Otay Mesa-Nestor
Community Plan

City Planning and Community Investment

Jerry Sanders
Mayor

OTAY MESA-NESTOR

COMMUNITY PLAN

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OTAY MESA-NESTOR COMMUNITY PLAN

The following amendments have been incorporated into this March 2007 posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Adopted the Otay Mesa-Nestor Community Plan Update	December 12, 1996	2331-PC	May 6, 1997	R-288632

Certified Environmental Negative Declaration No. 95-0233 on May 6, 1997 by R-288630
Certified by the California Coastal Commission on August 13, 1997 by Amendment No. 1-97B/Otay Mesa-Nestor Community Plan

(**Editors Note:** In an effort to create a single, comprehensive document, this Otay Mesa-Nestor Community Plan has been reformatted.)

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I. Executive Summary

EXECUTIVE SUMMARY

The Otay Mesa-Nestor Community Plan (Plan) process analyzed existing conditions to determine the community's positive attributes and identified areas or conditions in need of improvement. The Plan identifies issues, articulates community visions, and recommends strategies for improvement and for achieving the visions.

One of the most significant issues identified by residents is the general lack of identity of the community as a unique part of San Diego. Due to its conventional residential character, the absence of a distinct business center, the fragmentation of the community into several neighborhoods, and the neglect of Otay Mesa-Nestor's natural resources, a strong, recognizable community image has not been established. Residents feel that their community has been neglected by the City, and that they are not receiving an equitable share of City services and resources.

Unexpected growth in the area has brought additional problems. One-third of the population is school age or younger. School overcrowding is increasing. A series of amendments to the adopted community plan resulted in the addition of residential areas and increased residential densities, thus exacerbating school and other public facility deficiencies. The increase of residentially planned land reduced opportunities for commercial development. Future planned growth in Otay Mesa will place an added strain on the community's facilities until adequate facilities are provided to serve Otay Mesa. Older neighborhoods are showing signs of deterioration and are in need of rehabilitation. Border related commercial traffic through the community impacts previously quiet residential streets. Graffiti and lack of street maintenance are issues of growing concern.

Recognizing that Otay Mesa-Nestor is a mostly built out, urbanized community, this Plan employs a new approach. It focuses on specific geographic areas and communitywide issues in a comprehensive manner, unlike more traditional community plans that address land uses and services in independent elements.

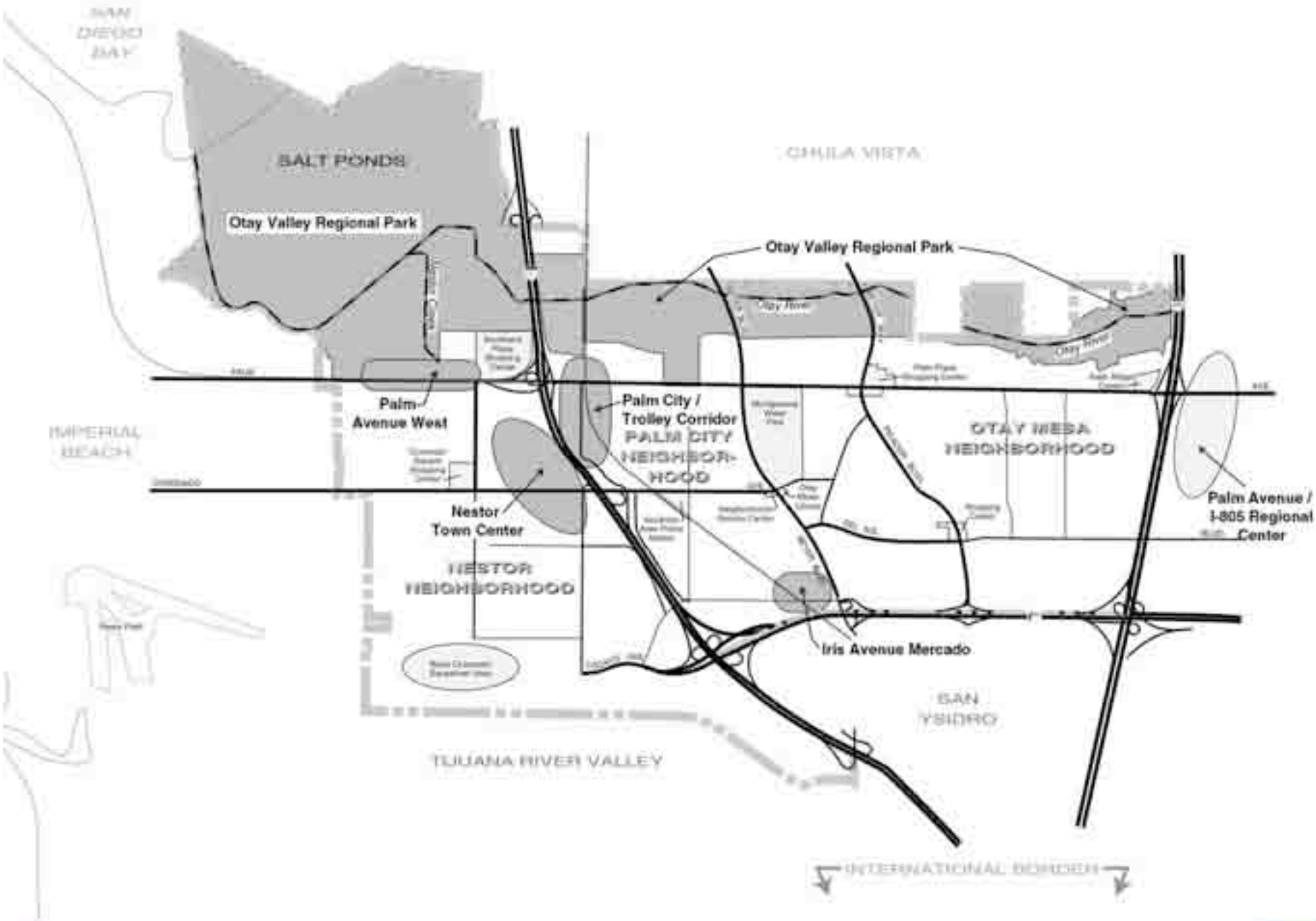
The Plan introduces the concept of neighborhood centers as potential opportunity areas for improvement and revitalization. The Plan proposes a concentration of neighborhood and community-serving uses in neighborhood centers, including the augmentation of existing, and the establishment of new neighborhood centers. The Plan acknowledges that Otay Mesa-Nestor is a conglomeration of distinct neighborhoods, and that existing development patterns dictate the form of the community. Rather than try to create one artificial central community core, each center will provide a neighborhood focus and help create local identity and pride. Combined, the neighborhood centers will provide a wide range of shopping and commercial services, open space and recreation, civic and transit-oriented uses, and residential opportunities to the community. The cumulative effect of building the community incrementally by reinforcing and modifying the unique aspects of existing neighborhoods will result in a distinct community identity.

In addition to the neighborhood centers addressed by the Topic Sheets and highlighted on the Vision Map, other existing neighborhood centers are also identified on the Community Vision map (see **Figure 1**) and discussed in the Introduction. Continued development consistent with the planned land use is recommended in these areas, which contributes to strengthening the community fabric.

The community improvement programs and strategies address communitywide issues that are not specific to one neighborhood center or geographic area. They include housing programs and provision of community facilities and services. They also recommend strategies for public education about the community planning process, and citizen involvement and responsibility for improving the community.

Fundamental to the successful implementation of this action-oriented Plan, is the creation of the Community Plan Implementation Team (described on page 10). It is intended that this Plan will be a guide for the orderly and deliberate improvement of the community by the cooperative efforts of community members, private interests, the City and other development and regulatory agencies.

II. INTRODUCTION



Community Vision

Otay Mesa-Nestor Community Plan

1 FIGURE

INTRODUCTION

SCOPE AND PURPOSE

This Otay Mesa-Nestor Community Plan (Plan) represents the first comprehensive update of the original Otay Mesa-Nestor Community Plan that was adopted in December, 1978. Development of the Plan was a joint effort of the Otay Mesa-Nestor Community Planning Committee and City Planning Department staff. Because the community is approximately 95 percent developed, the planning process used in creating this Plan went beyond the scope of the traditional land use plan. A wide range of issues identified by community members, business operators, and residents was addressed. The purpose of the Plan is to serve as a guide for the future development and improvement of the community. This Plan incorporates the Local Coastal Program for the Otay Mesa-Nestor community.

PLAN APPROACH

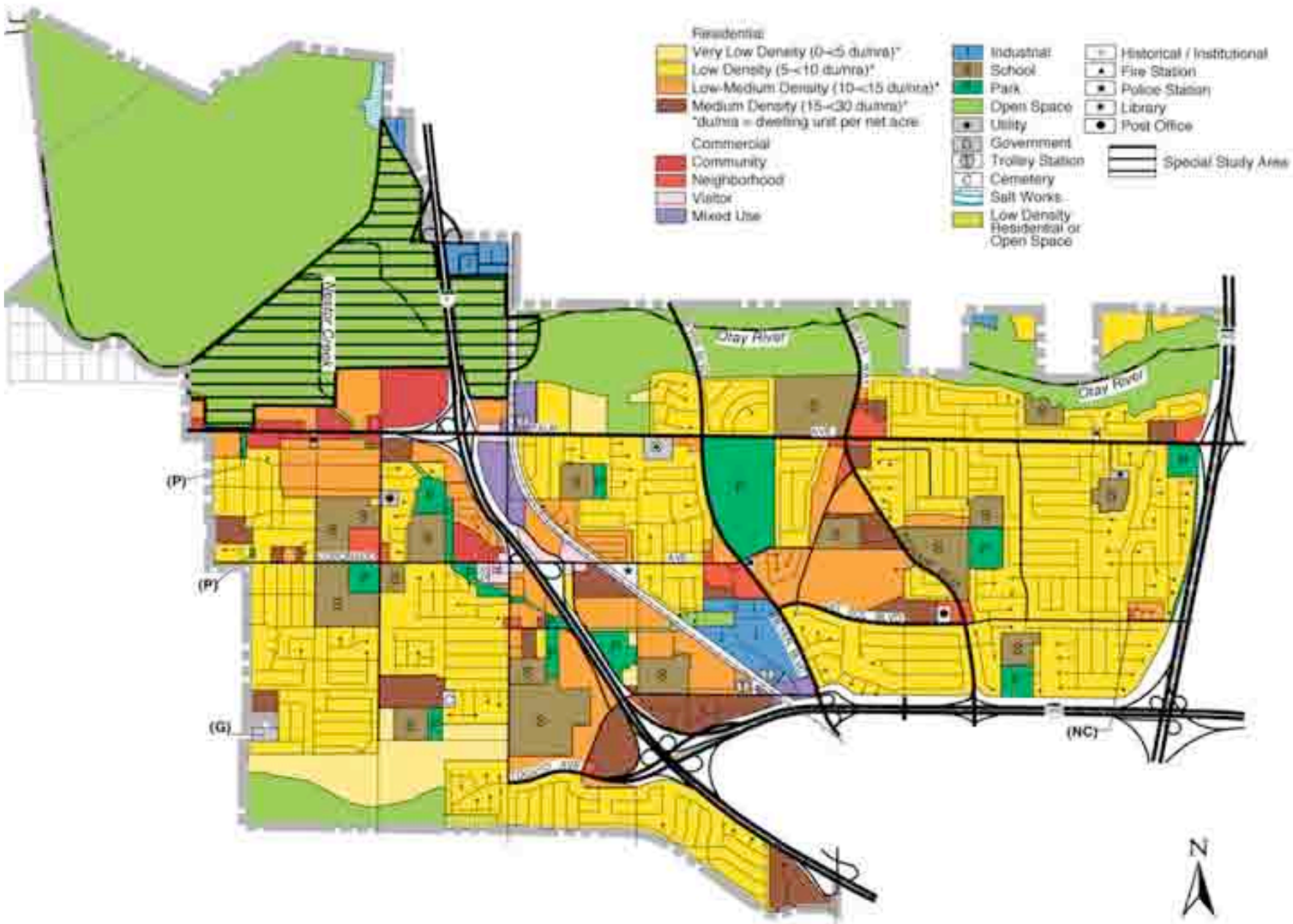
The approach used in creating this Plan relied heavily upon the foundation provided in the Community Conditions Report (October, 1993), a comprehensive assessment of existing conditions that provided a basic knowledge of the community. It includes detailed information about the history of the community, its demographics, and existing land uses. The Otay Mesa-Nestor Community Conditions Report is available for review or purchase through the City Publications Center.

In addition to the Community Conditions Report, the update process utilized a community survey. The survey provided community members an opportunity to provide their opinions about the community. It was designed to identify issues, problems, strengths, and positive attributes that are desired to be preserved.

A prevailing issue identified during the plan update process is the general lack of identity and lack of a strong community core. By addressing individual neighborhood centers and unique natural areas that have potential for improvement, the Plan emphasizes opportunity areas that could augment the community's existing strengths and provide neighborhood identity. The combination of the existing vital neighborhood areas with the future improved areas recommended in this Plan will create the foundation for a vibrant, balanced community.

Each of the community's neighborhoods is unique, reflecting different eras of development, different topography and natural features, and distinct neighborhood centers. Together, these areas provide a wide range of residential, civic, shopping, employment and recreational opportunities. Collectively, they contribute to a community of neighborhoods.

The following are some of the strengths and attributes that were identified as worthy of perpetuation and preservation:



Commercial Land Use Designations

	Functions	Typical Uses
Community Commercial	Provides a wide variety of community-serving necessity and retail goods, professional, financial and repair services, and recreational facilities, in strip-commercial or shopping center environments.	Those included in the Neighborhood/Commercial and Visitor Commercial designations; apparel, furniture and appliance sales; building and home supply; medical offices; automobile related services; sports (bowling, skating, miniature golf) and amusement centers.
Neighborhood Commercial	Provides a range of necessity goods, and personal and repair services for the convenience of the immediately adjacent residential neighborhood, concentrated in individual sites or small shopping centers.	Supermarkets, grocery stores and pharmacies; limited professional offices, banks and financial services; barber/beauty shops; cleaners and laundromats; and automobile service stations.
Visitor Commercial	Provides opportunities for visitor and locally oriented recreation, entertainment and shopping activities, usually adjacent to freeways or major streets.	Hotels/motels; restaurants and dinning establishments, specialty shops; theaters; bicycle shops; and automobile service stations.
Mixed Use Commercial*	Provides a mixture of necessity goods, retail office, service and recreational commercial uses and encourages limited residential uses in a transit/pedestrian-oriented environment.	Those included in the Neighborhood/Commercial and Visitor Commercial designations (excluding automobile service stations, motels and other automobile-oriented uses); public institutions and civic buildings; and public or private mini-parks and plazas.

*See Appendix A, Transit Oriented Development, for a more detailed description of the Mixed Use Commercial designation.

Residential Densities

Very Low-Density 0–<5 DUs per net acre	This density occurs on the fringes of the river valleys bordering the community and is distinguishable for its large lots ranging from 10,000 square feet to one acre and ten-acre lots.
Low-Density (5–<10 DUs per net acre)	This density characterizes almost two thirds of the community, predominately on the mesa area. Low-Density is typified by conventional single-family detached units on lots that are 5,000 to 6,000 square feet.
Low-Medium Density (10–<15 DUs per net acre)	This density is implemented by zoning permitting one unit per every 3,000 square feet of lot area. This density is characterized by lower intensity multifamily housing, such as duplexes, as well as mobile home parks.
Medium Density (15–<30 DUs per net acre)	This is the highest density within the community, and it occurs in a zone permitting one unit per every 1,500 square feet of lot area.

- Quiet and safe neighborhoods.
- Single-family homes mostly owner occupied.
- Affordable housing.
- Ethnically diverse community.
- Close knit neighborhoods.
- Feeling of "small town" community where there is no fear of letting children out to play.
- Good neighbors - less crime and fear.
- Recreational facilities and programs.
- Proximity to Otay River Valley and Tijuana River Valley.

OTAY MESA-NESTOR NEIGHBORHOODS

Otay Mesa-Nestor is comprised of several neighborhoods, each including one or more neighborhood centers or focal points, in addition to parks and schools. Some of these neighborhood centers have been identified as having revitalization potential or providing opportunities for enhancement, and are addressed by the Topics. Other existing neighborhood centers and unique areas are considered to be in healthier condition and contribute to the community's cultural and economic diversity and vitality. The centers are identified on the Community Vision map (**Figure 1**). The following is a brief description of the community's principal neighborhoods and their neighborhood centers.

Nestor

This older neighborhood is located between Interstate 5 (I-5) and Saturn Boulevard, and bordered by the Salt Ponds on the north and the Tijuana River Valley to the south. In addition to containing Nestor Town Center (Topic 2B) it includes several small neighborhood commercial centers. The portion of the neighborhood south of Leon and Tocayo Avenues retains a rural character by maintaining existing large lot residential development and equestrian uses.

Egger Highlands

Located west of Saturn Boulevard between the Salt Ponds and the Tijuana River Valley, Egger Highlands is the gateway to the City and the community from Imperial Beach. It includes Palm Avenue West (Topic 2C), which is the main commercial and circulation corridor in this part of the community, and has revitalization potential. The community's largest shopping centers, Southland Plaza and Coronado Square, are also located in this neighborhood.

Palm City

Palm City, historically the transportation hub for the community, is characterized by the variety of land uses located along the trolley corridor, including the community's two industrial parks. The proposed mixed use Palm City (Topic 2A) and Iris Avenue Mercado (Topic 2D) neighborhood centers will revitalize the areas of the community's two transit stations. The Southern Area Police Station is centrally located in this neighborhood.

Otay Mesa

This newer, primarily residential neighborhood, contains several smaller commercial centers including Palm Plaza and the Palm Ridge Shopping Center. A neighborhood commercial center is located at the intersection of Del Sol and Picador Boulevards. Montgomery-Waller Park, the Otay Mesa Branch Library, the City's Neighborhood Service Center and another shopping center form a civic and commercial focus in the vicinity of Coronado Avenue and Beyer Boulevard.

Although not specifically addressed by the plan Topics, the plan supports the established neighborhood centers by designating appropriate land uses and applying corresponding zoning. Continued development consistent with the planned land use is recommended in these areas.

COMMUNITY PLAN IMPLEMENTATION AND CITIZEN PARTICIPATION

It is intended that by focusing on the key community issues in a concise, topic-oriented format, that this Plan is an effective planning and communication tool for community improvement. The plan approach should not only facilitate plan implementation, but also foster community involvement. It provides strategies and direction for numerous community improvement projects. While not being able to fully control all the factors that will contribute to plan implementation such as private investment, public funding, and unforeseen social and economic trends, community members can use this Plan as a guide for future development. By prioritizing the topics, community members can begin working with the City, other agencies, and private interests to direct funding and revitalization resources to those areas of the community where they are needed most.

Another prevailing issue identified during the plan update process is the community members' perception that their voice, and the interests of their community, are not heard and considered as strongly as those of other communities. Through the formation of the Community Plan Implementation Team and the direction provided by this plan, community members can increase their involvement and commitment to improving their own community and improve their effectiveness in influencing local government and other forces that ultimately shape the quality of life in Otay Mesa-Nestor.

COMMUNITY PLAN IMPLEMENTATION TEAM

Issues

Community improvement recommendations contained in community plans frequently go unrealized. This is due in part because of poor communication and coordination within the City organization and because community-based organizations are often poorly connected with City Hall. Also, funding for implementation programs is almost always inadequate. Plan implementation has particularly been a problem in urbanized areas where most neighborhood improvement projects require services and expertise from a variety of City departments, outside agencies and community groups.

Strategies

Develop and put into effect a multi-disciplinary approach (a team comprised of City staff, community representatives, community planning members, business operators, students, and other agencies as needed) toward implementing the community plan.

The team shall be involved in implementing the visions, strategies and other recommendations contained in the maps, topics and appendices in this community plan.

The team shall create a community plan implementation work plan and assign priorities and develop a schedule to carry out the plan.

Foster public participation through focused outreach and education programs. Fully utilize the services provided by the Neighborhood Service Center as a community-City agencies liaison. Provide technical support to the community as needed. Represent the community's interest at City Hall.

The Team will ensure its commitment and accountability to the community by holding regular meetings, biannual community meetings, and issuing progress reports annually to the Planning Commission and City Council on the team's progress in implementing the community plan.

Responsibility

The City Manager, working with the community, shall be responsible for creating the Team. The Team shall have representatives from City departments as needed.

To ensure its long-term commitment, the City will strive to adequately staff the Team.

Schedule

Create the Team and commence community plan implementation immediately following plan adoption.

PLANNING CONTEXT

THE COMMUNITY PLANNING AREA

The Otay Mesa-Nestor Community is located within the southern region of the City, in what is generally referred to as the South Bay area. It is bounded on the north by the city of Chula Vista, and on the south by the Tijuana River Valley and the San Ysidro Communities. The city of Imperial Beach is on the west and the Otay Mesa community on the east.

The community extends about a mile and a half from north to south and four miles from east to west, and totals approximately 4,500 acres. Adoption of this update will expand the community planning area further north and west to include 740 acres of the Salt Ponds.

DEVELOPMENT AND PLANNING HISTORY

The community's planning history as part of the City of San Diego (City) began in 1957 when this unincorporated area was annexed to the City from the county of San Diego. In 1957 there were less than 1,000 housing units in the area. Shortly after annexation to the City, single-family residential subdivision development began. By the late 1960s, residential development had accelerated dramatically causing serious problems in supplying adequate public facilities in the Otay Mesa-Nestor and San Ysidro areas. In 1973, the City Council rezoned a number of vacant properties to a lower density to reduce deficiencies in, and future demand on, public facilities and services.

