



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: November 22, 2023 REPORT NO. PC-23-054

HEARING DATE: November 30, 2023

SUBJECT: OTAY MESA COMMUNITY PLAN AMENDMENT INITIATION -
EXPOSITION WAY 2.

PROJECT NUMBER: 1102527

OWNER/APPLICANT: OnPoint Development, LLC

SUMMARY

Issue(s): Should the Planning Commission initiate an amendment to the Otay Mesa Community Plan to redesignate a 5.58-acre site located between Vista Santo Domingo and Exposition Way from Residential-Medium to Light Industrial?

Staff Recommendation(s): INITIATE the community plan amendment process.

Community Planning Group Recommendation: On June 21, 2023, the Otay Mesa Planning Group voted 9-0-0 in support of initiating the amendment to the Otay Mesa Community Plan (Attachment 1)

Environmental Review: This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the Community Plan Amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: None. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: While the site was previously entitled for up to 143 homes in 2008, the entitlements have expired and residential uses do not conform with the Airport Land Use Compatibility Overlay Zone which went into effect in 2011. The

proposed land use amendment would bring the land use designation into conformance with the Airport Land Use Compatibility Overlay Zone.

The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

The Otay Mesa Community Plan

The Otay Mesa Community Plan Update was adopted in 2014. The community planning area is divided into five districts. The community plan includes the seven previously adopted precise plans by reference. It also calls for the adoption of two specific plans: The Central Village Specific Plan which was adopted in 2017 and the Southwest Village Specific Plan, which is currently being prepared. The community plan estimates having a capacity for close to 18,800 homes.

Site Location

The proposed amendment site is a 5.58-acre vacant property located between Vista Santo Domingo and Exposition Way in the Otay Mesa Community Planning Area (Attachment 2).

Adjacent Existing Land Uses

The subject site is bounded by open space to the north, east, and west as well as vacant properties to the south.

Community Plan Use Designation

The Otay Mesa Community Plan designates the subject site as Residential – Medium which provides for both single-family and multifamily housing within a medium density range of 15 to 29 dwelling units per acre. The adjacent properties to the south of the subject site are designated as Community Commercial (Residential Prohibited) and Light Industrial.

Zoning:

Base Zone: The subject site is presently zoned RM-2-4 which allows medium density multiple dwellings units at a maximum density of 1 dwelling unit for 1,750 square feet of lot area (25 dwelling units per acre) (Attachment 4).

Overlay Zones: The subject site is located within the Otay Mesa Community Plan Implementation Overlay Zone (CPIOZ) Type A which includes the majority of industrial

and commercially designated land within the Community Planning Area. CPIOZ Type A serves to ensure the protection of sensitive resources, construction of circulation infrastructure, and conformance with appropriate polices from the Urban Design Element of the Community Plan.

ALUCOZ: The subject site is located within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Brown Field. The subject site is approximately 0.5 miles from the closest runway at Brown Field. The ALUCOZ implement adopted Airport Land Use Compatibility Plan to ensure that new development located within the airport influence area is compatible with respect to airport-related noise, safety, airspace protection, and aircraft overflight. The subject site is within the 65 to 70 dB noise contour and Safety Zone 2 and Safety Zone 3 (Attachment 5 and 6). Due to the noise level, residential is not allowed.

Multiple Habitat Planning Area: The subject site is not located within the City's Multiple Habitat Planning Area (MHPA).

Vernal Pools

The subject site does not contain any vernal pools as mapped in the City's Vernal Pool Habitat Conservation Plan.

Complete Communities Mobility Choices

The subject site is in Complete Communities Mobility Choices Zone 4 (MZ 4). Development in MZ 4 is required to provide an active transportation in-lieu fee.

Mobility

Transit: The subject site is not located within a Transit Priority Area. The site is approximately 0.7 miles north of the Otay Mesa Road and Corporate Center Drive transit stop and is served by MTS Routes 905A and 950 which provide service along Otay Mesa Road and SR-905 to the Iris Transit Center (Attachment 7).

Roadway: Access to the site is currently provided by Vista Santo Domingo, which is designated as a 2-lane collector roadway in the Community Plan (Attachment 8). The construction of a two-lane collector street between the terminus of Vista Santa Domingo and Exposition Way is identified in the FY 2014 Otay Mesa Public Facilities Financing Plan and Facilities Benefit Assessment as project OM T-12. The length of the connection segment is 660 linear feet.

Bicycle: A Class II bicycle facility is proposed along Vista Santo Domingo, through the proposed connection segment, and Exposition Way. (Attachment 9).

Existing Public Facilities and Services

Schools: Ocean View Hills Elementary School, Vista Del Mar Middle School, and San Ysidro Middle School are located approximately 1 to 1.5 miles southwest of the site.

Parks: The site is located approximately 0.3 miles south of Vista Pacifica Neighborhood Park.

Library: Presently, there is no public library in Otay Mesa. The site is approximately 3.8 miles east of the Otay Mesa-Nestor Branch Library.

Public Safety: The site is served by the Police Department’s Southern Division. The site is approximately 2.32 miles east of Fire-Rescue Department Station 43, located on Otay Mesa Road and La Media Road (Attachment 10).

Housing and Population

As of 2020, SANDAG estimated that there were approximately 18,038 people living in the Otay Mesa Community Planning Area. This represents a 21 percent increase from the 14,941 people living in the community in 2010. In 2020, the community had 5,443 dwelling units of which 2,757 were single-family detached, 522 were single-family attached, and 2,164 were multifamily. Between 2010 and 2020, the community added 1,298 housing units. A 31 percent increase from the previous 4,145 dwelling units. The Community has a rate of 3.39 persons per household.

Year	Dwelling Units	Population
2010	4,145	14,941
2020	5,5443	18,038
Change	1,298	3,097

Affordable Housing

As of 2023, according to the San Diego Housing Commission, there were 53 deed-restricted affordable dwellings units in the community.

Employment

As of 2020, SANDAG estimated there were 17,817 people employed in the Otay Mesa Community. This represents a 55.5 percent increase from the 11,457 people employed in the community in 2010 according to the U.S. Census.

Year	Number of Jobs
2010	11, 457
2020	17,817
Change	6,360

Community Plan Amendments

PA 61 Residential: On June 4, 2019, the City Council approved a community plan amendment to redesignate 9.2 acres of a 14.6-acre site from Community Commercial (Residential Prohibited) to Residential – Medium (15 – 29 dwelling units per acre) and a rezone to RM-2-5. The City Council also approved up to 45,000 square feet of commercial uses on the 4.46-acre portion and 267 homes on 9.2-acre portion.

BDM Mixed Use: On May 23, 2023, the City Council approved the BDM Mixed Use project with a community plan to redesignate a 14.16-acre site from amendment and rezone for the properties on southside of Otay Mesa Road between Emerald Crest Court and Corporate Center Drive. The amendment changed the land use from Community Commercial (Residential Prohibited) to Community Commercial (Residential Permitted) and a rezone to CC-3-6. The City Council also approved a development with 6,000 square feet of commercial floor area and 430 homes with 53 of the homes being affordable.

PA 61 Commercial: On November 15, 2022, the City Council approved a community plan amendment to redesignate a 4.46-acre site located on the southeast corner of Caliente Avenue and Otay Mesa Road from Community Commercial (Residential Prohibited) to Residential Medium (15 – 29 dwelling units per acre) and a rezone to RM-2-5 to allow residential development. The City Council also approved a development with 79 homes with 8 of the homes being affordable.

