interregional and bi-national activities

*The international border crossing is vitally important to international trade and the regional economy. The Otay Mesa Land Port of Entry is a multi-modal (commercial, non-commercial and pedestrian) port of entry. According to the General Services Administration, the port is one of the ten busiest land ports in the country and is the busiest commercial port on the California/Baja California border. As the only commercial land port of entry in the San Diego region, the port is a major driver to the Southern California/Baja California border, handling the second highest volume of trucks and the highest dollar volume of trade among all U.S. land ports. Businesses and facilities related to the border crossing, such as the logistics industry and custom uses, surround the border. Regional transportation linkages and improvements will help to further support the border crossing and regional economy.*

*Airports are important assets for Otay Mesa. Brown Field continues to operate as a general aviation facility, providing support to the border patrol, private air travel and limited commercial air travel in the form of small airplanes. Brown Field has the*



## Community Plan Introduction

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opportunity to stimulate business in Otay Mesa in Mexico. Coordination of redevelopment efforts with the Otay Mesa Community Plan is ongoing and includes the opportunity for business development on the perimeter of the Brown Field site. General Abelardo L. Rodriguez International Airport in Tijuana, with direct international flights, is adjacent to Otay Mesa. The potential exists for a cross-border facility that would allow ticketed travelers check-in on the US side and have direct access to the gates at the Rodriguez International Airport.

- **Complete Places:** Create balanced neighborhoods that integrate a mix of uses in Otay Mesa
- **Housing:** Provide more and varied housing that meets workforce needs, close to employment centers

*Villages* are envisioned as mixed use and residential areas focused on public and civic uses. The civic uses include parks, schools, public squares and community gardens. Commercial retail uses in the villages are intended to support the local population. In many cases, employment uses are adjacent to or part of the villages to work toward a jobs housing balance in Otay Mesa.

*Educational opportunities* include K-6 elementary schools, K-8 elementary and junior high school combinations, middle schools, and two high schools, as well as the Southwestern Community College facility.

*The public realm* includes the streets, plazas, parks and other outdoor spaces that are used to knit the villages and community into a cohesive whole. There is a unique opportunity in Otay Mesa to create these elements of the community with exceptional care. The creation of a “Grand Park” central to the community can provide both recreational opportunities for residents and workers, including from both sides of the border, and a unique identity for Otay Mesa.

- **Infrastructure:** Include financing mechanisms that can secure infrastructure improvements with development
- **Transit:** Coordinate land use planning with high frequency transit service planning

*The circulation system* of Otay Mesa will serve several purposes, providing convenient, safe and adequate traffic ways and the facilitation of goods movement through the border crossing. Additionally, a major transit corridor is envisioned to travel in an east-west direction, linking much of the community to the region at large. The freeway system, when completed, will link the border crossing with the region in all directions. The plan includes a bicycle circulation network that connects the residential villages to Otay Mesa's employment and activity areas. Finally, a system of multi-use walkways and trails will help facilitate non-motorized circulation.



## Community Plan Introduction

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- **Open Space:** Protect the canyon lands, adjacent mesa tops, and sensitive biological resources while providing recreational opportunities

*The protected open space system includes approximately 2,837 acres, or 30% of the total acreage within the planning area. This important open space system is comprised of steep canyons and areas that contain sensitive biological resources, and land uses adjacent to the system have an opportunity to integrate recreational and educational opportunities to increase awareness and interest in the sensitive resources.*

*Edges along the canyons respect the natural terrain within the boundaries set by the Multiple Species Conservation Program (MSCP) and City ordinances. Views afforded by these canyon edges should be protected and incorporated into the design of projects. The southern edge of Otay Mesa along the Mexican border is primarily industrial and incorporates collocation guidelines where there is adjacent residential development in Mexico.*

- **Environmental Leadership and Sustainability:** Apply the highest possible standards for environmentally sensitive design and sustainable development practices

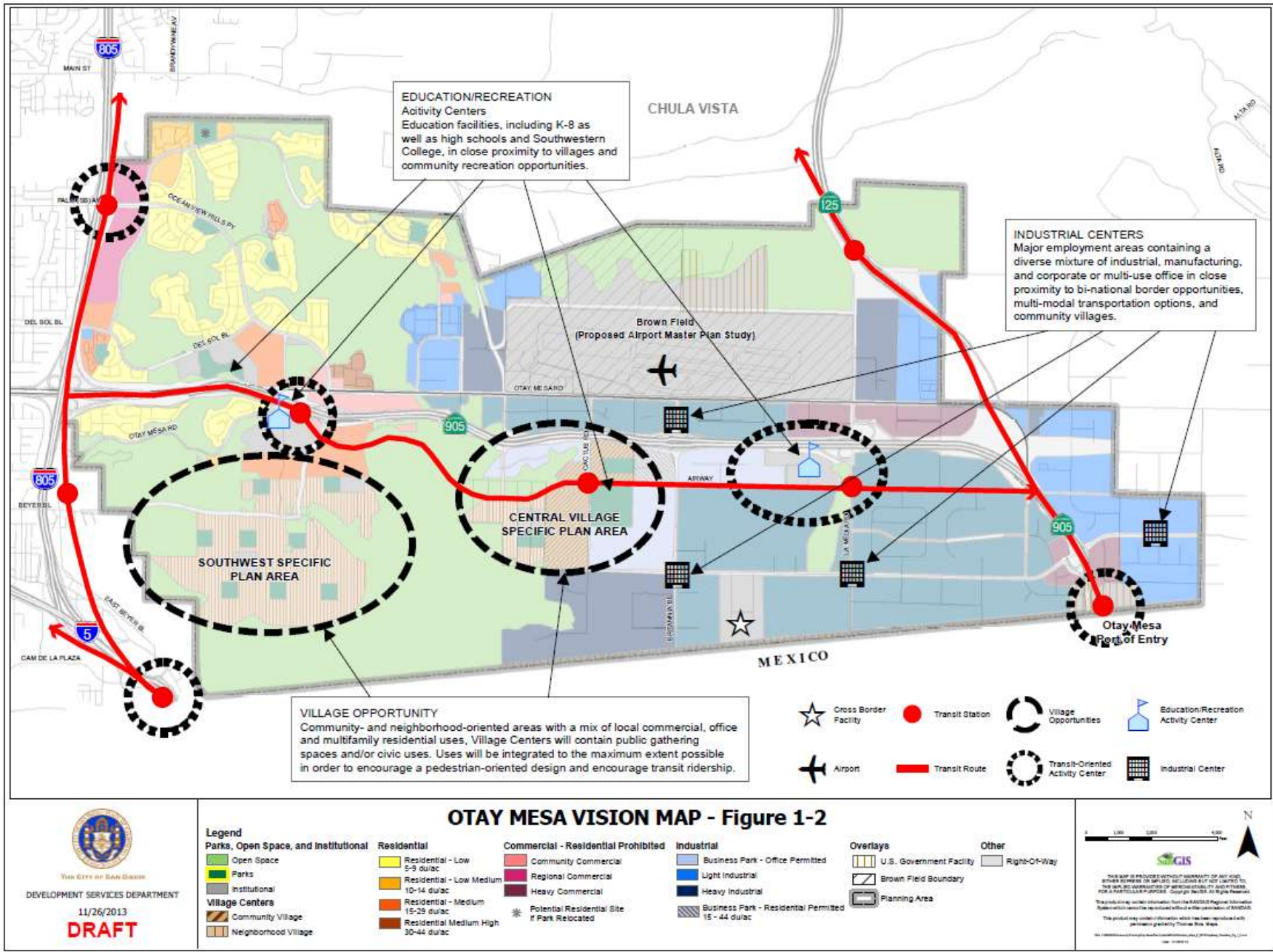
Within the planning area, a series of districts interconnected through activities and infrastructure help to organize and form the community of Otay Mesa. The districts include the Northwest District, the Southwest

District, the Central District, the Airport District, and the South District. The Northwest District generally is comprised of the existing development in the northwestern portion of Otay Mesa, and includes single-family dwelling units, some multi-family dwelling units, the Denney Canyon Open Space system and the Palm Plaza regional commercial center. The Southwest District, which includes the area south of SR-905 and west of Spring Canyon, is envisioned with a mixed-use village core, public spaces, a variety of housing types surrounding the core, and interactive trails with the Spring Canyon Open Space system. The Central District, which generally is the land along the Airway Road corridor, is envisioned as the transit corridor and spine of the community with the Central Village at the western end and employment opportunities at the eastern end. The Airport District generally is Brown Field and adjacent properties, and the South District includes the industrial and commercial area surrounding the existing Port of Entry. Further information on the districts can be found in the Land Use and the Urban Design Elements.





# Community Plan Introduction



# Community Plan Introduction

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## *Strategic Opportunities*

Otay Mesa has strategic opportunities which include an improved international and community image; industrial land capacity for a diverse economic base; parks, public facilities, and schools; international trade and the Port of Entry; Brown Field and the cross-border airport terminal; protection, monitoring and management of sensitive biological resources; housing near jobs; and infrastructure to support it all. All of these opportunities help to frame the land use distribution and policies within this document as the blueprint for future development in Otay Mesa.

The City's General Plan identifies Otay Mesa as a Subregional Employment Center. Otay Mesa is relatively unique among the City's industrial areas for a variety of reasons. It is geographically separated from most of the City and encompasses most of the international border area within the developable portion of San Diego. Its geographic location along the Mexican border makes it unique not only within San Diego, but more importantly within California. Tijuana, plus the broad flat topography, makes it ideal as a location for distribution centers operated by manufacturers, logistics companies, and other firms doing business in Mexico. A significant number of the industrial establishments in Otay Mesa contribute to the unique border economy and provide critical support to over 700 production-sharing companies located in Baja California (in 2009).

Otay Mesa also borders the County's East Otay Mesa Specific Planning area on its eastern side, and the City

continues to work cooperatively with the County on shared infrastructure needs and opportunities.

Otay Mesa's opportunity to offer workforce housing, defined as rental and for sale units for middle-income individuals and families in close proximity to employment centers, can provide regional benefits to air quality and address climate change through the mixture of land uses. Otay Mesa is positioned to promote greenhouse gas emission reductions by focusing its future growth into transit-oriented mixed-use villages and activity centers that promote alternative forms of non-automotive transportation through increased walking, bicycling, and use of public transit.

## **Legislative Framework**

### Relationship to General Plan

The Otay Mesa Community Plan is a component of the City of San Diego's General Plan. It is intended to further express the General Plan policies in Otay Mesa through the provision of more site-specific recommendations that implement goals and policies, and guide zoning and the Capital Improvement Plan. While the two documents are under separate cover, they work together to establish the framework for growth and development in Otay Mesa. Some specific General Plan policies are referenced within the OMCP to emphasize their significance in Otay Mesa, but all applicable General Plan policies may be cited in conjunction with the Otay Mesa plan, whether or not they are specifically



## Community Plan Introduction

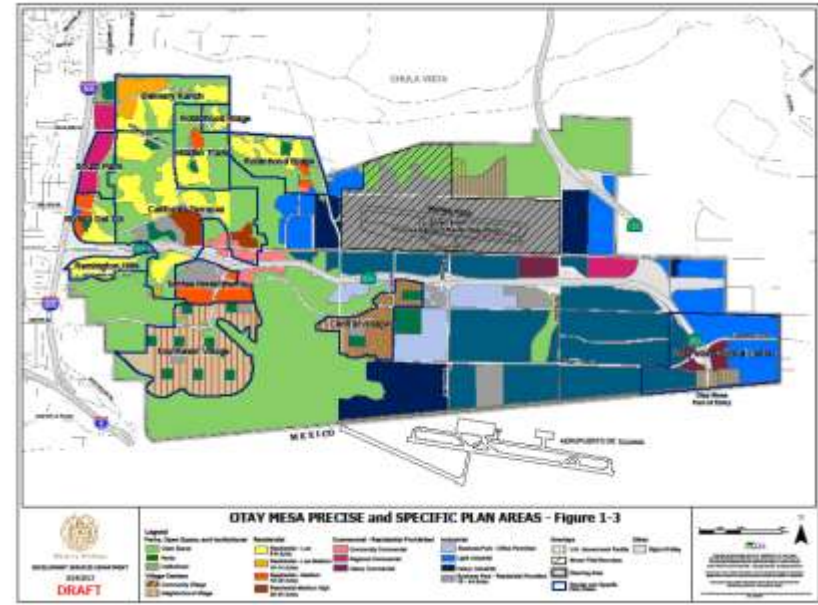
referenced. Both the General Plan and the Otay Mesa Community Plan should be consulted for land use planning matters in Otay Mesa. While the community plan addresses specific community needs, its policies and recommendations remain in harmony with the General Plan, city-wide policies, and other community plans.

### *Other Related Land Use Plans and Documents*

In addition to the community plan, precise plans have been adopted throughout the planning area to help implement community plan goals as seen in Figure 1-3. Precise Plans with a residential focus include the California Terraces, Denney Ranch, Hidden Trails, Riviera del Sol, Robinhood Ridge, and Santee Investments Precise Plans. The eastern industrial area adjacent to the international border includes the Otay International Precise Plan, while the rest of the central and eastern industrial and commercial areas of Otay Mesa are subject to citywide zoning regulations. Brown Field is governed by its own Master Plan in compliance with FAA regulations.

### *Multiple Species Conservation Program*

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation planning program that is designed to preserve native habitat for multiple species. This is accomplished by identifying areas for directed development and areas to be conserved in perpetuity, referred to as the Multi-Habitat Planning Area (MHPA), to achieve a workable balance between smart growth and species conservation. A majority of the open space lands within Otay Mesa are within the MHPA.



Open space lands within the MHPA are addressed in the Conservation and Recreation Elements of the Otay Mesa Community Plan and are implemented by the City's MSCP Subarea Plan.

### *Land Development Code*

The City of San Diego Land Development Code (LDC) contains regulations and controls pertaining to land use, density and intensity, building massing, architectural design, landscaping, storm water management, streetscaping, lighting, and other development characteristics, and implements the policies of the General and Community Plan. All development in Otay



## Community Plan Introduction

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Mesa must comply with the regulations set forth in the LDC.

### *Airport Land Use Compatibility Plan*

The Airport Land Use Commission adopted the Airport Land Use Compatibility Plan for Brown Field to establish land use compatibility policies and development criteria for new development within the Airport Influence Area. The policies and criteria protect the airport from incompatible land uses and provide the City with development criteria that will allow for the orderly growth of the area surrounding the airport. The Airport Land Use Compatibility Plan is addressed in the Land Use and Noise Elements of the Otay Mesa Community Plan and is implemented by the Land Development Code.

### *Environmental Review*

Pursuant to the California Environmental Quality Act (CEQA), the Otay Mesa Community Plan Program Environmental Impact Report (EIR) provides a programmatic assessment of potential impacts occurring with the implementation of the Community Plan. As Otay Mesa is a large planning area with large tracts of undeveloped land, the impacts relate to effects on sensitive biological resources, changes in industrial intensity, truck and auto traffic, and increased residential development. Potential impacts were anticipated during preparation of the Community Plan, and many of the policies were designed to reduce or avoid such impacts.

### **Regional Collaboration**

Because the Otay Mesa community planning area includes regional impacts and issues, the City works closely with San Diego Association of Governments (SANDAG), the California Department of Transportation (Caltrans), the Airport Authority, the City of Chula Vista and County staff to coordinate a comprehensive approach on planning issues that cross jurisdictional boundaries. The City also works with SANDAG and Tijuana representatives on the Otay Mesa-Mesa de Otay Binational Corridor Strategic Plan, which addresses binational issues, with key issues including transportation, housing, economic development, and environmental conservation.

### **Plan Organization**

The Community Plan mirrors the City of San Diego's General Plan, and is organized into nine elements, as outlined in the Table of Contents. Each element contains goals, policies and actions that will guide future development and improvement of the community. The elements are divided into the following major sections:

**Introduction:** provides a summary of key community issues specific to the element.

**Goals:** vision and convey broad intent for the results of implementing of the policies, recommendations and actions.

**Policies and Recommendations:** express more specific direction and guidance.



**Table 1-2**

**Otay Mesa Fast Facts**

**Physical Characteristics**

Total Area: 9,300 acres

Approximately 14.53 square miles

Latitude: 32.57 degrees north  
 Longitude: 116.99 degrees west

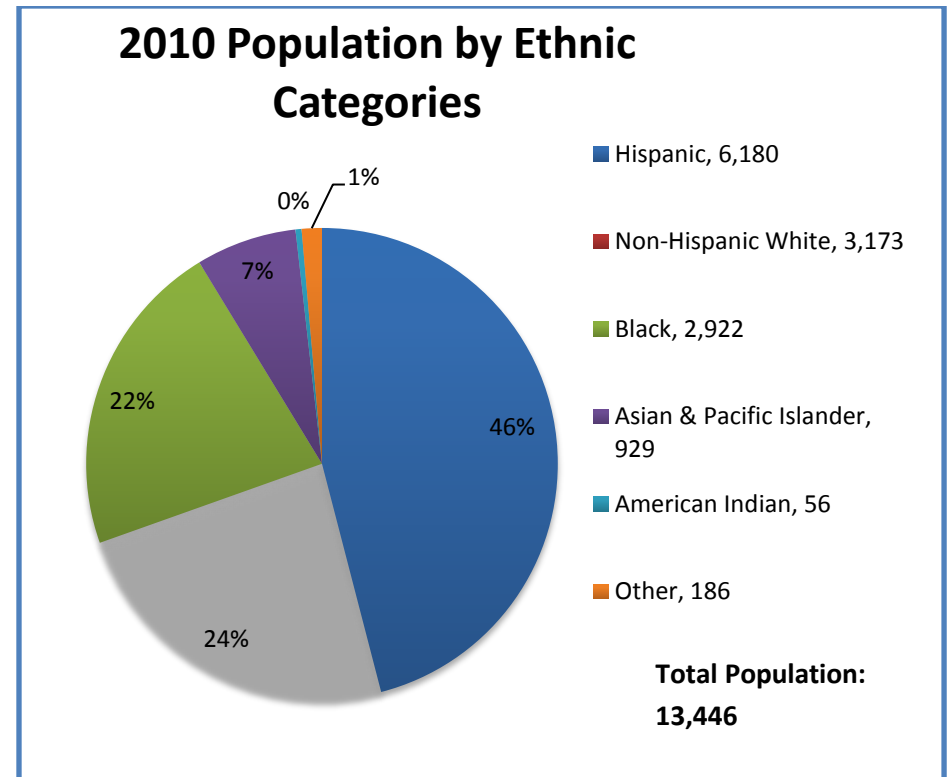
Highest Point: 616 feet above sea level  
 Lowest Point: 98 feet above sea level

**Population Trends (2000 – 2010 Census info)**

	2000	2010
Total Population	1,740	15,001
Housing Units	481	4,145

**2030 Population, Housing, and Employment Forecast**

Total Population	51,329
Housing Units	13,850
Housing Units Occupied	13,560
Civilian Employment	31,412



## 2.0 Introduction

The Otay Mesa Community Plan is a component of the Land Use Element of the City's General Plan. It encompasses a broad range of the land use designations defined in the General Plan, supplemented with a more detailed description and distribution of land uses for Otay Mesa. As a subregional employment area and the vision of providing a balanced community that respects the sensitive resources and provides workforce housing near employment opportunities, the Otay Mesa Community Plan land use designations include: residential with a variety of density ranges, village centers, commercial, industrial, open space, parks, and institutional.

## Goals

- \* A distribution of land uses that provides sufficient capacity for a variety of uses, facilities, and services needed to serve Otay Mesa
- \* Distinct villages that include places to live, work and recreate
- \* A variety of housing types including workforce housing in close proximity to jobs
- \* Diversified commercial uses that serve local, community and regional needs
- \* Sufficient industrial land capacity to maintain Otay Mesa as a subregional employment center
- \* Adequate public facilities and institutional resources that serve the needs of the community
- \* A land use pattern that is compatible with existing and planned airport operations
- \* Border facilities that facilitate the safe and efficient movement of passengers and cargo



## Land Use Element

Year 2010 and planned land uses within Otay Mesa are outlined in Tables 2-1 and 2-2. Otay Mesa's extensive canyon systems in the western portion of the planning area accounts for 29 percent of the total community acreage and results in Open Space comprising the largest single land use. The Open Space areas are home to sensitive resources, and the opportunity to combine protection of the resources with educational opportunities will help facilitate community awareness and stewardship. In support of the General Plan's identification of Otay Mesa as a Subregional Employment Area, industrial land uses in the eastern portion encompass the next largest land use accounting for approximately 26 percent of the total acreage. Residential land uses comprise approximately 8 percent, with the majority of the acreage in the western half of the planning area. The Village Area uses, which include residential and commercial opportunities, encompass approximately 8 percent. Park uses, in support of the residential and employment land uses, include approximately 2 percent of the total acreage of Otay Mesa. The Institutional uses comprise approximately 13 percent, with almost 900 of the acres belonging to Brown Field, the City's general aviation airport. Figure 2-1 illustrates the Community Plan Land Use Map and Table 2-3 outlines the land use categories within the community, as well as the types of uses allowed in each category.

**Table 2-1**  
**2010 Existing Land Use Distribution**

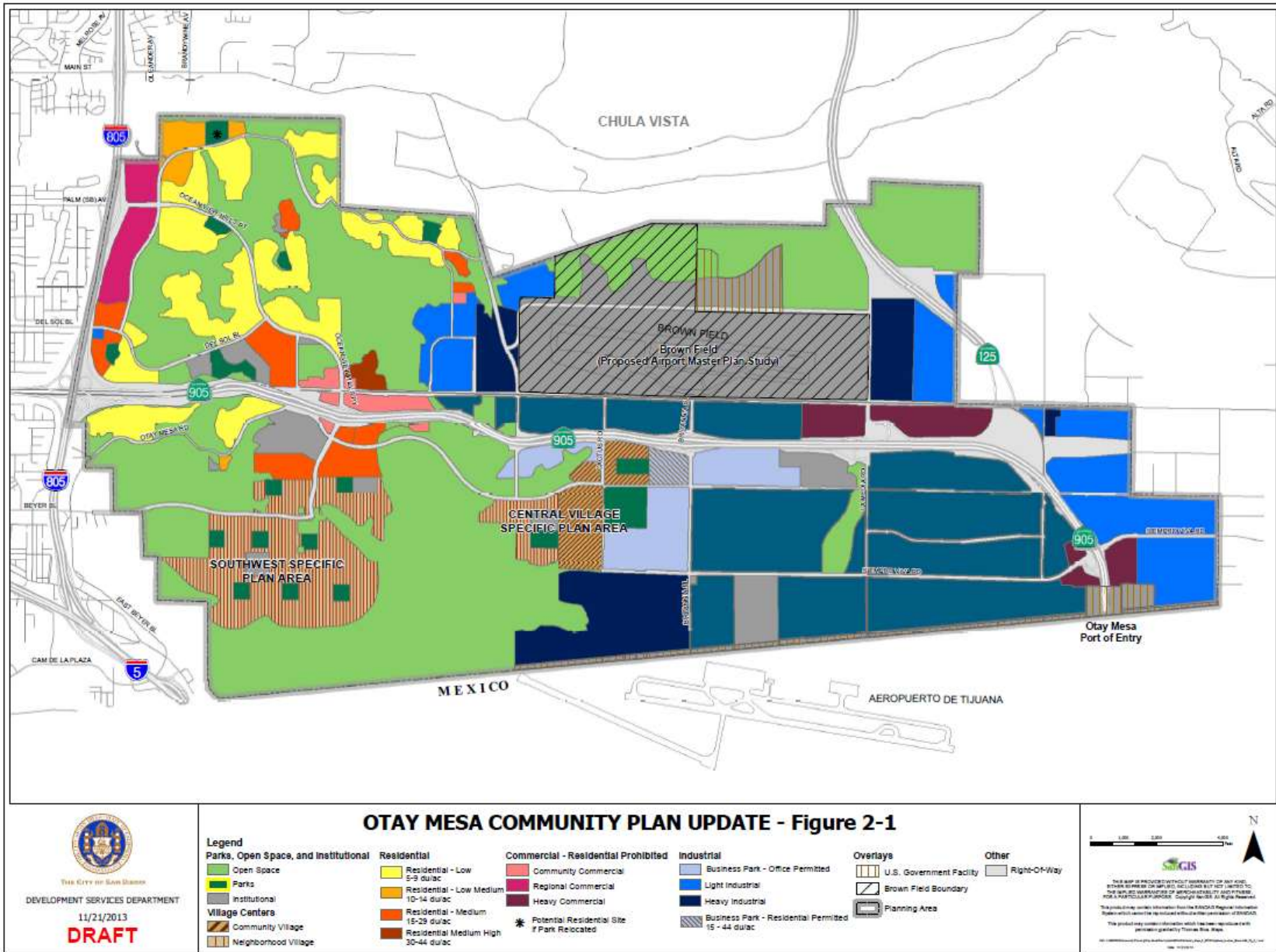
Land Use	Acres	% of Total Acres	Dwelling Units
<b>Open Space</b>	2,565	27%	
<b>Residential</b>	1,270	14%	12,400
<b>Commercial</b>	453	5%	
<b>Village Area</b>			
<b>Industrial</b>	2,839	30%	
<b>Institutional</b>	1,023	11%	
<b>Parks</b>	53	1%	
<b>Right-of Way</b>	1,099	12%	
<b>Total</b>	9,302	100%	12,400

**Table 2-2**  
**Planned Land Use Distribution**

Land Use	Acres	% of Total Acres	Dwelling Units
<b>Open Space</b>	2,833	30%	
<b>Residential</b>	802	9%	7,648
<b>Commercial</b>	302	3%	
<b>Village Area</b>	560	6%	11,126
Residential	530		
Mixed-Use	30		
<b>Industrial</b>	2,510	27%	
<b>Institutional</b>	1,120	12%	
<b>Parks</b>	151	2%	
<b>Right-of Way</b>	1,023	11%	
<b>Total</b>	9,302	100%	18,774



# Land Use Element





**Table 2-3 Community Plan Land Use Designations**

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Residential Density (du/ac)	Non-Residential Building Intensity
Park, Open Space, and Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	Limited	Limited <sup>1</sup>
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the community plan.	Limited	Limited
	Resource-based Parks	None	Provides for recreational parks to be located at, or centered on, notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural facilities) and are intended to serve the citywide population as well as visitors.	Limited	Limited
Residential	Residential - Very Low	None	Provides for single-family housing within the lowest-density range.	0 - 4 du/ac	
	Residential - Low	None	Provides for both single-family and multifamily housing within a low-density range.	5 - 9 du/ac	
	Residential - Low Medium	None	Provides for both single-family and multifamily housing within a low-medium-density range.	10 - 14 du/ac	
	Residential - Medium	None	Provides for both single-family and multifamily housing within a medium-density range.	15 - 29 du/ac	

<sup>1</sup> See Conservation Element Policies 8.1-1 and 8.1-5



# Land Use Element

**Table 2-3 Community Plan Land Use Designations**

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Residential Density (du/ac)	Non-Residential Building Intensity
	Residential - Medium High	None	Provides for multifamily housing within a medium-high-density range.	30 - 44 du/ac	
	Community Commercial	Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	N/A	CC-2-3 with 0.3 FAR
	Regional Commercial	Residential Prohibited	Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses.	N/A	CC-1-3 with 0.3 FAR
	Heavy Commercial	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses.	N/A	IL-3-1 with 0.5 FAR
Institutional, Public and Semi-Public	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A	N/A
Multiple Use	Neighborhood Village	Residential Required	Provides housing in a mixed-use setting and convenience shopping, civic uses as an important component, and services serving an approximate three mile radius.	15 to 25 du/ac	
	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas. Integration of commercial and residential use is emphasized; civic uses are an important component. Retail, professional / administrative offices, commercial recreation facilities, services businesses, and similar types of uses allowed.	30 to 35 du/ac	



Table 2-3 Community Plan Land Use Designations

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Residential Density (du/ac)	Non-Residential Building Intensity
Industrial Employment	Light Industrial	Office Use Limited	Allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office uses are permitted. Otherwise, only limited office or commercial uses should be permitted which are accessory to the primary industrial use. Heavy industrial uses that have significant nuisance or hazardous effects are excluded.	N/A	IL-2-1 with 0.5 FAR
	Business Park-Residential Permitted	Office Use Permitted	Applies in areas where employment and residential uses are located on the same premises or in close proximity, and conform to APCD and HAZMAT adjacency guidelines and regulations, if required. Allows office, research and development uses, along with optional residential uses. Residential uses should not exceed 49% percent of the contiguous area with this designation. Multifamily residential uses are optional with the density of 15-44 dwelling units per acre.	15 to 44 du/ac	IP-3-1 with 0.5 FAR <sup>1</sup>
	Business Park	Office Use Permitted	Allows office, research and development, and light manufacturing uses. This designation would not permit storage and distribution uses except as accessory to the primary use. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.	N/A	IP-1-1 with 0.5 FAR
	International Business and Trade	Office Use Permitted	Combines the uses permitted in both the Business Park and Light Industrial designations. Allows single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. It is appropriate to apply in portions of communities adjacent to the border, other ports of entry, or areas in transition to higher intensity industries.	N/A	IBT -1-1 with 0.5 FAR
	Heavy Industrial	Office Use Limited	Provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, and primary processing uses that may have nuisance or hazardous characteristics. For reasons of health, safety, environmental effects, or welfare these uses should be segregated from other uses. Non-industrial uses, except corporate headquarters, should be prohibited.	N/A	IH-1-1 with 0.5 FAR

<sup>1</sup> The Brown Field Technology Park property has previously approved entitlements and permits that allow an FAR of 2.0

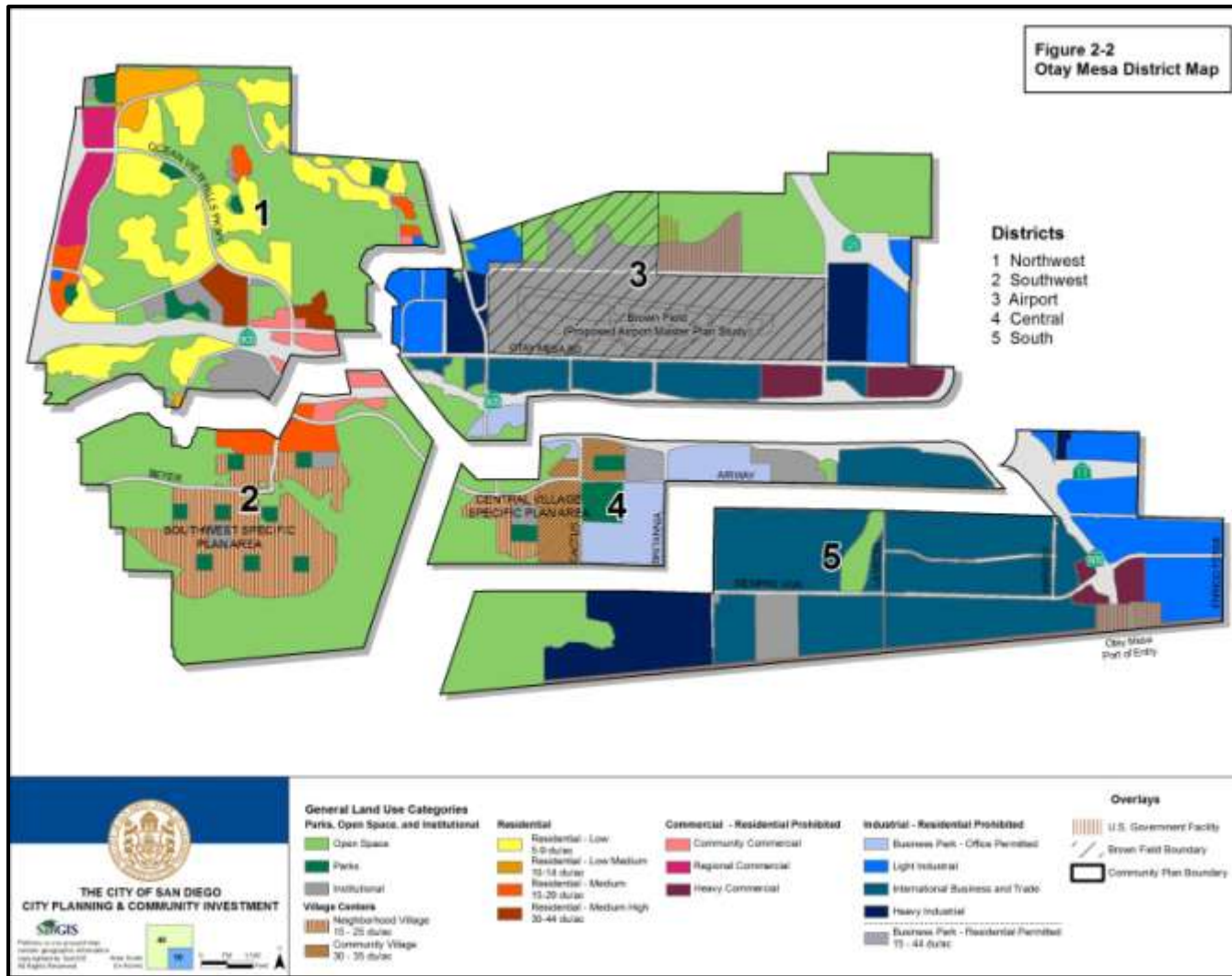


# Land Use Element

## Districts

Within the planning area and as shown in Figure 2-2 below, a series of districts help to organize and form the community of Otay Mesa. Predominant land uses,

facilities, natural features, and infrastructure help form the five districts.

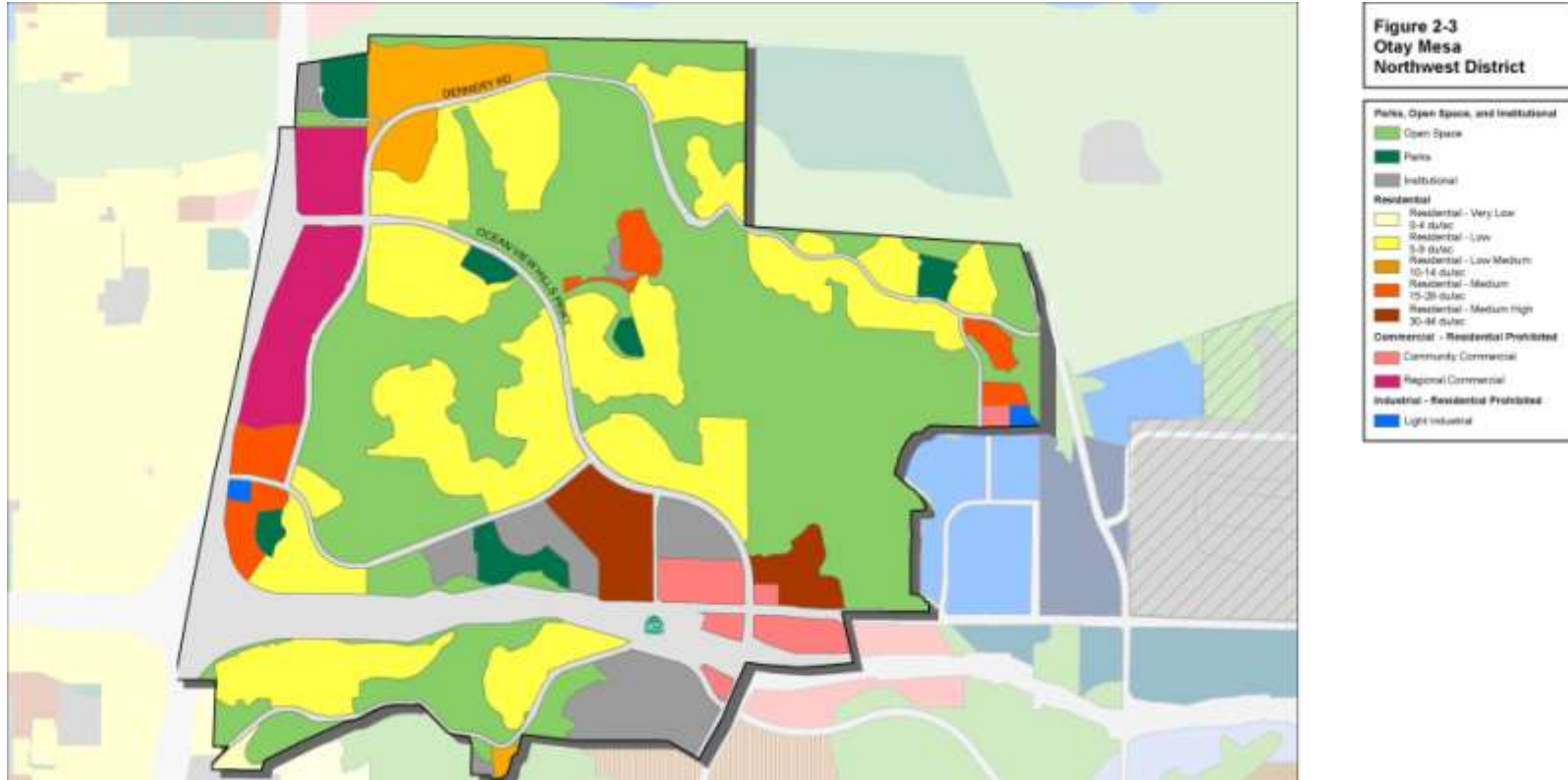


# Land Use Element

## 1. Northwest District

The Northwest District of Otay Mesa is generally bounded by I-805 on the west, Moody Canyon to the south, Dennery Canyon to the west, and the boundary with Chula Vista to the north. The district is characterized by hilltop low density single-family residential development, a canyon system with protected sensitive biological resources and habitat areas, and associated community and regional commercial services. Several locations are designated for medium to high density multifamily

development, and are located near SR-905 and commercial services. The District includes the San Ysidro High School, and seven Precise Planning Area neighborhoods: California Terraces, Dennery Ranch, Hidden Trails, Remington Hills, Riviera del Sol, Robinhood Ridge, and Santee Investments (Figure 1-3). Because the precise planning areas are almost completely developed, these residential neighborhoods are not projected to change significantly for the life of the plan.

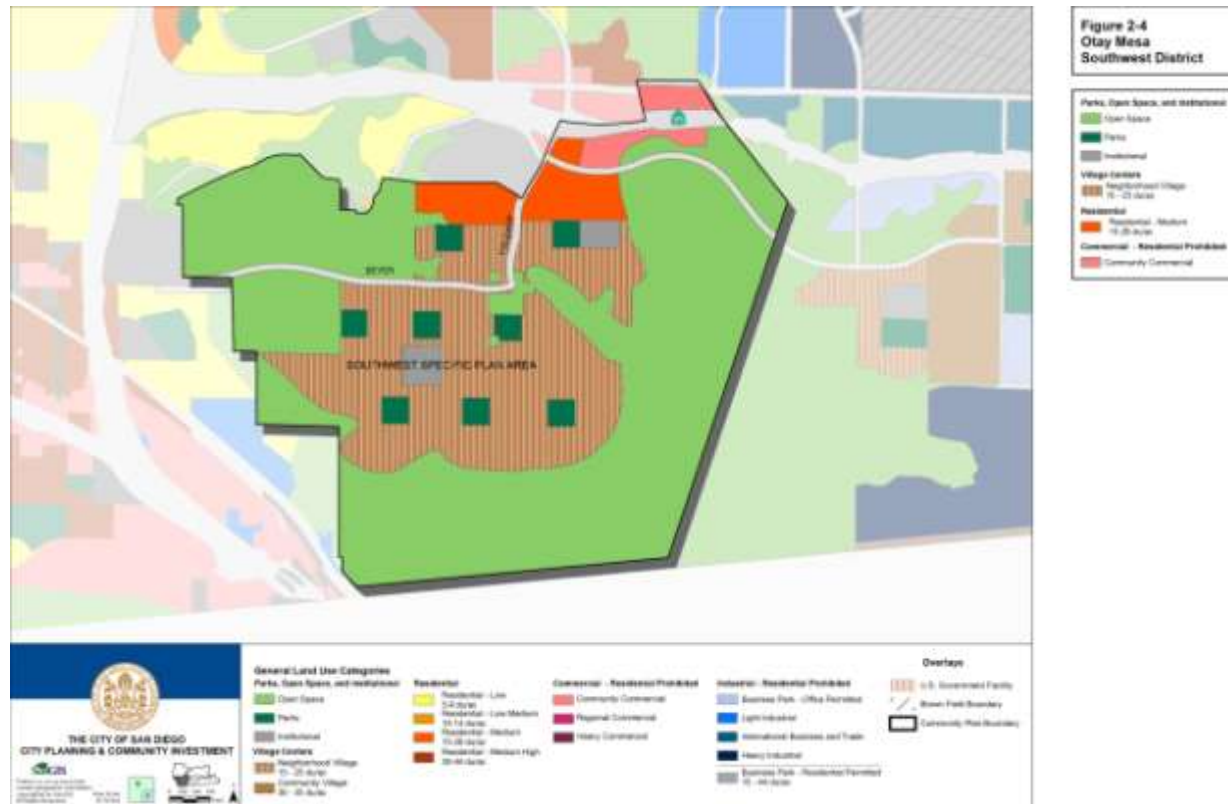


# Land Use Element

## 2. Southwest District

The Southwest District of Otay Mesa is generally bounded by the Moody and Spring Canyon systems to the west, south, and east, and San Ysidro High School and the SR-905 to the north. The district is characterized as a mesa top bounded by Open Space and extensive canyon systems that are home to sensitive biological resources and habitat areas. The Southwest District includes opportunities for both village development and resource

preservation. The village will be primarily residential in nature, with a core mixed-use center including civic, and neighborhood-serving commercial uses and services. Resource protection combined with educational opportunities will help facilitate community awareness and stewardship of the sensitive resources. There is also a large community-serving commercial center planned in the northeast corner of the District that straddles SR-905.



# Land Use Element

### 3. Airport District

The Airport District is generally bounded by SR-905 to the south, Spring Canyon and Dennery Canyon to the west, the City/Chula Vista boundary to the north, and the City/County boundary to the east. The northern Open Space portion, with protected sensitive resources and habitat areas, includes steep canyons that drop to the Otay River Valley Regional. The district includes Brown Field Airport and industrial land uses surrounding the airfield. Brown Field is a general aviation airport which

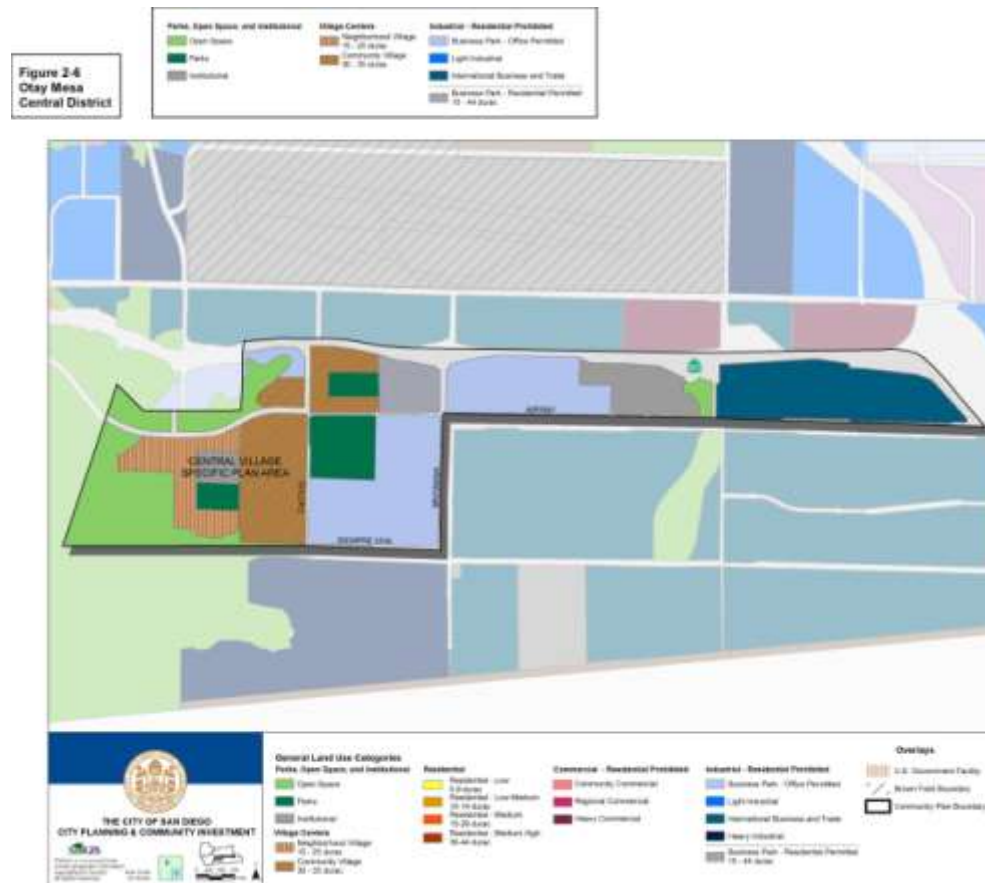
serves as a catalyst for economic development in Otay Mesa, with emphasis on corporate aircraft, Customs and Border Patrol operations and international trade logistics support. Due to airport operations, the eastern and western areas adjacent to the airport are suited for low occupancy uses including but not limited to: warehousing, distribution, auto salvaging, and truck yards for cross-border goods movement.



## 4. Central District

The Central District is generally bounded by Spring Canyon to the west, Siempre Viva Road, Britannia Boulevard, and Airway Road to the south, and the SR-905 to the east and north. The Spring Canyon system is home to many protected sensitive biological resources and habitat areas. The district includes Airway Road which is the spine of the community and is Otay Mesa's primary transit corridor. The District extends from Heritage Road to Harvest Road and is in between the Airport District and

the industrial South District. The Central District includes the Central Village, the Grand Park, and employment opportunities that are further defined in the Urban Design Element. The Central District envisions a village center at the western end of the mesa with employment, educational, and recreation opportunities sited along the transit corridor.



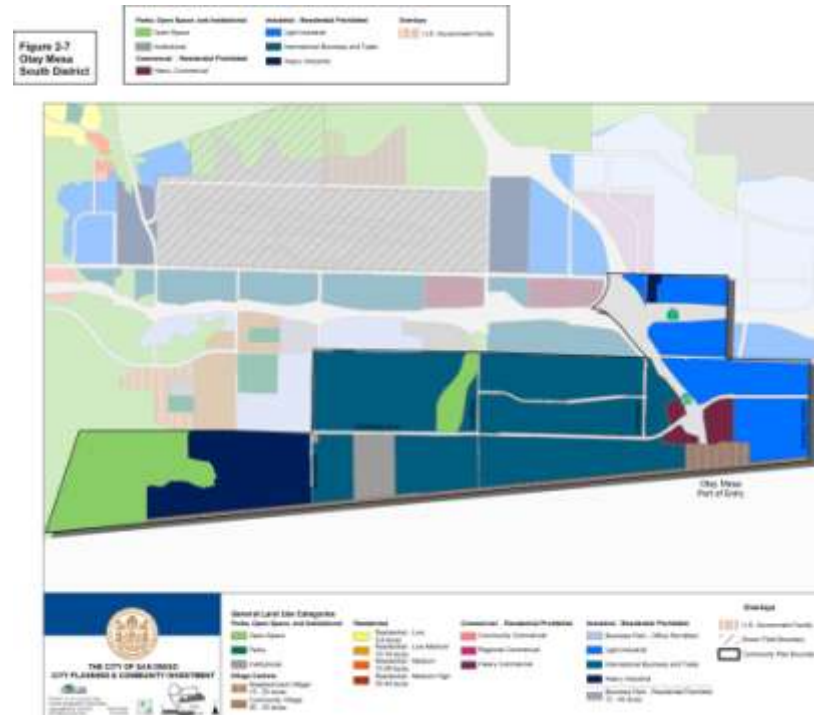


# Land Use Element

## 5. South District

The South District is generally bounded by Wruck Canyon to the west, the International border to the south, the boundary with the County to the east, and Airway Road to the north. Open space canyon lands and wetlands with sensitive biological resources and habitat areas, large lot heavy commercial, open space and industrial uses characterize the land uses, with much of the developed land occupied by warehousing, distribution, truck depots, and customs brokerages to support the international logistics industry. The South District includes the international Port of Entry, and the uses are intended to support the international business and trade uses that

are necessary for the movement of goods across the border. The west portion of the South District is designated for heavy industrial uses, such as automobile recycling, truck depots that rely upon outdoor storage, and other uses which can tolerate the truck traffic and noise generated in this area. The South District's proximity to the international border and adjacency to the Rodriguez International Airport provides an opportunity to create a cross border airport facility and associated uses south of Siempre Viva Road and in close proximity to the border.