The City Council directed City staff to work with the then newly recognized Otay Mesa Community Planning Group in the preparation of a Community Plan. In February 1976, the City Council authorized expansion of the study area to include the Nestor Community, to consolidate planning efforts within the South Bay area. The first Otay Mesa-Nestor Community Plan was adopted in 1979 to serve as a comprehensive guide for development within the area through the ensuing 15 to 20 years.

Since the adoption of the 1979 Plan, there have been fifteen plan amendments varying from one-acre redesignations to a 320-acre southerly extension of the plan area boundary, which resulted in an adjustment to the Tijuana River Valley community planning area. The cumulative effect of the plan amendments was to permit 1,200-1,500 more residential units than had originally been designated in the 1979 Plan.

Many of the land use recommendations of the 1979 Plan, and its subsequent amendments, have been implemented and the community has generally developed according to plan. This updated Plan has considered existing and anticipated conditions which will influence future development, and includes recommendations for the expected final buildout and future redevelopment of the Otay Mesa-Nestor Community.

URBAN AND ENVIRONMENTAL SETTING

The Otay Mesa-Nestor Community is located in the southern portion of the Coastal Plain of San Diego County. The community is characterized by river valleys, steep slopes, mesas and hydrologic features including Nestor Creek and the salt evaporation ponds of southern San Diego Bay.

Otay and Tijuana River Valleys

Two river valleys, the Otay and the Tijuana, generally define the northern and southern boundaries, respectively, of the community. The valleys, which are characterized by wetlands and riparian habitats, are predominately influenced by seasonal rains and stream flow. Land uses in the fertile and productive valleys have included agriculture and mineral extraction. Development within the valleys is constrained by application of the Floodway Zone and the Floodplain Fringe Overlay Zone.

Sand and Gravel Operations

The Otay Valley riverbed has been a source of sand and gravel extraction for many years. Extraction operations existed in the vicinity of Beyer Boulevard. Terrace escarpments in the vicinity of Beyer Way, north of Montgomery High School, are currently being excavated. These operations have resulted in substantial landform alteration, scarring and loss of native vegetation on the valley's floor and southern slopes.

Steep Slopes and Mesas

Steep, north-facing slopes on the south side of the Otay River Valley approach 200 feet in height and are home to sensitive vegetation resources. Steep topography also occurs south of the Otay River Valley and north of Palm Avenue between Hollister Street and Beyer Way. Development on the slopes is constrained by topography and the Hillside Review Overlay Zone.

Contrasting with the valleys and steep bluffs are the community's level marine terraces and transitional areas. Elevations range from 25 to 100 feet within the western Nestor Terrace. Elevations from approximately 125 feet to 250 feet form a transition zone between the Nestor Terrace and the Otay Terrace, which lies east of the community and is greater than 400 feet in elevation. Mesa rims at the crest of the steep slopes, and high mesa ridgelines located throughout the eastern portion of the planning area offer excellent view opportunities in all directions.

Nestor Creek and the Salt Ponds

In addition to the two river valleys, Nestor Creek is a less significant, but still important hydrologic feature of the community. Nestor Creek flows generally aboveground in open channels from 30th Street westerly, meets the Otay River in the marshlands of the lower Otay River Valley, and then empties into San Diego Bay.

The salt evaporation ponds comprise the majority of the approximately 740-acre portion of the community located in San Diego Bay. Terrestrial-based uses, including the salt processing plant, auxiliary buildings, storage yards and vacant land, comprise the remainder of the area.

Development and Circulation Patterns

Otay Mesa-Nestor is an urbanized community that is primarily developed with residential land uses. Over 57 percent of the planning area (not including the Salt Ponds) is covered with residential land uses (approximately 17,000 housing units). In comparison, commercial and industrial land uses comprise only eight percent (five percent and three percent, respectively) of the plan area. Twenty percent of the planning area consists of schools, parks, transit and other public facilities. Vacant, undeveloped, agricultural and mineral extraction and processing uses comprise the remaining 15 percent of the planning area, and occur predominately in portions of the Otay and Tijuana River Valleys.

The community's circulation system includes three interstate freeways (I-5, I-805, I-905) that intersect in a grid pattern of local streets within the community. A light rail transit system connects the community to downtown San Diego and the Mexican border. Bus routes link the two transit stops at Palm Avenue and Iris Avenue to connect passengers to outlying areas.

PLAN ORGANIZATION

The Otay Mesa-Nestor Community Plan is comprised of the following three main components:

1. COMMUNITY VISION/COMMUNITY LAND USE MAP

The Community Vision Map and statements represent the future and describe the vision of an improved quality of community life that includes conservation of natural resources, adequate provision of public services and facilities, and revitalized neighborhoods. The Visions found at the beginning of each Topic or section, set the tone of the Plan and are the basis for the Plan's recommendations. The Vision map illustrates the general setting of the community relative to other South Bay communities and highlights its distinct existing and proposed neighborhood features.

The Community Land Use Map designates land uses for the entire community planning area. These land uses are consistent with the strategies and guidelines recommended in the Topic Sheets and the Appendix. The Commercial Land Use Designations and Residential Densities charts explain the predominant land use designations of the Land Use Map. The Street Classifications map designates community streets according to City standards.

The Community Land Use Map may be used as an independent document that conveys the community's basic characteristics, planned land uses, and vision for the future. Readers interested in learning more about the community including specific issues, strategies, and guidelines can refer to the Introduction, and the two other main plan components, the Topic Sheets and Appendix.

2. TOPIC SHEETS

Each Topic Sheet includes a discussion of the issues and provides strategies to implement the related community vision. Each Topic Sheet addresses either a geographic area within the community or a subject relevant to the entire community. Topics are grouped in chapters by subject. Most chapters address more than one Topic, although two chapters are single-Topic.

The format organizes categories of information in a similar outline on each of the Topic Sheets. The format allows flexible arrangement of individual map and graphic information. Each Topic Sheet contains all or some of the following categories of information:

- **Vision**

  Vision statements represent community members' desires for a future improved quality of community life, relative to the particular Topic. Written in the future tense, they present an image of the community as it will be after the community plan

strategies, guidelines and recommendations have been implemented. Visions are either provided at the beginning of each Topic category when there is only one Vision for several sub-Topics (e.g., Community Facilities, Topic 4), or provided for individual sub-Topics, as appropriate (e.g., Palm City, Topic 2a).

- **Issues**

  This category identifies the existing and potential future conditions that warrant attention and are the focus of this Plan. Issues can explore the range of conditions from significant problems requiring abatement or improvement to opportunities for enhancement.

- **Strategies**

  Strategies respond to the items addressed in the Issues category. They are the recommendations for land use and physical improvement, provision of infrastructure and services, and development of neighborhood improvement programs.

- **Implementation Block**

  The Implementation Block includes the following five sub-categories:

  Responsibility

  This category recommends the participation of the agencies, organizations or ad hoc groups that should be involved in the implementation of the strategies recommended in the particular Topic. Inclusion in this listing is based on areas of expertise, regulatory authority, ownership or business interest. This listing should be considered a guide; and as the implementation process for particular strategies evolves, additional or other more appropriate responsible parties may be identified. Community members and the Community Plan Implementation Team are always included in this category.

  Funding

  Most projects identified by the strategies in this Plan are unfunded. Except for a few cases where funds have been specifically identified, these recommendations identify potential funding sources and suggest funding strategies for Plan implementation. The potential sources may include a combination of City, other public agency and private funding sources.

  Schedule

  The implementation schedule shall be established by prioritization of all the plan strategies by the Community Plan Implementation Team and community members. Available or potential funding will be a consideration when establishing priorities. Except for projects or programs which are ongoing, or for which a schedule is identified, the recommendation is: "To be determined."

Land Use

Indicates the planned land use, which is designated on the Community Land Use map, and provides recommendations for interim, future or alternative land uses. Also provided are listings of discretionary permits or other actions required in conjunction with the planned land use, and references to other guidelines or policy documents which provide direction for development of particular sites.

Zoning

This category provides recommendations for future zoning, consistent with planned or future land uses, and identifies requirements or conditions for future application of recommended zones.

At the time this Plan was being prepared, the City of San Diego zoning code was being updated. Since new or revised citywide zone classifications were not adopted by the time this Plan was completed, proposed zoning was described by land use and development criteria rather than specifying a particular zone. Future rezonings should be based on selecting those zones that best match the prescribed criteria.

- **Guidelines**

  Guidelines are provided in the Otay Valley Regional Park & Salt Ponds, Neighborhood Centers and Parks Topics. These Topics address anticipated or recommended physical site development. The guidelines may address land use, pedestrian and transit orientation, site planning, and architectural and landscape design associated with future project development.

- **Vicinity Maps**

  Vicinity maps are provided in the geographically oriented Topics - the Otay Valley Regional Park & Salt Ponds, and Neighborhood Centers. They indicate the general Topic vicinity, which corresponds to the Topic areas shown on the Community Vision Map.

- **Reference Block**

  Reference Blocks, located in the lower right corner of the first page of each Topic Sheet, refer the reader to related or supporting information located elsewhere in the Topic, in other related Topics, on the Community Vision map, or in the Appendix. References are not typically made within the Topic text.

3. APPENDIX

The Appendix contains generic information or recommendations applicable to the entire community or this plan update process, and specific detailed information referred to in the Topic Sheets. A complete list of Appendices is provided in the Index.

III. Topics

1 Otay Valley Regional Park and Salt Ponds

2 Neighborhood Centers

3 Housing

4 Community Facilities

5 Public Safety and Enforcement

6 Transportation Facilities

TOPIC 1

OTAY VALLEY REGIONAL PARK AND SALT PONDS

Otay Valley Regional Park 1a
Salt Ponds 1b

TOPIC 1A OTAY VALLEY REGIONAL PARK

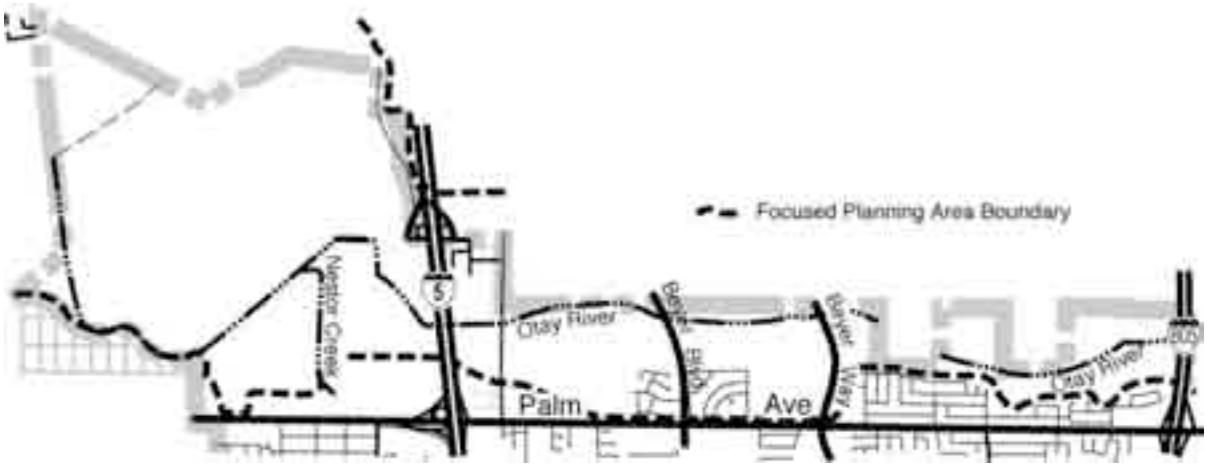
VISION

The Otay Valley Regional Park (OVRP), currently a valley degraded by mineral extraction, industrial and commercial uses, and decades of neglect, will be considered one of the community's greatest sources of identity and pride. The park, which will link San Diego Bay to the Otay Lakes with a continuous east-west wildlife corridor and multipurpose trail system, will offer residents and visitors outstanding natural scenic and cultural features, and provide community and regional recreational and educational opportunities. Inherent from its inception is the preservation and enhancement of environmentally sensitive resources, natural floodplain management, and control of urbanization, coupled with reclamation of the valley as a source of public enjoyment.

ISSUES

The value of the Otay Valley as the community's greatest natural asset has either gone unrecognized or been ignored. Urban development has turned its back on the edges of this area. Unsightly industrial uses, including automobile junkyards and truck storage line the edges of the valley. Private development adjacent to the valley has resulted in minimal public opportunities for physical and visual access to this valuable resource. Few public overlooks, viewpoints, or access opportunities exist.

Trash dumping throughout the Otay Valley is another indicator of the low value that is currently placed on this resource. Compounding the problem of the perception of the valley being uninviting and inaccessible is the existence of homeless/transient encampments. Many of these camp sites are considered permanent residences by their inhabitants. These unsafe and substandard living conditions contribute to the potential for the degradation of sensitive natural habitat, and adjacent homes and businesses. The densely vegetated areas, where the encampments occur, are considered unsafe by property owners and community residents. Residents also attribute responsibility for some local crimes to the transients.



See the Community Land Use Map for planned land use designations in this area.

Sand and gravel extraction, and agriculture have been the predominant commercial activities within the valley. Some agricultural uses prevail. Extractive operations continue, but are minimal in comparison to former years. Concrete and asphalt batching, and concrete I-beam construction now occur on these sites, and are allowed by Conditional Use permits. The mineral resource value of the Otay Valley has been almost completely exhausted. The valley has been mined, depleted, and its natural landforms have been altered. Prior excavation operations have left the land scarred and degraded.

Development conditions and planning priorities have changed since the mineral extraction and processing operations first began in the Otay Valley. Residential uses have developed adjacent to the valley, particularly on the ridges along the southern edge of the valley. Residents identify noise, air pollution, and negative visual impacts created by the industrial uses as incompatible with the neighboring residential uses. The city of Chula Vista has designated the north side of the valley as a redevelopment area; future redevelopment plans will address appropriate land uses and design considerations for sites adjacent to the valley. Growing environmental awareness has shifted emphasis towards preservation and restoration of the environmentally sensitive resources within the valley, and has guided the City in making a strong commitment to planning and establishing the Otay Valley Regional Park.

The cities of San Diego and Chula Vista and the county of San Diego have undertaken a joint planning effort to develop a regional park in this area that offers potential for both natural resource protection and enhancement, and opportunities for recreational and educational activities.

The Otay Valley Regional Park Focused Planning Area (FPA) boundary defines a 16,000-acre study area for planning purposes. The study area extends approximately eleven miles eastward from south San Diego Bay along the Otay Valley to the Otay Lakes and Bureau of Land Management property boundaries. The northern portion of the Otay Mesa-Nestor community planning area is located within the FPA.

STRATEGIES

- Preserve those areas of the Otay Valley containing outstanding scenic, natural and cultural resources and recreational opportunities as a resource-based park. Creation of the Otay Valley Regional Park will help to reclaim the valley for public enjoyment and focus attention on this unique area as a source of community identity and pride.

- Prepare an Otay Valley Regional Park Concept Plan for adoption by the three participating jurisdictions. Identify, and pursue acquisition of, properties within the Otay Valley for inclusion within the Otay Valley Regional Park.

- Protect and preserve the environmentally sensitive areas, and the rural character of the Otay Valley. Restore and enhance environmentally degraded areas, particularly those currently used for extraction, mineral processing and other industrial activities. Remove and prevent illegal encampments.

- Provide active and passive regional recreational opportunities.

- Provide opportunities for educating the public about the natural and cultural resources of the Otay Valley. This could be accomplished through nature interpretive centers, interpretive trails, historical markers, demonstration gardens and similar exhibits.

- Encourage agricultural uses within the non-environmentally sensitive areas of the valley.

- Preserve a continuous east-west wildlife corridor and contiguous natural habitat linkages throughout the Otay Valley. Provide connections from the Otay Valley to adjacent habitat corridors including Nestor Creek and Poggi Creek.

- Provide a continuous east-west trail system for hiking, bicycling, and equestrian use along the Otay Valley. Appropriate alignment and location of trails shall be based on future environmental review. Incorporate existing trails and utility easement roads, where appropriate.

- Maintain the natural floodplain; prohibit channelization of the floodplain.

- Discourage new industrial and general commercial uses within the valley. Commercial recreation may be permitted consistent with the future OVRP Concept Plan.

- All mineral processing and batching operation Conditional Use Permits shall be allowed to expire; strongly discourage extensions of time of these Conditional Use Permits. Strongly discourage the granting of new mineral processing and batching operation Conditional Use Permits.

- Reclamation, restoration and enhancement plans shall be submitted and implemented for mineral extraction and processing operations as required by the State Surface Mining and Reclamation Act of 1975 (SMARA).

RESPONSIBILITY

Preparation of the OVRP Concept Plan is an ongoing cooperative effort of staffs from the City, the county of San Diego and the city of Chula Vista. The OVRP joint staff will include the Community Plan Implementation Team, community members, landowners, and regulatory and other responsible agencies in the planning process.

FUNDING

Pursue funding, including bond issues, and federal, state, and independent organization grants, for the purposes of acquiring, restoring and enhancing, improving and maintaining sites for inclusion in the Otay Valley Regional Park. Actively solicit the assistance of private conservation organizations (such as the Nature Conservancy and The Trust For Public Lands).

Negotiate the dedication of parkland as part of future development proposals. Solicit the dedication of trail easements from private property owners.

SCHEDULE

Ongoing.

LAND USE

Open Space. Designate Otay Valley Regional Park as a Resource-Based Park upon approval of a Concept Plan by the City Council. Amend this community plan, as appropriate, to be consistent with the future adopted OVRP Concept Plan.

Two sites located on the north side of the river adjacent to Chula Vista, between the termini of Mace Street and Date Court, are designated Industrial (one-acre) and Low-Density Residential (four acres), respectively. The wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites, should be maintained in a natural condition as development occurs. Filling or other alteration of this area to provide access between the two sites should not be permitted. See Zoning recommendations for these sites, below.

ZONING

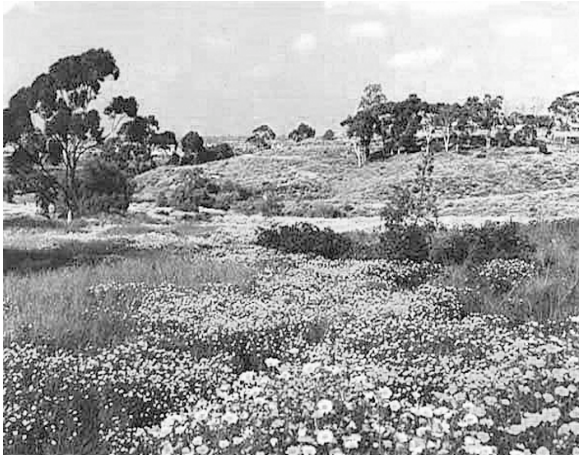
Rezone all non-FW (Floodway) zoned City-owned property within the Otay Valley Regional Park Focused Planning Area to an appropriate open space or park zone to preserve the area's natural resources and park opportunities.

Rezone all City-owned, dedicated park sites to an appropriate park zone.

Protect existing sensitive natural resources on privately owned property by applying zoning that will permit very low-density residential development but prohibit agricultural uses.

Condition the rezone of the one-acre Industrial site from A-1-10 to M-1B upon approval of a Planned Industrial Development permit (PID). Condition the rezone of the four-acre Low-Density Residential site from A-1-10 to R-1-5000 upon approval of a Planned Residential Development permit (PRD). Development of these sites should comply with the Guidelines stated below.

GUIDELINES



Design of future development shall be sensitive to, oriented towards, and enhance adjacent natural open space. The following design guidelines apply to all development within or adjacent to the Otay Valley:

Site Design

Where new public or private streets are proposed or required in projects adjacent to existing or planned open space, development shall incorporate single-loaded streets adjacent to open space. This will provide a setback of buildings from open space as well as public visual access along open space areas.

Viewsheds, Visual Access and Visual Buffers

- Public views from proposed developments to the bay, valley and steep hillsides shall be preserved.
- Proposed development shall be designed sensitively to blend with the natural landscape.
- Incorporate non-building view lots into site plans to provide public visual access to adjacent natural features. These sites shall occur at the ends of streets or cul-de-sacs where possible.
- Building elevations, including rear elevations, which face natural open space shall be designed to provide architectural interest and articulation.
- Fencing shall be attractive from both the development and open space sides; fencing shall not present a blank wall to the open space. Fencing design shall permit views to and from adjacent open space.

Trail Access and Parking

- Provide trails and trail access through or adjacent to the Otay Valley, where appropriate. Trails shall be coordinated with the Otay Valley Regional Park plans.
- Provide public automobile and bicycle parking for, and bicycle and pedestrian access to, established or future trail systems.

Reference: Community Vision Map; Topic 1a, Otay Valley Regional Park; Appendix C, View Corridors Map.