Del Sol Village: On July 22, 2021, the Planning Commission approved an initiation of community plan amendment to redesignate a 14.08-acre site located between two existing roadway sections of Del Sol Boulevard from Open Space to Residential-Medium High (30-44 dwelling units per acre). This would allow the development of 422 to 617 multifamily dwelling units, as well as the construction of the missing segment of the Del Sol Boulevard roadway. The City received an application for a plan amendment and rezone with a proposed development with 616 homes.

Nakano: On October 27, 2022, the Planning Commission approved the initiation of an amendment to the Otay Mesa Community Plan to designate a 23.8-acre property within the City of Chula Vista to a Residential Low – Medium (10-24 dwelling units per acre). The applicant is proposing up to 221 homes as part of a future annexation action.

Exposition Way: On July 11, 2023, the City Council approved an amendment to the Otay Mesa Community Plan to redesignate a 2.01-acre property fronting Exposition Way from Community Commercial to Light Industrial; and a rezone from CN-1-2 to IL-2-1.

DISCUSSION

Proposed Community Plan Amendment

The applicant is requesting an amendment to the Otay Mesa Community Plan to redesignate the property from residential to industrial. The proposed designation would allow industrial development consistent with existing, surrounding industrial land uses. The applicant, in their letter of initiation, stated that the community plan amendment would allow for industrial development within the Ocean View Hills Corporate Center to support San Diego's economy.

Previous Entitlements

The subject site is designated multifamily medium density in the Robinhood Ridge Precise Plan which was adopted in 1991. On October 14, 2008, the City Council approved the Ocean View Village Project consistent with the Robinhood Ridge Precise Plan. The subject site was a part of the Ocean View Village entitlement which permitted up to 143 homes. As part of the City Council action, the site was rezoned from AR-1-1 to RM-2-4 to implement the land use plan. The entitlement also included a separate lot for commercial and another separate lot for industrial. Both lots are fronting the southern portion of the subject site. While currently vacant, all three lots had been used for auto dismantling in the past.

Airport Land Use Compatibility

On October 10, 2007, the San Diego County Regional Airport Authority which serves as the Airport Land Use Commission (ALUC) for San Diego County determined that the project was conditionally consistent with the Airport Land Use Compatibility Plan (ALUCP) for the Brown Field Municipal Airport which was originally adopted in 1981 and amended in 2004. The subject site was in the 60 to 65 decibel CNEL noise contour and not within the runway protection zone, therefore, it was consistent for residential uses. The ALUC condition included providing interior noise attenuation to reduce exterior noise levels to 45 decibels.

The ALUC updated the ALUCP for Brown Field in 2010. Based on updated data used to prepare the ALUCP, the subject site is located within 65 to 70 decibel CNEL noise contour, both existing and future, as identified by ALUCP for Brown Field. The ALUCP states that residential uses (including single-family, multi-family, and mobile homes) are not compatible under any circumstances above the 65-decibel CNEL airport noise level. The subject site is also primarily within airport safety zone 3, which limits density to 16 dwelling units per acre.

The City implements ALUCPs affecting land use within the City, including Brown Field Municipal Airport, with the Airport Land Use Compatibility Overlay Zone (ALUCOZ) which went into effect on October 25, 2011. The General Plan Noise Element (adopted in 2008) contains policies addressing consistency with land use plans and ALUCPs, as well as not

permitting residential exposed to airport noise above the 65-decibel noise level except for San Diego International Airport.

Community Plan Update

The Otay Mesa Community Plan was updated in 2014. The Community Plan incorporated the previously adopted precise plans including Robinhood Ridge Precise Plan as part of the community plan land use. While the residential designation and zoning was inconsistent with the ALUCP for Brown Field, the Ocean View Village Project was included in the community plan land use due to the previously approved entitlements.

Expired Permit

It has been 181 months since the Ocean View Village Project was approved. The San Diego Municipal Code (Chapter 12, Article 6, Division 1) allows a permit holder to utilize a development permit up to 36 months. A permit holder can request one or more extensions of time up to 72 months. Having been more than 108 months since the site development permit was issued for the Ocean View Village Project, and the permit holder has not taken any of the actions addressed in the municipal code to utilize the permit; therefore, the previously approved development permit has expired and is void. Although the residential zone and land use designation remain on the subject site, any proposed residential development would be incompatible with the ALUCP for Brown Field and General Plan Noise Element policies and not in conformance with the ALUCOZ development regulations.

Housing

The subject site was identified in the City's 2013 to 2020 General Plan Housing Element Adequate Sites Inventory. It was also carried forward in the 2021 to 2029 Housing Element Adequate Sites Inventory. The State requires a city to identify if there are enough remaining sites in the inventory to meet the allocated housing goals if a site identified in an adequate sites inventory is rezoned and that rezone would result in a reduction of housing capacity.

State Senate Bill (SB) 330 (Housing Crisis Act of 2019) does not allow a city to change the general plan (community plan) land use designation or zoning of a property to a less intensive use or reduce the intensity of land use within an existing land use designation, or zoning below what was allowed under the land use designation and zoning, as in effect on January 1, 2018, in a manner that would result in a net loss of residential capacity.

Initiation Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the

General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment.

(a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The proposed amendment would be consistent with the Economic Prosperity Element goal in the General Plan of having a city with sufficient land capacity for base sector industries to sustain a strong economic base, by adding more industrial designated land to the City. As proposed, the amendment would implement Policy EP-A.1. of the Economic Prosperity Element which recommends that when considering plan amendments industrial land use designations should be appropriately applied to protect viable sites for base sector and related employment uses.

The proposed amendment to re-designate a 5.58-acre site from Residential Medium (Residential Prohibited) to Industrial could facilitate the development and expansion of base sector manufacturing, research and development and support industries in the City. The proposed amendment would also meet the Economic Prosperity Element goal of the Otay Mesa Community Plan for employment and economic growth through diversified industrial land uses, by the expanding the capacity of industrial land that could serve industrial activities related to high technology and multinational businesses given its proximity to the border with Mexico, as well as additional employment opportunities in the community.

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range plan policy or site design.

The property has remained undeveloped as a residential site. The proposed amendment would benefit the community through the provision of additional industrial land and employment opportunities, that would support economic growth in the community. The industrial designation is consistent with the adjacent industrial designated properties to the south. The property has the potential to be developed with the adjacent vacant industrial property.

On July 11, 2023, the City Council approved an amendment to the Otay Mesa Community Plan to redesignate Ocean View Village commercial lot fronting Exposition Way from community commercial to light industrial; and a rezone from CN-1-2 to IL-2-1 which is the same as the adjacent Ocean View Village industrial lot.

The proposed Community Plan amendment initiation and associated rezone would add 5.58 acres of industrial land adjacent to the 4.82 acres of industrial designated land.

The existing residential land use designation is inconsistent with Brown Field for airport noise and safety. The proposed light industrial land use designation would be consistent with the ALUCP for Brown Field for airport noise and safety.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

All necessary public services appear to be available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be performed with the review of the amendment.

As outlined above, City Planning Department staff has determined that the proposal can meet all the initiation criteria.