## 2.1 Specific Plan Areas

### DISCUSSION

In order to implement the General Plan's City of Villages Strategy, village areas are planned in the Southwest and the Central Districts. Predominately residential in nature, these village areas have core areas of mixed uses and public spaces. The villages are envisioned as compact, active areas that create sustainable and efficient land use patterns, are pedestrian-friendly, transit-oriented and include a variety of residential, commercial and civic spaces. Transit is an integral part of village development in Otay Mesa, with transit along Airway Road connecting the villages, activity centers, and employment centers. Dedication of transit right-of-way and application of transit-oriented development design principles are intended to support increased transit use and facilitate the implementation of future rapid bus transit and express transit stations. Further details on village area and transit supportive design are contained in the Urban Design Element.

#### Specific Plans

The Southwest and Central Village Areas will be developed through Specific Plans, which will provide detailed design guidelines for the development of the village areas. Each Specific Plan will contain design details for the village core, public spaces, a complete multi-modal circulation system, with linkages to the Otay Mesa circulation system, transit locations, the precise

location of public facilities and amenities, and implementation plans that will provide infrastructure improvements and facilities as development occurs. The Community Plan and General Plan provide specific direction and guidance for the development of each Specific Plan.

In order to comprehensively plan the Southwest and Central Village Areas using the General Plan's City of Villages Strategy, one Specific Plan covering each of the village areas will be required prior to consideration of any comprehensive development and rezoning proposals. All properties to be considered within a specific plan must be contiguous. Specific plans should be privately sponsored and developed in collaboration with the City of San Diego. Both Specific Plans will be considered amendments to the Community Plan, and must adhere to the City's process for plan amendments and any associated rezoning.

The Community Plan envisions one specific plan for the Southwest District, and one specific plan for the Central Village. Specific plans must create sustainable and efficient land use patterns, and must meet all of the criteria within Policies 2.1-1 and 2.1-2. The specific plans' implementation programs must include the phased provision of infrastructure and public facilities. When developing specific plans, the plans must demonstrate consistency with the General Plan policies, specifically the Urban Design Element Sections B and C, and the Mobility Element Sections A, B, C, and Table ME-



## Land Use Element

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1 to provide further guidance to determine consistency with City policies.

### POLICIES AND RECOMMENDATIONS

2.1-1 Require Specific Plans and any required rezoning for the Southwest and Central Village Areas to be consistent with the policies of this plan.

2.1-2 Achieve sustainable and efficient land use patterns with comprehensive neighborhood and community village development through Specific Plans that:

- a. Respect the natural topography and sensitive habitat areas with growth patterns that balance development with preservation of natural resources.
- b. Provide a land use map that illustrates the detailed land use designations, including any lands set aside for resource conservation, consistent with the MSCP Subarea Plan and any future Vernal Pool Habitat Conservation Plan. The specific plan land use map will refine the Otay Mesa Community Plan Land Use Map (Figure 2-1) as part of the specific plan approval process.
- c. Illustrate the complete circulation system that, where possible, follows a grid pattern, and indicate how the system will relate to the overall Otay Mesa circulation system.

- d. Strive for block sizes along local and collector streets to have a maximum perimeter of 1,800 feet.
- e. Illustrate a separate system of pedestrian and bicycle facilities and pathways linking the activity centers with the residential areas, public facilities, and open space systems.
- f. Distribute parks comprehensively throughout the village area. Refer to Policy 7.1-7 of the Recreation Element for further recommendations.
  1. Link parks to one another with pathways to increase connectivity and enhance sense of community.



**Separate Pedestrian System**

2. Locate neighborhood parks at the end of streets and adjacent to canyons, when



## Land Use Element

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- appropriate, to accommodate and enhance public views and vistas.
- g. Identify specific locations for schools, parks and pedestrian pathways.
    - 1. Site schools and parks adjacent to each other to create activity centers within neighborhoods.
    - 2. Include pathways and trails that connect public facilities with each other and to residential areas.
    - 3. Provide pathways and connections, such as interpretive centers and trailheads, from facilities to canyon edges to take advantage of educational and recreational opportunities.
  - h. Incorporate a diversity of housing types that includes market rate and affordable housing. Encourage inclusionary housing on-site.
  - i. Include an appropriate balance of single-family and multi-family housing consistent with the projections provided in the plan.
  - j. Provide development at densities that support transit as an integral component of village areas and corridors.
  - k. Require a mixed-use residential/commercial component to be included within village core areas, with neighborhood-serving commercial uses such as food markets, restaurants, and other small retail shops. Encourage an anchor grocery store within each village area.
  - l. Identify centrally located mixed-use core areas within each village area adjacent to key roadways and transit stops. Require a minimum of 15 du/ac for core areas designated Neighborhood Village and 30 du/ac for core areas designated Community Village.
  - m. Locate higher density mixed residential uses within a ½ mile of a “Town Center” along Beyer Road and within a ½ mile from the community commercial center in the north portion of the Southwest Village.
  - n. Locate higher density mixed residential uses within a ¼ mile of transit stops along Airway Road and near the mixed-use retail uses in the Central Village as shown on Mobility Figure 3-2.
  - o. Include a detailed design plan for the mixed-use village core areas that identifies retail, convenience uses, and public spaces.
  - p. Provide sufficient community serving commercial development within village core areas and along transit corridors that support the residents, workforce, and visitors as these areas develop.
  - q. Provide refined architecture, urban design, and streetscape guidelines consistent with the policies in the Otay Mesa Community Plan and the General Plan.
  - r. Include guidelines and illustrations for height, bulk, and scale of buildings and their relation to each other.



## Land Use Element

- s. Provide a street tree plan that utilizes species within the Otay Mesa Street Tree Plan.
- t. Require a phasing plan to ensure timely provision of necessary public facilities to serve the proposed development.

## 2.2 Housing

### DISCUSSION

The Community Plan provides opportunities for a variety of housing types catering to a diversity of economic needs including market rate, workforce, and affordable housing. The land use designations and design guidelines are intended to help improve Otay Mesa’s image, provide a diversity of housing for all income levels, and implement the City of Villages strategy. In order to achieve community balance, the residential policies for Otay Mesa promote a diversity of population with respect to income level and household types. This housing diversity, coupled with transit opportunities, could help reduce trips and traffic congestion while improving air quality by allowing residents to live closer to employment centers.

Existing residential development has occurred within the Northwest District through the precise planning process. Most of the neighborhoods within the precise plans are developed or have been mapped. The development pattern is predominantly single family dwelling units, with several multi-family dwelling unit complexes dispersed

throughout the area. As of 2010, there were 2,727 single family units and 1,106 multi-family dwelling units in Otay Mesa as shown in Table 2-4. In order to determine the appropriate housing types for Otay Mesa, a household survey of the South Bay area concluded that household sizes were larger than previous SANDAG estimates for the area. Residential development opportunities in Otay Mesa will need to take into consideration the household sizes from the survey in order to maximize the benefits to Otay Mesa’s residential community.

**Table 2-4**

2010 Housing and Population Estimates Comparisons Otay Mesa and the City of San Diego							
	Household Pop	Housing Stock				Household Size	Median Household Income
		Single Family		Multi-Family			
		No.	%	No.	%		
<b>Otay Mesa</b>	13,446	2,727	71%	1,106	29%	3.64	\$41,900
<b>City of San Diego</b>	1,376,173	278,694	55%	227,565	45%	2.80	\$61,118

Data shown in Table 2-4 provides a snapshot of the housing characteristics of Otay Mesa in relation to the City as a whole. As of 2010, Otay Mesa’s residential character is predominately single-family, with more than 70% of existing residential units developed as single-family homes. Citywide, the residential character is more evenly



## Land Use Element

split between single-family and multi-family homes. Otay Mesa's households are generally larger than the City as a whole, and the median household income is significantly lower as well.

In order to achieve a balanced community in Otay Mesa, larger units along with a greater proportion of multi-family residential developments are needed to accommodate the larger households. Furthermore, affordable housing opportunities are needed to ensure a diverse mixture of incomes and households in Otay Mesa.

Based on the density ranges of the Land Use Map and household sizes within the aforementioned survey, Table 2-5 shows estimated totals for population, as well as village dwelling unit totals for single family and units for the three residential areas within Otay Mesa. The village totals represent the total unit count used to determine infrastructure and public facility needs for the village, and should be considered the maximum number when Specific Plans are processed. The Northwest District area is mostly developed, and considered as an area with little opportunity for change. The Southwest and Central Villages represent areas of opportunity for village development.

The City of Villages strategy encourages future development to increase the housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. Table 2-6 provides the residential density ranges for Otay Mesa,

and further defines the estimated units from Table 2-5 into more specific density ranges. The Very Low, Low, Low Medium, Medium, and Medium High designations are representative of the development pattern and intensities of the Northwest Area.

**Table 2-5**

Estimated Otay Mesa Residential Summary Table at Build-Out				
	SF Units	MF Units	Total Units	Total Population
Northwest Area	2,873	4,775	7,648	27,908
Southwest Village	1,400	4,480	5,880	21,028
Central Village	-	4,768	4,768	16,451
Business Park, Res. Permitted		478	478	1,648
<b>TOTAL</b>	<b>4,273</b>	<b>14,501</b>	<b>18,774</b>	<b>67,035</b>

The Neighborhood Village designation will allow for the provision of both single-family and multi-family housing types and is applied in the Southwest Specific Plan Area as well as the western half of the Central Village to achieve a balanced mix of single-family, multi-family and mixed-use developments. The Community Village designation, applied in the eastern half of the Central Village Specific Plan Area provides opportunities for smaller lots, townhomes, and multi-family housing development. While the village density ranges were used



## Land Use Element

to estimate dwelling units and population, further refinement of the land use designations and dwelling unit counts may occur when Specific Plans are submitted for the village areas

Residential development is planned for the Central Village, with a goal of providing housing in close proximity to employment. A variety of industrial lands are located to the north, east, and south of the Central Village, providing a diversity of employment opportunities for village residents. In order to prevent potential conflicts between village and industrial uses, the Otay Mesa Community Plan utilizes multiple land use designations to help create distance between sensitive receptors in the Central Village and the industrial lands to the east and the south.

The Open Space lands serve as a natural distance separator between industrial activity and sensitive receptors, reducing the potential for conflicts. The Business Park land use designation, which allows for light manufacturing and office uses that do not create nuisance or hazardous characteristics, provides uses that can locate near sensitive receptors as well as more traditional industrial uses. Business Park lands located along Britannia Boulevard and Siempre Viva Road, separate Grand Park, and residential village from other industrial land uses. Heavy Industrial lands located south of Siempre Viva Road are separated from the Central Village by Wruck Canyon, depicted in Figure 8-1. Although this distance separation reduces the potential

for conflicts between users, all future development will need to ensure appropriate separation distances between industrial and residential uses, as stated in the General Plan's Economic Prosperity Element and Appendix C.

**Table 2-6**

<b>Otay Mesa Residential Density Ranges</b>			
<b>Single Family (SF) and Multi-family (MF) Dwelling Units (du's)</b>			
<b>Designation</b>	<b>Density Range</b>	<b>SF Units</b>	<b>MF Units</b>
<b>Residential - Very Low</b>	<b>0-4 du's /acre</b>	<b>59</b>	<b>0</b>
<b>Residential - Low</b>	<b>5-9 du's /acre</b>	<b>2,814</b>	<b>0</b>
<b>Residential - Low Medium</b>	<b>10-14 du's /acre</b>	<b>0</b>	<b>860</b>
<b>Residential - Medium</b>	<b>15-29 du's /acre</b>	<b>0</b>	<b>1,321</b>
<b>Residential - Medium High</b>	<b>30-44 du's /acre</b>	<b>0</b>	<b>2,594</b>
<b>Neighborhood Village</b>	<b>15-25 du's /acre</b>	<b>1,400</b>	<b>4,480</b>
<b>Community Village</b>	<b>30-35 du's /acre</b>	<b>0</b>	<b>4,768</b>
<b>Business Park, Res. Permitted</b>	<b>15-44 du's/acre</b>		<b>478</b>
<b>Total Units</b>		<b>4,273</b>	<b>14,501</b>



## POLICIES AND RECOMMENDATIONS

2.2-1 Respect existing density ranges in previously approved Precise Plan areas of the Northwest District.

- a. Include existing density ranges of precise plans to allow any undeveloped neighborhood areas to develop in accordance with precise plan designations.
- b. Implement design guidelines of precise plans that are consistent with the goals and policies of the City's General Plan.
- c. Transition new development with greater intensity from existing development through the use of landscaping, fencing, setbacks, off-setting planes and other urban design techniques.
- d. Develop remaining undeveloped neighborhoods with a variety of housing types, and target the upper limits of the density ranges.

2.2-2 Integrate a variety of housing types within village and residentially designated areas with multi-modal access from the villages to the employment centers in the eastern portion of Otay Mesa.

2.2-3 Include in all residential developments housing units that are sized to meet the household family sizes anticipated in Otay Mesa.



**Multi-family development in Otay Mesa**

2.2-4 Provide adequate buffer uses/distance separation for residential proposals within a quarter mile of industrial uses with hazardous or toxic substances.

### *Affordable Housing*

The Otay Mesa Community Plan, in accordance with the City's Housing Element, provides appropriate policies to address the community's balance and affordable housing needs. According to 2010 Census data, approximately 50 percent of the households' earnings in Otay Mesa are at or below the Area Median Income. By allowing for a variety of density ranges and housing types, the Community Plan helps to facilitate continued affordable housing production. Within the village areas,





opportunities exist to provide units that are affordable and in close proximity to transit and employment centers.

2.2-5 Develop housing at different density ranges to provide housing affordable to all income levels.

2.2-6 Promote affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature.

2.2-7 Promote the production of very-low and low income affordable housing in all residential and village designations.

- a. Support development of on-site inclusionary housing within all specific plan proposals.
- b. Encourage on-site inclusionary housing within all residential development proposals.

2.2-8 Create affordable home ownership opportunities for moderate income buyers.

- a. Encourage development of moderately priced, market rate housing affordable to middle income households.
- b. Promote homebuyer assistance programs for moderate income households.

## 2.3 Commercial

### DISCUSSION

Otay Mesa's commercial land uses comprise approximately five percent (5%) of all lands within the community. A majority of these lands are located in close proximity to the SR-125, SR-905 and the Port of Entry to meet the demand of border-related activity. Existing commercial lands serving both regional and community functions are primarily located in the Northwest District; businesses in this area include regional serving retail outlets. Other existing commercial and retail establishments are concentrated at the intersection of Otay Mesa Rd. and La Media Rd. that serve surrounding residential uses. While a market analysis shows there is enough commercial acreage within Otay Mesa to service the community through buildout, additional neighborhood and community serving commercial is anticipated within the village areas.

The Community Plan identifies land for commercial uses through the Community Commercial, Regional Commercial, and Heavy Commercial designations. This section provides discussions and corresponding policies for each of the commercial land use designations.

### POLICIES AND RECOMMENDATIONS

2.3-1 Maintain lands for existing commercial development within Otay Mesa to serve the



## Land Use Element

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demands of the residential and employment communities.

### Community Commercial

Lands designated Community Commercial occupy just under two percent of Otay Mesa's land area. Located in the Northwest Village area, permitted land uses include commercial, retail, and civic uses for the broader community within approximately three to six miles. Community commercial lands are located in the western portion of Otay Mesa adjacent to SR-905 to accommodate the demand for goods and services of the residential and employment communities of Otay Mesa at buildout. These lands are intended to support commercial uses that cannot be accommodated within the mixed-use areas located within the villages.

### POLICIES AND RECOMMENDATIONS

2.3-2 Maintain Community Commercial areas in Otay Mesa to support the development of retail, office and other commercial services to serve surrounding areas.

### Regional Commercial

The regional commercial land use designation allows for commercial and retail uses that serve the surrounding region, within five to 25-plus miles. Otay Mesa's regional commercial lands are located in the Northwest District,

adjacent to I-805 and the northwest neighborhoods. The Northwest District is characterized by large retail establishments, restaurants, and a multi-plex movie theatre that serves not only Otay Mesa, but also numerous communities in South County and along the U.S./Mexico border. The area, known as Palm Plaza, is mostly developed. This land should continue to support commercial uses that are regional in nature. Public facilities and/or public spaces, such as a plaza or gathering space, should be considered for this area.



Otay Mesa Regional Commercial Center

### POLICIES AND RECOMMENDATIONS

2.3-3 Maintain and enhance regional commercial uses for use by Otay Mesa and surrounding areas.



# Land Use Element

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## Heavy Commercial

Otay Mesa's heavy commercial lands allow for a variety of commercial and industrial uses ranging from retail and commercial services to office and light industrial. While the heavy commercial land use designation allows for a diversity of uses, it is intended for heavier commercial uses such as distribution, storage, and large retail establishments. Heavy commercial lands are located in the eastern portion of the community, between Otay Mesa Road on the north and SR-905 on the south. The location of these lands in close proximity to two major freeways (SR-905 and SR-125) provides businesses with high visibility. The approximately 140 acres designated heavy commercial meet the demand of border-related activity that occurs near the Otay Mesa Port of Entry. The heavy commercial lands closest to the border crossing have been developed as part of the Otay International Center Precise Plan.

## POLICIES AND RECOMMENDATIONS

- 2.3-4 Allow Heavy Commercial, a mixture of industrial and commercial uses, near the Port of Entry and along Otay Mesa Road where existing development is a mix of industrial and commercial uses.
- 2.3-5 Continue to allow retail uses within the Heavy Commercial designated areas that support cross border activity.

- 2.3-6 Develop the remaining vacant parcels in the Otay International Center in accordance with the Precise Plan. Redevelopment of existing development should comply with its current land use designation and zone.

## 2.4 Industrial

### DISCUSSION

Within Otay Mesa, approximately one quarter of the land area is designated for industrial use. The industrial facilities of Otay Mesa help drive the bi-regional economy through the production of goods and the development of intellectual products and processes which are exported to national and international markets. These base-sector industries are crucial to the growth and sustainability of the regional economy. The use of a variety of industrial land use designations in Otay Mesa is intended to protect and enhance the existing industrial uses while providing an opportunity to increase industrial capacity. With the implementation of a variety of industrial land use designations, Otay Mesa is able to differentiate uses and cluster complementary uses.

### Heavy Industrial

Approximately 400 acres of land is designated for Heavy Industrial, which emphasizes base sector industries, but also allows for uses with nuisance or hazardous characteristics, such as auto-salvaging, auto-storage



## Land Use Element

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and concrete batch plants. Otay Mesa remains a prime location for heavy industrial uses and is one of San Diego's last remaining viable spaces where these can locate free of sensitive receptor conflicts. A Heavy Industrial land use designation and its corresponding zoning, applied to lands adequately distanced from sensitive receptors such as residences, public assembly uses, and schools, provides the policy and regulatory framework to allow these businesses to continue to operate permanently in Otay Mesa.

The Heavy Industrial lands are located along the eastern and western edges of Brown Field and south of Siempre Viva adjacent to the U.S./Mexico border. The heavy industrial lands adjacent to Brown Field are located in the Airport Influence Area for Brown Field and are subject to the Airport Implementation Overlay Zone. Many of the auto-salvaging businesses located along the eastern and western edges of Brown Field, have been operating in the community for decades as conditional uses.

The remaining heavy industrially designated lands are located south of Siempre Viva and east of Britannia Blvd. Existing uses within the area include distribution services,



**Innovative Cold Storage Enterprises, Inc. in Otay Mesa**

steel fabrication, cement production, and concrete recycling operations. The heavy industrial lands are bounded by the U.S./Mexico border and canyon lands, and can accommodate uses with hazardous characteristics while limiting impacts to sensitive receptors.

When reviewing project proposals, the following policies and recommendations should be used in conjunction with all applicable policies from the General Plan. In particular, policies in Section A of the Economic Prosperity Element and Appendix C, EP-2 of the General Plan should be reviewed for guidance.



# Land Use Element

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## POLICIES AND RECOMMENDATIONS

- 2.4-1 Maintain lands designated as Heavy Industrial where uses with nuisance or hazardous characteristics can locate safe from encroachment by sensitive receptors.
- 2.4-2 Provide adequate land use buffers and/or distance separation from residential uses for heavy industrial proposals with hazardous or toxic substances.
  - a. Consider office, commercial, retail and parking uses as acceptable buffer uses within the village-freeway interface area.
  - b. Locate schools, parks and libraries outside of interface areas. (Expand policy once air quality information is available.)
  - c. Determine distance separation on a case by case basis based on an approved study submitted by an applicant, or if no study is prepared, provide a 1000-foot minimum distance separation.
  - d. Apply the buffer to sensitive receptors located along the Mexican Border.
- 2.4-3 Reduce or mitigate the environmental and negative impacts of Heavy Industrial uses on surrounding areas, such as noise, visual, and air quality impacts. Consider design elements that include, but are not limited to, landscape, site orientation, fencing, and screening.

## Light Industrial

Light industrial lands designated in Otay Mesa are located primarily in the southeastern section of the community, adjacent to the Otay Mesa Port of Entry, as well as Otay Corporate Center, west of Brown Field and north of Otay Mesa Road. Existing development and uses are light manufacturing, distribution, and storage. A significant amount of Otay Mesa's manufacturing firms and transportation logistics are located in this area and have been developed according to the policies and regulations of the previously adopted Otay Mesa Development District. Light Industrial uses located on either side of Brown Field serve as transitional uses from heavy industrial lands to less intensive commercial and other nonindustrial uses.



Otay Mesa Industrial Use



### POLICIES AND RECOMMENDATIONS

2.4-4 Maintain the Light Industrial land use designation for the development of light manufacturing, distribution and storage uses, while providing adequate buffers, such as distance, landscape, berms, walls and other uses, where adjacent to open space, residential development, and educational facilities.

#### International Business and Trade

Lands with the International Business & Trade (IBT) designation encompass approximately 1300 acres in the center of Otay Mesa. This land use allows for a wide range of uses and allows flexibility with buildings that may change use over time.

IBT lands are focused primarily in the border zone, west of the Otay Mesa Port of Entry; covering most of the land east of Britannia Boulevard and south of the Central District's Great Park. IBT is also designated between Otay Mesa Road and SR-905 adjacent to Brown Field.

The growth of activity and the changing role of the regional and border economies relative to the global economy, and the need for industries and companies to respond quickly to changes in international markets requires some industrial lands to maintain flexibility in allowable uses. The International Business and Trade designation addresses this need by permitting a diversity

of uses. The IBT designation allows a variety of uses including light industrial, manufacturing, distribution services, research and development, and business services. Single- and multi-tenant office uses, as well as limited commercial retail uses that serve the IBT workforce and businesses, are also permitted. The IBT designation encourages uses that interact with and support industrial and international trade with Mexico and other global markets.

### POLICIES AND RECOMMENDATIONS

2.4-5 Provide the International Business and Trade land use designation to support a wide range of industrial land uses which can intensify over time.

2.4-6 Allow a Cross Border Facility with its supportive commercial uses to locate in Institutional lands within the approximately 63.8-acre site previously known as the Otay Pacific Business Park directly across from the Rodriguez International Airport.

#### Business Park/Business Park-Residential Permitted

Business Park lands are within the Central District along Airway Road and surrounding the Great Park and School as a buffer from more intense industrial uses. Business Park Residential-Permitted adjacent to the eastern portion of the Central Village, and may provide opportunities for office and research and development to serve as an additional buffer between Britannia



## Land Use Element

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Boulevard and the multi-family housing outside of the buffer area.

Although most of Otay Mesa's employment is generated through industrial users, it is important to maintain a diversity of land uses to allow a wide range of business to locate in Otay Mesa. The Business Park land use designation allows for a variety of uses, such as multi-tenant office, light manufacturing, and research and development uses to locate within Otay Mesa. Land designated as Business Park encompasses approximately 140 acres located south of SR-905, between Britannia Boulevard and La Media Road directly between the Central Village on the west and Southwestern Community College to the east. Existing development within the area includes light manufacturing and distribution uses. Existing distribution uses are permitted to continue operating within Business Park lands, but no new distribution facilities will be allowed to develop in lands designated for Business Park. Properties designated Business Park that front Britannia Boulevard and Siempre Viva Road located south of Airway Road are intended to separate the park and school uses from more traditional industrial uses that may exhibit nuisance or hazardous characteristics.

Land designated as Business Park-Residential Permitted is directly adjacent to the eastern portion of the Central Village, located at the northeast corner of Airway Road and Britannia Boulevard. Allowed employment uses in Business Park-Residential Permitted lands include office,

and research and development. Multi-family residential uses are allowed at a density range of 15-44 dwelling units per acre. Because these lands are in close proximity to SR-905, and the designated truck route of Britannia Boulevard, the employment lands have an opportunity to serve as a buffer between more intense industrial areas to the south and east and residential and park land. The approximately 26 acres of land has the opportunity to contribute toward Otay Mesa's jobs/housing balance by providing a diversity of employment opportunities within walking distance of residential villages.

### POLICIES AND RECOMMENDATIONS

- 2.4-7 Allow for a wide range of businesses that do not negatively impact sensitive receptors to locate in the Business Park areas adjacent to parks and village areas.
  - a. Provide adequate buffers, such as distance, landscape, berms, walls and other uses, where adjacent to public parks and village areas.
  - b. Develop synergy with the adjacent village and public facility uses to maximize non-vehicular trips.
  
- 2.4-8 Allow office, research and development, and optional residential uses with Industrial proposals in the Business Park-Residential Permitted area.



- a. Allow optional residential uses with industrial proposals that conform to APCD and HAZMAT adjacency guidelines and regulations.
- b. Implement proposals with optional residential uses with Business Park Residential Permitted CPIOZ, where the residential use does not exceed 49% percent of the contiguous are with the Business Park, Residential Permitted site, and the density range for the multifamily residential uses is 15-44 dwelling units per acre.

2.4-9 Provide adequate buffers, such as land uses, landscape, walls, and distance between the residential component of the Business Park – Residential Permitted lands, SR-905, and Britannia Boulevard to minimize negative impacts of air quality, noise, and truck transportation on residents.

### **2.5 Community Plan Implementation Overlay Zones**

Two Community Plan Implementation Overlay Zones are applied in the Otay Mesa planning area.

#### **Otay Mesa Community Plan Implementation Overlay Zone**

The Otay Mesa Community Plan Implementation Overlay Zone (OM CPIOZ) includes all industrial and commercial properties within Otay Mesa except for the approximately 26-acre site designated as Business Park

Residential Permitted (see Figure 2-8). OM CPIOZ is required to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element.

#### *CPIOZ Type A*

The following standards apply to the area designated for commercial and industrial uses as shown in Figure 2-8. Future commercial and industrial development applications for properties identified on Figure 2-8 that are consistent with the community plan, the based zone regulations, and these supplemental regulations will be processed ministerially (CPIOZ A) in accordance with the procedures of the Community Plan Implementation Overlay Zone (Municipal Code Chapter 13, Article 2, Division 14).

Development that complies with all of the following shall be processed as CPIOZ A

1. Development on properties that that have not been previously graded, or have been graded but have not otherwise developed, and comply with all of the following:
  - a. Submittal of an Archeological Survey prepared by a qualified archeologist, confirmed and accepted by the City Manager, stating there is no presence of archeological resources on site.
  - b. Submittal of paleontological documentation prepared by a qualified paleontologist, confirmed and accepted by the City Manager, stating there





## Land Use Element

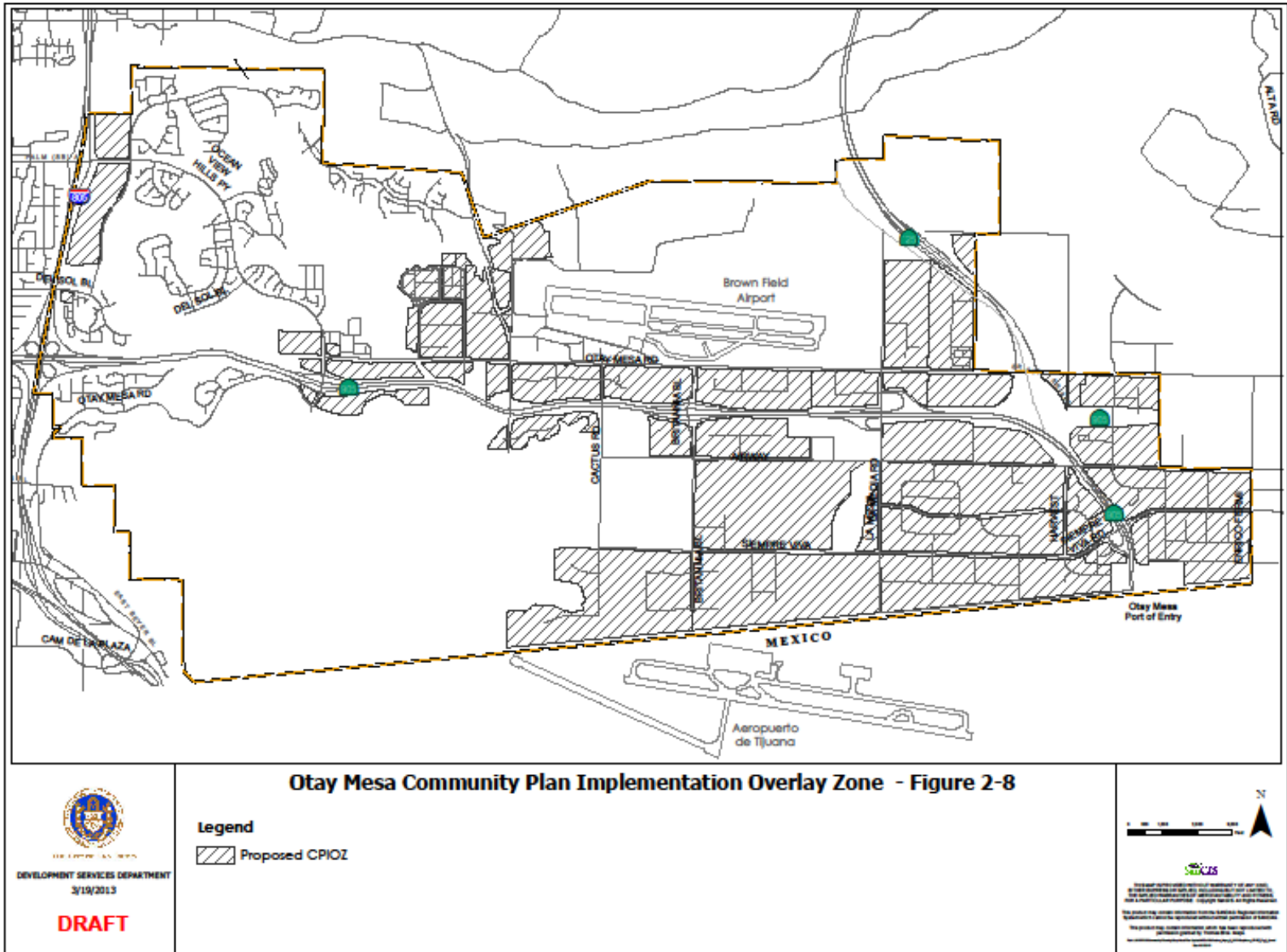
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- is no presence of paleontological resources on site.
- c. Submittal of a Focused Biological Resources Survey prepared by a qualified biologist in accordance with the Biology Guidelines of the LDC, confirmed and accepted by the City Manager, stating there is no presence of sensitive plants or animal species, or habitats on site.
2. Development on properties that that have been previously graded and developed with structures, and conform to the following policies of the Urban Design Element of the Otay Mesa Community Plan:
- a. For all industrial development, proposals shall conform to
    - i. Section 4.1: Policy 4.1-10;
    - ii. Section 4.2: Policies 4.2-1, 4.2-2 a-c, 4.2-4, 4.2-5, 4.2-6, 4.2-8 b, 4.2-9, 4.2-10, and 4.2-11,
    - iii. Section 4.3: 4.3-1 and 4.3-2 for properties adjacent to canyons and Open Space, 4.3-4 for proposals along Airway Road, 4.3-3, 4.3-5, and 4.3-7 for all proposals,
    - iv. Section 4.5: All policies.
    - v. Section 4.7: All policies.
    - vi. Section 4.8: All policies.
    - vii. Section 4.9: All policies.
    - viii. Section 4.10: Policy 4.10-1.
  - b. For all commercial development, proposals shall conform to
    - i. Section 4.1: Policies 4.2-1, 4.2-2 a-c, 4.2-4, 4.2-5, 4.2-6, 4.2-8 b, 4.2-9, 4.2-10, 4.2-11,
    - ii. Section 4.3: 4.3-1 and 4.3-2 for proposals adjacent to canyons and Open Space, 4.3-4 for proposals along Airway Road, 4.3-5 and 4.3-7 for all proposals,
    - iii. Section 4.4: All policies.
    - v. Section 4.8: All policies.
    - vi. Section 4.9: All policies.
    - vii. Section 4.10: Policy 4.10-1.
3. Development that includes construction of the abutting street(s) to the street classification identified in the Mobility Element of the Otay Mesa Community Plan.
4. Documentation from a California Registered Traffic Engineer, confirmed and accepted by the City Engineer, stating that the proposed project's traffic volumes are based on the City's trip generation rated and are less than 1,000 ADT's.

### *CPIOZ Type B*

Development proposals that do not comply with the supplemental regulations for CPIOZ Type A and the regulations of the underlying zone shall apply for a Process 3 CPIOZ Type B permit. Applications for a Process 3 CPIOZ Type B permit shall meet the purpose and intent of the regulations of the underlying zone and the supplemental regulations. Deviations from these regulations may be granted by the City Manager in accordance with the procedures of the Community Plan Implementation Overlay Zone (Municipal Code Section 132.1403).





Otay Mesa Community Plan Implementation Overlay Zone - Figure 2-8



### **Business Park, Residential Permitted Community Plan Implementation Overlay Zone**

The Business Park, Residential Permitted Community Plan Implementation Overlay Zone (BPRP CPIOZ) includes the approximately 26-acre site designated Business Park, Residential Permitted just west of Britannia Boulevard and north of Airway Road (see Figure 2-9). BPRP CPIOZ is required to ensure a maximum area for residential development and conformance with the appropriate policies from the Urban Design Element.

#### *CPIOZ A*

The following standards apply to the area designated for Business Park, Residential Permitted as shown in Figure 2-9. Future development applications for properties identified on Figure 2-9 that are consistent with the community plan, the based zone regulations, and these supplemental regulations will be processed ministerially (CPIOZ A) in accordance with the procedures of the Community Plan Implementation Overlay Zone (Municipal Code Chapter 13, Article 2, Division 14).

Development that complies with all of the following shall be processed as CPIOZ Type A:

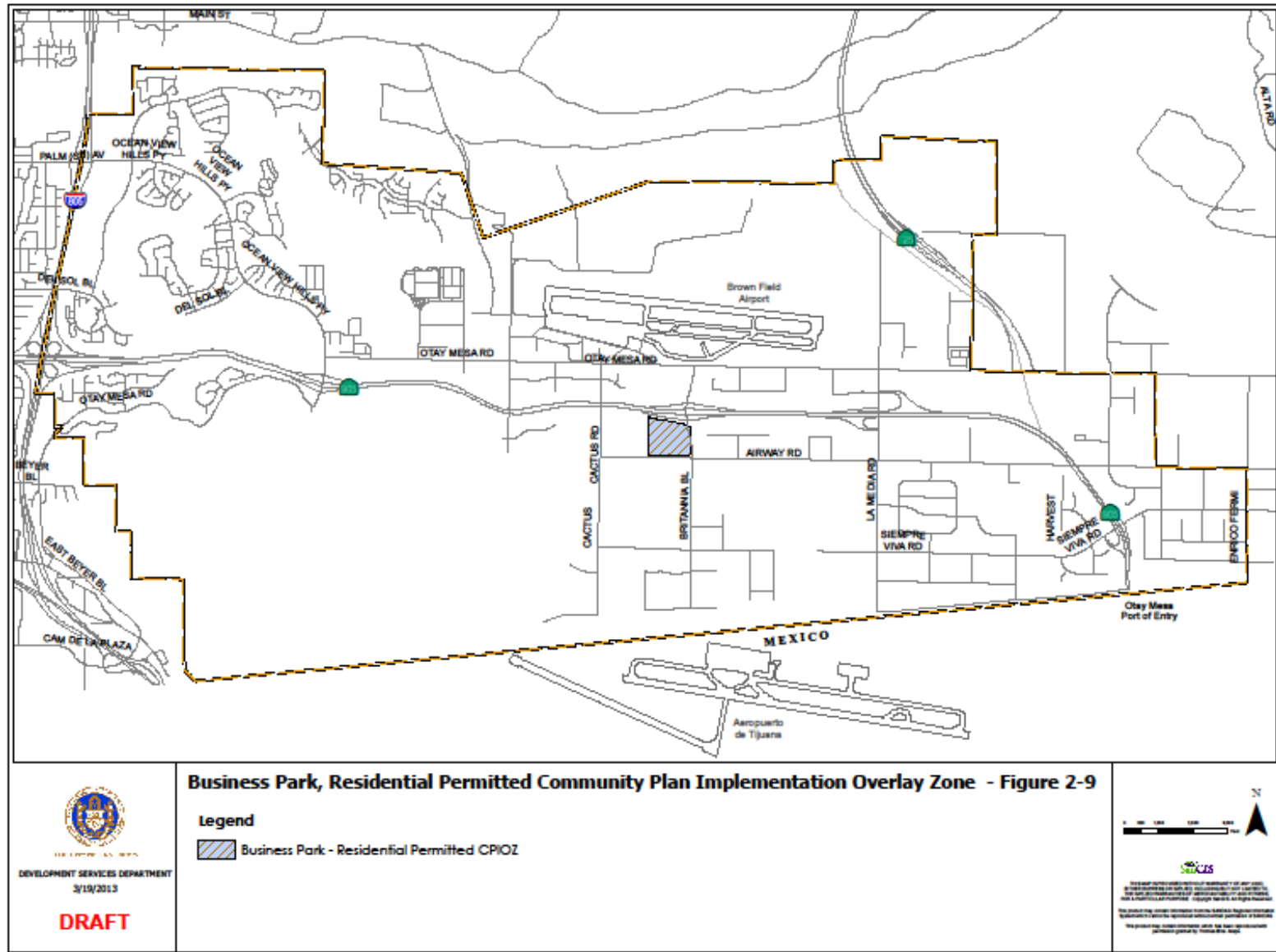
1. A minimum of 13.52 acres (51 %) of the Business Park, Residential CPIOZ area shall be developed with industrial use.
2. Residential development may occur provided that :
  - a. Residential development not exceed 13.0 acres (49%) of the Business Park Residential CPIOZ;

- b. The residential development is at a density of 15-44 dwelling units per acre, and
  - c. The residential development is developed in accordance with the development regulations of the RM-3-7 zone, except that the lot area, lot dimensions, floor area ratio, and setbacks be in accordance with the IP-3-1 zone.
3. Development is in conformance with the following policies of the Urban Design Element of the Otay Mesa Community Plan:
  - a. Section 4.1: Policy 4.1-9;
  - b. Section 4.2: Policies 4.2-1, 4.2-5, 4.2-6, 4.2-9, 4.2-10, 4.2-11;
  - c. Section 4.3: 4.3-3, 4.3-5, 4.3-7;
  - d. Section 4.5: Policies 4.5-1 – 4.5-9;
  
  - f. Section 4.9: All policies;
  - g. Section 4.10: Policy 4.10-1.

#### *CPIOZ Type B*

Development within the Business Park Residential Permitted CPIOZ that is not consistent with the community plan, base zone regulations, and these supplemental regulations for CPIOZ Type shall be processed as CPIOZ Type B. Development proposals on any parcel identified as CPIOZ Type B shall be required to obtain discretionary approval processed as a Site Development Permit in accordance with the Municipal Code Chapter 12, Article 6, Division 5.





### 2.6 Open Space and Parks

Land designated for Parks and Open Space total approximately 2,909 acres, or 31% of the total acreage within the planning area. The open space system is comprised of a series of steep canyon systems and areas that contain sensitive biological resources. Lands adjacent to the open space system have an opportunity to integrate recreational and educational opportunities to increase awareness and interest in the sensitive resources. Neighborhood parks are placed within the residential neighborhoods with pedestrian access, while the community parks provide recreation and aquatic facilities for the community.



**Otay Mesa Open Space**

### POLICIES AND RECOMMENDATIONS

- 2.6-1 Maintain the existing Open Space, and collaborate with the wildlife agencies, environmental groups and the public to ensure adequate conservation for sensitive biological resources and consistency with the City's MSCP Subarea Plan.
- 2.6-2 Create a close relationship between the natural environment of the Otay River Valley, Spring Canyon, and the Denney Canyon systems and developed areas through the provision of multi-use trails and educational elements.
- 2.6-3 Maintain existing parks within the Northwest District, and develop remaining parks in the Riviera Del Sol and Hidden Trails neighborhoods.
- 2.6-4 Identify and provide population-based parks per the General Plan standards at locations that are accessible and centrally located to most users within the Southwest and Central Villages. Create pedestrian pathways that connect parks with activity centers.



## 2.7 Institutional Uses

### DISCUSSION

Institutional land use comprises 12 percent of the land use in Otay Mesa. While this percentage appears large, the City's General Aviation Airport, Brown Field, comprises approximately 900 acres, or 75 percent of the institutional use. The remaining acreage identifies public and semi-public services to the community, and includes fire stations, police station, schools, library, and Southwestern Community College. The Public Facilities, Services and Safety Element provides greater detail for the facilities and services required for the buildout of Otay Mesa.



Ocean View Hills K-8 School

### POLICIES AND RECOMMENDATIONS

- 2.7-1 Provide public services and facilities consistent with General Plan standards.
- 2.7-2 Provide schools consistent with the San Ysidro and Sweetwater High School Districts standards.
  - a. Work cooperatively with districts to provide schools within close proximity to housing development.
  - b. Work cooperatively with districts to provide innovative educational opportunities and services, such as K-8 schools and multi-level schools to reduce site acquisition costs and development footprint.
  - c. Collaborate with San Ysidro School District on the locations for two to three additional K-8 schools and one to three additional K-6 schools within the Southwest and Central village areas based on the projected housing units and population found in Table 2-4.
  - d. Collaborate with the Sweetwater Union High School District to provide one additional high school for the future residential development and population projections shown in Table 2-4.
- 2.7-3 Allow a Cross Border Facility and its ancillary uses in the general area south of Siempre Viva Road and east of Britannia Boulevard directly across from the Rodriguez International Airport (Figure 2-1).



### 2.8 Airports and Airport Land Use Compatibility

#### DISCUSSION

Otay Mesa is unique in its position to take advantage of two airports, Brown Field, which serves as a focal point within the center of the community, and Rodriguez International Airport, approximately one-tenth of a mile south of the U.S./Mexico border. Brown Field is a busy general aviation airport and is located in the center of Otay Mesa. General aviation encompasses all aviation except air carrier and military, although the military continues to maintain a strong presence. The types of general aviation aircraft that operate at Brown Field include: private, corporate, charter, air ambulance, law enforcement, fire rescue, flight training, cargo, skydiving, banner towing, and airships. Brown Field has the opportunity to stimulate business in Otay Mesa. Coordination of redevelopment efforts with the Otay Mesa Community Plan is ongoing and includes the opportunity for business development on the perimeter of the Brown Field site.

Rodriguez International Airport, with direct international flights, is adjacent to Otay Mesa. Current air travelers using Rodriguez International Airport must travel into Mexico through the San Ysidro or Otay Mesa Ports of Entry. Travelling through these ports of entry most often involves increased ground travel times, border crossing wait times, unnecessary fuel consumption, and increased automotive exhaust emissions. A cross-border facility

would allow ticketed travelers to check-in on the US side and have direct access to the gates at the Rodriguez International Airport, which has direct international flights. Development of a San-Diego Tijuana Airport Cross Border Facility (CBF) would provide safe, secure, and convenient access to air travelers using Rodriguez International Airport and would greatly reduce negatives associated with accessing Rodriguez International Airport via the existing Ports of Entry. The Cross Border Facility is discussed further in the Mobility and Urban Design Elements.

The Airport Influence Area for Brown Field informs the Otay Mesa Community Plan. The Airport Influence Area serves as the planning boundaries for the Airport Land Use Compatibility Plan (ALUCP) for Brown Field and is divided into two review areas. Review Area 1 is comprised of the noise contours, safety zones, airspace protection surfaces, and over flight areas. Review Area 2 is comprised of the airspace protection surfaces and over flight areas. The Airport Land Use Commission for San Diego County adopted the Airport Land Use Compatibility Plans for Brown Field to establish land use compatibility policies and development criteria for new development within the Airport Influence Area. The policies and criteria protect the airport from incompatible land uses and provide the City with development criteria that will allow for the orderly growth of the area surrounding the airports (see EPE Section 5.4). The policies and criteria contained in the ALUCP are addressed in the General Plan (Land Use and



## Land Use Element

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Community Planning Element and Noise Element) and implemented by the supplemental development regulations in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code. Planning efforts need to address airport land use compatibility issues consistent with airport land use compatibility policies and regulations mentioned above.

### POLICIES AND RECOMMENDATIONS

- 2.8-1 Collaborate with the airport operator, California Department of Transportation, and the Federal Aviation Administration in the modernization and development of Brown Field.
- a. Demonstrate retention of non-aviation uses.
  - b. Demonstrate that any non-aviation uses (industrial and commercial) do not adversely affect the industrial and commercial lands with Otay Mesa (see EPE).
- 2.8-2 Review projects within the Airport Influence Area for consistency with the adopted ALUCP.

### 2.9 Border Facilities

#### DISCUSSION

Otay Mesa is home to the international border crossing known as the Otay Mesa Land Port of Entry (LPOE), and is vitally important to international trade and the regional economy. The Otay Mesa LPOE is a multi-modal

(commercial, non-commercial and pedestrian) port of entry. According to the General Services Administration, the port is one of the ten busiest land ports in the country and is the busiest commercial port on the California/Baja California border. As the only commercial land port of entry in the San Diego region, the port is a major driver to the Southern California and Baja California border, handling the second highest volume of trucks but the highest dollar volume of trade among all U.S. land ports. As a result of a study by SANDAG on the economic impacts of border wait times, the General Services Administration is coordinating the expansion of the existing LPOE, as well as planning for another POE facility further east in the County.

### POLICIES AND RECOMMENDATIONS

- 2.9-1 Collaborate with Federal, State and local agencies to minimize impacts to Otay Mesa properties and infrastructure from any expansion of the existing facility.
- 2.9-2 Work cooperatively with outside agencies to minimize land use and infrastructure impacts to Otay Mesa from any new LPOE and its corresponding freeway/roadway network.