TOPIC 1B SALT PONDS

VISION

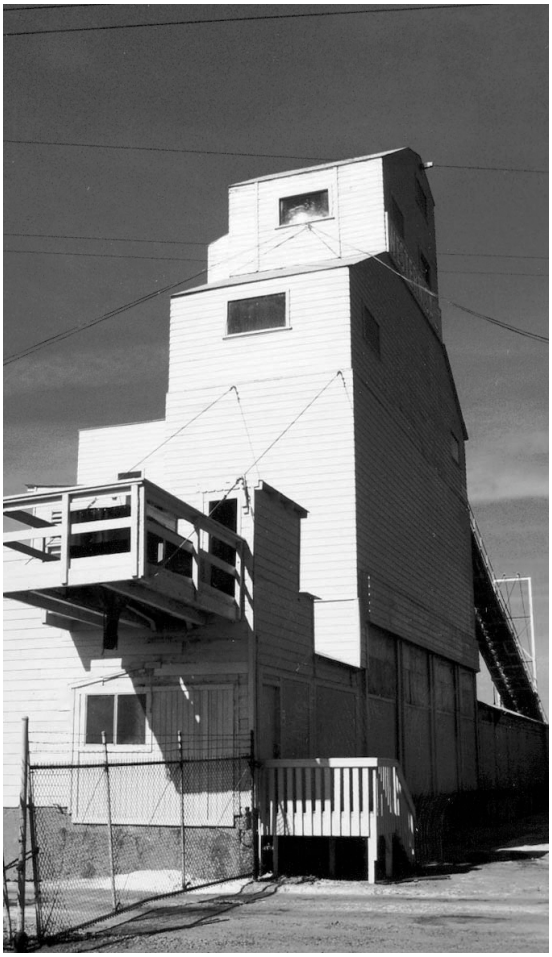
Providing a combination of benefits including salt production, preservation of sensitive wildlife habitat, recreation and economic development, the Salt Ponds will become the western gateway to the Otay Valley Regional Park and an integral part of the South San Diego Bay National Wildlife Refuge. Select areas will be developed in ways to enhance the Palm Avenue corridor, promote economic revitalization, and improve access and circulation in the area. Just as freshwater habitats are linked to the bay, so too will residents be linked to neighboring communities by an extensive trail system including the Bayshore Bikeway. New development will be designed to preserve and be compatible with the sensitive biological resources of south San Diego Bay while providing an economic stimulus through creative site planning and design.

ISSUES

With adoption of this Plan, the Salt Ponds and adjacent areas within the City's jurisdiction officially become part of the community planning area. Previously, they were not included in any community planning area, and were addressed only by the Progress Guide and General Plan (General Plan). Inclusion in this planning area facilitates comprehensive monitoring and planning of the Salt Ponds environs as an integral natural extension of the Otay Valley and Nestor Creek floodplain, and links Otay Mesa-Nestor with other South Bay communities.

The Western Salt Company's salt production operation in south San Diego Bay and adjoining areas provides community and regional economic, open space, wildlife habitat and historic value. Situated where the Otay River and Nestor Creek join and empty into San Diego Bay, this area contains a diversity of wildlife habitats including shallow bay waters, mudflats and salt marshes. These environments provide nesting and feeding areas for local and migratory birds, and breeding grounds for many varieties of marine life. Salt pond dikes are used as nesting habitat. Several federally listed endangered species inhabit the salt ponds environs. Due to its unique natural resources, this area has been proposed for inclusion in the South San Diego Bay National Wildlife Refuge (Refuge), the Multiple Species Conservation Program (MSCP) preserve, and the Otay Valley Regional Park (OVRP).

See the Community Land Use Map for planned land use designations in this area.



The complex combination of the salt production industry and wildlife habitat has evolved over many decades; any changes to the physical characteristics of the salt ponds would disrupt the delicate balance. Both the salt production and the wildlife habitat, as well as the open space and potential recreational opportunities of the south bay area, are considered valuable resources. The City is committed to and supports the long-term operation of the salt works. Inclusion of all or part of the salt works within a habitat management program, a wildlife refuge or other resource management plan is not intended to interfere with the ongoing operation of the salt works. Over the years the City has received many preliminary inquiries about various development schemes along the bayfront, although none have been pursued or approved to date. Any future development proposals for this area should ensure the continued salt evaporation operations and the preservation of the unique natural and cultural resources.

The salt ponds area and portions of the Nestor Creek and Otay Valley floodplains west and east of I-5 are located within the Coastal zone. The State Coastal Commission (SCC) has designated this a deferred certification area due to current industrial zoning, salt extraction operations and the uncertainty of future plans for the area. The preparation of a comprehensive Special Study, that addresses habitat protection, floodplain management and proposed development, is required prior to any land use changes in the area. Future permit authority may be transferred to the City when appropriate zoning and the Special Study are adopted by the City and also approved by the SCC.

An existing Class II bicycle lane is located on the section of Palm Avenue between Saturn Boulevard and the Imperial Beach boundary. This congested stretch of road is not an appropriate environment for a safe, comfortable and enjoyable bicycle riding experience. It has long been the desire of community residents to reroute this bicycle link between Imperial Beach and the community. The multi-jurisdictional Bayshore Bikeway Policy Advisory Committee, coordinated by SANDAG, is planning a bicycle route around San Diego Bay. This committee also recommends rerouting the community's connection from Palm Avenue to the vicinity of the Salt Ponds, north of Palm Avenue. Alternative routes utilizing the SDG&E railroad easement are being considered. A specific route location must consider potential impacts to sensitive biological habitat, connections with existing or planned Bayshore Bikeway sections in Imperial Beach and Chula Vista, and linkage with future OVRP bicycle trails.

The Western Salt Company's 1930's era wooden salt processing building, located on Bay Boulevard, is a local landmark signifying over eight decades of the company's presence (since 1914) and almost a century-and-a-half of salt extraction from seawater in south San Diego Bay. This elegant expression of functional industrial architecture should be preserved and maintained in working condition.

STRATEGIES

- Encourage and permit the Western Salt Company to continue the salt extraction operation. Continuation of this industry is consistent with the City's natural resource conservation and open space preservation goals. Inclusion of all or part of the salt works within a habitat management program, a wildlife refuge or other resource management plan is not intended to interfere with the ongoing operation of the salt works. Encourage the long-term operation of the salt works by supporting the extension of Western Salt's leases with the State Lands Commission of land used in the operation.
- Coordinate the Refuge, OVRP, MSCP and private development planning efforts to ensure that the natural resource and wildlife habitat areas of the Salt Ponds are preserved.
- Require the preparation and adoption of a Special Study for property located within the Special Study Area overlay designation prior to any land use changes.
- Deny any requests from adjacent cities for jurisdictional boundary adjustments in the south bay area that would jeopardize the integrity of the natural resource and open space systems or result in loss of development potential for the City.
- Plan and implement a section of the Bayshore Bikeway route in the vicinity of the Salt Ponds or open space areas north of Palm Ave. Maintain the existing bike lane located on Palm Avenue between Saturn Boulevard and Imperial Beach until a new section of the Bayshore Bikeway route is implemented. Provide a bicycle trail linkage connecting the Bayshore Bikeway route to the future OVRP bicycle trail system in the Otay Valley.
- Preserve the Western Salt Company's salt processing building. Evaluate its historical significance and consider designating it an historic structure. In conjunction with the planning and improvements for the OVRP and the Refuge, create an interpretive center in this general vicinity to educate the public about the unique natural resources of south San Diego Bay and the history and operations of the evaporative salt production industry.

RESPONSIBILITY

Community Plan Implementation Team, community members, the Fenton-Western Properties/Western Salt Company, regulatory agencies including the US Fish and Wildlife Service, State Coastal Commission, State Department of Fish and Game, and the San Diego Port District, the OVRP Joint Staff and the Bayshore Bikeway Policy Advisory Committee (SANDAG).

FUNDING

Encourage public acquisition and private dedication of land and trail easements within the proposed OVRP, MSCP and Refuge areas. Explore leases and cooperative use agreements, in addition to purchases.

SCHEDULE

Resource preservation and park improvements are ongoing and should be coordinated with the OVRP, MSCP and Refuge planning and acquisition efforts.

LAND USE

Open Space and Special Study Area overlay designation. The intent, application and criteria of the Special Study Area are presented in detail in **Appendix 1b, Salt Ponds**.

The approximately ten-acre salt plant site, where the salt processing buildings are located, is designated Salt Works. Any change of use of this site will require analysis as part of the Special Study.

Amend this Plan, to achieve consistency if necessary, upon adoption of the future OVRP Concept Plan.

ZONING

Maintain the M-2 zoning on the Salt Works site as long as the Salt Works designation is maintained. Future rezones may be required to achieve consistency with the future OVRP Concept Plan.

GUIDELINES

Design of future development shall be sensitive to, oriented towards, and enhance the adjacent open space of south San Diego Bay and the Otay River Valley.

Reference: Topic 1a, Otay Valley Regional Park; Topic 2c, Palm Avenue West; Appendix 1a, Otay Valley Regional Park; Appendix 1b, Salt Ponds; Appendix C, View Corridors and View Points; Appendix H, Local Coastal Program.

TOPIC 2

NEIGHBORHOOD CENTERS

Palm City 2a

Nestor Town Center 2b

Palm Avenue West in Egger Highlands 2c

Iris Avenue Mercado 2d

Palm Avenue/I-805 Regional Center 2e

TOPIC 2A PALM CITY

VISION

A uniquely revitalized neighborhood center of distinctive character, will be built upon the viable existing single-family residential core and transit center, and will incorporate multifamily and single-family residential, commercial and civic uses. This site will be redeveloped as a cohesively planned transit-oriented development, providing linkages and access to the Otay Valley Regional Park, and transit serving residential and shopping opportunities.

ISSUES

Palm City, centered at Palm Avenue and Hollister Street, is one of the oldest neighborhoods of the community. It is characterized by a multitude of inconsistent land use designations, zones, and existing uses. Land divisions are comprised of many small, irregularly shaped lots. Existing development includes light industrial and warehousing, automobile repair shops, a variety of commercial uses, bars, religious facilities, single-family and multifamily residential and mobile home parks, and motels. The quality of existing development ranges from poorly maintained to well maintained. Landscaping, including street trees, is minimal, and a variety of signage types contributes to the general lack of visual cohesiveness. It is well served by transit, including the Palm Avenue trolley station, and has great potential for revitalization. It is an ideal location for pedestrian-oriented developments incorporating commercial, residential and civic uses.

See the Community Land Use Map for planned land use designations in this area.

STRATEGIES

- Improve this area as one of the community's key mixed-use neighborhood centers through physical rehabilitation and economic revitalization.
- Redevelopment of this area shall be pedestrian/transit-oriented and be based on Transit-Oriented Development (TOD) guidelines.
- Develop the Palm Avenue transit center site, including the Park-and-Ride lot and, if possible, other adjoining parcels, as the cornerstone of the Palm City neighborhood center. Include the northern portion of the triangular-shaped site, located at the southeast corner of the intersection of Palm Avenue and Hollister Street, west of the trolley tracks in these improvements. Plans shall incorporate the trolley station and shall consider a mix of commercial, residential, civic, public plaza, and shared parking uses.

- Consider preservation, reconfiguration and relocation options for the existing mobile home parks in this area, and integrate these sites with planned redevelopment. Explore undeveloped areas in Otay Mesa as possible sites for mobile home relocation.

RESPONSIBILITY

Community Plan Implementation Team, community members, landowners and business owners working with City Departments and Sections (including Planning, Economic Development, Redevelopment, Park and Recreation, and Arts and Culture) and other responsible agencies including MTDB and the Housing Commission.

FUNDING

City Capital Improvement Project (CIP) allocations and private investment. Pursue Community Development Block Grant (CDBG) funds, Federal transportation planning grants and formation of a Business Improvement District or other similar entity.

SCHEDULE

To be determined.

LAND USE

Mixed-Use Commercial. A Planned Commercial Development permit (PCD) shall be required for all sites developed within the Mixed-Use designated areas.

ZONING

Apply a zone that implements the Transit-Oriented Development intent, permitted uses, design standards and criteria. Condition rezones upon approval of a PCD.

Consider removal of the Mobile Home Park Overlay Zone if relocation of a mobile home park is considered as part of a proposed site redevelopment.

GUIDELINES

- Any redevelopment or improvement in this area shall incorporate Transit-Oriented Development (TOD) Guidelines, (Appendix A).
- Ensure that TOD guidelines, pedestrian orientation, and streetscape recommendations are incorporated into the design for future improvements to Hollister Street.
- Development of sites located north of Palm Avenue, adjacent to the Otay Valley shall be required to meet specific development criteria (see Topic 1a, Otay Valley Regional Park).

Reference: Topic 1a, Otay Valley Regional Park; Topic 2c, Palm Avenue West; Appendix 1a, Otay Valley Regional Park; Appendix 1b, Salt Ponds; Appendix C, View Corridors and View Points; Appendix H, Local Coastal Program.

TOPIC 2B NESTOR TOWN CENTER

VISION

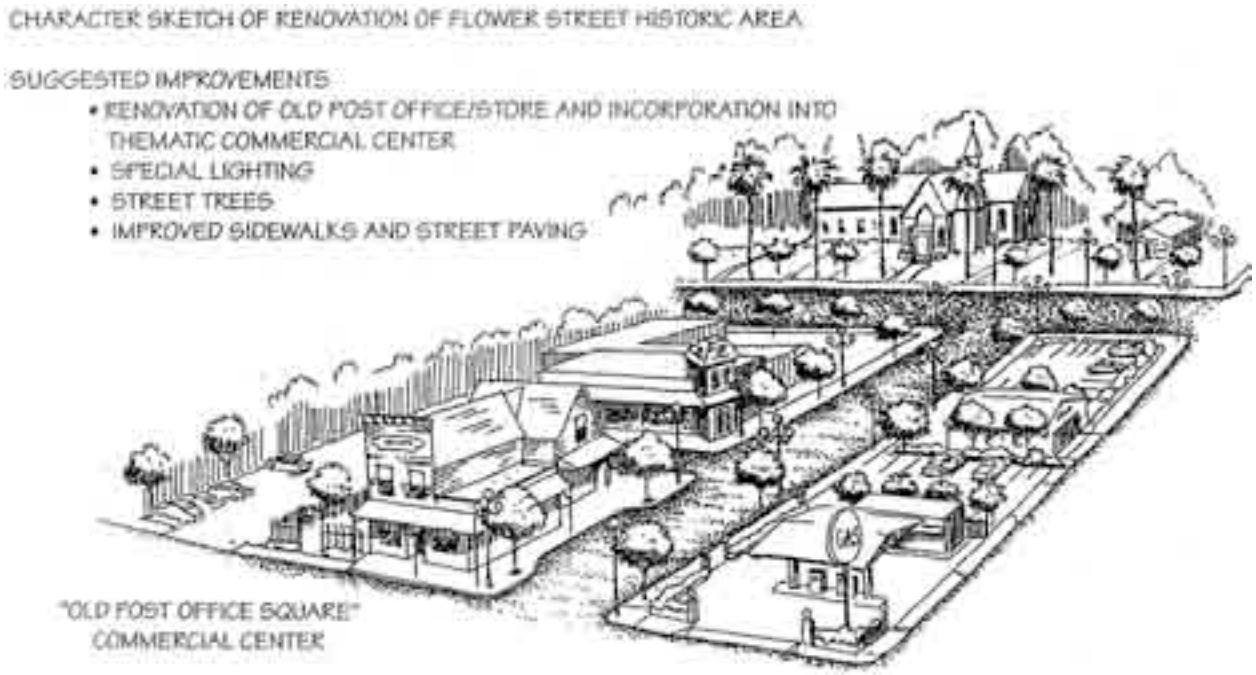
A vibrant town center will be revitalized through a combination of public projects and private infill development including provision of civic facilities, housing, neighborhood shopping and commercial recreation opportunities. Nestor Creek Greenway, a key feature and natural linear spine of the town center, will provide pedestrian and bicycle linkages with the future double elementary school, historic church, commercial uses and adjacent residential areas. This significant natural asset will be restored and enhanced, and returned to public use, and will become an incomparable source of community pride.

ISSUES

The Nestor area of the community, centered at the intersection of Coronado Avenue and Hollister Street, currently lacks a focal point. This area is dominated by a confusing mixture of gas stations, motels, and deteriorating convenience commercial uses. The interchange with I-5, and its traffic congestion, adds to the confusion.

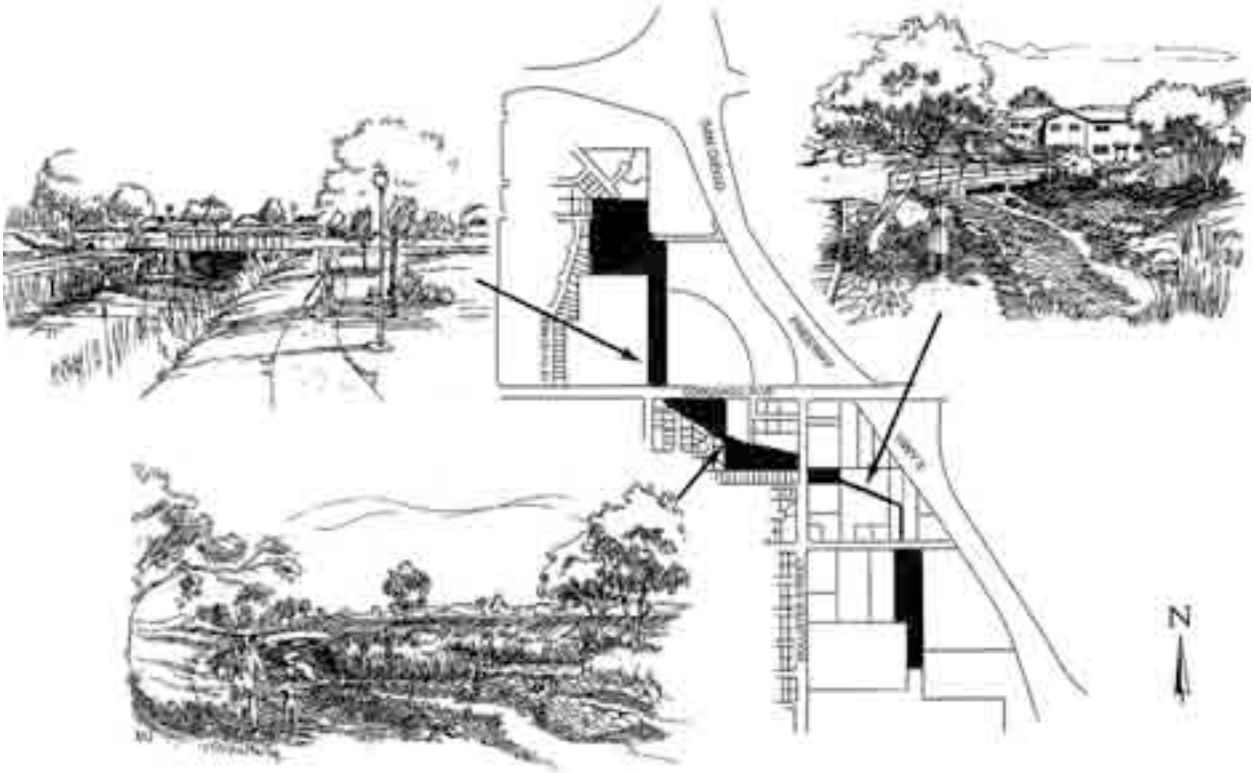
The area contains approximately 30 acres of vacant land, ten acres of which include the Nestor Creek channel and floodplain. The other 20 acres is planned as a double elementary school by the South Bay Union School District. A joint-use park would also be included in the 20-acre site.

An 11-acre site, located on the north side of Coronado Avenue east of Green Street is currently occupied by the South Bay Drive-in, a multi-screen movie theater. It operates as a theater, as well as a swap meet, and has recently been upgraded. This site presents an excellent opportunity for redevelopment as a commercial center that could provide a variety of shopping and recreational services to the community.



The Methodist Church south of Coronado Avenue on Flower Street is a visually prominent historical landmark. The 115-year old church is a very positive feature in this area of underutilized and deteriorating structures.

Nestor Creek, an unimproved drainage channel runs in a southeast to northwest direction through the area. It could provide opportunities for community enjoyment, identity, and pride. Virtually all of the creek has been channelized, but only a small portion of it is underground. Much of the land adjacent to the creek in this area is undeveloped. Like the Otay Valley, Nestor Creek has been largely ignored and subjected to trash dumping. Well trodden footpaths along portions of the creek, and frequent visits by local and migrating water fowl attest to the potential of the creek as a natural riparian greenway through the Nestor neighborhood. The creek corridor provides an excellent opportunity for development of multi-purpose trails linking residential, commercial, and public uses while creating a break in urban development and providing aesthetic relief.



Nestor Creek Park & Greenway

STRATEGIES

- Develop Nestor Creek Greenway as a public open space corridor following Nestor Creek through the Nestor Town Center. Provide public infrastructure in the form of a linear park and a neighborhood park. Provide necessary traffic controls to connect the park where it crosses Coronado Avenue. Restoration and enhancement efforts will establish Nestor Creek Greenway as the natural linear spine of the Nestor Town Center.
- Facilitate the redevelopment of the drive-in theater site as a community commercial center or mixed commercial/residential development. Permit a wide range of community commercial uses and encourage commercial recreation uses.

See the Community Land Use Map for planned land use designations in this area.

- Develop a double elementary school and joint use neighborhood park on the 20-acre site west of the drive-in theater. This park will be the northern anchor of the Nestor Creek Greenway.
- Investigate the possibility of preserving the 115-year old Methodist Church as a State Historical Landmark.
- Implement the Nestor Town Center design guidelines through public projects and private project design review.
- Determine floodplain boundaries and apply appropriate land use designations and zoning.

RESPONSIBILITY

Community Plan Implementation Team, community members, City Departments and South Bay Union School District.

FUNDING

City CIP, private development, and potential CDBG funds, South Bay Union School District.

SCHEDULE

To be determined.

LAND USE

Community Commercial, Elementary School, Neighborhood Park, and Public Facilities (flood control).