Issues

City Planning Department staff has identified the following issues. If initiated, staff would work with the applicant to address the following issues, as well as others that may be identified by the Planning Commission and through the community plan amendment review process:

Housing

- Identify that there are enough remaining sites to meet the allocated housing goals in the Housing Element.
- Demonstrate how the proposal would be consistent with SB 330 including consulting with the Department of Housing and Community Development to determine if the limitations under the ALUCOZ and the ALUCP for Brown Field that do not allow for residential development on the site would constitute a no net loss of residential capacity.

Land Use Designation

- Evaluation of the appropriate land use designation and zoning for the site, including the prime industrial designation.

Road Alignment

- Design of the site should not preclude the construction of the missing segment of the

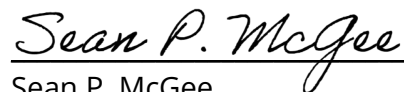
Exposition Way/Vista Santo Domingo road connection. The roadway was analyzed as part of the community plan overall circulation system and would provide additional pedestrian and bicycle access to employment areas. It would also provide a secondary emergency access route for emergency vehicles.

Site Design

- Include building and site design elements to address compatibility with adjacent open space.
- Address the minimization of lighting onto adjacent open space areas.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. As a result, through initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,


Sean P. McGee
Senior Planner
City Planning Department


Tait Galloway
Deputy Director
City Planning Department

Attachments:

1. Otay Mesa Planning Minutes of June 21, 2023
2. Vicinity Map
3. Otay Mesa Community Land Use Map
4. Current Zoning Map
5. Airport Land Use Compatibility: Noise Map
6. Airport Land Use Compatibility: Safety Zones Map
7. Transit Route Map
8. Roadway Classifications Map
9. Bicycle Network Map
10. Public Facilities Map
11. Applicant's Initiation Request Letter
12. Ownership Disclosure Statement

OTAY MESA PLANNING GROUP
MEETING MINUTES, JUNE 21, 2023
 Via ZOOM

Otay Mesa Planning Group member, Mr. Rob Hixson called the meeting to order at 3:05 p.m.
 Introductions are made across the room.

Members present:	Members absent:
Rob Hixson	Tom Ricotta
Diane Kirma	Tom Simmons
Felipe Nuno	James Street
Ronnie Taylor	Jayson Christopher
Scott Merry	Jason Wells
Chris Holder	Alejandra Mier y Teran
Mark Freed	Ted Shaw
Tony Blas	
Rita Mahoney	

Approval of minutes:

March 2023

- **Vote:** A motion was made R. Mahoney by & seconded by F. Nuno. Motion passed (09-0-0)
- **Yes:** R. Hixson, D. Kirma, R. Taylor, C. Holder, T. Blas, M. Freed, & S. Merry.
- **Abstained:** None.
- **Vote No:** None.
- **Comments:** None.

Approval of minutes:

April 2023

- **Vote:** A motion was made by M. Freed & seconded by C. Holder. Motion passed (08-01-0)
- **Yes:** R. Hixson, D. Kirma, R. Taylor, F. Nuno, T. Blas, & S. Merry.
- **Abstained:** R. Mahoney
- **Vote No:** None.
- **Comments:** None.

Public Input/Comments on Matters Not on the Agenda:

None.

Chairman's Report:

Didn't receive anything. I haven't been receiving many items since COVID. We are looking to coordinate a subcommittee to analyze the zoning on the CPU vs. the zoning map.

Government Liaison Reports**A. COUNCILMEMBER MORENO'S OFFICE:** *Jonathan*

- Last week, the city voted to approve a proposed budget of five point \$15 million for the city of San Diego. This year's budget reflects an increase of \$47 million compared to last fiscal year budget. 24% of the budget consists of water distribution product projects and 20% are for transportation projects.
- Last week the city voted in favor of the unsaved camping ordinance that would prohibit tents in all public spaces throughout the city. The proposal would tents at all times in certain sensitive areas which are parks, canyons near schools, transit stations and homeless shelters. The ordinance won't take effect wont 30 days

B. MAYOR'S OFFICE: *No report was provided***C. ASSEMBLYMEMBER WEBER'S OFFICE:** *No report was provided.***D. SUPERVISOR VARGAS' OFFICE:** *Andrew Harvey*

- This Friday 6/23 the revised recommended budget is available to the public if you're interested in taking a look at that and Tuesday 6/27 budget deliberations and the adoption of the fiscal year 23 and tentative approval of the fiscal year 24 will be reviewed.
- The chairwoman is the employment representative for CSAC which is the California State Association of Counties

OTAY MESA PLANNING GROUP
MEETING MINUTES, JUNE 21, 2023
Via ZOOM

where she's part of the executive team and Homeless Action Team.

- We still have small business stimulus grants available a little bit under a million dollars to small businesses.
- We have community enhancement and neighborhood reinvestment grants available to nonprofits in the region.

E. ASSEMBLY MEMBER DAVID ALVAREZ OFFICE:

- A

F. SENATOR PADILLA'S OFFICE: *Rob Hixson on Behalf of Myriam Mendoza:*

- SB 352, which would require the state to study housing costs by county and create a formula for how much a full-time worker must be paid in order to recently be afford housing and basics expenses.
- SB 752 is the bill that was inspired by the sanitation worker strike that occurred in Chula Vista in 2021, which would prohibit contractors to consider strikes as an "act of god" (natural disaster) and prevent from services, such as trash collecting, from stopping. This bill was moved as a ***2-year bill***, with continuing hearing scheduled for next year.
- We have 12 bills in the Assembly floor with hearing scheduled this month and next month.

G. POLICE DEPARTMENT & CODE COMPLIANCE: *Carlos LaCarra:*

H. FIRE DEPARTMENT: *No report was provided.*

I. IMMIGRATION & CUSTOMS DEPARTMENT: *No report was provided.*

J. CITY ATTORNEY'S OFFICE: *No report was provided.*

Monthly Report:

A. CPC- (Mark Freed, Business Representative)

- **CPC Agenda 4/27/23**

https://www.sandiego.gov/sites/default/files/cpc_agenda_april_2023_.pdf

1. **Housing Action Package 2.0 (HAP2.0)**– <https://www.sandiego.gov/planning/work/housing-action-package>

Follow up by the CPC Ad Hoc subcommittee on Housing Action Package 2.0 to the Planning Dept. presentation on the next phase of Mayor Gloria's Homes For All Of Us program.

The Ad Hoc subcommittee on Housing Action Package 2.0 made the following recommendations:

1. With regard to SB 10 Implementation/Missing Middle Income Homes, the subcommittee recommended, as to Section 143.1520, that the affordability requirement be increased to 30%, to be composed of 15% very low- and low-income households, and 15% for moderate income households. It further recommended, as to Section 143.1525, that because of the impact that enhanced density will impose, Developer Impact Fees generated under SB 10 upzoned land be directed to the planning area where the projects are built.

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB10&search_keywords=housing

2. Also, with respect to SB 10 implementation, that SB 10 not be implemented by San Diego at the current time.

3. With regard to Complete Communities Housing Solutions Amendments, that they be accepted as specified in the Land Development Code.

4. In addition, we request that the Planning Department investigate and determine the feasibility and desirability of defining the "Area" utilized for Area Median Income as the community where a project is proposed.

2. **MOBILITY MASTER PLAN**- Senior Planner for Sustainability and Mobility presented an overview of the Mobility Master Plan.