### 3.0 Introduction

The Otay Mesa Community Plan provides direction on how to achieve mobility and environmental goals through a balanced, multi-modal transportation network. The community plan refines the Mobility Element of the General Plan through community-specific pedestrian, bicycle, transit, streets, goods movement, truck traffic, and regional collaboration recommendations. Unique mobility features addressed in the Community Plan include the Port of Entry, international goods movement, and Brown Field.

The Otay Mesa Mobility Element is closely linked to the community plan's Land Use and Urban Design Elements. Village sites have been identified in the Land Use Element that provide opportunities for higher density housing and employment uses to be located in areas with existing or planned transit service. The Otay Mesa Transit Route Map (Figure 3-2) shows the relationship between planned villages and other activity centers, and the transit system. The Urban Design Element contains design guidelines to help ensure that new buildings, public spaces, and streetscape features support walkability, transit-orientation, and sustainability goals.

The village pattern of land use is also consistent with the smart growth land use pattern called for in SANDAG's Regional Comprehensive Plan. While the additional housing will add vehicle trips to the transportation network as compared to no new growth, region-wide, it is believed that the increase in per capita vehicle miles traveled is less than would otherwise occur in a more dispersed, auto-

oriented form of development. The village, multi-modal approach to planning is also consistent with the direction provided by Senate Bill 375 (adopted in 2008) to reduce greenhouse gas emissions associated with vehicle miles traveled from cars and light trucks, while addressing regional housing needs. The Conservation Element has additional information on other initiatives to reduce greenhouse gas emissions.

#### GOALS

- A pedestrian sidewalk and trails network that allows for safe and comfortable walking throughout the community
- An effective transit network that provides fast and reliable service to local and regional destinations
- A complete and interconnected street system that balances the needs of drivers, bicyclists, pedestrians and others
- A bicycle commuter network that links residents to transit, recreational, educational, and employment opportunities within the community
- Transportation infrastructure and operations investments that facilitate goods movement and international travel, while fostering economic prosperity and a high quality of life within the community
- Support for public health goals to increase the potential for walking and other forms of exercise to be incorporated into everyday life



# Mobility Element

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## 3.1 Walkability

### DISCUSSION

A community is “walkable” when it addresses pedestrians’ needs for safety, accessibility, connectivity and comfort. High levels of walkability contribute to mobility, environmental, and public health goals. Parts of Otay Mesa are pedestrian-friendly; neighborhoods within the Northwest District include large parkways, non-contiguous sidewalks, and minimized curb cuts that connect community residents to park and school facilities. However, the community generally lacks connectivity and pedestrian amenities due in part to the topography of Otay Mesa, the unfinished nature of the community, as well as the predominance of large block developments that are oriented to the automobile.

Otay Mesa provides an excellent opportunity to establish a connected trail system through its extensive canyon system. Trails through the MHPA complement important mobility links and provide opportunities for passive recreation. Trail connections should attempt to link the southern canyon system near the border area to villages, activity centers, parks, schools, the Denney Ranch canyon system, and the Otay Valley Regional Park to the north.

When reviewing project proposals, the following policies and recommendations should be used in conjunction with the policies from the General Plan’s Mobility

Element, particularly the Pedestrian Improvements Toolbox, Table ME-11 to provide further guidance to determine consistency with City policies.

### POLICIES AND RECOMMENDATIONS

- 3.1-1 Provide a sidewalk and trail system with connections to villages, activity centers, and open spaces.
- a. Prioritize connections that link activity centers and create safe routes to schools, transit, and village areas.
  - b. Provide safe, convenient, and attractive pedestrian crossings of SR-905.
    1. Provide safe pedestrian access to San Ysidro High School with well-designed crossings along Old Otay Mesa Road, Ocean View Hills Parkway and Caliente Avenue.
    2. Provide safe pedestrian access at the truck route crossings of SR-905 along Britannia Boulevard and La Media Road, which should include separation from travel lanes
  - c. Create the pedestrian realm in accordance with the standards and guidelines of the Street Design Manual.
  - d. Improve the quality of the walking experience through streetscape, shading, and separation from travel lanes.



## Mobility Element

- e. Design open space trails to be consistent with the Multiple Species Conservation Program and with the trail standards and design policies from Appendix K of Park and Recreation's Consultant's Guide to Park Design and Development 2011.
- f. Provide multi-use (equestrian, biking, pedestrian use) trails except where maintenance, resource protection or safety concerns warrant limiting use of one or more of the above user groups.

3.1-2 Use street design and traffic management solutions to improve pedestrian safety and comfort.

3.1-3 Design Airway Road between Spring Canyon and La Media Road as Otay Mesa's "main street" with boulevard characteristics as shown in graphic below.

- a. Provide an urban parkway utilizing Urban Parkway Configurations U-4 – U-6 of the Street Design Manual with a right-of-way between 14 and 22 feet from curb to property line, to allow for wide sidewalks, healthy street trees, Low Impact Development storm water management facilities, and urban design treatments.
- b. Provide safe pedestrian and bicycle access to the Grand Park and Southwestern College at intersections along Airway Road.



**Airway Road Cross Section Example**

3.1-4 Enhance street or pedestrian connections within industrial superblocks through exterior improvements such as public art, pedestrian-scale windows, entrances, signs, street furniture, landscape, and plazas.

3.1-5 Implement the Community's Street Tree Master Plan to contribute to more walkable, tree-lined streets, using identified drought tolerant species. (Urban Design Element Section 4.8)



# Mobility Element

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## 3.2 Transit

### DISCUSSION

Otay Mesa is currently served by Metropolitan Transit System (MTS) express and local bus service. Service is generally provided along Otay Mesa Road/SR-905, between the Iris Avenue Trolley Station and the Otay Mesa Port of Entry, as shown on Figure 3-1, *Otay Mesa Transit Map*.

The San Diego Association of Government's (SANDAG) Regional Transportation Plan identifies a bus rapid transit corridor called the South Bay Bus Rapid Transit (BRT). This project will provide a rapid and reliable transportation alternative connecting downtown San Diego and the Otay Mesa Port of Entry, as shown in Figure 3-1. This new BRT will provide access to regional employment centers in downtown San Diego, Otay Mesa, and the future Chula Vista Eastern Urban Center, as well as serve residential communities in Chula Vista and National City. The project will relieve traffic congestion in a major transportation corridor, and is scheduled to be implemented by late 2014.

Airway Road serves as the principal community transportation and activity corridor. An east-west high frequency bus corridor is proposed to link between the South Bay BRT and San Diego Trolley. The transit route that travels along Airway Road links villages, employment centers, and Southwestern College within

Otay Mesa. Additional right-of-way for Airway Road would provide the option for dedicated transit lanes or other transit priority measures.

A second bus route proposal being analyzed would provide a transit linkage to Otay Mesa between the communities of San Ysidro, Otay Mesa – Nestor and Imperial Beach. Within Otay Mesa, this route would link the proposed village in the southwestern area to San Ysidro High School, Ocean View Hills K-8 Elementary School, Palm Plaza shopping center and the Kaiser Permanente Medical Center. Additional local serving transit routes may be considered by MTS over time as demand warrants. See Figure 3-1 for location of transit corridors, stops, and stations. The Otay Mesa Community Plan supports transit service improvements by requiring implementation of transit-supportive densities and design in strategic locations, planning for transit priority measures on city streets, and improving community walkability. Key locations for transit priority measures are on shown on Figure 3-1 Transit Route Map.

### POLICIES AND RECOMMENDATIONS

- 3.2-1 Encourage SANDAG and MTS to expand transit investments and service in Otay Mesa.
  - a. Collaborate with agencies to implement the South Bay Bus Rapid Transit (BRT) services to the Port of Entry to provide access to employment.



## Mobility Element

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- b. Provide local bus service connecting the Iris Trolley Station, San Ysidro High School, and the Southwest Village, the Central Village, the Grand Park and Southwestern College (see Figure 3-1).

3.2-2 Implement transit priority measures such as queue jumpers and signal priority measures to allow transit to bypass congestion and result in faster transit travel times at critical locations.

- a. Provide right-of-way for transit queue jump treatment priority measures at the intersections of Airway Road with Caliente Road, Heritage Road, Britannia Blvd., and La Media Road.

3.2-3 Coordinate with transit planners to address the needs of transit as a part of the project design and review process.

- a. Integrate transit right-of-way needs and priority treatments into street and site design considerations.
- b. Integrate transit station and transit stop infrastructure and amenities, such as bicycle parking, shelters, seating, and trash receptacles, into building and site design plans.

3.2-4 Emphasize transit orientation in village development plans including but not limited to

those identified on the Land Use Map, Figure 2-1. See also OMCP Urban Design Element.

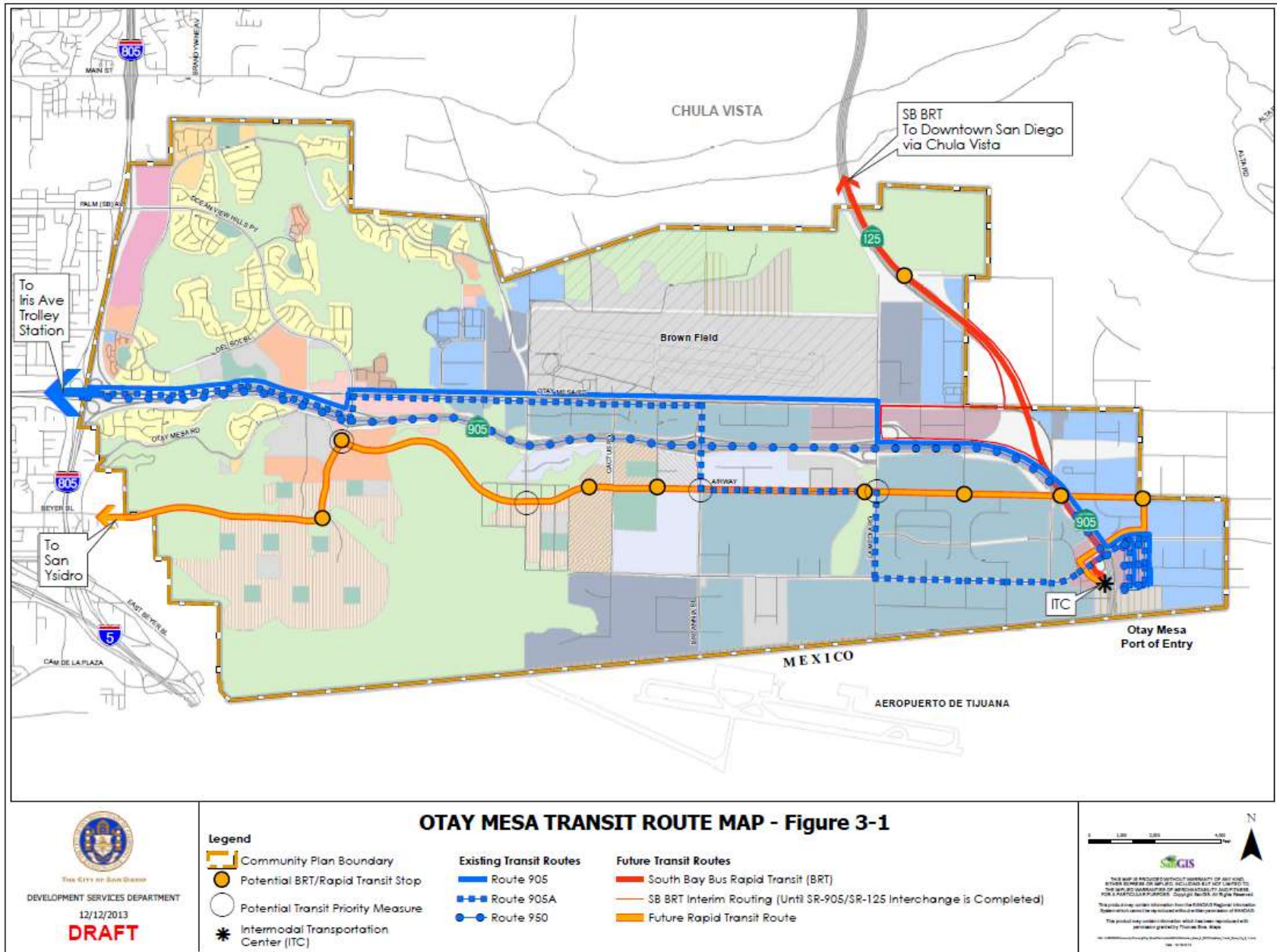
3.2-5 Work with SANDAG and MTS to provide local and regional transit linkages to California's High Speed Rail system, should the system be extended through Otay Mesa.



Transit



# Mobility Element



# Mobility Element

## 3.3 Streets and Freeways

### DISCUSSION

#### *Street and Freeway Network*

Otay Mesa's basic grid system consists of several major corridors that provide transit, connect activity centers, and service the Otay Mesa Port of Entry. The major North-South corridors include Britannia Blvd. and La Media Road, which are designated truck routes that service the international industries and the Port of Entry on a daily basis. The East-West major corridors include State Route (SR)-905, Otay Mesa Road, Airway Road, and Siempre Viva Road. Airway Road is considered the spine of the community, providing an east-west connection for Otay Mesa that incorporates transit and bike routes to service the residential and workforce population of Otay Mesa. Beyond the major corridor system, the existing network follows a development pattern that incorporated pocketed neighborhoods throughout the canyon systems in the Northwest District.

The Otay Mesa circulation system plays an important role in regional and international goods movement and must also serve the needs of local residents, employees, and visitors. These multiple demands are especially clear with respect to the use of Otay Mesa Road. This busy six-lane street parallels SR-905 and provides access to the U.S./Mexico Port of Entry on Otay Mesa. The completion of SR-905 and other highway projects will

help relieve traffic on Otay Mesa Road and throughout the community.

The planned Otay Mesa roadway network is shown on Figure 3-2, and the projected Average Daily Trips (ADTs) that are expected to occur on this network at community plan buildout are shown on Figure 3-4. This planned network includes planned interchange and roadway improvements, new streets and additional mobility improvements for pedestrians and bicyclists. The planned network takes into account the needs of multiple users of the public right-of-way including pedestrians, bicyclists, transit vehicles, and trucks as well as the driving public.



State Route 905



## Mobility Element

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Different classifications of streets are designed to serve different average daily traffic (ADT) and access levels. Classifications form a hierarchy of streets ranging from those that are primarily for travel between communities to streets that are primarily for local access. Street classifications in Otay Mesa include:

- Local and collector streets - provide for pedestrian and bicycle connectivity, local traffic movement, and access to abutting property. Local and collector streets also provide alternative routes to reach major streets, and help to disperse traffic.
- Major streets - carry through traffic, and provide for the needs of pedestrians and bicyclists, while providing minimal driveway access to abutting industrial and commercial property.
- Primary arterials - designed to provide network connectivity for vehicles and transit, with no driveway access to abutting property. Prime arterials also provide for the needs of pedestrians and bicyclists.

Together, the roadway system forms a network of connections. A high degree of connectivity is desired as it helps disperse traffic, gives people choices of routes to neighborhood destinations, and provides alternative exit routes in the event of an emergency. Since parts of Otay Mesa are currently undeveloped or planned for redevelopment, the street system is incomplete. The community is also divided by the SR-905, and the

provision of connections is important to help unite the community.



**Auto and Truck Traffic in Otay Mesa**

Congestion occurs along various segments of the existing roadway network largely due to limited roadway access, high truck volumes, and proximity to the highly-utilized commercial crossing at the Otay Mesa Port of Entry. In some locations congestion is projected to occur even with planned roadway and transit improvements. In these cases, increased levels of congestion were weighed and considered acceptable in order to achieve the walkability and community character goals of the plan. Over time, non-vehicular mode split - the levels of walking, transit





## Mobility Element

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use and bicycling – are expected to increase and help reduce forecasted traffic impacts. Key street and freeway improvements completed as of 2011, in progress, or planned in the community are shown in Figure 3-2 and include:

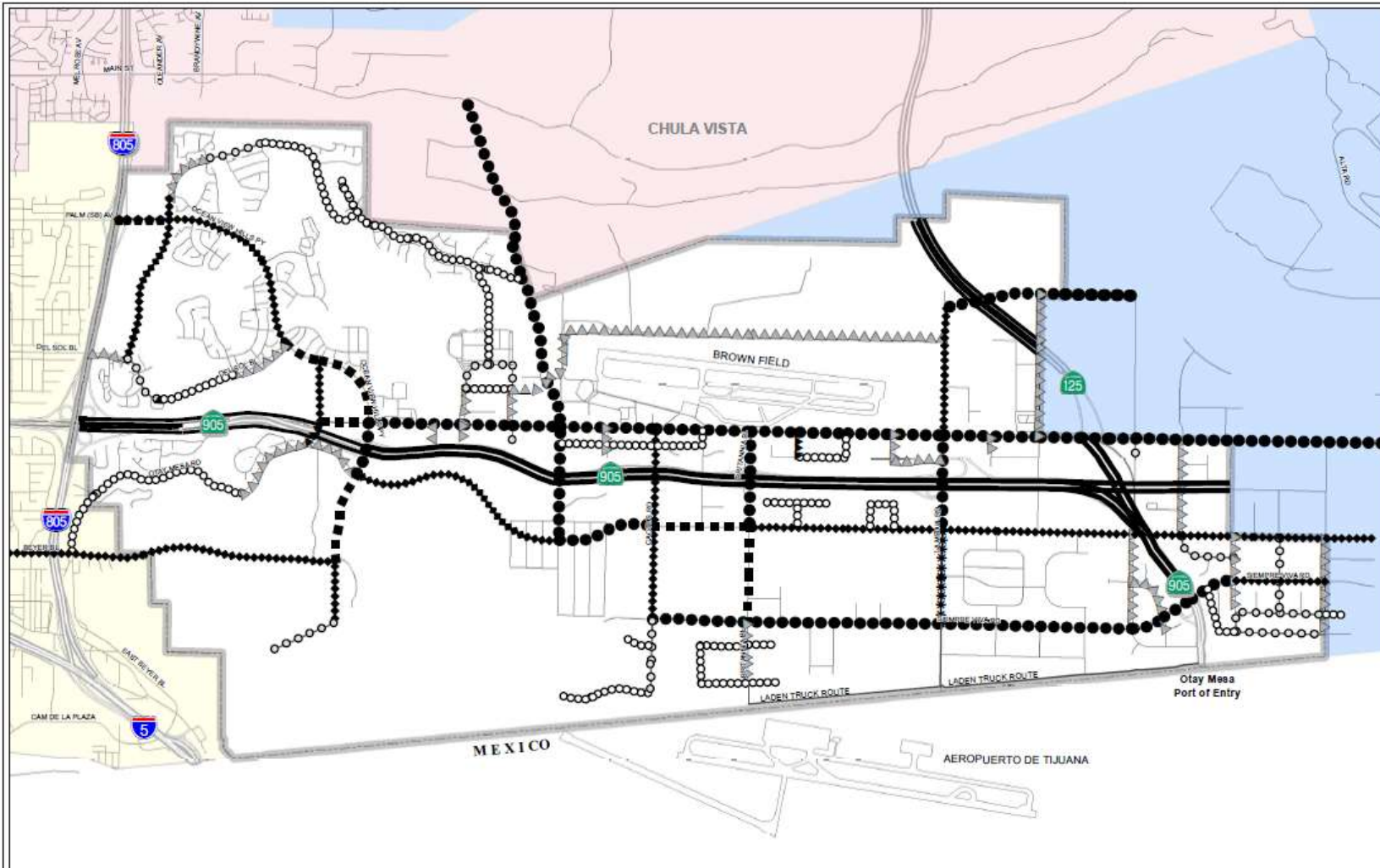
- South Bay Expressway (SR-125) – this expressway opened in November 2007 and operates as a toll road. It extends SR-125 from SR-54 in Spring Valley to SR-905 in Otay Mesa. It improves regional traffic flow in the South Bay and expands access for residential, businesses and employment centers.
- SR-905 –this 6-lane facility opened in July 2012 and provides a direct east-west connection from I-805 to the Otay Mesa Port of Entry, to move people and goods across the U.S./Mexico gateway to access the international, regional, and local markets. The ultimate project will include grade separated local access interchanges, and a freeway to freeway interchange with the South Bay Expressway.
- SR-11 – this proposed approximately 3-mile long facility will connect the proposed SR-905/SR-125 junction to a future Federal Port of Entry at East Otay Mesa in San Diego County. It is anticipated to operate as a tollway.

- Beyer Boulevard is proposed to be an east/west connection classified as a 4-lane Major roadway and would link Otay Mesa to the San Ysidro community.
- Heritage Road is proposed as a 6-lane Primary arterial roadway linking Otay Mesa to the City of Chula Vista.
- Britannia Blvd., La Media Road, and the Border Road are proposed as the truck routes to promote efficient cross border movement of goods with a minimal impact to the Otay Mesa community.
- Airway Road is planned as a main street with boulevard design treatments to promote multi-modal access to village centers, activity centers, educational complex, and employment centers.

When reviewing project proposals, the following policies and recommendations should be used in conjunction with the applicable policies from the General Plan's Mobility Element to provide further guidance to determine consistency with City policies. Particularly, consult General Plan Policy ME-C.3 as a starting point for street layout design, which may be refined based on site-specific study.



# Mobility Element



**OTAY MESA MOBILITY ELEMENT - Figure 3-2**

**Legend**

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NOTE: For illustrative purposes only  
does not reflect future alignments.



The City of San Diego  
DEVELOPMENT SERVICES DEPARTMENT  
12/5/2013  
**DRAFT**



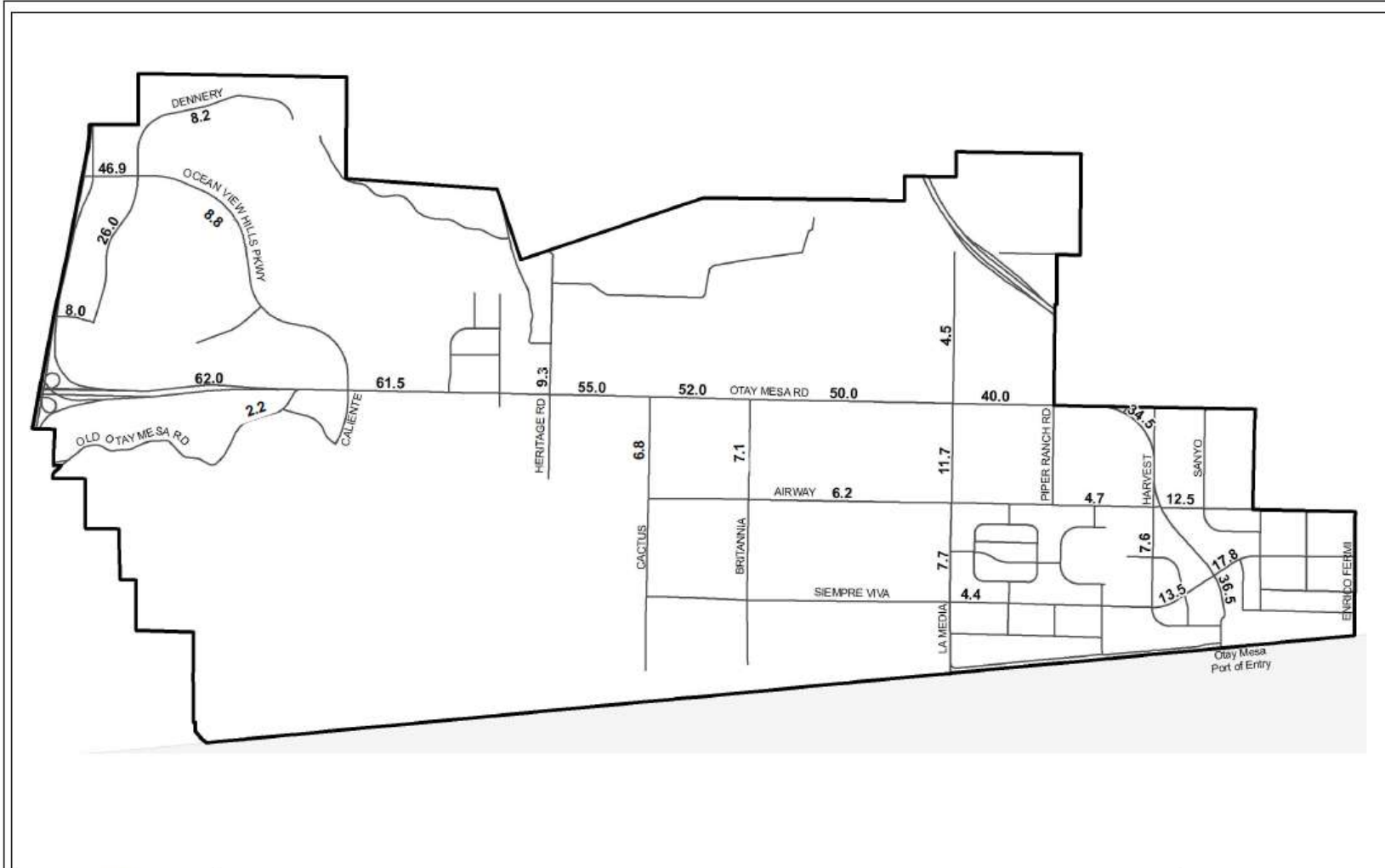
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# Mobility Element



**OTAY MESA EXISTING AVERAGE DAILY TRAFFIC VOLUMES (2010) - Figure 3-3**



The City of San Diego  
 DEVELOPMENT SERVICES DEPARTMENT  
 12/12/2013  
**DRAFT**

0 1,000 2,000 4,000 Feet

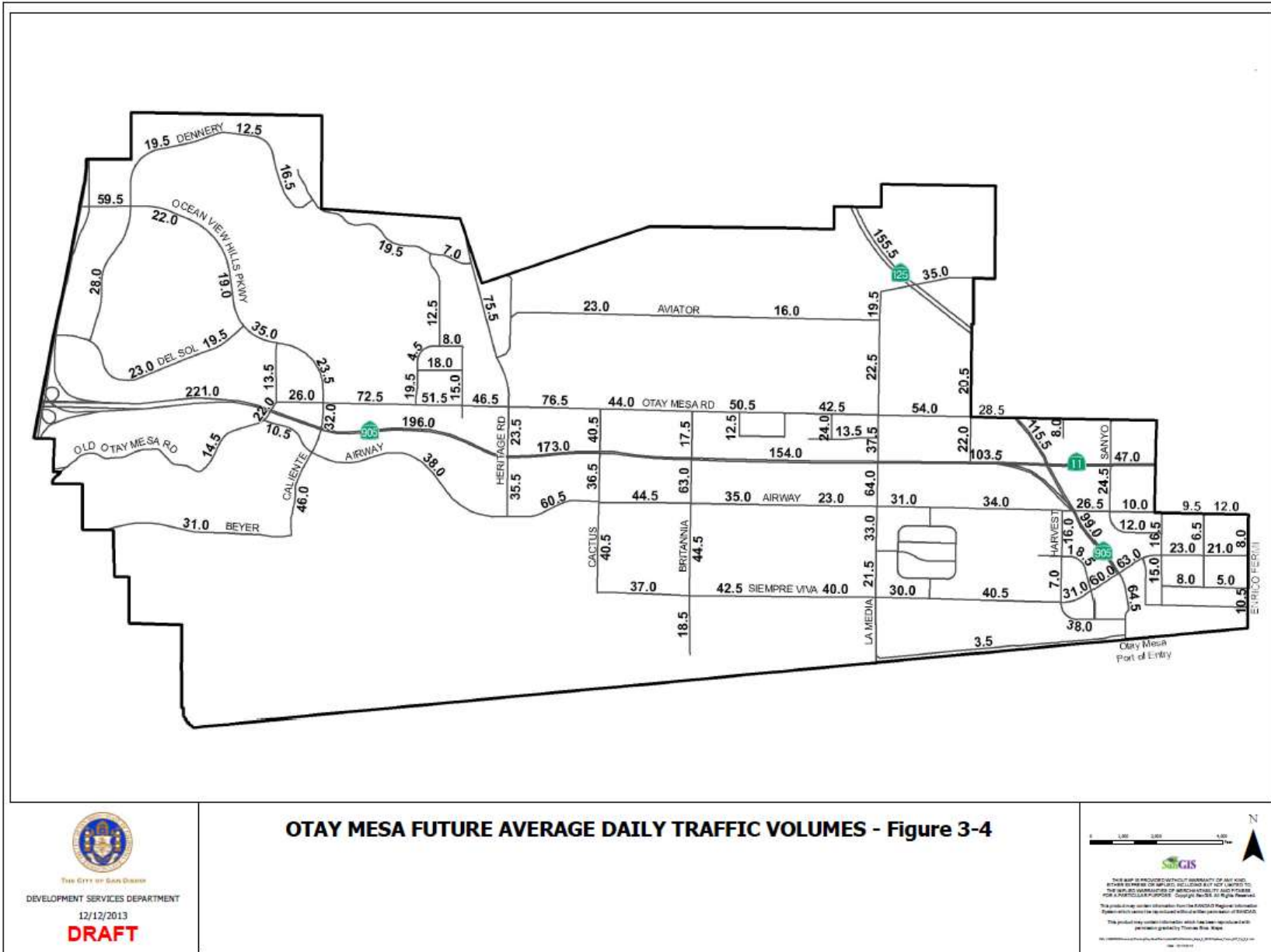
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# Mobility Element



## Mobility Element

### POLICIES AND RECOMMENDATIONS

#### Streets

- 3.3-1 Provide an interconnected network of public streets and internal project circulation systems as an organizing framework for development. See also OMCP Urban Design Element Policy 4.2-2.
- Within the Southwestern Village pursue interconnectivity policies to the extent that they are consistent with vernal pool habitat preservation including the Vernal Pool Management Plan.
  - Expand the local and collector street system to improve connectivity and provide alternative routes to destinations at locations including but not limited to those identified on Figure 3-2.
  - Minimize the use of cul-de-sacs, and require pedestrian and bicycle connections to collector streets for any proposed cul-de-sacs.
- 3.3-2 Avoid street design configurations that rely on free-flow turn lanes that conflict with bicycle and pedestrian movements.
- 3.3-3 Designate areas within the right-of-way for Low-Impact Development storm water management facilities, such as bioswales, that remove pollutants from street surface water

runoff and allow runoff to infiltrate into the ground. Find sizing ratios in the Storm Water Standards.

- 3.3-4 Provide adequate sidewalk width and separation from travel lanes for major pedestrian routes connecting activity centers.
- 3.3-5 Plant drought tolerant trees adjacent to the curb in grates or parkways, as referenced in the Street Tree Plan.



Street Tree Grates



## Mobility Element

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- 3.3-6 Develop partnerships with surrounding jurisdictions to determine fair share contributions for roadways of mutual benefit.
- 3.3-7 Coordinate with other jurisdictions to explore measures aimed at providing alternative carrying capacity on roadways, such as converting SR-125 toll way to a freeway.
- 3.3-8 Design Airway Road as Otay Mesa's "main street" (see also Section 3.1).
  - a. Provide urban design and pedestrian crossing amenities at intersections.
  - b. Consider connectivity and multi-modal level of service policies when evaluating intersection design.
  - c. Acquire any needed transit right-of-way as stated in Policy 3.2-2.
- 3.3-9 Provide necessary improvements to transition Otay Mesa Road from a freeway to a City street.
- 3.3-10 Utilize a grid or modified grid street system within village areas.

## 3.4 Bicycles

### DISCUSSION

Bicycling is a sustainable and economical form of transportation that offers benefits to bicyclists as well as the community-at-large. Cyclists need safe bikeways that are connected to activity centers, and benefit from easy access to public transit, convenient and secure bicycle parking, and other supportive facilities. Development, maintenance, and support of the citywide bicycle network is guided by the City's Bicycle Master Plan (BMP). The BMP contains detailed policies, action items, and the citywide bicycle network map. The Otay Mesa Community Plan provides information and direction on planned facilities in Otay Mesa, as shown in Figure 3-5.



Class II Bikeway



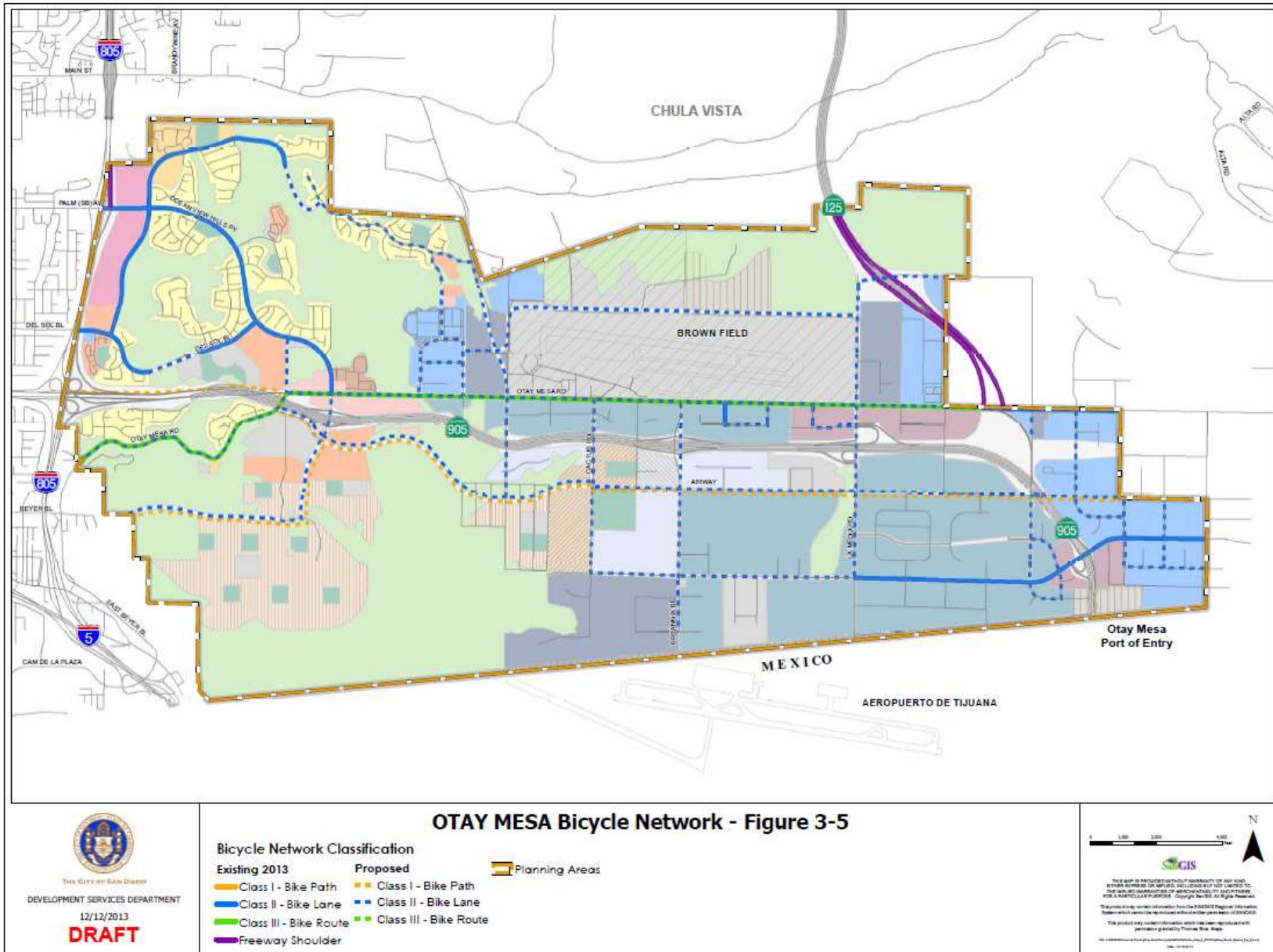
## Mobility Element

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- 3.4-1 Refine and implement the Bicycle Master Plan in the Otay Mesa Community Plan area.
- a. Develop bicycle facilities that implement internal connectivity to activity areas within the community and links to regional bicycle network.
  - b. Construct bicycle facilities as identified in Figure 3-5.
  - c. Provide Class I bikeways along Caliente Road, Beyer Boulevard and the south side of Airway Road.
  - d. Provide Class II bikeways along all new classified streets in Otay Mesa.
  - e. Bikeways within the village areas should connect to trail heads with access to the canyon system trails and pathways.
  - f. Provide secure bicycle parking, especially near transit and in the community village areas.
- 3.4-2 Provide multi-use trails in a manner consistent with the Multiple Species Conservation Program (see Recreation Element, Trails Figure 7-1). Note that south of Otay Mesa Road these alignments are conceptual, with trail head areas and trail alignments being required with future specific plans.



# Mobility Element





# Mobility Element

## 3.5 Ports of Entry and Goods Movement

### DISCUSSION

#### *Ports of Entry*

Otay Mesa serves an important role in local, regional and international goods movement. The Otay Mesa Port of Entry is the sole port for commercial trucks in the western San Diego region. It is the 25<sup>th</sup> busiest commercial land port in the United States and the third busiest port along the border with Mexico.



**Otay Mesa Commercial Port of Entry**

Otay Mesa experiences a significant number of trucks in the community because of the truck intensive businesses associated with the commercial border crossing to Mexico. Currently, both laden and unladen trucks traveling into Mexico are inspected by

Mexican customs. Because the inspections cause increased processing time and substantial queuing problems on City streets, an agreement between U.S. Customs, the U.S. Border Patrol, and the City of San Diego was reached which separated the laden and unladen queues. The agreement, requires unladen trucks to travel south on Drucker Lane and the laden trucks to travel south on La Media to the existing one-lane truck route along the Mexican Border. Upon completion of the Border Truck Route project, laden trucks will utilize Britannia Boulevard and unladen truck will use La Media Road for Port of Entry access.

The existing Otay Mesa Port of Entry (POE) will be unable to support the growth in the volume of movement of cross-border commercial goods under the existing logistics system. The facility also needs substantial improvements to facilitate passenger travel. The General Services Administration (GSA), with anticipated additional federal funding, plans to upgrade both the commercial and non-commercial operations. Upgrades will include increasing the number of primary booths for non-commercial uses, increasing the number of commercial booths, and upgrading technologies to streamline operations.

To help meet future growth, a new Port of Entry is planned in the County of San Diego at Otay Mesa East. This new POE will be served by State Route-11, which will connect to SR-125 and SR-905 in the United States.



## Mobility Element

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### *Logistics Centers and Truck Circulation*

Logistic centers are facilities used by customs brokers, freight forwarders and truck depots that are a part of the goods movement industry. A key driver in the demand for logistics centers is the continued expansion of the maquiladora industry. The maquiladora industry is expected to continue to expand at a rate between three and ten percent per year, which translates into demand for logistics space and an increase in truck traffic in the Otay Mesa area. Most of the logistics businesses are concentrated northeast of the Otay Mesa Port of Entry and along Siempre Viva Road east and west of SR-905.

The logistics market in Otay Mesa is heavily influenced by Mexican customs regulations, restrictions on foreign trucks operating in the United States and Mexico and other logistics industry factors. As a result, goods do not transit through the Otay Mesa Port of Entry directly from origin to destination; goods must be transferred at truck depots in Otay Mesa before heading to final destinations. The truck depots are short-term and long-term storage facilities for the truck trailers waiting for transfer across the international border. Short haul trucks in a process known as “drayage” handle the actual crossings in both directions. Because goods are shuttled over short distances by drayage trucks, most of the internal truck traffic can operate independently of the SR-905 freeway and SR-125, provided the local roadway network is constructed. It is primarily the long

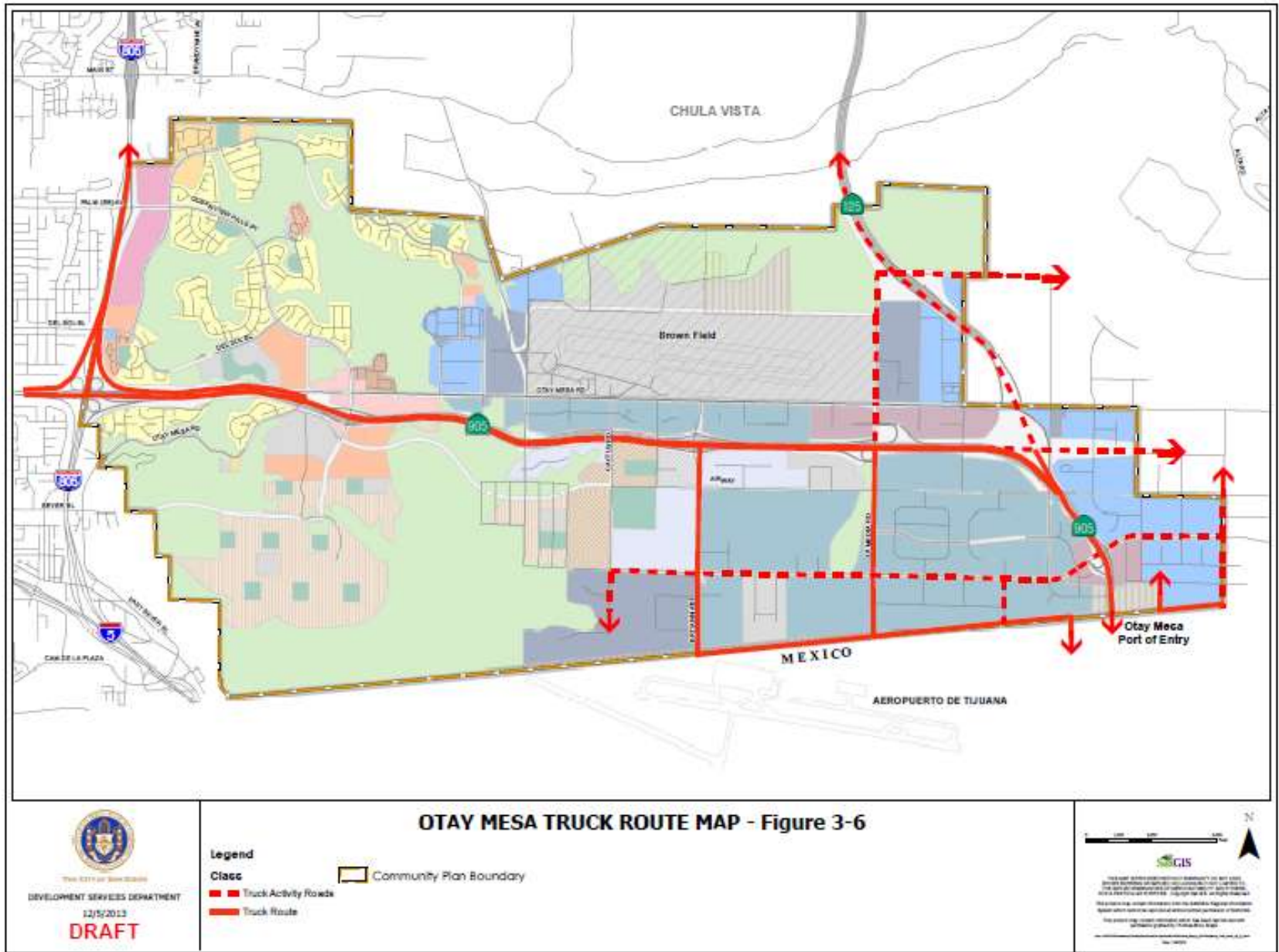
haul trucks that will continue to rely on the improved freeway/expressway network. Figure 3-7 shows the designated trucking routes, along with the roadways that continue to have truck traffic activity.



**Truck Inspection at Otay Mesa POE**



# Mobility Element



## Mobility Element

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### POLICIES AND RECOMMENDATIONS

- 3.5-1 Support development of a future Otay Mesa East Port of Entry as another commercial land port between California and Baja California, Mexico.
- 3.5-2 Collaborate with state and federal agencies to upgrade and modernize the existing Port of Entry to facilitate goods movement while relieving congestion and impacts to the community network system.
- 3.5-3 Work with local, state and federal levels of government to streamline the movement of goods between California and Baja California, Mexico.
- 3.5-4 Collaborate with outside agencies to find funding mechanisms for regional impacts to Otay's infrastructure.
- 3.5-5 Maintain coordination with SANDAG to implement the Regional Transportation Plan (RTP) and Goods Movement Action Plan, and to shape future RTP updates.
  - a. Increase network capacity, efficiency, and connectivity.
  - b. Minimize community, health, and environmental impacts.

- 3.5-6 Develop and maintain Britannia Boulevard, La Media Road, and the border access road as the truck routes. Work with Caltrans periodically to assess truck movement and needs along the truck routes.
- 3.5-7 Minimize conflicts between truck routes and other users of the circulation system.

### 3.6 Airports

#### DISCUSSION

##### *Brown Field*

Brown Field, a general aviation airport owned and operated by the City of San Diego, occupies approximately 900 acres in the north central area of Otay Mesa (see Figure 3-7). Brown Field is an important land use in Otay Mesa, helps define the community's character, and is a potential catalyst to encourage public and private investment in Otay Mesa. It has the potential to function as a corporate/business serving airport while continuing its general aviation, port of entry and international trade operations. Brown Field supports the air transport of small, time-sensitive cargo manufactured in Tijuana.

An Administrative Draft Brown Field Municipal Airport Master Plan was issued in April 2010. Planning for the development of aviation and non-aviation uses on



## Mobility Element

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Brown Field will be addressed by the airport layout plan and master plan.

### *Rodriguez International Airport*

Rodriguez International Airport is located adjacent to the international border. The airport's airlines provide domestic services to major cities within Mexico, as well as international flights to Japan, China, and Canada. The runway runs east-west, parallel to the U.S./Mexican international border, and is approximately 300 meters (almost 1,000 feet) from the border.



**Brown Field**

The San Diego County Airport Authority conducted a feasibility study for a Cross Border Facility associated with Rodriguez International Airport, which would connect new U.S. facilities with the existing Mexican

airport. Any consideration would require Customs and Border Protection involvement.

The Cross Border Facility and ancillary uses such as lodging, car rental, commercial parking, and passenger supported commercial uses are encouraged uses consistent with the Community Plan. The facility could provide convenient and time-saving access to ticketed passengers, while relieving some congestion at the existing vehicular border crossings.

### POLICIES AND RECOMMENDATIONS

- 3.6.1 Support and encourage continued use of general aviation at Brown Field.
- 3.6.2 Consider Brown Field as a corporate/business-serving airport in addition to its other general aviation roles.
- 3.6.3 Support the development of non-aviation uses that economically support the long-term operation of Brown Field and Otay Mesa.
- 3.6.4 Support efforts to construct a cross border facility that would link ticketed passengers to the Rodriguez International Airport in the area adjacent to and just north of the airport.



## Mobility Element

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Conceptual Design for Cross Border Facility

### POLICIES AND RECOMMENDATIONS

- 3.7-1 Continue to collaborate on circulation issues that affect multiple jurisdictions.
  - a. Cooperate with the City of Chula Vista to appropriately size and finance facilities used by both jurisdictions, such as Heritage Road.
  - b. Work with the County to determine appropriate classifications and financing of shared roads.

### 3.7 Regional Collaboration

#### DISCUSSION

Because the Otay Mesa community planning area includes regional impacts and issues, the City works closely with SANDAG, Caltrans, Airport Authority, City of Chula Vista and County staff to coordinate a comprehensive approach for the planning, financing, and implementation of transportation facilities.

When reviewing project proposals, the following policies and recommendations should be used in conjunction with the applicable policies from the General Plan's General Economic Prosperity Element Section J to provide further guidance to determine consistency with City policies.