ZONING

Apply a community-commercial zone on the drive-in theater that permits, but is not limited to the following uses in a shopping center environment: commercial recreation including theaters, restaurants, indoor sports and health clubs, supermarket; pharmacy; and professional offices. Condition the rezone upon approval of a Planned Commercial Development permit (PCD) incorporating the design criteria found below. Apply Floodway (FW) and Floodplain Fringe (FPF) zoning to Nestor Creek.

GUIDELINES

- Redevelop the drive-in theater site with a community shopping center that provides commercial recreational uses. Incorporate the Nestor Creek Greenway design into the site plan.
- Orient building fronts along Nestor Creek with pedestrian-friendly design elements such as display windows and building entries facing the creek. Provide outdoor dining areas where appropriate.

- Provide pedestrian and bicycle linkages from the commercial center to the Nestor Creek Greenway and continue those linkages along the Greenway.
- Utilize a riparian vegetation landscape theme along Nestor Creek.
- Develop Nestor Creek Greenway as a passive park incorporating shade trees, open turfed areas, picnic areas, areas for outdoor dining establishments, and a pedestrian and bicycle path.
- Construct a traffic signal and crosswalk at Green Bay Street to link Nestor Creek Greenway across Coronado Avenue. Incorporate enhanced paving, unique landscaping, and Greenway entry signs.
- Prohibit further channelization, undergrounding, or piping of Nestor Creek within the designated Greenway unless absolutely necessary for health or safety reasons. If channelization is needed, require a natural earthen channel.
- Provide special landscaping or unique street lighting to unify the Flower Street area in conjunction with efforts to preserve the 115-year old Methodist Church.
- Preserve Nestor Creek as an open channel and incorporate a pedestrian bridge and linkages, enhanced landscaping, and public art into the proposed pump station site on the North Side of Grove Avenue adjacent to I-5.

Reference: Vision Map, Topic 4, Community Facilities and Services.

TOPIC 2C PALM AVENUE WEST IN EGGER HIGHLANDS

VISION

This traditional automobile-oriented strip will become an attractive, revitalized commercial area that emphasizes the energy, movement, and vitality of its dominant linear form while providing a safe environment for pedestrians and transit users. Commercial uses will be intensified through redevelopment, infill development and efficient land utilization.

ISSUES

This older portion of Palm Avenue, from Saturn Boulevard to the Imperial Beach boundary and beyond into Imperial Beach, is lined with approximately 35 acres of automobile-oriented strip commercial development and contains a wide variety of uses including convenience stores, liquor stores, restaurants, bars, auto repair shops, service stations and mini-malls. Interspersed with these uses are motels and mobile home parks. There is a mix of thriving and marginal businesses, well maintained and poorly maintained property, and underutilized land. This nondescript and deteriorated area is characterized by the presence of large billboards, freestanding and fixed signs, and a lack of sidewalks and landscaping, resulting in negative visual images.

Due to small lot sizes in a majority of the area, and existing adjacent residential development, potential for development of commercial sites with adequate on-site parking is constrained. The considerable street width and fast moving traffic divides this commercial strip (north/south) making it difficult for motorists to enter and exit the flow of traffic and for pedestrians to cross Palm Avenue, thereby limiting patronage of these businesses.

STRATEGIES

- Plan, promote and implement the street design, streetscape and architectural improvements described in the Guidelines, below.
- Explore the potential for creating a redevelopment project along the Palm Avenue West corridor. Coordinate these efforts with those of the Imperial Beach Palm Avenue/Commercial Redevelopment Project.
- Preserve the existing mobile home parks and integrate these sites with planned redevelopment.

See the Community Land Use Map for planned land use designations in this area.

RESPONSIBILITIES

Community Plan Implementation Team, community members and business owners working with City Departments and Sections (Planning, Redevelopment, Economic Development, Park and Recreation, Arts and Culture, Public Works) and other responsible agencies including Caltrans, MTDB and the Imperial Beach Redevelopment Agency.

FUNDING

City CIP allocations and private investment. Pursue Community Development Block Grant (CDBG) funds, and formation of a Business Improvement District or other similar entity.

SCHEDULE

To be determined.

LAND USE

Community Commercial

ZONING

Apply a zone that permits a wide range of commercial services and products in a linear pattern, intended primarily for automobile-oriented use. Maintain the Mobile Home Park Overlay Zone.

GUIDELINES

- Provide opportunities for intensified land use. Promote building expansion by reducing building setbacks, bringing buildings close to sidewalks and streets, and reducing on-site (off-street) parking requirements. On-site parking requirements may be reduced where it can be determined that the quantity of proposed parking would adequately serve the site or that additional adequate on-street or shared parking is provided.

- Maximize on-street parking. Explore opportunities for creation of additional parking lanes by reducing the width of the center median. Street design modifications shall be planned with Caltrans and City engineers, and shall not unduly impede the flow of traffic. Reduce the quantity of driveway curb cuts; consolidate proposed curb cuts and promote shared driveways.

- Create a pedestrian-friendly environment in this automobile-oriented streetscape by providing landscape or on-street parking areas as buffers between the sidewalk and the traffic lanes; and by providing sidewalk "pop-outs" at intersections. Provide bus shelters at established bus stops. Where possible, create opportunities for bus stops to be located where they will not impede the flow of traffic.

- Create a streetscape along Palm Avenue West that establishes a sense of place, and highlights the commercial strip as a gateway from Coronado and Imperial Beach to San Diego. Improve the appearance of the strip by implementing building repairs and upgrades; paving and repairing sidewalks; creating and implementing signage plans and controls; and providing banners, street furniture and landscaping.

- Capitalize on the name Palm Avenue by planting a variety of palm trees. Plants adapted to local coastal conditions shall be planted in the medians and along both sides of the street, both within the City right-of-way and on adjacent private property.

Reference: Vision Map, Topic 4, Community Facilities and Services.

TOPIC 2D IRIS AVENUE MERCADO

VISION

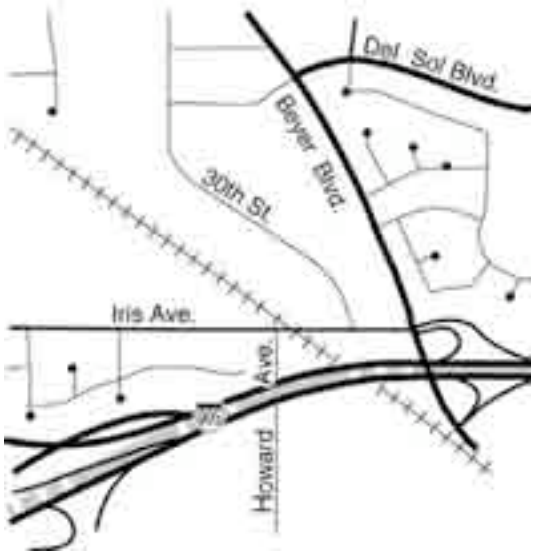
A lively mercado, or marketplace, will provide a wide variety of neighborhood commercial services and retail uses, serving transit commuters, employees of the adjacent industrial park, and nearby residents. Housing opportunities will be incorporated in the project. By sharing parking facilities with the adjoining transit center, the use of the site for retail and pedestrian spaces will be maximized in this transit-oriented development.

ISSUES

This neighborhood center includes the existing trolley station and Park-and-Ride site, and adjacent properties located on Iris Avenue. Uses adjacent to the trolley station include a junk yard, truck storage, and a pre-school. A Plan amendment, rezone and planned commercial development (PCD) permit for transit-oriented commercial uses was previously approved for the pre-school site, but never implemented. Commercial uses are not currently provided in this area. These sites would make ideal locations for small-scale commercial projects.

STRATEGIES

- Develop this neighborhood center with commercial retail and service uses which would serve transit commuters, employees at the adjacent industrial park and nearby residents.
- Encourage multifamily residential uses as part of the commercial development; inclusion of housing shall be consistent with Transit-Oriented Development (TOD) guidelines.
- Provide opportunities for retailers and service providers to locate small businesses in this area without incurring substantial start-up costs.
- Explore opportunities for developing commercial uses on the Park-and-Ride site. Ensure that adequate parking space for transit patrons is maintained.



See the Community Land Use Map for planned land use designations in this area.

RESPONSIBILITY

Community Plan Implementation Team, community members, landowners and business owners working with City Departments and Sections (Planning, Economic Development, Public Works and others as appropriate) and MTDB.

FUNDING

Private investment.

SCHEDULE

To be determined.

LAND USE

Mixed-Use Commercial. A Planned Commercial Development permit (PCD) shall be required for all sites developed within the Mixed Use designated areas.

ZONING

Apply a zone that implements the Transit-Oriented Development intent, permitted uses, design standards and criteria. Condition rezones upon approval of a PCD.

GUIDELINES

- Project design shall incorporate features of a market or mercado. Include pedestrian plazas and outdoor eating areas within the development.
- Lease spaces could be small to encourage a variety of neighborhood retail services and provide opportunity for small business owners to locate here.
- Commercial uses shall serve transit commuters as well as local residents.
- Require minimal or no on-site parking. Encourage shared parking with the adjacent transit center Park-and-Ride parking facility and all newly developing commercial sites within the mixed-use neighborhood center area.
- Redevelopment of these sites shall be pedestrian-/transit-oriented and incorporate Transit-Oriented Development (TOD) guidelines.

Reference: Vision Map; Appendix A, Transit-Oriented Development.

TOPIC 2E PALM AVENUE/I-805 REGIONAL CENTER

VISION

A regional center, that offers a wide range of civic and commercial uses, will be planned with the participation of all south San Diego communities, developers, and City staff. The development and evolution of this center will build upon the projects already approved for the Gateway Fair center at the northwest quadrant of the Palm Avenue/I-805 interchange, and the Promenade (Wal-Mart) center on the south side of the same interchange.

ISSUES

This center, which is located in the westernmost area of the Otay Mesa community, has a development area of approximately 100 acres. Its location, adjacent to the eastern boundary of the Otay Mesa-Nestor community is convenient to the residents of this, and other South San Diego communities.

For years, residents in South San Diego and particularly eastern Otay Mesa-Nestor, have identified the lack of a community or regional center that provides a wide variety of civic and commercial uses as a serious problem.

STRATEGIES

- Work with the City in the comprehensive update of the Otay Mesa Community Plan to achieve the development of a regional center that serves the needs of Otay Mesa-Nestor residents as well as all South San Diego communities.
- In addition to commercial uses, explore the possibility of locating other regional facilities such as a full service post office, South San Diego branch library, fire station, a medical center, and neighborhood service center.
- Provide transit service to this center to ensure convenient access to residents of Otay Mesa-Nestor and to all existing and proposed residents of South San Diego.
- Maximize the efficency of the site by incorporating Transit-Oriented Design guidelines.

See the Community Land Use Map for planned land use designations in this area.

RESPONSIBILITY

Community Plan Implementation Team, community members, private developers and community planning groups working with Community and Economic Development, other City departments, and outside agencies as needed.

FUNDING

General and other public funds for community plan update, CIP and public funding for institutional uses, private development for commercial uses.

SCHEDULE

Future additional development and plan update to be determined.

LAND USE

Community and regional commercial per the Otay Mesa Community Plan.

ZONING

Apply zoning that permits a wide range of commercial, civic, and quasi-public uses and services.

GUIDELINES

Guidelines for the development of this center will be proposed in conjunction with the Otay Mesa Community Plan update.

Reference: Vision Map; Appendix A, Transit-Oriented Development; Otay Mesa Community Plan update process (contact Planning Department).

HOUSING

TOPIC 3 HOUSING

VISION

A wide range of housing opportunities in well maintained neighborhoods and developments will be available to the residents of this community. Housing alternatives will include: affordable single-family detached housing, very low-density rural housing along the fringes of the river valleys, multifamily units, rehabilitated unique older units in the Palm City and Nestor areas, mobile homes, and senior housing in mixed-use transit-oriented developments near the trolley stations. Housing will be maintained through a variety of financial assistance programs, public outreach programs, and code enforcement. Community facilities and services needed to support the additional population associated with the development of new housing will be provided.

ISSUES

Otay Mesa-Nestor is an urbanized community that is almost completely built out with approximately 17,000 housing units. Approximately two-thirds of these housing units are single-family detached, and another third are multifamily (including approximately 2,000 mobile homes).

An estimated 95 percent of the residential land has been developed. Undeveloped areas are comprised of a mix of large vacant lots along the river valleys, small one-half to one-quarter acre vacant parcels and underdeveloped R-3000 lots in the Nestor area, and some ten- to fifteen-acre sites located throughout the community. When developed, these vacant and underdeveloped sites will add an estimated 700 residential units (250 single-family and 450 multifamily) to the community.

Otay Mesa-Nestor's most significant housing feature is its existing supply of affordable single-family detached homes. The community's median housing price was $134,379 in 1990. This was significantly lower than the overall City's $189,412 median housing price.

Local residents want to preserve and possibly expand the supply of large lot housing that is located along the edges of the two river valleys (i.e. Leon Avenue and the portion of Palm Avenue between 24th Street and Beyer Boulevard). Housing in these areas is characteristic of the community's rural past.

Much residential development occurred in the later 1970s and throughout the 1980s. Some of this development occurred on land zoned and designated for commercial use. Because this development was not anticipated, it resulted in straining some community facilities and services such as streets, libraries, public safety and particularly schools.

Although the community is proud of its affordable single-family housing, local residents are concerned about a gradual decline in single-family home maintenance, as well as overall neighborhood maintenance. Problems include housing disrepair, abandoned vehicles, overgrown lots, illegal storage of boats and vehicles, illegal tractor trailer parking, the accumulation of junk and litter in public and private areas, and illegal home businesses.

Housing disrepair is most apparent in the community's oldest neighborhoods, Palm City and Nestor. Approximately one thousand structures in these areas date back fifty years or more and some of these units need to be rehabilitated or replaced. The deteriorating housing contributes to a negative neighborhood image and discourages new investment in these areas.

Otay Mesa-Nestor contains approximately 40 percent of the City's mobile homes. Mobile homes provide single family housing that is affordable and secure. Most of the community's mobile home coaches and parks are in good to fair condition. Many of the older deteriorating mobile home parks are located in Palm City. The older deteriorating coaches are located in parks that also have substandard infrastructure.

Notwithstanding mobile home parks, the community has only one senior housing project with the facilities typically needed by seniors. The community would like to expand the supply of senior housing in order to provide housing opportunities for its older residents. This is consistent with the City's policy to promote balanced communities within the City of San Diego.

The City's Housing Element promotes the goal of providing housing assistance to 9,316 additional lower-income households citywide during the period of 1991 to 1998. This number has been distributed by community to ensure that all communities provide their "Fair Share" of low-income housing needs, without concentrating such units in any one community. The seven-year goal for Otay Mesa-Nestor is 300 households. Some of the following strategies identify ways in which the City's goal is tailored to meet the community's goals for first-time homebuyers assistance, rehabilitation, and preservation of mobile home parks.

Prior to adoption of this Plan, River Trails, a proposed low-density residential project of 45 units on 10.5 acres located south of Madreselva Way and west of Hollister Street, was denied on the basis that the City Council could not make the finding that the proposed development would not expose future residents to a level of unacceptable risk to their property or their health and safety from potential flooding. Community residents have long believed that the site is subject to flooding, and have recommended either preservation of the site as open space or development of it as a public park. Based on these actions and recommendations, and the potential for alternative land uses, the site has been designated Low-Density Residential or Open Space and zoned R1-5000.

STRATEGIES

- Develop outreach programs that provide available financial and counseling assistance to potential first-time homebuyers within the community. Federal Mortgage Credit Certificate funds will be the primary funding source for this program. Since this program maintains the market value of housing and targets existing units, it should be applied throughout the community as funds become available.
- Assist in the enforcement of building and zoning codes in residential areas to abate zoning, building, and health code violations. Emphasize self-enforcement through community awareness and education. Provide training programs that will allow the Police Department's community patrol groups to identify and facilitate the prosecution of zoning violations.
- Work with local financial institutions and City Departments to develop "home improvement loan programs," and provide information on these programs at the library, schools, and the Neighborhood Service Center.
- Develop and implement a program to preserve and rehabilitate existing single-family and multifamily housing within the Palm City area. Focus efforts on available housing rehabilitation programs. Survey existing structures and conduct special outreach programs to notify residents of available housing programs. Study the possibility of increasing rehabilitation opportunities using Community Development Block Grant (CDBG) funding.
- Work with mobile home park owners and residents to preserve and rehabilitate mobile homes by targeting available state and local funds for mobile home preservation. Participate on the Mobile Home Issues Committee, or similar committees, to identify solutions for mobile home park preservation. Study preservation alternatives such as tenant ownership of parks or the creation of non-profit housing corporations.
- Provide senior multifamily housing opportunities at the Palm City Station and Iris Avenue Mercado, in a mixed-use setting where residents can benefit from access to transit and commercial services.
- Maintain planned residential land use intensities to ensure conservation of neighborhood character. Do not permit rezones to higher densities inconsistent with the community's land use designations. This will ensure preservation of neighborhoods such as "Leon Avenue," as well as the stock of affordable single-family housing.

- Work with the school districts to ensure that new housing is adequately served by a full range of educational facilities. Provide all other community facilities and services concurrent with development.
- Seek public funds for acquisition of the 10.5-acre former proposed River Trails site.

RESPONSIBILITY

Community Plan Implementation Team, Community Members, Housing Commission, Non-Profit Housing Groups, City Departments as needed.

FUNDING

City Housing Commission funds, additional CDBG Funds, Federal mortgage credit certicates, local lending institutions and Private Development.

SCHEDULE

To be determined.

LAND USE

The 10.5-acre River Trails site has a land use designation of Low-Density Residential or Open Space.

Reference: Vision Map; Land Use Map; Topic 2a, Palm City, Topic 2d, Iris Avenue Mercado; Topic 4, Community Facilities; Topic 5, Public Safety and Enforcement.

TOPIC 4

COMMUNITY FACILITIES

Schools 4a

Library Service 4b

Postal Service 4c

Drainage and Flood Control 4d

Parks 4e

VISION *A key group of community facilities and services will be provided to all who reside and conduct business in this community. All school-aged children will have convenient access to schools adequately provided with both staff and facilities. An expanded and upgraded library will provide improved service in a facility that is properly sized for a community of 60,000+ residents. Complete postal service will be conducted from a new regional post office in Otay Mesa. While not located in Otay Mesa-Nestor, this facility will be conveniently located for residents and businesses of all south San Diego communities. Public safety issues associated with drainage systems and flood control facilities will be resolved as a result of improvements to the community's three major drainage systems (Otay River Valley, Tijuana River Valley and Nestor Creek). Population-based parks with sufficient area, facilities, and a full range of recreational programs will be available to all community residents. Standards and levels of service for the provision of all facilities and services in Otay Mesa-Nestor will be equal to those in any other areas of the City.*

TOPIC 4A SCHOOLS

ISSUES

The provision of educational facilities has lagged behind development of the community since a rapid period of growth in the 1960s, 1970s, and 1980s. Today, Otay Mesa-Nestor is almost fully developed, yet overcrowded school conditions remain the community's most significant facilities and service issue. Some residential development continues to occur in Otay Mesa-Nestor. As new residential development occurs the problem of overcrowded schools becomes worse. Extensive use of portable classrooms has helped to relieve overcrowding. Where used, however, portable classrooms have created the problem of preempting the use of outdoor areas including recreational areas.

Three school districts currently provide service to the community (Sweetwater Union High School, Chula Vista Elementary, and South Bay Union Elementary). The districts have partially addressed their capacity problems through year round school schedules. Some temporary relief may be available when new schools in newly developing areas such as Otay Mesa are built. The South Bay Union Elementary School District is also in the process of purchasing a 20-acre site at Coronado Avenue and Green Street. It plans to build a double elementary school as soon as funding becomes available.

STRATEGIES

- Work cooperatively with the school districts in the processing of residential projects that are seeking discretionary approvals in conjunction with legislative actions. Council Policy 600-22, Availability of Schools, is a mechanism for ensuring adequacy of schools. Consider recommending denial of legislative actions that would result in additional strain on the provision of school facilities or the ability of the school districts to provide adequate educational services.
- Cooperate with the school districts to develop legislation that would enable them to obtain maximum funding from future residential development proposals.
- Work with the South Bay Union School District in the development of a double elementary school and joint-use neighborhood park on the 20-acre site on Coronado Avenue at Green Street.

RESPONSIBILITY

Community Plan Implementation Team, Community Members, School Districts, and City Departments.

FUNDING

State for school improvements, Park and Recreation Department for development of park site at Nestor Town Center. Possible CDBG funding for park and Nestor Creek Greenway improvements.

SCHEDULE

Ongoing.

LAND USE AND ZONING

Alternative land use designations and zoning should be reflective of surrounding land uses in the event the facilities are not developed.

Reference: Vision Map; Topic 2b, Nestor Town Center, Appendix 4, Community Facilities and Services.

TOPIC 4B LIBRARY SERVICE

ISSUES

The community is currently served by a 10,000 square-foot branch library located at Coronado Avenue and Beyer Boulevard.

The existing library is undersized for a community of 60,000 residents. A 5,000 square-foot expansion is being planned for this facility. The expansion is programmed to be completed with the beginning of development in Otay Mesa.

The expanded Otay Mesa-Nestor library will provide service not only for Otay Mesa-Nestor residents, but also for residents occupying the beginning phases of development in the Otay Mesa community easterly of I-805. Development in Otay Mesa will contribute to the funding of the expansion. As Otay Mesa develops, the Otay Mesa-Nestor branch library will continue to experience crowded conditions. Eventually, a branch library is planned for the Otay Mesa community. When this branch is built, the crowded conditions in Otay Mesa-Nestor should abate.