Details regarding the Mobility master Plan can be found at this link: <https://www.sandiego.gov/sustainability/mobility-master-plan>

- **CPC Agenda 5/23/23**

https://www.sandiego.gov/sites/default/files/may_23_agenda_and_attach_1-2r.pdf

1. **CANNABIS SOCIAL EQUITY AND ECONOMIC DEVELOPMENT PROGRAM** - Program Director for the Cannabis Business Division, presented proposed code amendments to implement the City's social equity programs for Cannabis operators. The acronym is the SEED program. See information at this link: <https://www.sandiego.gov/development-services/cannabis> and in the attached draft of the code section

2. **EQUITY FORWARD INITIATIVE AND RELATED PROJECTS** - Planning Department presentation on the implementation of the Equity Forward Initiative and the changes to the CIP prioritization process this year.

<https://www.sandiego.gov/planning/work/equity-planning>

3. **UNAUTHORIZED CAMPING ORDINANCE** - Policy Advisor for Council Member Whitburn gave a presentation on the proposed ordinance and an update on safe camping sights. This ordinance will be coming in front of the full City Council in

OTAY MESA PLANNING GROUP
MEETING MINUTES, JUNE 21, 2023
Via ZOOM

June. https://www.sandiego.gov/sites/default/files/23-15_review_of_proposed_unauthorized_camping_ordinance.pdf

Next CPC meeting: June 29, 2023

B. Southwest Village Committee (Felina Nuno, Resident)

- we should have news this summer.

C. Border Transportation – No report provided.

D. La Media Truck Route (David Wick, Business Representative)

- La Media is closed from 905 South. It's a mess.
- Most of the business have seen a decline in customers because of the congestion.
- Phase one, which is from the 905 to Avenida de la Fuente should be done in eight months. It's a big project.
- Councilwoman Moreno's office is holding an event in August. A ground breaking event of some sorts. Everyone is invited.
- Councilwoman Moreno's office got some additional funds for the project, a couple of million dollars.

E. San Diego Airport Advisory Committee –(Rob Hixson, Property Owner)

- Having some difficulties getting the tenants on the north part of the property off the property.

F. Otay Mesa Chamber of Commerce – No report provided.

G. East Otay Mesa Property Owner's Association Update – (David Wick, Business Representative)

- Boom town USA in East Otay Mesa
- Contractors for Amazon's are going to start the Rabago piece in October.
- Fire Station is near completion.

H. La Media West Wetlands - No report was provided.

I. Informational Items- None.

J. Action Items:

A. Exposition Way 2, Project No. 1097539

Presented by: Austin Dias, Dias Development, Inc.

A motion was made R. Mahoney by & seconded by M. Freed. Motion passed (09-0-0)

Yes: R. Hixson, D. Kirma, R. Taylor, C. Holder, T. Blas, F. Nuno, & S. Merry.

Abstained: None.

- **Vote No:** None.
- **Recusal:** None.

K. Closing remarks:

Thank you.

L. Old Business:

No old business.

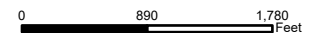
Meeting adjourned at 3:48 p.m. by Rob Hixson, Planning Group Chair.

Vicinity Map

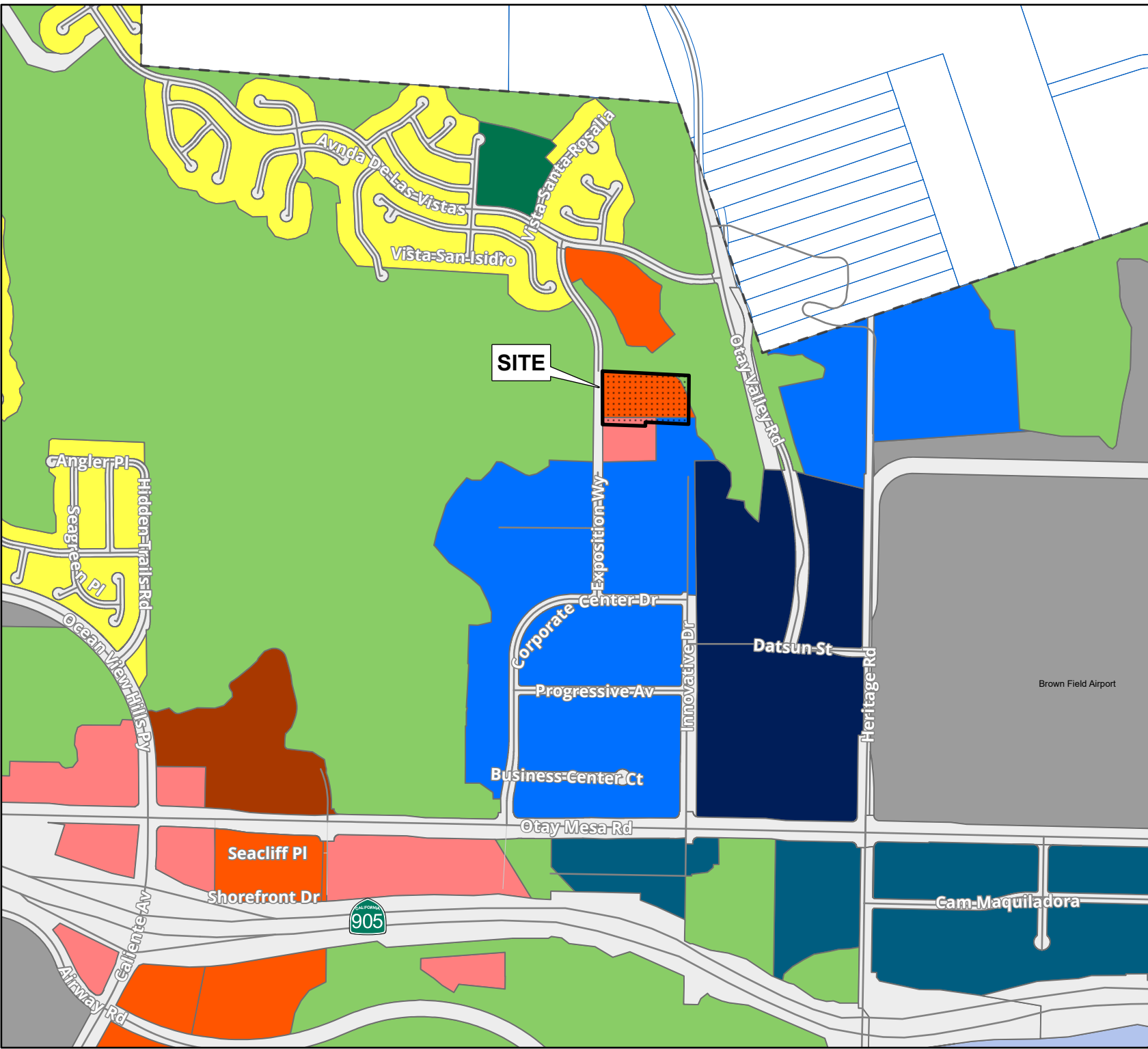


- Legend
- Subject Site
 - Planning Areas

Summary
 To provide a compiled GIS dataset to spatially represent the General Plan and Community Plan designated land uses. Subject to revision as Community plan amendments and updates are processed. Not designed for site planning purposes. Refer to the adopted Community Plan for specific land use policies.
 Description
 City of San Diego draft community plan land use. Represents adopted planned land use polygons for City of SD community planning areas.