## 4.0 Introduction

Distinct natural boundaries for Otay Mesa's planned built environment are found in its unique system of open space canyons and habitats. The relationship between development and open space is an important aspect of the area's history and highlights the distinctive character of the region. The intent of the Urban Design Element is to provide policy guidelines and visual illustrations for the future of the built environment. The Urban Design Element builds from the framework established in the Urban Design Element of the General Plan. The Otay Mesa Community Plan echoes the General Plan's desire for respecting the community's natural setting, strengthening linkages and connectivity, improving the built environment, and creating mixed-use walkable villages. Key strategies for all villages include pedestrian orientation, transit-oriented development, streetscape and public facility design, and architectural design.

## GOALS

- An urban form that reflects land and topography as an amenity and provides an attractive built environment
- Functional industrial corridors with a high quality design standard
- A Southwest Village and Central Village that respect and showcase Spring Canyon
- Active, safe, and pleasant streets, parks and public spaces
- Clearly identified routes that connect villages and major corridors to employment centers, core commercial areas, schools, parks, trails, and transit
- An urban forest that distinguishes the districts
- A community infused with distinctive public art and cultural amenities
- Attractive gateways at key entrances to the community's districts and villages



# Urban Design Element

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## 4.1 Distinct Districts

### DISCUSSION

Distinctive districts, as shown in Figure 2-2, are the fundamental building blocks for the Otay Mesa community. The five districts, linked by SR-905, the Airway Road transit corridor and multimodal pathways and trails, are the Northwest, the Southwest, the Airport, the Central, and the South Districts. They include opportunities for both residential and employment areas, as well as key locations for focused mixed-use centers. Residential neighborhoods should be designed as complete, mixed-use communities, while being appropriately scaled and designed with walkability in mind. View corridors, vistas, trails and natural linkages to Otay Mesa's extensive canyon system provide many opportunities in the community for public access while enhancing the character of the community and creating a unique sense of place.

#### Northwest District

The Northwest District is comprised of established neighborhoods dispersed along the Dennery Canyon System (see Figure 2-3). The neighborhoods are comprised of mostly single family home neighborhoods, with some multi-family homes near the commercial and educational activity centers. The

commercial area includes the Palm Plaza area along the I-805 at Ocean View Hills Parkway. The neighborhoods are auto-oriented, with transit limited to bus routes serving Otay Mesa Road and Dennery Road between Palm Avenue and Del Sol Boulevard.



**Single Family Homes along Dennery Canyon**

### POLICIES AND RECOMMENDATIONS

- 4.1-1 Enhance connectivity to activity centers.
  - a. Provide multimodal pathways with pedestrian and bicycle amenities to schools, parks, retail centers and open space as part of new development, redevelopment, infill development proposals and Capital Improvement Projects. Retrofit commercial





## Urban Design Element

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areas with public spaces, where appropriate, as part of development proposals.

4.1-2 Incorporate interpretive centers to provide educational information for sensitive resources within the Dennery Ranch canyon system and the Otay River Valley as new development and redevelopment occurs.

### Southwest District

The Southwest District of Otay Mesa is located south of SR-905 and is bounded by MHPA open space, including the Moody Canyon and Spring Canyon systems (see Figure 2-4). The Southwest District includes San Ysidro High School, Medium Density Residential, some Community Commercial along SR-905, and the Southwest Village.

#### *Southwest Village*

The Southwest Village is envisioned as a neighborhood village within the district. At the heart of the Southwest Village is a town center that brings together mixed-uses, public facilities, and transit. The town center is envisioned as a pedestrian-oriented area, in close proximity to neighboring schools and parks. This area has sensitive biological resources around which development must be designed to avoid negative impacts and to ensure the use of all best

management practices to protect and preserve these resources. Guidelines for the village follow the discussion of the Central Village.

### Central District

The Central District is defined by two subareas: the Central Village with the Grand Park, and the Industrial/Education corridor (see Figure 2-5).

#### *Central Village*

The Central Village is bounded by Spring Canyon on the west and Continental Road on the east. The Central Village includes both neighborhood and community village areas. It is envisioned as a medium to high density residential community centered along Airway Road, and focused around school and park uses, as well as village-scale retail. The community's denser residential uses should be located within a 1/4 mile of transit stops with proximity to Airway Road and mixed-uses. The neighborhood design should enhance the connection to the open space system to the west through the strategic siting and design of neighborhood parks and pathway systems. The neighborhood village design should consider incorporating gathering spaces at the core of the village and community gardens adjacent to parks to accentuate these connections.



## Urban Design Element

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Special design considerations are provided to address the open space and truck route boundaries of the village area. Guidelines for the Central Village are located under Village Specific Plans in the next section.

The Grand Park is adjacent to the Central Village and is located along Airway Boulevard transit corridor east of Cactus Road. The Grand Park recreational and cultural center, will exemplify new sustainable infrastructure development practices, for both the residents and the workforce of Otay Mesa to make use of and enjoy

### *Industrial/Education Corridor*

This area includes business park and office uses along Britannia Boulevard, and business parks, a community college campus, and International Business and Trade industrial uses along the northern portion of Airway Road.

### *Southwest and Central Village Guidelines*

#### *Village Specific Plans*

The Southwest and Central Villages will be implemented through the City's Specific Plan process, see Land Use Element Section 2.1. The village areas will include a village core site, where the mixed-use, civic space and transit-oriented development will occur. Surrounding the core will be a mixture of

densities to support the development of a variety of housing types, along with parks and schools to create an active neighborhood.

When reviewing project proposals, the following policies and recommendations should be used in conjunction with the applicable policies from the General Plan's Urban Design Element Section C Mixed Use Villages and Commercial Areas to provide further guidance to determine consistency with City policies.

## POLICIES AND RECOMMENDATIONS

### Villages

- 4.1-3 Require design guidelines for Village areas as part of the Specific Plans as outlined in LUE Section 2.1.
- 4.1-4 Require development intensities that create active commercial centers, support transit, and encourage lively streetscapes.
  - a. Refer to Figure 2-1, the Otay Mesa Land Use Map, and Table 2-3, the Land Use Table.9
  - b. Provide pedestrian amenities and activities to activate streets.
- 4.1-5 Include a "main street" concept in the design of the village areas as outlined in Mobility Element policy 3.1.3 and/or a village core concept as provided in Land Use policy 2.1-3.





**Main Street Concept**

- 4.1-6 Develop a Grand Park in the Central Village area along Airway Road that residents and employees can access via walking, biking, and transit, as well as vehicles.
- 4.1-7 Link parks to one another with pathways to increase connectivity and enhance sense of community.
- 4.1-8 Minimize exposure of residential uses from noise, traffic and air quality impacts associated with SR-905 and truck routes through: the orientation of buildings and site planning, the design of buildings, landscape treatments, and distance separation

### Central District Non-Village areas

- 4.1-9 Provide site specific use recommendations, which may include commercial, industrial, parking, and other non-residential uses, for development that will be adjacent to freeways and truck routes. Analyze air quality impacts for land uses along the freeways and truck routes.
- 4.1-10 Create a visual and distance separation between the public right of way and industrial uses such as auto dismantling, truck transportation terminals, and other uses that create noise, visual, or air quality impacts. Screen building and parking areas by using a combination of setbacks, swales, fencing, and landscape. Encourage buffer areas that use appropriate screening.

### Airport District

Anchored by Brown Field, the Airport District includes the surrounding industrial uses to the west, south, and east, and protected open space to the north (see Figure 2-6). Brown Field, as the gateway to the eastern portion of Otay Mesa, is underutilized and the potential redevelopment on Brown Field provides an opportunity to create a distinct district architectural or landscaping theme that unifies the airport with the surrounding community.





**Metro Air Park Rendition**

### POLICIES AND RECOMMENDATIONS

- 4.1-11 Ensure that urban design elements for the redevelopment of Brown Field help create an image for Brown Field while complementing adjacent industrial development along Otay Mesa Road.
- 4.1-12 Use landscape screening for industrial areas adjacent to Brown Field and within the ALUCP safety zone where minimal development may occur.
- 4.1-13 Create a unifying district theme for industrial development in the Airport District by incorporating design features, elements, and

landscape themes from Brown Field redevelopment.

### South District

The urban design policies and guidelines for the South District focus on the transitions between adjacent, less intense uses and the industrial and commercial uses associated with cross border activities (see Figure 2-7). The Port of Entry is a vital gateway for the California-Mexico trade industry and enhancements to this border crossing are provided in this section. The Port of Entry has a high concentration of vehicular traffic, including truck traffic, and significant foot traffic from commuters and travelers. In addition to road improvements near the Port of Entry, considerations should be made to improve pedestrian access, transit and pick-up areas.

The relationship between the South District and the Central District to the north requires a buffer and compatible interface between industrial uses and the adjacent village, open space, Grand Park and school uses.

### POLICIES AND RECOMMENDATIONS

- 4.1-14 Develop the border crossing as an international gateway through collaboration with federal, state, and other agencies to ensure that



## Urban Design Element

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redevelopment of the Port of Entry creates a distinctive entrance to Otay Mesa.

- 4.1-15 Improve pedestrian access and movement from the Port of Entry to transit and commercial uses through signs and enhanced pathways.



**Pedestrians at the Otay Mesa Port of Entry**

- 4.1-16 Design streetscapes to enhance the aesthetic of the area and soften the intense industrial uses.
- 4.1-17 Require a distance separation, which may include landscape treatments, parking, sidewalks and street right-of-way, between the IBT and Heavy Industrial uses of the South District and the village and educational facilities of the Central District.

## 4.2 Streetscape

### DISCUSSION

The streetscape reinforces urban design concepts by incorporating landscape features and gateway elements, defining focal points, framing views and edges, and highlighting architectural design features while serving to minimize storm water runoff. The urban design streetscape policies provide guidance for how buildings and outdoor spaces interface with the streets.

### Truck Traffic

**Britannia/La Media** (Truck Route)

**Otay Mesa/ Siempre Viva** (Truck traffic/Industrial Land Uses)

Due to the goods movement and the Land Port of Entry within the eastern portion of Otay Mesa, heavy truck traffic occurs on the community's network system. Designated truck routes on City streets include Britannia Boulevard, La Media Road, and the border access road that runs parallel to the border fence between Britannia Boulevard and the Port of Entry. Heavy truck traffic also occurs along Otay Mesa Road and Siempre Viva Road where existing industrial uses occur. The truck traffic creates visual impacts, as well as impacts to pedestrian and bicycle movement.





**Truck Traffic in Otay Mesa**

### Transit/Urban Corridor

The Airway Road transit boulevard is envisioned as the core community or “main street” roadway in Otay Mesa, with building and landscape setbacks that achieve the desired rhythm and character. The south side of Airway Road is the major pedestrian and bicycle link for the villages and employment centers to the Grand Park and requires special consideration to ensure safe access between the village residential uses and the Grand Park. Landscape featuring trees from the Street Tree Plan will help screen parking and define the pedestrian realm.

### Residential/Village interface

Classified roads provide access to the neighborhood areas and the activity centers. Beyer Boulevard and Ocean View Hills Parkway connect the Southwest District activity centers with the Northwest District and San Ysidro. The roads are major pedestrian routes, providing access to San Ysidro High School and the core village activity centers. Cactus Rd. in the Central Village separates the majority of the village area from the Grand Park. The roadway is a major pedestrian route, and accommodates heavy pedestrian traffic connecting the Grand Park with village residents.

When reviewing project proposals, the following policies and recommendations should be used in conjunction with all applicable policies from the General Plan. In particular, General Plan policies ME Section A, ME-C.6, ME-C.7, Parking Strategies Toolbox ME-3, Section G, UD-A.3, UD-A.6, UD-A.11, UD-A.12, UD-B.4, UD-B.5, UD-C.4, UD-C.6 and UD-C.7 should be reviewed for further guidance to determine consistency with City policies.

### POLICIES AND RECOMMENDATIONS

#### *Pedestrian Movement, Sidewalks, and Streets*

4.2-1 Implement pedestrian-oriented design principles at the project-level to activate the street and promote walkability.



## Urban Design Element



**Example of pedestrian-oriented design using wide separated sidewalks, on-street parking, sidewalk cafes, street trees, and transparency**

- 4.2-2 Incorporate connectivity and walkability in the design of the street network.
- Apply traffic-calming techniques that address vehicular/truck and pedestrian movements where the truck routes are adjacent to village and park uses.
  - Accommodate pedestrians along Britannia Boulevard and La Media Road with sidewalks that are non-contiguous to the curb to provide greater separation between pedestrians and vehicular travel lanes.

- Incorporate U-6 Urban Parkway Configurations from the Street Design Manual for design of sidewalks and parkways along Airway Road.
- Separate pedestrians from vehicular traffic along Beyer Road and Ocean View Parkway, and design sidewalks to accommodate heavy pedestrian traffic to provide safe access to schools.
- Design the street systems for the Southwest Village and the Central Village as a grid or modified-grid that utilizes existing paper streets for the north-south streets.
- Create blocks that are no longer than 400 feet in length within residential, commercial, and Village areas to provide short street segments and walkable block sizes.
- Activate vibrant village cores using street furniture, sidewalk cafes, and public spaces.
- Provide commercial alleys to allow rear deliveries, reduce traffic congestion, improve aesthetics, enhance parking access and reduce the need for curb cuts.
- Incorporate residential alleys to allow for rear garages, additional off-street parking, trash pick-up, and pedestrian areas.

- 4.2-3 Provide multiple and parallel routes between commercial areas, village retail, schools, parks, and surrounding residential areas to disperse



## Urban Design Element

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local trips and to provide a greater focus on pedestrian orientation.

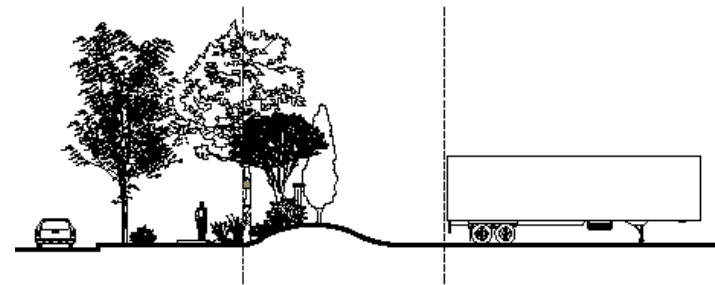
- 4.2-4 Avoid cul-de-sacs and "dead-end" streets.
- 4.2-5 Design the street system to create and/or enhance public views along public rights of way.
- 4.2-6 Consider landscape as a major element of the streetscape and incorporate a consistent theme along the roadways while including an appropriate mix of plant types in order to provide a diverse ecosystem.

### *Parking*

- 4.2-7 Encourage alternative parking design as part of streetscape design and implement the strategies when developing specific plans.
- 4.2-8 Design parking for development projects to minimize impacts to connectivity and visual quality.
  - a. Consider diagonal or parallel parking for areas that approach the village core to emphasize a main street appearance.
  - b. Provide, parking areas in the rear of the development to activate the streets and village cores.

c. Implement transit-oriented development principles with parking in the rear of development for the area along Airway Road within the Central Village.

- 4.2-9 Screen views of parking lots and loading areas from the public right of way in commercial and industrial areas, utilizing drought tolerant shrubs and/or berms.
- 4.2-10 Require screening to be at a height that is equal to or greater than the storage use.



**Example of screening for storage**

- 4.2-11 Locate loading areas in the rear of project areas to enhance aesthetics and not distract from the streetscape.





# Urban Design Element

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## 4.3 Building Character

### DISCUSSION

The character and vitality of a place is influenced by many considerations, including the collective experience of streets, buildings, public facilities, and open space. Future development of buildings and public spaces should establish an overall sense of continuity and identity throughout the community by creating a well-designed public realm. Buildings should contribute to the character of the area through the use of materials that provide a sense of visual interest, durability, and permanence.

### POLICIES AND RECOMMENDATIONS

When reviewing project proposals, the following policies and recommendations should be used in conjunction with all applicable policies from the General Plan. In particular, General Plan policies UD-A.2, UD-A.3, UD-A.6, UD-A.8, UD-A.17, UD-C.1, UD-C.4, UD-C.7 and CE-A.11 should be reviewed for further guidance to determine consistency with City policies.

#### *Development Adjacent to Open Space and Park Lands*

4.3-1 Employ sensitive design techniques when developing adjacent to Otay Mesa's natural canyon and open space systems.

- a. Relate development to the topography and natural features when grading to retain the character of the land form.
- b. Implement contour grading and bank undulation to avoid extreme slope faces.
- c. Maintain first floor setbacks and step-back additional stories along the public rights of ways to enhance scenic opportunities.

4.3-2 Orient public space, parks, and scenic overlooks at the end of streets adjacent to open space areas to take full advantage of scenic opportunities.

- a. Provide for public view opportunities when streets end due to open space areas or abrupt changes in topography
- b. Avoid locating housing and other structures at the end of streets.



**Park at the end of a street**



## Urban Design Element

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### *Architectural Details*

- 4.3-3 Develop buildings and street frontages with architectural interest as viewed from public areas and the public right of way. Use design techniques such as façade step-backs, articulation, off-setting planes, unique roof forms, and varied building elevations.
- 4.3-4 Activate corner parcels along Beyer Road, Caliente Avenue, Cactus Road, and Airway Boulevard within the village areas.
- Incorporate transparency and articulation design techniques along street facing walls.
  - Provide adequate space for pedestrians at the street corner.
  - Incorporate public space and/or outdoor café space at the corners within village areas.
- 4.3-5 Use visual details such as architectural style, color and material schemes, and façade treatments to convey neighborhood identity.
- 4.3-6 Discourage walls and fences along the street facing side for both residential and commercial uses. Consider low walls and fencing to delineate private seating areas from the public right of way.

### *Landscape Design*

- 4.3-7 Create visual and physical linkages within villages, neighborhoods, and project site areas through a landscape theme.
- Complement the streetscape design and enhance overall connectivity with the landscape theme.
  - Utilize sustainable landscape practices, including water conservation and storm water management.

## **4.4 Commercial Design**

### DISCUSSION

Commercial activity centers are sited throughout the Otay Mesa area, and are distinct in how they look and act. Palm Plaza is characterized by regional, auto-oriented activity. The future commercial activity at the intersection of Caliente Road and the SR-905 will be community serving. The Heavy Commercial center near the Port of Entry is a mixture of employment and commercial uses for cross border visitors, and is characterized with heavy pedestrian and auto uses. The future village cores will include transit-oriented and pedestrian oriented commercial uses. Street edges, human-scale architecture, connectivity, location of building entrances at the street and activity centers all contribute to creating pedestrian-scale environments for the Otay Mesa villages. Transit is an integral part of



## Urban Design Element

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village development in Otay Mesa, and transit-oriented development design principles should be adhered to near bus rapid transit and express transit stations.

Architectural design is an integral component to establishing community identity within the Otay Mesa villages. Since Otay Mesa is a large community, the expectation is for there to be a variety of architectural styles, forms and massing that will contribute to creating a series of unique villages.

### POLICIES AND RECOMMENDATIONS

When reviewing project proposals, the following policies and recommendations should be used in conjunction with all applicable policies from the General Plan. In particular, General Plan policies UD-C.1 and UD-C.4 should be reviewed for further guidance to determine consistency with City policies.

#### *Commercial Design*

- 4.4-1 Design local and internal streets to create an interconnected street system when developing community and neighborhood commercial sites, particularly along the Airway Road transit corridor.
- 4.4-2 Orient commercial buildings towards the street with parking located at the rear of the site, when possible.

- 4.4-3 Incorporate semi-public space (park or plaza) for employees and shoppers with site design.
  - a. Provide internal pedestrian access routes throughout the site that link parking areas, buildings, green or public spaces, and streets.
  - b. Connect public spaces to larger open space areas onsite or adjacent to projects when possible.

### 4.5 Industrial Design

#### DISCUSSION

Industrial land uses dominate the eastern portion of the Otay Mesa Community. The development in the Northwest, Central and South Districts of Otay Mesa is organized around superblocks. The existing and proposed roadways have created these large blocks, which are typically one-half to one mile on a side. While the treatment of superblocks may vary by the type of industrial use, superblocks need to achieve better connectivity, encourage pedestrian orientation, facilitate alternative modes of transportation and provide local traffic multiple routes of travel to reduce traffic on roadways. Site and building areas visible from the publicly-oriented areas and open space areas necessitate a high level of design treatment.



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### POLICIES AND RECOMMENDATIONS

When reviewing project proposals, the following policies and recommendations should be used in conjunction with all applicable policies from the General Plan. In particular, General Plan policies UD-D.1, UD-D.2 and UD-D.3 should be reviewed for further guidance to determine consistency with City policies.

#### *General Industrial*

4.5-1 Provide and maintain large lot configurations for industrial and heavy commercial uses to support large-scale manufacturing and trucking facilities.

- a. Cluster and orient buildings to create pedestrian connections and spaces.
- b. Provide a multi-modal approach to internal lot and superblock circulation for pedestrian and bicycle movement.
- c. Extend linkages within the site to coordinate with linkages to adjacent sites.
- d. Introduce architectural concepts that reinforce campus and district design.
- e. Orient parking, truck storage and loading areas to the rear of buildings and away from access roads.

4.5-2 Use quality design and exterior materials for industrial buildings.

- a. Select building materials, trims, and finishes that convey a sense of substance and permanence.
- b. Use subdued and non-reflective color schemes for industrial buildings.
- c. Consider the incorporation of design features such as ceremonial entrance drives, decorative pedestrian plazas and walkways, accent landscaping, building forms, and window patterns.

4.5-3 Encourage climbing vegetation and green walls as a method to provide articulation and visual interest to building facades.



Otay Mesa Industrial Use



## Urban Design Element

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- 4.5-4 Apply design considerations to the area between the public right of way and the required setback.
- Incorporate architectural features and treatments to achieve variations in façade elements that reduce the building mass and scale.
  - Orient buildings to create a strong relationship to adjacent structures and/or to provide visual continuity and compatibility within the overall development.
- 4.5-5 Orient buildings to activate the street and achieve a high energy employment center image. Locate central service yards and parking between front buildings and rear industrial buildings.
- 4.5-6 Design fences and walls to provide protection and screening without the use of barbs or pickets. Provide vinyl-coated chain link fencing, when proposed.
- 4.5-7 Incorporate semi-public spaces for employees that connect to larger open space areas onsite or adjacent to the site. Provide internal pedestrian access routes throughout the site that link parking areas, buildings, green space, plazas, and streets.

- 4.5-8 Incorporate energy saving technology in truck parking areas to reduce idling. For example, incorporate electrical docking stations in parking lots.

### *Business Park Design*

- 4.5-9 Design Business Parks to be visually appealing and pedestrian-friendly with buildings oriented towards the street and the majority of parking located along the sides or rear of the site, or in screened structures.

### *Heavy Industrial Design*

- 4.5-10 Create a visual buffer between Heavy Industrial sites and public streets, public facilities, and open space.
- Create a berm within the setbacks facing the public right of way.
  - Place a masonry wall along the berm, with variation breaks for articulation.
  - Include a landscape buffer between the sidewalk or street and the berm and wall for additional screening.
  - Require street trees from Appendix B, the Street Tree Plan for Otay Mesa.





Landscape Buffer for Industrial use

### 4.6 Institutional Design

#### DISCUSSION

Public facilities and institutions can help reinforce or establish community identity. They are often the very hub of a neighborhood or activity center. As such, design for public facilities that are intended for high levels of public interaction, such as libraries and community centers should be coordinated and integrated into village areas to the extent possible. See Figure 6-1.

### POLICIES AND RECOMMENDATIONS

- 4.6-1 Coordinate the development of new institutional buildings with public art projects.
- 4.6-2 Locate public buildings in areas with transit access where possible, to enliven village centers and other public activity areas.
- 4.6-3 Use distinctive architectural design and detail to enhance or to help create a design theme for the districts and neighborhoods where public facilities or institutions are sited.

### 4.7 Public Spaces

#### DISCUSSION

Public spaces vary in size and are aimed to attract users from adjacent uses. Residential public spaces, much like pocket parks, may include passive recreation amenities such as benches or recreation activities for children. Commercial public space may be used for café seating or resting areas for families and shoppers near retail commercial areas. Employees may use public spaces near their business to break and eat lunch. The use of public spaces may change throughout the day and should be designed with flexibility to accommodate a variety of users.



## POLICIES AND RECOMMENDATIONS

- 4.7-1 Locate public spaces in prominent locations within Otay Mesa, including the villages' core areas, near vistas, as part of major development projects, and in areas which provide visual connections between uses.
- 4.7-2 Activate public spaces with visual interest and community amenities.
  - a. Allow sidewalk and corner vendors.
  - b. Incorporate public art, signs, fountains, street furniture, and banners on light standards.
  - c. Program farmers' markets and special events.

## 4.8 Street Trees

### DISCUSSION

Tree-lined streets enhance a community and leave lasting impressions for anyone who lives, works, or visits the community. Street trees are a significant and highly visual portion of the urban fabric, and are a vital part of the infrastructure system essential to the quality of life in an urban environment. Street trees provide economic, environmental and aesthetic benefits. Street trees can give a distinctive character to the community, establish visual harmony and continuity along the street, help to increase property values,

enhance civic pride, absorb carbon dioxide, produce oxygen and filter airborne particulates to help reduce air pollution and stormwater runoff. Otay Mesa's Street Tree Plan (Appendix B) provides species and planting guidelines for each of the districts to enhance the overall community and provide distinction between the districts.

### *Community Corridors*

Principal thoroughfares will be consistently planted with selected theme trees, establishing strong, recognizable community-wide design elements. The selected species for the community corridors within the Street Tree Plan will enhance and establish individualized streetscape concepts for major thoroughfares in the community. The streetscapes act as linear gateways to the community and contain some significant commercial areas, villages, and employment centers. Community corridors include Airway Road, Beyer Blvd., Britannia Road, Caliente Road, La Media Road, Otay Mesa Road, and Siempre Viva Road.

### *Village Areas*

The streetscape in the village area is perceived from either walking or driving down the street. In order to provide a unifying element, street trees, street furniture and landscaping should be designed and implemented with the whole view of the streetscape in mind, not project by project.



## Urban Design Element

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### *Landscape Districts*

For purposes of neighborhood street tree selection, the community has been divided into the five previously mentioned districts as shown in Figure 2.2. Each district will be distinguished by a unique selection of trees. Within each selection, there is not a dominant or theme tree; any of the listed trees can be established as the theme tree for a particular block, street or area. Consistent tree planting within neighborhoods will help to foster a cohesive sense of place.

The following terms relate to the choice of street trees and the perception of the streetscape:

**Theme** trees form the dominant character of the street. There may be other minor plants and trees along a street, but they do not form the dominant visual element. It is the dominant species that typifies the character of the street. New tree plantings should use this species to unify the street or, when not possible due to site conditions, the alternate tree or accent tree should be used.

**Alternate** trees are considered appropriate for the site, due to view corridors, orientation of the street to views, microclimate conditions, or slopes. New tree planting should use these species when conditions for the theme tree species cannot be achieved, or when there is a need to separate the dominant species for disease prevention purposes.



**Tree-lined walkway**

**Accent** trees may be used on the street to compliment the theme tree while allowing for an appropriate variety. Accent trees can also provide distinctive foliage color or branch structure.

### POLICIES AND RECOMMENDATIONS

- 4.8-1 Select street trees identified in Appendix B along all streets and roadways from the Street Tree Plan to create a unified theme for the street, provide effective canopy, and improve community aesthetics.





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- 4.8-2 Provide an appropriate mix of tree types (evergreen and deciduous), in order to provide a diverse ecosystem more able to adapt to changing environmental pressures.
- Provide a mixed age tree population, adequate species diversity and distribution – a mix of juvenile, young, and mature trees is essential to ensure a constant level of benefits from street trees.
  - Provide varied forms, textures, structure, flowering characteristics and other aesthetic benefits to enhance the types of street environments found in Otay Mesa.
  - Protect and provide for the necessary care of existing street trees.
- 4.8-3 Ensure that common goals and objectives for maintaining or enhancing the street tree coverage are achieved through coordination with public agencies and private enterprises impacting street trees.

### 4.9 Sustainability

#### DISCUSSION

Village and industrial development, as well as any retrofitting or redevelopment of existing buildings, should incorporate energy efficient design standards. When overall site planning and building design begins

with energy efficient and green building design, distinctive context sensitive architecture is created that is unique to the residential and industrial areas in Otay Mesa.

#### POLICIES AND RECOMMENDATIONS

When reviewing project proposals, the following policies and recommendations should be used in conjunction with all applicable policies from the General Plan. In particular, sustainable methods in accordance with the policies in the General Plan, including CE Section A, Section E, Section I, Section J, and Urban Design Element Section A. General Urban Design should be reviewed for further guidance to determine consistency with City policies.

- 4.9-1 Design new development to have a climate, energy efficient, and environmentally oriented site design.
- 4.9-2 Incorporate environmentally conscious building practices and materials for all new development and redevelopment proposals.
- Use durable construction materials, as well as re-used and recycled materials.
  - Encourage the use of permeable paving elements in auto and non-auto-oriented areas.
  - Minimize impervious surfaces that have large thermal gain and hydromodification.



## Urban Design Element

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- d. Ensure that all best management practices for storm water are implemented for both public and private properties.



**Wind Turbines on Innovative Cold Storage Enterprises, Inc.**

- 4.9-3 Minimize building heat gain with appropriate shade treatments and design techniques as listed below.
  - a. Orient new buildings and lots to minimize east and west facing facades.
  - b. Provide awnings, canopies and deep-set windows on south facing windows and entries.
  - c. Provide exterior shades and shade screens on east, west and south-facing windows
  - d. Use horizontal overhangs, awnings or shade structures above south facing windows to mitigate summer sun but allow winter sun.

Encourage overhang width to equal half the vertical window height to shade windows from early May to mid-August but still allowing the winter sun.

- 4.9-4 Provide on-site landscaping improvements that minimize heat gain and provide attractive landscape environments.
  - a. Plant deciduous trees on south side of buildings to shade south facades and roofs during the summer while allowing sunlight to penetrate buildings in the winter.
  - b. Plant groundcovers that prevent ground reflection and keep the surface cooler, preventing re-radiation.
- 4.9-5 Integrate storm water Low Impact Development principles as discussed in 8.4 and Best Management Practices (BMP's) early in the design process of new development, as well as any redevelopment proposals.
  - a. Encourage the use of green roofs and water collection devices to capture rainwater from the building for re-use.
  - b. Encourage the use of trees with project proposals to slow storm water runoff to help reduce peak flow.
  - c. Minimize on-site impermeable surfaces, such as concrete and asphalt.



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- d. Use permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), cobblestone block pavement, etc., to detain and infiltrate run-off on-site.

### 4.10 Public Art

#### DISCUSSION

Public art has the power to energize our public spaces and transform the places where we live, work, and play into more welcoming and beautiful environments. It increases a community's assets and expresses a community's positive sense of identity and values. Public art enhances the quality of life by encouraging a heightened sense of place. Public art may be located on public or private property, within community gateway areas, public spaces, and institutional facilities.

#### POLICIES AND RECOMMENDATIONS

- 4.10-1 Use public art as functional elements of site and building design, such as streetscape furniture, facade treatments, and murals.
- 4.10-2 Consider public art murals on institutional buildings such as recreation centers, libraries, fire stations, and schools.

- 4.10-3 Provide opportunities to locate public art within the gateway locations in Section 4.11.



**Public Art at Otay Mesa Port of Entry**

### 4.11 Gateways and Signs

Gateways identify the entrances to the distinct districts, neighborhoods, public spaces, and activity centers within Otay Mesa. They can help provide a sense of place, and may be prominent features within the public realm that incorporate public art and cultural amenities. Gateways identify the entrance into a special district using visual elements such as signage, landscaping, monuments, and other streetscape elements. Major road corridors or



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intersections, traffic patterns, and distinctive physical features can often work together to create conditions for a gateway, particularly one that conveys the overall feeling that one is entering a district or passing from one prominent area to the next.

Signs are an integral part of the urban landscape and can enhance Otay Mesa's image and character. A sign is an important instrument of outdoor publicity and public information, and should be designed and located to fit aesthetically into the urban design of Otay Mesa.

### POLICIES AND RECOMMENDATIONS

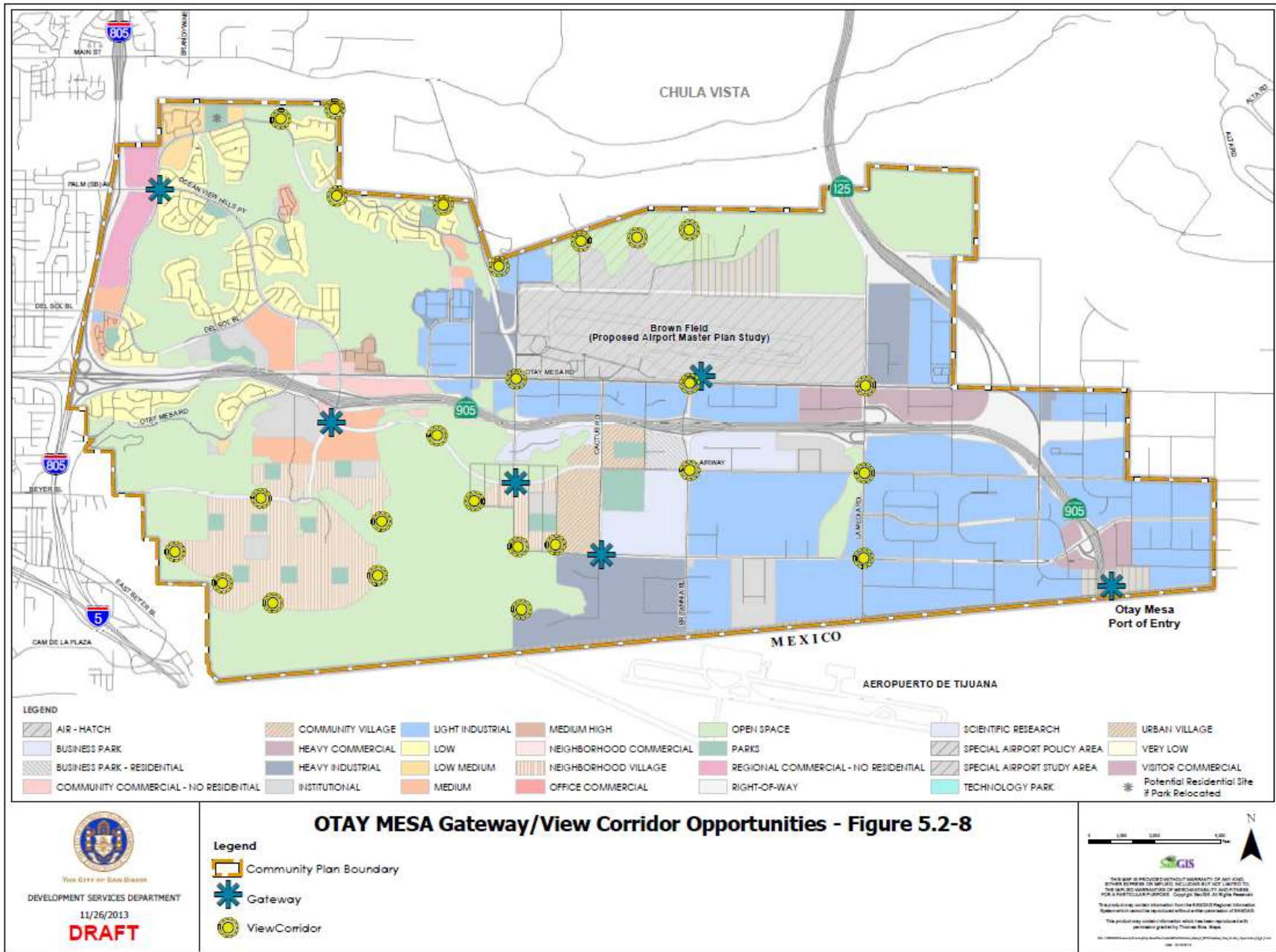
- 4.11-1 Coordinate gateway design with public art projects.
- 4.11-2 Design gateway areas in conformance with neighborhood and district landscape themes and streetscape design.
- 4.11-3 Include gateway elements where Airway meets the Central Village, as this area acts as the non

Freeway gateway to the eastern portion of Otay Mesa

- 4.11-4 Provide gateways at the following locations per Figure 4-1:
  - District gateways
  - Ocean View Hills Parkway – I-805 freeway
  - Ocean View Hills Parkway and Otay Mesa Road
  - Caliente Avenue – SR-905 interchange
  - Otay Mesa Port of Entry
  - South Bay Express/SR-125 – Lonestar Road interchange
  - Main entrance to Brown Field Airport
  - Eastern and western Airway Road entrances
  - Grand Park
  - Future core areas of Southwest and Central Villages



# Urban Design Element



## Urban Design Element

4.11-5 Create a public sign and wayfinding system throughout Otay Mesa that reinforces the identity and distinct districts of Otay Mesa. Use symbolic signs to inform pedestrians, cyclists, and community members.



**Symbolic signs**

- 4.11-6 Assure that sign design and placement is compatible with building architecture and surrounding uses.
- Provide signs on commercial, retail, and industrial buildings that are the minimum necessary to indicate the presence and function of the business.
  - Size and scale signs to be compatible with the mass and scale of the building and its associated architectural features.
  - Develop a compatible sign program in commercial development with multiple

businesses that provides a distinctive appearance for the development.



**Pedestrian Oriented Signs**

- 4.11-7 Design signs within pedestrian oriented areas to be pedestrian in scale and complementary to the building's architecture.
- Refer to General Plan policy UD-A.14 for further guidance.
  - Locate pedestrian oriented signs no more than one story above the sidewalk level.

### 4.12 View Corridors

Otay Mesa's residential villages and employment centers are surrounded by unique systems of open space, canyons, and preserves. The relationship of



## Urban Design Element

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development to the open space highlights the unique character of the community while preserving an important historical element of the community. View corridors and vistas provide opportunities for public access while enhancing the character of the community and creating a unique sense of place. See Figure 4-1 for gateway and view corridor opportunities.

### POLICIES AND RECOMMENDATIONS

4.12-1 Protect and enhance major and minor public view corridors and access corridors within Otay Mesa. Major view corridors are indicated on Figure 4.1.

- a. Integrate and coordinate public view areas with public access to open space linkages where appropriate.
- b. Locate public view areas within parks or trail staging areas when appropriate.

4.12-2 Define focal points and view corridors along Airway Road as it traverses Spring Canyon in the Open Space.

4.12-3 Provide public views and vantage points to the surrounding canyon systems within the Southwest and Central Villages. Consider perimeter roads with no development on the canyon side to preserve public access.

4.12-4 Locate viewpoints to the Otay River Valley within the Brown Field redevelopment area north of Aviator Road.



**Dennery Ranch Canyon**



# Economic Prosperity Element

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## 5.0 Introduction

Economic prosperity is at once local, regional, and international. Otay Mesa plays a vital role in the economic prosperity for the entire San Diego and U.S./Mexico border region due to activities generated at the Otay Mesa Port of Entry and additional base-sector industries. Otay Mesa's base-sector industries including transportation logistics, warehousing, manufacturing and service firms contribute to the regional economy and San Diego's existing industry clusters. Otay Mesa provides the capacity for these and new industry clusters to expand. Simultaneously, the community continues to see an increase in residential development, bringing not only more residents, but the demand for greater access to commercial and retail businesses. Alongside a growing residential community, Otay Mesa's Port of Entry remains heavily used, with more than 730,000 truck crossings and 9 million passenger vehicle crossings in Fiscal Year 2007. This growth is expected to continue, as SANDAG projects Otay Mesa's employment base to increase over five-fold between 2000 and 2030 from 8,000 to 42,000 jobs. It is important to further attract diversified industries and supportive commercial uses to Otay Mesa to sustain growth in the regional and border economy, and provide access to quality jobs in southern San Diego.

The Otay Mesa Community Plan Economic Prosperity Element addresses the community's growing economic diversity by establishing policies for the varied industrial

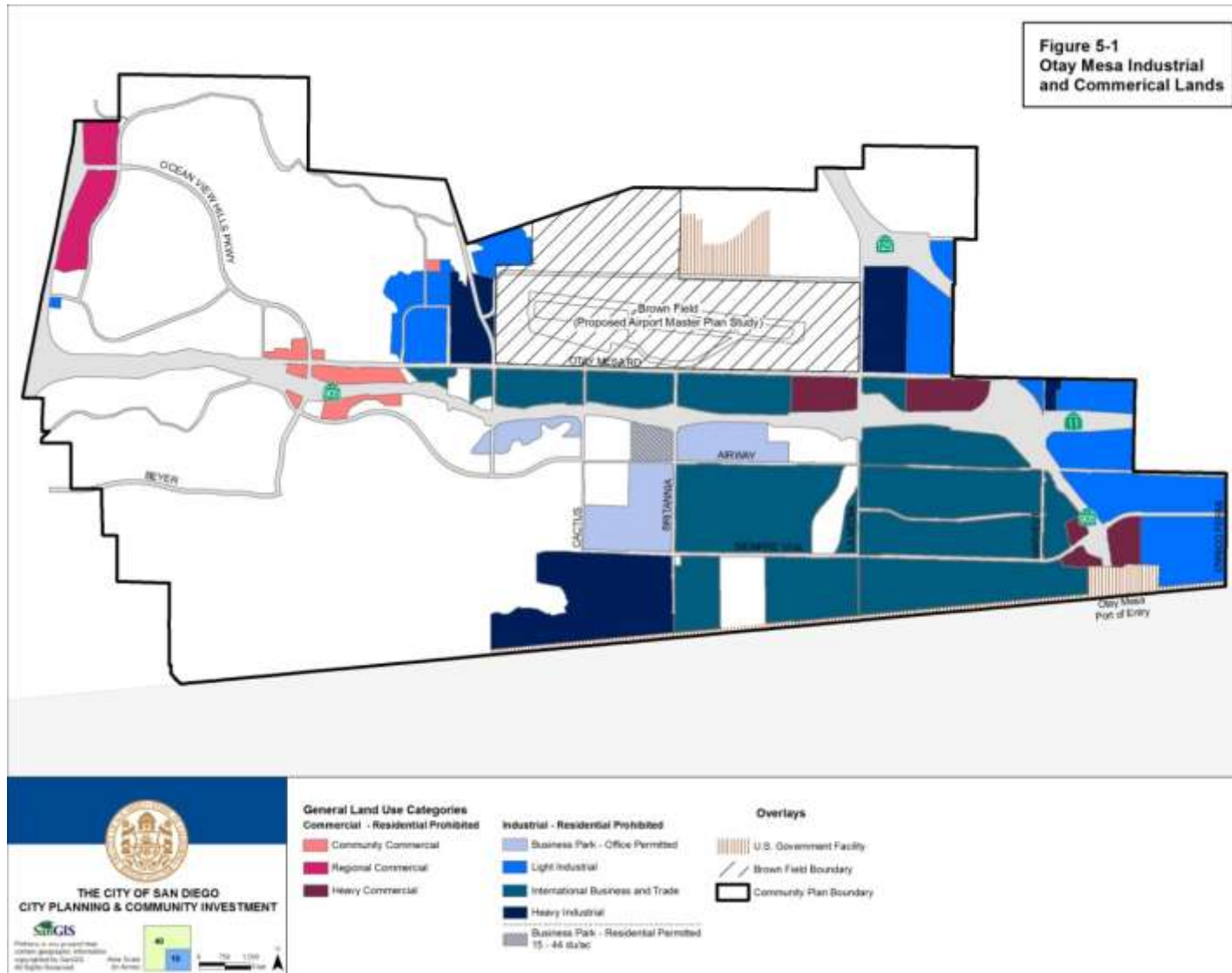
and commercial land uses allowed under the plan and shown in Figure 5-1. The Economic Prosperity Element also establishes a Prime Industrial Lands map for Otay Mesa (Figure 5-2). Commercial uses that provide regional and community services are identified and addressed in this element.

## GOALS

- \* Sufficient land and infrastructure capacity for base sector industries to support the international border economy and the greater San Diego region
- \* Flexibility for industrial, export-oriented businesses to respond quickly to international market competition and demand
- \* Employment and economic growth through diversified industrial land uses
- \* Integrated interregional and bi-national activities
- \* Employment opportunities in Otay Mesa, South County, and Mexico easily accessible to workforce housing
- \* Jobs that benefit middle-income workers
- \* Commercial uses that support Otay Mesa's industrial community
- \* Community educational resources to enhance workforce skills and abilities







# Economic Prosperity Element

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## 5.1 Industrial Areas

### DISCUSSION

Most of the industrial development in Otay Mesa has taken place since the mid-1990s, and substantially all of it has occurred since the Community Plan was first adopted in 1981. Although low land prices have led to the development of industrial buildings for firms not doing business in Mexico, the largest industrial facilities in Otay Mesa are the U.S.-based “twin-plants” in the “Maquiladora” production sharing system; the other twin being the Mexico-based factory where the more labor-intensive functions occur. These twin plants are set up on the U.S. side of the border to perform the final assembly, testing, packaging, re-packaging, labeling, and distribution of products which are produced in whole, or in part, immediately south of the border.

While Otay Mesa will continue to maintain a strong connection to the border economy, other base-sector industries that are not tied to Mexican trade may find Otay Mesa an attractive location, as land prices rise in other industrial areas in the region.

Although other cities in southern California, such as Ontario, also have large tracts of relatively less expensive industrial land and competitive lease rates, Otay Mesa's competitive advantage is its geographic location along the Mexican border which positions it to support Mexico-related international trade. By

enabling San Diego to capture international trade opportunities, Otay Mesa serves as a critical pillar of San Diego's diversified economic base.

