

**PRJ #1062231 Exposition Way
Community Plan Amendment Response to
Planning Commission Resolution No. 5187-PC Issues**

The following information is provided for consideration in reviewing the consistency of the proposed Exposition Way General Plan and Community Plan Amendment submission with Planning Commission Staff Report No. PC 22-022 and Planning Commission Resolution No. 5187-PC dated May 5, 2022.

1. Appropriate land use designation and zoning for the site, including the identification of limited uses under the Community Plan Implementation Overlay Zone (CPIOZ).

The community plan amendment proposes to redesignate the project site from Community Commercial- Residential Prohibited to Light Industrial. The site will also be rezoned from CN-1-2 to IL-2-1 to allow a full range of light manufacturing and research and development uses, including storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office uses would also be allowed. The proposed site would be compatible and contiguous with other properties designated Light Industrial to the east and south of the site. Despite there being no development project associated with the proposed land use amendment, future industrial uses on site would be subject to the existing CPIOZ Type-A supplemental development regulations which would limit uses to those that would generate no more than 1,000 Average Daily Trips (ADTs).

2. Market Analysis on whether the reduction in commercial would impact the community.

The proposed land use amendment and rezone would not adversely affect the availability of commercial properties in the community. A retail and industrial analysis was conducted by the applicant (Attachment 8) which indicated that the market viability for commercial-retail at the site would not be recommended due to several reasons related to the location and setting of the site; poor access and visibility from a busy roadway to draw traffic. The study also indicated that there are many future commercial-retail centers in the competitive market area with much better locations. Relative to the site, commercially zoned properties are located just west of the project site and at both corners of the Otay Mesa Road and Ocean View Hills Parkway intersection. Additionally, the Palm Promenade, a large commercial center, is located within a 3.3-mile drive from the project site. A future commercial center is also planned within the Southwest Village Specific Plan which would eventually offer commercial

opportunities approximately two miles south of the project site. The existing and planned capacity for commercial land use within the Otay Mesa community, combined with the demand for industrial land uses supports the need for the proposed land use amendment and rezone, and would not conflict with General Plan goals for having sufficient land capacity for base sector industries to sustain a strong economic base, by adding more industrial-designated land to the City.

3. Design of the site not to preclude the construction of the missing segment of the Exposition Way/Vistal Domingo Road connection.

Implementation of the proposed land use amendment and rezone would not affect the feasibility of ultimately connecting Exposition Way with Santo Domingo Road, as identified in the community plan. As future development is proposed, a site-specific transportation evaluation would be conducted to address consistency with the surrounding mobility network, Mobility Element policies, traffic operations in the vicinity, and to determine improvements to ensure transportation network functionality.

4. Incorporation of screening and buffer elements for adjacent future residential development and placement of loading and truck parking away from future residential development.

The project site is physically separated from existing residential development by approximately 0.1 mile to the north; however, the vacant parcel immediately adjacent to the project site to the north is designated for residential use. At the time a specific project is proposed, consistency with OMCP policies, General Plan Noise Element policies, and compliance with the required setbacks and the City's landscape regulations would be required to ensure compatibility between land uses. Additionally, a future site plan for the site could consider locating any office uses or office component of larger project along the northern elevation adjacent to the residential-designated property to the north and relegating truck loading along the southern, eastern, and western elevations of the site.

6. Evaluate project design to utilize additional building safety techniques relative to airport proximity.

Upon submittal of a development project, a noise study would be conducted to identify noise attenuation measures and building design techniques as necessary to ensure noise levels at adjacent properties are consistent with applicable limits.