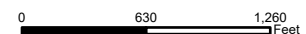


Land Use Map

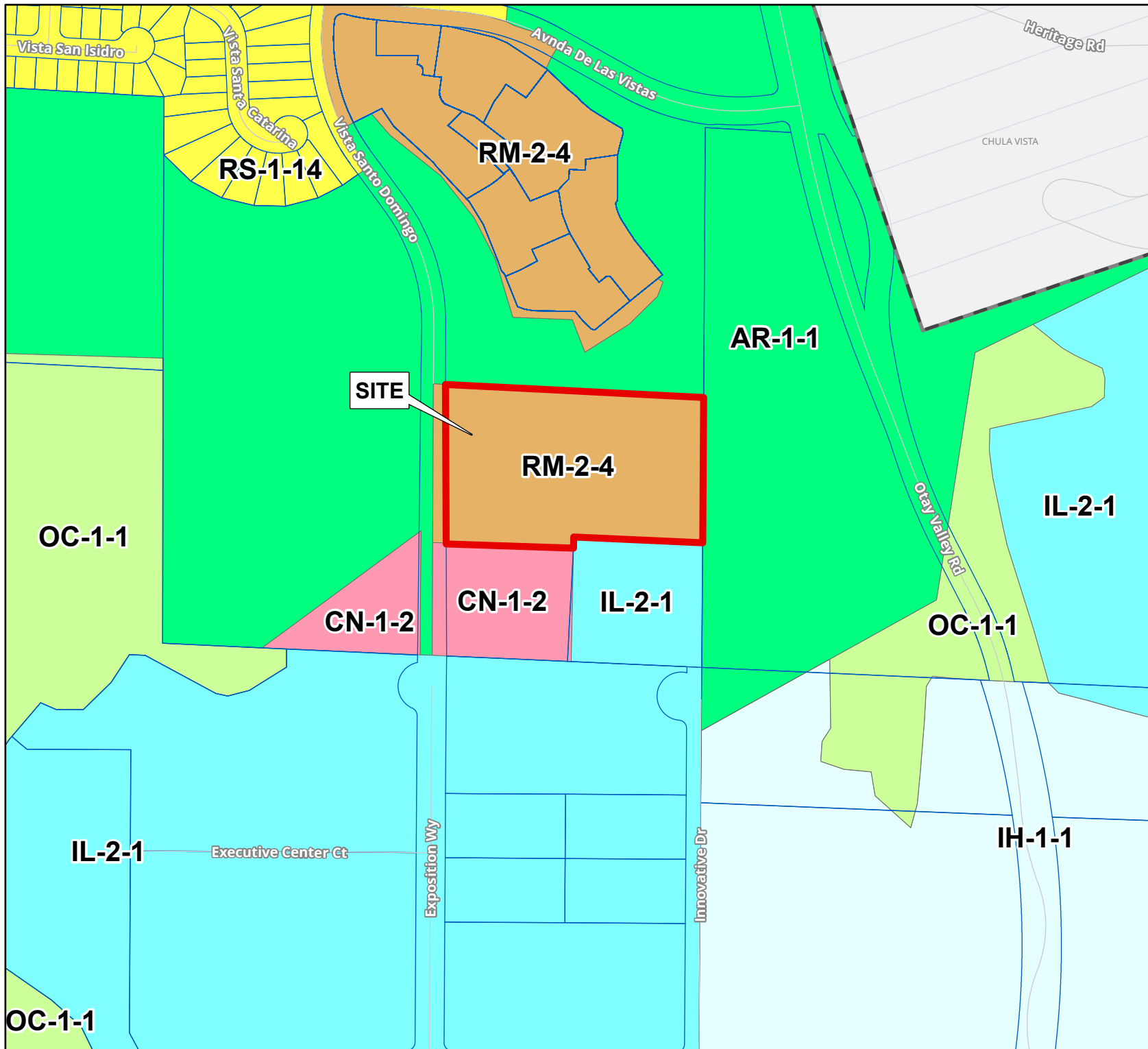


- Legend**
- BUSINESS AND INTERNATIONAL TRADE
 - BUSINESS PARK
 - COMMUNITY COMMERCIAL - NO RESIDENTIAL
 - HEAVY INDUSTRIAL
 - INSTITUTIONAL
 - LIGHT INDUSTRIAL
 - LOW (5-9 DU/AC)
 - MEDIUM HIGH (30-44 DU/AC)
 - OPEN SPACE
 - PARKS
 - RIGHT-OF-WAY
 - Planning Areas

PLAN LAND USE LAYER NOTICE:
 This map is for illustrative purposes only. Refer to the Adopted Community Plan document for official land use boundaries. Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes. If you notice areas of land use on this map that differ from adopted plan, please inform GIS staff to request a change to this map.



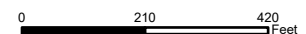
Zoning Map



Legend

- Subject Site
- Planning Areas
- Zone
- AR-1-1
- CN-1-2
- IH-1-1
- IL-2-1
- OC-1-1
- RM-2-4
- RS-1-14

This dataset is a collection of the current base zone designations applied to property in the City of San Diego, as per the Official Zoning Map adopted by the City Council on February 28, 2006, and all subsequent updates



Airport Land Use Compatibility:

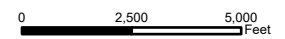
Noise Contours Map



Legend

- Noise Contours
- Planning Areas
- BUSINESS AND INTERNATIONAL TRADE
- BUSINESS PARK
- BUSINESS PARK - RESIDENTIAL
- COMMUNITY COMMERCIAL - NO RESIDENTIAL
- COMMUNITY VILLAGE (0-44 DU/AC)
- HEAVY COMMERCIAL
- HEAVY INDUSTRIAL
- INSTITUTIONAL
- LIGHT INDUSTRIAL
- LOW (5-9 DU/AC)
- LOW MEDIUM (10-14 DU/AC)
- MEDIUM (15-29 DU/AC)
- MEDIUM HIGH (30-44 DU/AC)
- NEIGHBORHOOD VILLAGE (15-25 DU/AC)
- NEIGHBORHOOD VILLAGE (10-44 DU/AC)
- OPEN SPACE
- PARKS
- REGIONAL COMMERCIAL - NO RESIDENTIAL
- RIGHT-OF-WAY

PLAN LAND USE LAYER NOTICE:
 This map is for illustrative purposes only. Refer to the Adopted Community Plan document for official land use boundaries. Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes. If you notice areas of land use on this map that differ from adopted plan, please inform GIS staff to request a change to this map.