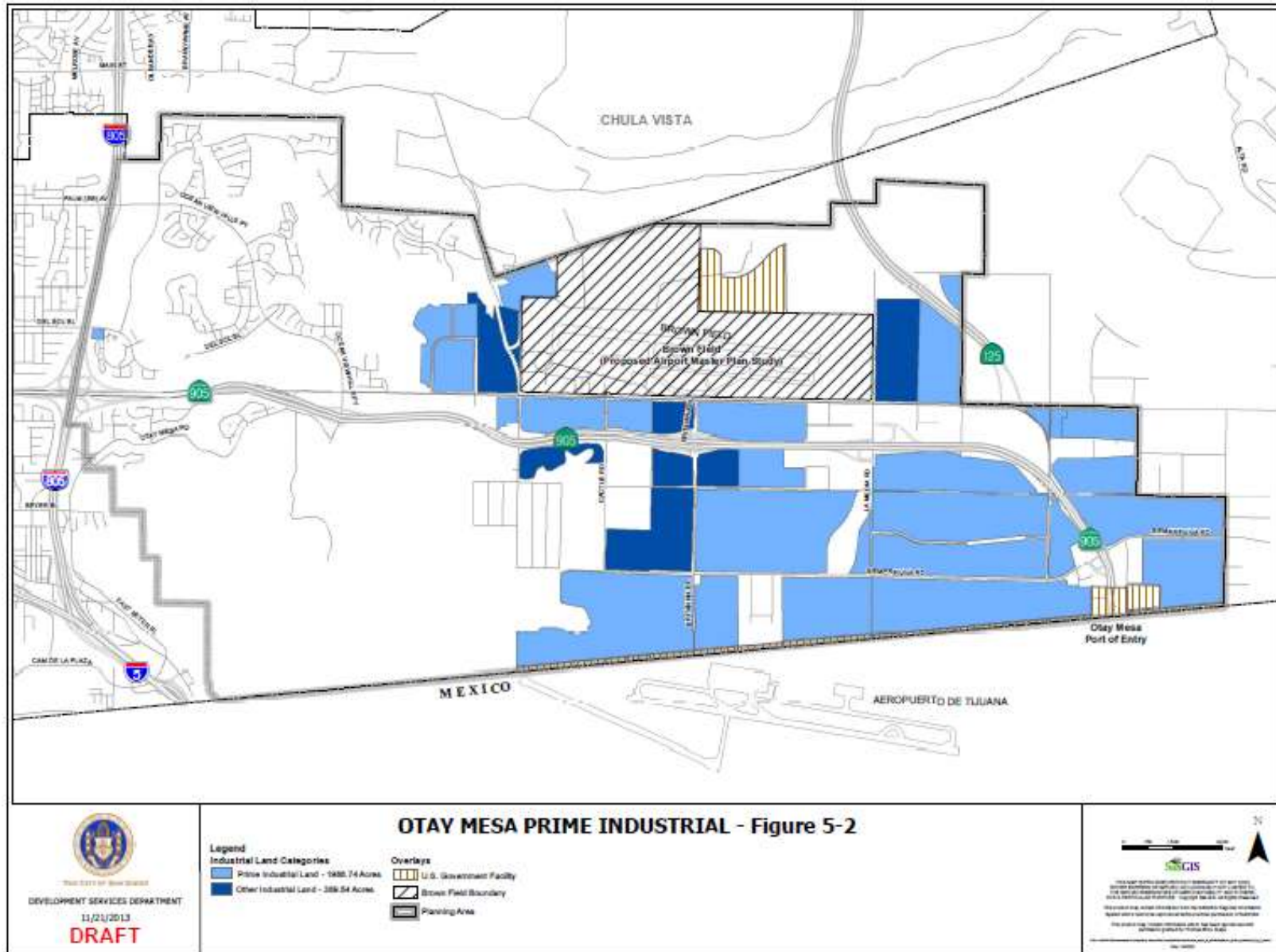
### Prime Industrial Lands

Prime industrial lands are a key component of San Diego's diversified economy. Lands identified as prime industrial are intended to support export-oriented base sector activities such as warehouse distribution, manufacturing, research and development uses, and supporting business service uses. The identification of lands as prime industrial is intended to protect these valuable employment lands and prevent future encroachment of uses that do not conform to the purpose of prime industrial. In general, Otay Mesa's prime industrial land consists of lands designated for industrial and base-sector uses.



Otay Mesa Industrial Use





## Economic Prosperity Element

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Otay Mesa's Prime Industrial lands are established based on the General Plan criteria identified in Appendix C, EP-1 and shown in Figure 5-2. Lands identified as Prime Industrial in Otay Mesa are designated industrial, maintain zoning restrictive to industrial uses, and are feasible for industrial development. These areas include land designated International Business and Trade, Light Industrial, and Heavy Industrial. For a more detailed definition and description of the industrial use designations, see Table 2-3 and Section 2.4 in the Land Element.

There are some industrial lands not identified as Prime Industrial in Otay Mesa. Business Park-designated lands are not designated prime industrial because they are adjacent to sensitive receptors, including residential, park and school sites. The Cross Border Facility is allowed on land designated IBT as an institutional use with a commercial component. Also not designated prime industrial are lands designated heavy industrial along the eastern and western edges of Brown Field within the Airport Influence Area which limits uses to those that are compatible with airport overflight operations.

### POLICIES AND RECOMMENDATIONS

#### *General Industrial*

5.1-1 Encourage the development of existing and emerging technology-based industries in prime industrial lands.

- 5.1-2 Support industrial activities that promote greater interregional and multinational activities with Tijuana's growing industrial and maquiladora development.
- 5.1-3 Promote the development of large industrial uses and campuses.



**Otay Mesa Industrial Use**

- 5.1-4 Protect and enhance the capacity of industrial areas, especially Prime Industrial Lands, to sustain Otay Mesa's strong economic base. Discourage encroachment from non-industrial uses.
- 5.1-5 Provide financial, regulatory, and procedural incentives to industries through programs

## Economic Prosperity Element

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including, but not limited to, the Foreign Trade Zone, Enterprise Zone, and the City's Sustainable Buildings Expedite programs.

- 5.1-6 Require analysis and justification per General Plan Policies EP-A.11 and EP-A.12.c for any proposed changes that would remove properties from the Prime Industrial Lands Map and could lead to a plan amendment.

### *Heavy Industrial*

- 5.1-7 Locate intensive uses with nuisance or hazardous characteristics within Otay Mesa's Heavy Industrial areas.

### *Light Industrial*

- 5.1-8 Preserve light industrial base-sector uses in close proximity to the Otay Mesa Port of Entry.
- 5.1-9 Encourage assembly, manufacturing, and distribution uses with bi-national focus to locate in light industrial lands close to the Otay Mesa Port of Entry.

### *International Business and Trade*

- 5.1-10 Promote base sector uses in IBT lands with greater capacity for production, distribution, research and development, business services, and the potential for higher value-added activities.



**Light Industry in Otay Mesa**

- 5.1-11 Promote corporate and regional headquarters and campuses that have multiple functions to locate within the IBT.
- 5.1-12 Encourage flexible structures that accommodate a range and evolution of permitted industrial and business uses that can quickly respond to changes in the international marketplace.

### *Business Park/Business Park, Residential Permitted*

- 5.1-13 Support the development of business parks to allow for office, research and development, and light manufacturing uses.



## Economic Prosperity Element

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5.1-14 Allow the development of mixed business park/residential uses to the east of the Central Village to accommodate the provision of housing in tandem with business and in proximity to educational and public facilities. Business Park, Residential Permitted CPIOZ will be used for proposals with residential uses, with further policy direction provided in Section 2.5 of the Land Use Element.

### 5.2 Commercial Areas

#### DISCUSSION

Commercial land uses in Otay Mesa are within the Community Commercial, Regional Commercial, and Heavy Commercial land use designations, with further discussion and policies located in Section 2.3 of the Land Use Element. A majority of these lands are located in close proximity to SR-125, SR-905 and the Port of Entry to meet the demand of border-related activities. With an average of more than 1.4 million truck crossings per year, the Otay Mesa Port of Entry serves as the largest commercial crossing along the U.S./Mexico border. The border crossing also handles the second highest volume of trucks and third highest dollar value of trade among all U.S./Mexico land border crossings. The activity generated from this vital transportation hub yields a thriving commercial corridor that serves visitors and businesses on both sides of the border. It is important to ensure that

these commercial lands continue to thrive around this growing port of entry and transportation hub.

Existing commercial lands serving both regional and community functions are primarily located in the Northwest District. Businesses in this area include regional serving retail outlets. Other existing commercial and retail establishments are concentrated at the intersection of Otay Mesa Road and La Media Road that serve surrounding residential uses.

#### POLICIES AND RECOMMENDATIONS

- 5.2-1 Require that each village include neighborhood-serving commercial uses such as food markets, restaurants, and other small retail shops. Encourage an anchor grocery store within each village area.
- 5.2-2 Encourage traveler-related support uses to cross-border activity to locate throughout the Community Commercial and Heavy Commercial areas.
- 5.2-3 Maintain the continued use of Palm Plaza as a regional commercial asset for Otay Mesa and consider the incorporation of civic uses, such as a library or public plaza, in any future redevelopment proposal.



## Economic Prosperity Element

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5.2-4 Locate large retail establishments along transportation corridors to minimize impacts to residential neighborhoods.

### 5.3 Employment and Business Development

#### DISCUSSION

Otay Mesa's role as a sub-regional employment area affords excellent opportunities for the community to attract high-quality jobs through businesses unable to locate in more heavily residential neighborhoods. With more than 2,200 acres of land designated for industrial use, Otay Mesa can attract employment uses that produce higher-quality jobs that pay self-sufficient wages across a variety of industries.

Otay Mesa's diverse employment profile is supported by educational facilities that include high schools and the Southwestern College Higher Education Center. These facilities have the opportunity to provide workforce training across industries. Southwestern College offers training in a variety of fields, including international business, logistics, and community development. The opportunity for collaboration and coordination between Otay Mesa's business community and the educational institutions should be pursued to benefit the community and its residents.

Otay Mesa is home to a Foreign Trade Zone and Regional Enterprise Zone, programs established to retain, strengthen and expand the existing business base in the community. The Foreign Trade Zone offers opportunities for businesses conducting international trade and export services to realize reduced customs duties and gain efficiencies in trade. The Regional Enterprise Zone provides state and local incentives to stimulate business attraction, retention and industrial growth, primarily through hiring credits and significant tax savings. Together these programs, combined with the City's Business & Industry Incentive Program, offer specific programmatic objectives and initiatives to improve the economic prosperity of Otay Mesa and the broader San Diego region.

In 2000, three industry sectors comprised almost two-thirds of total employment in Otay Mesa. Manufacturing represented approximately one-third of total employment, transportation communications and public utilities represented about 17.0 percent and wholesale trade represented 16.0 percent. Retail trade represented an additional 14.7 percent of total employment.

By 2030, Otay Mesa's economic profile is expected to diversify. Manufacturing, wholesale trade, and transportation communications and public utilities businesses are all expected to represent a smaller share of total employment when compared to 2000, but absolute employment in all three sectors is



## Economic Prosperity Element

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expected to grow. The largest employer in the area is forecasted to be the services sector which encompasses business and professional services including telecommunications, scientific, data and technical services,



**Circle Foods in Otay Mesa**

and support services. This sector is anticipated to represent more than 38 percent of total employment. The finance, insurance and real estate is also expected to grow significantly, but is forecasted to represent slightly less than six percent of total employment in Otay Mesa by 2030. In order to accommodate the anticipated change in the Otay Mesa employment profile, the IBT and Business Park land use designations allow for the development of these uses.

Because of Otay Mesa's forecasted change, it is important to attract and retain base sector industries and

preserve high-quality employment opportunities, while providing land for growing industries to continue their expansion in the City of San Diego.

### POLICIES AND RECOMMENDATIONS

- 5.3-1 Encourage businesses that can benefit from Foreign Trade Zone incentives to locate their operations in Otay Mesa.
- 5.3-2 Promote coordination between the City of San Diego, adjacent cities and school districts to create a workforce partnership in Otay Mesa.
- 5.3-3 Encourage local businesses to utilize the incentives offered by the Enterprise Zone and Foreign Trade Zone.





# Public Facilities, Services & Safety Element

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## 6.0 Introduction

The Public Facilities, Services and Safety Element addresses the public facilities and services needed to serve the existing population and new growth anticipated for Otay Mesa. This element includes specific policies regarding public facilities financing, fire-rescue, police, wastewater, storm water infrastructure, water infrastructure, waste management, parks, libraries, schools, healthcare services and facilities, public utilities, and regional facilities.

The community plan, which is the blueprint for future development in the community, is utilized to determine the future level of needs for facilities/services. The Otay Mesa Public Facilities Financing Plan (PFFP) implements this community plan as it identifies the public facilities needed to comply with General Plan standards and the Otay Mesa Community Plan. The PFFP includes a description of public facilities with funding sources, and a schedule of proposed facilities benefit assessments (FBA). The dollar amount of the assessment is based upon the cost of each public facility equitably distributed over a designated area of benefit in the community planning area. Fees are paid on the actual development when permits are issued.

Because Otay Mesa has large vacant areas with development potential, the opportunity exists to provide adequate public facilities and services at the time of development. The future development of vacant Otay Mesa lands should be managed through the assurance

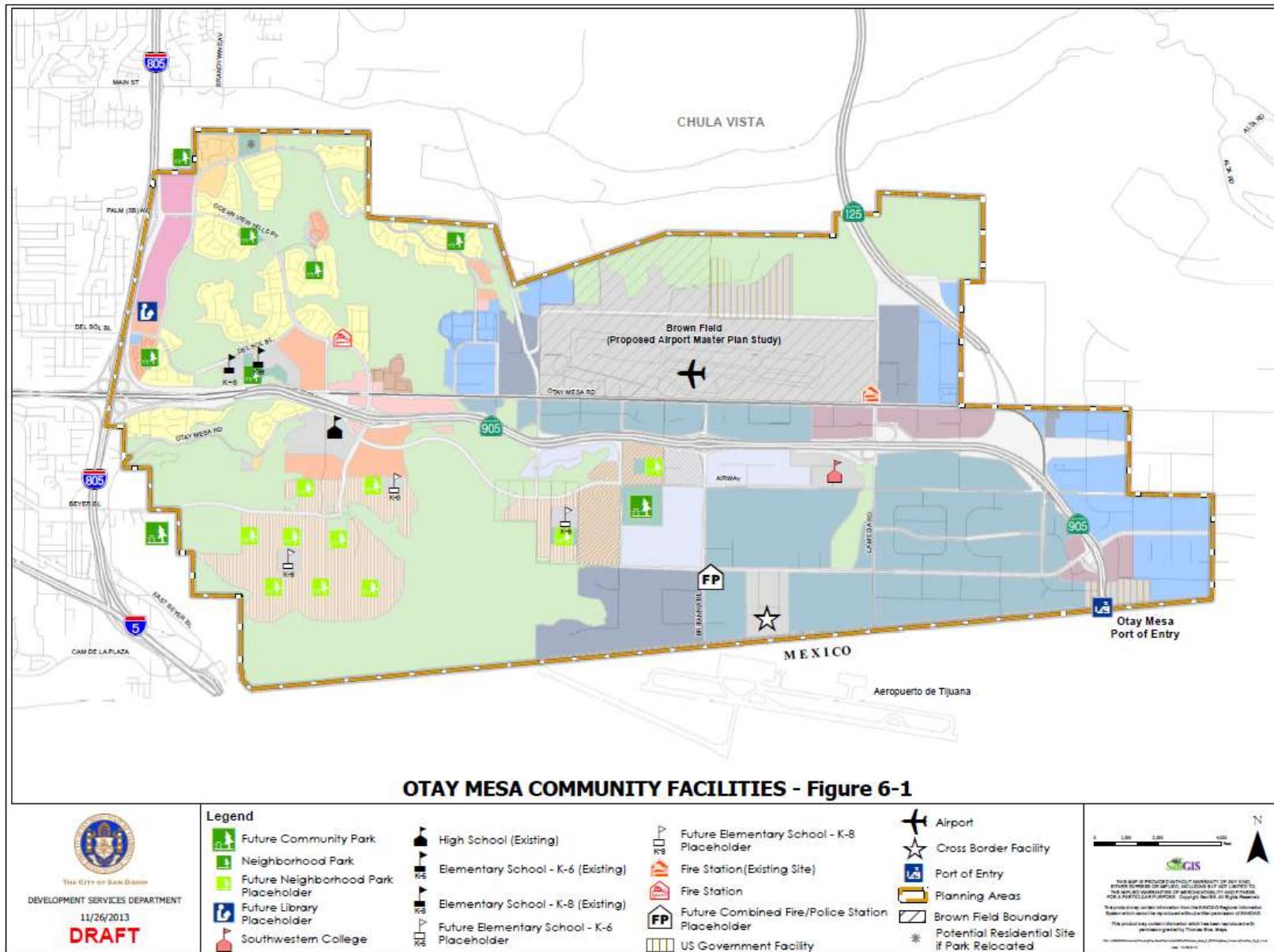
of adequate and timely public facilities to serve the projected population.

## GOALS

- Public facilities and services that are available and accessible to the community
- Development that fully address impacts to public facilities and services
- Application of financing mechanisms that secure infrastructure improvements as development occurs
- Maintenance and improvement of police and fire safety services throughout the community;
- Safe and convenient park and recreation and school facilities
- A reliable system of water, storm water, and sewer facilities to serve the existing and future needs of the community
- Maintenance of high levels of emergency preparedness
- Reduced exposure to hazardous materials
- Innovative public infrastructure and facility financing mechanisms and strategies



# Public Facilities, Services & Safety Element



## Public Facilities, Services & Safety Element

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### 6.1 Fire and Police Services

As of 2011, the San Diego Fire Department currently had one station located in Otay Mesa. In service since 1996, Fire Station 43 is located on the eastern end of Brown Field at 1590 La Media Road, and currently serves the eastern portion of the Otay Mesa planning area. However, Fire Station #43 cannot provide adequate emergency response times throughout the remainder of the Otay Mesa Area.

As of 2011, the western portion of the community north of I-905 is served by Fire Station #6, located in the adjacent community planning area of Otay Mesa-Nestor. The remaining portion of Otay Mesa, south of I-905, is served by Fire Station #29, which is located in the San Ysidro community planning area.

Fire Station #49 is planned to be located in the Ocean View Hills community. This station will provide emergency response coverage to the west end of Otay Mesa. However, an additional fire station will be needed between these two fire stations near Britannia Boulevard and Airway Road to ensure an effective fire force can be provided in the community for the new planned development as a result of the Update process.

The community is served by the Southern Division of the San Diego Police Department, which is located in the adjacent Otay-Mesa Nestor Community.

When reviewing project proposals, the following policies and recommendations should be used in conjunction with the applicable policies from the General Plan's Public Facilities, Services, and Safety Element. Particularly, use General Plan Policy PF-D.4 as a starting point for site area and location policies.



**Fire Station 43**

### POLICIES AND RECOMMENDATIONS

- 6.1-1 Maintain fire and police service levels to meet the demands of continued growth and development in Otay Mesa.
  - a. Monitor how development affects average fire and police response time goals and facilities needs.



## Public Facilities, Services & Safety Element

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- b. Continue to coordinate with the Police and Fire-Rescue Departments to collocate the third fire station with the police facilities in Otay Mesa.

6.1-2 Locate, staff, and equip the Otay Mesa fire stations to meet established response times.

- a. Provide a minimum 10,500 square foot Fire Station #49.
- b. Provide a minimum 10,500 square foot fire station facility for the third fire station located near Britannia Boulevard and Airway Road.

6.1-3 Enforce brush management regulations in vacant areas in order to reduce the risk of fire-related emergencies.

### 6.2 Wastewater

Existing sewer facilities within Otay Mesa include the East Otay Mesa collection system, the Otay Valley Trunk Sewer system, and the Otay Mesa Trunk Sewer within the Metropolitan Sewerage System (METRO).

### POLICIES AND RECOMMENDATIONS

6.2-1 Continue to coordinate with the development community to provide reasonable and adequate facilities in conjunction with future development.

### 6.3 Storm Water Infrastructure

The community planning area is within both the Otay and Tijuana Hydrological Units of the San Diego Region as defined in the San Diego Basin Water Quality Control Plan. Most of the planning area drains south across the border with Mexico and eventually into the Tijuana River. A small portion flows north into the Otay River, and the western portion of the area flows to the west through San Ysidro and then into the Tijuana River. Given the highly sensitive nature of these drainage courses, all efforts should be taken to minimize urban runoff and pollution at their source.

In the eastern portion of the area, most existing drainage facilities were constructed as part of private development. These facilities are discontinuous due to the nature of individual development projects, and consist of various storm drains, improved channels, and detention basins. According to a drainage study prepared for the City in 2005, many of the detention basins discharge to natural drainages, resulting in occasional flooding in the area.

### POLICIES AND RECOMMENDATIONS

- 6.3-1 Use sustainable infrastructure design to capture and control using Drainage Design Standards.
- 6.3-2 Address Total Maximum Daily Load (TMDL) and other current regulations for each hydrologic unit by encouraging the use of low impact development design to exceed regulations set forth in the Storm Water Standards.
- 6.3-3 Address recurrent roadway flooding problems by improving surface and/or subsurface drainage facilities in conjunction with private development or redevelopment projects.
- 6.3-4 Implement the City's Master Storm Water System Maintenance Plan to ensure storm water conveyance facilities remain free of invasive plants, sediments or other debris that can reduce their capacity.
- 6.3-5 Coordinate with City Engineer and storm water staff to monitor and improve storm water conveyance systems in Otay Mesa.
- 6.3-6 Consider design features that supplement the public drinking water system such as water retention, rain barrels and infiltration within development and redevelopment projects.

### 6.4 Water Infrastructure

Water service in Otay Mesa is provided by two agencies. The Water Branch of the City of San Diego Public Utilities Department serves the western portion of the planning area, while the Otay Water District serves the eastern portion which is generally characterized as being east of Heritage Road.

#### POLICIES AND RECOMMENDATIONS

- 6.4-1 Provide a water supply that adequately serves the future growth of Otay Mesa
- 6.4-2 Encourage development that implements water conservation and pollution prevention measures that exceed minimum requirements.
- 6.4-3 Increase the use of reclaimed water to supplement the existing water supply.
  - a. Include reclaimed water purple pipe installation with all future projects, so that infrastructure is in place when reclaimed water becomes available.
  - b. Monitor progress of the Indirect Potable Reuse pilot program. Reconsider the need for continued expansion of purple pipe based on results.



### 6.5 Waste Management

The City provides curb-side pickup of solid waste to both single-family and multi-family residences located on public streets that provide adequate safe space and access for storage and collection, and comply with regulations set forth in the Municipal Code. The City currently provides service to small business enterprises with authorization by the City Council and in accordance with specific eligibility criteria, although this may change because of City budget cutbacks. All other customers must select from haulers that are franchised by the City to operate within the City and must pay a direct fee for service. San Diego must comply with state requirements for integrated waste management practices, as well as plan for current and future disposal needs of the community.

#### POLICIES AND RECOMMENDATIONS

- 6.5-1 Plan for sufficient waste handling and disposal capacity to meet future needs.
  - a. Avoid development of disjointed and/or isolated single-family and multi-family residential development on public streets that impose a high cost and/or burden on City collection services.
  - b. Provide adequate turnaround space for waste collection vehicles at the ends of dead-end roads.
- 6.5-2 Encourage disposal companies in Otay Mesa to consider alternatives to standard disposal practices as fiscally-and environmentally-sound technologies become available.
- 6.5-3 Encourage future projects to divert construction and demolition debris beyond the required level (e.g. 50 percent as of January 2011) as required by City Ordinance O-19420.
- 6.5-4 Maximize the separation of recyclable and compostable materials
  - a. Require sufficient storage space for recycling containers in all new residential, commercial, and industrial development.
  - b. Promote siting of compost or green waste facilities, or the provision of these services, in all future development.
- 6.5-5 Promote litter prevention efforts and practices through the provision of conveniently located public litter and recyclable materials containers on public streets and in large public venues.
- c. Provide curb lines free of overhead obstructions such as wires, trees, and signs.



## Public Facilities, Services & Safety Element

### 6.6 Parks, Schools, Libraries

As of 2011, Otay Mesa's existing recreational facilities serve the Northwest District of Otay Mesa, including California Terraces, Hidden Trails, and Ocean View Hills. The seven planned and developed recreational facilities within the community's residential neighborhoods were developed in accordance with the adopted 1981 Otay Mesa Community Plan and the associated Precise Plans. For more detailed information regarding the specific parks, please refer to the Recreation Element.

As of 2010, there are two schools and one community college operating within the Otay Mesa community planning area. The schools within Otay Mesa are as follows:

- Ocean View Hills School (OVH) – Grades K – 8  
Located at 4919 Del Sol Blvd. just north of SR-905 in the western portion of Otay Mesa, Ocean View Hills has served the Northwest neighborhood communities since 2001. The San Ysidro School District's only Kindergarten through Eighth Grade school, Ocean View Hills 2007-08 enrollment stands at 1,023.
- San Ysidro High School– Grades 9 – 12  
Located at 5333 Airway Road just south of SR-905 in the western portion of Otay Mesa, San Ysidro High School is a part of the Sweetwater Union High School District. SYH graduated its first senior

class in 2006; in the 2007-08 school year, 2,434 students were enrolled.



**Southwestern College in Otay Mesa**

- Southwestern Community College Higher Education Center  
Southwestern College is located at 8100 Gigantic Street in the center of Otay Mesa south of SR-905. The Higher Education Center is a satellite campus of Southwestern Community College, whose main campus is located in Chula Vista. Opening in 2007, Southwestern has the capacity to serve up to 5,000 students. The school's primary programs include: the Police Academy, Environmental Technology, Nursing, Fire Science Technology, and Paramedic and Emergency Medical Technician. The school



## Public Facilities, Services & Safety Element

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does have long range plans to expand the campus and increase enrollment.

As of 2011, Otay Mesa-Nestor Library serves the needs for both the Otay Mesa-Nestor and the Otay Mesa communities. The San Ysidro Library is also available for the existing Otay Mesa Community. As the Otay Mesa community further develops, a library facility will be provided within the community.

### POLICIES AND RECOMMENDATIONS

- 6.6-1 Maintain existing park and recreation facilities and expand facilities where opportunities arise. See Recreation Element for specific park needs.
- 6.6-2 Provide operational park facilities when new residential development occurs.
- 6.6-3 Coordinate planning efforts with the San Ysidro Unified School District and the Sweetwater Union High School District.
  - a. Ensure that adequate public facilities and infrastructure are in place, and compliance with maximum school enrollments achieved, consistent with demand.
  - b. Consider the joint use of facilities with other public and private interests, particularly for parks, recreation, and library facilities.

- 6.6-4 Provide a library within the community planning area that meets community needs, and that would adapt to technological changes, enhance library services, and expand access to digital information and the internet.

### 6.7 Public Utilities and Communications Facilities

Gas and electricity are provided by the San Diego Gas and Electric Company (SDG&E), a private entity regulated by the Public Utilities Commission. Telephone and cable facilities are provided by private utilities. Wireless utility service providers continue to develop wireless transmission infrastructure within Otay Mesa to service the demand for enhanced service on the part of cell/mobile phone users.

### POLICIES AND RECOMMENDATIONS

- 6.7-1 Provide future utility services in the most cost-effective and environmentally sensitive manner to meet the General Plan Policies PF-M.1-4. Integrate the design and siting of safe and efficient public utilities and associated facilities into the early stages of the planning and development of future projects.



## Public Facilities, Services & Safety Element

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6.7-2 Site and camouflage wireless communication facilities and equipment to reduce impacts to community character.

### 6.8 Regional Facilities

The City works with a number of outside agencies, including SANDAG, Caltrans, General Services Administration, the County, the City of Chula Vista and wildlife agencies to coordinate efforts on regional facilities. The Otay Mesa community planning area includes several regional transportation facilities, including the I-805 freeway, SR-905 freeway, SR-125 tollway, and the Otay Mesa International Port of Entry (POE). The POE is the main commercial crossing between California and Mexico. Britannia Road, La Media Road, and a future road that runs parallel to the border fence are the designated truck route that services the goods movement through the POE. This transportation network serves residents, commuters, employees, and goods movement travel between the community, the County, and Mexico.

#### POLICIES AND RECOMMENDATIONS

6.8-1 Coordinate planning efforts with the General Services Administration and Customs and Border Protection to minimize community impacts with the expansion of the existing POE.

6.8-2 Collaborate with the Metropolitan Transit System (MTS) to site stops, stations and park and ride facilities for the future South Bay Bus Rapid Transit and other transit routes.

6.8-3 Continue to work with SANDAG, the County, and Chula Vista to determine impact of regional traffic on City streets and any fair share contributions for roadways of mutual benefit.

### 6.9 Healthcare Services and Facilities

Kaiser Permanente operates a facility in Otay Mesa that provides a full range of medical and urgent care services to the community. The facility is located in the Northwest District at Palm Avenue and Dennery Ranch Road. As Otay Mesa continues to develop, opportunities may arise for additional healthcare facilities to meet the needs of the community.

#### POLICIES AND RECOMMENDATIONS

6.9-1 Consider locating additional healthcare facilities in areas with village characteristics to increase accessibility and reduce driving trips.

6.9-2 Encourage facilities to become integral members of the community through

## Public Facilities, Services & Safety Element

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educational, employment, and training opportunities.

### 6.10 Seismic Safety and Landslides

The western and southern edges of the planning area are within a moderate to high geo-technical and relative risk area as described in the General Plan's Figure PF-9. This area includes a complex of deep-seated landslides and several discontinuous faults.

#### POLICIES AND RECOMMENDATIONS

6.10-1 Allow clustering of development in the southwestern area to mitigate and avoid risks posed by seismic conditions and landslides.

### 6.11 Hazardous Materials

Exposure to hazardous materials can cause harm over time, and must also be mitigated to ensure a high standard of living. Because the eastern portion of Otay Mesa has been developed as an industrial area, isolated soil and/or water contamination could be encountered on properties undergoing redevelopment due to the history of industrial and storage uses. A portion of older buildings subject to demolition could likely contain asbestos and lead-based paint, posing health concerns.

#### POLICIES AND RECOMMENDATIONS

6.11-1 Implement established remediation protocols to reduce public health risks to negligible levels.

6.11-2 Require documentation of hazardous materials investigation addressing site and building conditions during review of all development projects.

### 7.0 Introduction

Otay Mesa's topography and temperate climate is conducive to year-round outdoor recreational activity. The community's park and open space systems are intended to serve the residential, village, and employment areas of Otay Mesa. The City of San Diego General Plan Recreation Element provides guidance to preserve, protect, acquire, develop, operate, maintain, and enhance public recreation opportunities and facilities throughout the City of San Diego for all users. The Otay Mesa Recreation Element includes specific policies addressing park and recreation guidelines, preservation, accessibility, joint use and cooperative agreements, open space lands and resource based parks. These policies along with the General Plan policies provide a comprehensive parks strategy for Otay Mesa.

### GOALS

- An efficient, accessible, and comprehensive park system for Otay Mesa that serves the broad resident and workforce population
- Village areas that are enhanced by frequent and well located public spaces and parks
- A Grand Park that serves the residential, commercial, and industrial users of Otay Mesa
- Open space areas that balance the recreational needs of the community with habitat protection

## Recreation Element

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### 7.1 Park and Recreation Guidelines

#### DISCUSSION

As of 2011, the park system in Otay Mesa is made up of population-based community and neighborhood parks, and one joint-use area. Consistent with the General Plan guidelines, community parks may be provided in the form of major parks or community parks; and neighborhood parks may be provided in the form of neighborhood parks, mini parks, pocket parks or plazas. Multiple neighborhood parks and a joint-use area are planned within the residential and village areas of Otay Mesa, with Pacific Breezes Community Park, Beyer Community Park and the Grand Park sited to equitably serve the community.

The Grand Park, an approximately 36-acre community park, is planned in the center of the community along Airway Road. The Grand Park is envisioned as a link between villages and the surrounding employment centers and educational institutions, and enhances the connectivity of the Airway Road transit corridor. The Grand Park serves as a major park and recreation destination that could be used for recreational and organized sports, including activities for the large workforce while also providing residents with typical community park facilities.

Beyer Community Park is located in the San Ysidro Community Planning Area just west of Otay Mesa along

Beyer Boulevard and the I-805 freeway. Beyer Community Park jointly serves the needs of the Otay Mesa and San Ysidro communities, and is jointly funded by the two communities. The Grand Park and the Beyer Community Park acreage are required to meet the population-based needs for Otay Mesa.

Pacific Breezes Community Park is adjacent to a five-acre joint use facility located at the Ocean View Hills K-8 elementary school. The park will include children's play areas, tennis courts, picnic facilities, athletic fields, a 17,000 square foot recreation building, a comfort station, skate park, and an Swimming Complex.

#### Population-Based Parks And Recreation Facilities

The General Plan establishes a minimum standard provision of 2.8 useable acres of population-based park land for every 1,000 residents. All new development in Otay Mesa will be required to comply with the General Plan standard. At full community build out, this plan projects approximately 39,100 residents for the Southwest and Central Districts.

As of 2011, the Northwest District provides approximately 51 acres of park land, or 1.8 acres per 1,000 residents, as stipulated in the previously approved precise plans that govern development



## Recreation Element

in these areas. The total required park acreage for Otay Mesa is approximately 161 acres, which combines the 51 acres in the Northwest District with approximately 110 acres, or 2.8 acres per 1,000 residents, for the other Neighborhood Districts in the community. Of these 110 acres, a minimum of approximately 21 acres (13 acres per 25,000 residents) of community parks should be provided; the remaining acreage should be in the form of neighborhood parks. Some neighborhood park acreage has been allocated to the Grand Park (discussed in the Central District, below). The General Plan also establishes population-based minimum guidelines for recreation centers (1 per 25,000 residents) and aquatic complexes (1 per 50,000 residents).



**Table 7-1**

<b>Otay Mesa Park Acreage Summary Table</b>			
	Total Units	Total Population	Park Acres
Northwest Area	7,648	27,908	51*
Southwest Village	5,880	21,028	59
Central Village**	5,246	18,099	51
<b>TOTAL</b>	<b>18,774</b>	<b>67,035</b>	<b>161</b>

\*Park standards governed by previously adopted Precise Plans

\*\* Central Village totals include units and population of BP, RP

**Table 7-2**

<b>Otay Mesa Park Facilities Table</b>		
	Recreation Centers	Swimming Facilities
Northwest Area	Pacific Breezes	Pacific Breezes
Southwest Village	Beyer Community Park	
Central Village	Grand Park	Grand Park

The General Plan establishes “equivalencies” as a mechanism for provision of population-based park acreage in urbanized communities where land is constrained. Since Otay Mesa is not constrained and the planning process allows for incorporation of all required park acreage, the use of equivalencies, including joint use partnerships, is not available as a method to provide population-based park acreage, except for the Ocean View Hills Middle School Joint Use Area (described below).

The population-based park acreage and recreation facilities provided in this community plan and summarized on Table 7-1 are calculated based on



## Recreation Element

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community plan densities and General Plan standards. A complete inventory of existing and planned Otay Mesa park and recreation facilities is provided in Table 7-3.

A description of park lands in each District is provided below. Additional descriptions of each District and Village area is found in the community plan Land Use and Urban Design Elements.

### Northwest District

Approximately 51-acres of park land are reserved to meet population-based park needs within the Northwest District. This acreage includes one community park and five neighborhood parks. In addition, the five-acre Ocean View Hills Middle School Joint Use Area contributes to the population-based park requirements.

### Southwest District

The Southwest District, including the Southwest Village, will contain approximately 53.5 acres of population-based park land in the form of one shared community park and multiple neighborhood parks. This District will benefit from the Beyer Community Park located in, and shared with, the San Ysidro Community Planning Area. The location of the parks will be determined with specific plans; however, it is anticipated that several of the parks will be located adjacent to Spring Canyon to enhance public views and provide staging areas for canyon trails. It is also desirable to locate parks adjacent to future school sites. To meet additional community park needs,

resources will be allocated to the Grand Park located in the Central Corridor District.



**Ocean View Hills Park**

### Central District

The Central District is the location of the Central Village, which is planned for mixed-use residential development adjacent to open space, developed parks, schools, and business park lands. The Central Corridor District also contains Otay Mesa's Grand Park for the Village residents and business employees.

The Central Village is anticipated to contain multiple neighborhood parks, some adjacent to schools. A portion of Beyer Community Park's required acreage and some of the required neighborhood



## Recreation Element

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park acreage within the Central Neighborhood District are allocated to the Grand Park. The consolidation of park acreage into the Grand Park provides a central venue that is served by transit and appropriately designed to address the traffic, noise and lighting impacts that are likely to occur from large scale facilities and events. Planning and design of the urban form and scale of villages may then concentrate on incorporating smaller neighborhood, mini and pocket parks that can be accessed by pedestrians and bicyclists.

The principal function of the Grand Park is to provide a major community recreation destination for residents, as well as the workforce, which may include baseball, softball and soccer fields, multi-purpose fields, fitness tracks, children's' play areas, a recreation center, and an aquatics center. The Grand Park provides opportunities for events such as sports tournaments, running/walking races, youth events and cultural festivals.

### Recreational Opportunities & Joint Use/Cooperative Partnerships

The Ocean View Hills Middle School (K-8) site contains a five-acre joint use recreation facility which includes turf, multipurpose sports fields. This facility is available for community use pursuant to a 25-year Joint Use Agreement, which expires in 2030, with the San Ysidro Unified School District.

### Accessibility

A multi-modal approach to connect park and recreation sites to each other and residential and commercial uses increases the value of parks and promotes parks as community destinations. Pedestrian and bike access to parks should be safe, direct, and accommodate the elderly and disabled. Access to parks is part of a larger comprehensive approach to improving and enhancing pedestrian connectivity throughout Otay Mesa (see Mobility Element Section 3.1 for additional information).

It is essential to provide safe routes to parks and recreation facilities and Otay Mesa provides a couple of unique challenges. Access to the Grand Park requires special pedestrian considerations for Cactus Road and Airway Road. Creating safe and easy access for pedestrians and bicyclists across Cactus Road from the Central Village is crucial for the success of the Grand Park. Airway Road is a designated Transit Corridor and efforts should be made to locate transit stops near the Grand Park and provide pleasant sidewalks or paths along the road.

Accessibility is discussed in further detail in the Mobility Element and illustrated in the Pedestrian Systems and Recommended Linkages Map. Streetscape beautification is also addressed in the



## Recreation Element

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Mobility Element as well as the Urban Design Element.

### POLICIES AND RECOMMENDATIONS

#### *Park Needs Assessment*

7.1-1 Use specific plans to determine the specific quantity, locations and acreages of population-based parks, based on General Plan standards, and to provide recommendations about specific park uses and design intent.

7.1-2 Coordinate and phase the development of parks with the future mixed-use and residential development process.

7.1-3 Provide useable acreage park land required to meet General Plan population-based park standards, without the use of park equivalencies, and for the sole use as parks, independent of any shared joint use at Ocean View Hills Elementary School.

#### *Location of Parks*

7.1-4 Locate a Grand Park along Airway Road to accommodate community park needs of village, employment and residential areas, in accordance with GP Table RE-2 guidelines for a Major Park.

7.1-5 Provide a diverse mix of neighborhood parks, mini parks, pocket parks and plazas.

7.1-6 Locate neighborhood parks adjacent to schools and open space areas when possible. Consider additional joint use agreements to expand recreational opportunities beyond those planned to meet General Plan population-based park acreage requirements.

7.1-7 When siting and locating new parks consider the following:

- a. Determine the exact location of a new park early in the specific plan or subdivision process.
- b. Orient new parks in a central location to the area it will serve.
- c. Plan development around new parks and do not treat parks as an afterthought.
- d. Link new parks to the pedestrian and bike way systems, and to transit where possible.
- e. Orient and design new parks adjacent to canyon/open space edges, when feasible, to enhance public views and create a buffer between natural open space areas and other built land uses.
- f. Separate parks from one another to maximize the distribution of parks within the community.

7.1-8 Locate new park and recreation areas so that they are readily accessible and can be





## Recreation Element

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reached through safe and convenient approaches.

- 7.1-9 Provide special design treatments to address pedestrian and bicycle crossing of Cactus and Airway Roads.
- 7.1-10 Encourage multi-modal access to the Grand Park, including transit and multi-use trails.
- 7.1-11 Provide improved public access from recreation facilities, canyons, open space, and community villages using sidewalks, pathways, and trails. (See Policy 6.1-1 and General Plan Urban Design Element Policies)

### *Grand Park*

- 7.1-12 Site the Grand Park at the southwestern corner of Cactus and Airway Roads.
  - a. Site the Grand Park beyond any buffer areas for industrial to the east and south.
  - b. Establish pedestrian linkages to the village areas to the west and north.
- 7.1-13 Design the Grand Park with the resources and facilities that accompany community parks and serve the Otay Mesa community as a whole.
- 7.1-14 Design the Grand Park to include the integration of arts and cultural facilities and functions within or adjacent to the park.

- 7.1-15 Include both a Recreation Center and Aquatic Center in the Grand Park to equitably serve the Otay Mesa Community.



**Grand Park Example**

## **7.2 Open Space Lands and Resource Based Parks**

### **DISCUSSION**

Approximately 2,200 acres of undeveloped land has been reserved for open space as a part of the region's Multi-Habitat Planning Area (MHPA) (see also the Conservation Element). There are two open space networks, Spring Canyon and Otay Valley Regional Park within or adjacent to Otay Mesa. Spring Canyon, south of SR-905, is a series of long

## Recreation Element

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finger canyons that provide dramatic views and steep descents to the canyon floor.

The northern boundary of Otay Mesa is adjacent to the Otay Valley Regional Park and contains steep canyon walls and spectacular views of the valley. Denney Canyon is within the Otay Valley Regional Park system and wraps around the Northwest Neighborhoods. The open space networks within Otay Mesa offer potential recreation opportunities with trails and scenic overlook sites. These networks also provide visual relief to the development on the mesa tops, and serve as wildlife and biological preserves, and natural drainage areas.

### POLICIES AND RECOMMENDATIONS

- 7.2-1 Balance goals to preserve MHPA and open space areas with opportunities for providing recreation.
- c. Maintain Spring Canyon and portions of the Otay Valley Regional Park in their natural state. Future uses should be compatible with the open space concept, and may include hiking, bicycling, and sightseeing.
  - d. Create a close relationship between the natural environment of Spring Canyon and developed areas through an extensive parks, recreation, and open space system by connecting parks to open space trails, bike routes, and sidewalks.

7.2-2 Minimize activities that require alterations to the natural open space.

7.2-3 Require the sensitive placement of structures such as benches, picnic tables in open space areas.

7.2-4 Locate scenic overlooks, and parks adjacent to Spring Canyon and Otay River Valley trail entrances.

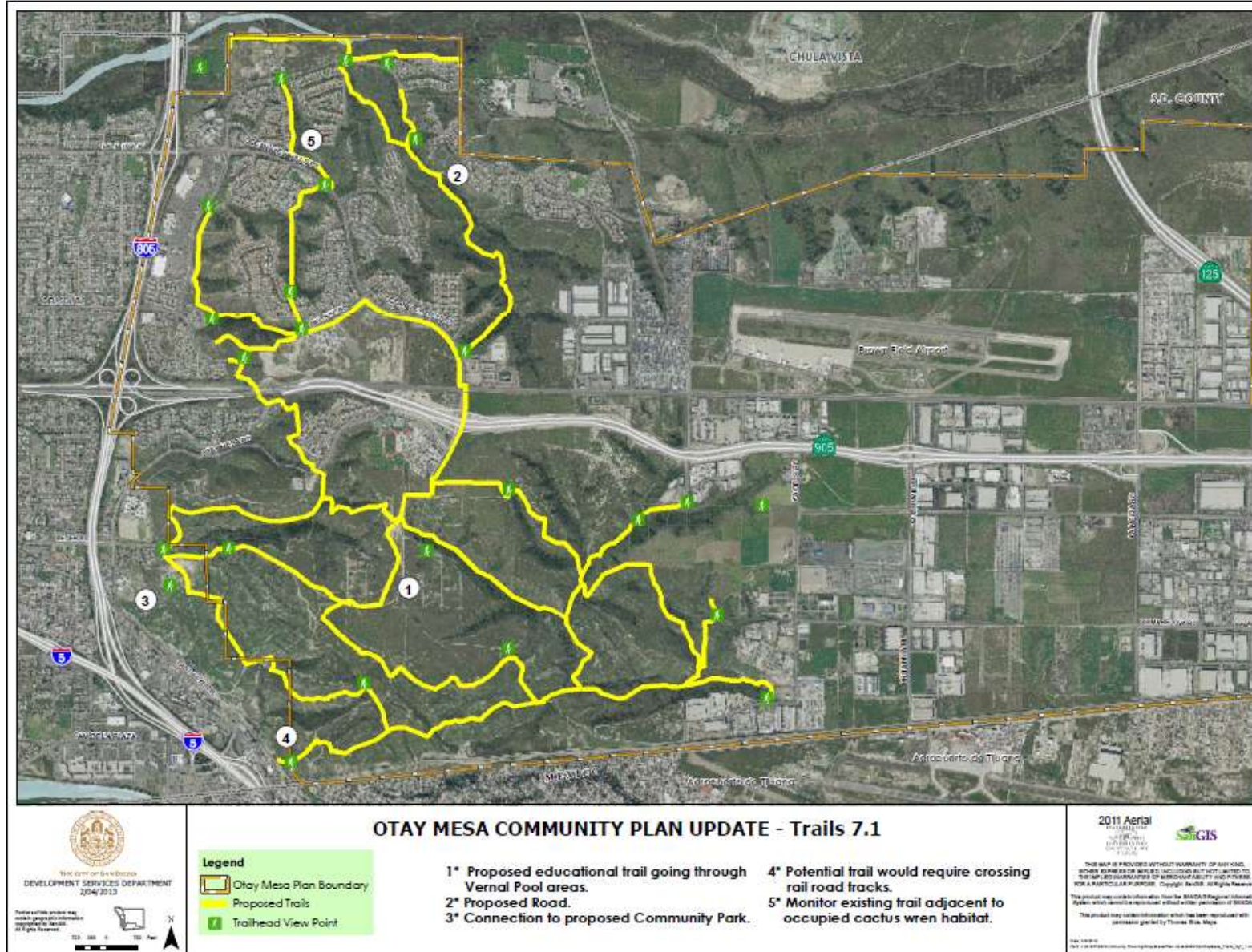
- a. Design scenic overlooks and trail entrances using natural materials and native plant species to reflect the natural surroundings.
- b. Include benches, picnic tables or other types of seating at trail entrances.
- c. Include information boards and trail maps at trail entrances.

7.2-5 Support efforts to designate trails and create a comprehensive trails system within Spring Canyon and the Otay Valley Regional Park's Denney Canyon open space areas as shown in Figure 7-1.

7.2-6 Seek to obtain public access easements across private property and within public utility easements for bike/hike trails areas.



# Recreation Element



## Recreation Element

Table 7-3 Population Based Parks and Joint-Use Areas

Name	Location	Size (useable acres)	Description	Expected Completion Date
Ocean View Hills Neighborhood Park	Ocean View Hills Parkway	5.1	This neighborhood park provides children's play areas, picnic facilities, parking, passive lawn areas and landscaping.	Completed
Ocean View Hills Joint-Use Area	Ocean View Hills K-8 School	5.0	This 5.0 acre joint-use area is adjacent to Ocean View Hills K-8 School located on Del Sol Boulevard. The 25-year joint-use agreement with the San Ysidro School District commenced in 2005 and expires in 2030. Turfed fields have been installed, and future improvements may include a baseball backstop, a skinned infield, and sports field lighting.	Completed
Vista Pacifica Neighborhood Park	Avenida De Las Vistas	6	This neighborhood park provides children's play areas, picnic facilities, parking, passive lawn areas and landscaping.	Completed
Beyer Community Park	Southwest District	7.5	This community park may include a comfort station with a concession and storage area, basketball courts, multi-use turf fields with sports lighting, picnic areas, parking and children play areas.	Dates to be provided by Facilities Financing
Hidden Trails Neighborhood Park	Northwest District	3.7	This neighborhood park may provide play areas, parking, picnic areas, a comfort station and passive turf areas.	
Dennery Ranch Neighborhood Park	Northwest District	11.1	This neighborhood park may provide passive turf areas, play areas, parking, picnic areas and a small staging area for park users to gain access to the Otay Valley Regional Park.	

## Recreation Element

Pacific Breezes Community Park	Northwest District	15	This community park will be adjacent to a five acre joint use facility located at a K-8 elementary school. The park will include children's play areas, tennis courts, picnic facilities, athletic fields, a 17,000 square foot recreation building, a comfort station, skate park, and a Swimming Complex.
Riviera Del Sol Neighborhood Park	Northwest District	4.9	This neighborhood park may provide play areas, parking, picnic areas, a comfort station and passive turf areas.

### 8.0 Introduction

The Otay Mesa Community Plan Conservation Element builds on the General Plan Conservation Element with policies tailored to conditions in Otay Mesa. The Conservation Element addresses open space and habitat protection, and also contains policies on how to meet the City's sustainable development goals in areas that have been identified as suitable for development. Water is identified as a critical issue, as well as the need for urban runoff management techniques. The community plan is also responsive to state legislation calling for greenhouse gas emissions reductions to be achieved in part through coordinated land use and transportation planning, and more sustainable development practices. Finally, the community's location next to the international border, and the high volumes of truck traffic associated with the border, present additional environmental challenges and opportunities.