STRATEGIES

- Work with the Library Department to implement plans to expand the Otay Mesa-Nestor branch library as soon as possible.
- Early development of the permanent Otay Mesa branch library will benefit the residents of Otay Mesa-Nestor as Otay Mesa residents shift their usage to their own branch. Therefore, efforts should be made to develop the Otay Mesa branch as soon as development warrants its construction.

RESPONSIBILITY

Community Plan Implementation Team, Community Members, Community & Economic Development Department.

FUNDING

Capital Improvement Project, Otay Mesa development impact fees.

SCHEDULE

Dependent upon pace of development in Otay Mesa.

Reference: Vision Map; Appendix 4, Community Facilities and Services.

TOPIC 4C POSTAL SERVICE

ISSUES

The Otay Mesa-Nestor community (92154 zip code) has a small post office at 1270 Picador Boulevard. This office does not process the 92154 zip code mail. Otay Mesa-Nestor residents travel to the Chula Vista branch post office at 340 Oxford Street in Chula Vista to receive special mail deliveries since this is where their community's mail is processed. Other South Bay post offices are the San Ysidro and Imperial Beach facilities and the main post office in Chula Vista.

Community representatives have been working with the 50th Congressional District office to establish a regional postal facility in South San Diego.

The Postal Service has recognized the need to provide a regional postal facility in South San Diego. The Service is investigating the Otay Mesa area and anticipates developing a new facility there within the next five years. Preliminary plans call for a post office of 25,000-30,000 square feet on a three- to five-acre site.

STRATEGIES

- Continue to work with the Postal Service and the 50th Congressional District to ensure provision of a full service regional facility that will serve all residents in South San Diego.
- Strive to ensure the development of a facility that is centrally located to the region's postal patrons. Ensure a location that is accessible by transit.

RESPONSIBILITY

Community Plan Implementation Team Community Members and U.S. Postal Service.

FUNDING

U.S. Postal Service.

SCHEDULE

Project anticipated to be built by 2000.

Reference: Vision Map; Appendix 4, Community Facilities and Services.

TOPIC 4D DRAINAGE AND FLOOD CONTROL

ISSUES

Otay Mesa-Nestor is located between two major drainage systems, the Otay River and Tijuana River. During times of heavy precipitation both of these rivers are prone to flooding. Properties, both improved and unimproved, have been damaged as a result of periodic flooding.

In addition to the Otay River and the Tijuana River, Nestor Creek, a smaller drainage system in the interior of the community, is also subject to flooding during periods of heavy precipitation. Flooding of Nestor Creek has also resulted in damage to properties.

STRATEGIES

- Apply appropriate land use designations and zoning regulations in the three drainage basins identified above.
- Improve Nestor Creek from its source at the southern termini of Lauriston and Paxton Drives to the point where it drains into the Otay River. Utilize the strategies and guidelines provided in Topic 2b, Nestor Town Center, in designing and implementing improvements to the creek system.
- Temporarily designate the area of the flooded Lauriston and Paxton site Open Space. Conduct a comprehensive analysis of this area to determine the most appropriate future land use. The City shall retain ownership of this property until a permanent future land use has been designated for this area.
- Work cooperatively with community residents to obtain historical knowledge of the flooding characteristics in their community to guide the decision process on development proposals.

RESPONSIBILITY

Community Plan Implementation Team, community members and various City Departments & Divisions including: Real Estate Assets for Lauriston and Paxton properties, Park and Recreation for Nestor Creek Greenway and State Coastal Commission.

FUNDING

Capital Improvement Project, potential CDBG grants, private development.

SCHEDULE

To be determined.

LAND USE

Designate flood prone areas as open space or public facility.

ZONING

Rezone all areas subject to flooding to the Floodplain Fringe (FPF) or Floodway (FW) zones.

Reference: Vision Map; Topic 2b, Nestor Town Center.

TOPIC 4E PARKS

ISSUES

Otay Mesa-Nestor is deficient by approximately ten acres of population-based parks.

Although the community is fairly well served in terms of designated parks, several of its parks are either not developed at all, or are only partially developed. For years, community residents have sought to have improvements to these parks implemented.

STRATEGIES

- Work with the South Bay Union School District to develop the neighborhood park planned to be built in conjunction with the elementary school at Green Street. Development of this park should overcome the ten-acre population-based park deficiency.
- Bring all population-based parks up to standard as soon as possible by providing all necessary development and improvements.
- Develop Granger Street, 15th Street (Eucalyptus Tree), and Cochran Avenue mini parks.

RESPONSIBILITY

Community Plan Implementation Team, Community Members, Community & Economic Development Department and South Bay Union School District.

FUNDING

Capital Improvement Project, and potential CDBG grants.

SCHEDULE

To be determined.

15 TH STREET MINI-PARK
(Eucalyptus Park)

LAND USE AND ZONING

Alternative land use designations and zoning should be reflective of surrounding land uses in the event the facilities are not developed.

GUIDELINES

- Develop all parks with the facilities and according to the guidelines, recommended in **Appendix 4**.

Reference: Vision Map; Topic 2b, Nestor Town Center, Appendix 4, Community Facilities and Services.

TOPIC 5

PUBLIC SAFETY AND ENFORCEMENT

Police Protection 5a

Fire Protection 5b

Neighborhood Maintenance 5c

VISION *Safe, clean, and attractive neighborhoods will be achieved through community improvement and maintenance programs involving local residents, business representatives, volunteer groups and City staff. Police, youth groups, the elderly, and all local citizens will work together to prevent crime before it happens. Fire protection will be improved by locating a new fire station in the nearby Otay Mesa community. Clean neighborhoods and open space areas will become sources of local pride.*

TOPIC 5A POLICE PROTECTION

ISSUES

The Southern Area Police Station that serves all of South San Diego is located in the center of Otay Mesa-Nestor at 27th Street and Coronado Avenue. In addition, Community Relations Officers are located in the Palm Ridge Shopping Center at I-805 and Palm Avenue, as well as at the Neighborhood Service Center at 30th Street and Coronado Avenue.

Community Relations Officers are part of the Police Department's "Neighborhood Policing Program" that was initiated in September of 1994. These officers are highly visible in the neighborhoods on a daily basis, at community events, schools, and local organizations' meetings, working in partnership with citizens to create safer neighborhoods. Citizens can participate in the Neighborhood Policing Program through active involvement in the Citizen's Patrol Program, the Retired Seniors Volunteer Program (R.S.V.P), and in Neighborhood Watch Programs.

The Neighborhood Policing Program is a success story in South San Diego. Crime levels are down communitywide and local residents greatly appreciate the Police Department's commitment, as well as their own efforts, toward making their community a safer and more pleasant place to live and work.

STRATEGIES

- Maintain the staffing effort for the Community Policing Program in the Southern Area Division in order to ensure its continued involvement and success.
- Expand the community's role in the Neighborhood Policing Program through increased participation in Neighborhood Watch Programs and through community policing outreach programs.

RESPONSIBILITY

Police Department, Community Plan Implementation Team, Community members, and the Community & Economic Development Department.

FUNDING

General Fund, Local Volunteers and Private Donations.

SCHEDULE

Ongoing.

Reference: Vision Map; Topic 2a, Palm City; Topic 2d, Iris Avenue Mercado; Topic 4, Community Facilities; Topic 5, Public Safety and Enforcement.

TOPIC 5B FIRE PROTECTION

ISSUES

The Otay Mesa-Nestor community currently has two fire stations. Fire Station No. 30 is located on Coronado Avenue and Flower Street, and Fire Station No. 6 is located in a renovated house at Palm Avenue and Twining Avenue.

When the areas east of I-805 eventually develop, the Fire Department plans to relocate Fire Station No. 6 at a site not yet determined within the Otay Mesa Community. The Otay Mesa-Nestor community is concerned that the relocation of Fire Station No. 6 may jeopardize service response times in their own community.

STRATEGIES

- Maintain Fire Station No. 6 as a permanently operating facility at its current location in addition to locating a future new facility in western Otay Mesa. Enhance Fire Station No. 6 or build a new facility at this existing site to meet minimum fire station facility standards.
- Review the need for two fire stations before funding the reconstruction and expansion of Fire Station No. 6 and before building a new fire station in western Otay Mesa.

RESPONSIBILITY

Fire Department, Community Plan Implementation Team, community members, and the Community and Economic Development Department.

FUNDING

Otay Mesa Development Impact Fees (DIF), C.I.P.

SCHEDULE

Land Acquisition-2002, Construction-2004.

Reference: Vision Map.

TOPIC 5C NEIGHBORHOOD MAINTENANCE

ISSUES

Zoning and building code violations, litter, and graffiti are three problematic neighborhood maintenance issues in the Otay Mesa-Nestor Community. Violations include housing disrepair, abandoned vehicles, illegal home businesses, illegal storage of boats and vehicles, and the accumulation of junk and litter in public and private areas.

The City currently attempts to address these issues through an approach that relies on local residents to recognize and report potential violations. The City then acts to bring the violation into compliance.

The strength of a complaint basis program is its employment of local residents as a resource in the process. However, with this type of approach many violations are not reported because local residents are not certain of what constitutes a violation. They may also be hesitant to get involved. The violations often continue for unnecessarily long periods of time and in the interim create unsightly conditions or hazards. When left untreated, violations may also escalate into more complicated and serious offenses that may require legal action.

Community residents consider overhead utilities to be an unsightly public nuisance. They feel that too many subdivisions in their community were exempted from the City's requirement to underground utilities, and now the community is left with miles of overhead utility lines in addition to being left with the expensive bill for undergrounding in order to upgrade their neighborhoods. They feel it is more economical and more efficient for both the City, as well as individual property owners, if the City requires the undergrounding as part of the subdivision approval process.

The City, in conjunction with local utility companies, currently provides funding for undergrounding utilities along major streets through a State Public Utility Program titled 20B.

STRATEGIES

- Develop a Neighborhood Code Compliance Program similar to those in effect in other communities. Code Enforcement staff, together with local residents, will actively seek out violations within the community and develop methods of achieving compliance.
- Develop litter control and graffiti control programs to supplement the complaint-based programs currently in effect.
- Waivers for underground utilities should not be permitted.
- Prioritize State Public Utility Program (20B) projects within the community according to the highest level of public benefit and ensure that the community receives its fair share of this funding resource.

RESPONSIBILITY

Community Plan Implementation Team, Community Members, Police Department, Community and Economic Development Department, Fire Department, Public Works and SDG&E.

SCHEDULE

Upon Plan adoption.

FUNDING

Pursue CDBG and other grants. State Public Utility Program (20B).

Reference: Vision Map; Topic 3, Housing

TOPIC 6

TRANSPORTATION FACILITIES

TOPIC 6 TRANSPORTATION FACILITIES

VISION

A safe, efficient, attractive, and environmentally sensitive transportation system consisting of vehicular, pedestrian, bicycle, and transit facilities will be provided to all who reside and conduct business in Otay Mesa-Nestor. Transportation improvement projects will enhance the community through the creative use of street lighting, public art, community signs and landscaping.

ISSUES

The community is served by a convenient grid-style street system, three accessible freeways, several bicycle routes and five bus routes which connect to the South Line Trolley. The San Diego Trolley is a regional light rail system that stops at two locations within the community.

Both Hollister Street south of Coronado Avenue, and Saturn Boulevard between Leon Avenue and Palm Avenue are not wide enough to accommodate projected traffic volumes. In addition, these streets have two below standard intersections; Saturn Boulevard at Palm Avenue, and Hollister Street at Coronado Avenue.

Over the course of the community's development, very little landscaping or streetscaping was designed into transportation projects. As a result, the community has only one half-mile of landscaped area along Del Sol Boulevard, thirty street trees along Palm Avenue, and a few street trees along Coronado Avenue.

Community members also report inadequate landscaping along the trolley right-of-way as compared to other jurisdictions. Other transit issues in the past have included bus service and conditions inferior to those elsewhere in the region. Although in recent years timed transfers have improved and newer buses have been added to the fleet, the community wants to ensure continued progress in this direction.

The bicycle system adopted in the 1979 Plan has never been completed. However, in response to regional goals to better recognize the aesthetic and cultural value of the San Diego Bay, efforts are underway to improve and finish various links of a regional bike system called the "Bayshore Bikeway." The Bayshore Bikeway currently takes bicyclists from Chula Vista, down along the Otay River Valley bike path, to the bike lane along Saturn Boulevard, then westwardly along the Palm Avenue bike lane to Imperial Beach.

STRATEGIES

- Widen Hollister Street to a four-lane collector street between Coronado Avenue and Tocayo Avenue to accommodate the projected traffic for this roadway. Coordinate this project with Caltrans' plans for improving the Hollister Street and Coronado Avenue intersection by adding a southbound to eastbound left-turn lane, and a southbound to westbound right-turn lane.

- Widen Saturn Boulevard to a four-lane collector street from Leon Avenue to Palm Avenue to accommodate the projected traffic for this roadway. Coordinate this project with Caltrans' plans to add the following improvements to the Palm Avenue and Saturn Boulevard intersection:

  1) A westbound to southbound left-turn lane.

  2) An extension of the length of the westbound to northbound right-turn lane.

  3) An eastbound to southbound right-turn lane.

  4) A southbound to westbound right-turn lane.

  (The segment of Saturn Boulevard between Palm Avenue and Coronado Avenue is included in the City's Capital Improvement Program and funding is scheduled for FY 1999.)

- Improve traffic flow along Palm Avenue, Coronado Avenue, Beyer Boulevard, Beyer Way, and Picador Boulevard by coordinating the traffic signals with the City's Master Traffic Control System.

- Monitor bus service and conditions to ensure appropriate service and facilities equal to those elsewhere in the City of San Diego.

- Utilize remaining Palm Avenue Improvement project funds to install community identification signs at both ends of Palm Avenue.

- Incorporate landscaping, street lights, unique community identification signs, and public art in transportation Capital Improvement Projects.

- Strategically place additional street lights in the community. Utilize thematic streetlights in unique areas such as Nestor Town Center.
- Provide additional landscaping within the Trolley right-of-way.
- Seek City Council approval for site-specific weight restrictions in residential areas to minimize tractor trailer traffic and parking impacts within the community.
- Complete the Bicycle System Plan as outlined in **Appendix 6**.
- Study alternative routes for the Bayshore Bikeway to bypass the auto traffic on Palm Avenue. Coordinate this effort with the Otay Valley Regional Park Planning efforts and with the SANDAG Bayshore Bikeway Project. (See **Topic 1, Otay Valley Regional Park and Salt Ponds** for additional discussion on the Bayshore Bikeway.)

RESPONSIBILITY

Community Plan Implementation Team, community members, City departments including Community and Economic Development Department, Engineering and Capital Projects, and Transportation, CalTrans and MTDB.

FUNDING

Capital Improvement Project, Transnet, CDBG, Non-profit sources.

SCHEDULE

Hollister Street Improvement Project by year 2000. Improvements to Transit Plan beginning in 1996. Others to be determined.

Reference: Community Vision Map; Community Land Use Map;. Appendix 6, Transportation Facilities; Appendix B, Street Tree Plan.

IV. APPENDICES

1A OTAY VALLEY REGIONAL PARK

1B SALT PONDS

4 COMMUNITY FACILITIES AND SERVICES

6 TRANSPORTATION FACILITIES

A TRANSIT-ORIENTED DEVELOPMENT

B OTAY MESA-NESTOR STREET TREE PLAN

C VIEW CORRIDORS AND VIEW POINTS

D GENERAL RECOMMENDATIONS AND GUIDELINES

E EXISTING ZONING AND REZONING

F LEGISLATIVE FRAMEWORK

G RELATIONSHIP TO THE GENERAL PLAN

H LOCAL COASTAL PROGRAM

I PLAN UPDATE AND AMENDMENT PROCESS

J LIST OF REFERENCES AND SUPPLEMENTAL DOCUMENTS

APPENDIX 1A OTAY VALLEY REGIONAL PARK

This appendix consists of the Otay Valley Regional Park Focused Planning Area map, park planning history and goal statement.

PLANNING HISTORY

The Joint Exercise of Powers Agreement (JEPA), dated January 30, 1990, between the cities of San Diego and Chula Vista and the county of San Diego, was adopted by the City Council on April 30, 1990. This Agreement established a framework for coordinated planning, design and acquisition for the regional park. The JEPA created a three-member Policy Committee, comprised of one elected official from each jurisdiction, to act as the decision-making body on matters concerning park planning. A thirty-member Citizen's Advisory Committee provides a forum for public input and advises the Policy Committee. The multi-jurisdictional Joint Staff team is responsible for the ongoing park planning and acquisition effort.

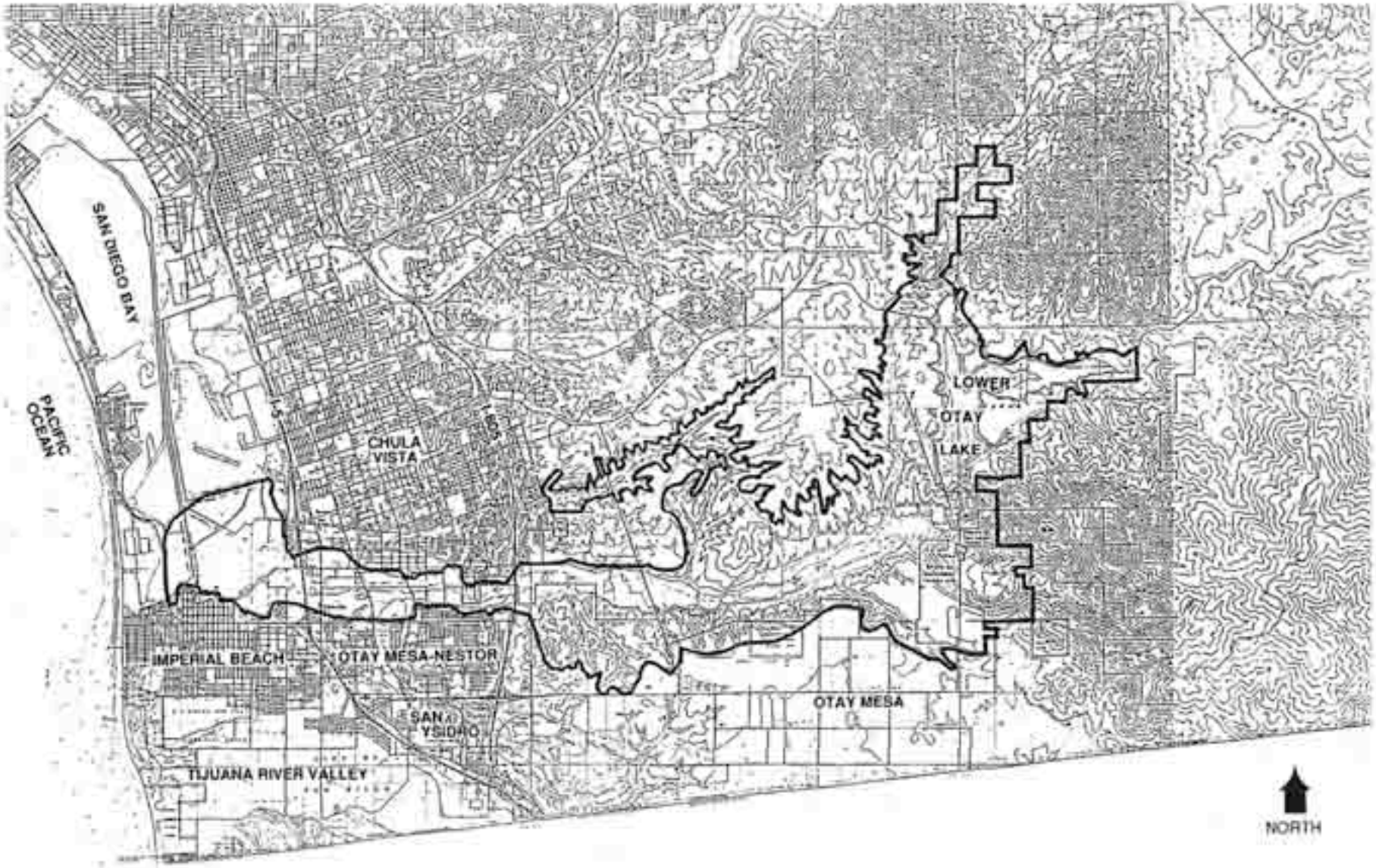
The majority of the property in the FPA is currently privately owned. During 1993-1994 a total of 78.07 acres were acquired for permanent inclusion in the regional park. Sixty-six and one-third acres of this property are located in several sites within the community planning area; the remaining 11.74 acres are located adjacent to some of these sites, in Chula Vista. These acquisitions were made possible by a State of California Coastal Conservancy grant. The property was acquired specifically for restoration and enhancement of wetland and riparian habitat.

Planning and acquisition for the regional park is ongoing. To date, the Otay Valley Regional Park Progress Plan (accepted by the Policy Committee in October, 1990) and the preliminary draft Concept Plan (November, 1996) have been prepared as preliminary planning documents for the regional park. Several technical documents which address various portions of the FPA have assisted Joint Staff in preparation of the draft Concept Plan.

GOAL STATEMENT

The Otay Valley Regional Park Focused Planning Area (FPA) boundary and Goal Statement were established by the Policy Committee on June 1, 1990, and were subsequently adopted by the San Diego City Council on December 8, 1992. The goal statement provides policy direction for the ongoing park planning, design and acquisition effort. The Goal Statement follows:

"Otay Valley Regional Park will represent one of the major open space areas within the southern area of San Diego County linking south San Diego Bay with lower Otay Lake. The park will fulfill the need to provide a mix of active and passive recreational activities while protecting environmentally sensitive areas, protecting cultural and scenic resources, and encouraging compatible agricultural uses in the park.



Otay Valley Regional Park Focused Planning Area Map

Otay Mesa-Nestor Community Plan

3
FIGURE

To ensure that Otay Valley Regional Park meets the diverse goals of a regional park, attention shall be focused not only on providing facilities and protecting resources, but on adjacent land uses to ensure compatible development, buffering, and linkages with other regional resources.

A comprehensive management plan shall be implemented that will not only address the long-term management of the park, but will also provide for the protection of visitors and park neighbors, develop environmental and recreational programs, and enhance park/open space activities and resources."

APPENDIX 1B SALT PONDS

SPECIAL STUDY AREA (SSA)

The following is a description of the Definition and Intent, Application, and Criteria for the Special Study Area:

DEFINITION AND INTENT

Until more detailed information is known about the resource and environmental value of lands located within the Special Study Area (SSA), it is intended that these lands retain their current uses. The SSA should become wholly or partially included in the future Otay Valley Regional Park (OVRP), the Multiple Species Conservation Program Preserve and/or the U.S. Fish and Wildlife Service proposed San Diego National Wildlife Refuge. Those areas included should be restored and managed as natural resource areas, regional recreation areas or part of the salt production industry. Those areas not included should be used in ways which promote development and economic revitalization in the community, help to revitalize the Palm Avenue corridor, and improve public access and circulation in the community. To implement these goals, the existing zoning and current Open Space designation should be retained until the Special Study analysis and planning process has been completed. All properties within the SSA are Coastal Commission Deferred Certification Areas.

This Plan supports sensitive development in the SSA, including but not limited to the ongoing salt production industry, as long as such development is designed to achieve the variety of objectives identified below. It recognizes that a process exists whereby the landowner(s) have the right to propose other uses than those which exist today.

In order to ensure that proposed development of any property within the area consider the following in a comprehensive manner, the SSA overlay designation has been applied; the biological, sensitive natural resource, and habitat values and protection; regional habitat and open space connectivity issues; hydrological considerations including floodplain management; creation of new development opportunities; potential to provide new revenue sources; improvement to traffic circulation; ability to enhance design qualities and aesthetics in the community; recreational potential; and potential environmental mitigation requirements. Prior to any land use changes within the SSA, a Special Study will be required. The Study will provide the framework and facilitate informed decision-making about the use, management, and disposition of the land within this context, while evaluating and considering the development opportunities in the area.

APPLICATION

The SSA overlay designation is delineated on the community plan Land Use map. An SSA has been created to provide the property owners with the potential for more flexibility in pursuing development proposals. The area located south of Main Street contains discontinued

salt ponds, vacant undeveloped parcels, fallow agriculture land, several residences and properties developed with interim uses. The area north of Main Street is comprised of magnesium chloride ponds, which hold the waste material remaining after the salt evaporation process.

The Special Study is intended to be an ecological analysis of the SSA. The analysis should address biological resources, habitat value, and hydrology within the entire SSA and shall be used as a basis for determining land uses.

The following application requirements and criteria apply to the SSA:

1. A Special Study will not be required for development in the SSA that is consistent with the regulations of the following existing underlying zones: FW; A-1-10 and A-1-1, with FPF overlay zone where applied.

   The ten-acre Salt Works site shall be considered to be included in the SSA. Development (on-site expansion or modification) necessary for the continued salt plant operation shall be allowed consistent with the M-2 zone, without the requirement of a Special Study. Any other development proposals (change in use) of this site shall require a Special Study (regardless of the M-2 zone).

2. The Special Study will be required prior to or in conjunction with proposals and application for discretionary actions including, but not limited to, the following:
   - Plan amendments.
   - Rezones.
   - Planned Development or Special Development Permits (PCDs, PIDs, PRDs, etc.).
   - Conditional Use Permits (CUPs) and CUP amendments. Due to the variety of land uses and the duration of CUPs that may be applied for, the requirement for a Special Study will be determined on a case-by-case basis.

3. Any land use proposal for an individual property in the SSA shall require the concurrent planning of all other properties in the SSA to a community plan level. This shall be accomplished by those other property owners or, if necessary, by the City. It shall not be the responsibility of any property owner to process land use proposals for any other property owner.

4. Individual property owners may prepare and submit their own development proposals either concurrently with, or after, preparation and submittal for the Special Study.

CRITERIA FOR PREPARATION OF THE SPECIAL STUDY

The cost of the Study shall be borne by the project applicant(s). Participation of all landowners whose property is located within the SSA in preparation of the Study, including sharing the cost, is encouraged but is not required. Participation of the regulatory agencies, City staff, and community members in the Study preparation process is also encouraged.

The Special Study shall:

1. Comprehensively address all the property located within the designated SSA boundary.
2. Assess the biological, sensitive natural resource, natural habitat, and regional habitat and open space connectivity values with the SSA. Potential habitat restoration need be assessed only on those properties owned by the parties preparing the Special Study.
3. Assess the hydrological conditions within the SSA and describe the relationship of these areas with those adjacent to the SSA. Describe the watershed(s) and drainage characteristics within the SSA; explain whether the southern SSA and the Magnesium Pond SSA are linked hydrologically. Determine wetland areas. Provide recommendations for floodplain management to meet the needs of proposed development.

The Special Study shall serve as the basis for establishing land uses in the community plan, including:

1. Identification of appropriate areas for preservation, enhancement, and restoration. Describe and locate the boundaries on-site of the open space preserved areas and public park (OVRP) areas.
2. Identification and designation of appropriate areas for development. Describe and locate the proposed land uses, densities and intensities. Facilitate the revitalization of the Palm Avenue corridor by incorporating appropriate provisions dealing with architecture and site design, landscaping, and signage.
3. Illustration of the relationship of proposed land uses with adjacent land uses. Land uses which facilitate the economic revitalization of the community are encouraged. Describe how land uses will relate to other existing or planned land uses such as Palm Avenue West, Nestor Town Center, and Palm City.
4. Provision of a continuous connection between the Otay Valley, the Salt works, and San Diego Bay. Where necessary to maintain an important existing connectivity, the Special Study should incorporate a habitat element in a design and alignment which respects the value and function of that connectivity.
5. Description of the proposed circulation systems, including road and street alignment and classifications, and the proposed public transit system. Designate where appropriate public trail corridors (bicycle, pedestrian, and equestrian). Trail corridors should be designed to link public open space areas with each other and also to link with other modes of transportation. Address the impact of proposed development on the community's existing circulation system. Provide recommendations for improving the existing circulation system, meeting the needs of the proposed development, and improving coastal access while striving to maintain the integrity, continuity, and connectivity of the natural resources and habitat.
6. Addressing the provision of public facilities and services and provide a development phasing plan where appropriate.

Specific land use proposals shall:

1. Ensure that improvements to the Otay River and Nestor Creek are designed in a manner which enhances their biological and esthetic functions, and complements the goals of the OVRP and the proposed land uses.
2. Contain specific criteria, where appropriate and feasible, for creating a buffer zone adjacent to identified wetlands and habitat areas, including the Otay River and Nestor Creek. Development shall minimize impacts to existing wetland or wildlife habitat buffer areas.
3. Address the goals of the Otay Valley Regional Park (OVRP), including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience.
4. Where appropriate, contain criteria for provision of public access, circulation, view points and view corridors. Consider provision of these public amenities particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.
5. Contain general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.
6. Be in conformance with applicable local, state, and federal regulations and policies.
7. Describe conformance with related planning efforts and adopted plans including the Multiple Species Conservation Program, Otay Valley Regional Park, and the South San Diego National Wildlife Refuge.

APPENDIX 4 COMMUNITY FACILITIES AND SERVICES

This appendix consists of a map that identifies the location of public facilities in the community. It also includes park acreages, recommended improvements to population-based neighborhood and community parks, and strategies for the development of three non-population-based mini parks. General recommendations and guidelines are also provided.

POPULATION-BASED PARKS

The General Plan establishes guidelines and standards for population-based parks which are intended to serve the immediately surrounding residential population.

Population-based park requirements for Otay Mesa-Nestor will be based on a buildout population of 64,500. With credits for parks located adjacent to schools, a total of 117 useable park acres will be required. Currently, the community has a deficit of approximately ten useable park acres. Due to locational criteria, if the residentially designated sites located north of the Otay River in the northeast portion of the community planning area are developed, additional useable park acreage will be required as part of their development.

Future park improvements may include upgrades that are necessary to meet the federal Americans With Disabilities Act (ADA) standards, including modification of restrooms, play equipment, walkways, and parking areas; and may also include facilities identified in the Park and Recreation Board's General Development Plan or the community's Twenty-Year Needs List. Implementation of planned and recommended improvements will proceed when funding is available.

STANDARDS FOR POPULATION-BASED PARKS

Facility	Population Served	Proximity (Radius in Miles)	Minimum Useable Area (Acres)	Min. Area (if adjacent to a School)
Community Park	18,000 - 25,0000	1.5	20	13[1]
Neighborhood Park	3,500 - 5,000	0.5	10	5[2]
Swimming Pool	50,000	2.5	—	—

1 Junior High School or High School

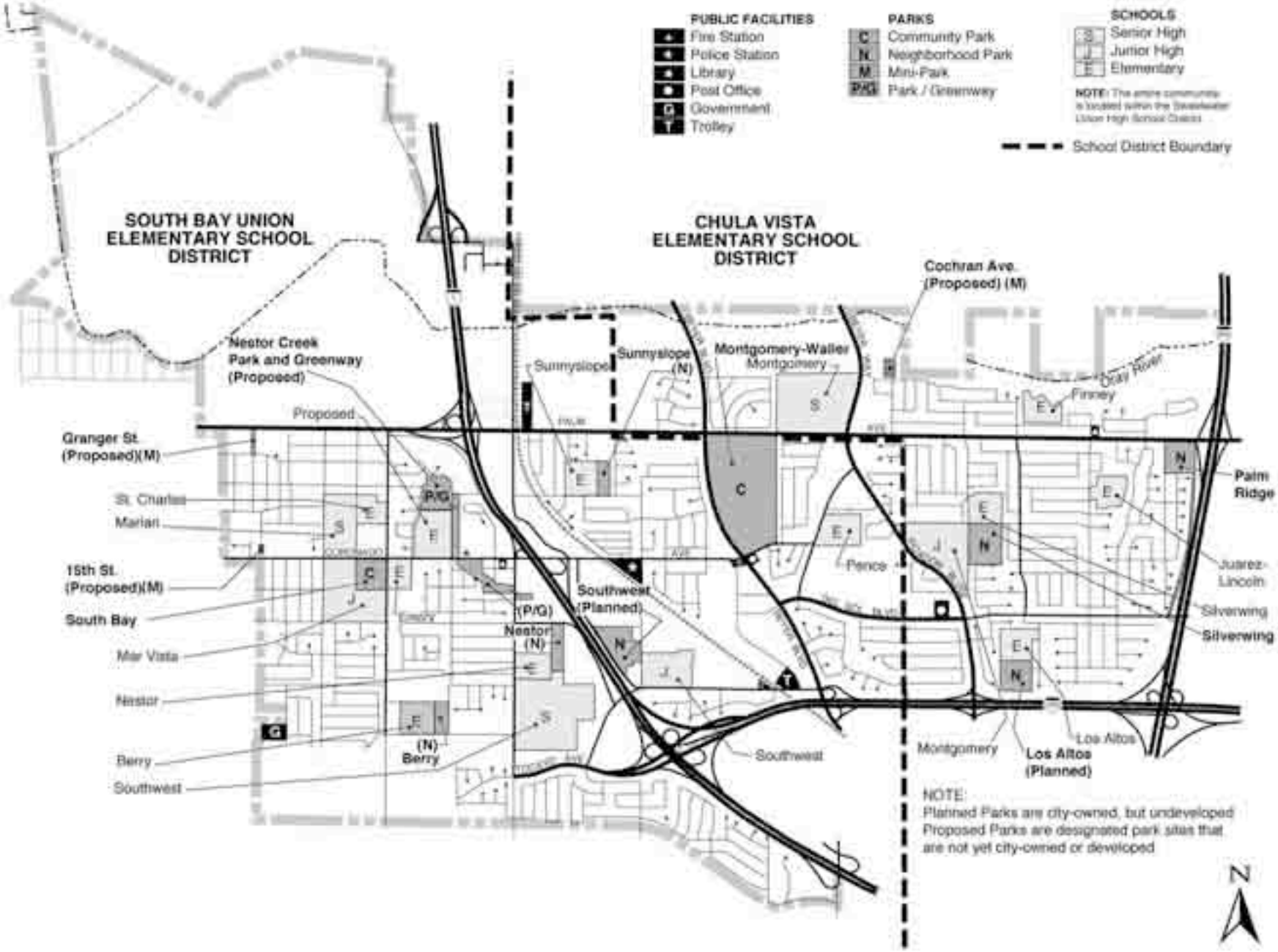
2 Elementary School

OTAY MESA-NESTOR PARK ACREAGES

City-Owned Parks	Total Acreage	Usable Acreage	Developed Acreage
Community Parks (Existing)			
Montgomery-Waller	60.02	54.00	30.00
South Bay	8.62	8.62	8.62
Neighborhood Parks (Existing)			
Berry	3.76	3.76	3.76
Los Altos	10.00	7.00	0.00
Nestor	5.04	5.04	5.04
Palm Ridge	8.16	8.16	8.16
Silver Wing	12.99	12.99	12.99
Southwest	9.72	5.00	0.00
Sunnyslope	4.17	3.00	3.00
	122.48	**107.57**	**71.57**
Neighborhood Parks (Proposed)			
Southwest (Additional Acquisition)	0.25	0.25	0.00
Nestor Creek	7.00	7.00	0.00
	7.25	**7.25**	**0.00**
Mini Parks (Proposed)			
Granger Street	0.85	0.85	0.00
15th Street	0.10	0.10	0.00
Cochran Avenue	0.10	0.10	0.00
	1.05	**1.05**	**0.00**

POPULATION-BASED PARK RECOMMENDATIONS

Community Parks	Status	Recommended Improvements
Montgomery-Waller	Partially developed. Facilities include ball fields, tot-lots, a City-owned recreation center building (operated by the YMCA), picnic areas, landscaping and parking. The Montgomery Memorial and Silver Wing monument are located in the southwest portion of the park.	Lighted multipurpose courts, lighted tennis courts, lighted multi-sports fields, additional parking north and south, enlarged recreation building, new tot-lot, upgrade of existing tot-lot, picnic shelters, a standard 25-yard by 25-meter swimming pool, and rehabilitation/ upgrading of existing amenities.
South Bay	Developed facilities include a recreation center building, a multi-sports field, tot-lots, picnic facilities, landscaping and parking.	Lighted multi-sports field at adjacent junior high, picnic shelter, upgraded tot-lots, remodel and enlarge existing recreation building, provide additional parking and rehabilitation/upgrading of existing amenities.
Neighborhood Parks	**Status**	**Recommended Improvements**
Berry	Developed facilities include ball fields, landscaping and walkways, which are integrated with the adjacent school grounds.	Development of a joint-use area as a lighted multi-sports field, an ADA accessible tot-lot picnic shelter, security lights, and rehabilitation/upgrading of existing amenities.
Los Altos	Undeveloped. Design for this park was completed in 1986.	Parking, lighted multi-purpose courts, picnic shelter, access to elementary school, turf and open play areas.
Nestor	Developed.	Multi-sports field on joint-use property, security lights, picnic shelter, and rehabilitation/upgrading of existing amenities.
Palm Ridge	Developed. Facilities include ball fields, tot-lot, and picnic facilities.	Lighted multi-purpose courts and multi-sports field, a picnic shelter, security lighting, and rehabilitation/upgrading of existing amenities.
Silver Wing	Developed. Facilities include a fieldhouse, tot-lot, picnic facilities, multipurpose courts, multi-sports fields, landscaping and parking.	Enlargement or construction of recreation building, picnic shelter, security lighting, redesign tot-lot, and rehabilitation/upgrading of existing amenities.
Southwest	Undeveloped. The City currently owns 9.72 acres of this site.	Multi-sports field (lighted), multi-purpose courts, picnic area shelter, parking lots, comfort station, security lighting.
Sunnyslope	Developed. Facilities include basketball courts, tot-lots and picnic areas.	Picnic shelter and ehabilitation/upgrading of existing amenities.
Nestor Creek	Proposed. The site is privately owned. Park development is proposed concurrent with adjacent elementary school.	Multi-sports field, multi-purpose courts, tot-lots, picnic area and shelter, open play lawn and other amenities desired by the community.



Parks, Schools and Public Facilities

Otay Mesa-Nestor Community Plan

4
FIGURE

MINI PARKS

Granger Street Mini Park (0.85 AC)

Create a passive recreational park on the unimproved section of the Granger Street right-of-way, between Palm Avenue and Donax Avenue. The park will provide visual relief from the adjacent commercial development along Palm Avenue and will implement the Granger Street view corridor. Exclude vehicular use, yet provide pedestrian access between Palm Avenue and Donax Avenue. Recommended plantings include a double row of palm trees (Washingtonian spp.) which would continue the planting theme from the adjacent Capri Tailer Lodge.

15th Street Mini Park (Landmark Eucalyptus Tree) (.10 AC)

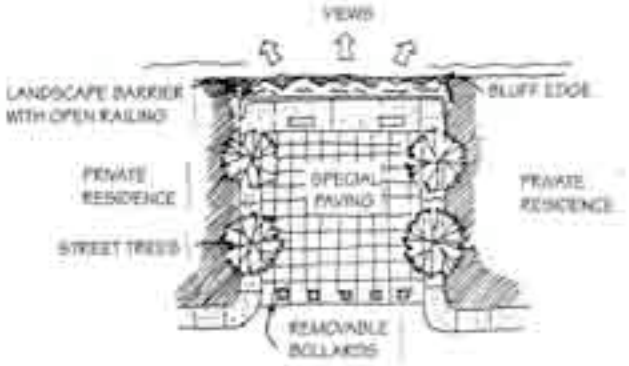
Preserve the specimen eucalyptus tree by creating a mini park. This community landmark is located in the 15th Street right-of-way between Elder Avenue and Coronado Avenue. Care should be taken not to disturb the existing grades surrounding the tree. Vehicular access should be blocked on both the north and south sides of the tree, thereby creating a pedestrian-only area. Vehicular access from Coronado Avenue should be maintained to the three residences situated south of the tree.

- The Park and Recreation Department shall work with adjacent landowners to either acquire the real property or obtain easements, as necessary, which will implement the establishment of this park.

COCHRAN AVENUE & LINDBERGH STREET

Cochran Avenue Mini Park (.10 AC)

Create a public viewpoint by closing the northern 100 feet of Cochran Avenue. This mini park will provide outstanding views of the proposed Otay Valley Regional Park. Design of this park should prohibit vehicular access north of Lindbergh Street. It should also prevent trash dumping into the Otay Valley.



COCHRAN AVENUE VIEWPOINT

GENERAL PARK RECOMMENDATIONS AND GUIDELINES

1. Design and develop all existing and proposed park and recreation facilities in a manner that will not adversely impact the environmentally sensitive areas of the community.
2. Encourage the development of private recreational facilities to supplement publicly provided facilities and increase the types of recreational opportunities available to the community.
3. Integrate development of parks with school sites where possible.
4. Create mini parks from rights-of-way sites which are no longer required for street circulation purposes.
5. Develop each park site in a unique manner to meet specific neighborhood needs; to take advantage of the site's visual and natural resources; and to connect to an open space and park network and trail system where the opportunity exists.

Street Classification with Future Traffic Volumes

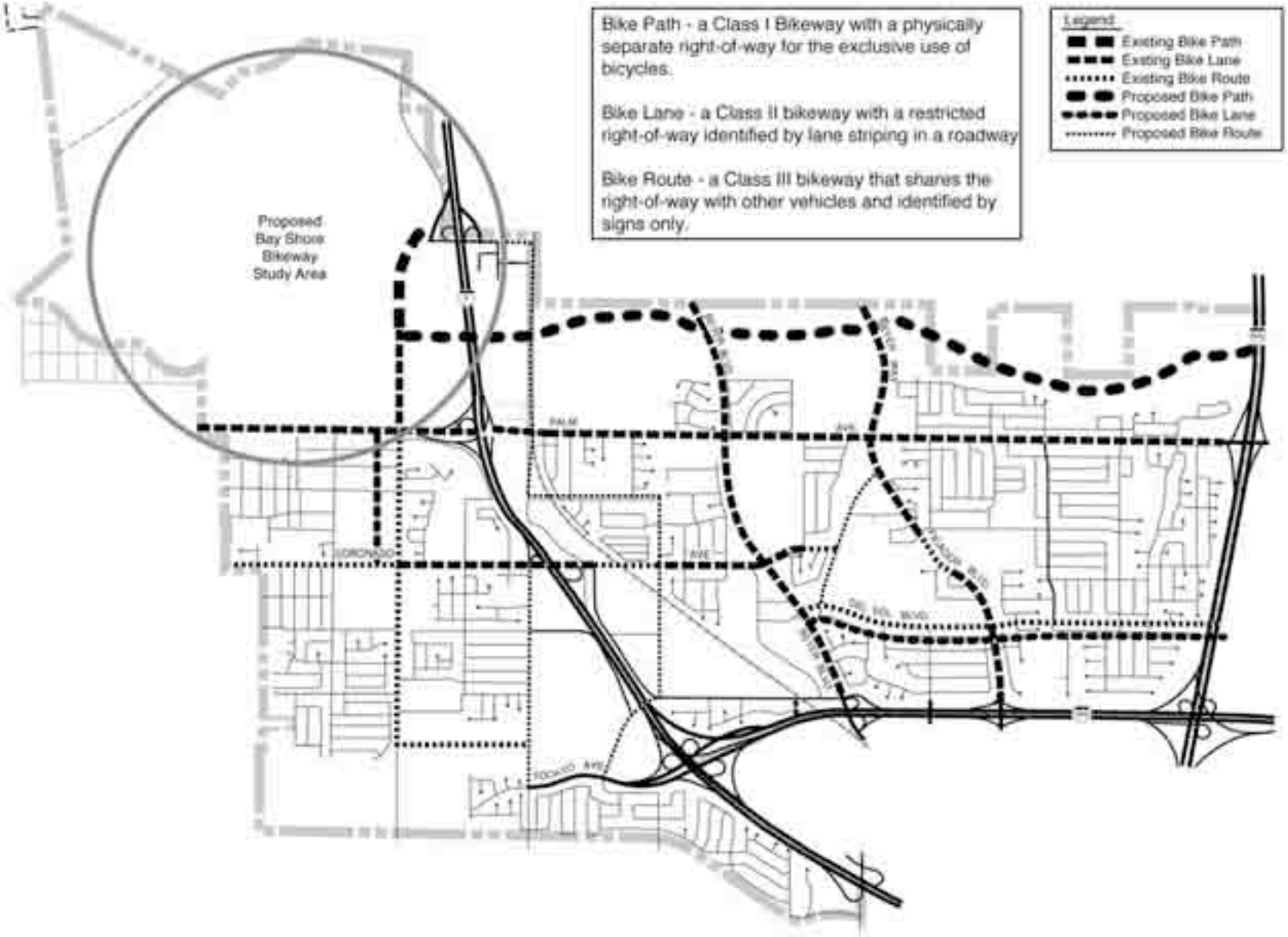
Otay Mesa-Nestor Community Plan

5 FIGURE

Intersection Level of Service

Otay Mesa-Nestor Community Plan

6 FIGURE



Bikeways

Otay Mesa-Nestor Community Plan

7
FIGURE

APPENDIX A TRANSIT-ORIENTED DEVELOPMENT

DEFINITION

For the purposes of this community plan, a Transit-Oriented Development (TOD) is a compact pattern of development which includes commercial, residential and civic land uses, is located adjacent to the public transit system, reinforces transit use, and is pedestrian oriented.

PERMITTED/RECOMMENDED USES

The Mixed-Use designated areas of Otay Mesa-Nestor shall be developed as TODs. A wide range of uses are permitted in these areas. Land uses which are encouraged include the following:

- Medium-Density Residential development (maximum 29 du/ac). Residential development shall only be permitted as an element of a commercial project. Senior housing opportunities are encouraged.

- Typical land uses that serve transit commuters and pedestrians are recommended within these areas, and include: day care center, news stand, record and video sales/rental, bakery and donut shops, butcher, produce, florist, shoe repair, dry cleaning, drug store, convenience/sundries, photocopying/printing, a post office or mailing service, and banks or automated teller machines (ATMs).

- Additional permitted uses that will add variety and vitality to the TODs include: Restaurants, drinking establishments, coffee houses, sidewalk cafes, artists studios and galleries, public buildings and parks.

DESIGN STANDARDS AND CRITERIA

Proposed developments shall comply with the City of San Diego's Transit-Oriented Development Design Guidelines (Approved by the City Council on August 4, 1992). The following criteria is presented to provide the reader with a basic understanding of design intent and philosophy within a TOD:

- Minimize building setbacks, bringing buildings close to sidewalks and streets; locate parking to the rear of lots. Front and street side yard setbacks shall be a minimum of zero (0) feet and a maximum of ten (10) feet.

- Articulate building facades, particularly shop fronts, through the use of arcades, porches, bays, balconies, and display windows, which provide variety, add architectural interest, and create a pedestrian-friendly environment. Promote outdoor display and dining areas.

- Orient primary building entrances to the pedestrian-oriented street, as opposed to parking lots.
- Develop a coordinated streetscape which sets the character of the TOD and ties the varied uses together. The streetscape shall include public and private theme street trees, street furniture, and areas of enhanced paving.
- Provide bus shelters at established bus stops.
- Encourage bicycling; provide bicycle racks in areas that are visible and easily accessible from identified bicycle routes.
- Provide public plazas or courtyards along pedestrian-oriented streets.
- Incorporate public art throughout TODs, and particularly in public and public-oriented spaces.
- Utilize parking structures instead of surface parking for larger developments. Locate useable building spaces on the street level and street facades of parking structures.

PLANNED DEVELOPMENT PERMITS AND REZONES

A Planned Commercial Development Permit (PCD) shall be required for all sites developed within the Mixed-Use designated areas. All sites proposed for development within these areas shall be rezoned to a zone that implements the TOD intent, permitted uses, and design standards and criteria described in this Appendix. The rezones shall be conditioned upon approval of a PCD.

APPENDIX B OTAY MESA-NESTOR STREET TREE PLAN

Street trees provide aesthetic and design benefits by visually unifying individual streets and also provide continuity within neighborhoods and throughout the community, thus helping to create a physical community character. Trees help to reduce the heat gain and glare effects of the built environment, and provide fresh air and shade. These tree planting recommendations consider environmental characteristics including climate, exposure, maintenance requirements, existing plantings, views, and existing development. This streetscape program encompasses both a communitywide and neighborhood scope.

COMMUNITY CORRIDORS

Principal thoroughfares will be consistently planted with selected theme trees, establishing strong, recognizable communitywide design elements.

- Theme Trees are the dominant species and will establish the character of the street.
- Alternate Trees are also appropriate for the particular street and should be used when conditions for the Theme Tree are inappropriate, or when there is a need to separate the dominant species for disease prevention purposes.

LANDSCAPE DISTRICTS

For purposes of neighborhood street tree selection, the community has been divided into the following four districts based on their unique natural and built environments: Coastal Lowlands, Urban Corridor, Mesa Residential, and Riparian Hillsides. 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. Street tree planting is encouraged in the public right of way, but can also be considered for use in front or side yards of private property. Consistent tree planting within neighborhoods will help to foster a cohesive sense of place.

STRATEGIES

- Encourage neighborhood and block associations to organize and implement tree planting programs consistent with the Landscape Districts recommendations. Selection of one tree species, from the Landscape District list, for each neighborhood street or block is recommended to create local continuity and identity.
- Existing street tree planting adjacent to community parks and schools is minimal. Work with the local School Districts, the Park and Recreation Department, community residents, students and private non-profit organizations, such as People for Trees, to implement the streetscape recommendations in these areas. This effort, alone, will have a significant positive impact on the community, and can serve as a catalyst for additional tree planting.

- Provide landscape parkways between the curb and sidewalk in new developments and redeveloped areas. Maintain existing parkways. Provide street trees in mixed-use, transit-oriented development (TOD) areas. Consider use of tree grates in TODs where an urban scale may be more appropriate than parkways.

OTAY MESA-NESTOR STREET TREE PLAN COMMUNITY CORRIDOR TREE LIST

Map Key	Community Corridor	Tree Botanical Name	Tree Common Name	Category
A	Palm Avenue	Washingtonia robusta Jacaranda mimosifolia Phoenix canariensis Prunus pissardii	Mexican Fan Palm Jacaranda Canary Island Palm Purple-Leaf Plum	Theme Tree Theme Tree Medians Alternate*
B	Coronado Avenue	Podocarpus gracilior Tristania conferta	Fern Pine Brisbane Box	Theme Tree Alternate*
C	Tocayo Avenue/ Iris Avenue	Eucalyptus sideroxylon Acacia baileyana	Red Ironbark Bailey Acacia	Theme Tree Alternate*
D	Del Sol Boulevard	Koelreuteria bipinnata Agonis flexuosa	Chinese Flame Tree Peppermint Tree	Theme Tree Alternate*
E	Saturn Boulevard and Hollister Street	Calodendrum capense Albizia julibrissin	Cape Chestnut Silk Tree (Mimosa)	Theme Tree Alternate*
F	Beyer Blvd., Beyer Way and Picador Boulevard	Eucalyptus nicholii Lagerstroemia indica	Willowleaf Peppermint Crape Myrtle	Theme Tree Alternate*
G	Saturn Boulevard (†) Hollister Street (†) Beyer Boulevard and Beyer Way (‡)	Platanus racemosa Metrosideros excelsus	California Sycamore New Zealand Christmas Tree	Theme Tree Alternate*

Notes: (Apply to Community Corridor and Landscape District Tree Lists, and to tree planting generally):

* Alternate Tree used when the planting area is less than 4' wide or there are overhead wires present.

(†) Northern and southern end of each street.

(‡) Northern end of street only.

1. All street trees shall be selected per the Citywide Landscape regulations (which set criteria for quantity and size; minimum size is a 24" box) and the Landscape Technical Manual (which sets criteria for location, selection, installation, maintenance, medians and irrigation requirements).
2. Palm trees shall be a minimum of eight (8') feet tall (brown trunk height).
3. Tree grates, where necessary to provide a required clear path, shall be ADA approved.
4. Flexibility of tree placement, to facilitate commercial visibility, may be approved by the Development Services Director.
5. Tree pruning shall comply with the standards of the National Arborist Association according to Class 1 Fine Pruning.
6. All tree species not specifically identified herein require approval of the Development Services Department and the City's Urban Forester.

OTAY MESA-NESTOR STREET TREE PLAN LANDSCAPE DISTRICT TREE LIST

Map Key	Landscape District	Tree Botanical Name	Tree Common Name	Planting Area Width
1	Coastal Lowlands	Albizia julibrissin	Silk Tree (Mimosa)	4’ - 6’
		Casuarina cunninghamiana	She-Oak	6’ - 8’
		Magnolia grandiflora 'St. Mary’	St. Mary's Magnolia	4’ - 6’
		Melaleuca leucadendron	Cajeput Tree	4’ - 6’
		Metrosideros excelsus	New Zealand Christmas Tree	3’ - 4’
2	Urban Corridor	Koelreuteria bipinnata	Chinese Flame Tree	6’ - 8’
		Podocarpus gracilior	Fern Pine	6’ - 8’
		Tipuana tipu	Tipu Tree	8’+
		Tristania conferta	Brisbane Box	4’ - 6’
		Washingtonia robusta	Mexican Fan Palm	4’ - 6’
3	Mesa Residential	Brachychiton populneus	Bottle Tree	4’ - 6’
		Eucalyptus nicholii	Willowleaf Peppermint	4’ - 6’
		Jacaranda mimosifolia	Jacaranda	6’ - 8’
		Lagerstroemia indica	Crape Myrtle	3’ - 4’
		Pinus canariensis	Canary Island Pine	6’ - 8’
		Pistacia chinensis	Chinese Pistache	6’ - 8’
4	Riparian Hillsides	Agonis flexuosa	Peppermint Tree	4’ - 6’
		Albizia julibrissin	Silk Tree	4’ - 6’
		Magnolia grandiflora 'St. Mary’	St. Mary's Magnolia	4’ - 6’
		Platanus racemosa	California Sycamore	6’ - 8’

Otay Mesa-Nestor Street Tree Plan

Otay Mesa-Nestor Community Plan

8 FIGURE

APPENDIX C VIEW CORRIDORS AND VIEW AND ACCESS POINTS

Provide opportunities for residents and visitors to enjoy and appreciate features of the natural and built environment that make this community unique by preserving, enhancing, and creating public view corridors, and view and access points. View Corridors, and View and Access Points, are listed in the accompanying map and table.

In addition to providing a sense of openness and delineation of the boundaries of urban development, views to landmarks help to create a sense of place and orient the viewer within the community. View opportunities include the Otay River Valley; the Western Salt Company's building, salt ponds and salt stacks, and the downtown San Diego skyline across San Diego Bay; and the riparian habitat, farmlands, and horse stables of the rural Tijuana River Valley terminated by the steep hillside bluffs which form the border with Mexico.

VIEW CORRIDORS

View corridors may be any length, and include streets, alleys, street right-of-ways and edges of development. Examples include Thermal Street, which offers continuous views between the Otay and Tijuana River Valleys; Rodear Road, a small corridor that offers views both south to the Tijuana Valley and north to rural style residential development including horse corrals; and Granger Street, a portion of which is an unused right-of-way that is a proposed mini park.

- Prohibit development of any structures that would obstruct views within designated view corridors. Incorporate designated view corridors into future redevelopment plans for sites that may be partially or completely blocked by existing development.
- Reinforce view corridors with appropriate site planning, landscaping and building placement. An excellent example of site planning and landscaping that reinforces view corridors is the parallel plantings of mature palm trees located in the Capri Trailer Lodge mobile home park on Palm Avenue.

VIEW AND ACCESS POINTS

View and access points are designated in areas where view corridors do not exist, and are intended as places that encourage and invite public use. They are described in more detail, below:

- View points should be developed with seating and lighting. Signage should be provided at access points indicating the location of parking areas, trailheads, public stairways, and public parks and open spaces, as appropriate.
- Several Otay River Valley view and access points are proposed as amenities to augment the Otay Valley Regional Park (Topic 1a). These locations may provide opportunities for incorporating access, trailheads, and passive viewing areas into the future park.

View and Access Points: Otay River Valley

A. Palm Avenue Transit Center/Park-and-Ride: Provide a viewpoint overlooking the valley, north of the trolley station parking lot. Provide physical access, via a stairway, into the valley.

B. Midway Baptist Church: Encourage the Church to provide a public viewpoint overlooking the valley.

C. Palm Avenue: This site is the only area between I-5 and I-805 that provides direct views into the valley from Palm Avenue. Preserve visual access and provide a public viewpoint from Palm Avenue. Provide public trail and vehicular access along the existing unimproved road alignment from Palm Avenue into the valley.

D. Montgomery High School: Provide pedestrian access through the school campus to the sites north of the ball fields and stadium. Improve this area of natural bluffs overlooking the valley as a passive recreation and viewing area.

E. Cochran Avenue: This site is proposed as a mini park (Topic 4e). Provide a public viewpoint overlooking the valley, including landscaping and seating. Design of this area should prevent vehicular access north of Lindbergh Street, and should discourage and prevent trash dumping over the cliff.

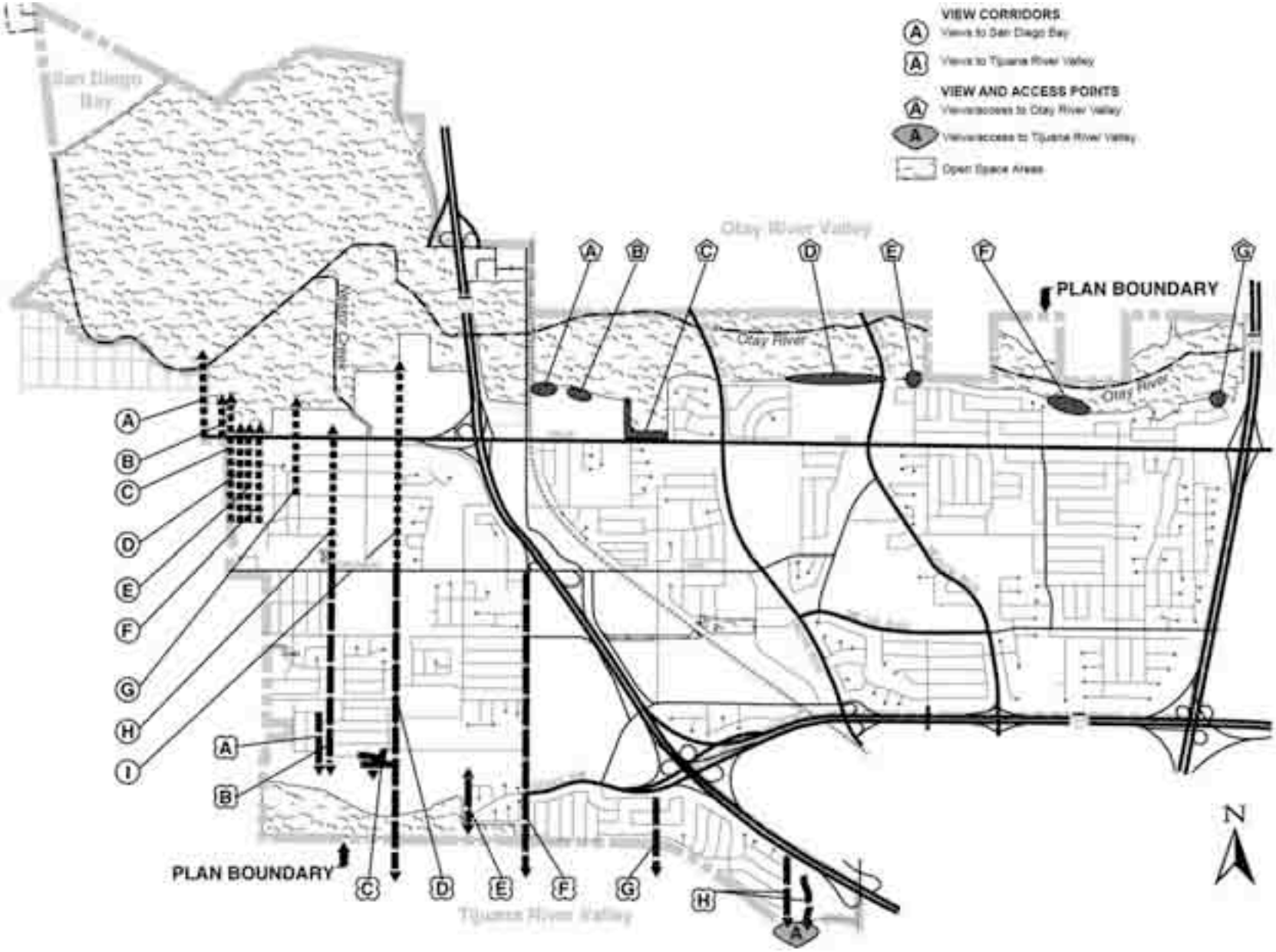
F. Finney Elementary School: Provide pedestrian access through the school campus to the sites north of the ball field and playground. Improve this area of natural bluffs overlooking the valley and finger canyons as a passive viewing area.

G. Murrieta Circle: An existing utility easement road provides access from Murrieta Circle down to the valley. Work with SDG&E to provide public access to this trailhead and viewpoint overlooking the valley.

View and Access Points: Tijuana River Valley

A. Servando Avenue: Provide viewpoints along the alignments of Valentino Street and Bluehaven Court by clearing non-sensitive vegetation along the south side of this street, adjacent to the Tijuana River Valley. The viewpoints will provide aesthetic enjoyment for local residents and assist the U.S. Border Patrol in their operations.

View Corridor or View and Access Point	Location
San Diego Bay: View Corridor	A. 13th Street B. Georgia Street C. Alley between Georgia Street and 14th Street D. 14th Street E. Alley between 14th Street and Granger Street F. Granger Street G. 16th Street H. Thermal Avenue I. Saturn Boulevard
Tijuana River Valley: View Corridor	A. Bubbling Well Drive B. Thermal Avenue C. Leon Avenue/Tremaine Way D. Saturn Boulevard E. Rodear Road F. Hollister Street G. International Road H. Valentino Street and Bluehaven Court
Otay River Valley: View and Access Points	A. Palm Avenue Transit Center/Park and Ride B. Midway Baptist Church C. Palm Avenue D. Montgomery High School E. Cochran Avenue F. Finney Elementary School G. Murietta Circle
Tijuana River Valley: View and Access Points	A. Servando Avenue



View Corridors Map

Otay Mesa-Nestor Community Plan

9
FIGURE

APPENDIX D GENERAL RECOMMENDATIONS AND GUIDELINES

These recommendations and guidelines apply communitywide. They pertain to both private and public development projects and community improvement strategies.

NATURAL RESOURCES AND OPEN SPACE

1. Minimize the alteration of natural landforms.

2. Site and design development to prevent adverse impacts to, and enhance or restore, environmentally sensitive areas.

3. Require mitigation measures where development would adversely impact sensitive resources.

4. Improve the appearance of the community through the undergrounding of utilities.

HERITAGE RESOURCES

1. Identify potential heritage resources.

2. Heritage resource sites should be marked with informational signs. Encourage local community groups and schools to participate in a program of increasing public awareness of, and accessibility to, heritage resources.

3. Encourage adaptive reuse of historic structures, or relocation to another site within the community, as a means of preserving the significant resources while stimulating economic revitalization.

4. The City shall provide where possible, financial and development incentives to encourage private conservation and designation of heritage resources. The public educational use of private resources shall be encouraged.

COMMERCIAL AND INDUSTRIAL

1. Enhance the streetscape with hard and soft landscape elements, including street trees, and street furniture such as benches and kiosks.

2. All building street facades should have three-dimensional relief to provide visual interest at the street level; this may include pop-outs, offsetting planes, overhangs, and recessed or protruding doorways and windows.

3. The rear elevations of buildings shall be as well detailed and visually interesting as the front elevations if they will be visible from a public street, or any of the open space systems contiguous with the Otay Valley, Tijuana Valley or Nestor Creek.

4. Design projects to be more compatible with adjacent residential and open space areas by providing setbacks and landscaped buffers.

5. Roof-mounted equipment should be avoided. If roof-mounted equipment must be provided, all equipment and appurtenances shall be designed so that they appear to be an integral part of the overall architectural design of the building.

6. All outdoor storage areas, refuse collection areas, and loading areas shall be located in interior side or rear yards only and shall be screened with a similar material and color as the primary building.

7. Encourage provision of outdoor employee seating and picnic areas.

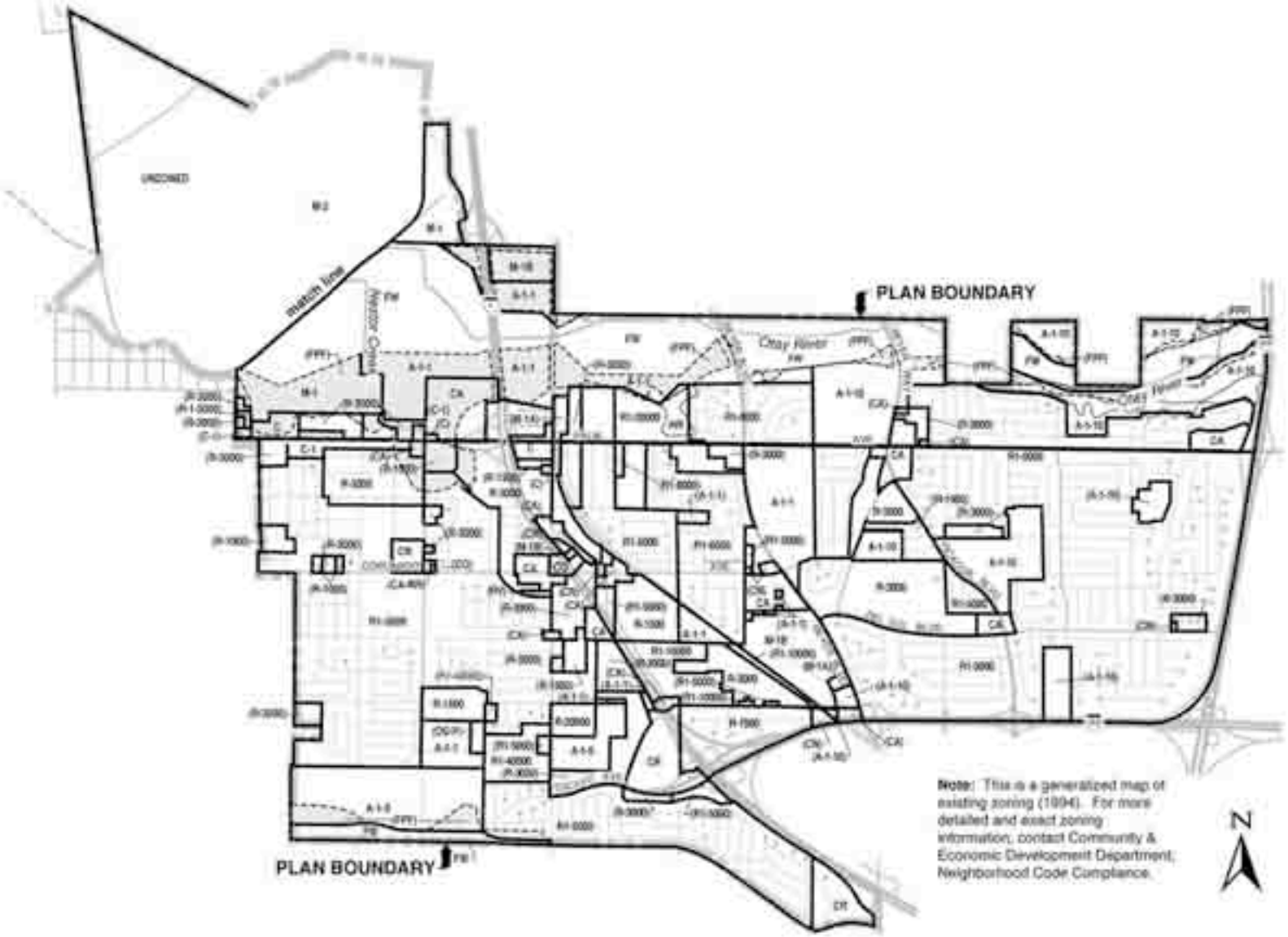
8. Encourage child care centers to locate in commercial and industrial developments, for use by employees and community residents.

9. Provide pedestrian, bicycling, and mass transit opportunities for residents to commute from residential areas to the commercial and industrial areas of the community.

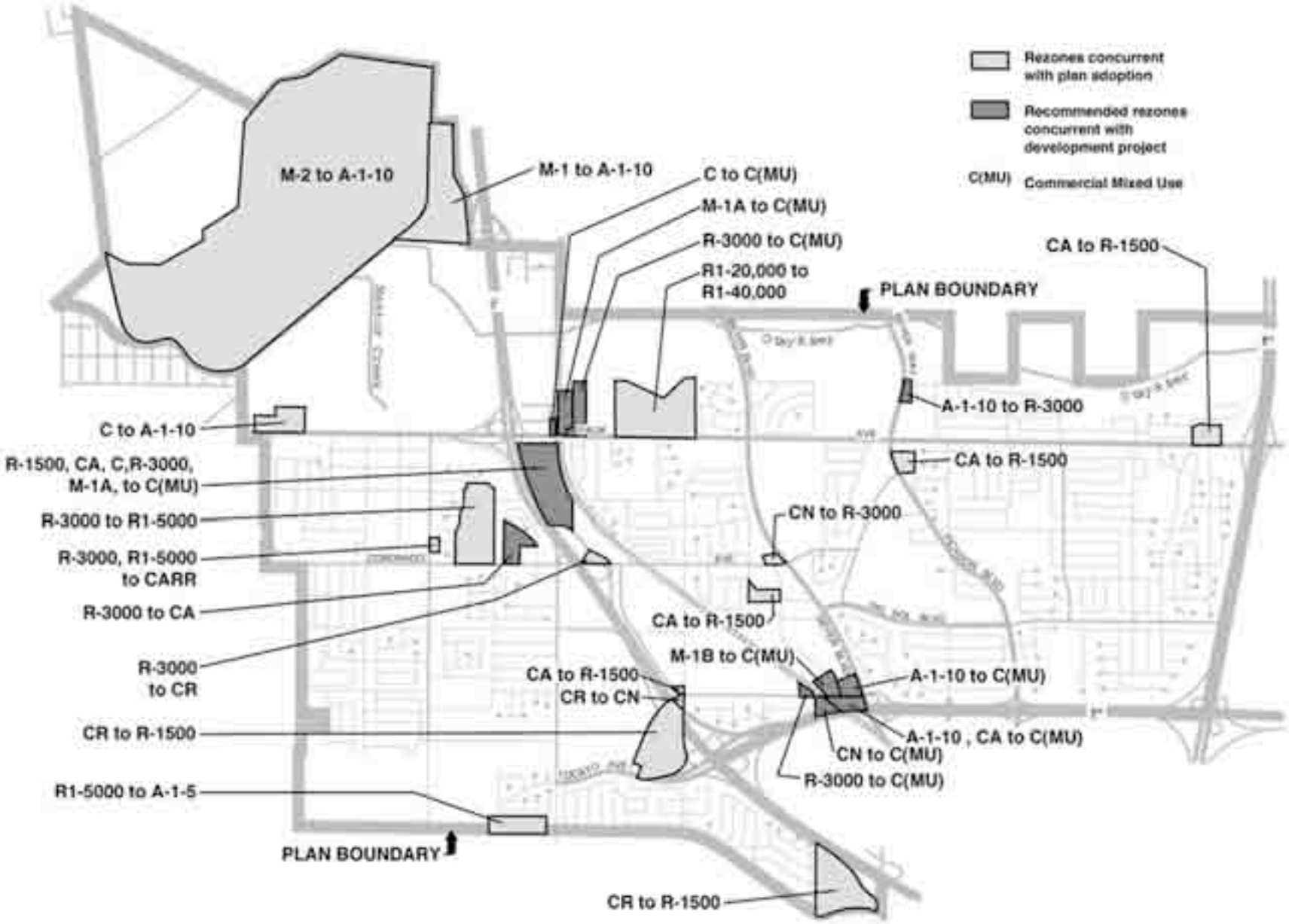
10. Provide transit service between Otay Mesa-Nestor and the large employment center in Otay Mesa so that residents can easily commute to jobs in Otay Mesa.

11. Develop programs to link industrial jobs in Otay Mesa with residents of Otay Mesa-Nestor. For example, create a job training center in the community targeting unemployed and underemployed residents.

APPENDIX E EXISTING ZONING AND REZONING



Existing Zoning (1994) Map
Otay Mesa-Nestor Community Plan
10 FIGURE



Rezoning Map 11 FIGURE

Otay Mesa-Nestor Community Plan

APPENDIX F LEGISLATIVE FRAMEWORK

The Otay Mesa-Nestor Community Plan was prepared within the context of laws enacted at the federal, state and local levels. Some of the more significant areas of legislation are discussed below:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) gives authority for the preparation of Community Plans and specifies the elements that must appear in each plan. It also provides the procedure for adoption and administration of these plans.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires that environmental analysis be prepared for all community plans. Separate, detailed environmental review is also required for all projects that may significantly affect the environment, including actions related to implementing this Plan.
- The California Coastal Act of 1976 requires that all local jurisdictions that include lands located within the designated Coastal Zone develop a Local Coastal Program that is consistent with the Coastal Resources Planning and Management Policies as set forth in Chapter 3 of the Act.
- Part of the community planning area, including a small portion of the Otay River and the southern end of San Diego Bay, is located within the planning jurisdiction of the Port of San Diego. This plan's designation of these areas as open space is consistent with the Port Master Plan's designated conservation uses including wetlands and estuary.
- The General Plan establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals and recommendations of this plan. Should differences occur between this Plan and the Progress Guide and General Plan, they may be resolved during the course of related public hearings. This procedure is consistent with the intent of City Council Policy 600-7.
- The citywide zoning and subdivision ordinances regulate the development and subdivision of land in the City.
- In addition to legislation and ordinances, the City Council has adopted a series of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and are used in implementing community plan recommendations.

APPENDIX G RELATIONSHIP TO THE GENERAL PLAN

The Otay Mesa-Nestor Community Plan is a component of the General Plan. The community plan provides specific strategies to implement many of the goals, guidelines and standards of the General Plan. The community plan area was expanded, and this expansion has been reflected in an amendment to the General Plan. Additional land use amendments have also been incorporated into the General Plan map.

This appendix provides a general description of how the Otay Mesa-Nestor Community Plan's strategies serve to implement the City's General Plan.

RESIDENTIAL

The Plan recommends the retention and redevelopment of the residentially designated areas of the community at their existing densities. It further provides for residential development opportunities in commercial areas through mixed-use projects, conditioned upon adequate provision of public facilities. It also contains strategies for housing rehabilitation and housing programs for residents in mobile home parks.

COMMERCIAL

This Plan contains strategies to retain and revitalize existing commercial districts through the provision of landscaping, pedestrian-oriented amenities, and roadway improvements. These strategies are consistent with General Plan recommendations to encourage the rehabilitation of older commercial centers. It also recommends additional commercial development to meet the community's existing and future commercial needs.

INDUSTRIAL

The community plan recommends the retention of industrially-designated land consistent with the General Plan's goals to ensure conservation of industrial lands within the City of San Diego. It recommends changing the underlying zone of the salt ponds from industrial to agriculture to preserve the salt industry as a unique and valuable resource within the City of San Diego.

CIRCULATION

This community plan provides for vehicular circulation improvements that will not disrupt community character nor jeopardize open space preservation. It contains numerous recommendations to promote public transit into and throughout the community, as well as enhanced bicycle and pedestrian amenities to reduce dependence on the automobile. These recommendations are consistent with the General Plan's recommendations to place equal emphasis on the aesthetic, functional, and noise design considerations of streets, the maintenance and increased efficiency of the existing street system, and the development of an improved mass transit system. With two trolley stations and an efficient bus network, the Plan advocates the application of the City's transit-oriented development guidelines.

PUBLIC FACILITIES, SERVICES, AND SAFETY

The Plan recommends General Plan standards for the provision of public facilities and recommends the provision of these facilities concurrent with need.

OPEN SPACE AND RECREATION

The Plan identifies an open space system for the community to meet the open space goals of the General Plan. It identifies opportunities for joint-use park and recreational facilities with the public schools to help meet General Plan standards for population-based parks.

CONSERVATION OF RESOURCES

This Plan contains strategies to reduce the impact of development on the community's natural resources. These strategies serve to implement General Plan goals to minimize grading; control soil runoff, sedimentation and erosion; retain existing vegetation; and provide attractive, less polluting alternatives to the use of the private automobile.

CULTURAL RESOURCES MANAGEMENT

The Plan contains strategies to rehabilitate and preserve significant historic resources through adaptive reuse, which are consistent with General Plan recommendations to inventory cultural resources and to preserve structures and complexes of importance to community identity.

URBAN DESIGN

The Plan contains urban design recommendations to upgrade and physically enhance the commercial and residential areas of the community. The guidelines have been developed to incorporate General Plan recommendations for the avoidance of radical and intrusive changes to existing residential areas, reductions in the amount of visual clutter, the encouragement of mixed uses, and the provision of safe and convenient pedestrian circulation.

APPENDIX H LOCAL COASTAL PROGRAM

The California Coastal Act of 1976 established a coastal zone boundary and mandated that all jurisdictions within that boundary prepare a Local Coastal Program (LCP). This Otay Mesa-Nestor Community Plan and LCP Land Use Plan brings the City's planning process into conformance with the 1976 Coastal Act. Approximately 20 percent of the community is located in the Coastal Zone. The Plan includes planning and development recommendations and guidelines to protect and preserve the state's coastal resources. It has incorporated the coastal issues that have been identified for the community and has developed strategies to address those issues, as summarized below:

PUBLIC ACCESS TO THE BAY

The Transportation Facilities Topic, the Salt Ponds Topic and the Otay Valley Regional Park Topic incorporate recommendations for improving vehicular, bicycle, and pedestrian access to the south San Diego Bay and coastal resource areas. The Plan also provides for improved public access to the Tijuana River Valley to the south of the community.

PROVISION OF COMMUNITY PARKS AND RECREATION AREAS

The Otay Valley Regional Park Topic recommends developing the Otay Valley, including its coastal areas, as an open space park providing both recreational opportunities and resource protection.

RECREATION AND VISITOR SERVING FACILITIES AND SERVICES

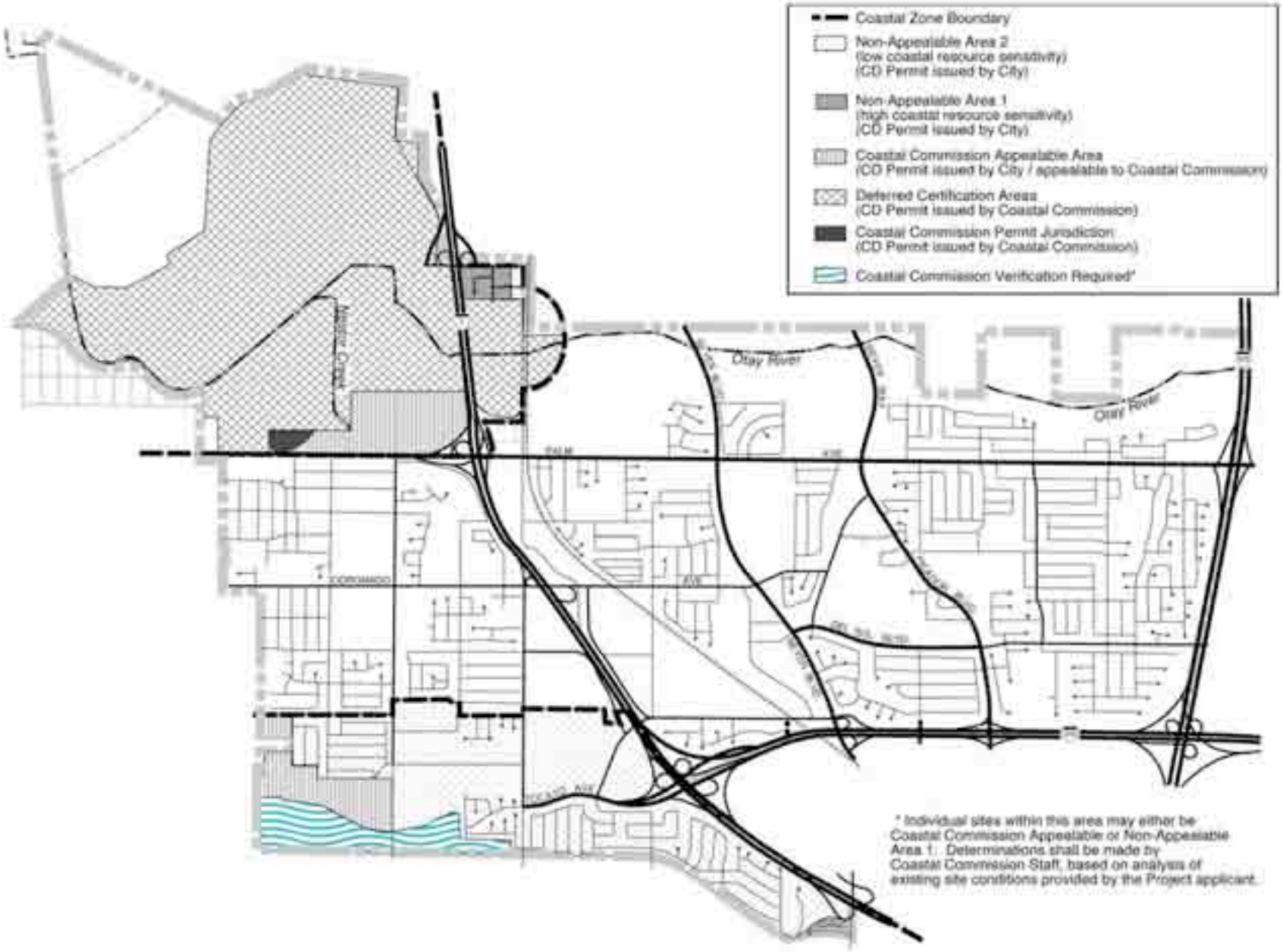
The Palm Avenue West Topic recommends retention and rehabilitation of the existing hotels, retail, and visitor-oriented commercial areas along the southern edge of the San Diego Bay in order to maintain visitor-oriented uses and public access to coastal resources.

HERITAGE RESOURCES

The Salt Ponds Topic encourages the preservation of the Western Salt company building and creation of educational and interpretive programs addressing the salt works and San Diego Bay.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The Otay Valley Regional Park Topic and the Salt Ponds Topic both contain strategies to preserve and restore the natural resources and habitat in the Otay Valley and lower San Diego Bay. The Salt Ponds Topic and Appendix 1b address the application of a Special Study Area overlay designation which requires comprehensive analysis of sensitive resources, habitat, and hydrology in the undeveloped coastal areas of lower San Diego Bay prior to approval of development proposals. By designating properties in the southern portion of the planning area for very low-density residential development and open space, the Plan complements the low-intensity uses in the Tijuana River Valley Plan.



Coastal Jurisdictions

Otay Mesa-Nestor Community Plan

12 FIGURE

VISUAL RESOURCES

The Community Facilities Topic recommends undergrounding overhead utilities; the Palm Avenue West Topic contains strategies for improved signage; and Appendix C, View Corridors and View Points, contains recommendations for provision and preservation of public views and physical access opportunities.

PROVISION OF AFFORDABLE HOUSING

The Palm Avenue West Topic recommends retention and restoration of the mobile home parks north of Palm Avenue.

IMPACT OF BUILDOUT ON RESIDENTIAL DEVELOPMENT

The residential areas of the community within the coastal zone are essentially developed. The land uses designated for these areas reflect the intensities of existing development. There will be limited opportunities for infill, and opportunities also exist for revitalization and redevelopment.

PUBLIC WORKS

The Community Facilities Topic and the Public Safety and Enforcement Topic contain strategies for providing a core grouping of facilities including schools, library service, postal service, drainage and flood control, and parks.

APPENDIX I PLAN UPDATE AND AMENDMENT PROCESS

While the Otay Mesa-Nestor Community Plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Some rezonings are recommended to achieve consistency with the proposals of the Plan, and public hearings for these rezonings will be held in conjunction with hearings for this Plan. Should the land use recommendations in the Plan necessitate future rezonings, subsequent public hearings would be held so that future development is consistent with the Plan proposals.

This Plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in the legislative framework, or environmental, social, or economic conditions, the Plan must be continually monitored and updated as necessary to remain relevant to community and City needs.

Once the Plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting plan recommendations into effect. Review is the process of monitoring the community and recommending changes to the Plan as conditions in the community change. Guidelines for implementation are provided in the Plan, but the process must be based on a cooperative effort of private citizens, City officials and other agencies. The Otay Mesa-Nestor Community Planning Committee, as well as other private neighborhood organizations, will provide the continuity needed for an effective implementation program.

APPENDIX J LIST OF REFERENCE AND SUPPLEMENTAL DOCUMENTS

Otay Mesa-Nestor Community Plan, 1979 (December 1978), City of San Diego Planning Department.

Otay Mesa/Nestor Community Conditions Report, October 1993, City of San Diego Planning Department.

Otay Mesa-Nestor Community Plan Update Project Citizen Survey, distributed with the Chula Vista Star News, and available at the Otay Mesa Public Library and Montgomery-Waller Park Recreation Center, January 1994, City of San Diego Planning Department.

City of San Diego Land Guidance System, Transit-Oriented Development Design Guidelines, August 4, 1992, prepared by Calthorpe associates for the City of San Diego.

A Plan For Equestrian Trails and Facilities, February 6, 1975, City of San Diego Planning Department.

Progress Guide and General Plan, June 1989, City of San Diego Planning Department.

California Coastal Act of 1976, as of January 1994, California Coastal Commission.