Date: 11/21/2023

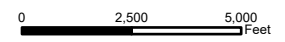
Airport Land Use Compatibility:

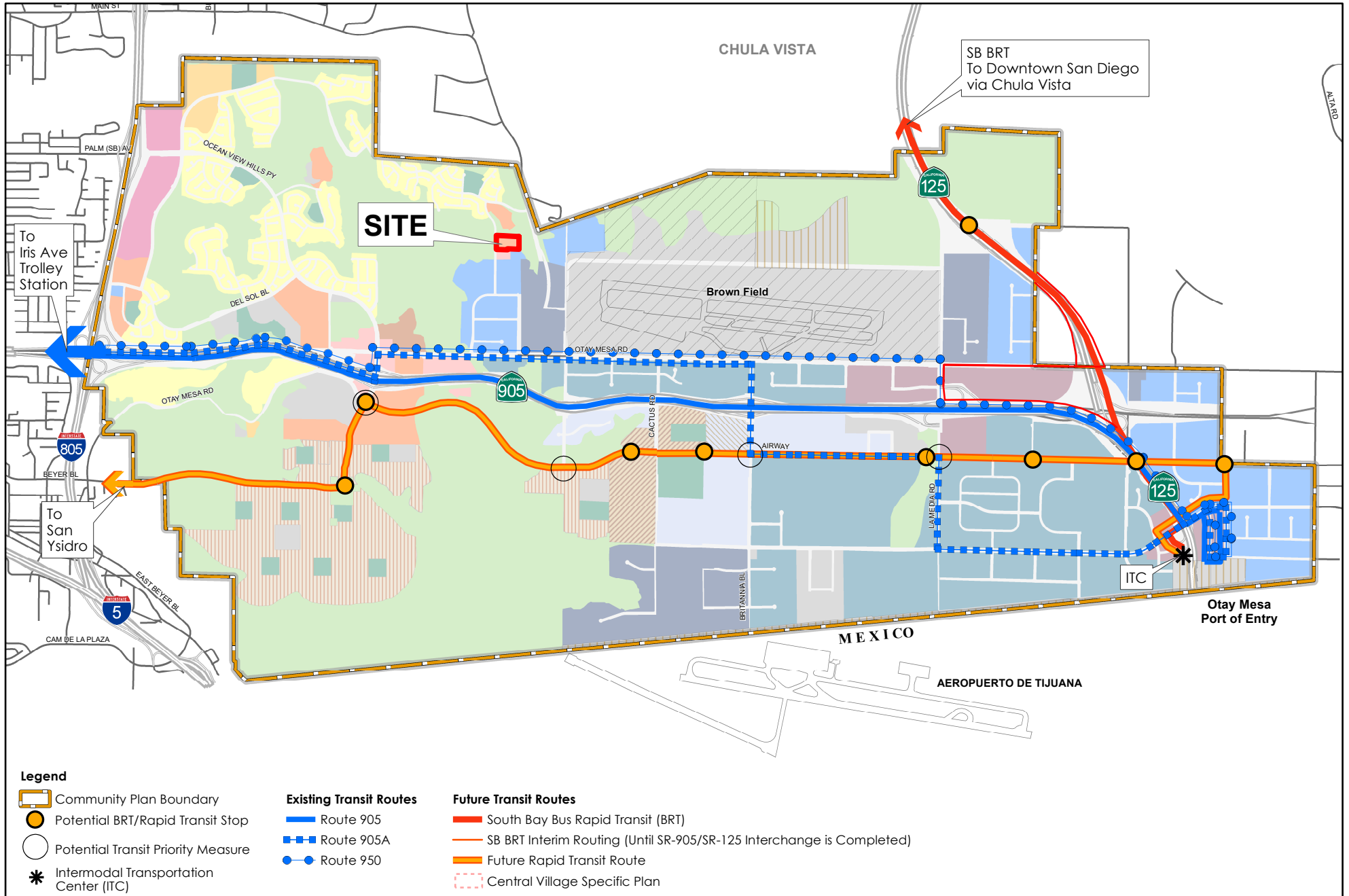
Safety Zones Map



- Legend
- Noise Contours
 - Safety Zones
 - BUSINESS AND INTERNATIONAL TRADE
 - BUSINESS PARK
 - BUSINESS PARK - RESIDENTIAL
 - COMMUNITY COMMERCIAL - NO RESIDENTIAL
 - COMMUNITY VILLAGE (0-44 DU/AC)
 - HEAVY COMMERCIAL
 - HEAVY INDUSTRIAL
 - INSTITUTIONAL
 - LIGHT INDUSTRIAL
 - LOW (5-9 DU/AC)
 - LOW MEDIUM (10-14 DU/AC)
 - MEDIUM (15-29 DU/AC)
 - MEDIUM HIGH (30-44 DU/AC)
 - NEIGHBORHOOD VILLAGE (15-25 DU/AC)
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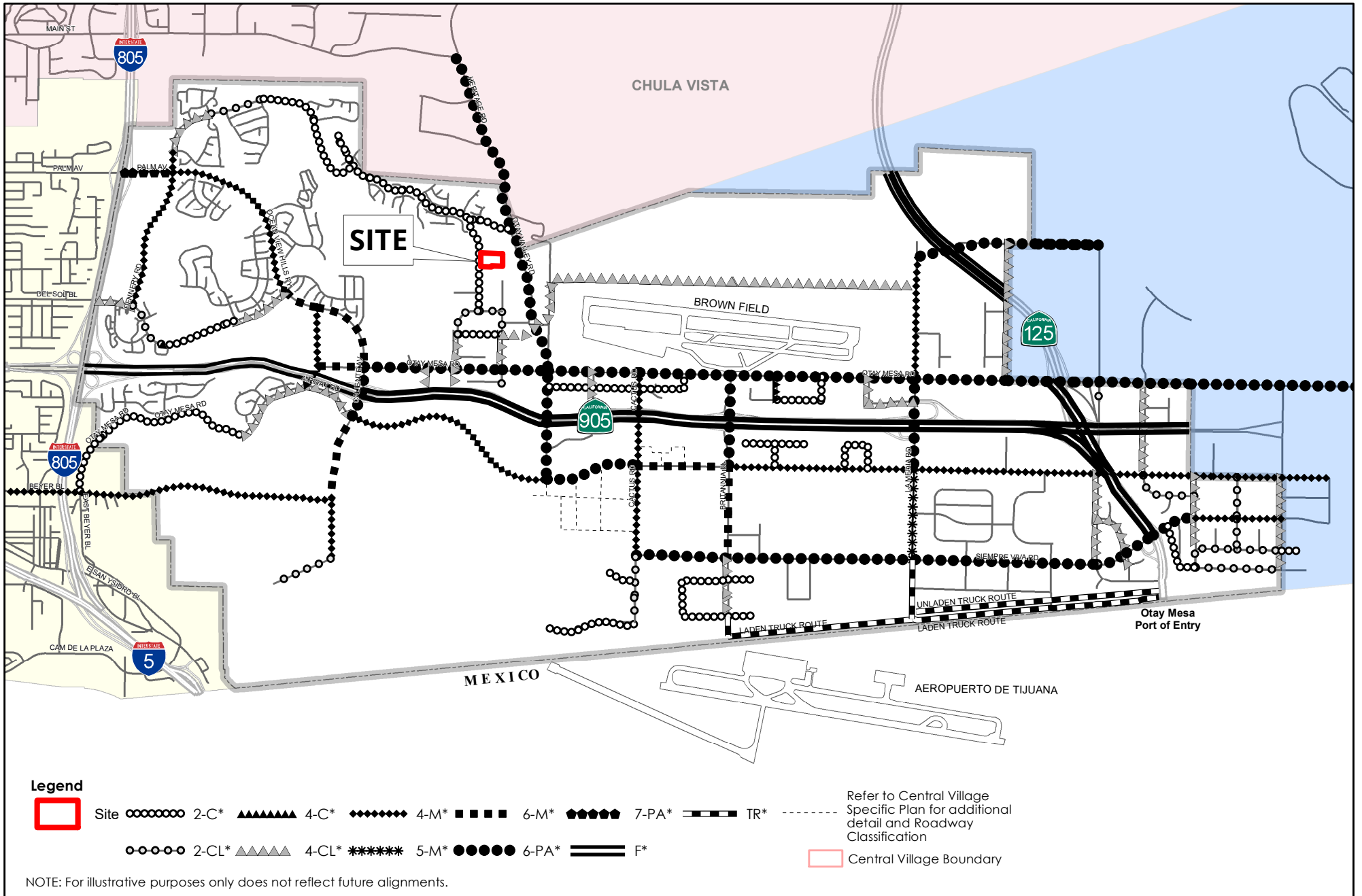




Legend

- | | | |
|--|--------------------------------|---|
| Community Plan Boundary | Existing Transit Routes | Future Transit Routes |
| Potential BRT/Rapid Transit Stop | Route 905 | South Bay Bus Rapid Transit (BRT) |
| Potential Transit Priority Measure | Route 905A | SB BRT Interim Routing (Until SR-905/SR-125 Interchange is Completed) |
| Intermodal Transportation Center (ITC) | Route 950 | Future Rapid Transit Route |
| | | Central Village Specific Plan |



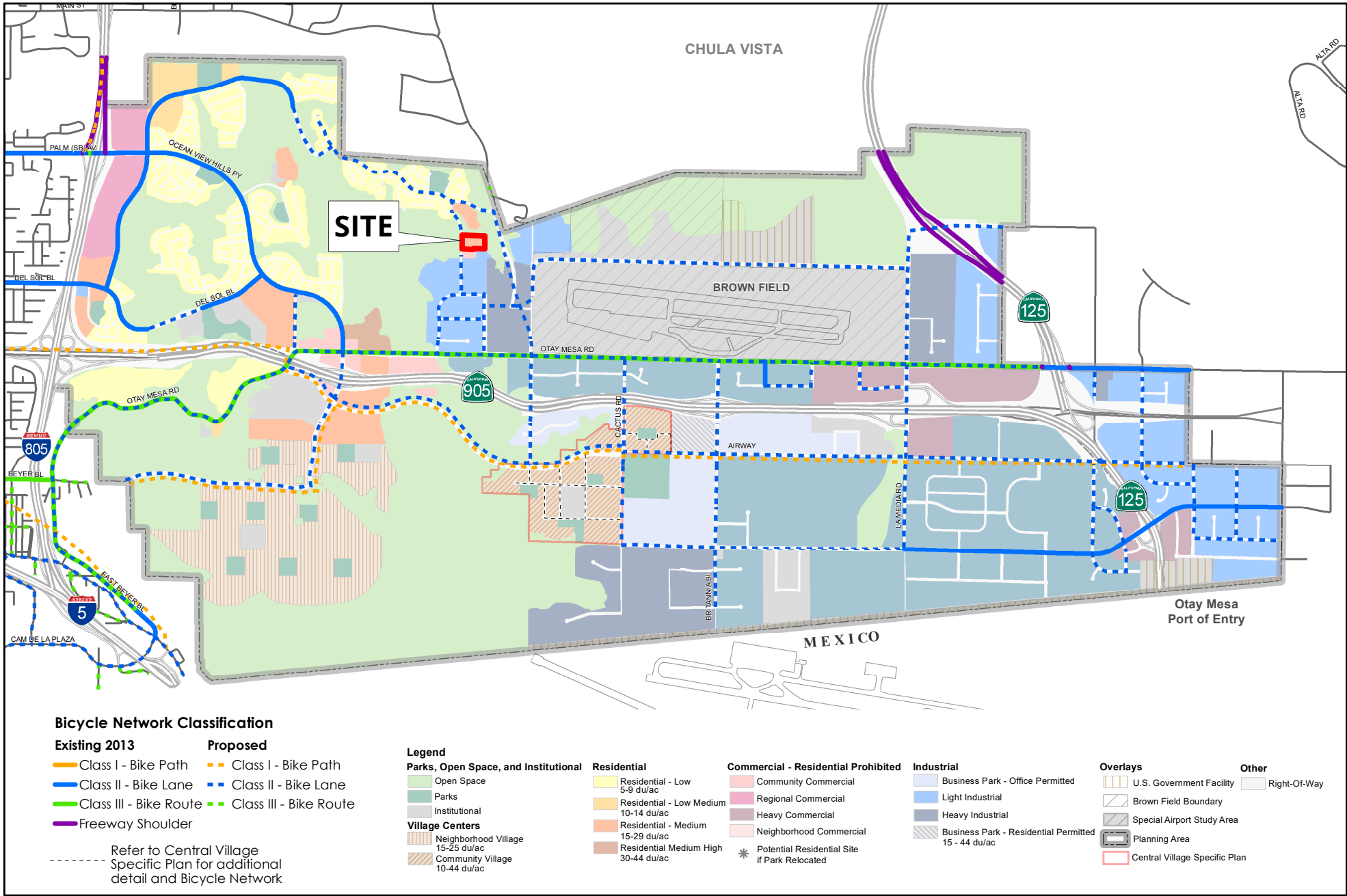


Legend

- Site
- 2-C*
- ▲▲▲▲▲ 4-C*
- ◆◆◆◆◆ 4-M*
- ■ ■ ■ ■ 6-M*
- 7-PA*
- TR*
- Refer to Central Village Specific Plan for additional detail and Roadway Classification
- ○ ○ ○ ○ 2-CL*
- ▲▲▲▲▲ 4-CL*
- ***** 5-M*
- 6-PA*
- ===== F*
- Central Village Boundary

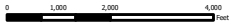
NOTE: For illustrative purposes only does not reflect future alignments.

Otay Mesa Roadway Classification



Otay Mesa Bicycle Network

CITY OF SAN DIEGO • CITY PLANNING



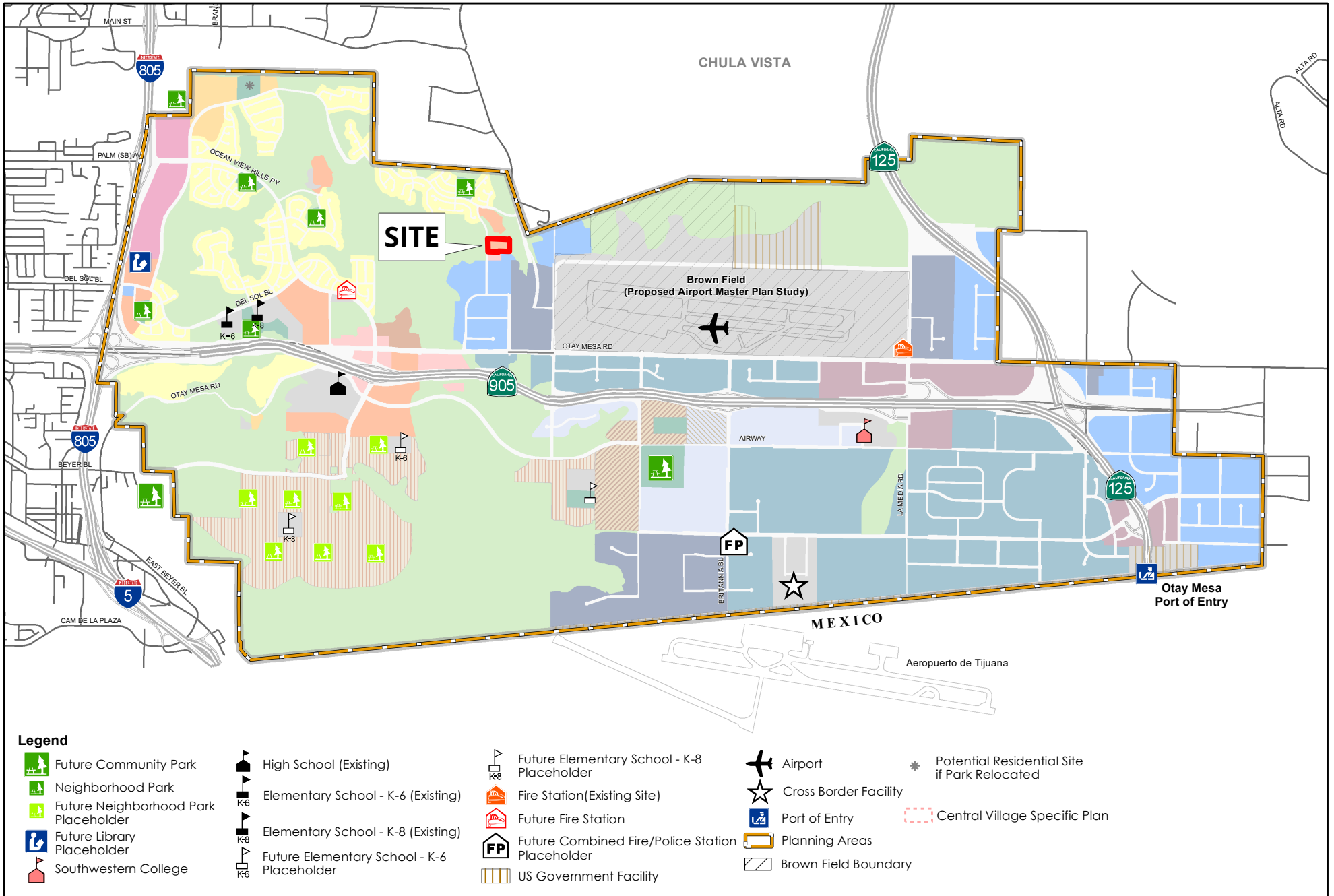
SanGIS

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SanGIS 11/05/2023



Chair Hoffman and Members of the Planning Commission
City of San Diego
1222 First Avenue, 5th Floor
San Diego, CA 92101

July 20, 2023

**RE: Otay Mesa Community Plan Amendment Initiation
Land Use Change from Residential to Industrial
Assessor Parcel Number 645-050-44-00**

Dear Chair Hoffman and Members of the Planning Commission,

OnPoint Development requests initiation of a Community Plan Amendment and Rezone (CPA/RZ) of the property known as Assessor Parcel Number 645-050-44-00 which is undeveloped land at the terminus of Exposition Way. The project site is approximately 5.6-acres of previously graded land and abuts Industrial designated land.

The requested CPA/RZ Initiation would redesignate the parcel for Residential to Industrial, rezone the parcel from RM-2-4 to IL-2-1, and eliminate the connection of Exposition Way and Vista Santo Domingo. The CPA/RZ is appropriate for the property and the Otay Mesa Community Planning area based upon the surrounding land uses and zoning – Industrial and IL-2-1 and Open Space and AR-1-1 – and proximity to the western edge of the Brown Field runway which does not permit residential development based on noise generated by the flight operations. Approval of the initiation request will allow further study of the land use change to allow Industrial development.

The site abuts Industrial development to the east and south and Open Space to the north and west, with a small area southwest of the site designated for Commercial development. Vista Santo Domingo (local street) connects to the northwest corner of the parcel and extends into the residential neighbor to the north. The existing graded parcel would be developed consistent with other recently developed industrial properties on Otay Mesa. The site is located in the Ocean View Hills Corporate Center which has a reputation for high-quality and accessible industrial buildings that support the growing economy on Otay Mesa and the eastern Port of Entry with Mexico. Maintaining the existing residential land use designation and RM-2-4 zoning precludes development of a viable industrial project. Eliminating the extension of Vista Santo Domingo will not impact the community roadway network and preclude industrial traffic traveling through the residential neighborhood.

Initiation Criteria (LU-D 10)

- a) **The amendment request appears to be consistent with the goals and policies of the General Plan and Community Plan and any Community Plan specific amendment criteria.**

The Community Plan identifies goals to guide the community's development. The proposed amendment would implement the Community Plan Goals including the following:

Goal 1 – The proposed project increases the capacity of industrial land in the area that has almost no vacancies and high demand.

Goal 2 – The proposed project increases the industrial land supply to allow for more places for San Diego citizens to work.

Goal 5 – The proposed project increases the industrial land supply to serve local, community, and regional needs since there is currently a shortage of available industrial space.

Goal 6 – The area currently has adequate public facilities to support this project and removing Vista Santo Domingo through the property would eliminate traffic in the nearby residential neighborhood.

Goal 7 – The proposed industrial land use is more compatible with the surrounding industrial land uses than the current zoning. The Brown Field Airport Land Use Compatibility Plan states that residential development is inconsistent with the Noise Element.

Goal 8 – The proposed project provided a border facility that will facilitate safe and deficient movement of passengers and cargo.

- b) **The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.**

The current land use designation of residential is not a viable land use for the property. With the current land use designation, the land will remain undeveloped and subject to random dumping of unwanted materials which is an on-going problem for the Otay Mesa Community.

- c) **The public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

The area east and south of the parcel is developed with industrial uses and buildings and the areas north and west of the site are vacant land designated as Open Space. Re-designating the site from Residential to Industrial increases the industrial capacity of Otay Mesa, eliminates potential conflicts between residential and industrial uses, and is consistent with the existing development pattern of the area. Further, eliminating the roadway connection into the residential neighborhood would also reduce potential land use conflicts; however, emergency access through the site could be accommodated.

We look forward to working you, the Otay Mesa community, and staff to implement the requested Otay Mesa Community Plan Amendment and Rezone.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Todd Dwyer', with a stylized flourish at the end.

Todd Dwyer
OnPoint Development

Austin Dias
Dias Development, Inc.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM
			DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • **Other** Otay Mesa CPA Initiation/Rezone

Project Title: Exposition Way 2 **Project No. For City Use Only:** _____

Project Address: Terminus of Exposition Way - APN 645-050-44-00

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General – What State? CA Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.


Property Owner

Name of Individual: Ocean View Village, LLC, Yichuan (Jericho) Wang Owner Tenant/Lessee Successor Agency

Street Address: 2 Via Coralle

City: Newport Coast State: CA Zip: 92657

Phone No.: (716) 861-3396 Fax No.: _____ Email: jericho@sunlabs.us

Signature:  Date: 7/31/2023 | 11:14 PDT

Additional pages Attached: Yes No


Applicant

Name of Individual: OnPoint Development, LLC Owner Tenant/Lessee Successor Agency

Street Address: 7514 Girard Avenue, Suite 1515

City: San Diego State: CA Zip: 92037

Phone No.: 760 855 3851 Fax No.: _____ Email: austinwdias@gmail.com

Signature:  Date: 7-27-23

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No