### GOALS

- Preservation of a natural open space canyon network and associated biological resources
- Vernal pool preservation and management Greenhouse gas reductions through implementation of village land use plans, support for transit, incentives for clean technology industries, alternative energy generation, and sustainable development
- Assured water supply to meet future needs
- Implementation of urban runoff management techniques
- Development of a community-wide urban forest
- Local food generation through community farms and gardens
- Safe and healthy air quality within Otay Mesa

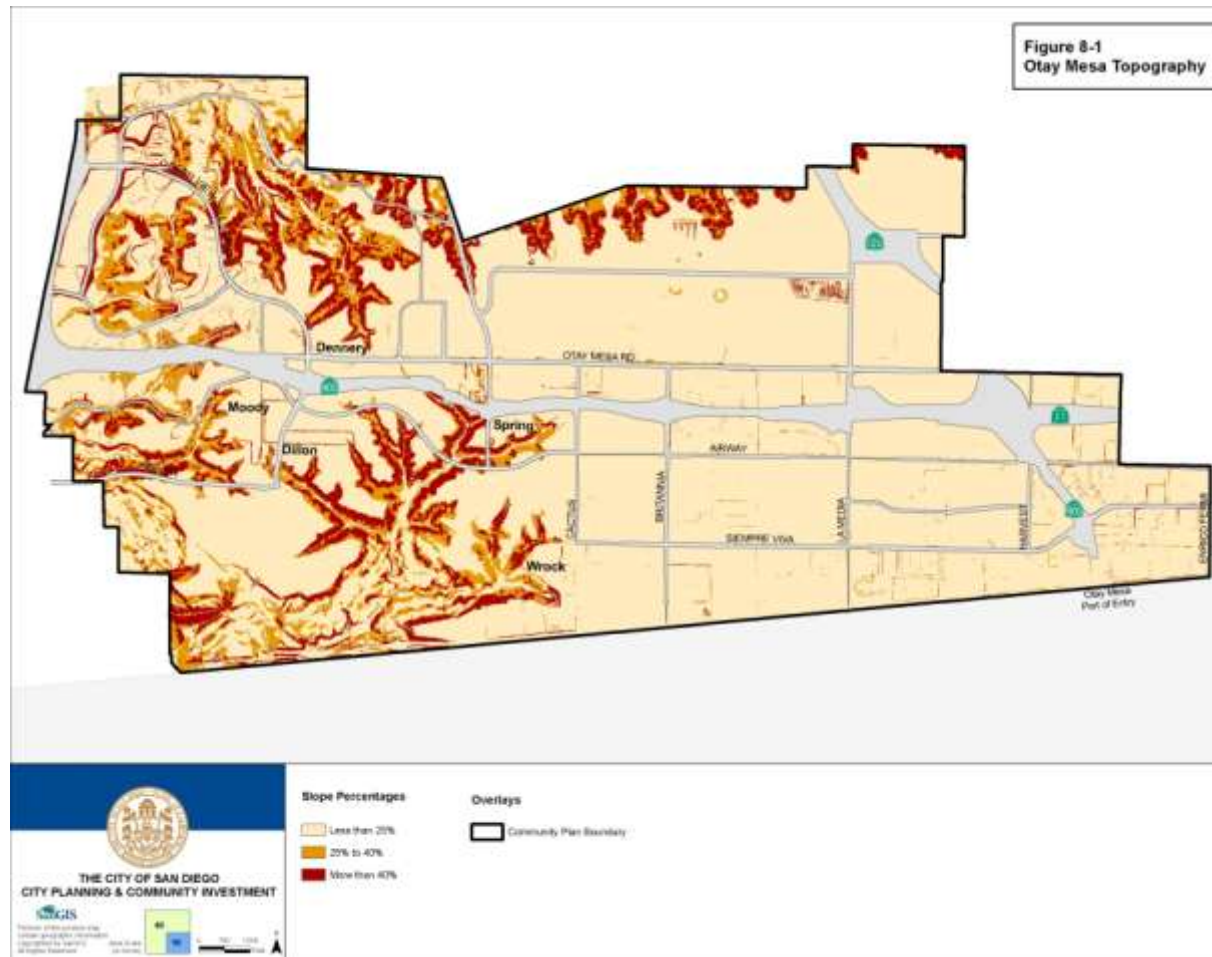
# Conservation Element

## 8.1 Habitat and Sensitive Lands Protection

### DISCUSSION

Otay Mesa is characterized as a flat mesa or “tableland” broken by the irregular bluffs and canyons that drain north into the Otay River Valley and south to

the Tijuana River. Figure 8-1 identifies the slope percentages of Otay Mesa, along with the major canyon systems that drain Otay Mesa.



## Conservation Element

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To the north, the Otay River flows from the San Miguel Mountains to the east through the Upper and Lower Otay Reservoirs, and empties into the San Diego Bay. The Otay River floodplain is located just north of the plan area. The moderate slopes of the Otay River Valley become steep bluffs near the mesa inside the plan area. Several major canyons, such as O'Neal, Johnson, and Denney, drain into the Otay River. To the south, the Moody and Spring Canyon systems serve as the major drainage systems that flow into the Tijuana River. The Tijuana River flows through Mexico and empties into the Pacific Ocean in an estuary in the City of Imperial Beach. Watershed Urban Runoff Management Plans for both the Otay and Tijuana River watersheds identify priority threats to water quality and opportunities for beneficial uses, such as recreation, and plant and animal habitat.

The canyon areas contain maritime succulent scrub and coastal sage scrub vegetation communities. The canyons serve as wildlife corridors that form a network extending to the Otay River Valley, a biological resource of regional importance. The canyon systems are preserved as natural open space. However, given Otay Mesa's location near the international border, some of the canyons are crisscrossed by access roads used by the Border Patrol and off-road vehicles. In addition, canyon trails provide recreational and environmental education opportunities, as well as bicycle and pedestrian mobility linkages.

### *Environmentally Sensitive Lands*

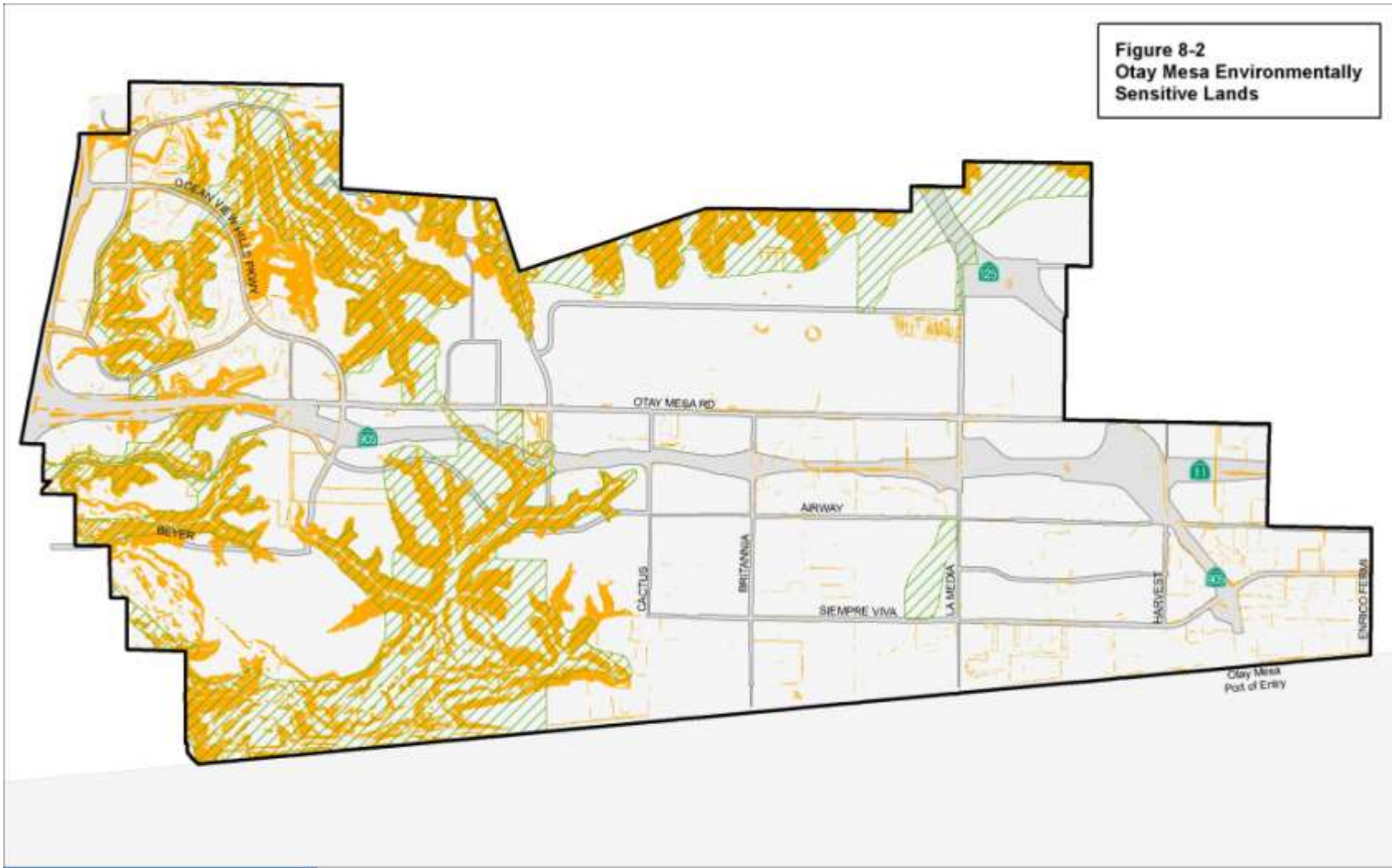
The City's Environmentally Sensitive Lands (ESL) regulations help protect, preserve, and restore lands containing steep hillsides, sensitive biological resources, and other areas. Environmentally Sensitive Lands in Otay Mesa are identified on Figure 8-2. Development in the Otay Mesa Community Plan area will comply with the MSCP and ESL regulations and guidelines, General Plan guidelines, and the community-specific policies and recommendations listed below.



**Otay Mesa Canyon**



**Figure 8-2  
Otay Mesa Environmentally Sensitive Lands**



  
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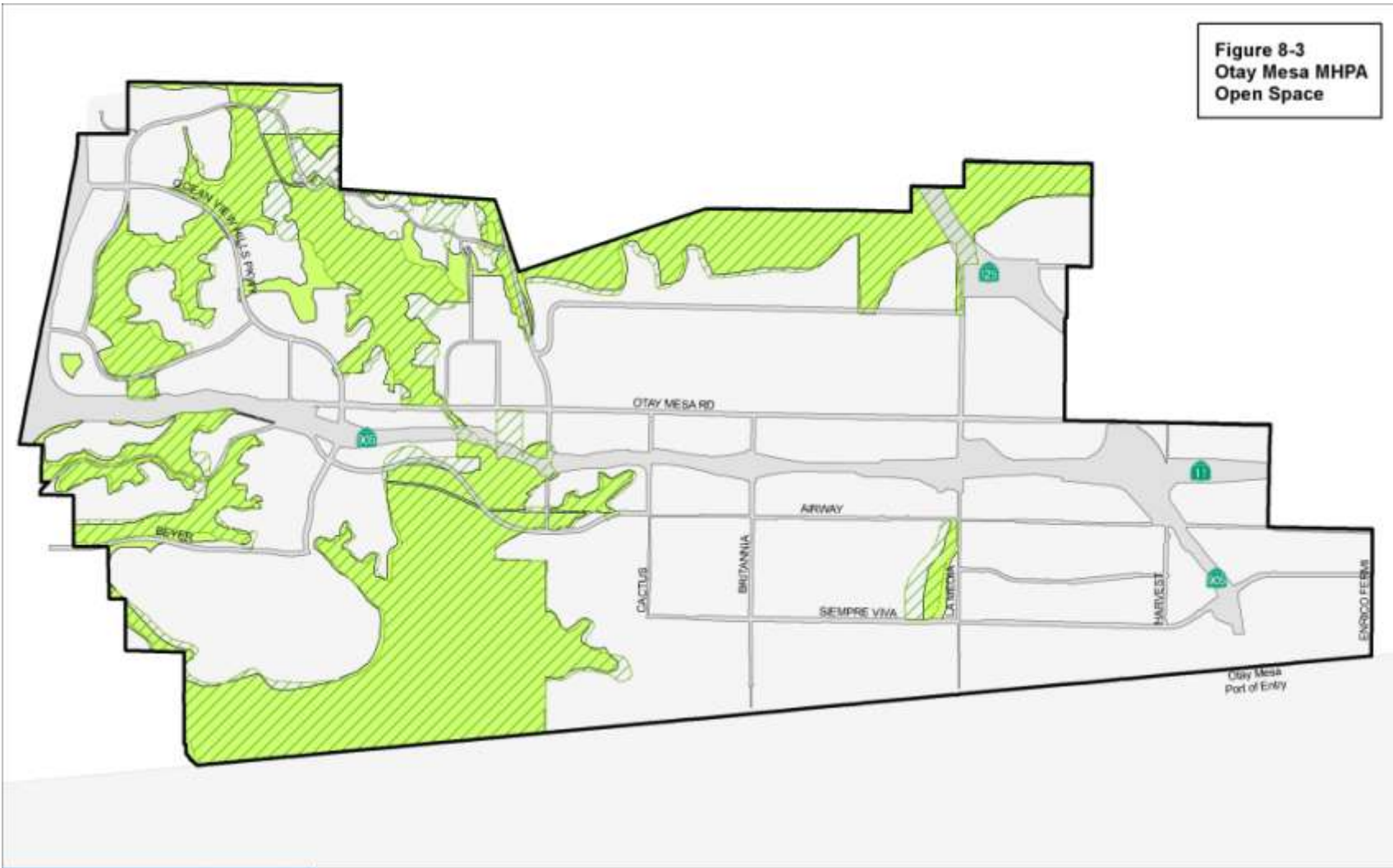
- Environmentally Sensitive Lands**
-  Multi-Habitat Planning Area
  -  Steep Slopes (25% or steeper)
- Overlays**
-  Community Plan Boundary

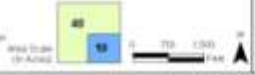


Figure 8-3  
Otay Mesa MHPA  
Open Space



  
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- MHPA Open Space**
-  Multi-Habitat Planning Area
  -  Planned Open Space
- Overlays**
-  Community Plan Boundary



## Conservation Element

### *Multiple Species Conservation Program*

The Multiple Species Conservation Program (MSCP) is a long-term habitat conservation planning program for southwestern San Diego County. The Multi-Habitat Planning Area (MHPA) is the planned habitat preserve. The MHPA was incorporated into the Otay Mesa Community Plan through a 1997 plan amendment which identified approximately 2,500 acres in the community as MHPA open space (see Figure 8-3). The Otay Mesa areas of the MHPA consists primarily of slopes and wide, deep canyons draining the vast mesas into the Otay River Valley or towards Mexico, with one linkage connecting south to north across Otay Mesa Road.

Within Otay Mesa, the MSCP envisions “a network of open and relatively undisturbed canyons containing a full ensemble of native species which provide functional wildlife habitat and movement capability.” The MSCP includes Specific Management Directives for the Otay Mesa Area. These directives, along with the General and Community Plan policies and recommendations, are aimed at carrying out this vision and include measures to protect sensitive species, limit access into the canyons, and to provide restoration. Species protected in the Otay Mesa MSCP area are identified in Table 8-1.

### *Vernal Pools*

Vernal pools are highly specialized habitats that support biologically sensitive species (Figure 8-4). They are important environmental resources that occur on mesas located in Otay Mesa. Management of these resources is governed by City, State and Federal policies and regulations. The Otay Mesa Community Plan is consistent with these policies, guidelines and regulations.

**TABLE 8-1**

OTAY MESA PROTECTED SPECIES

PLANTS	ANIMALS
California orcutt grass	Burrowing owl
Coast barrel cactus	California gnatcatcher
Otay Mesa mint	Cactus wren
Otay tarplant	Cooper's hawk
Orcutt's bird's beak	Golden eagle
Orcutt's brodiaea	Northern harrier
Spreading navarretia	Orange-throated whiptail
San Diego goldenstar	Peregrine falcon
San Diego thorn-mint	Riverside fairy shrimp
Small-leaved rose	San Diego fairy shrimp
Snake cholla	San Diego horned lizard
Variegated dudleya	
San Diego button-celery	



## Conservation Element

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As of 2011, the City of San Diego is engaged in the process of preparing a Vernal Pool Habitat Conservation Plan (HCP). The HCP is a comprehensive planning approach to preserve vernal pool species and their habitat within Otay Mesa and the City as a whole. The HCP will create a new vernal pool boundary and updated conditions of coverage for several protected species. The OMCP may require an amendment following adoption of the vernal pool HCP in order to provide consistency between the land use plan and habitat conservation plan.

### *Burrowing Owl*

Burrowing Owls (***Athene cuniculari***) are long-legged, ground-dwelling birds that inhabit Otay Mesa. Otay Mesa is one of the few areas in San Diego County where a population of breeding burrowing owl remain. Anecdotal information and limited surveys suggest that burrowing owls are declining in San Diego County, with the highest density of birds in Otay Mesa. This population may include at most 20 to 30 pairs of owls.

Typical burrowing owl habitat is flat, open terrain with soft soil, short grass, sparsely distributed vegetation, or exposed ground. The owls will occupy burrows created by other rodents, but can also inhabit artificial burrows, such as cement culverts, cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement.

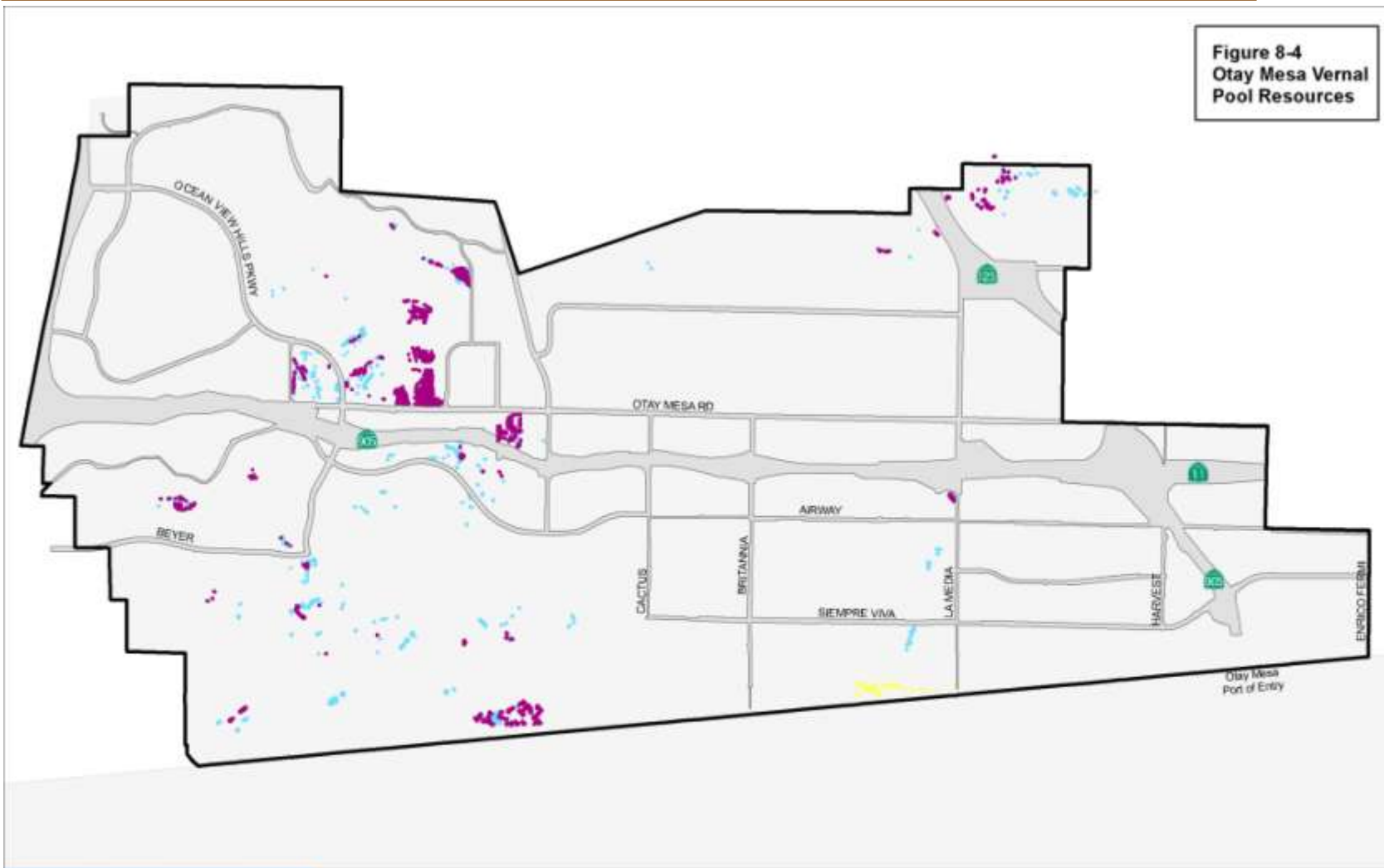
Currently, burrowing owls are a State Species of Special Concern. Once a candidate for federal listing, the burrowing owl has no current federal status. The burrowing owl is covered by the MSCP, with specific conditions that must be met in order for the species to be considered covered. These conditions include, but are not limited to, conducting protocol surveys in areas with the potential to be occupied by the burrowing owl and conservation of burrowing owl habitat. Species-specific mitigation at the project level is required for impacts to the burrowing owl.



**Burrowing Owl**

# Conservation Element

**Figure 8-4  
Otay Mesa Vernal  
Pool Resources**




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- Vernal Pool Resources**
- Vernal Pools - Target Species Present
  - Vernal Pools - No Target Species
  - Vernal Pools/Depression - Target Species Unknown

- Overlays**
- Community Plan Boundary

## Conservation Element

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### *Education*

While the community plan, implementing zoning, MSCP, and other regulations provide the legal framework for open space protections, the residents of Otay Mesa will also play an important role in determining the ultimate success of preservation and restoration programs. Many of the protected canyon areas form the boundaries of residential neighborhoods.

### **POLICIES AND RECOMMENDATIONS**

#### *Environmentally Sensitive Lands*

8.1-1 Implement the Environmentally Sensitive Lands Regulations related to biological resources and steep hillsides for all new development.

8.1-2 Preserve a network of open and relatively undisturbed canyons and adjacent mesa tops containing a full ensemble of native species and providing functional wildlife habitat and movement capability.

8.1-3 Plan development to minimize grading and relate to the topography and natural features of Otay Mesa.

#### *MSCP Implementation*

8.1-4 Implement the MSCP Management Policies and Directives for Otay Mesa through the project review process.

8.1-5 Implement City regulations and Biology Guidelines for preservation, acquisition, restoration, management and monitoring of biological resources.

8.1-6 Implement Area Specific Management Directives and Conditions of Coverage as stated in Table 3-5 of the MSCP Subarea Plan for Species protected in Otay Mesa and identified in Table 8-1.



**Wildlife Crossing in Otay Mesa**

#### *Vernal Pools*

8.1-7 Require preservation, restoration, management, and monitoring within identified vernal pool preservation areas in accordance with City, state, and federal policies and regulations. The

## Conservation Element

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boundaries of vernal pool preserve areas should be of sufficient size and shape to protect the vernal pool basins, watersheds, functional buffers, and areas necessary to maintain vernal pool ecosystem function and species viability.

- a. Design, as feasible, the preserve areas to provide connectivity between vernal pools, surrounding open space, and nearby vernal pool complexes.
- b. Conduct management and monitoring of preserved and restored vernal pool sites in accordance with the citywide regulations and Biology Guidelines.

8.1-8 Amend the Otay Mesa Community Plan as needed for consistency with an adopted Vernal Pool Habitat Conservation Plan (HCP).

### *Education*

8.1-9 Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, Homeowner's Associations (HOAs), community groups, and other public forums that address the local ecosystem and habitat preservation. Incorporate hands-on learning via neighborhood hikes, or other initiatives that present information in a manner that will increase interest in the natural world.

8.1-10 Require development to obtain all required state and federal permits.

8.1-11 Encourage the development of a comprehensive approach to habitat identification, management, and establishment of preservation nodes in order to address long term survival of the burrowing owl on Otay Mesa.

## **8.2 Climate Change and Sustainable Development**

### DISCUSSION

#### *Climate Change*

The City of San Diego's sustainable development strategies seek to improve the region's ecology, economy, and equity while protecting the rights of future generations. These strategies are becoming increasingly important as local, state and national efforts accelerate to curb global climate change. Citywide climate change policies are found in the General Plan Conservation Element, Section A. The Otay Mesa Community Plan provides additional specificity related to water recycling and conservation, and alternative energy generation. The community plan also encourages implementation of green building measures, and community farms and gardens.

## Conservation Element

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Climate change impacts in San Diego could result in a hotter and drier climate, water supply shortages, more frequent and intense wildfires, increasingly unhealthy air quality, sea level rise, and threats to the survival of native plants and wildlife species. Although a global issue, the community can help reduce the emissions that contribute to climate change and devise local plans to adapt to anticipated changes.

### POLICIES AND RECOMMENDATIONS

- 8.2-1 Implement General Plan sustainability policies through innovative regulations and the project review process.
- 8.2-2 Plan for energy efficiency through street orientation, building placement, and the use of shading in subdivisions and development plans (See Section 4.9 of the Urban Design Element).
- 8.2-3 Provide information on programs and incentives for achieving more energy efficient buildings and renewable energy production.
- 8.2-4 Reduce project level greenhouse gas emissions to acceptable levels through project design, application of site-specific mitigation measures, or adherence to standardized measures outlined in the City's adopted citywide climate action plan.

8.2-5 Support implementation of a solar farm as a part of the proposed Brown Field Master Plan.

8.2-6 Encourage businesses and property owners to conduct energy audits and implement retrofits to improve the energy and efficiency of existing buildings.

8.2-7 Incorporate energy saving technology in truck parking areas to reduce idling. For example, incorporate electrical docking stations in parking lots.

### 8.3 Water

#### DISCUSSION

Water is provided to Otay Mesa by both the City of San Diego and the Otay Water District. Both of these retail water suppliers depend on wholesale water supply by the San Diego County Water Authority (SDCWA). The SDCWA in turn, obtains most of its imported supply from the Metropolitan Water District (MWD). The City's South Bay Water Reclamation Plant contributes to the water supply by providing local wastewater treatment services and reclaimed water to the South Bay. Its distribution system consists of a pipeline in Dairy Mart Road which provides recycled water wholesale to the Otay Water District. Subsequently, the Otay Water District delivers recycled water to over 600 customers located in their service area for irrigation.



## Conservation Element

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As part of the Otay Mesa Community Plan update, Water Supply Assessments (WSA) from the City of San Diego and the Otay Water District were prepared as a part of the update process.

### POLICIES AND RECOMMENDATIONS

- 8.3-1 Promote the expansion of the reclaimed water distribution system to allow greater use of recycled water.
- 8.3-2 Utilize information, tools, and other resources from the City's Water Conservation Program to increase water conservation opportunities.
- 8.3-3 Require new development and redeveloping properties to use water conserving plant material and techniques to comply with the landscape water budget of the Municipal Code.
- 8.3-4 Require installation of recycled water infrastructure as a part of the development review process.

## 8.4 Watershed Urban Runoff Management

### DISCUSSION

Urban runoff is stormwater runoff generated from impervious surfaces associated with urbanization. The runoff picks up pollutants from city streets, parking lots, sidewalks, building roofs and other surfaces which then enter into the storm drains, creeks and other receiving waters. Citywide policies for urban runoff management are found in Section E of the General Plan Conservation Element.

Advances in urban runoff management practices now give more consideration to the small runoff quantities that have an erosive effect on local streams due to the longer duration and greater frequency of occurrence. The practice of managing these flows is referred to as hydromodification management. Because the urban areas on the mesas drain to natural drainage systems, hydromodification management considerations need to be included in plans for future development and redevelopment in the Otay Mesa area. Particularly vulnerable are the steep drainages near the heads of canyons that may require additional protective measures including channel modifications. Hydromodification management is most effective when flow controls are combined with protecting existing sources of stream sediment by preserving an open space land use for canyons, valleys and ephemeral streams.

## Conservation Element

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Historically, Otay Mesa was primarily an agricultural community. As development occurred, concerns arose over the increase of stormwater runoff, especially in the eastern portion of Otay Mesa where the drainage flows across the international border into Mexico. In 1987, the City Council approved the preparation of a Otay Mesa Master Drainage Plan Study and established drainage requirements for development in Otay Mesa. The 1987 and subsequent updates to the Otay Mesa Master Drainage Plan Study have provided recommendations for the placement of storm water management facilities.



**Stormwater in Otay Mesa**

### POLICIES AND RECOMMENDATIONS

- 8.4-1 Manage storm water using Low Impact Development principles for development proposals, and include the most current restrictions/allowances for sustainable development and environmental maintenance.
  - a. Consider topography, soils and other site features that are essential when planning for Low Impact Development design.
  - b. Incorporate sufficient land areas to locate storm water management facilities early in the development planning process
  - c. Include Low Impact Development practices such as bioretention, porous paving, and green roofs, early in the development process to find compatibilities with other goals, such as incorporating landscaped bio-retention features that could also enhance walkability.
  
- 8.4-2 Encourage the use of pervious materials in planting areas, driveways, and parking areas.
  
- 8.4-3 Design new streets with sufficient right-of-way to implement quality design practices for runoff management.
  
- 8.4-4 Encourage private property owners to design or retrofit landscaped areas to better capture storm water runoff.

## Conservation Element

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8.4-5 Identify opportunities for additional hydromodification management measures such as preserving open space uses for areas that are natural sources of sediment supply for streams. Give particular attention to protecting steep canyon drainages that receive urban runoff from developed mesas

### 8.5 Urban Forest



**Shading Benefits from Street Trees**

#### DISCUSSION

Street tree and private tree planting programs are low cost, low-technology methods for improving the visual landscape and air quality in Otay Mesa. As Otay

Mesa's urban forest grows in size and number, the benefits increase with the growth. These benefits include lower energy consumption resulting from reduction in the size of the urban heat island; reduced storm water runoff through absorption of water by the trees; improved air quality achieved as the trees convert carbon dioxide into oxygen, and an improved pedestrian environment created by providing protection from the heat and glare of the sun. A primary component of the Otay Mesa urban forest is the Otay Mesa Community Street Tree Plan that can be found in Appendix B. All development within Otay Mesa will be required to plant and maintain street trees as identified in the tree plan and as discussed in Section 4.8 of the Urban Design Element.

#### POLICIES AND RECOMMENDATIONS

8.5-1 Ensure the overall tree cover and other vegetation throughout Otay Mesa is no less than 20% in urban residential areas and 10% in the business areas so that the natural landscape is sufficient in mass to provide significant benefits to the city in terms of air and water management.

8.5-2 Work with the City's Urban Forestry Division to coordinate the appropriate selection and location of shade-producing trees from the Otay Mesa Community Street Tree Plan.

## Conservation Element

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- 8.5-3 Require new development to retain significant and mature trees, where feasible.
- 8.5-4 Support public outreach efforts to educate business owners, residents, and school children on the care of and environmental benefits of shade-producing street trees.
- 8.5-5 Plant trees strategically to achieve energy savings. Generally, orient tree plantings so that building structures maximize shading and cooling benefits from the canopy spread.

### 8.6 Community Farms And Gardens

#### DISCUSSION

The General Plan encourages the establishment of community farms and gardens as a way to promote sustainability and healthy communities. Local food production is an environmental issue because food that is produced and consumed locally requires less transportation energy. There are existing farming operations in Otay Mesa, but farmland has long been considered an interim use in the community and it has steadily declined as a result of urbanization and rising water and labor costs. However, community gardens offer an opportunity to develop sustainable source of local food within the community.

#### POLICIES AND RECOMMENDATIONS

- 8.6-1 Locate community gardens where there is sufficient demand, appropriate land, and where they will not generate adverse impacts on adjacent uses either on public or private land.
  - a. Consider locating community gardens adjacent to school facilities.
  - b. Provide space in new developments or multifamily developments.
- 8.6-2 Support urban agriculture endeavors in Otay Mesa where consistent with other goals of the community plan and the city's General Plan.

### 8.7 Air Quality

#### DISCUSSION

Air is shared by all members of a community, and suitable air quality is important in fostering a healthful living and working environment. Maintaining suitable air quality requires continual attentiveness to mitigate or eliminate unfavorable conditions. Air quality, specifically poor air quality due to air pollution, causes harm to humans, animals, plant life, water quality, and visibility. There are many different sources of air pollution, including naturally occurring and man-made sources. In the San Diego region, 80 percent of air pollution is caused by fossil fuel burning vehicles. The most harmful emissions come from diesel fuel emissions, which contain

## Conservation Element

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toxic particulate matter. Within Otay Mesa the majority of diesel fuel emissions come from transporting goods on trucks that travel through the Port of Entry, as discussed in the Mobility Element. The logistics and drayage processing for the actual transfer of goods across the international border includes multiple truck trips within Otay Mesa.

### POLICIES AND RECOMMENDATIONS

- 8.7-1 Encourage enforcement of air quality regulations by the San Diego County Air Pollution Control District (APCD).
- 8.7-2 Implement a pattern of land uses that can be served efficiently served by a multi-modal transportation system that directly and indirectly minimizes air pollutants.
- 8.7-3 Designate and enforce truck routes along Britannia Road, La Media Road, and the Border Road in order to limit impacts of truck emissions to the community.
- 8.7-4 Support the monitoring of particulate pollution at the Port of Entry, and pursue methods of reducing emission while accommodating the expansion of the Port activities.
- 8.7-5 Maintain an adequate buffer with transitional uses between land uses that allow sensitive receptors and the truck routes.
- 8.7-6 Maintain an adequate buffer with transitional uses between land uses that allow sensitive receptors and the Heavy Industrial and International Business and Trade designations.
- 8.7-7 Educate businesses and residents on the benefits of alternative modes of transportation including public transit, walking, bicycling, car and van pooling, and teleworking.
- 8.7-8 Encourage street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and pollutants.

## 9.0 Introduction

The General Plan Noise Element provides goals and policies to guide compatible land uses and the incorporation of noise attenuation measures for new uses to protect people living and working in the City from an excessive noise environment. Noise can affect the environment and well-being of people living, working, and visiting a community. Where possible, new noise sensitive uses should avoid or attenuate excessive or harmful noise levels to help maintain a pleasant and livable noise environment. Sensitive land uses include residential, schools for children, libraries, and places of worship.

This element of the community plan complements the General Plan goals and policies by addressing Otay Mesa specific noise sources and issues. Otay Mesa is an active suburban community with a mix of residential, commercial, and industrial uses. Industrial and commercial areas can have a higher ambient noise level than residential areas. Ambient noise level is the composite of noise from all normal background noise sources at a given location. Single event noises, such as aircraft flyovers from Brown Field, also affect the background noise level in the community.

The Community Noise Equivalent Level (CNEL) is the noise rating scale used for land use compatibility. The CNEL rating represents the average of equivalent noise levels at a location for a 24-hour period, based on an A-weighted decibel (dBA) with upward adjustments

added to account for increased noise sensitivity in the evening and night periods. Figure 9-1 shows projected noise contours from major roadways and aircraft noise affecting the Otay Mesa community.

## GOALS

- Minimal exposure of residential and other noise-sensitive land uses to excessive aircraft noise
- Minimal exposure of residential and other noise-sensitive land uses to commercial and industrial noise
- Minimal exposure of residential and other noise-sensitive land uses to excessive truck and other motor vehicle traffic noise



# Noise Element

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## 9.1 Aircraft Noise

Aircraft noise and overflight of aircraft from Brown Field Municipal Airport affects Otay Mesa. As discussed in the Land Use Element, Brown Field serves as a general aviation airport and a reliever for the San Diego International Airport. Public safety and military aircraft also use Brown Field. Aircraft noise can affect people living and working in Otay Mesa at varying degrees depending on a person's level of annoyance. Aircraft noise from over flying aircraft is a primary source of noise affecting residential areas west of Brown Field.



**General Aviation at Brown Field**

The noise and overflight policies and criteria contained in the Airport Land Use Compatibility Plan for Brown Field are addressed in the General Plan (Noise Element) and

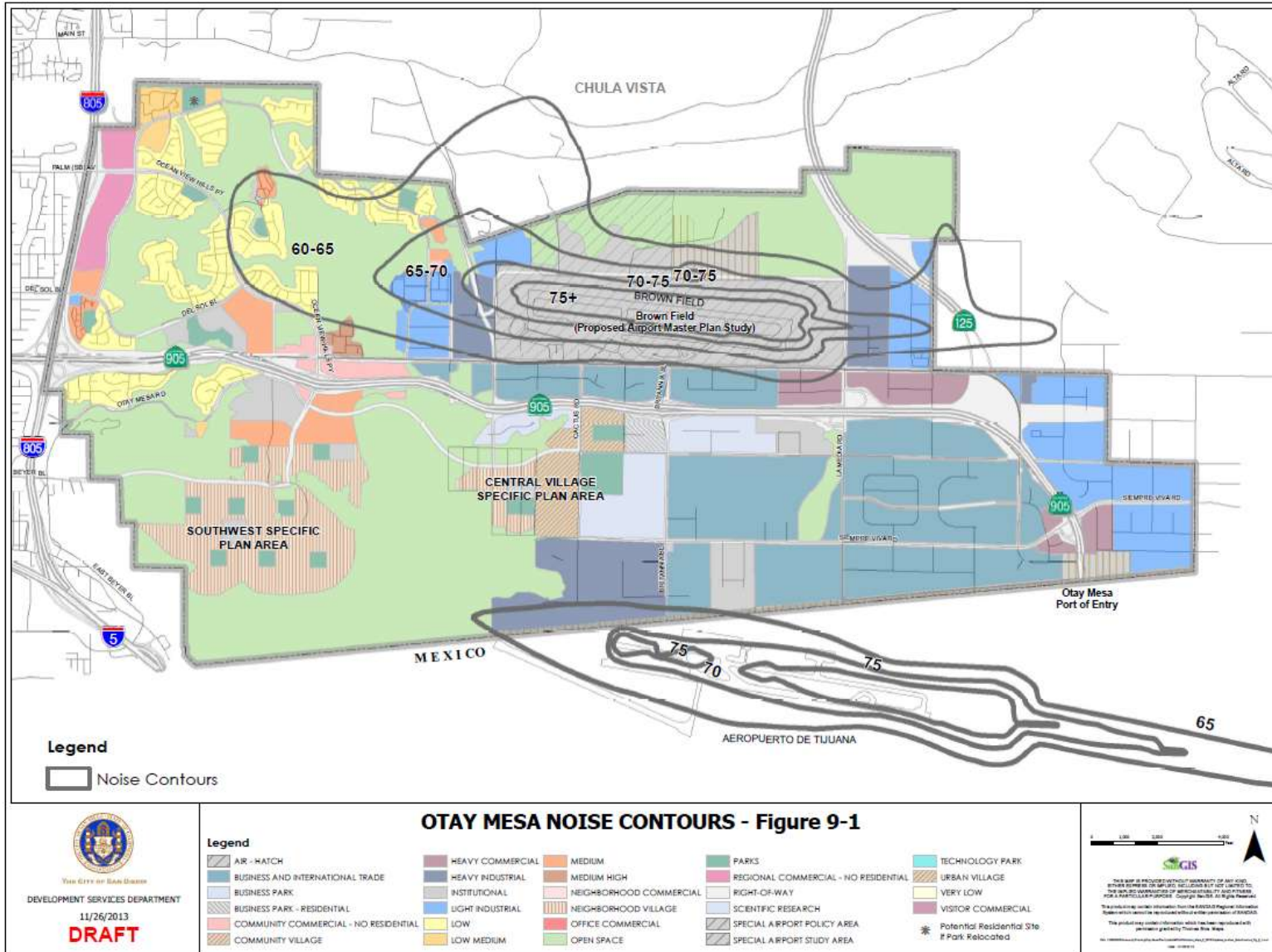
implemented by the supplemental development regulations in the Airport Land Use Compatibility Overlay Zone of the San Diego Municipal Code. Planning efforts need to address airport land use compatibility issues consistent with airport land use compatibility policies and regulations.

Overflight of aircraft from the Rodriguez International Airport located just south of the U.S./Mexico border affect the broader area in the community. Since the Rodriguez International Airport is located in Mexico, the Airport Land Use Commission does not have the authority to adopt an Airport Land Use Compatibility Plan for it. The existing and future noise levels from Rodriguez International Airport should be considered when planning for future uses along the border.

### POLICIES AND RECOMMENDATIONS

- 9.1-1 Satisfy all applicable conditions and criteria in the Airport Land Use Compatibility Plan for Brown Field prior to the approval of individual development projects for any proposed building or use located within the Airport Influence Area for Brown Field.

# Noise Element





## Noise Element

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9.1-2 Include the evaluation of noise levels and demonstrate that the existing and future noise levels are considered compatible with the General Plan prior to the approval of individual development projects within the border area of the Rodriguez International Airport.

### 9.2 Commercial and Industrial Activity

Commercial activities, such as deliveries during late night and early morning hours, generate noise that can affect nearby residential uses. Reducing the effect from commercial activity noise involves identifying and integrating noise attenuation measures in new buildings for noise-sensitive uses to reduce interior sound levels. When planning for new mixed use villages, it is important to encourage site design techniques that help to reduce the affect of noise from commercial operations.

#### POLICIES AND RECOMMENDATIONS

9.2-1 Encourage site design techniques for mixed-use village areas that help to reduce the affect of noise from commercial and industrial uses.

9.2-2 Demonstrate that required noise levels for individual development projects within Otay Mesa are considered compatible with the

General Plan Noise Land Use Compatibility Guidelines prior to the approval of the project.

9.2-3 Include noise reduction features in the design of any project with noise sources that may affect adjacent and/or sensitive uses.

### 9.3 Motor Vehicle Traffic Noise

Vehicle traffic noise from roadways is directly related to the traffic volume, speed, and mix of vehicles. State Routes 905 and 125, Interstate 805, and Otay Mesa Road represent the primary source of motor vehicle noise within the community. State Route 11, connecting State Route 905 with a new Port of Entry in the County, will also contribute to vehicle noise. Otay Mesa has a large percentage of truck traffic associated with industrial land uses and Otay Mesa Port of Entry in the community. Trucks in general generate more noise than cars and light trucks. Heavy trucks generate more noise than medium trucks. The use of berms, walls, and buildings adjacent to State Routes 905, 125, and 11, Interstate 805 can help to reduce the affect of noise on nearby noise sensitive uses. When planning for future mixed use village areas, non-residential buildings along major roads (arterials and collectors) in the community can help to reduce the impact to adjacent noise sensitive uses such as residential, schools, and parks.



## Noise Element

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### POLICIES AND RECOMMENDATIONS

9.3-1 Work with the California Department of Transportation and affected property owners to place berms or noise walls along State Routes 905, 125, and 11 and Interstate 805 to reduce high noise levels.

9.3-2 Minimize noise impacts to adjacent uses along the Truck Route. Refer to Figure 3-7.

### 10.0 Introduction

The City of San Diego General Plan Historic Preservation Element is intended to preserve, protect, restore, and rehabilitate historical and cultural resources throughout the City of San Diego. The Otay Mesa Historic Preservation Element includes specific policies addressing the history and cultural resources unique to Otay Mesa in order to encourage appreciation of the community's history and culture. These policies along with the General Plan policies provide a comprehensive historic preservation strategy for Otay Mesa.

The history of a region provides the context for the identification, evaluation and management of historical resources. The historic context statement, found in Appendix C of the plan, is the foundation for preservation planning and is a valuable tool for understanding, identifying, and evaluating the historic resources of Otay Mesa. Based on one or more themes, a geographical area, and periods of significance, the context statement describes the broad patterns of historical development of a community or region that are represented by the physical development and character of the built environment. It also identifies important associated property types, and establishes eligibility criteria and integrity thresholds.

### GOALS

- Identification and preservation of significant historical resources in Otay Mesa
- Educational opportunities and incentives related to historical resources in Otay Mesa



## Historic Preservation Element

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The Otay Mesa Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Otay Mesa in order to encourage appreciation of the community's history and culture. The policies, along with the General Plan policies, provide a comprehensive historic preservation strategy for Otay Mesa. A complete discussion of the community's Prehistory and History can be found in the Historic Context Statement (Appendix C).

### 10.1 Identification and Preservation of Historical Resources

Although archaeological resources were not identified during the historic survey of the plan area, due to the subsurface nature of these resources, potentially significant sites associated with Native American use of the area are expected based on the large number of sites already identified by previous efforts.

Significant themes in Otay Mesa's history include agricultural and military uses. Property types associated with the earlier agricultural theme are wood framed residences, farm buildings, landscape features such as agricultural fields or irrigation systems, and early commercial and institutional buildings, such as the Alta School House and St. John's Lutheran Church. None of these property types were identified during a recent

historic survey (Appendix XX) as still existent within Otay Mesa.

Properties that reflect the military themes of Otay Mesa are concentrated on Brown Field. A previous intensive survey of Brown Field identified a historic district among the buildings and structures within the airport property. It is not likely that properties located outside Brown Field would be found to be associated with the military history of Otay Mesa.

The adopted criteria for designation of a historical resource in San Diego are provided in the General Plan and the Historical Resources Guidelines of the Land Development Manual. Guidelines for the application of these criteria were made part of the Historical Resources Guidelines to assist the public, project applicants, and others in the understanding of the designation criteria.

### DESIGNATED HISTORICAL RESOURCES

Designated historical resources within Otay Mesa reflect the area's aviation history and the early development of the area as an agricultural community. Designated resources include HRB Site #405-408, the Auxiliary Naval Air Station Brown Field Historic District, Building facilities 10, 2002, 2003, and 2005. This resource is designated locally due to its distinctive architecture and eligibility for listing on the National Register (HRB Criterion E). In



## Historic Preservation Element

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**HRB#405-408 - Brown Field (portions)  
Determined eligible for National Register Listing**

In addition, HRB site #409 (Building Facility 2004 at Brown Field) is designated locally for its association with the war effort and distinctive architecture (Criteria B and C). HRB Site #410 (Building Facility 2044) is also designated for its association with the war effort (Criterion B). The Alta School Site (HRB Site #411) is designated under Criterion A for its archaeological significance, exemplifying Otay Mesa's unique history.

These significant historical resources and others that may be identified in the future are protected and preserved through existing General Plan policies, historical resources regulations and guidelines, and established

City practices. Additional policies that address the historical resources of Otay Mesa follow.

### POLICIES AND RECOMMENDATIONS

- 10.1-1 Require archaeological surveys and consultation with interested Native Americans as part of future development within Otay Mesa.
- 10.1-2 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 of future development within Otay Mesa.
- 10.1-3 Consider eligible for listing on the City's Historical Resources Register any structure or site from the agricultural era that may be discovered as part of future development within Otay Mesa.
- 10.1-4 Consider eligible for listing on the City's Historical Resources Register any buildings associated with early military activities of the community that may be identified as part of future development within Otay Mesa.





**Alta School, 1935**  
**Source: San Diego Historical Society**

### **10.2 Educational Opportunities and Incentives Related to Historical Resources**

#### **DISCUSSION**

Revitalization and adaptive reuse of historic buildings and districts conserves resources, uses existing infrastructure, generates local jobs and purchasing, supports small business development and heritage tourism and enhances quality of life and community character. The successful implementation of a historic preservation program requires widespread community support. In order to better inform and educate the public on the merits of historic preservation, information

on the resources themselves, as well as the purpose and objectives of the preservation program, must be developed and widely distributed.

There are a number of incentives available to owners of historic resources. The California State Historic Building Code provides flexibility in meeting building code requirements for historically designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior's Standards and the character of the community. The Mills Act, which is a highly successful incentive, provides property tax relief to owners to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan, including an architectural assistance program, are being developed and may become available in the future.

#### **POLICIES AND RECOMMENDATIONS**

- 10.2-1 Develop an interpretive program of Otay Mesa's history.
- a. Identify designated historical resources, including the site of the Alta School and the Brown Field Historical District, with signs and markers.
  - b. Prepare a public display or brochure to highlight the agricultural and aviation history of Otay Mesa.



## Historic Preservation Element

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- c. Specific plans for the village areas should include an interpretive program that highlights the history of Otay Mesa and any specific resources identified within the specific planning area.

10.2-2 Develop new incentives focused on the protection of Native American and archaeological resources, such as reduced permitting costs, increased floor area ratio, or larger building envelop when preserving significant cultural resources.



# Implementation

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## 11.0 Implementation

As a component of the City's General Plan, the Otay Mesa Community Plan is subject to and must comply with all of the policies and provisions of the City of San Diego General Plan. This plan for the Otay Mesa community is a set of goals, policies, and recommendations that represents a shared vision for the future of the area. It establishes a framework for ensuring that changes to the built environment, whether public or private, aid in maintaining or improving the fabric of the community and enhances its qualities as a place for living, recreating, and working. The plan sets out a clear roadmap for both the public and private actions necessary to realize the vision presented in it. Ultimately, however, the extent to which the plan is carried out relies on the means available to implement its vision, and a public will to ensure that resources are directed to it.

The Otay Mesa Community Plan is a policy document, and is implemented through a variety of mechanisms. As a living document with long range applicability, multiple tools are available for implementation of the Community Plan, including zoning, facilities financing, historic preservation, sensitive resources preservation, and capital improvement projects. Mechanisms also exist to permit changes in the Community Plan as the need arises, and to review the document periodically for successful performance. The implementation

program addresses the smooth continuing operation of the Community Plan.

A variety of tools will be used to implement the Community Plan:

- **Zoning:** The zoning regulations in the City of San Diego's Land Development Code will be consistent with the goals and policies of the Community Plan, and serve to implement them.
- **Community Plan Implementation Overlay Zone (CPIOZ):** Two CPIOZs will provide further requirements for all non-residential land uses throughout Otay Mesa. The overlays are required to ensure protection of cultural resources, sensitive biological resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element. The First CPIOZ, Otay Mesa CPIOZ, is an overlay on all commercially and industrially designated and zoned properties except for the approximately 26-acre site that is designated Business Park, Residential Permitted (BPRP). The BPRP approximately 26-acre site would have its own BPRP CPIOZ, and it is required to address the maximum area for residential development within the industrially designated and zoned site, and to ensure conformance with the appropriate policies from the Urban Design Element. Any proposal within the CPIOZ areas





## Implementation

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that uses existing issued entitlements and permits may proceed through a Process One development procedure.

- **Public Facilities Financing Plan:** The projects proposed in the public facilities financing plan will implement the goals and policies contained within the community plan.
- **Capital Improvements:** Specific streetscapes, parks, and other amenities will be required to be consistent with the Community Plan.
- **Multiple Species Conservation Program:** The conservation program will continue to identify areas for directed development and areas for sensitive resources protection. Compliance with all Environmentally Sensitive Lands regulations and Biology Guidelines will.

This plan recommends a number of actions for the City and the Otay Mesa community to pursue in order to implement the policies and recommendations of this plan. These actions include, but are not limited to:

- Rezoning adopted concurrently with the adoption of the plan by the City Council
- Completion of the circulation network and public facilities improvements
- Completion of a Public Facilities Financing Plan identifying present and future community needs, the capital improvements necessary to accommodate future development, and the sources for financing the improvements

- Formation of additional assessment districts and community facilities districts through the cooperative efforts of property owners and the community.

### Amendments to the Community Plan

Changes to the Plan may be proposed in order to address circumstances and opportunities. If approved, they will take the form of amendments. Within the Southwest and Central Village areas, Specific Plans will be processed as plan amendments.

The City's Planning Commission and the City Council are responsible for reviewing and evaluating recommendations, and/or approving any amendments, listed (in sequential order) below. Any proposed amendment is also subject to environmental review.

### Priority Public Improvements and Funding

The proposals for improvements to streets and open spaces described in this plan vary widely in their range and scope - some can be implemented incrementally as scheduled street maintenance occurs, and others will require significant capital funding from city, state, and perhaps federal agencies. Working with other city agencies, these projects should be prioritized and included in the SANDAG's Regional Transportation



## Implementation

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Plan. Grants and other sources of funding should be pursued wherever possible.

### **Funding Mechanisms**

Implementing improvement projects will require varying levels of funding. A variety of funding mechanisms available depending on the nature of the improvement project include:

- Instituting facilities benefits assessments for new development and impact fees for intensification of uses
- Requiring certain public improvements as part of new development
- Establishing community facilities districts and/or infrastructure funding districts for specified infrastructure
- Applying for grants from the state and federal government, and nonprofit organization for improvements due to regional impacts from cross-border activities
- Creating assessment districts to help fund operations and management.



# Implementation

**Table 11-1 Otay Mesa Community Plan Implementation Action Matrix**

<b>Mobility Projects</b>	<b>Element Actions</b>	<b>Policy</b>	<b>Responsible Depts./ Agencies</b>	<b>Time Frame</b>
	<i>Circulation Network Infrastructure</i>			
	Complete network improvements in accordance with the schedule of the Public Facilities Financing Plan	ME Section 3.3	City Streets Department	On-going
	Complete Southbound Truck Route improvements from Britannia Blvd. to the International Border Crossing	3.5-6	City	Short-term
	Construct missing sidewalk on Old Otay Mesa Road	3.1-1 b.1	City Streets Department	Short-term
	Construct Class I bikeways along Caliente Road, Beyer Boulevard and the south side of Airway Road.	3.4-1 c	City Streets Department	On-going
<b>Park &amp; Rec Projects</b>				
	Construct Hidden Trails Neighborhood Park for existing neighborhood		Park & Recreation	Short-term
	Construct Riviera Del Sol Neighborhood Park for existing neighborhood		Park & Recreation	Short-term
	Construct Denney Ranch Neighborhood Park for existing neighborhood		Park & Recreation	Short-term
	Construct Pacific Breezes Community Park for existing neighborhoods		Park & Recreation	Mid-term
<b>Fire Projects</b>	Construct Fire Station (6) 49	6.1-2	San Diego Fire Dept.	Short-term
<b>Joint Fire/Police Projects</b>	Construct joint Fire Station/Police Station 43	6.1-2	San Diego Fire/Police	Mid-term
<b>Police Projects</b>	Construct Police substation	6.1-2	San Diego Police Dept.	Long-term
<b>Library Projects</b>	Construct Library within the Palm Plaza shopping center	6.6-4	Library/Real Estate Assets	Mid-term



**Table 11-1 Otay Mesa Community Plan Implementation Action Matrix**

<b>Mobility Projects</b>	<b>Element Actions</b>	<b>Policy</b>	<b>Responsible Depts./ Agencies</b>	<b>Time Frame</b>
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	Construct missing sidewalk on Old Otay Mesa Road	3.1-1 b.1	City Streets Department	Short-term
	Construct Class I bikeways along Caliente Road, Beyer Boulevard and the south side of Airway Road.	3.4-1 c	City Streets Department	On-going
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<b>Library Projects</b>	Construct Library within the Palm Plaza shopping center	6.6-4	Library/Real Estate Assets	Mid-term



**[Note: this draft assumes that zoning amendments proposed as part of the Barrio Logan Community Plan Update have been adopted]**

**Article 1: Base Zones  
Division 5: Commercial Base Zones**

§131.0501 Through §131.0530 [No change in text]

**§131.0531 Development Regulations Tables of Commercial Zones**

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

**Table 131-05C  
Development Regulations of CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones			
	1st & 2nd >>	CN-			
	3rd >>	1-	1-	1-	1-
	4th >>	1	2	3	4
<b>Max permitted residential density<sup>(1)</sup></b>		3,000	1,500	1,500	1,000
<b>Supplemental residential regulations</b> [See Section 131.0540]		applies	applies	applies	applies
<b>Lot area</b>					
Min Lot Area (sf)		2,500	5,000	5,000	2,500
Max Lot Area (ac)		0.3	10	10	0.3
<b>Lot dimensions</b>					
Min Lot Width (ft)		25	50	50	25
Min <i>street frontage</i> (ft)		25	50	50	25
Min Lot Depth (ft)		100	--	--	--
<b>Setback requirements</b>					
Min Front <i>setback</i> (ft)		--	--	--	--
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>
Min Side <i>setback</i> (ft)		10	10	10	10
Optional Side <i>setback</i> (ft) [See Section 131.0543(b)]		0	0	0	0
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies
Min <i>Street Side setback</i> (ft) Max <i>Street Side setback</i> (ft) [See Section 131.0543(a)(1)]		-- 10 <sup>(2)</sup>	-- --	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>
Min Rear <i>setback</i> (ft) Optional Rear <i>setback</i> (ft) [See Section 131.0543(b)]		10 0	10 0	10 0	10 0

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones			
	1st & 2nd >>	CN-			
	3rd >>	1-	1-	1-	1-
	4th >>	1	2	3	4
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies	applies	applies	applies
Max <i>structure height</i> (ft)		30	30	30	60
Max <i>floor area ratio</i>		1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>
<i>Floor Area Ratio</i> bonus for residential mixed use [See Section 131.0546(a)]		0.5	0.75	0.75	1.2
<i>Minimum Floor Area Ratio</i> for residential use		0.5	0.38	0.38	0.6
<b>Pedestrian paths</b> [See Section 131.0550]		applies	applies	applies	applies
<b>Transparency</b> [See Section 131.0552]		applies	--	applies	applies
<b>Building articulation</b> [See Section 131.0554]		applies	applies	applies	applies
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies	applies	applies	applies

Footnotes for Table 131-05C

- <sup>1</sup> One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- <sup>2</sup> See Section 131.0543(a)(2).
- <sup>3</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.
- <sup>4</sup> Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
**Development Regulations of CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones							
	1st & 2nd >>	CR-		CO-			CV-		CP-
	3rd >>	1-	2-	1-		2-		1-	1-
	4th >>	1	1	2	1-	2-	1	2	1
Max permitted residential <i>density</i> <sup>(1)</sup>		1,500	1,000	1,500	-	-	1,500	1,500	--
Supplemental residential regulations [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	--
<b>Lot area</b>									
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--
<b>Lot dimensions</b>									
Min Lot Width (ft)		100	50	50	50	50	100	50	--

Min <i>street frontage</i> (ft)	100	50	50	50	50	100	50	--
Min Lot Depth (ft)	100	100	100	100	100	100	100	--
<b>Setback requirements</b>								
Min Front <i>setback</i> (ft)	10	10	10	10	10	10	--	10
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	--	10 <sup>(2)</sup>	--
Min Side <i>setback</i> (ft)	10	10	10	10	10	10	10	10
Optional Side <i>setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	--	0 <sup>(3)</sup>	--
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies
Min <i>Street Side setback</i> (ft)	10	10	10	10	10	--	--	--
Max <i>Street Side setback</i> (ft) [See Section 131.0543(a)(1)]	--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	--	10 <sup>(2)</sup>	--
Min Rear <i>setback</i> (ft)	10	10	10	10	10	10	10	10
Optional Rear <i>setback</i> (ft)	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]	applies	applies	applies	applies	applies	applies	applies	applies
<b>Max structure height</b> (ft)	60	45	60	45	60	60	45	30
<b>Min lot coverage</b> (%)	--	--	--	--	--	--	35	--
<b>Max floor area ratio</b>	1.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>
<i>Floor Area Ratio</i> bonus for residential mixed use [See Section 131.0546(a)]	1.0	1.0	1.5	---	---	--	--	--
Minimum <i>Floor Area Ratio</i> for residential use	0.5	1.0	0.75	---	---	--	--	--
<i>Floor Area Ratio</i> bonus for child care [See Section 131.0546(b)]	applies	--	applies	--	applies	--	--	--
<b>Pedestrian paths</b> [See Section 131.0550]	applies	applies	applies	applies	applies	applies	applies	--
<b>Transparency</b> [See Section 131.0552]	--	applies	--	applies	--	--	applies	--
<b>Building articulation</b> [See Section 131.0554]	applies	applies	applies	applies	applies	applies	applies	--
<b>Street yard parking restriction</b> [See Section 131.0555]	--	applies	--	applies	--	--	--	--
<b>Parking lot orientation</b> [See Section 131.0556]	applies	--	applies	--	applies	applies	applies	--
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]	applies	applies	applies	applies	applies	applies	applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]	applies	applies	applies	applies	applies	applies	applies	applies

Footnotes for Table 131-05D

<sup>1</sup> One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.

<sup>2</sup> See section 131.0543(a)(2).

<sup>3</sup> See section 131.0543(b).

<sup>4</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.

<sup>5</sup> Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

(c) CC Zones

**Table 131-05E  
 Development Regulations of CC Zones**

Development Regulation  [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																				
	1st & 2nd >>	CC-																				
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5	3-	4-	5-	3-	4-	5-	3-	4-	5-
	4th >>	1			2			3			4			5			6					
<b>Max permitted residential density<sup>(1)</sup></b>		1,500			1,500			1,500			1,500			1,500			1,000					
<b>Supplemental residential regulations</b> [See Section 131.0540]		applies			applies			applies			applies			applies			applies					
<b>Lot area</b>																						
Min Lot Area (sq. ft.)		5,000			5,000			5,000			2,500			2,500			2,500					
Max Lot Area (ac)		--			--			--			--			--			--					
<b>Lot dimensions</b>																						
Min Lot Width (ft)		50			50			100			25			25			25					
Min <i>street frontage</i> (ft)		50			50			100			25			25			25					
Min Lot Depth (ft)		100			100			--			--			--			--					
Max Lot Depth (ft)		150			150			--			--			--			--					
<b>Setback requirements</b>																						
Min Front <i>setback</i> (ft)		--			--			--			--			--			--					
Max Front <i>setback</i> (ft) [See Section 131.0543(a)(1)]		100 <sup>(2,3)</sup>			100 <sup>(2,3)</sup>			--			10 <sup>(2)</sup>			10 <sup>(2)</sup>			--					
Min Side <i>setback</i> (ft)		10			10			10			10			10			10					
Optional Side <i>setback</i> (ft) [See Section 131.0543(b)]		0			0			0			0			0			0					
Side <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies			applies			applies			applies			applies			Applies					
Min <i>Street Side setback</i> (ft)		--			--			--			--			--			--					
Max <i>Street Side setback</i> (ft) [See Section 131.0543(a)(1)]		--			--			--			10 <sup>(2)</sup>			10 <sup>(2)</sup>			10 <sup>(2)</sup>					
Min Rear <i>setback</i> (ft)		10			10			10			10			10			10					
Optional Rear <i>setback</i> (ft) [See Section 131.0543(b)]		0			0			0			0			0			0					
Rear <i>Setback</i> abutting residential [See Section 131.0543(c)]		applies			applies			applies			applies			applies			applies					
<b>Max structure height</b> (ft)		30			60			45			30			100			60					
<b>Min lot coverage</b> (%)		--			--			--			35			35			35					
<b>Max floor area ratio</b>		0.75 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>			0.75 <sup>(4,5)</sup>			1.0 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>					
<i>Floor Area Ratio</i> bonus for residential mixed use [See Section 131.0546(a)]		0.75			--			0.75			0.5			2.0			2.0					
Minimum <i>Floor Area Ratio</i> for residential		0.56			-			0.56			0.25			1.0			1.0					



Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones																				
	1st & 2nd >> 3rd >> 4th >>	CC-																				
		1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	3-	4-	5-	3-	4-	5-	3-	4-	5-
		1			2			3			4			5			6					
use																						
<b>Pedestrian paths</b> [See Section 131.0550]		applies				applies				applies				applies				applies				applies
<b>Transparency</b> [See Section 131.0552]		---				---				---				applies				applies				applies
<b>Building articulation</b> [See Section 131.0554]		applies				applies				applies				applies				applies				applies
<b>Parking lot orientation</b> [See Section 131.0556]		applies				applies				applies				-				-				-
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies				applies				applies				applies				applies				applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies				applies				applies				applies				applies				applies

Footnotes for Table 131-05E

- <sup>1</sup> One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- <sup>2</sup> See Section 131.0543(a)(2).
- <sup>3</sup> See Section 131.0543(a)(3).
- <sup>4</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.
- <sup>5</sup> Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

**§131.0540** Through **§131.0556** [No Change in Text]

## Article 1: Base Zones

### Division 6: Industrial Base Zones

#### §131.0601 Purpose of Industrial Zones

The purpose of the industrial zones is to accommodate a range of industrial and manufacturing activities in designated areas to promote a balanced land use and economy and to encourage employment growth. The industrial zones are intended to provide flexibility in the design of new and redeveloped industrial projects while assuring high quality *development* and to protect land for industrial uses and limit nonindustrial uses.

#### §131.0602 Purpose of the IP (Industrial--Park) Zones

- (a) The purpose of the IP zones is to provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design and substantial landscaping. Restrictions on permitted uses and *signs* are provided to minimize commercial influence.
- (b) The IP zones are differentiated based on the uses allowed as follows:
- IP-1-1 allows research and development uses with some limited manufacturing
  - IP-2-1 allows a mix of light industrial and office uses
  - IP-3-1 allows for research and development, office, and residential uses

#### §131.0603 Purpose of the IL (Industrial--Light) Zones

- (a) The purpose of the IL zones is to provide for a wide range of manufacturing and distribution activities. The *development* standards of this zone are intended to encourage sound industrial *development* by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.
- (b) The IL zones are differentiated based on the uses allowed as follows:
- IL-1-1 allows primarily light industrial uses
  - IL-2-1 allows a mix of light industrial and office uses with limited commercial
  - IL-3-1 allows a mix of light industrial, office, and commercial uses

#### §131.0604 Purpose of the IH (Industrial--Heavy) Zones

- (a) The purpose of the IH zones is to provide space for land-intensive industrial activities emphasizing base-sector manufacturing. The IH zones are intended to promote efficient industrial land use with minimal *development* standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of nonindustrial uses in order to preserve land that is appropriate for large-scale industrial users.
- (b) The IH zones are differentiated based on the uses allowed as follows:

- IH-1-1 allows primarily manufacturing uses
- IH-2-1 allows manufacturing uses with some office

**§131.0605 Purpose of the IS (Industrial--Small Lot) Zone**

The purpose of the IS zone is to provide for small-scale industrial activities within urbanized areas. It is intended that the IS zones permit a wide range of industrial and nonindustrial land uses to promote economic vitality and a neighborhood scale in *development*. The property development regulations of the IS zone are intended to accommodate the *development* of small and medium sized industrial and commercial activities by providing reduced lot area, landscaping, and parking requirements.

**§131.0606 Purpose of the IBT (Industrial--Business and Trade) Zone**

The purpose of the IBT zone is to provide for a wide variety of base sector industrial and office uses. It is appropriate to apply in portions of communities adjacent to the international border, other ports of entry, and areas in transition to higher intensity industries.

**§131.0615 Where Industrial Zones Apply**

On the effective date of Ordinance O-18691, all industrial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

**§131.0620 Use Regulations of Industrial Zones**

The regulations of Section 131.0622 apply in the industrial zones where indicated in Table 131-06B.

- (a) The uses permitted in any industrial zone may be further limited by the following:
- (1) Section 131.0623 (Additional Use Regulations of Industrial Zones);
  - (2) Use Limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
  - (3) Use limitations applicable to Prime Industrial Land identified in an adopted *land use plan*;
  - (4) The presence of *environmentally sensitive lands* are present, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); or
  - (5) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the industrial zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-06B. It is unlawful to

establish, maintain, or use any *premises* for any purpose or activity not listed in this section and Section 131.0622.

- (c) All uses or activities permitted in the industrial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) *Accessory uses* in the industrial zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the industrial zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

**§131.0622 Use Regulations Table for Industrial Zones**

The uses allowed in the industrial zones are shown in Table 131-06B.

**Legend for Table 131-06B**

Symbol in Table 131-06B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table 131-06B  
 Use Regulations for Industrial Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	<u>3-</u>	1-	2-	3-	1-	2-	1-	<u>1-</u>
	4th >>	1	1	<u>1</u>	1	1	1	1	1	1	<u>1</u>
<b>Open Space</b>											
<b>Active Recreation</b>	P	P	<u>P</u>	-	P	P	-	P	P	-	-
<b>Passive Recreation</b>	P	P	<u>P</u>	-	-	-	-	-	-	-	-
<b>Natural Resources Preservation</b>	-	-	-	-	-	-	-	-	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	<u>3-</u>	1-	2-	3-	1-	2-	1-	<u>1-</u>
	4th >>	1	1	<u>1</u>	1	1	1	1	1	1	<u>1</u>
<b>Park Maintenance Facilities</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Agriculture</b>											
<b>Agricultural Processing</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Aquaculture Facilities</b>	-	-	-	P	P	P	P	P	P	P	-
<b>Dairies</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Horticulture Nurseries &amp; Greenhouses</b>	-	-	-	P	-	P	P	P	-	-	-
<b>Raising &amp; Harvesting of Crops</b>	-	-	-	P	-	P	P	P	-	-	-
<b>Raising, Maintaining &amp; Keeping of Animals</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Agriculture Uses</b>											
Agricultural Equipment Repair Shops	-	-	-	P	P	P	P	P	P	P	-
Commercial Stables	-	-	-	-	-	-	-	-	-	-	-
Community Gardens	-	-	-	N	N	N	N	N	N	N	-
Equestrian Show & Exhibition Facilities	-	-	-	-	-	-	-	-	-	-	-
Open Air Markets for the Sale of Agriculture-related Products & Flowers	-	-	-	-	-	-	-	-	-	-	-
<b>Residential</b>											
<b>Mobilehome Parks</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Multiple Dwelling Units</b>	-	-	<u>P<sup>(17)</sup></u>	-	-	-	-	-	-	-	-
<b>Rooming House</b> [See Section 131.0112(a)(3)(A)]	-	-	-	-	-	-	-	-	-	-	-
<b>Single Dwelling Units</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Residential Uses</b>											
<b>Boarder &amp; Lodger Accommodations</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Companion Units</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Employee Housing:</b>											
6 or Fewer Employees	-	-	-	-	-	-	-	-	-	-	-
12 or Fewer Employees	-	-	-	-	-	-	-	-	-	-	-
Greater than 12 Employees	-	-	-	-	-	-	-	-	-	-	-
<b>Fraternities, Sororities and Student Dormitories</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Garage, Yard, &amp; Estate Sales</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Guest Quarters</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Home Occupations</b>	-	-	<u>L</u>	-	-	-	-	-	-	-	-
<b>Housing for Senior Citizens</b>	-	-	<u>L</u>	-	-	-	-	-	-	-	-
<b>Live/Work Quarters</b>	-	-	-	-	-	-	-	-	L	-	-
<b>Residential Care Facilities:</b>											
6 or Fewer Persons	-	-	<u>L-</u>	-	-	-	-	-	-	-	-
7 or More Persons	-	-	<u>L</u>	-	-	-	-	-	-	-	-
<b>Transitional Housing:</b>											
6 or Fewer Persons	-	-	<u>L</u>	-	-	-	-	-	-	-	-
7 or More Persons	-	-	<u>C</u>	-	-	-	-	-	-	-	-
<b>Watchkeeper Quarters</b>	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>
<b>Institutional</b>											
<b>Churches &amp; Places of Religious Assembly</b>	-	-	-	-	-	-	-	-	-	-	-

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >>		IP-			IL-			IH-		IS-	IBT-
	3rd >>		1-	2-	<u>3-</u>	1-	2-	3-	1-	2-	1-	<u>1-</u>
	4th >>		1	1	<u>1</u>	1	1	1	1	1	1	<u>1</u>
<b>Separately Regulated Institutional Uses</b>												
Airports	C	C	<u>C</u>	C	C	C	C	C	C	C	<u>C</u>	
Botanical Gardens & Arboretums	-	-	-	-	-	-	-	-	-	-	-	
Cemeteries, Mausoleums, Crematories	C	C	<u>C</u>	C	C	C	C	C	C	C	-	
Correctional Placement Centers	C	C	<u>C</u>	C	C	C	C	C	C	C	-	
Educational Facilities:												
Kindergarten through Grade 12	-	C	-	-	C	C	-	-	C	C	-	
Colleges / Universities	C	C	<u>C</u>	-	C	C	-	C	C	C	<u>C</u>	
Vocational / Trade School	-	-	-	-	L	L	-	L	L	L	<u>L</u>	
Energy Generation & Distribution Facilities	C	C	<u>C</u>	P	C	P	P	P	C	C	-	
Exhibit Halls & Convention Facilities	-	C	-	C	C	C	C	C	C	C	<u>C</u>	
Flood Control Facilities	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
Historical Buildings Used for Purposes Not Otherwise Allowed	C	C	<u>C</u>	C	C	C	C	C	C	C	<u>C</u>	
Homeless Facilities:												
Congregate Meal Facilities	-	C	-	-	C	C	-	C	C	C	-	
Emergency Shelters	-	C	-	-	C	C	-	C	C	C	-	
Homeless Day Centers	-	C	-	-	C	C	-	C	C	C	-	
Hospitals, Intermediate Care Facilities & Nursing Facilities	C	C	<u>C</u>	-	C	C	-	C	C	C	-	
Interpretive Centers	-	-	-	-	-	-	-	-	-	-	-	
Museums	-	-	-	-	-	-	-	-	-	-	-	
Major Transmission, Relay, or Communications Switching Stations	C	C	<u>C</u>	C	C	C	P	C	C	C	<u>C</u>	
Satellite Antennas	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
Social Service Institutions	C	C	<u>C</u>	C	C	C	-	-	C	C	-	
Wireless communication facility:												
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use	N	N	<u>N</u>	N	N	N	N	N	N	N	<u>N</u>	
Wireless communication facility in the public right-of-way with above ground equipment	C	C	<u>C</u>	C	C	C	C	C	C	C	<u>C</u>	
Wireless communication facility outside the public right-of-way	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
<b>Retail Sales</b>												
Building Supplies & Equipment	-	-	-	P <sup>(6,15)</sup>	P <sup>(15)</sup>	P <sup>(15)</sup>	-	P <sup>(6,15)</sup>	P <sup>(15)</sup>	P <sup>(15)</sup>	-	
Food, Beverages and Groceries	-	-	-	-	-	P <sup>(15)</sup>	-	-	-	-	-	
Consumer Goods, Furniture, Appliances, Equipment	-	-	-	-	P <sup>(2,15)</sup>	P <sup>(15)</sup>	-	-	P <sup>(3,15)</sup>	P <sup>(15)</sup>	-	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>	1-	2-	<u>3-</u>	1-	2-	3-	1-	2-	1-	<u>1-</u>
	4th >>	1	1	<u>1</u>	1	1	1	1	1	1	<u>1</u>
<b>Pets &amp; Pet Supplies</b>	-	-	-	-	-	P <sup>(15)</sup>	-	-	-	-	-
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b>	-	P <sup>(5,15)</sup>	<u>P<sup>(5,15)</sup></u>	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(15)</sup>	P <sup>(5,15)</sup>	P <sup>(5,15)</sup>	P <sup>(4,15)</sup>	-	-
<b>Wearing Apparel &amp; Accessories</b>	-	-	-	-	P <sup>(3,15)</sup>	P <sup>(3,15)</sup>	-	-	P <sup>(3,15)</sup>	-	-
<b>Separately Regulated Retail Sales Uses</b>											
Agriculture Related Supplies & Equipment	-	-	-	-	P	P	P	P	P	P	-
Alcoholic Beverage Outlets	-	-	-	-	-	L	-	-	-	-	-
Farmers' Markets											
Weekly Farmers' Market	-	-	-	-	-	L	-	-	-	-	-
Daily Farmers' Market Stands	-	-	-	-	-	L	-	-	-	-	-
Plant Nurseries	-	-	-	-	-	P	-	P	P	-	-
Retail Farms	-	-	-	-	-	L	-	-	-	-	-
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	C	C	C	C	C	C	C	-
<b>Commercial Services</b>											
<b>Building Services</b>	-	-	-	P	P	P	-	P	P	P	<u>P</u>
<b>Business Support</b>	-	P <sup>(8)</sup>	<u>P<sup>(8)</sup></u>	P <sup>(8)</sup>	P	P	-	P <sup>(8)</sup>	P	P	<u>P<sup>(8)</sup></u>
<b>Eating &amp; Drinking Establishments</b>	-	P <sup>(7)</sup>	<u>P<sup>(7)</sup></u>	P <sup>(7)</sup>	P <sup>(7)</sup>	P	-	P <sup>(7)</sup>	P <sup>(4)</sup>	P	<u>P<sup>(7)</sup></u>
<b>Financial Institutions</b>	-	P	-	-	P	P	-	-	P	P	<u>P</u>
<b>Funeral &amp; Mortuary Services</b>	-	-	-	-	P	P	-	P	-	-	-
<b>Instructional Studios</b>	-	-	-	-	-	P <sup>(16)</sup>	-	-	-	-	-
<b>Maintenance &amp; Repair</b>	-	-	-	P	P	P	-	-	P	P	<u>P</u>
<b>Off-site Services</b>	-	P	-	P	P	P	-	P	P	P	<u>P</u>
<b>Personal Services</b>	-	-	-	-	P <sup>(9)</sup>	P <sup>(9)</sup>	-	-	-	-	-
<b>Assembly &amp; Entertainment</b>	-	-	-	-	P <sup>(11,16)</sup>	P <sup>(16)</sup>	-	-	P <sup>(12,16)</sup>	-	-
<b>Radio &amp; Television Studios</b>	-	P	-	P	P	P	-	P	P	P	<u>P</u>
<b>Visitor Accommodations</b>	-	-	-	-	-	-	-	-	-	-	-
<b>Separately Regulated Commercial Services Uses</b>											
Adult Entertainment Establishments:											
Adult Book Store	-	-	-	-	L	L	-	L	L	L	-
Adult Cabaret	-	-	-	-	-	L	-	-	-	-	-
Adult Drive-in Theater	-	-	-	-	L	L	-	-	-	-	-
Adult Mini-Motion Picture Theater	-	-	-	-	L	L	-	-	L	L	-
Adult Model Studio	-	-	-	-	L	L	-	-	-	-	-
Adult <i>Motel</i>	-	-	-	-	-	-	-	-	-	-	-
Adult Motion Picture Theater	-	-	-	-	L	L	-	-	L	L	-
Adult Peep Show Theater	-	-	-	-	L	L	-	-	L	L	-
Adult Theater	-	-	-	-	L	L	-	-	L	L	-
Body Painting Studio	-	-	-	-	L	L	-	-	-	-	-
Massage Establishment	-	-	-	-	-	L	-	-	-	-	-
Sexual Encounter Establishment	-	-	-	-	-	-	-	-	-	-	-
Bed & Breakfast Establishments:											

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >>		IP-			IL-			IH-		IS-	IBT-
	3rd >>		1-	2-	<u>3-</u>	1-	2-	3-	1-	2-	1-	<u>1-</u>
	4th >>		1	1	<u>1</u>	1	1	1	1	1	1	<u>1</u>
1-2 Guest Rooms	-	-	-	-	-	-	-	-	-	-	-	
3-5 Guest Rooms	-	-	-	-	-	-	-	-	-	-	-	
6+ Guest Rooms	-	-	-	-	-	-	-	-	-	-	-	
Boarding Kennels/Pet Day Care Facilities	-	N	-	N	L	L	N	N	N	N	<u>N</u>	
Camping Parks	-	-	-	-	-	-	-	-	-	-	-	
<i>Child Care Facilities:</i>												
Child Care Centers	L	L	<u>L</u>	-	L	L	-	L	L	L	<u>L</u>	
Large Family Child Care Homes	-	-	<u>L</u>	-	-	-	-	-	-	-	-	
Small Family Child Care Homes	-	-	<u>L</u>	-	-	-	-	-	-	-	-	
Eating and Drinking Establishments Abutting Residentially Zoned Property	-	-	-	-	-	L	-	-	-	-	-	
Fairgrounds	-	C	-	C	C	C	C	C	C	C	-	
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	C	-	C	C	C	C	C	C	C	-	
Helicopter Landing Facilities	C	C	<u>C</u>	C	C	C	C	C	C	C	<u>C</u>	
Massage Establishments, Specialized Practice	-	-	-	-	-	L	-	-	-	-	-	
Nightclubs 7 Bars over 5,000 square feet in size	-	-	-	-	-	-	-	-	-	-	-	
<i>Parking Facilities as a Primary Use</i>												
Permanent Parking Facilities	C	C	<u>C</u>	P	C	P	P	P	C	C	<u>C</u>	
Temporary Parking Facilities	C	C	<u>C</u>	N	C	N	N	N	C	<u>N</u>	<u>N</u>	
Private Clubs, Lodges and Fraternal Organizations	-	C	-	C	C	C	C	C	C	C	<u>C</u>	
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size <sup>(13)</sup>	C	C	<u>C</u>	C	C	C	C	C	C	C	-	
<i>Pushcarts:</i>												
Pushcarts on Private Property	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
Pushcarts in Public Right of Way	N	N	<u>N</u>	N	N	N	N	N	N	N	<u>N</u>	
<i>Recycling Facilities:</i>												
Large Collection Facility	L	N	<u>L</u>	N	N	N	L	L	N	<u>N</u>	<u>N</u>	
Small Collection Facility	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
Large Construction & Demolition Debris Recycling Facility	-	-	-	N	-	C	C	N	-	<u>C</u>	<u>C</u>	
Small Construction & Demolition Debris Recycling Facility	-	-	-	N	-	C	N	N	-	<u>C</u>	<u>C</u>	
Drop-off Facility	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
Green Materials Composting Facility	-	-	-	N	-	N	N	N	-	<u>N</u>	<u>N</u>	
Mixed Organic Composting Facility	-	-	-	C	-	C	N	N	-	<u>C</u>	<u>C</u>	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	C	-	L	L	L	L	L	C	<u>L</u>	<u>L</u>	
Large Processing Facility Accepting All Types of Traffic	-	C	-	N	N	N	N	N	C	<u>L</u>	<u>L</u>	



Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones								
	1st & 2nd >>	IP-			IL-			IH-		IS-	IBT-
	3rd >>>	1-	2-	<u>3-</u>	1-	2-	3-	1-	2-	1-	<u>1-</u>
	4th >>>	1	1	<u>1</u>	1	1	1	1	1	1	<u>1</u>
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	N	=	L	L	L	L	L	N	<u>L</u>	
Small Processing Facility Accepting All Types of Traffic	-	N	=	N	N	N	N	N	N	<u>N</u>	
Reverse Vending Machines	L	L	<u>L</u>	L	L	L	L	L	L	<u>L</u>	
Tire Processing Facility	-	-	=	C	-	C	C	C	-	=	
Sidewalk Cafes	-	L	=	L	L	L	-	L	L	<u>L</u>	
Theaters that are outdoor or over 5,000 square feet in size	-	C	=	-	C	C	-	C	-	=	
Sports Arenas & Stadiums	-	C	=	-	C	C	-	C	-	=	
Urgent Care Facilities	-	L	=	-	L	P	-	L	L	=	
Veterinary Clinics & Animal Hospitals	-	N	=	N	L	L	N	N	N	<u>N</u>	
Zoological Parks	-	-	=	-	-	-	-	-	-	=	
<b>Offices</b>											
<b>Business &amp; Professional</b>	-	P	<u>P</u>	-	P	P	-	-	P	<u>P</u>	
<b>Government</b>	-	P	<u>P</u>	-	P	P	-	P	P	<u>P</u>	
<b>Medical, Dental, &amp; Health Practitioner</b>	-	-	=	-	P	P	-	-	P	<u>P</u>	
<b>Regional &amp; Corporate Headquarters</b>	P <sup>(1)</sup>	P	<u>P<sup>(1)</sup></u>	P <sup>(1)</sup>	P	P	-	P <sup>(14)</sup>	P	<u>P<sup>(1)</sup></u>	
<b>Separately Regulated Office Uses</b>											
Real Estate Sales Offices & Model Homes	-	-	=	-	-	-	-	-	-	=	
<i>Sex Offender</i> Treatment & Counseling	-	L	=	-	L	L	-	-	L	=	
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>											
<b>Commercial Vehicle Repair &amp; Maintenance</b>	-	-	=	P	P	P	P	P	P	<u>P</u>	
<b>Commercial Vehicle Sales &amp; Rentals</b>	-	-	=	P	P	P	P	P	P	=	
<b>Personal Vehicle Repair &amp; Maintenance</b>	-	-	=	P	P	P	-	-	P	=	
<b>Personal Vehicle Sales &amp; Rentals</b>	-	-	=	P	P	P	-	P	P	=	
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>	-	-	=	P	-	P	P	P	P	=	
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>											
Automobile Service Stations	L	L	<u>L</u>	L	L	L	L	L	L	<u>C</u>	
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>primary use</i>	-	-	=	P	P	P	P	P	P	<u>P</u>	
<b>Wholesale, Distribution, Storage</b>											
<b>Equipment &amp; Materials Storage Yards</b>	-	-	=	P	P	P	P	P	P	<u>P</u>	
<b>Moving &amp; Storage Facilities</b>	-	-	=	P	P	P	P	P	P	=	
<b>Warehouses</b>	-	-	=	P	P	P	P	P	P	<u>P</u>	
<b>Wholesale Distribution</b>	-	P	=	P	P	P	P	P	P	<u>P</u>	
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>											
Impound Storage Yards	-	-	=	P	P	P	P	P	P	=	
Junk Yards	-	-	=	C	C	C	C	C	C	=	

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones									
	1st & 2nd >>		IP-			IL-			IH-		IS-	IBT-
	3rd >>		1-	2-	<u>3-</u>	1-	2-	3-	1-	2-	1-	<u>1-</u>
	4th >>		1	1	<u>1</u>	1	1	1	1	1	1	<u>1</u>
Temporary Construction Storage Yards Located off-site	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
<b>Industrial</b>												
<b>Heavy Manufacturing</b>	-	-	<u>-</u>	-	-	-	P	P	-	-	<u>-</u>	
<b>Light Manufacturing</b>	P <sup>(10)</sup>	P	<u>P<sup>(10)</sup></u>	P	P	P	P	P	P	P	<u>P</u>	
<b>Marine Industry</b>	-	-	<u>-</u>	P	P	P	P	P	P	P	<u>P</u>	
<b>Research &amp; Development</b>	P	P	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	
<b>Trucking &amp; Transportation Terminals</b>	-	-	<u>-</u>	P	-	P	P	P	P	P	<u>P</u>	
<b>Separately Regulated Industrial Uses</b>												
<i>Hazardous Waste Research Facility</i>	C	C	<u>C</u>	C	C	C	C	C	C	C	<u>C</u>	
<i>Hazardous Waste Treatment Facility</i>	C	C	<u>C</u>	C	C	C	C	C	C	C	<u>-</u>	
Marine Related Uses Within the Coastal Overlay Zone	-	-	<u>-</u>	P	P	P	P	P	P	P	<u>P</u>	
Mining and Extractive Industries	-	C	<u>-</u>	C	C	C	C	C	C	C	<u>-</u>	
Newspaper Publishing Plants	C	P	<u>C</u>	P	P	P	P	P	P	P	<u>P</u>	
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	<u>-</u>	P	P	P	P	P	P	P	<u>P</u>	
Very Heavy Industrial Uses	-	-	<u>-</u>	-	-	-	C	C	-	-	<u>-</u>	
Wrecking & Dismantling of Motor Vehicles	-	-	<u>-</u>	C	C	C	P	C	C	C	<u>-</u>	
<b>Signs</b>												
<b>Allowable Signs</b>	P	P	<u>P</u>	P	P	P	P	P	P	P	<u>P</u>	
<b>Separately Regulated Signs Uses</b>												
<i>Community Entry Signs</i>	L	L	<u>L</u>	L	L	L	L	L	L	L	<u>L</u>	
<i>Neighborhood Identification Signs</i>	-	-	<u>-</u>	-	-	-	-	-	-	-	<u>-</u>	
<i>Comprehensive Sign Program</i>	N	N	<u>N</u>	N	N	N	N	N	N	N	<u>N</u>	
<i>Revolving Projecting Signs</i>	N	N	<u>N</u>	N	N	N	N	N	N	N	<u>N</u>	
<i>Signs with Automatic Changing Copy</i>	N	N	<u>N</u>	N	N	N	N	N	N	N	<u>N</u>	
<i>Theater Marquees</i>	-	-	<u>-</u>	-	N	N	-	-	-	-	<u>-</u>	

**Footnotes for Table 131-06B**

- <sup>1</sup> A regional and corporate headquarters establishment shall have a *gross floor area* of at least 40,000 square feet.
- <sup>2</sup> Household and office furniture, appliances, and equipment sales establishments shall occupy an area of at least 5,000 square feet in *gross floor area* unless the sales are of items that are manufactured on the same *premises*.
- <sup>3</sup> See Section 131.0623(g).
- <sup>4</sup> See Section 131.0623(h).
- <sup>5</sup> See Section 131.0623(a).
- <sup>6</sup> See Section 131.0623(f).
- <sup>7</sup> See Section 131.0623(b).
- <sup>8</sup> See Section 131.0623(c).
- <sup>9</sup> See Section 131.0623(d).
- <sup>10</sup> See Section 131.0623(e).
- <sup>11</sup> Assembly uses shall occupy at least 5,000 square feet of the *gross floor area*.
- <sup>12</sup> Recreational facilities shall not exceed 2,500 square feet of *gross floor area* and 2,500 square feet of outdoor recreational use area.

- <sup>13</sup> The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- <sup>14</sup> Only one regional and corporate headquarters establishment is permitted on an individual parcel of land.
- <sup>15</sup> *Development of a large retail establishment* is subject to Section 143.0302.
- <sup>16</sup> Instructional Studios, Assembly and Entertainment facilities, and *Churches* and Places of Religious Assembly are not permitted on a *premises* that identifies as Prime Industrial Land in a *land use plan*.
- <sup>17</sup> See Section 131.0623(i).

### §131.0623 Additional Use Regulations of Industrial Zones

The uses in this section are permitted in the industrial zones where indicated in Table 131-06B, subject to the following regulations.

- (a) Sundries, pharmaceuticals, and convenience sales are permitted subject to the following:
- (1) An establishment offering these items for sale shall be limited to 1,000 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (b) Eating and drinking establishments are permitted subject to the following:
- (1) Individual establishments are limited to 3,000 square feet of *gross floor area*;
  - (2) No live entertainment is permitted on the *premises*; and
  - (3) No drive-through services are permitted.
- (c) Business support services are permitted subject to the following:
- (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 25 percent of the *gross floor area* of the building in which they are located.
- (d) Personal appearance and health services are permitted subject to the following:
- (1) Individual establishments are limited to 3,500 square feet of *gross floor area*; and
  - (2) The total area occupied by these uses shall not exceed 10 percent of the *gross floor area* of the building in which they are located.
- (e) Light manufacturing and assembly uses in the IP-1-1 and the IP-3-1 zones are limited to the following:
- (1) Prototype fabrication;

- (2) Production requiring advanced technology and skills and directly related to research and development activities on the *premises*;
  - (3) Manufacturing of biochemical research and diagnostic compounds to be used primarily by universities, laboratories, hospitals, and clinics for scientific research and developmental testing purposes;
  - (4) Production of experimental products;
  - (5) Development of production or operating systems to be installed and operated at another location, including manufacturing of products necessary for such development;
  - (6) Manufacturing of biological, biomedical, and pharmaceutical products; and
  - (7) Manufacturing of scientific, engineering, and medical instruments.
- (f) Building supplies and equipment sales are permitted subject to the following:
- (1) Items for sale shall be limited to equipment, parts, and products used in the installation or repair of permanent improvements to *structures* or *premises*; and
  - (2) Building supplies and equipment sales establishments shall occupy an area of at least 10,000 square feet of *gross floor area*.
- (g) Retail sales uses subject to this section are permitted subject to the following:
- (1) The items offered for sale must be manufactured on the *premises*; and
  - (2) A maximum of 25 percent of the *gross floor area* on the *premises* may be used for retail sales. At least 75 percent of the *gross floor area* shall be used for manufacturing, warehousing, or wholesale distribution of the products that are offered for sale.
- (h) Convenience stores and eating and drinking establishments are permitted subject to the following:
- (1) An individual establishment shall not exceed 1,000 square feet of *gross floor area*; and
  - (2) Drive-in and drive-through facilities are not permitted.
- (i) Residential uses in the IP-3-1 zone subject to the following:

- (A) Residential development shall be permitted in accordance with the Business Park - Residential Permitted CPIOZ of the applicable community plan;
- (B) Residential development comprises no more than 49 percent of the lot area of the entire Business Park - Residential Permitted CPIOZ;
- (C) Residential development shall comply with the development regulations of the RM-2-5 or the RM-3-7 zone as determined by the density identified in the Business Park - Residential Permitted CPIOZ of the applicable community plan, except that the lot area, lot dimensions, floor area ratio, and setback requirements of the IP-3-1 zone shall apply; and
- (D) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.

**§131.0630 Development Regulations of Industrial Zones**

- (a) Within the industrial zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the industrial base zones whether or not a permit or other approval is required except where specifically identified.

**§131.0631 Development Regulations Table for Industrial Zones**

The following development regulations apply in the industrial zones as shown in Table 131-06C.

**Table 131-06C  
 Development Regulations for Industrial Zones**

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
<b>Max permitted residential density<sup>(10)</sup></b>		<b>1,000</b>	-	-	-	-	-	-	-	-	
<b>Supplemental residential regulations [see Section 131.0623(i)]</b>		<b>applies</b>	-	-	-	-	-	-	-	-	
<b>Lot Area</b>											
Min Lot Area (sf)		40,000	15,000 <sup>(1)</sup>	30,000	10,000	40,000					
Max Lot Area (sf)		-	-	-	15,000	-					
<b>Min Lot Dimensions</b>											
Lot Width (ft)		100	75	100	50	100					

Development Regulations [See Section 131.0630 for Development Regulations of Industrial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		IP-			IL-			IH-		IS-	IBT-
		1-	2-	3-	1-	2-	3-	1-	2-	1-	1-
		1	1	1	1	1	1	1	1	1	1
Street Frontage (ft)		100 <sup>(2)</sup>			75			100		50	100 <sup>(2)</sup>
Lot Depth (ft)		200			100			150		100	200
<b>Setback Requirements</b>											
Min Front <i>Setback</i> (ft)		20 <sup>(3)</sup>			15 <sup>(3)</sup>			20 <sup>(3)</sup>		10	20 <sup>(3)</sup>
Std Front <i>Setback</i> (ft) [See Section 131.0643(b)]		25 <sup>(3)</sup>			20 <sup>(3)</sup>			25 <sup>(3)</sup>			25 <sup>(3)</sup>
Min Side <i>Setback</i> (ft)		15			10			15		5/0 <sup>(8)</sup>	15
Min <i>Street Side Setback</i> (ft) Std <i>Street Side Setback</i> (ft)		20 <sup>(4)</sup>			15 <sup>(4),(5)</sup> 20 <sup>(4),(5)</sup>			20 <sup>(4),(5)</sup> 25 <sup>(4),(5)</sup>		10 <sup>(9)</sup>	20 <sup>(4)</sup>
Min Side <i>Setback</i> Abutting Residential (ft)		30			25			30		10	30
Min Rear <i>Setback</i> (ft) Std Rear <i>Setback</i> (ft)		25			0 <sup>(6)</sup> 15 <sup>(6)</sup>			20		10	25
Min Rear <i>Setback</i> Abutting Residential (ft)		50			25			30		15	50
Max <i>Structure Height</i> [See Section 131.0644]		-			-			-		-	-
Max <i>Floor Area Ratio</i>		2.0 <sup>(7)(11)</sup>			2.0 <sup>(7)(11)</sup>			2.0 <sup>(11)</sup>		2.0 <sup>(11)</sup>	2.0 <sup>(7)(11)</sup>
Street <i>Wall Requirements</i> [See Section 142.1030]		-			applies			applies		-	-
Outdoor <i>Amenities</i> [See Section 131.0665]		applies			applies			applies		-	applies
Refuse and Recyclable Material <i>Storage</i> [See Section 142.0805]		applies			applies			applies		applies	applies
Loading Dock and Overhead Door <i>Screening Regulations</i> [See Section 142.1030]		applies			applies			applies		applies	applies

**Footnotes for Table 131-06C**

- <sup>1</sup> Within the Kearny Mesa Community Plan area, the minimum *lot* size is 40,000 square feet.
- <sup>2</sup> See Section 131.0642.
- <sup>3</sup> See Section 131.0643(a).
- <sup>4</sup> See Section 131.0643(c).
- <sup>5</sup> See Section 131.0643(e).
- <sup>6</sup> See Section 131.0643(d).
- <sup>7</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50.
- <sup>8</sup> See Section 131.0643(f).
- <sup>9</sup> See Section 131.0643(g).
- <sup>10</sup> One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- <sup>11</sup> Within the Otay Mesa Community Planning Area, the maximum floor area ratio is 0.50 unless a final map has been recorded prior to [INSERT the effective date of this ordinance]. This restriction does not apply to residential development in accordance with Section 131.0623(i).

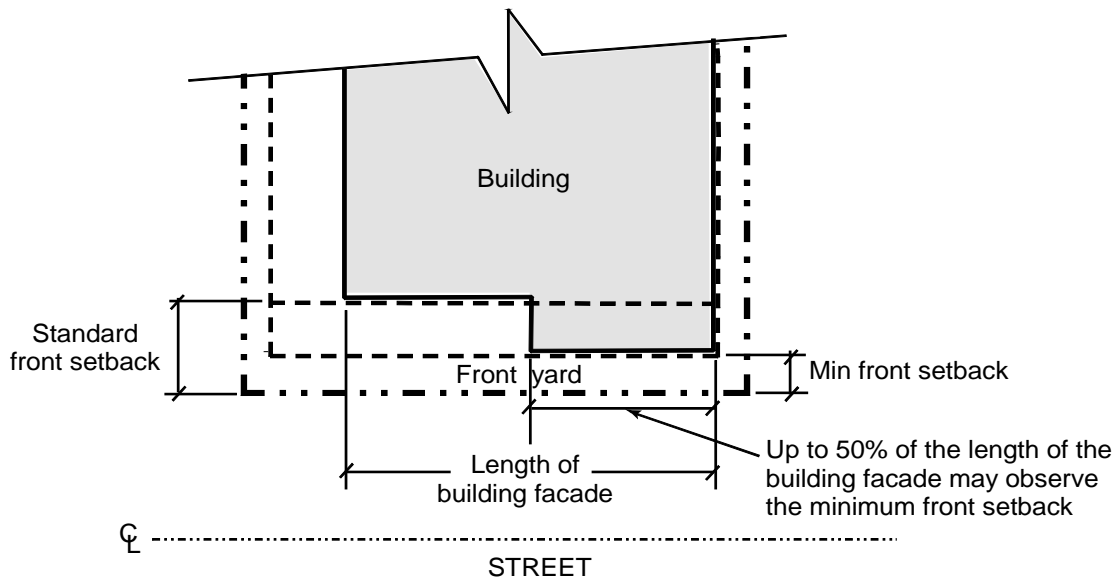
**§131.0642 Lot Dimensions in Industrial Zones**

The minimum *street frontage* is 60 feet for any *lot* in the IP zones that fronts principally on a turnaround or on a curving *street* with a centerline radius of less than 100 feet.

**131.0643 Setback Requirements in Industrial Zones**

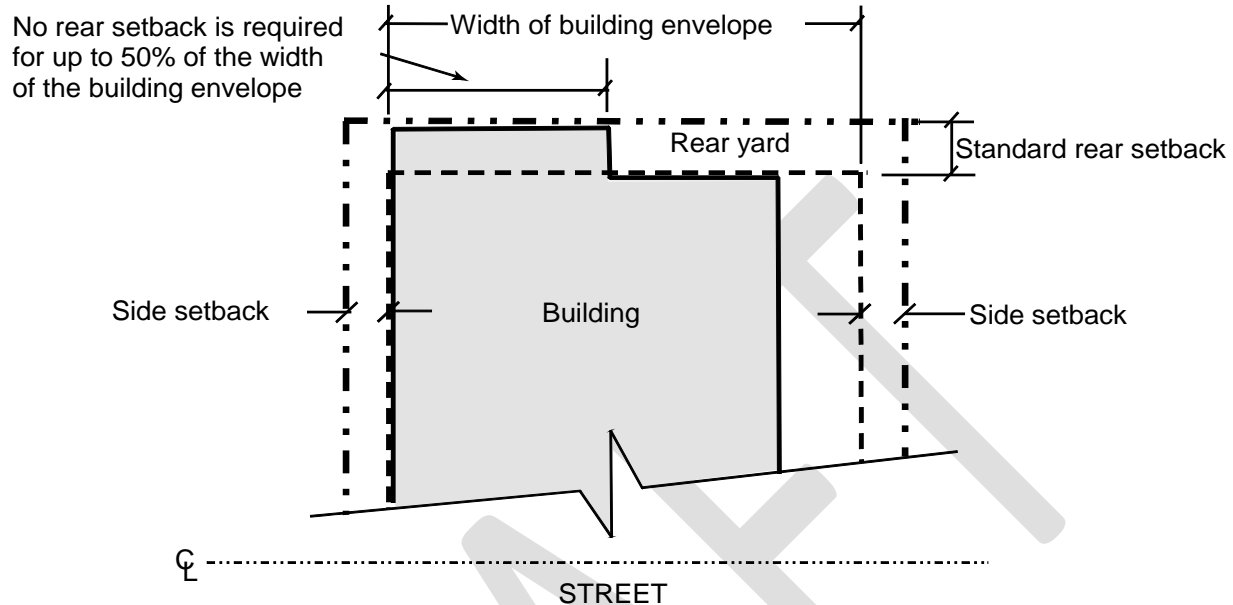
- (a) *Front Setback* in the IP, IL, IH, and IBT Zones. Up to 50 percent of the length of the *building facade* may observe the minimum front *setback* provided the remaining percentage observes the standard front *setback*. This may occur on a floor-by-floor basis. See Diagram 131-06A.

**Diagram 131-06A**  
**Front Setback in the IP, IL, and IH Zones**



- (b) *Parking Encroachment* in *Front Yard* of All Industrial Zones. Parking may encroach up to 5 feet into the required standard front *yard* in all industrial zones, but may not be covered or enclosed.
- (c) *Parking Encroachment* in *Street Side Yard* of IP, IL, IH, and IBT Zones. Parking may encroach up to 5 feet into the required standard street side yard of the IP, IL, and IH zones, but may not be covered or enclosed.
- (d) *Rear Setback* in IL Zones. In the IL zones, no rear *setback* is required for up to 50 percent of the width of the *building envelope* provided the remainder of the *building envelope* observes at least the standard rear *setback* as shown in Diagram 131-06B.

**Diagram 131-06B**  
**Zero Rear Setback in the IL Zone**



- (e) Standard/Minimum *Street Side Setback* in the IL, IH, and IBT Zones. Up to 50 percent of the length of the *street side building facade* may observe the minimum *street side setback* provided the remaining percentage observes the standard *street side setback*. This may occur on a floor-by-floor basis.
- (f) *Side Setbacks* in the IS Zone. In the IS zone, no *side setback* is required on one side of the *lot*. A minimum 5-foot *setback* is required for the opposite side.
- (g) *Street Side Setbacks* in the IS Zone. In the IS zone, the minimum *street side setback* is 10 feet for a *premises* that is 100 feet wide or greater. For a *premises* that is less than 100 feet, the minimum is 10 percent of the *premises* width but not less than 5 feet.

**§131.0644 Maximum Structure Height in Industrial Zones**

There are no height limits for *structures* in the industrial zones except as limited by the regulations in Chapter 13, Article 2 (Overlay Zones).

**§131.0665 Outdoor Amenities in Industrial Zones**

In the IP, IL, IH, and IBT zones, *development* on a *premises* that exceeds 10 acres in area shall include an outdoor eating and/or recreational facility. The outdoor amenity shall be at least 2,000 square feet in total area and shall be developed as usable space.



**Chapter 13: Zones**

**Article 2: Overlay Zones**

**Division 14: Community Plan Implementation Overlay Zone**

**§132.1401 Purpose of the Community Plan Implementation Overlay Zone**

The purpose of the Community Plan Implementation Overlay Zone is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City. The intent of these regulations is to ensure that *development* proposals are reviewed for consistency with the use and *development* criteria that have been adopted for specific sites as part of the community plan update process.

**§132.1402 Where the Community Plan Implementation Overlay Zone Applies**

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a development permit and that have been incorporated by ordinance into this overlay zone. Table 132.14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132.14A through 132-14M.

**Table 132-14A  
 Community Plans with Property in the Community Plan Implementation Overlay Zone**

<b>Community Plan</b>	<b>Map Number Showing Boundaries of CPIOZ Area</b>
Clairemont Mesa (See Diagram 132.14A)	C-771.1, B-3951
Linda Vista (See Diagram 132-14C)	C-750
Midway/Pacific Highway Corridor (See Diagram 132-14D)	C-782
Navajo (See Diagram 132-14E)	C-779
Otay Mesa (See Diagram 132-B)	[Insert C-Sheet number upon adoption]
Pacific Beach (See Diagram 132-14F)	B-3737I, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14M)	B-4272
University (See Diagram 132-14J)	C-725, C-751.2

Uptown (See Diagram 132.14K)	C-780.2
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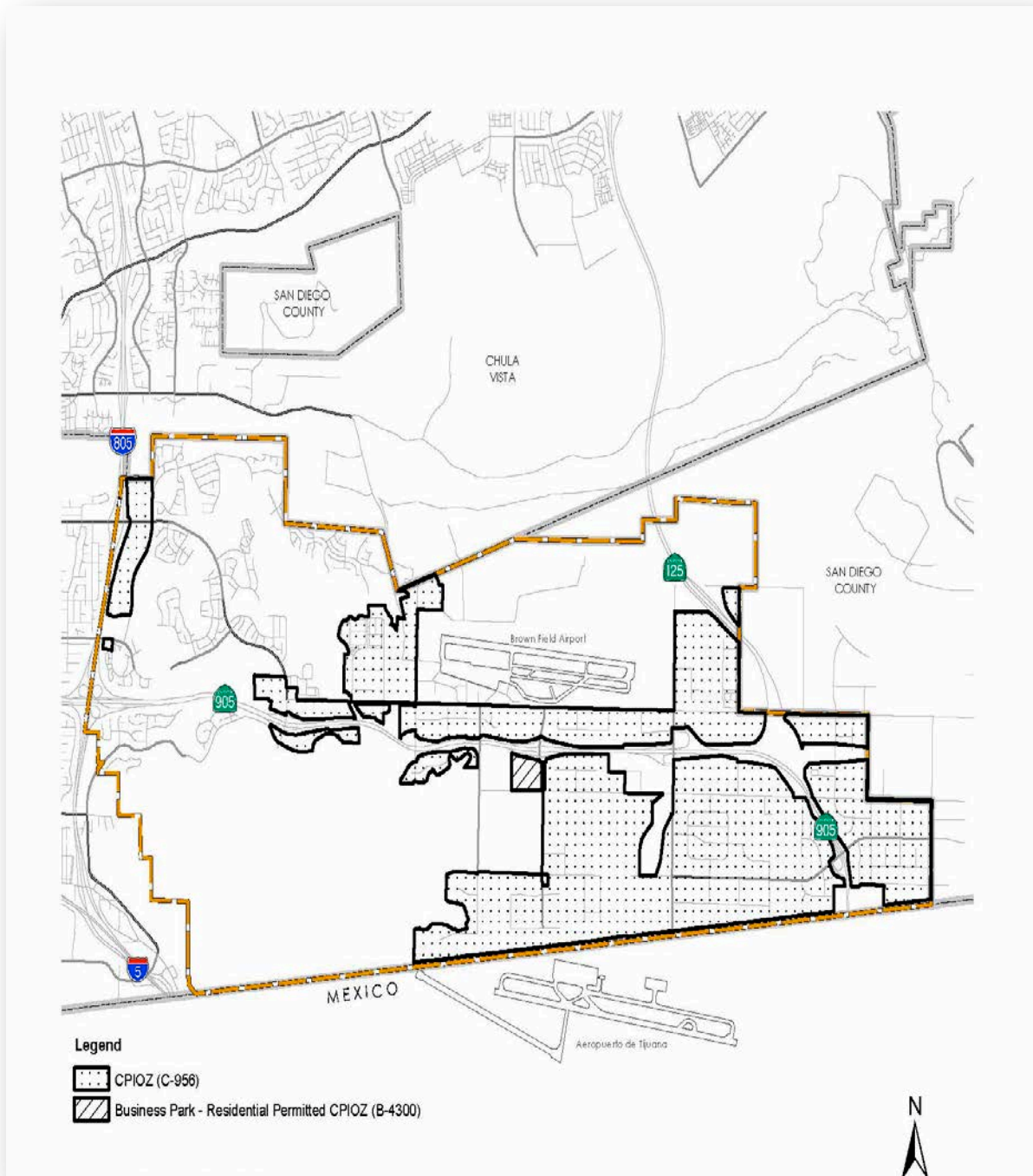
- (b) Table 132-14B shows the location of the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

**Table 132-14B  
 Community Plan Implementation Overlay Zone Applicability**

<b>Type of <i>Development</i> Proposal</b>	<b>Supplemental Development Regulations</b>	<b>Required Permit Type/ Decision Process</b>
(1) Interior building improvements that do not involve a change in use or provide additional <i>floor</i> area, or improvements that do not require a <i>construction permit</i>	None--Exempt from this division	No permit required by this division
(2) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type A" and the proposed development complies with the development standards or criteria in the applicable community plan	Refer to the applicable community plan	No permit required by this division
(3) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type A" and the proposed <i>development</i> does not comply with the <i>development</i> standards or criteria in the applicable community plan	Refer to the applicable community plan	Site Development Permit/ Process Three
(4) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows "Type B"	Refer to the applicable community plan	Site Development Permit/ Process Three

**§132.1403 Exception to the Community Plan Implementation Overlay Zone**

The City Manager may grant an exception to the requirements of this division for proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.



## **DIAGRAM 132-14B**

### **Otay Mesa Community Plan Implementation Overlay Zone**

**This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.**

**Otay Mesa Community Plan Update  
Public Outreach**

**Public Meetings**

<b>PUBLIC MEETING</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
<b>Community workshop #1</b>	2001	All interested public	Palm Promenade Theatre
<b>Project Advisory Committee</b>	Jan 15,/17, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	Feb 5/7, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	Feb 19/21, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	March 5/7, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	March 19/21, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	April 2/4, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	April 16/18, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	May 7/9, 2002	All interested public	600 W Broadway/ SYSD Board Room
<b>Project Advisory Committee</b>	May 21, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	June 4/6, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	June 18/20, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	July 16/18, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	Aug 6/8, 2002	All interested public	600 W Broadway/Montgomery Waller
<b>Project Advisory Committee</b>	Aug 20, 2002	All interested public	600 W Broadway
<b>Project Advisory Committee</b>	Sept 3/5, 2002	All interested public	600 W Broadway/Kaiser Bldg
<b>Project Advisory Committee</b>	Sept 17/19, 2002	All interested public	600 W Broadway/Kaiser Bldg
<b>Project Advisory Committee</b>	Oct 1/3, 2002	All interested public	600 W Broadway/Kaiser Bldg
<b>Project Advisory Committee</b>	Oct 15/18, 2002	All interested public	600 W Broadway/Kaiser Bldg
<b>EIR Scoping Meeting #1</b>	May 2004	All interested public	Otay Mesa area
<b>EIR Scoping Meeting #2</b>	Sept 25, 2006	All interested public	San Ysidro High School
<b>Stakeholder workshops</b>	August 2004	80 Otay Mesa residents, developers, community leaders business owners, and public officials, which was hosted jointly by the City of San Diego Planning Department, the Otay Mesa Chamber of Commerce, the Otay Mesa Planning Group, and the San Diego Regional Economic Development Corporation	Otay Mesa area
<b>Planning Commission workshop #1</b>	August 4, 2005	Public meeting	City of San Diego City Council Chambers
<b>Community workshop #2</b>	August 18, 2005	All interested public. Invitation mailed to owners of over 4,200 real property parcels within Otay Mesa	Murphy Development Company

PUBLIC MEETING	DATE	PARTICIPANTS	LOCATION
<b>Roundtables</b>	October 2005 – January 2006	The roundtables consisted of small group discussions involving interested members of the public and City staff with specialized knowledge or experience in each issue topic. Consultants engaged in the community plan update augmented the discussion as appropriate. The roundtables were hosted by Gail Goldberg, City of San Diego Planning Director.	City of San Diego Offices
Industrial Land: types, supply and capacity & evaluation of 1981 community plan	9 November 2005	<ul style="list-style-type: none"> <li>• Rob Hixson, CBRE Real Estate Broker &amp; Otay Mesa Planning Group Chair</li> <li>• Joe Smith, Burnham Real Estate Broker</li> <li>• Mike Murphy, Otay Mesa industrial developer &amp; Coalition member</li> <li>• Marney Cox, SANDAG</li> <li>• Bill Anderson, Economics Research Associates</li> <li>• City staff</li> <li>• Consultants</li> <li>• All interested public</li> </ul>	City of San Diego Offices
Parks	15 November 2005	<ul style="list-style-type: none"> <li>• City staff</li> <li>• Consultants</li> <li>• All interested public</li> </ul>	City of San Diego Offices
Schools	18 November 2005	<ul style="list-style-type: none"> <li>• Tom Silva, San Ysidro School District</li> <li>• Patricia Parr, Sweetwater Union High School District</li> <li>• Dr. Paul Randolph, Board Member, San Ysidro School District and Ocean View Hills/Otay Mesa resident</li> <li>• City staff</li> <li>• Consultants</li> <li>• All interested public</li> </ul>	City of San Diego Offices
International Trade	22 November 2005	<ul style="list-style-type: none"> <li>• Bill Anderson, Economics Research Associates</li> <li>• Marney Cox, SANDAG</li> <li>• Adele Fasano, Director, Field Operations, US Customs and Border Protection</li> <li>• Carolyn Goding, International Automated Brokers, Otay Mesa Chamber of Commerce board member, San Diego Brokers Association</li> <li>• John Jolliffe, CASAS International Brokerage,</li> </ul>	City of San Diego Offices

PUBLIC MEETING	DATE	PARTICIPANTS	LOCATION
International Trade (cont'd)		<p>Otay Mesa Chamber of Commerce board member</p> <ul style="list-style-type: none"> <li>• Mike Murphy, Otay Mesa industrial developer, Coalition member</li> <li>• City staff</li> <li>• Consultants</li> <li>• All interested public</li> </ul>	
Brown Field & Concept of a Cross Border Terminal	13 December 2005	<ul style="list-style-type: none"> <li>• Cindy Gompper Graves, South County Economic Development Corporation</li> <li>• Tony McCune, South County Economic Development Corporation</li> <li>• Rob Hixson, CBRE Real Estate Broker &amp; Otay Mesa Planning Group Chair</li> <li>• Pepper Coffey, Ocean View Hills resident and member of the Otay Mesa Planning Group</li> <li>• Linda Johnson, San Diego County Regional Airport Authority</li> <li>• Flavio Olivieri, Tijuana Economic Development Council</li> <li>• John Jolliffe, CASAS International Brokerage, Otay Mesa Chamber of Commerce board member</li> <li>• City staff</li> <li>• Consultants</li> <li>• All interested public</li> </ul>	City of San Diego Offices
Infrastructure Needs	16 December 2005	<ul style="list-style-type: none"> <li>• Mike Murphy, Otay Mesa industrial developer &amp; Coalition member</li> <li>• John Leppert, Leppert Engineering</li> <li>• Gary Silverman, PBS&amp;J</li> <li>• Chuck Spinks, Kimley-Horn</li> <li>• City staff</li> <li>• Consultants</li> <li>• All interested public</li> </ul>	City of San Diego Offices
Truck Traffic, Air Quality & Land Use Planning  Truck Traffic, Air Quality & Land Use	6 January 2006	<ul style="list-style-type: none"> <li>• Dick Smith, San Diego County Air Pollution Control District</li> <li>• Cindy Tuck, California Environmental Protection Agency</li> </ul>	City of San Diego Offices

PUBLIC MEETING	DATE	PARTICIPANTS	LOCATION
Planning (cont'd)		<ul style="list-style-type: none"> <li>• Shari Libicki, Environ</li> <li>• City staff</li> <li>• Consultants</li> <li>• All interested public</li> </ul>	
SR-905, SR-125 and SR-11 Corridor Planning and Funding Considerations	13 January 2006	<ul style="list-style-type: none"> <li>• Mario Lopez for Congressman Bob Filner, US House of Representatives, 51<sup>st</sup> District</li> <li>• Javier Avila for Senator Denise Moreno Ducheny, California Senate District 40</li> <li>• Tanya Aldaz for Assembly Member Juan Vargas, California Assembly, 79<sup>th</sup> District</li> <li>• Ron Kelley for Supervisor Greg Cox, San Diego County Board of Supervisors, District 1</li> <li>• Bob Goralka, San Diego County Public Works</li> <li>• Bob Christopher, San Diego County Public Works</li> <li>• Chandra Wallar, San Diego County Public Works</li> <li>• Allan Kosup, Caltrans</li> <li>• Ismael Salazar, Caltrans</li> <li>• Tony Evans, California Transportation Ventures</li> <li>• Greg Hulsizer, California Transportation Ventures</li> <li>• Mike Murphy, Otay Mesa industrial developer &amp; Coalition member</li> <li>• Bob Leiter, SANDAG</li> <li>• City staff</li> <li>• Consultants</li> <li>• All interested public</li> </ul>	City of San Diego Offices
<b>Public and property owner workshop #3</b>	June 7, 2006	All interested public. Invitation mailed to owners of over 4,200 real property parcels within Otay Mesa	San Ysidro High School
<b>Otay Mesa Planning Group</b>	Monthly (list of CPU topics and meeting dates on pages 7 and 8)	Public meeting of this Council-recognized community planning group	Otay Mesa area; Otay Mesa-Nestor Library
<b>Planning Commission workshop #2</b>	September 21, 2006	Public meeting	City of San Diego City Council Chambers

<b>PUBLIC MEETING</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
<b>Planning Commission Workshop #3 Focus: Residential Uses</b>	December 7, 2006	All interested public	City Hall
<b>Planning Commission Workshop #4 Focus: Industrial Uses</b>	January 18, 2007	All interested public	Sanyo (Otay Mesa)
<b>Planning Commission Workshop #5 Focus: Transportation matters (Part I)</b>	May 17, 2007	All interested public	City Hall
<b>Planning Commission Workshop #5 Focus: Transportation matters (Part II)</b>	May 31, 2007	All interested public	City Hall
<b>Planning Commission Workshop #6 Focus: Facilities and financing</b>	August 2, 2007	All interested public	City Hall
<b>Planning Commission Workshop #7 (Scenarios 4A and 4B)</b>	March 13, 2008	All interested public	City Hall

**Briefings by the City of San Diego and/or Consultants**

<b>ORGANIZATION</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
Ocean View Hills Area Neighborhood Leaders	August 2005	Neighborhood leaders and consultants	Residence in Ocean View Hills
Tijuana Economic Development Corporation #1 (staff)	November 11, 2005	Tijuana EDC staff and consultants	Chula Vista
Tijuana Economic Development Corporation #2 (staff)	December 12, 2005	Tijuana EDC staff, City staff and consultants	Tijuana
Tijuana Economic Development Corporation #3 (staff)	April 20, 2006	Tijuana EDC staff and consultants	Downtown San Diego
Southwestern College	May 2, 2006	Faculty and staff and consultants	Southwestern College
Chula Vista Chamber of Commerce Government Affairs Committee	May 31, 2006	Committee members and consultants	Chula Vista Chamber of Commerce
San Ysidro Chamber of Commerce Business Interests in Government Committee	June 14, 2006	Committee members, City staff and consultants	San Ysidro Chamber of Commerce



<b>ORGANIZATION</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
South County Economic Development Council Transportation & Infrastructure Committee	June 30, 2006	Committee members and consultants	McCune Jeep Chrysler offices
Otay Mesa Planning Group Heavy Industrial Use Committee	July 7, 2006	City staff, committee representative and consultants	City of San Diego Offices
San Diego Housing Federation Policy Committee	July 12, 2006	Committee members and consultants	San Diego Housing Federation
Chula Vista Rotary	July 14, 2006	Club members, City staff and consultants	Chula Vista Municipal Golf Course
Casa Familiar Administrative Committee	July 18, 2006	Committee members, City staff and consultants	Casa Familiar
Pacific Southwest Association of Realtors	August 2, 2006	Board members, City staff and consultants	Pacific Southwest Association of Realtors
Rotary of San Ysidro-Otay	August 14, 2006	Club members, City staff and consultants	San Ysidro IHOP
St. Jerome's Catholic Church	August 28, 2006	Church leadership and consultants	MW Steele Group
National Association of Industrial and Office Properties (NAIOP) Legislative Committee	September 26, 2006	Committee members, City staff and consultants	CB Richard Ellis UTC
Knott's Soak City	October 3, 2006	Management and consultants	Knott's Soak City
East Otay Mesa Property Owners' Association	October 12, 2006	County Staff, East Otay Mesa Property Owners, Owners' representatives and consultants	CB Richard Ellis UTC
San Diego Regional Economic Development Corporation (staff)	October 24, 2006	EDC staff and consultants	MW Steele Group
Kaiser Permanente	November 14, 2006	Management and consultants	Kaiser Permanente
CHP Otay Mesa Inspection Facility	February 5, 2007	CHP, City staff and consultants	CHP Otay Mesa Inspection Facility
South County EDC	March 6, 2007	SCEDC members, City staff and consultants	Southwestern College National City
East Otay Mesa Property Owners' Association	March 6, 2007	County Staff, East Otay Mesa Property Owners, Owners' representatives, City staff, CALTRANS staff and consultants	CALTRANS District 11 Offices
County Transportation Planning Division	March 12, 2007	County staff and consultants	County Offices
SDG&E	March 15, 2007	SDG&E staff and consultants	SDG&E
SANDAG Borders Committee	March 23, 2007	Committee members, SANDAG staff, City staff, consultants	SANDAG
NAIOP Tour of South County (Otay Mesa stop_	March 28, 2007	NAIOP members and consultants	Murphy Development

<b>ORGANIZATION</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
National Association of Industrial and Office Properties (NAIOP) Legislative Committee	April 12, 2007	NAIOP Legislative Committee and consultants	NAIOP
San Diego Regional EDC/BIOCOM	June 22, 2007	City Staff, consultants, EDC and BIOCOM members	BIOCOM
<b>Otay Mesa Chamber of Commerce</b>			
Chamber-Coalition Meeting #1	October 3, 2005	Chamber board members, Coalition representatives and consultants	Otay Mesa Chamber of Commerce
Chamber-Coalition Meeting #2	October 25, 2005	Chamber board members, Coalition representatives, consultants, City staff	Otay Mesa Chamber of Commerce
Chamber-Coalition Meeting #3	December 16, 2005	Chamber board members, Coalition representatives, consultants, City staff	Murphy Development
Chamber-Coalition Meeting #4	January 17, 2006	Chamber board members, Coalition representatives, consultants, City staff	MW Steele Group
Tour of Truck Patterns and Commercial Cargo Port of Entry Facilities in Otay Mesa	February 23, 2006	Chamber board members, Coalition representatives, consultants, City staff, Mexican customs officials, US Customs officials	Otay Mesa
Chamber-Coalition Meeting #5	April 3, 2006	Chamber board members, Coalition representatives, consultants, City staff	MW Steele Group
Chamber-Coalition Meeting #6	June 13, 2006	Chamber board members, Coalition representatives, consultants, City staff	MW Steele Group
Chamber General Membership Breakfast	July 7, 2006	Chamber membership, City staff, consultants	South Bay Fish & Grill
Review truck circulation plan study options	March 21, 2007	Chamber members, executive members, City staff, consultants	City of San Diego Offices
Review of land use alternatives	October 14, 2009	Chamber members, executive members, City staff	Otay Mesa Chamber of Commerce
Status of Plan Update	June 23, 2011	Chamber members, executive members, City staff	Otay Mesa Chamber of Commerce
Status of Plan Update	July 19, 2013	Chamber members, executive members, City staff	Otay Mesa Chamber of Commerce
<b>Otay Mesa Planning Group</b>	<b>Ongoing</b>		<i>(see below)</i>
Three land use plan scenarios presented to the public	March 28, 2006	Public meeting of the Council-recognized community planning group	CBRE Downtown San Diego Office
Three revised land use plan scenarios presented to the public	July 19, 2006	Public meeting of the Council-recognized community planning group	Café Vallarta

<b>ORGANIZATION</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
Work Program, Visioning, Goals	August 16, 2006	Public meeting of the Council-recognized community planning group	Café Vallarta
Industrial trends, Tijuana's industrial clusters and economic development strategy, review draft vision statement and goals	September 20, 2006	Public meeting of the Council-recognized community planning group	San Ysidro High School
Infrastructure	October 18, 2006	Public meeting of the Council-recognized community planning group	Café Vallarta
Brown Field & Cross border terminal concept	November 15, 2006	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Discussion of previous and upcoming Planning Commission workshops	January 17, 2007	Public meeting of the Council-recognized community planning group	Comfort Suites Otay Mesa
Discussion of Jan. 17 Planning Commission workshop, public facilities planning, final vision statement and goals	February 21, 2007	Public meeting of the Council-recognized community planning group	Kaiser Permanente Otay Mesa
Revised land use scenarios and transportation	March 21, 2007	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Discussion of revised land use scenarios	April 18, 2007	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Transportation issues	May 16, 2007	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Discussion of May 17 and 31 Planning Commission workshops on transportation, future LU&H workshops	June 20, 2007	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Discussion of GP and relationship with OMCPU	March 18, 2009	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Discussion of what policies would be in CPU Elements	February 16, 2011	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Distribution and discussion of public draft plan	April 20, 2011	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Zoning presentation	July 20, 2011	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library
Economic Prosperity and industrial zoning discussion	August 18, 2011	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library

<b>ORGANIZATION</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
Monthly updates as to status of Traffic Impact Study, draft plan, draft Financing Plan, and draft EIR	Attendance at regularly scheduled monthly meetings	Public meeting of the Council-recognized community planning group	Otay Mesa-Nestor Library

**Subcommittee Groups**

<b>SUBCOMMITTEE</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
<b>Parks Subcommittee Meetings</b>			
	August 23, 2006	City staff and consultants	City of San Diego Offices
	September 22, 2006	City staff and consultants	City of San Diego Offices
	November 13, 2006	City staff and consultants	MW Steele Group
	April 11, 2007	City staff and consultants	City of San Diego Offices
<b>Schools Subcommittee Meetings</b>			
	December 15, 2005	School district staff, City staff and consultants	City of San Diego Offices
	January 24, 2006	School district staff, City staff and consultants	City of San Diego Offices
	February 1, 2006	Sweetwater Union High school district staff, Southwestern Community College dean's office and consultants	MW Steele Group
	February 28, 2006	School district staff, City staff and consultants	City of San Diego Offices
	March 28, 2006	School district staff, City staff and consultants	City of San Diego Offices
	April 25, 2006	School district staff, City staff and consultants	City of San Diego Offices
	May 9, 2006	School district staff, City staff and consultants	San Ysidro school site visits
	June 15, 2006	School district staff, City staff and consultants	City of San Diego Offices
	August 8, 2006	School district staff, City staff and consultants	City of San Diego Offices
	September 19, 2006	School district staff, City staff and consultants	City of San Diego Offices
	October 31, 2006	School district staff, City staff and consultants	MW Steele Group
	December 5, 2006	School district staff, City staff and consultants	MW Steele Group
	June 7, 2007	School district staff, City staff and consultants	City of San Diego Offices
	June 12, 2007	School district staff, City staff and consultants	City of San Diego Offices
<b>Transit Subcommittee Meetings</b>			
	February 21, 2006	SANDAG, City staff and consultants	SANDAG
	April 17, 2006	SANDAG, City staff and consultants	SANDAG
	August 29, 2006	SANDAG, MTS, City staff and consultants	City of San Diego Offices
	December 18, 2006	SANDAG, SANDAG consultants, City staff, consultants	City of San Diego Offices
	May 7, 2007	SANDAG, MTS, City staff and consultants	City of San Diego Offices

<b>SUBCOMMITTEE</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
	May 25, 2007	SANDAG, SANDAG consultants, City staff, consultants	City of San Diego Offices
	May 30, 2007	SANDAG, SANDAG consultants, CALTRANS, MTS, National City, Chula Vista, City staff and consultants	SANDAG
<b>Library Subcommittee Meetings</b>			
	November 16, 2006	City staff and consultants	City of San Diego Offices
	May 30, 2007	City staff and consultants	City of San Diego Offices
<b>Police and Fire Subcommittee Meetings</b>			
	February 12, 2007	City staff and consultants	City of San Diego Offices
	April 11, 2007	City staff and consultants	City of San Diego Offices
<b>Implementation &amp; Zoning Subcommittee</b>			
	May 15, 2007	City staff and consultants	City of San Diego Offices
	June 13, 2007	City staff and consultants	City of San Diego Offices
<b>Brown Field Airport Land Use Compatibility Plan Subcommittee</b>			
	January 25, 2006	ATAG	Hilton San Diego Airport/Harbor Island
	February 1, 2006	ATAG	Sheraton San Diego Hotel & Marina
	February 21, 2006	ATAG	Sheraton San Diego Hotel & Marina
	March 3, 2006	ATAG	Sheraton San Diego Hotel & Marina
	March 14, 2006	ATAG	Sheraton San Diego Hotel & Marina
	March 22, 2006	ATAG Subcommittees	SAN Terminal 2
	March 30, 2006	ATAG	Sheraton San Diego Hotel & Marina
	April 11, 2006	ATAG Subcommittees	SAN Terminal 2
	April 18, 2006	ATAG	Sheraton San Diego Hotel & Marina
	May 1, 2006	ATAG Subcommittees	SAN Terminal 2
	May 16, 2006	ATAG Subcommittees	SAN Terminal 2
	May 16, 2006	ATAG	Sheraton San Diego Hotel & Marina
	May 26, 2006	ATAG Subcommittees	SAN Terminal 2
	June 1, 2006	ATAG Subcommittees	SAN Terminal 2
	June 6, 2006	ATAG Subcommittees	SAN Terminal 2
	June 15, 2006	ATAG Subcommittees	SAN Terminal 2
	June 19, 2006	ATAG Safety Subcommittee	SAN Terminal 2

<b>SUBCOMMITTEE</b>	<b>DATE</b>	<b>PARTICIPANTS</b>	<b>LOCATION</b>
<b>Brown Field Airport Land Use Compatibility Plan Subcommittee (cont'd)</b>	June 22, 2006	ATAG Safety Mini-Subcommittee	SAN Terminal 2
	June 22, 2006	ATAG	Sheraton San Diego Hotel & Marina
	July 11, 2006	ATAG Subcommittees	SAN Terminal 2
	July 17, 2006	ATAG	Holiday Inn on the Bay
	July 17, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	July 26, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	August 2, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	August 7, 2006	ATAG	Sheraton San Diego Hotel & Marina
	August 14, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	August 21, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	August 21, 2006	ATAG	Sheraton San Diego Hotel & Marina
	September 6, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	September 11, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	September 26, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	October 11, 2006	ATAG Safety Subcommittee	SAN Terminal 2
	January 30, 2007	ATAG	Sheraton San Diego Hotel & Marina
	March 13, 2007	ATAG Urban Airports Subcommittee	SAN Terminal 2
	March 26, 2007	ATAG	Sheraton San Diego Hotel & Marina
	April 10, 2007	ATAG Urban Airports Subcommittee	SAN Terminal 2
	April 13, 2007	ALUC staff, City staff, consultants	SAN Terminal 2
	April 24, 2007	ATAG Urban Airports Subcommittee	SAN Terminal 2
	May 1, 2007	ATAG	Sheraton San Diego Hotel & Marina
	May 15, 2007	ATAG Urban Airports Subcommittee	SAN Terminal 2
	May 29, 2007	ATAG Urban Airports Subcommittee	SAN Terminal 2
	June 4, 2007	ALUC staff, City staff, consultants	SAN Terminal 2
	June 5, 2007	ATAG	Sheraton San Diego Hotel & Marina

**OTAY MESA PLANNING GROUP  
EXECUTIVE COMMITTEE MEMBERS**

Updated March 29, 2013

CATEGORY	NAME	TERM EXPIRES	YEAR ELECTED
1. Resident	Felipe Nuno	2015	2013
2. Resident	Lisa Golden	2015	2007
3. Resident	Janet Vadakkumcherry	2015	2013
4. Operators or Business Rep.	Hector Espinoza	2015	2008
5. Operators or Business Rep.	Tom Ricotta	2015	2013
6. Operators or Business Rep.	Steve Gross	2015	2009
7. Property Owner	Jimmy Ayala	2014	2004
8. Property Owner	Shane Harmon	2014	2008
9. Property Owner	Rob Hixson, Chair	2015	1996
10. Property Owner	Chris Holder	2014	2008
11. Property Owner	Mel Ingalls, Vice Chair	2014	1994
12. Property Owner	Kaitlin Murphy	2014	2010
13. Property Owner	Erin Gnat	2015	2011
14. Property Owner	Sarah Street	2014	2010
15. Property Owner	Rita Mahoney	2015	2013
16. Otay Mesa Chamber	Alejandra Mier y Teran	2014*	1999
17. Otay Mesa/Nestor	Wayne Dickey	2014*	
18. San Ysidro	Manuel Paul	2014*	
19. Brown Field	Nici Boon	2014*	2008

\* = Appointed Member

(R-2014-)

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION APPROVING AN AMENDMENT TO THE OTAY  
MESA COMMUNITY PLAN AND THE GENERAL PLAN TO EFFECT  
A COMPREHENSIVE UPDATE TO THE OTAY MESA COMMUNITY  
PLAN

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego held a public hearing for the purpose of considering amendments to the Otay Mesa Community Plan, the General Plan and Implementation Plan and other actions associated with the comprehensive update to the Otay Mesa Community Plan; and

WHEREAS, the current Otay Mesa Community Plan was adopted in 1981; and

WHEREAS, the historical development pattern followed the natural topography of the land, with development occurring on the flat mesa tops and bounded by the extensive canyon system. Known sensitive biological resources have been documented, and planning in the area included preservation of canyon lands and sensitive resources along with development opportunities. Otay Mesa's industrial, commercial, residential, and institutional uses have developed in a manner consistent with the adopted 1981 Community Plan land use policies and zoning; and

WHEREAS, the City desires to implement the community plan update with Citywide zoning and repeal the Otay Mesa Development(OMDD) which implements the adopted Community Plan non-residentially zoned lands

WHEREAS, the update to the Otay Mesa Community Plan addresses substantial land use changes, both locally and regionally that have occurred over the past 30 years,



including the loss of designated industrial and residential land resulting from adoption of the Multiple Species Conservation Program (MSCP) in 1997; and

WHEREAS, as part of the plan update, the 2008 General Plan will be amended because the Community Plan is a component of the General Plan; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on January 9, 2014, to consider this amendment to the Otay Mesa Community Plan; and

WHEREAS, the Planning Commission found, based on its hearing record, that this comprehensive community plan update is consistent with and implements the City of San Diego's 2008 General Plan and that the proposed update helps achieve long-term community and city-wide goals; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as the maps, exhibits, and written documents contained in the file for this update 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 City Council of the City of San Diego that the Otay Mesa Community Plan Update incorporates each of the policies of the City of San Diego's 2008 General Plan that the City Council has determined are mandatory and fundamental to advancement of the General Plan's goals as they apply to the Otay Mesa community: and

BE IT FURTHER RESOLVED, that the City Council of the City of San Diego hereby adopts amendments to the Otay Mesa Community Plan that implement the comprehensive update thereto, and that it adopts corresponding amendments to the

General Plan, with a copy of said update being on file in the office of the City Clerk as  
Document No. R- \_\_\_\_\_.

APPROVED: JAN GOLDSMITH, City Attorney

By \_\_\_\_\_  
Shannon Thomas  
Deputy City Attorney

I hereby certify that the foregoing Resolution was passed by the Council of the City of  
San Diego, at this meeting of \_\_\_\_\_

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

RESOLUTION NUMBER R- \_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO CERTIFYING ENVIRONMENTAL IMPACT REPORT Project No. 30330/304032 SCH. NO 2004651076 AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, FINDINGS, AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE COMPREHENSIVE UPDATE TO THE OTAY MESA COMMUNITY PLAN.

WHEREAS, the City of San Diego undertook a comprehensive update to the 1981 Otay Mesa Community Plan, which project includes amendments to the Otay Mesa Community Plan, General Plan and Implementation Plan and associated actions (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the matter was heard by the City Council on \_\_\_\_\_; and

WHEREAS, the City Council considered the issues discussed in the Environmental Impact Report Project No. 30330/304032 Sch. No. 2004651076 (Report) prepared for this Project; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that it is hereby certified that the Report has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (California Public Resources Code Section 21000 et seq.), as amended, and the State Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Report, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project; and

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council hereby adopts the Mitigation and Monitoring Reporting Program, or alterations to implement the changes to the Project as required by the City Council in order to mitigate or avoid significant effects on the environment, a copy of which is attached as Exhibit A hereto and incorporated herein by reference; and

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081 and CEQA Guidelines Sections 15091 and 15093, the City Council hereby adopts Findings and a Statement of Overriding Considerations with respect to the Project, a copy of which is attached hereto as Exhibit B and incorporated herein by reference; and

BE IT FURTHER RESOLVED, that the Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk at 202 C Street, San Diego, CA 92101; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project after final passage of the ordinances associated with the Project.

APPROVED: JAN GOLDSMITH, CITY ATTORNEY

By: \_\_\_\_\_  
Shannon Thomas  
Deputy City Attorney

KMH:als  
05/28/13  
Or. Dept: DSD  
Doc. No. 570056

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program  
Exhibit B, Findings  
Exhibit C, Statement of Overriding Considerations

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 5,051 ACRES LOCATED IN OTAY MESA, WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE OTAY MESA DEVELOPMENT DISTRICT ORDINANCE CHAPTER 15, ARTICLE 17, DIVISIONS 1 THROUGH 4 INTO THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE CHAPTER 13 COMMERCIAL AND INDUSTRIAL ZONES, AS DEFINED BY SAN DIEGO MUNICIPAL CODE CHAPTER 13, ARTICLE 1, DIVISIONS 4, 5 AND 6, AND REPEALING ORDINANCES NO. O-16290 EFFECTIVE OCTOBER 1, 1984, NO. O-19216 EFFECTIVE SEPTEMBER 29, 2003, AND NO. O-20086 EFFECTIVE SEPTEMBER 28, 2011, OF ORDINANCES OF THE CITY OF SAN DIEGO IN SO FAR AS THE SAME CONFLICT[S] HEREWITH.

BE IT ORDAINED, by the Council of the City of San Diego,

Section 1. That 5,051 acres located in Otay Mesa and legally described as in the appended boundary description filed in the office of the City Clerk under Document No. OO-17985, within the Otay Mesa Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing Nos. C-680.2, C-855 and C-919, filed in the office of the City Clerk as Documents OO-16290, OO-19216, and OO-20086 respectively, are rezoned from the Otay Mesa Development District into the CC-1-3, CC-2-3, IH-1-1, IL-2-1, IL-3-1, IP-1-1, IP-3-1, and IBT-1-1 zones, as the zones are described and defined by San Diego Municipal Code Chapter 13 Article 1 Divisions 5 and 6. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-16290 effective October 1, 1984, Ordinance No. O-19216, effective September 29, 2003, and Ordinance No. O-20086 effective

September 28, 2011 of the ordinances of the City of San Diego are repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That that a full reading if this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: JAN GOLDSMITH, City Attorney

By

\_\_\_\_\_  
Shannon Thomas,  
Deputy City Attorney

PLANNING COMMISSION RESOLUTION NO. – PC

RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE UPDATE TO THE OTAY MESA COMMUNITY PLAN, AMENDMENTS TO THE GENERAL PLAN, CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT PROJECT NO. 30330/304032/SCH. No. 2004651076 AND ADOPTION OF THE FINDINGS, STATEMENT OF OVERRIDING CONSIDERATIONS (SOC), AND THE MITIGATION AND MONITORING REPORTING PROGRAM (MMRP), AMENDMENTS TO THE LAND DEVELOPMENT CODE AND IMPLEMENTATION PLAN, AND REZONING OF PARCELS WITHIN OTAY MESA

WHEREAS, on January 9, 2014, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering and recommending to the Council of the City of San Diego approval and adoption of an update to the Otay Mesa Community Plan, Amendments to the General Plan, Certification of the Final Environmental Impact Report (FEIR) Project No. 30330/304032/SCH. No. 2004651076 and Adoption of Findings, Statement of Overriding Considerations (SOC), and the Mitigation and Monitoring Reporting Program (MMRP), Amendments to the Land Development Code and Implementation Plan, and Rezoning of Parcels within Otay Mesa.

WHEREAS, the adopted Otay Mesa Community Plan and Local Coastal Program was last updated in 1981; and

WHEREAS the historical development pattern in Otay Mesa followed the natural topography of the land, with development occurring on the flat mesa tops and bounded by the extensive canyon system. Known sensitive biological resources have been documented, and planning in the area included preservation of canyon lands and sensitive resources along with development opportunities. Otay Mesa's industrial, commercial, residential, and institutional uses have developed in a manner consistent with the adopted 1981 Community Plan land use policies and zoning; and

WHEREAS, the City desires to implement the community plan update with Citywide zoning and repeal the Otay Mesa Development(OMDD) which implements the adopted Community Plan non-residentially zoned lands; and

WHEREAS, the update to the Otay Mesa Community Plan addresses substantial land use changes, both locally and regionally that have occurred over the past 30 years, including the loss of designated industrial and residential land resulting from adoption of the Multiple Species Conservation Program (MSCP) in 1997; and.

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents 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 approval and adoption of adoption of an update to the Otay Mesa Community Plan, Amendments to the General Plan, Certification of the Final Environmental Impact Report (FEIR) Project No. 30330/304032/SCH. No. 2004651076 and Adoption of Findings, Statement of Overriding Considerations (SOC), and the Mitigation and Monitoring Reporting Program (MMRP), Amendments to the Land Development Code and Implementation Plan, and Rezoning of Parcels within Otay Mesa.

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Theresa Millette, AICP  
Otay Mesa Community Plan Update Project Manager  
Planning, Neighborhoods, and Economic Development Department

Dated: January 9, 2014

By a vote of: