



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 8, 2024 REPORT NO. PC-24-025

HEARING DATE: May 16, 2024

SUBJECT: Otay Mesa-Nestor Community Plan Amendment and Rezone for 920 Saturn Boulevard

PROJECT NUMBER: [PRJ-1078681](#)

OWNER/APPLICANT: Planet LP/Mar Group

REFERENCE: [Planning Commission approved Resolution No. 5054-PC Otay Mesa- Nestor Community Plan Update Negative Declaration \(ND\); \(DEP No. 95-0233; SCH No. 9512062\) adopted by City Council on May 6, 1997, per Resolution No. 288630.](#)

SUMMARY

Issue: Should the Planning Commission make a recommendation to the City Council for a Community Plan Amendment to re-designate a three-lot parcel from Low-Density Residential (5-10 dwelling units per acre) to High-Density Residential (43-73 dwelling units per acre) and Rezone the site from an RS-1-7 zone to an RM-3-9 zone at 920 Saturn Boulevard within the [Otay Mesa-Nestor Community Plan](#) area?

Proposed Actions:

1. Recommend to the City Council to ADOPT Addendum to Negative Declaration No. PRJ-1078681; and
2. Recommend to the City Council to APPROVE or DENY an ordinance adopting Rezone No. PMT-3194323; and
3. Recommend to the City Council to APPROVE or DENY a resolution adopting an Amendment to the General Plan and an Amendment No. PMT-3194322 to the Otay Mesa-Nestor Community Plan to redesignate the 0.8-acre site from Residential Single Unit zone 1-7 (RS-1-7) to Residential Multiple Unit zone 3-9 (RM-3-9) in the Otay Mesa Community Plan.

Fiscal Considerations: All costs associated with the processing of the application are recovered through a fee paid for by the applicant.

Housing Impact Statement: The Otay Mesa-Nestor Community Plan (Community Plan) Amendment and Rezone for 920 Saturn Boulevard (Rezone) (Project) would increase housing capacity on a 0.8-acre site. The site currently includes a single-dwelling unit and two adjacent undeveloped lots. The proposed Community Plan Amendment from Low-Density Residential (5-10 dwelling units per acre) to High-Density Residential (45-73 dwelling units per acre) and Rezone from RS-1-7 to RM-3-9 would increase the capacity of the site from 4-7 homes to approximately 36-59 homes. The Community Plan Amendment and Rezone would create additional housing opportunities to address the City's housing needs.

Community Planning Group Recommendation: On June 14, 2023, the Otay Mesa-Nestor Community Planning Board voted 5-4-0, to recommend approval of the proposed Community Plan Amendment and Rezone without conditions (Attachment 1).

BACKGROUND

Site Location

The 0.8-acre site is located at 920 Saturn Boulevard and includes three lots (Accessor's Parcel Number 627-302-43-00, 627-302-44-00 & 627-302-45-00). The location is east of 18th Street, west of Interstate 5, north of Coronado Avenue, and south of Palm Avenue within the Otay Mesa-Nestor Community Plan area (Attachment 2).

Existing Uses

There is currently one single-family home on the southern end of the project site. The remainder of the site is vacant (Attachment 3).

Existing Adjacent Land Uses

The site is surrounded by a mixture of residential and institutional uses. The Saint Charles Catholic Church is located directly south and west of the project site. Single-family homes border the site to the north, and a mix of institutional, single-and multi-family residential uses are located east of the subject site (Attachment 3).

General Plan and Community Plan Land Use Designation

The General Plan designates the site for Residential land use. The Otay Mesa-Nestor Community Plan designates the site for Residential Low 5-10 dwelling units per acre (du/ac) (Attachment 4 & 5).

Zoning

The site is zoned Residential-Single (RS) Unit 1-7, within the Coastal Height Limit Overlay zone, Parking Standards Transit Priority Area, Transit Priority Area, and Airport Land Use Compatibility Overlay Zone (Attachment 6).

Coastal Zone

The proposed project site is not within the Coastal Zone; therefore, the proposed project does not require a Coastal Development Permit, and an amendment to the Local Coastal Program is not required.

Airport Land Use Compatibility Overlay Zone:

The site is in the Airport Land Use Compatibility Overlay Zone, Review Area 2, for the Imperial Beach Naval Outlying Landing Field (NOLF) and Brown Field. Community plan amendments and rezones within Review Area 2 are not required to be submitted to the Airport Land Use Commission (ALUC) for a consistency determination pursuant to San Diego Municipal Code (SDMC) section 132.1550 (c)(4). The proposed Community Plan Amendment and Rezone do not propose any structures, so notification to the Federal Aviation Administration (FAA) is not required. Any future proposed structures could require notification to the FAA.

Transit

The site is within a Transit Priority Area (TPA), Sustainable Development Area (SDA) and Mobility Zone 2. The site is served by Metropolitan Transit Service (MTS) local bus routes 227, 901, 933, and 934, with bus stops on Coronado Avenue and Palm Avenue approximately 0.25 miles south and north of the site (Attachment 7). These bus routes connect to the Blue Line Trolley at the Palm Avenue Transit Station, approximately 0.75 miles west of the project site.

Bicycle Network

A Transportation Facilities Strategy, as identified on page 81 of the Otay Mesa-Nestor Community Plan is to complete the Bicycle System Plan as outlined in Appendix 6, Figure 7 (pg. 102). The Bicycle System Plan identifies several bikeways in the vicinity of the proposed project, including an existing Class III bikeway that shares the right-of-way with other vehicles along Saturn Boulevard. In addition, there is a Class I Bike Path, with a physically separate right-of-way for the exclusive use of bicycles along Coronado Avenue. Figure 7 from the Bicycle System Plan also identifies a proposed Class II Bike Lane, with a restricted right-of-way identified by lane striping in a roadway for 18th Street. Finally, the existing and proposed bike network (Attachment 8), identifies future public improvements recommending a Class II Bikeway, with a restricted right-of-way identified by lane striping in a roadway for Saturn Boulevard.

Public Facilities

The project site is located near public education and recreation facilities. Three schools are near the site: Mendoza Elementary School is located 0.5 miles east of the subject site, Mar Vista Academy (a middle school) is located approximately 0.75 miles south of the site, and Central Elementary School is approximately one mile west of the site. The site is located approximately 0.5 miles from the South Bay Community Park and Recreation Center. The subject site is located less than two miles west of the Otay Mesa-Nestor Library. The site is approximately 0.75 miles west of Fire Station 30, and 1.3 miles west of the San Diego Police Department's Southern Division.

DISCUSSION

Project Description:

The proposed project includes an Amendment to the Otay Mesa-Nestor Community Plan and a Rezone action that would increase future housing capacity on a 0.8-acre site at 920 Saturn Boulevard. The proposed Community Plan Amendment would redesignate the site from Low-Density Residential (5-10 du/ac) to High-Density Residential (45-73 du/ac) and a corresponding Rezone from RS-1-7 to RM-3-9 to implement the land use designation (Project), (Attachments 9 and 10). This would increase the capacity of the site from 4-7 homes to approximately 36-59 homes, with up to 28,000 square feet of ground-floor commercial. The project does not propose the development of any structures.

Permits Required:

A Process 5 Community Plan Amendment and Rezone pursuant to [SDMC Section 122.0105](#) and [Section 123.0105](#).

General Plan – Community Plan Analysis:

City of Villages Strategy

The General Plan City of Villages strategy encourages future development to increase housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. The Project would increase housing capacity in an area approximately 0.75 miles from a Blue light rail station at Palm Avenue, and 0.25-mile proximity to multiple bus routes along Palm Avenue and Coronado Avenue, consistent with the City of Villages strategy. As a residential development, the project would increase the housing supply within the Otay Mesa-Nestor Community Plan area, within a Transit Priority Area (TPA), and in proximity to existing and planned commercial uses.

Land Use

The General Plan designates the 0.8-acre Project site as Residential land use, and the Community Plan designates the Project site as Low-Density Residential. The Project includes an Amendment to the Community Plan to redesignate the site from Low-Density (5-10 du/ac) to High-Density Residential (45-73 du/ac) to allow for greater intensity multi-family residential land use. The proposed Community Plan Amendment is consistent with the General Plan land use designation for the site. General Plan Policy Land Use LU-C.3 recommends maintaining or increasing the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended. The proposed amendment implements this policy by redesignating the site to allow a range between 45-73 du/ac and allow multifamily dwelling units on a site where only one single-family residence currently exists. The change in land use designation would allow for 36 to 59 homes on the site. The proposed amendment supports General Plan Land Use Policy LU-H.3. which calls for the provision of a variety of housing types that are affordable in nature in residential and village developments. Given the project site's location near the intersection of Palm Avenue and Saturn Boulevard, an area with high village propensity as identified in General Plan Figure LU-1, the project implements this policy by allowing for an increased diversity of housing, including multifamily housing, within proximity to a village area.

Residential

Policy HE-A.2 of the General Plan Housing Element encourages location and resource-efficient development where housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure. The project supports this policy by providing increased housing capacity close to facilities in the area, including four schools, one public recreation facility, and one library. St. Charles Middle School is adjacent to the site, and Mendoza Elementary School, Emory Academy (middle school), and Mar Vista Academy (middle school) are approximately 0.5 mile from the site. The proposed project site is located within proximity to the Egger-South Bay Park and Recreation Center at the intersection of Coronado Ave and Saturn Boulevard, within 0.5 miles from the site. The site is located within two miles of the Otay Mesa-Nestor Branch Library on Beyer Boulevard. The Southland Plaza Shopping Center, a regional shopping center with approximately 406,000 square feet located at Palm Avenue and Saturn Boulevard, is within 0.5 miles of the site.

Mobility

The proposed project site is within a TPA and SDA. The proposal to increase density in this area aligns with the Climate Action Plan goals to encourage homes near transit to promote walking, biking/rolling, and transit usage. Furthermore, the General Plan Mobility Element includes goals for the development of walkable communities, where walking is a viable travel choice, particularly for trips of less than one-half mile (General Plan, p. ME-6). The project site is within 0.5 miles of schools, public transit stops, and commercial amenities, making walking, rolling, or biking a viable option for these services. The Community Plan's Transportation Facilities topic (page 79) envisions a "safe, efficient, attractive, and environmentally sensitive transportation system consisting of vehicular, pedestrian, bicycle, and transit facilities" for all who reside and conduct business in Otay Mesa-Nestor. The community and the site are served by a convenient grid-style street system. In addition, the site is served by MTS local bus routes 227, 901, 933 and 934, with bus stops on Coronado Avenue and Palm Avenue approximately 0.25 miles south and north of the site. These routes connect to the Palm Avenue Trolley Station, approximately 0.75 miles west of the site.

Urban Design

The General Plan encourages walkable, gridded areas to support the City's growth (UD-C.6). The proposed Community Plan Amendment would be consistent with the Community Plan guidance that recommends Transit-Oriented (TOD) Development in the Nestor Town Center neighborhood within 0.5 miles of where the site is located. The proposed Amendment would be consistent with the Community Plan recommendation to encourage this area as one of the community's key mixed-use neighborhood centers.

Recreation

There are multiple recreation facilities within proximity to the project site to support the General Plan's goals and policies (RE-A.11, RE-B.1) to provide a diversity of recreation options and align with the Community Plan's vision to provide parks, facilities, and a full range of recreational programs available to all community residents. The project is within 0.5 miles of the Egger-South Bay Park and Recreation Center (also known as the South Bay Recreation Center), at the intersection of Saturn Boulevard and Coronado Avenue. Otay Valley Regional Park is approximately two miles east of the site, and Imperial Beach is approximately two miles west. Imperial Beach is accessible by public transit, and providing active and passive recreational opportunities to the Otay Valley Regional Park is a specific strategy in the Community Plan.

Conservation

The proposed project site is located in an urban area. Redeveloping an already developed area helps preserve sensitive areas nearby, particularly the Tijuana River National Estuary, San Diego Bay, and coastal areas. Additionally, the project is within two miles of the Otay Valley Regional Park, noted in the Community Plan as a high-value conservation resource. Infill development is consistent with the General Plan's City of Villages strategy to focus city growth into compact, mixed-use centers through infill and redevelopment, as noted in the Conservation Element.

Community Plan Initiation

On October 10, 2019, the Planning Commission approved Resolution No. 5054-PC (Attachment 11), which authorized initiating an amendment to the Otay Mesa-Nestor Community Plan to re-designate the land use of a 0.8-acre site, located on 920 Saturn Boulevard, from Residential-Low (5-10 du/acre)

to Residential Medium-High (30-44 du/ac). This action allowed the proposal to be submitted to the City for further review and analysis. Since the time of the initiation, the project request has been updated to redesignate the site from Low-Density Residential (0-5 du/ac) to High-Density Residential (45-73 du/ac). This revised request is consistent with the City's goals to increase housing capacity and the intent of the initiation to analyze issues related to increased density on the site.

The land use designation of high-density residential and Rezone to RM-3-9 is appropriate for this location. The proposed site is adjacent to a school and across the street from existing multi-family and assembly uses and is less than 500 feet from the site is a neighborhood commercial center, including a grocery store. Within 0.25 miles of the site, there are multiple land uses, including multiple schools, single-family and multi-family homes, utility uses, institutional uses, a public park, recreation center, and neighborhood and community commercial uses.

Future multi-family housing on this site would bring appropriate density development to an area rich with community services, infrastructure, and commercial services. The site is within a Transit Priority Area (TPA) and Sustainable Development Area (SDA). The location is served by transit and within walking distance to commercial services and recreational facilities. The project is consistent with the Climate Action Plan to concentrate infill development near transit to reduce vehicle-miles-traveled.

Given the range of uses, base zones, the walking distance to several public transit stops and commercial services, and the area's urban fabric, the proposed site is appropriate for higher density and a Rezone to RM-3-9 base zone. The proposed location can accommodate a multi-family residential development that would further the City's goal to increase the opportunity for homes.

Environmental Analysis:

The Development Services Department Environmental Staff reviewed the proposed Project and determined that the project will not have a significant effect on the environment. The Otay Mesa-Nestor Community Plan Update Negative Declaration (ND); (DEP No. 95-0233; SCH No. 9512062) was adopted by City Council on May 6, 1997, per Resolution No. 288630. An Addendum to Negative Declaration No. 95-0233 was prepared for this project pursuant to the provisions of CEQA (Attachment 12). Staff determined mitigation measures were not needed as a condition of approval of the project, and a mitigation, monitoring, and reporting program was not adopted for the project.

Staff Recommendation:

Staff has reviewed the proposed project and determined that the project is in conformance with the policies and regulations of the Land Development Code, General Plan, and the Community Plan. Staff recommends that the Planning Commission recommend City Council approval of the project as proposed.

Respectfully submitted,



Renee Mezo
Assistant Deputy Director
Development Services Department



Robin MacCartee
Development Project Manager
Development Services Department

Tait Galloway

Tait Galloway
Deputy Director
City Planning Department

Attachments

1. Community Planning Group Recommendation
2. Location Map
3. Aerial Map
4. Existing Land Use Map
5. Adopted Community Plan Land Use Map
6. Current Zoning Map
7. Existing Transit Map
8. Existing and Proposed Bike Network
9. Proposed Community Plan Land Use Map
10. Proposed Zoning Map
11. Planning Commission approved Resolution No. 5054-PC
12. Addendum to Negative Declaration No. 95-0233, SCH No. 95121062
13. Addendum Resolution
14. Community Plan Amendment Resolution
15. Rezone Ordinance

[Click here to complete and submit this form online](#)

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: 920 Saturn Blvd		Project Number: 1078681		
Community: Otay Mesa-Nestor				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
5	4	0		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Edgar Garfias				
TITLE: Secretary			DATE: 06/14/2023	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at www.sandiego.gov/development-services.

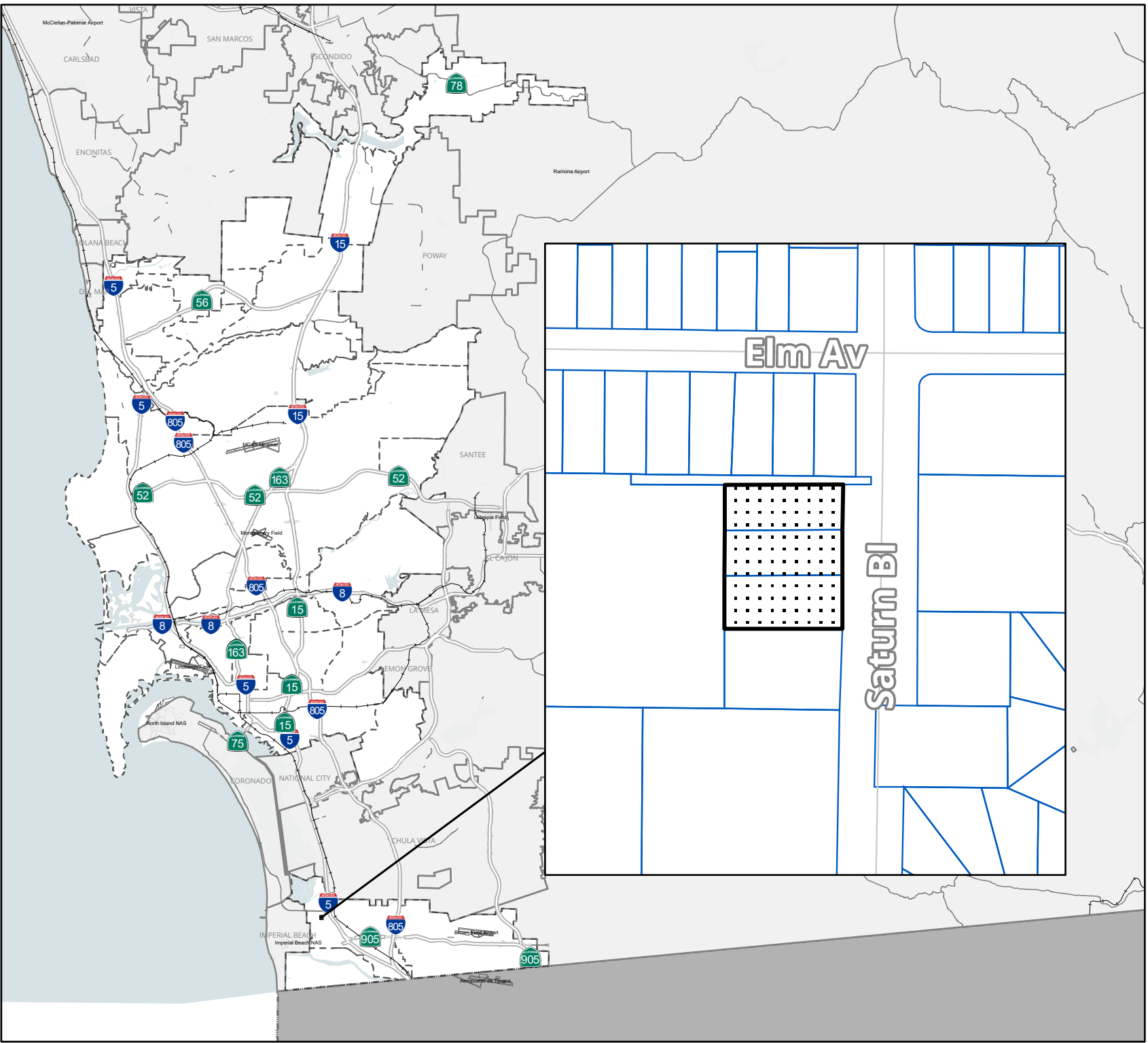
Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

Date: 12/1/2023

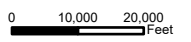
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Vicinity Map



- Legend**
- Initiation Site
 - Planning Areas
 - Parcels (All)
 - City of San Diego
 - Municipal Boundaries

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.




Date: 12/1/2023

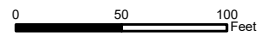
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Aerial Map



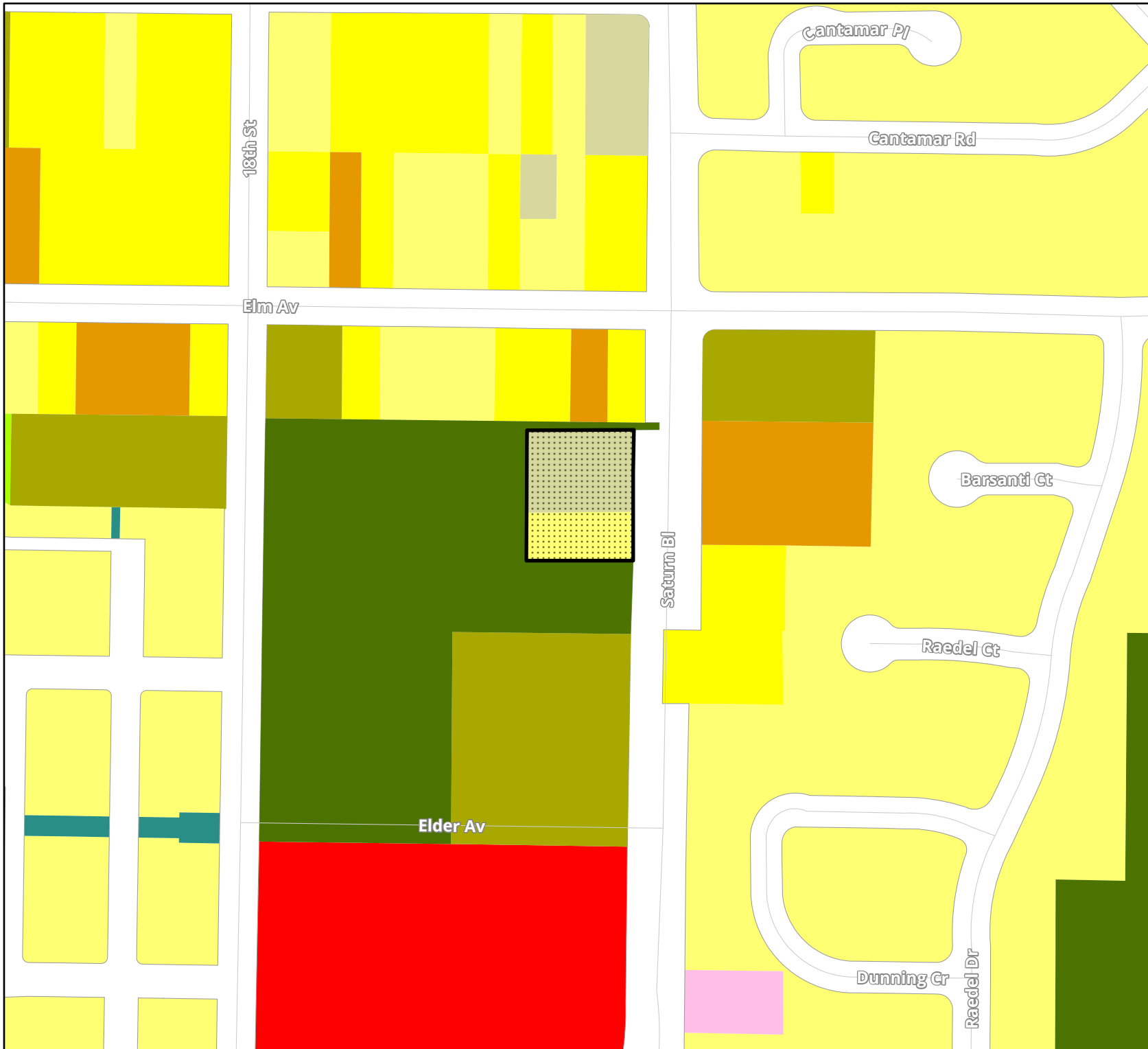
Legend

 Subject Site

General Disclaimer:
This is a draft community plan amendment map.
The boundaries and features on this map are intended to show existing or proposed conditions.
When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.



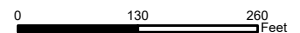
Existing Land Use Map

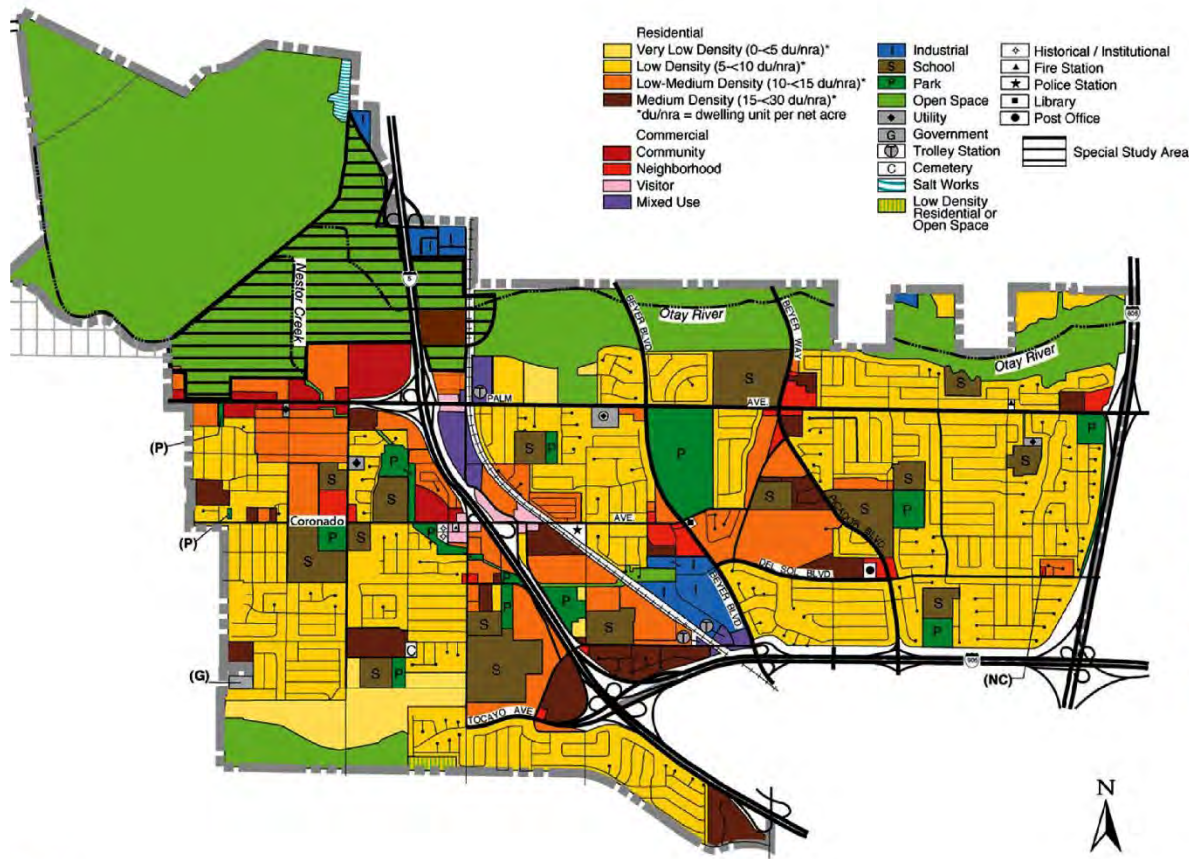


Legend

- RESIDENTIAL**
- Low Density
- Medium Density
- High Density
- COMMERCIAL**
- Retail, Regional, Wholesale Commercial
- Office Commercial
- PARKS AND RECREATION**
- Recreation
- Open Space Parks
- PUBLIC FACILITIES AND UTILITIES**
- Transportation, Communications, Utilities
- Institutions
- Education
- UNDEVELOPED**
- Undeveloped
- Subject Site
- Planning Areas

EXISTING LAND USE LAYER:
 SANDAG's Existing Land Layers are created for use in the Regional Growth Forecast to distribute projected growth for the San Diego region to suitable subareas. These land layers include existing land use, planned land use, land ownership, land available for development, and lands available for redevelopment and infill. The land layers inventory is updated when new information is available.





- Residential**
- Very Low Density (0-5 du/nra)*
 - Low Density (5-10 du/nra)*
 - Low-Medium Density (10-15 du/nra)*
 - Medium Density (15-30 du/nra)*
- *du/nra = dwelling unit per net acre
- Commercial**
- Community
 - Neighborhood
 - Visitor
 - Mixed Use
- Other Land Uses**
- Industrial
 - School
 - Park
 - Open Space
 - Utility
 - Government
 - Trolley Station
 - Cemetery
 - Salt Works
 - Low Density Residential or Open Space
- Facilities**
- Historical / Institutional
 - Fire Station
 - Police Station
 - Library
 - Post Office
- Special Study Area**

Commercial Land Use Designations

Designation	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 drinking 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

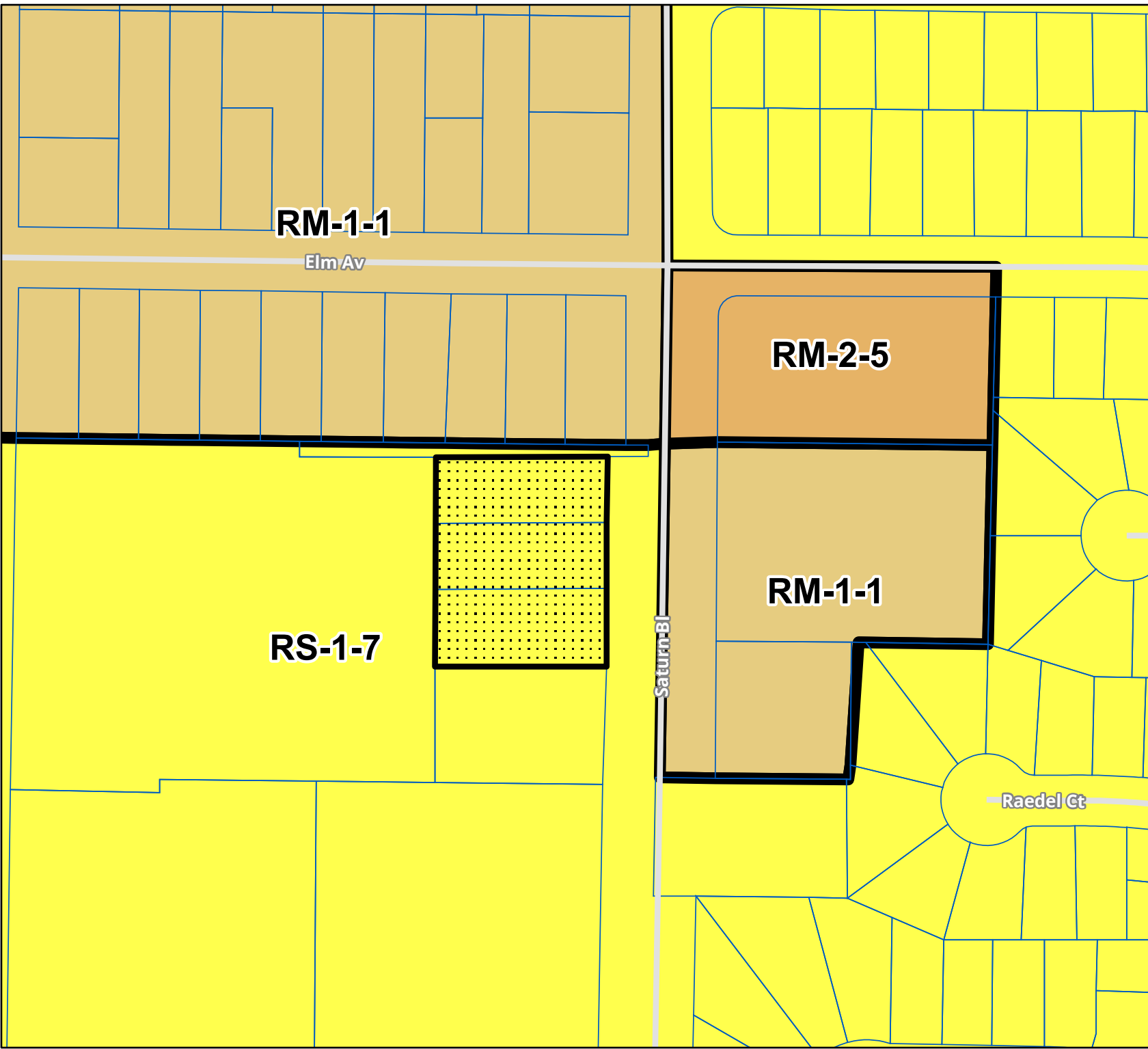
Very Low-Density 0-5 DUs per net acre	This density occurs on the fringes of the river valleys bordering the community and is distinguishable for its large lots ranging from 10,000 square feet to one acre and ten-acre lots.
Low-Density (5-10 DUs per net acre)	This density characterizes almost two thirds 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 5,000 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.



Date: 4/15/2024

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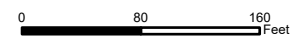
Existing Zoning Map



Legend

- Zone
- RM-1-1
- RM-2-5
- RS-1-7
- Parcels
- Subject Site

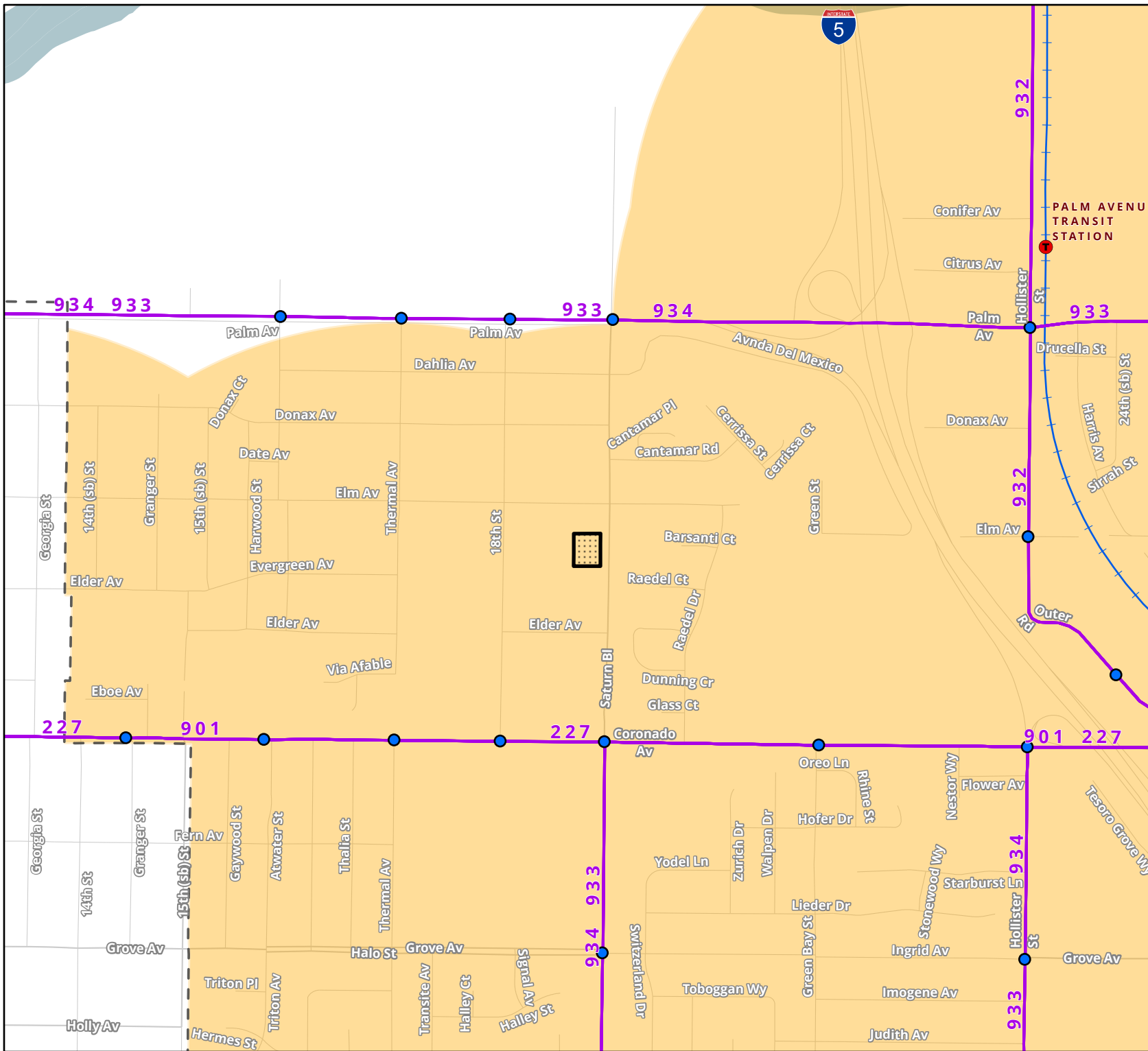
This dataset is a collection of the current base zone designations applied to property in the City of San Diego, as per the Official Zoning Map adopted by the City Council on February 28, 2006, and all subsequent updates



Date: 4/16/2024

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Existing Transit Map

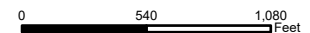


Legend

- Transit Station
- Bus Routes
- Bus Routes (Route #)
- Trolley Line
- 2035 Transit Priority Areas
- Planning Areas
- Subject Site

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.

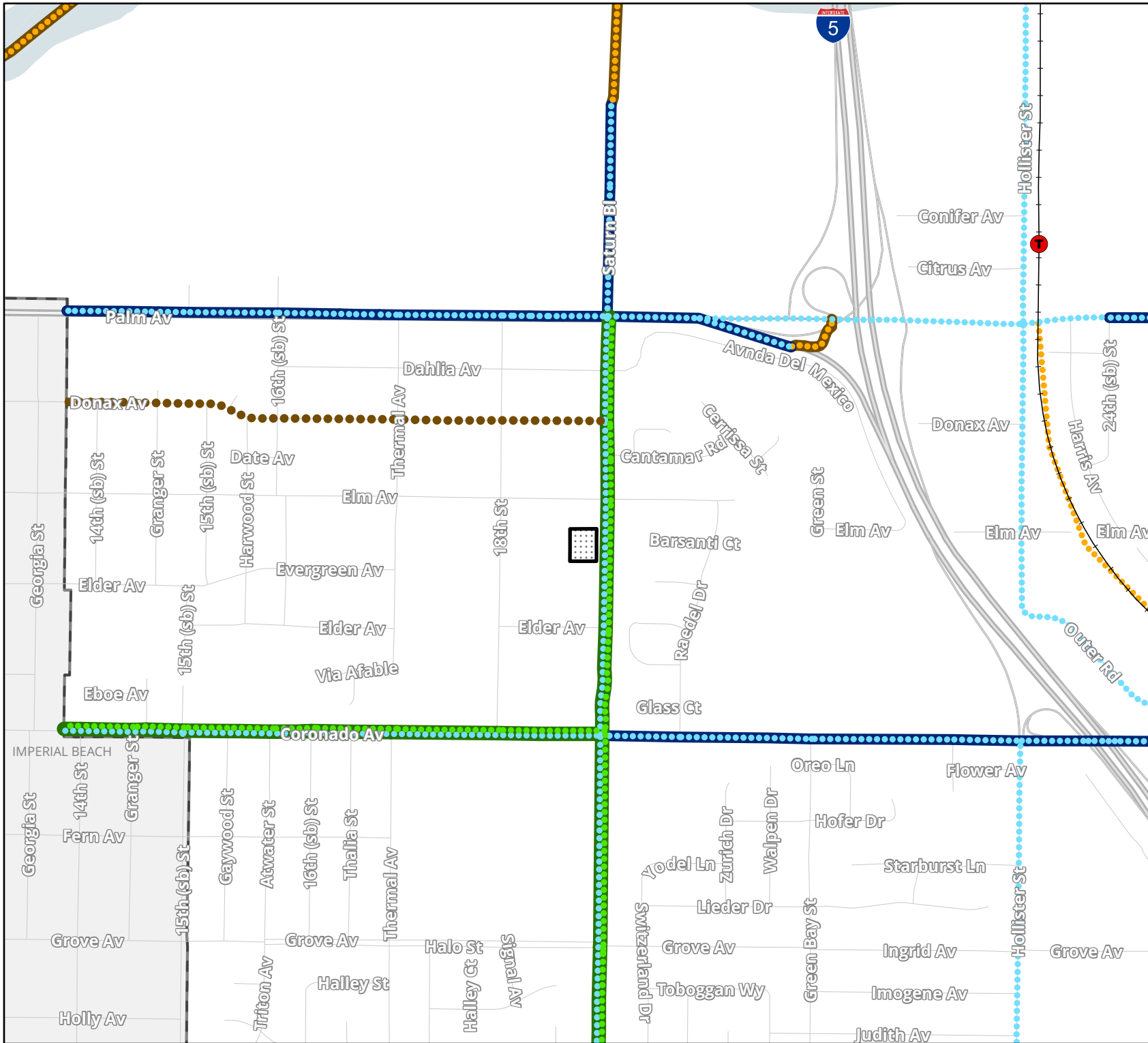
Description
 City of San Diego draft community plan land use. Represents adopted planned land use polygons for City of SD community planning areas.



Date: 4/15/2024

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Existing and Proposed Bike Network



Legend

Existing Bike Routes (BMP)

- Class I - Bike Path
- Class II - Bike Lane
- Class III - Bike Route

Proposed Bike Routes (BMP)

- Class I - Bike Path
- Class II - Bike Lane
- Class III - Bike Route
- Bicycle Boulevard or Enhanced Class III

Planning Areas

Light Rail

Trolley Stop

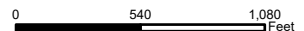
City of San Diego

Municipal Boundaries

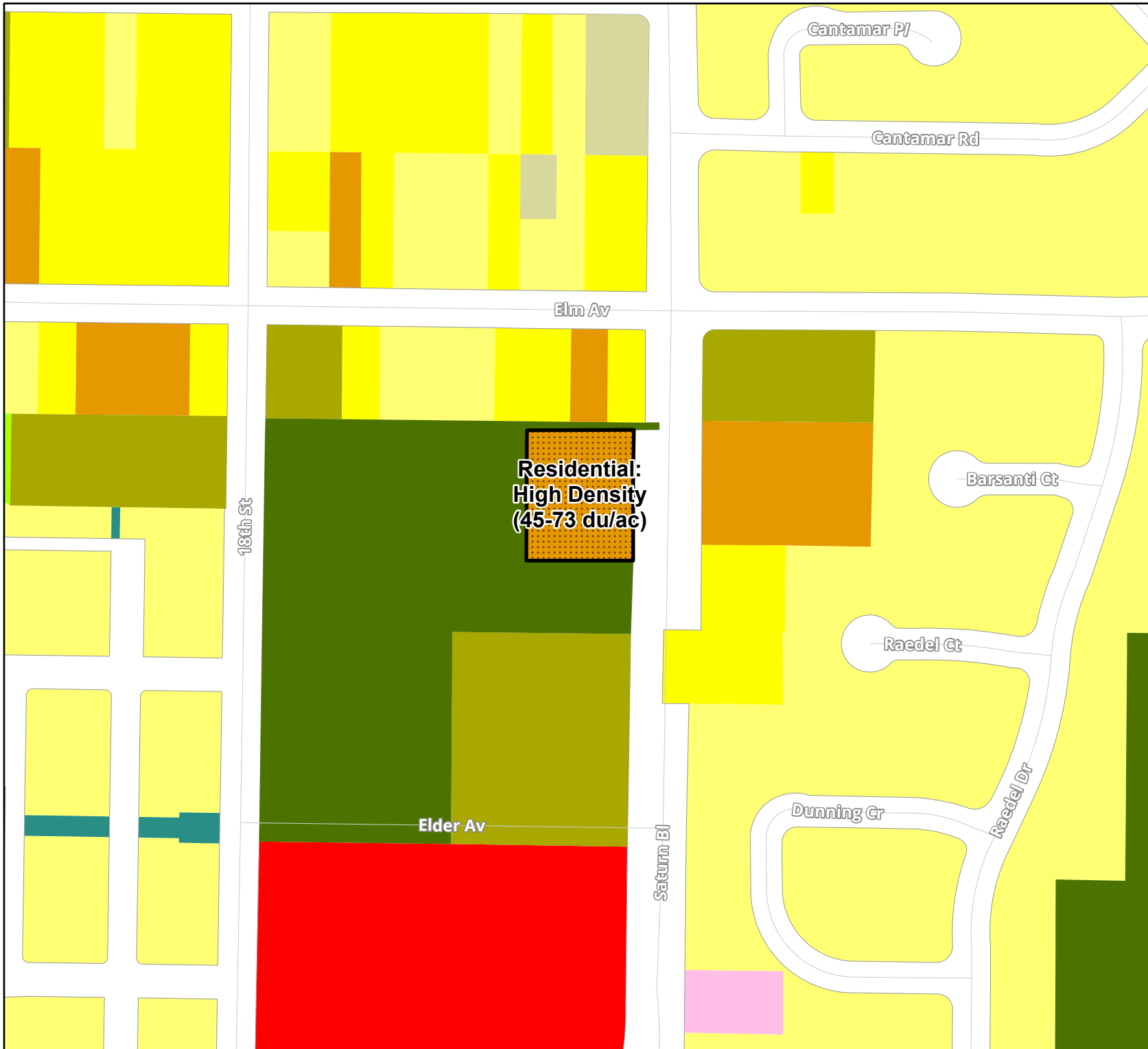
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Proposed Land Use Map



Legend

RESIDENTIAL

- Low Density
- Medium Density
- High Density

COMMERCIAL

- Retail, Regional, Wholesale Commercial
- Office Commercial

PARKS AND RECREATION

- Recreation
- Open Space Parks

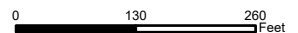
PUBLIC FACILITIES AND UTILITIES

- Transportation, Communications, Utilities
- Institutions
- Education

UNDEVELOPED

- Undeveloped
- Subject Site
- Planning Areas

EXISTING LAND USE LAYER:
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Date: 2/28/2024

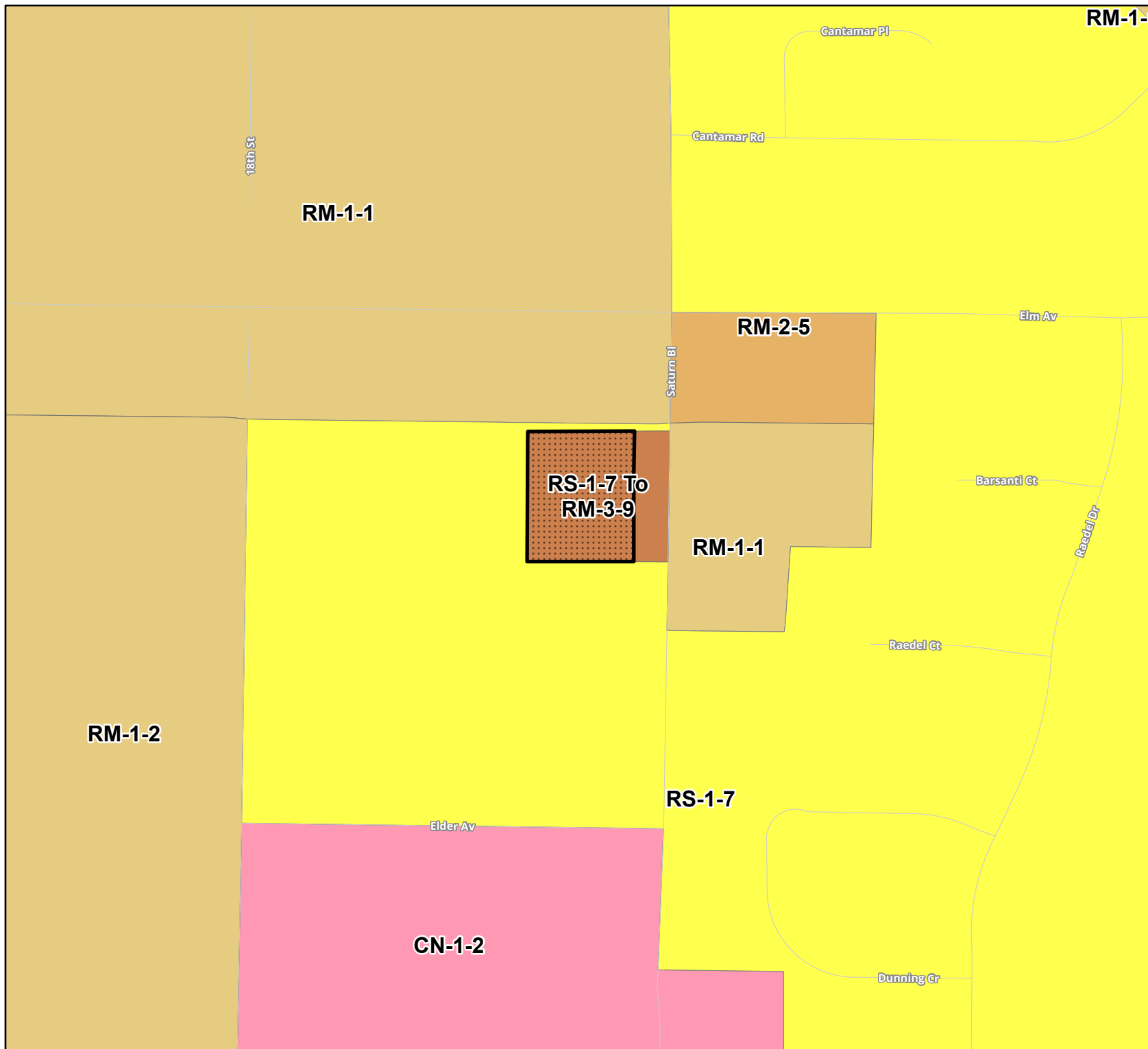
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Proposed Zoning Map

Subject Site

Zone

- CN-1-2
- RM-1-1
- RM-1-2
- RM-2-5
- RS-1-7
- RS-3-9



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



0 130 260 Feet



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THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 3, 2019 REPORT NO. PC-19-091

HEARING DATE: October 10, 2019

SUBJECT: Otay Mesa-Nestor Community Plan Amendment Initiation for 920 Saturn Boulevard

PROJECT NUMBER: 644574

OWNER/APPLICANT: Homer H. and Patricia S. Allen / Allard Jansen

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Otay Mesa-Nestor Community Plan to re-designate the land use of a 0.8-acre site, located on 920 Saturn Boulevard, from Residential Low (5-<10 du/acre) to Residential Medium High (30-44 du/acre).

Staff Recommendation: Approve the initiation of the community plan amendment process.

Community Planning Group Recommendation: On September 11, 2019 the Otay Mesa-Nestor Planning Group voted 8-3-0 to oppose initiating the proposed community plan amendment (Attachment 1). The Planning Group did not support an increase in density based on the site's proximity to single-family residences.

Environmental Review: The proposed community plan amendment is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should 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 with this action. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: If initiated, subsequent approval of the proposed community plan amendment would allow multi-family residential development (up to 35 housing units). This would be an increase of 28 housing units above the adopted community plan and zoning.

BACKGROUND

Site Location and Existing Uses

The proposed amendment site is a 0.8-acre property located at 920 Saturn Boulevard, east of 18th Street, west of Interstate 5, north of Coronado Avenue, and south of Palm Avenue, within the Otay Mesa-Nestor community plan area. There is currently one single family dwelling unit on the southern end of the proposed amendment site. The remainder of the site is vacant. (Attachments 2 and 3).

Existing Adjacent Land Uses

The site is surrounded by a mixture of residential and institutional uses. The Saint Charles Catholic Church is located directly south and west of the project site. Single-family homes border the site to the north, and a mix of institutional, single- and multi-family residential uses are located east of the subject site (Attachment 3).

Community Plan Land Use Designation and Zoning

The site is located within the Otay Mesa-Nestor community planning area and has a land use designation of Residential Low (5-<10 dwelling units per net residential acre). The site's underlying zone is RS-1-7 (Attachments 4 and 5). The RS-1-7 zone is intended to accommodate development of single dwelling units on minimum 5,000 square foot lots. Up to seven single-family homes could be developed consistent with the adopted community plan land use designation and zoning.

Transit

The site is within a Transit Priority Area (TPA). The site is served by Metropolitan Transit Service (MTS) local bus routes 901 and 934, with a bus stop on Coronado Avenue approximately 0.25 miles south of the site (Attachment 6). Additionally, the site is approximately 0.75 miles west of the Palm Avenue Trolley Station.

Public Facilities

The subject site is located near public education and recreation facilities. Three schools are near the site. Mendoza Elementary School is located 0.5 miles east of the subject site, Mar Vista Academy (a middle school) is located approximately 0.75 miles south of the site, and Central Elementary School is approximately 1 mile west of the site. The site is located approximately 0.5 miles from the South Bay Community Park and Recreation Center. The subject site is located less than 2 miles west of the Otay Mesa-Nestor Library. The site is approximately 0.75 miles west of Fire Station 30, and 1.3 miles west of the San Diego Police Department's Southern Division. (Attachment 2)

Housing & Demographics

As of 2018, SANDAG estimated there were approximately 17,544 housing units in the Otay Mesa-Nestor community planning area, of which 10,170 were single family, 5,453 were multi-family, and 1,921 were mobile home units. Between 2010 and 2018, the community added 228 housing units, which is a 1.3 percent increase in total housing units. Within this period, 49 deed-restricted affordable units were built in Otay Mesa-Nestor. According to the Housing Commission, there are currently 1,335 affordable housing units in the community. While there was a slight increase in the total number of units, the community experienced a 6 percent decrease in population from 60,809 people living in the community in 2010 to 57,100 in 2018. The decrease in total population corresponds with a decrease in the persons per household from 3.66 in 2010 to 3.36 in 2018.

Other Planning Efforts

On February 28, 2019, the Planning Commission approved a community plan amendment initiation to re-designate the land use designation of a 14.6-acre site, located on 408 Hollister Street, from Open Space to Medium Density Residential (15-29 du/acre) to allow up to 424 dwelling units on the site. The 408 Hollister Street site is approximately 1 mile northeast of the proposed Saturn Boulevard amendment site.

On September 17, 2019 the City Council approved a rezone at 1695 Saturn Boulevard to allow for 18 single family dwelling units on a 3.63-acre lot. The site is approximately 1 mile south of the proposed amendment site. The rezone removed the AR-1-2 (Agricultural-Residential) zone from the site and applied the RS-1-7 (Single-Family) zone on this project site consistent with the site's Very Low Density Residential land use designation.

Proposed Amendment

The initiation request proposes to re-designate the land use of the 0.8-acre site from Residential Low (5-<10 du/acre) to Residential Medium High (30-44 du/acre) and would require a rezone from RS-1-7 to RM-3-7. The proposed amendment would analyze the potential of increasing the amount of residential development from 7 dwelling units, currently allowed by the Community Plan, to 35 multi-family dwelling units. The applicant has stated their intention to provide a minimum of 10 percent of the proposed units as onsite affordable housing.

DISCUSSION

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 City's 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 General Plan. If initiated, the amendment would have the potential to accommodate additional housing opportunities, consistent with the General Plan's Housing Element, which has a key goal of ensuring the provision of sufficient housing for all income groups to accommodate San Diego's anticipated share of regional growth. The amendment would help implement the General Plan Land Use Element by increasing the City's supply of land designated for various residential densities (LU-C.3).

The General Plan also has policies that aim at providing a variety of housing types and sizes with varying levels of affordability in residential and village developments, and to provide a variety of different types of land uses within a community to offer a diverse mix of uses. The proposed amendment would have the potential to accommodate a variety of housing opportunities, ranging in price and product type, and the applicant has stated their intention to provide affordable housing units on site consistent with Housing Element goals and polices (HE-1.1 and HE-1.8).

(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 proposed amendment would allow for additional housing capacity near transit at a time when the City Council has declared a housing state of emergency. If the proposed amendment is approved, this would allow for the development of up to 35 housing units within a Transit Priority Area. The applicant has expressed the intention of developing the site as a residential development with onsite affordable units, which would result in housing for a variety of household incomes, consistent with the General Plan.

(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.

The Otay Mesa Nestor community planning area is an urbanized community and 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 conducted with the review of the amendment.

As outlined above, it is staff's recommendation that the proposed initiation meets all of the criteria as described. The following land use issues have been identified by City staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation, residential density, and zoning for the site;
- Site design considerations for the proposed land use designation;
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development and application of urban design guidelines;
- Climate Action Plan consistency and sustainable development features;
- Provision of additional benefit to the community; and
- Connectivity of pedestrian and bicycle facilities to surrounding development and public facilities.

Although staff believes that the proposed amendment meets the necessary criteria for

initiation, staff has not fully reviewed the applicant's proposal. Therefore, by 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,



Michael Prinz
Senior Planner
Planning Department



Laura C Black, AICP
Deputy Director
Planning Department

Attachments:

1. Otay Mesa-Nestor Community Planning Group Recommendation
2. Vicinity Map with Public Facilities
3. Existing Land Use
4. Otay Mesa-Nestor Nestor Community Plan Land Use Map
5. Zoning Map
6. Transit Map with Transit Priority Areas
7. Ownership Disclosure Statement

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP
MEETING MINUTES
September 11, 2019**

Members Present:

District 1 John C. Swanson
 District 2 Johnny E. Swanson
 District 3 Armond Moore
 District 4 Patty Swanson
 District 5 Sabine Prather
 District 6 Edgar Garfias
 District 7 Robert Broomfield
 District 8 Eric Meza
 District 9 Jacki Farrington
 District 10 Bob Mikloski
 District 11 Albert Velasquez
 District 12 Carlos Sanchez

District 13 Brian McGonagill
 District 14 Sam Baltazar
 District 15 Walt Zumstein
 District 16 Bobby Hicks

Members Absent:

None

Vacant District Seat:

None

Guests Present: Please see the
 OMNCPG Secretary for the sign-
 in sheet.

1. **Call to Order/Introduction of Members:** Albert Velasquez, Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:33 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The minutes of the August 14, 2019, OMNCPG meeting were unanimously approved.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
 - a. Brian McGonagill stated that street parking on the overpass from Oro Vista to Iris Avenue limits visibility for cars and bus approaching this intersection.
 - b. Bob Mikloski asked about the homeless problem around the Otay Mesa Nestor Branch Library.
 - c. A resident spoke about the 18 single family development (Project #566657) located on Saturn Blvd and Leon Avenue. This project will be reviewed for approval by the San Diego City Council September 17, 2019, at 2 pm.
4. **San Diego Police Department Report:** SDPD Officer Carlos Eddington, ceddington@pd.sandiego.gov (619) 424-0412. No report.
5. **California State Assembly, 80th District report:** Lucero Chavez, Field Representative, 619-338-8090 lucero.chavez@asm.gov. No report.
6. **Council District 8 Report:** Karla Mendez, Council District 8 Representative, 619-236-6688 krmendez@sandiego.gov
 - a. Karla provided handouts from Councilmember Moreno's office.
 - b. She said the Councilmember will have office hours Sept. 12th 5-6pm at the Otay Mesa Nestor Branch Library.
 - c. She also said that the grand opening of the new San Ysidro city library was held on September 7, 2019.

7. **Office of the San Diego City Attorney Report:** Mark Robertson, Deputy City Attorney, mrobertson@sandiego.gov 619-553-5500. No report.
8. **OMNCPG Sub-Committee Reports:**
- a. Volunteer Code Compliance, By-Laws, and Parks and Recreation subcommittees: No reports.
 - b. Project Review: This Subcommittee reported their recommendations after their review of the two following projects:
 1. **Project Number: 644184 - Palm Avenue Transitional Housing.** Application by the City of San Diego for a Coastal Development Permit (CDP) and the amendment of the recorded Conditional Use Permit (CUP) No. 2053090.

Voting Results: The subcommittee chair Robert Broomfield, reported that the subcommittee recommended against approval of the CDP with a 4-1-0 vote.
 2. **Project Number 631240, Bella Mar Apartments - 408 Hollister Street:** The project involves an application for a Tentative Map, Coastal Development Permit, Site Development Permit, and an amendment of the Otay Mesa Nestor Community Plan to re-zone a large parcel of land from agricultural to multi-family residential.

Voting results: The subcommittee chair, Robert Broomfield, reported that the subcommittee recommended approval of the project with a 4-0-0 vote.
9. **Action Item:** Project Number: 644184 - Palm Avenue Transitional Housing. Application by the City of San Diego for a Coastal Development Permit (CDP) and the amendment of the recorded Conditional Use Permit (CUP) No. 2053090. The project site is located at 1788 Palm Avenue in the CC-4-2 Zone, within the Otay Mesa-Nestor Community Plan Area, Coastal Overlay Zone (California Coastal Commission Appealable Area), and Council District 8.

Krissy Maier - HUD Programs Coordinator - City of San Diego, KMaier@sandiego.gov 619-236-6312 and James Arnhart, Project Officer II, City of San Diego Public Works – Engineering JArnhart@sandiego.gov (619) 533-5275 will inform the group about the amendment of a (Process 5) CUP and the application for a CDP for this project, which is to remodel and convert an existing motel into a transitional housing facility for the SMART program.

Background: The City previously presented this project to the OMNCPG on November 8, 2017 for a recommendation regarding an application for a CUP for this project. The OMNCPG voted 12-0-2 to recommend denial of the application. The San Diego City Council hearing regarding this application occurred December 11, 2017, and the City Council approved the CUP application. A petition was subsequently filed with the court. As a result, the court has ordered the City to also apply to obtain a CDP for this project.

Current application: The City of San Diego is now applying for a CDP and to amend the existing recorded CUP No. 2053090, adding a CDP.

Walt Zumstein made a motion not to approve the application for the CDP.

Voting Result: The motion passed 12-4-1.

- 10. Action Item:** Project Number 631240, Bella Mar Apartments - 408 Hollister Street: The project involves application for a Tentative Map, Coastal Development Permit, Site Development Permit, and an amendment of the Otay Mesa Nestor Community Plan to rezone a large parcel of land from agricultural to multi-family residential. This development project proposes to construct 390 apartments on the west side of Hollister Avenue, located between Main Street and Palm Avenue. Contact: Jeff Phair, President, The Phair Company, 619-426-0441, jeff@thephairco.com and Kyle Stevens, Carrier Johnson, 619-239-2353

Robert Broomfield made the motion to approve the project as presented.

Voting Result: The motion passed 15-1-0.

- 11. Informational Item:** Project Number: 644574. Project Address: 920 Saturn Boulevard. Description: Request to Initiate a Community Plan Amendment to re-designate a 1.8-acre site located at 920 Saturn Blvd to change the land use designation from Residential Low (5-9 du/ac) to Residential Medium High (30-44 du/ac). Contact: Michael Prinz, Senior Planner, 619-533-5931 mprinz@sandiego.gov

- a. This item was not noticed on this agenda as an action item. The applicant asked that the OMNCPG consider this an action item in accordance with ARTICLE VI Community Planning Group and Planning Group Member Duties, Section 2, (a) Meeting Procedures, (viii) ACTION ON AGENDA ITEMS of the OMNCPG Bylaws.

Alberto made a motion that this project be considered an action item in accordance with the OMNCPG Bylaws.

Voting result: per the Bylaws, the motion must pass by a 2/3 majority vote, and therefore passed: the vote was 11-2-3.

- b. Brian McGonagill made a motion not to approve the application for a Community Plan Amendment for this parcel.

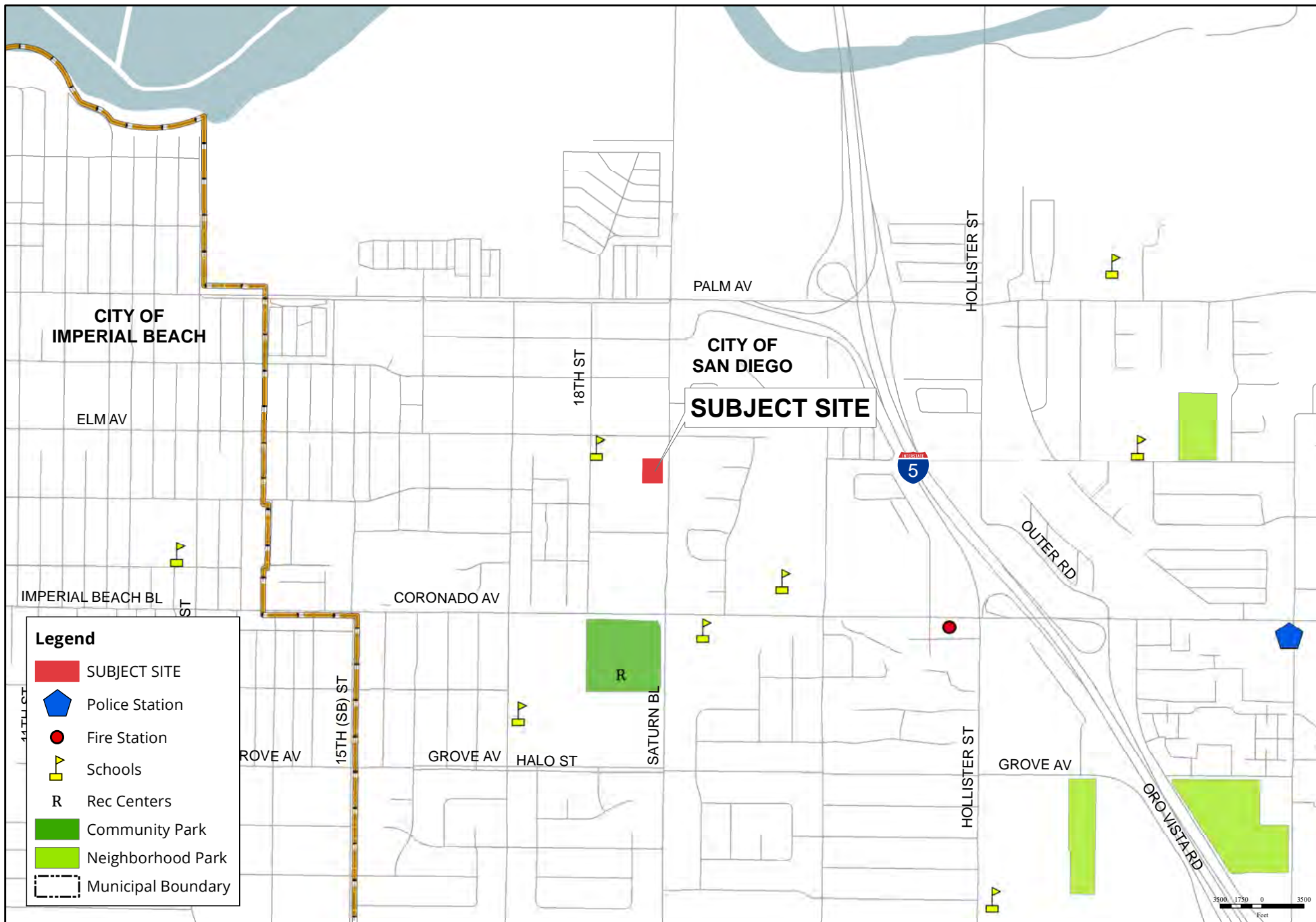
Voting Result: The motion passed, 11-1-4.

- 12. Chair's Report:** He requested that all new planning OMNCPG members must complete the Community Orientation Workshop (COW) in person or online. The workshop is presented by the City of San Diego Planning Department.

- 12. City Planner Report:** Michael Prinz, Senior Planner, 619-236-6301, mprinz@sandiego.gov
No report.

- 13. Adjournment:** Albert Velasquez made a motion to adjourn at 7:46 p.m.

Respectfully submitted by John C. Swanson, Secretary



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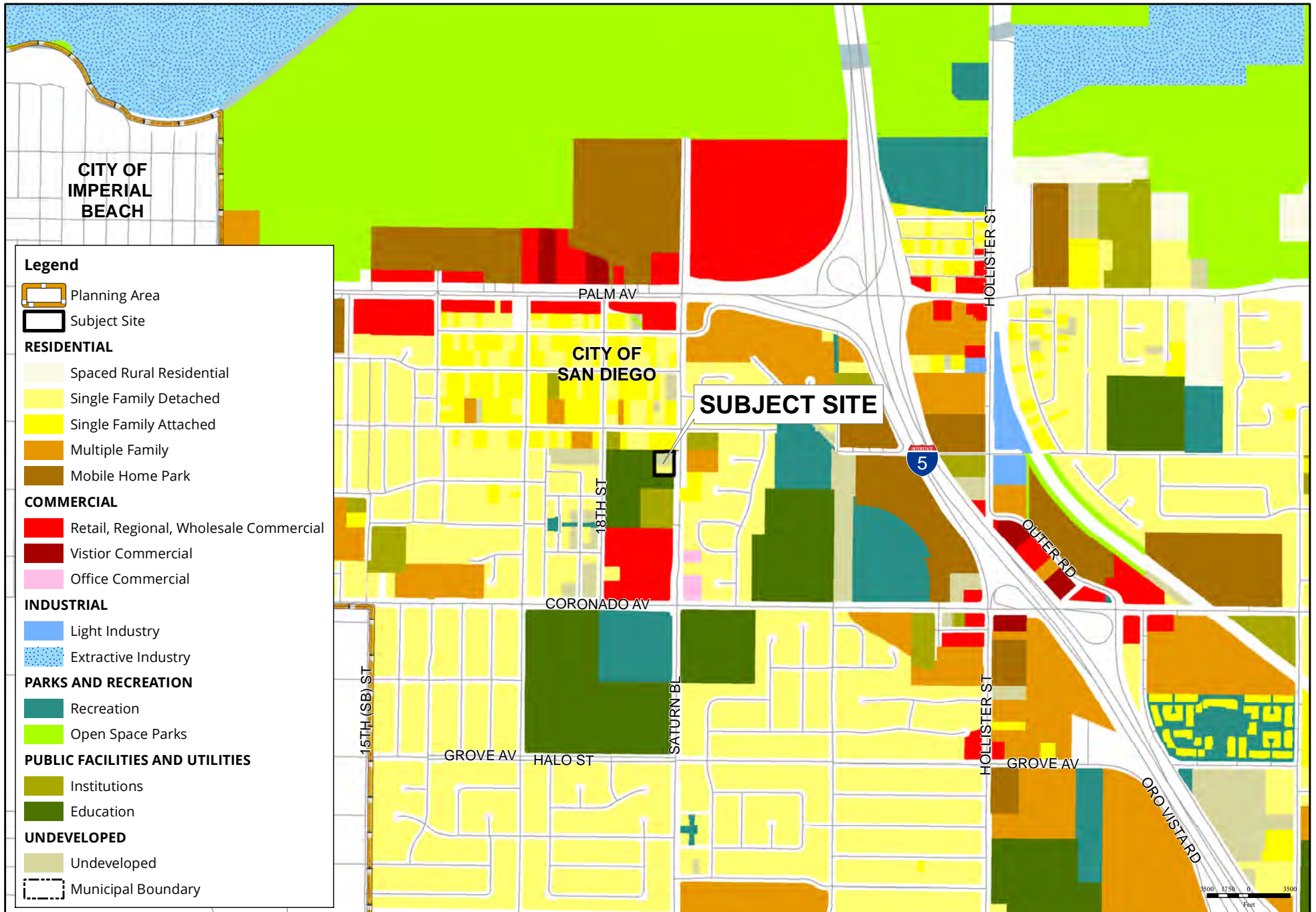


Otay Mesa-Nestor Vicinity Map with Public Facilities

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Legend

- Planning Area
- Subject Site

RESIDENTIAL

- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Multiple Family
- Mobile Home Park

COMMERCIAL

- Retail, Regional, Wholesale Commercial
- Visitor Commercial
- Office Commercial

INDUSTRIAL

- Light Industry
- Extractive Industry

PARKS AND RECREATION

- Recreation
- Open Space Parks

PUBLIC FACILITIES AND UTILITIES

- Institutions
- Education

UNDEVELOPED

- Undeveloped
- Municipal Boundary

Date: 9/30/2019 Document Path: L:\GIS\PGIS\Community Planning\Otay Mesa-Nestor\CPA PROJ\ECTS\Otay Mesa_Nestor_APNW270243_44_45_Existing_LU_Map.mxd



Otay Mesa-Nestor Existing Land Use Map

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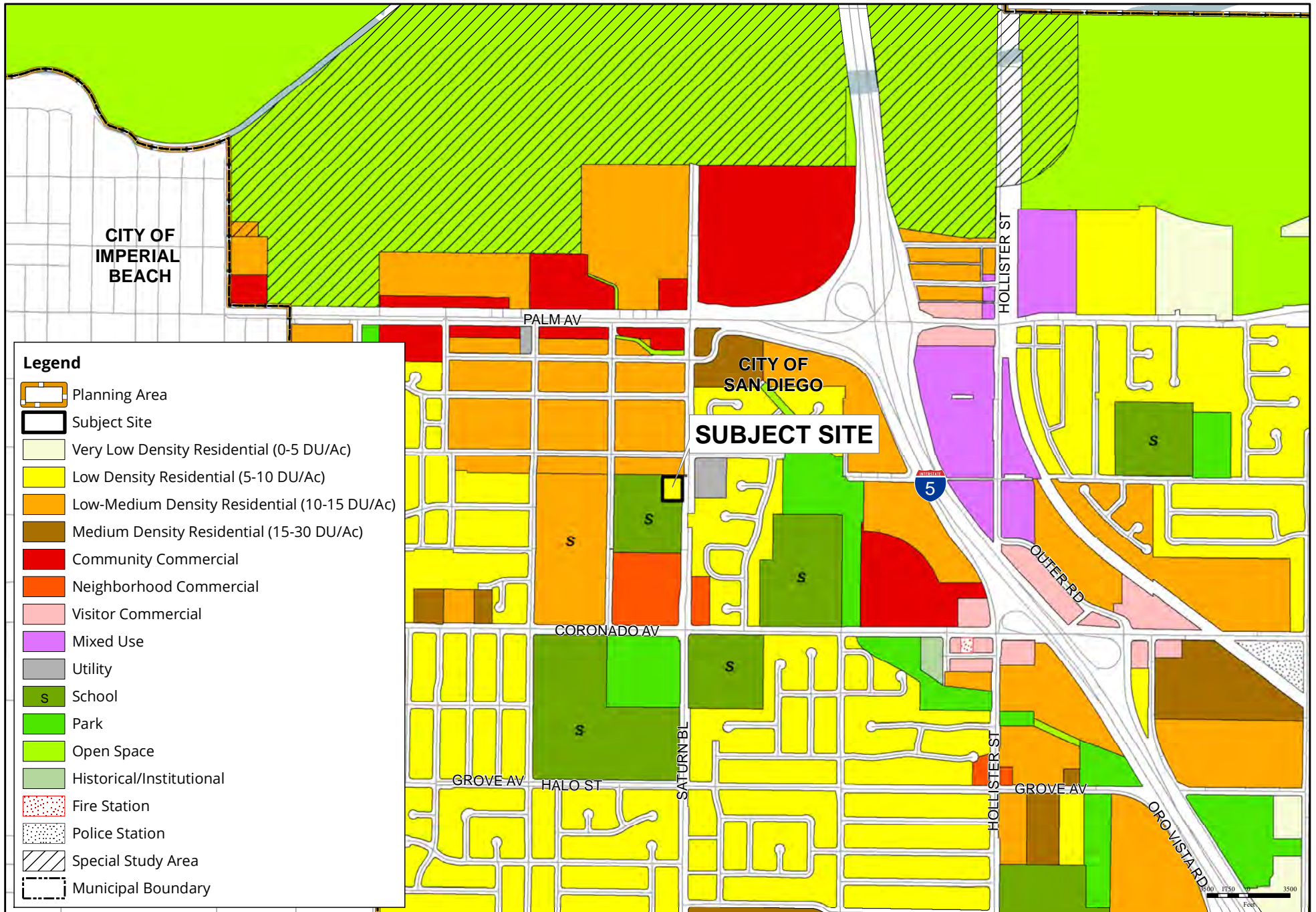


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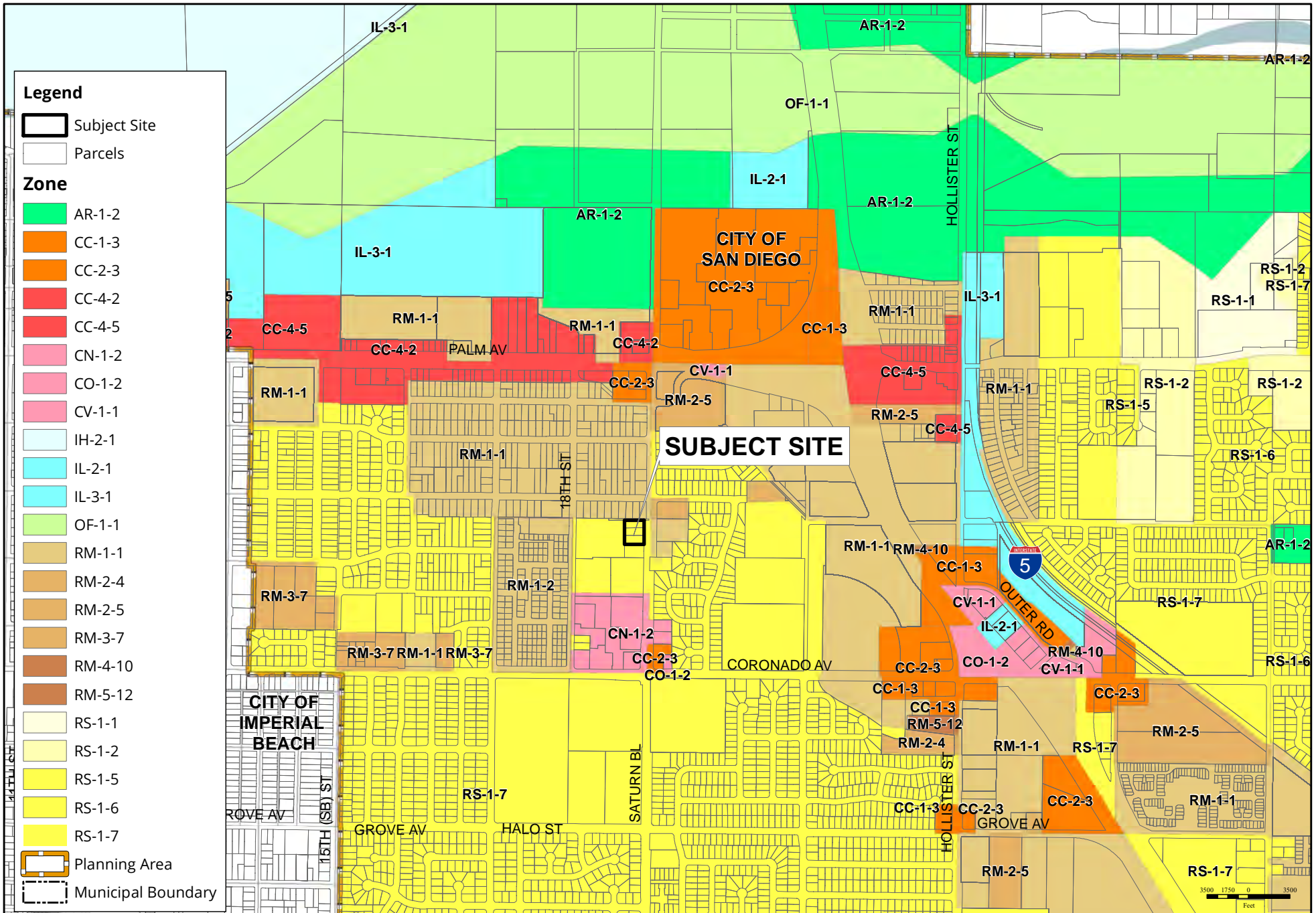


Otay Mesa-Nestor Adopted Community Plan Land Use Map

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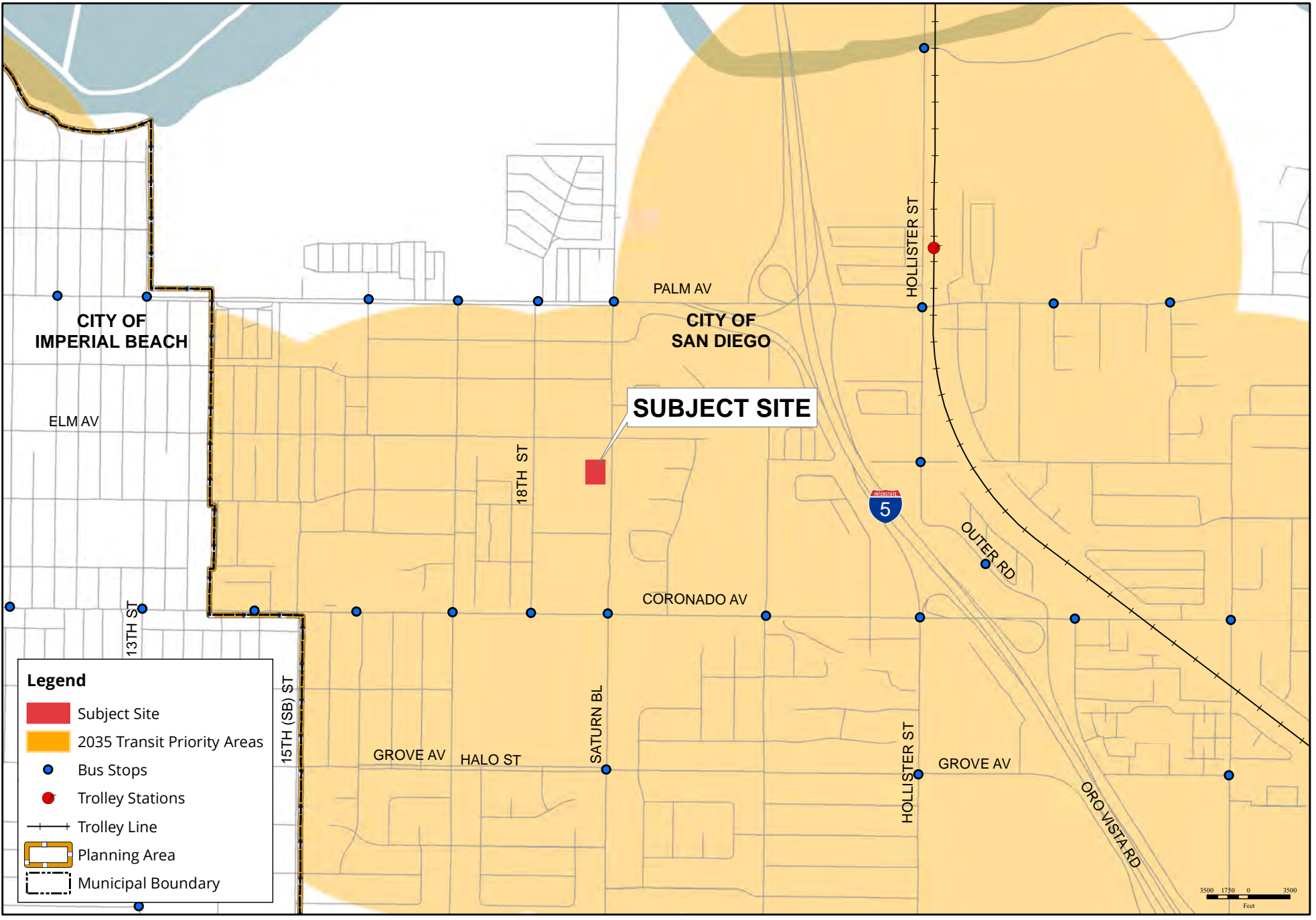


Otay Mesa-Nestor Zone Map

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Legend

- Subject Site
- 2035 Transit Priority Areas
- Bus Stops
- Trolley Stations
- Trolley Line
- Planning Area
- Municipal Boundary

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Otay Mesa-Nestor Transit Facility Map

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	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
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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 _____

Project Title: Saturn Apartments **Project No. For City Use Only:** _____

Project Address: 920 Saturn Blvd
San Diego, CA 92154

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

Corporation Limited Liability -or- General - What State? _____ 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: Homer H Allen Owner Tenant/Lessee Successor Agency

Street Address: 1718 Donax Avenue

City: San Diego State: CA Zip: 92154

Phone No.: 619-823-1554 Fax No.: _____ Email: revhallen@cox.net

Signature:  Date: 5/21/2019

Additional pages Attached: Yes No

Applicant

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

Other Financially Interested Persons

Name of Individual: Patricia S Allen Owner Tenant/Lessee Successor Agency

Street Address: 1718 Donax Avenue

City: San Diego State: CA Zip: 92154

Phone No.: 619-423-2131 Fax No.: _____ Email: revhallen@cox.net

Signature: _____ Date: 5/21/2019

Additional pages Attached: Yes No

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THE CITY OF SAN DIEGO

ADDENDUM TO A NEGATIVE DECLARATION

Project No. PRJ-1078681
Addendum to ND No. 95-0233
SCH No. 95121062

SUBJECT: 920 SATURN BOULEVARD: A COMMUNITY PLAN AMENDMENT AND REZONE to add the High Density Residential (45-73 dwelling unit per net acre [du/ac]) land use designation to the Otay Mesa-Nestor Community Plan, change the project site designation from Low Density Residential (5<10 du/ac) to High Density Residential (45-73 du/ac), and to rezone the site from Residential Single Unit Zone 1-7 (RS-1-7) to Residential Multiple Unit Zone 3-9 (RM-3-9). The Community Plan Amendment and Rezone would increase the capacity of the site from 7 homes to approximately 35-59 homes with up to 28,000 square feet of ground-floor commercial. The 0.80-acre project site is located at 920 Saturn Boulevard in the Otay Mesa-Nestor Community Plan area (Council District 8). Additionally, the project site is within the Complete Communities Mobility Choices Zone 2, Coastal Height Limit, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand, Airport Land Use Compatibility Plan (NOLF Imperial Beach, and Brownfield), Airport Land Use Compatibility Plan Airport Influence Area Review Area 2 (Naval Outlying Landing Field [NOLF] Imperial Beach), and Federal Aviation Administration Part 77 Noticing Area (NOLF Imperial Beach). **LEGAL DESCRIPTION:** Parcels 1, 2 and 3 of Parcel Map No. 16695, in the City of San Diego, County of San Diego, State of California, according to map recorded, November 27, 1991, in the Office of the County Recorder of said county. APNs: 627-302-4300, 627-302-4400, 627-302-4500. **APPLICANT:** Planet LP/Mar Group.

I. SUMMARY OF ORIGINAL PROJECT

The Otay Mesa- Nestor Community Plan Update Negative Declaration (ND); (DEP No. 95-0233; SCH No. 9512062) was adopted by City Council on May 6, 1997 per Resolution No.288630. The ND analyzed potential environmental impacts resulting from the proposed Community Plan Amendment, Amendment to the City of San Diego Progress Guide and General Plan, and related Rezones for the purpose of updating the adopted Otay Mesa-Nestor Community Plan text and land use plan. The update involved revisions to the text and land use plan including the existing conditions, land use designations, and the community vision. The community is bounded on the north by the City of Chula Vista, on the south by the Tijuana River Valley and San Ysidro, on the west by the City of Imperial Beach,

and on the east by the Otay Mesa Community Planning Area. Adoption of the update in 1997 expanded the planning area further north and west to include 740 acres of salt ponds.

The community plan update included considerations of existing and anticipated conditions for the expected final plan buildout and future redevelopment of the Otay Mesa-Nestor Community Planning Area. The update recommended preservation of the Otay River Valley by its inclusion as part of the Otay Valley Regional Open Space Park, and inclusion of the salt ponds, located at the western end of the Otay River Valley where the river empties into southeastern San Diego Bay. The ponds were designated as open space, with the existing salt plant and industrial/storage uses retaining industrial zoning. The plan update included a new mixed-use designation for areas surrounding both the Palm City and the Iris Avenue Trolley Stations. The mixed-use designation was intended to encourage transit-oriented, mixed commercial/residential development and was completed without rezoning.

Otay Mesa-Nestor Community Plan update recognized it as an urbanized community, with over 57% of the planning area (excluding the Salt Ponds) covered with residential land uses (approximately 17,000 units). Commercial land uses comprise five percent and industrial uses comprise three percent of the plan area. Twenty percent of the planning area consists of schools, parks, transit and other public facilities, while vacant, undeveloped, agricultural, and mineral extraction and processing uses comprise the remaining 15 percent.

The updated plan included removing areas from commercial and higher density land uses to low density and open space, and redesignating some residential and agriculture areas to commercial and residential designations.

The Otay Mesa-Nestor Community Plan Negative Declaration concluded that the project would result in no potential for significant impacts under all issue areas, including: Geology/Soils, Air, Hydrology/Water Quality, Biology, Noise, Light/Glare/Shading, Land Use, Natural Resources, Recreational Resources, Population, Housing, Transportation/Circulation, Public Services, Utilities, Energy, Water Conservation, Neighborhood Character/Aesthetics, Cultural Resources, Paleontological Resources, Human Health/Public Safety, and Mandatory Findings of Significance. As all impacts were identified as less than significant, no mitigation was warranted and no Mitigation, Monitoring and Reporting Program was adopted.

II. PROPOSED PROJECT DESCRIPTION

The proposed project consists of a Community Plan Amendment and Rezone to add the High Density Residential (45-73 du/ac) land use designation to the Otay Mesa-Nestor Community Plan, change the project site designation from Low Density Residential (5<10du/ac) to High Density Residential and to rezone the site from Residential Single Unit Zone 1-7 (RS-1-7) to Residential Multiple Unit Zone 3-9 (RM-3-9) for a three-lot project site (APNs: 627-302-4300, 627-302-4400, 627-302-4500). The addition of the one new land use designation to the Community Plan is consistent with the City's goals to increase housing capacity and consistent with the categories within the General Plan. The Community Plan Amendment and Rezone would increase the capacity of the site from 7 homes to approximately 35-59 homes. In addition, the approximate 0.80-acre site (34,854-square-feet)

would allow for a mixed-use development of up to 59 dwelling units with up to 28,000-square-foot commercial component on the ground floor. The future development allowed at the site would be required to comply with applicable regulations at the time of permit issuance. The site is in a Parking Standards Transit Priority Area, Transit Priority Area, and Mobility Zone 2, within the Otay Mesa-Nestor Community Plan Area (Figures 1-4).

III. ENVIRONMENTAL SETTING

Refer to the ND for environmental setting information. The following describes any changes to the environmental setting since the adoption of the ND, as well as the project-specific site conditions.

Since adoption of the ND in May 1997, the City Council has approved the following amendments/rezones to the Otay Mesa-Nestor Community Plan:

- In November 17, 2014, the City Council adopted a General Plan/Community Plan Amendment to redesignate a parcel located at 1002 18th Street from School to Residential, and a Rezone from RS-I-7 to RM-I-2. The amendment and rezone allowed for the construction of 175 detached, residential units, the creation of 29 open space lots, one private drive lot, and one lot for an existing religious facility. The site was developed with vacant school buildings which previously served as the location of the Marian Catholic High School and a building used for religious purposes. The project included the demolition of the school buildings and the retention of the existing religious facility. The City Council certified Environmental Impact Report No. 307088 and adopted a Mitigation, Monitoring and Reporting Program to mitigate several Transportation impacts to below a level of significance. The City Council also adopted the Candidate Findings and Statement of Overriding Considerations for significant and unavoidable impacts to Air Quality (Regional Air Quality Strategy inconsistency) and Transportation/Circulation (direct and cumulative Coronado Avenue impact).
- In September 2019, the City Council adopted a rezone on a parcel located at 1619 Saturn Boulevard from AR-1-2 (1 dwelling unit per acre) to RS-1-7 (0-5 dwelling units per acre). The site is designated in the General Plan as Residential and has a Community Plan land use designation of Very Low Density Residential with a density range of 0-5 dwelling units per acre. The rezone implemented a density consistent with the General Plan and the adopted community plan land use designations. The project allowed for eighteen single-family residences within a developed neighborhood with similar uses. The City Council adopted a Mitigated Negative Declaration No. 566657 and a Mitigation, Monitoring and Reporting Program (MMRP) to fully mitigate potentially significant impacts to Historical Resources (Archaeology), and Tribal Cultural Resources to below a level of significance.
- In September 2023 the City Council adopted a General and Community Plan Amendment to redesignate a vacant 14.62-acre project site located at 408 Hollister Street from Open Space to Medium Density Residential and a rezone from

Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Multiple-Unit Medium Density Residential (RM-2-5) which allowed for the construction of two residential communities within two parcels for a total of 380 multi-family units. The site is located immediately west of Hollister Street, east of I-5, north of Conifer Avenue, and south of Louret Avenue. The surrounding land uses include I-5 to the west, open space to the north, an empty lot to the south, and Hollister Street to the east. The City Council adopted Mitigated Negative Declaration No. 631240/SCH 2022040642 and a Mitigation Monitoring and Reporting Program for Biological Resources, Historical Resources (Archaeology) and Tribal Cultural Resources to fully mitigate potentially significant impacts to Biological Resources, Historical Resources (Archaeology) and Tribal Cultural Resources to below a level of significance.

The 34,854-square-foot site spans three parcels (APNs:627-302-4300, 627-302-4400, 627-302-4500) located at 920 Saturn Boulevard in the Otay Mesa-Nestor Community Plan Area (Figure 1). The site consists of developed and disturbed vacant land. The developed area consists of a one-story single-family residential unit with an attached single car garage totaling approximately 1,836 square feet. The original structure was constructed in 1952 with two additions occurring in 1975 and 1989. Topographically, the subject property is level land at an approximate site elevation of 23 feet mean sea level (msl).

The project site is located in the ALUCOZ AIA Review Area 2 for Brown Field Municipal Airport. The project site is located in the ALUCOZ AIA Review Area 2, Airspace, and Overflight for Naval Outlying Landing Field-Imperial Beach. The project is outside of the Multi-Habitat Preserve Area (MHPA).

The majority of the area is developed with single-family residences, schools, parks and commercial uses. The site is bounded by Saturn Boulevard on the east and a private school to the south, west and north. Surrounding land use designations include School to the west and south, Low-Medium Density Residential to the north, and Utility to the east.

IV. ENVIRONMENTAL DETERMINATION

The City previously prepared and adopted the Otay Mesa – Nestor Community Plan Update Negative Declaration (ND) DEP No. 95-0233/SCH No. 95121062. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental

effects or a substantial increase in the severity of previously identified significant effects; or

- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous environmental document;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the State CEQA Guidelines. Public review of this Addendum is not required per CEQA.

V. IMPACT SIGNIFICANCE

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the ND relative to the project. As indicated in Table 1, the ND identifies the project would have no potential for significant environmental impacts. The proposed project would similarly have no potential for significant environmental impacts.

Table 1 Impact Assessment Summary				
Environmental Issues	ND		Proposed Project	
	Potential for significant impact?	Mitigation	Potential for significant impact?	Mitigation
Geology/Soils	No	None	No	None
Air	No	None	No	None
Hydrology/Water Quality	No	None	No	None
Biology	No	None	No	None
Noise	No	None	No	None
Light, Glare and Shading	No	None	No	None
Land Use	No	None	No	None
Natural Resources	No	None	No	None
Recreational Resources	No	None	No	None
Population	No	None	No	None
Housing	No	None	No	None
Transportation/Circulation	No	None	No	None
Public Services	No	None	No	None
Utilities	No	None	No	None
Energy	No	None	No	None
Water Conservation	No	None	No	None
Neighborhood Character/Aesthetics	No	None	No	None
Cultural Resources	No	None	No	None
Paleontological Resources	No	None	No	None
Human Health/Public Safety	No	None	No	None
Mandatory Findings of Significance	No	None	No	None

Geology/Soils

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards such as earthquakes and ground failure. However, no active faults have been mapped in the planning area (City of San Diego, 1974). Proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would be insignificant.

The ND Initial Study Checklist also evaluated the exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards and resulted in no potential for significant environmental impacts that could be associated. Additionally, the ND evaluated the potential increase in the wind or water erosion of soils on

or off-site and determined there was no potential for significant environmental impacts and indicated that site-specific mitigation measures would be implemented, if necessary.

In conclusion, no potential for significant environmental impacts related to geology/soils was identified in the ND.

Project

The site is located within City of San Diego's Geological Hazard Category 52, which is considered low risk and includes level areas, gently sloping to steep terrain, and favorable geologic structure. The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning as well as applicable regulations. More specifically, future development would be required to comply with applicable geologic regulations and standard requirements of the California Building Code (CBC) and San Diego Municipal Code (SDMC). Proper engineering design and utilization of standard construction practices to be verified at the building permit stage would result in an acceptable level of risk related to geologic hazards. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee would be required to submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses future construction plans. Per the standard City requirements, the geotechnical investigation report would be reviewed for adequacy by the Geology Section of Development Services. Thus, the future proposed project would result in no potential for significant environmental impacts related to geology/soils.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Air

Otay Mesa-Nestor Community Plan Update ND

The ND determined that the project would not result in the substantial deterioration of ambient air quality. The ND further identified that the project would not expose sensitive receptors to substantial pollutant concentrations as no such concentrations occurred on or near the site, nor create objectionable odors. Although dust would occur temporarily during construction, the project would not result in a potentially significant creation of dust. Lastly, the project would not alter the air movement in the area of the project site, or substantially alter the moisture, temperature, or climate locally or regionally. Overall, the ND concluded that the project would not result in potentially significant air quality impacts.

The ND concluded that adoption of the community plan and approval of the rezones would not affect air quality. No significant impact would result. No mitigation was required.

ProjectShort-Term (Construction) Emissions

Future development construction-related activities would be temporary, short-term sources of air emissions. Sources of construction-related air emissions include fugitive dust from grading activities; construction equipment exhaust; construction-related trips by workers, delivery trucks, and material-hauling trucks; and construction-related power consumption. Construction operations would include standard measures as required by a City of San Diego grading permit to limit potential air quality impacts. The future development project would be required to comply with the standard APCD Rules 50 to 71 as well as 1206 and 1210 during construction. This includes standard dust control measures in accordance with Rule 55. Therefore, impacts associated with fugitive dust would be considered less than significant and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Odors would be generated from vehicles and/or equipment exhaust emissions during construction of the project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and architectural coatings. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. In addition, the future development project would be required to comply with APCD Rule 50 which prohibits nuisance odors. Therefore, the impacts would be less than significant.

Long-Term (Operational) Emissions

Long-term air emission impacts are those associated with stationary sources and mobile sources related to any change caused by a project. Development of up to 59 multi-family units and 28,000 square feet of commercial uses would produce minimal stationary source emissions considering the use. Based upon the proposed land use and scale of the project, emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant. Thus, the project would result in no potential for significant environmental impacts related to air quality.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

*Hydrology/Water Quality***Otay Mesa-Nestor Community Plan Update ND**

The ND Initial Study Checklist evaluated the project for significant water quality impacts and none were identified. The ND determined that any increase in runoff associated with the project would not adversely impact the regional storm drain facilities.

The ND Initial Study Checklist also evaluated the potential for changes in currents, or the course or direction of water movements, in either marine or freshwater and determined no potential for significant impacts. The ND evaluated the potential for changes in absorption rates, drainage patterns, or the rate and amount of surface runoff and determined that there was no potential for significant impacts. The ND evaluated the potential for alterations to the course or flow of flood waters and determined there would be no potential for significant impacts. The ND evaluated the discharge into surface or ground waters, or any alteration of surface or groundwater quality, involving, but not limited to temperature, dissolved oxygen or turbidity and determined there was no potential for significant impacts. The ND evaluated the discharge into surface or ground waters significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals and determined that there was no potential for significant impacts. The ND evaluated the changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or and bay, inlet or lake and determined that there was no potential for significant impact. The ND determined the potential exposure of people or property to water-related hazards such as flooding and determined that there was no significant impact. The ND evaluated the potential for changes in the amount of surface water in any water body and determined that there was no significant impact.

Project

Future development would be required to comply with all applicable hydrology and water quality regulations and standards. The project would comply with the City's Stormwater Management and Discharge Control Ordinance (SDMC Chapter 4, Article 3, Division 3), Storm Water Runoff and Drainage Regulations (SDMC Section 142.02 et al.), Drainage Design Manual (City of San Diego 2017), and other applicable storm water quality standards during and after construction. These requirements will be reviewed by qualified City staff and would be verified during the ministerial building permit process. Adherence to applicable water quality standards would ensure significant adverse impacts are avoided.

Therefore, the project would result in less than significant impacts to changes in currents, or the course or direction of water movements, in either marine or freshwater. The project would result in less than significant impacts to changes in absorption rates, drainage patterns, or the rate and amount of surface runoff. The project would result in less than significant impacts to alterations to the course or flow of flood waters. The project would result in less than significant impacts to discharge into surface or ground waters, or any alteration of surface or ground water quality, involving, but not limited to temperature, dissolved oxygen or turbidity. The project would result in less than significant impacts to discharge into surface or ground waters significant amounts of pesticides, herbicides, fertilizers, gas, oil, or other noxious chemicals. The project would result in less than significant impacts to changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or and bay, inlet or lake. The project would result in less than significant impacts to exposure of people or property to water related hazards such as flooding would not result. The project would result in less than significant impacts to changes in the amount

of surface water in any water body. Thus, the project would result in less than significant impacts related to hydrology or water quality.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would there be a substantial increase in the severity of impacts from that described in the ND result.

Biology

Otay Mesa-Nestor Community Plan Update ND

The ND determined that the adoption of the community plan update and approval of rezones would not result in significant biological resource impacts. The ND evaluated the potential reduction on the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals and determined that significant impacts would not result. The ND determined that a substantial change in the diversity of any species or animals or plants would not result in a significant impact. The ND determined that there would be no resulting significant impact regarding the introduction of invasive species or plants into the area. The ND determined that there would be no resulting interference with the movement of any resident or migratory fish or wildlife species. The ND determined that there would be no resulting significant impacts on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral. The ND determined that there would be no resulting significant impacts to deterioration of existing fish or wildlife habitat.

Project

Based on a review of historical aerials from 1953, 1964, 1966, and 1978 (www.historiclaerials.com) of the project site, the southern portion of the site is developed with a single-family home (prior to 1953), the central vacant area of the site includes a single family structure (1953), and the northern area was previously cleared of native vegetation (1964/1966). It is unknown if the soils in the vacant area of the site were previously graded. Review of aerial and street-level photography shows the project site does not contain sensitive vegetation and has a low likelihood of providing habitat to any sensitive plant or animal species. There are no City wetlands on the site or adjacent to the site. The site, therefore, is urban infill, and the surrounding areas have been developed and are void of native vegetation. The site is not within the MHPA. The nearest MHPA area is over 2,200 feet to the north. While the future development would include landscaping that may include non-native species, the project would not result in a significant introduction of invasive species given its location away from biological resources and the MHPA. The site does not act as a wildlife movement corridor. Development of the site consistent with the proposed land use designation and zone would not result in biological resources impacts.

Therefore, the project would result in less than significant impacts to the potential reduction on the number of any unique, rare, endangered, sensitive, or fully protected species of

plants or animals. The project would result in less than significant impacts to a substantial change in the diversity of any species or animals or plants. The project would result in less than significant impacts to the introduction of invasive species or plants into the area. The project would result in less than significant impacts to the interference with the movement of any resident or migratory fish or wildlife species. The project would not result in impacts on a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, coastal salt marsh, lagoon, wetland, or coastal sage scrub or chaparral. The project would result in less than significant impacts to the deterioration of existing fish or wildlife habitat. Thus, the project would result in less than significant environmental impacts related to biology.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Noise

Otay Mesa-Nestor Community Plan Update ND

The ND determined that the project would not result in a significant increase in existing ambient noise levels, exposure of people to noise levels that exceed the City's adopted noise ordinance, and exposure of people to current or future transportation noise levels that exceed standards established in the Transportation Element of the General Plan.

The ND determined that the potential exists that significant impacts due to aircraft noise may occur due to the project location within the boundaries of an Airport Environs Overlay Zone within the boundaries of an airport Comprehensive Land Use Plan (CLUP) or within two nautical miles of an airport. However, the ND concluded that for projects where the noise level is 60 decibels (dBA) or less standard construction practices for all new construction could reduce the potential interior noise impacts to a level that would be considered insignificant.

Project

Short-term (Construction)

Short-term noise impacts would be associated with onsite grading and construction activities of the project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the SDMC (Section 59.5.0404, Construction Noise) which are intended to reduce potential adverse effects resulting from construction noise. It is anticipated that the project would comply with the City's noise ordinance, and therefore, project construction noise levels would be less than significant.

Long-term (Operation)

The City's General Plan Noise Element establishes noise compatibility guidelines for uses affected by traffic noise and aircraft noise. Table NE-3 of the General Plan Noise Element identifies different land uses within the City and noise levels that would be compatible, conditionally compatible, and incompatible with each land use. The proposed project would be compatible with the existing surrounding residential and institutional land uses.

The project site is located within the Airport Land Use Compatibility Plan (ALUCP) for the Naval Outlying Landing Field (NOLF) Imperial Beach and the Brown Field Municipal Airport, ALUCP Airport Influence Area Review Area 2 (NOLF Imperial Beach), and FAA Part 77 Noticing Area (NOLF Imperial Beach). The site is located outside of all safety zones and noise contours. The risk of aircraft-related noise exposure associated with the implementation of a future project is considered low. Therefore, no impact related to airport noise would occur.

For the long-term, typical noise levels associated with residential and commercial uses are anticipated, and the project would not result in an increase in the existing ambient noise level. Considering the proposed land use and required compliance with the City's property line noise limits, the project would not result in significant noise levels. Considering the site conditions, regulations and allowed commercial uses, the commercial uses are also not anticipated to result in noise levels that would impact the on-site residential. The project would comply with the standards established in the City of San Diego General Plan. Long-term noise impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

*Light, Glare and Shading***Otay Mesa-Nestor Community Plan Update ND**

The ND identified the project would not result in substantial light, glare or substantial shading of other properties. Therefore, no potentially significant impact was identified.

Project

Future development will be required to comply with all applicable lighting, glare, and shading regulations and standards.

The project would not create a new source of substantial light that would adversely affect daytime or nighttime views in the area. Lighting would be regulated by compliance with SDMC Section 142.0740 (Outdoor Lighting Regulations). Overall, no substantial sources of lighting would be generated during construction, as it is expected that construction activities would occur during daylight hours. Furthermore, the contribution of light emitted from the

project site would not be substantial as all permanent exterior lighting would be required to comply with the City lighting regulations.

With respect to glare, the project would be designed consistent with the SDMC 142.0730 (Glare Regulations) which allows a maximum of 50 percent of the exterior of a building to be comprised of reflective material that has a light reflectivity factor greater than 30 percent. Thus, future development would have a less than significant glare impact.

Additionally, based upon the scale of the project and compliance with the development regulations of the proposed zone such as setbacks, the project would not result in significant shading of adjacent properties.

Overall, the project would not result in a substantial light, glare, or shade impact; therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Land Use

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the updated plan and development guide would not conflict with the goals, objectives or recommendations of the community plan. The ND identified that the update would not conflict with the adopted environmental plans for the area. The ND identified that the update would not result in land uses which are incompatible with aircraft accident potential as defined by a SANDAG Airport Land Use Plan (ALUP). No significant land use impact was identified in the ND.

Project

The proposed amendment site is a 0.8-acre property located at 920 Saturn Boulevard, east of 18th Street, west of Interstate 5, north of Coronado Avenue, and south of Palm Avenue, within the Otay Mesa-Nestor community plan area. There is currently one existing single-family dwelling unit on the southern end of the proposed amendment site. The remainder of the site is vacant, but is zoned and designated for low-density residential use.

The site is surrounded by a mixture of residential and institutional uses. The Saint Charles Catholic Church is located directly south and west of the project site. Single-family homes border the site north of the church's access easement at the north side of the project, and a mix of institutional, single- and multi-family residential uses are located east of the subject site.

Although the project proposes a community plan amendment to redesignate the project site from low-density residential to high density residential uses and proposes a rezone from RS-1-7 to RM-3-9, it would retain residential land uses in the neighborhood. The project would also allow for commercial uses similar to those existing in the neighborhood. The project would not substantially change the nature of the surrounding area and would not introduce any barriers or project features that could physically divide the community. The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, community plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

As discussed under biology, the site does not contain any sensitive biological resources nor is it adjacent to sensitive biological resources. The site is not within or adjacent to the MHPA or any conservation areas identified in the City's Multiple Species Conservation Program Subarea Plan (City of San Diego 1997, as amended). The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

The project also includes the addition a new land use to the Community Plan: High Density Residential (45-73 dwelling units per acre) which is consistent with General Plan Policy LU-C.3. *Maintain or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended.* Further, the project would be consistent with the overarching Climate Action Plan Land Use strategy to increase residential densities on land located within a Transit Priority Area. Additionally, the project would be consistent with General Plan Land Use Policies LU-D.1 through LU-D.3 governing the plan amendment process.

The project site is within Airport Land Use Compatibility Plan (NOLF Imperial Beach, and Brownfield), ALUCP Airport Influence Area Review Area 2 (NOLF Imperial Beach), and FAA Part 77 Noticing Area (NOLF Imperial Beach). The site is located outside of safety zones and noise contours. Rezones located in Review Area 2 of the Brown Field Municipal Airport – Airport Land Use Compatibility Plan (ALUCP) are not required to be submitted to the Airport Land Use Commission (ALUC) for review.

Thus, the project would result in less than significant environmental impacts related to land use.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

*Natural Resources****Otay Mesa-Nestor Community Plan Update ND***

The ND identified the update would not result in the prevention of future extractions of sand and gravel resources. The ND identified that the update would not result in the conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land. The ND concluded no significant impact to natural resources would occur.

Project

The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning. There are no known mineral or agricultural resources located on the project site. The urbanized and developed nature of the project site and vicinity would preclude the use of the site for extraction of mineral resources and agricultural operations. The project site has not been delineated on a local general, specific or other land use plan as a locally important mineral resource recovery site or agricultural land, and no such resources would be affected with project implementation. Therefore, no impact to natural resources would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

*Recreational Resources****Otay Mesa-Nestor Community Plan Update ND***

The ND determined that no significant impacts in the quality or quantity of existing recreational opportunities were identified. Further, the ND determined that the implementation of the plan update would improve recreational resources.

Project

Parks and Recreation staff evaluated the project and determined that there are no population-based park, adjacent open space, or Maintenance Assessment District (MAD) issues associated with the proposed community plan amendment and rezone. The project would comply with applicable City park and recreation regulations that ensure adequate park facilities are provided with future development. The project, therefore, would not result in any impacts upon or quantity of existing recreational opportunities.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

*Population***Otay Mesa-Nestor Community Plan Update ND**

The ND identified that the community plan update would not negatively affect the planned location, distribution, density, or growth rate of the population. Therefore, no impacts were identified.

Project

The project site is located in an established and urbanized neighborhood and is surrounded by institutional and residential development. Development of the site consistent with the current adopted community plan would result in a population of 22 based upon a maximum of 7 units multiplied by 3.11 persons per household; development of the site consistent with the community plan amendment based upon a maximum of 59 units multiplied by 3.11 persons per household would result in a population of 183, a net increase in population of 161. (SANDAG Series 14 Regional Growth Forecast Otay Mesa Nestor Community Plan Area 2025).

The City of San Diego's portion of the County's Regional Housing Needs Assessment (RHNA) target for the 2021-2029 Housing Element period is 108,036 homes. While the City had planned for additional housing to meet the need and targeted to permit more than 88,000 new housing units between 2010 – 2020, less than half of those units were constructed (42,275) as of December 2019 (City of San Diego 2020). The Otay Mesa-Nestor community plan area estimated 17,394 housing units in 2016 and 19,330 housing units in 2035. Considering this, the future development of up to an additional 52 residential units is anticipated to help accommodate the existing and planned population and population growth anticipated in the City and help with the existing housing shortage. With the inclusion of eight affordable housing units, the project would also contribute toward addressing the City's housing affordability crisis.

The proposed housing provided by the project would be growth accommodating, as it would serve the current critical need for housing in the City. Thus, although the project would result in additional housing beyond that planned for this particular site, because the project would provide housing to assist with the City's housing shortage and affordability crisis, this would be considered growth accommodating. In addition, all environmental impacts of the project are addressed herein. Therefore, the project would not directly induce substantial unplanned population growth to the area that would result in significant environmental impacts.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

*Housing****Otay Mesa-Nestor Community Plan Update ND***

The ND identified that the community plan update would not affect existing housing in the community nor create a demand for additional housing. No significant impacts would result from the implementation of the community plan update.

Project

The project is located in an established neighborhood and is surrounded by institutional and residential development. The proposal to redesignate the project site from low-density residential to high density residential uses would result in the construction of additional housing units. The project would remove one existing housing unit but more than replace the one unit via up to 59 units. As indicated above, the proposed units are anticipated to accommodate the planned City population. While the future development could also include commercial uses that would provide employment opportunities, such jobs are anticipated to be filled by residents in the area and not anticipated to significantly affect housing needs. The project would result in a less than significant housing impact.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

*Traffic****Otay Mesa-Nestor Community Plan Update ND***

As discussed in the ND, the Traffic Forecasting Section of the City Planning Department prepared a Transportation Study Report for the Otay Mesa-Nestor Community Plan update which assumed full build out of the community plan update. Based upon the study results, the community plan update included a series of traffic improvements: (1) Palm Avenue/Saturn Boulevard intersection improvements, (2) Saturn Boulevard (19th Street) between Leon Ave and Palm Avenue widening to a 4-lane collector, (3) Hollister Street between Tocayo Avenue and Coronado Avenue widening to a 4-lane collector, (4) Coronado Ave/Hollister St/I-5 southbound off-ramp improvements; and (5) , the connection of existing traffic signals along Palm Avenue, Coronado Avenue, Beyer Boulevard, Beyer Way, and Picador Boulevard to the City's Master Traffic Control system. The analysis also identified improvements to the pedestrian system that would be included as design features in future projects. The analysis concluded that "the proposed revisions in recognizing existing uses (traffic generators), retention of existing designations and/or zones and additional minimal land use intensification would not create any new significant adverse effects on traffic circulation". No significant transportation impacts would result from community plan implementation.

Project

The project was evaluated under the City's Transportation Study Manual (TSM) Vehicle Miles Traveled (VMT) Screening Criteria for a land development project. The TSM was adopted in 2020 and updated in 2022, in response to SB 743 and CEQA Guidelines Section 15064.3 by the City as part of the Complete Communities: Mobility Choices program. The CEQA significance determination for transportation impacts associated with the project is based on the VMT metric and not on the prior level of service (LOS) metric.

Based on the proposed Community Plan Amendment and Rezone, the most intense and impactful use would allow for a mixed-use development of up to 59 dwelling units with an approximately 28,000-square-foot commercial component on the ground floor. Per the City's TSM, each proposed use of a mixed-use development would be required to evaluate its transportation VMT impact based on its respective VMT threshold.

The residential portion (of the most intense and most impactful use based on the proposed rezone), is located within Census Tract 101.03 with a resident VMT per capita of 14.3 miles (Series 14 ABM 2+ Base Year 2016), which is 75.6% of the regional average of 18.9 miles, which is below the 85% threshold, and would be presumed to have less than significant transportation VMT impact.

The potential future 28,000 SF of commercial use was determined to be locally serving (Market Study for PRJ-1078681 prepared by Colliers International and Atlantis Group dated August 2023) defined as having 100,000 SF gross floor area or less and demonstrates through a market area study that the market capture area for the project is approximately three miles (or less) and serves a population of roughly 25,000 people or less and would be presumed to have less than significant transportation VMT impact. In addition, per the City's TSM, a Community Plan Amendment/Rezone where no specific development is proposed at this time would not be considered a land development project; therefore, a Local Mobility Analysis is not required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Public Services***Otay Mesa-Nestor Community Plan Update ND***

The ND evaluated that the update would not result in the need for new or altered government services as the community is nearly built out and future development would be proportionally negligible compared to the existing service areas. Public services such as fire protection, police protection, schools, parks and other recreational facilities, maintenance of public facilities including roads, and other governmental services were identified to be adequate for the area. No potentially significant impact to public services was identified.

Project

The project site is currently developed and located within an urbanized area. Fire protection, police protection, schools, parks and other recreational facilities, maintenance of public facilities including roads, and other governmental services to the area are existing. As the community is nearly built out, future development of the project site would be proportionally negligible compared to the existing service areas.

The project site is within the service area of Fire Station 30, located at 2265 Coronado Avenue and Fire Station 6, located at 693 Twining Avenue, both within the Otay Mesa-Nestor community plan area. The project allows for up to 59 dwelling units and 28,000 square feet of commercial uses resulting in an increase in population base within the Otay Mesa-Nestor community thereby incrementally increasing the demand for fire protection within the service area. The project would meet San Diego Fire Department/San Diego Fire-Rescue Department (SDFD/SDFRD) site design and construction design standards. Future development would be constructed per fire codes and comply with applicable City regulations. The project would provide adequate turn-around radii for fire trucks within the internal roadway network and would comply with applicable City fire-related regulations. Overall, the project would result in a population increase that would increase fire-rescue service calls, but no new facilities or improvements to existing facilities would be required as a result of the project. Thus, the project would not result in physical impacts due to new or expanded demand for fire facilities and impacts would be less than significant.

The project site is served by the San Diego Police Department Southern Area Police Station and is located at 27th Street and Coronado Avenue. The project would result in increased residential density and the potential for commercial uses at the project site, which could result in increases in police service calls. The project, however, due to its smaller size would not be expected to trigger the need for an expanded or new police facility construction. Therefore, no new or expanded facilities would be required as a result of the project, and impacts would be less than significant.

With respect to schools, the project would increase demands for services considering the increase in the number of dwelling units allowed on the site and result in an increase in population beyond that anticipated by the General and Otay Mesa-Nestor Community plan. However, the 35-59 dwelling units allowed by the project would not be expected to result in an expansion of existing or construction of new school buildings. The project's student population would be adequately served by Southwest Middle School and Southwest High School within the Sweetwater Union High School District.

The project would not significantly increase the demand on public schools over that which currently exists and is not anticipated to result in a significant increase in demand for public education services. Additionally, consistent with SB 50 school fees may be required to assist in relieving any effect to the schools as a result of new students associated with future development of the site. Payment of fees in accordance with SB 50 is considered to off-set the potential for impact.

The project would not significantly increase the demand for existing neighborhood or regional parks or other recreational facilities that presently exist. Relative to the provision of park facilities, the San Diego Parks Master Plan (PMP), adopted in 2021, includes a recreational value-based park standard (Value Standard) for traditional park facilities, with a focus on recreational amenities and features, as opposed to quantity of land. The Value Standard set forth in the PMP establishes a recreation value of 100 points per 1,000 people. The 100 points reflect scoring based on recreation amenities, space for programmed activity, connectivity to transit, and other factors. The Value Standard, combined with the population-based standard (for recreation centers and aquatic complexes), will serve as the basis for calculating a unit cost for the Park Impact Fee. Future development would be required to pay park impact fees at the time of building permit issuance.

The project would not adversely affect existing levels of such services to the area and would not require the construction of new or expansion of existing governmental facilities. Less than significant impacts would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Utilities

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the update would not result in a need for new systems or require substantial alterations to existing utilities. Alterations to existing utilities that included power, natural gas, communications systems, water, sewer, storm water drainage, or solid waste disposal was not required as all utilities were existing with sufficient capacity. Therefore, the update did not result in a need for new systems or require substantial alterations to existing utilities. No potentially significant impacts were identified.

Project

Adequate services are available to serve the site, and the project would not require the construction or expansion of existing facilities. No existing capacity issues have been identified to meet the intensification of use on the site. Based upon the scale of the project, up to 59 multi-family housing units and up to 28,000 square feet of commercial uses, the project would not be expected to require the construction of new water or wastewater treatment facilities that could cause significant environmental effects. All public water facilities associated with future development including services and meters would be designed and constructed in accordance with current City Water Facility Design Guidelines and regulations. Implementation of any future project would not interrupt existing sewer service to the project site or other surrounding development. Based upon its scale, the project would not be expected to generate a significant amount of wastewater, however

wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Any future project would be required to comply with the SDMC, the City's Storm Water Standards Manual, and the California Best Management Practices Handbook.

The project would be served by a landfill with sufficient permitted capacity to accommodate the project's disposal additional needs. No existing capacity issues have been identified to meet the intensification of use on the site. Construction debris and waste would be generated from the demolition of the existing single-family residence and the construction of up to 59 multi-family residences and 28,000 square feet of commercial uses. All construction waste from the project site would be transported to an appropriate facility, which is expected to have adequate capacity to accept the limited amount of waste that would be generated by a project of this size. Long-term operation of the proposed project is anticipated to generate typical amounts of solid waste associated with residential and commercial uses. Furthermore, the project would be required to comply with the City's Municipal Code (including the Refuse and Recyclable Materials Storage Regulations (Municipal Code Chapter 14, Article 2, Division 8), Recycling Ordinance (SDMC Chapter 6, Article 6, Division 7), and the Construction and Demolition (C&D) Debris Deposit Ordinance (SDMC Chapter 6, Article 6, Division 6) for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase.

The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Energy

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the project would not result in significant impacts with respect to the use of excessive amounts of fuel or energy.

Project

The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning. Construction of the project would consume energy through the operation of heavy

off-road equipment, trucks, and worker traffic. In addition, the project operations would include energy use associated with up to 59 residential units and 28,000 square feet of commercial uses where 7 single-family homes is currently allowed. While the project would increase energy use, the project would be required to meet the mandatory energy standards of the current California energy code and would be population accommodating as discussed in population above. As such, the additional energy use generated by the project at the site is not considered excessive. Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Water Conservation

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the update would not result in the use of excessive amounts of water. Nor would the ND result in landscaping that is predominantly non-drought resistant vegetation. No potentially significant impacts were identified.

Project

The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning. Any future project's landscaping would be reviewed by City Landscape staff and would be required to comply with all applicable City of San Diego Landscape regulations and standards. Any future project would be required to comply with SDMC Section 142.0413 (Water Conservation). Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Neighborhood Character/Aesthetics

Otay Mesa-Nestor Community Plan Update ND

The ND identified that the update would not result in a significant impact in the obstruction of any vista or scenic view from a public viewing area. The ND determined the project would not result in a significant impact in the creation of a negative aesthetic site or project. The ND determined that there would be no result in project bulk, scaled, materials, or style which would be incompatible with surrounding development. The ND determined that the project would result in no significant impact in substantial alteration to the existing character of the area. The ND determined that project would result in no significant impact in the loss of any

distinctive or landmark trees nor a stand of mature trees. The ND determined that the project would result in no significant impacts in the loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent.

Project

The project site is developed and located within an urbanized area. Saturn Boulevard is identified in the Community Plan as a view corridor; however, the project is located on an infill site south of SR-75 and its development would not block views of the San Diego Bay. Further, it is expected that development of the project site would observe the Land Development Code height, and side and rear yard setbacks and other visual requirements as specified in the implementing zone.

Therefore, the project would result in less than significant impacts to the obstruction of any vista or scenic view from a public viewing area. The project would result in less than significant impacts to the creation of a negative aesthetic site or project. The project would result in less than significant impacts to project bulk, scaled, materials, or style which would be incompatible with surrounding development. The project would result in less than significant impacts to substantial alteration to the existing character of the area. The project would result in less than significant impacts in the loss of any distinctive or landmark trees nor a stand of mature trees. The project would result in less than significant impacts to the loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Cultural Resources

Otay Mesa-Nestor Community Plan Update ND

The ND identified the update would not result in a potentially significant impact related to the alteration or destruction of prehistoric or historic archaeological sites. Site-specific review would be implemented for known or suspected cultural resources with subsequent development. No potentially significant impact was identified.

Project

The existing single dwelling unit on the project site was built prior to 1953 based on a historical aerial review, and therefore, the project site was subject to evaluation for historical significance in accordance with the Land Development Code Section 143.0212 and CEQA . Qualified city staff determined, based upon a review of the building and applicable

documents, that the site does not include any resources eligible for designation and it is not a significant architectural historic resource.

Additionally, the City archaeologist evaluated the site for the potential prehistoric and archaeological resources via a California Historical Resources Information System (CHRIS) records search. No additional archaeological evaluation was recommended based upon the project location, site, photographs, scope of work, previously disturbed nature of the site, and negative CHRIS search. Impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Paleontological Resources

Otay Mesa-Nestor Community Plan Update ND

The ND concluded that the update would not result in significant impacts to paleontological resources.

Project

According to the Geology of the San Diego Metropolitan Area, California (1975) published by the California Division of Mines and Geology, the project site appears to be underlain by Old paralic deposits, Unit 6, which is assigned a high sensitivity rating for paleontological resources. Paleontological resource monitoring during grading activities may be required pursuant to the City's Land Development Manual Appendix P if it is determined that the project's earth movement quantity exceeds the paleontological resource threshold (if greater than 1,000 cubic yards and ten feet deep for formations with a high sensitivity rating). Monitoring may also be required for shallow grading (less than ten feet) when a site has been previously graded and/or unweathered formations are present at the surface. The project proposes no development at this time, but it is reasonable to expect the site would be developed in the future consistent with the proposed land use designations and zoning. Future development would be required to comply with all applicable SDMC regulations, including paleontological requirements. Impacts to paleontological resources, therefore, would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

*Human Health/Public Safety***Otay Mesa-Nestor Community Plan Update ND**

The ND identified that the update would not result in any significant impacts related to the creation of any health hazard or potential health hazard. The ND determined that the update will not result in significant impacts related to the exposure of people to potential health hazards or future risk of explosions or hazardous substances. The ND determined that there is no significant impact regarding future risk of any explosion or release of hazardous substances. No potentially significant impact was identified. Further, the ND determined that the building height of all new structures would not result in a significant aircraft safety hazard.

Project

The project site is located within the Airport Land Use Compatibility Plan (ALUCP) for the Naval Outlying Landing Field (NOLF) Imperial Beach and the Brown Field Municipal Airport, ALUCP Airport Influence Area Review Area 2 (NOLF Imperial Beach), and FAA Part 77 Noticing Area (NOLF Imperial Beach). The site is located outside of all safety zones and noise contours. Additionally, rezones for sites located in Review Area 2 of the Brown Field Municipal Airport – Airport Land Use Compatibility Plan (ALUCP) are not required to be submitted to the Airport Land Use Commission (ALUC) for review. Impacts would be less than significant.

A Phase I Environmental Site Assessment was prepared for the project by Weis Environmental dated January 16, 2023. The report concluded there is “no evidence of recognized environmental conditions, historical recognized environmental conditions or controlled recognized environmental conditions in connection with the Site.” Additionally, city staff conducted a search of potential hazardous materials sites compiled pursuant to Government Code Section 65962.5. Several databases and resources were consulted including the Department of Toxic Substances Control (DTSC) EnviroStor database, the California State Water Resources Control Board Geo Tracker database, and other sources of potential hazardous materials sites available on the California Environmental Protection Agency website. Based on the searches conducted in 2023, no contaminated sites are on or adjacent to the project site. The project site was not identified on the DTSC Cortese List. The site is not located near any use with potential risk for explosion. Therefore, the project would not create a significant hazard to the public or the environment. No significant impacts would result.

Construction of the project may require the use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Although minimal amounts of such substances may be present during construction of the project, they are not anticipated to create a significant public hazard. Operation of the future development onsite, including commercial uses would also be required to comply with regulations pertaining to the use, transport, storage, and disposal of hazardous materials. Therefore, impacts would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

Mandatory Findings of Significance

Otay Mesa-Nestor Community Plan Update ND

The ND concluded that, as a community plan update that designates the bulk of remaining undeveloped land and natural areas as Open Space, the project would not have the potential to degrade the quality of the environment, impact fish and wildlife species or important historic or prehistoric resources. Additionally, the project would not result in impacts to long-term environmental goals, cumulative impacts, or result in adverse effects on human beings. No potentially significant impacts were identified in the ND.

Project

Based upon the analysis and conclusions explained in each issue area listed above, the project, if implemented, would not degrade the quality of the environment, impact fish and wildlife species or important historic or prehistoric resources. Additionally, the project would not result in impacts to long-term environmental goals, cumulative impacts, or result in adverse effects on human beings. The project would not result in impacts and would not require mitigation.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the ND. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the ND result.

VI. CERTIFICATION

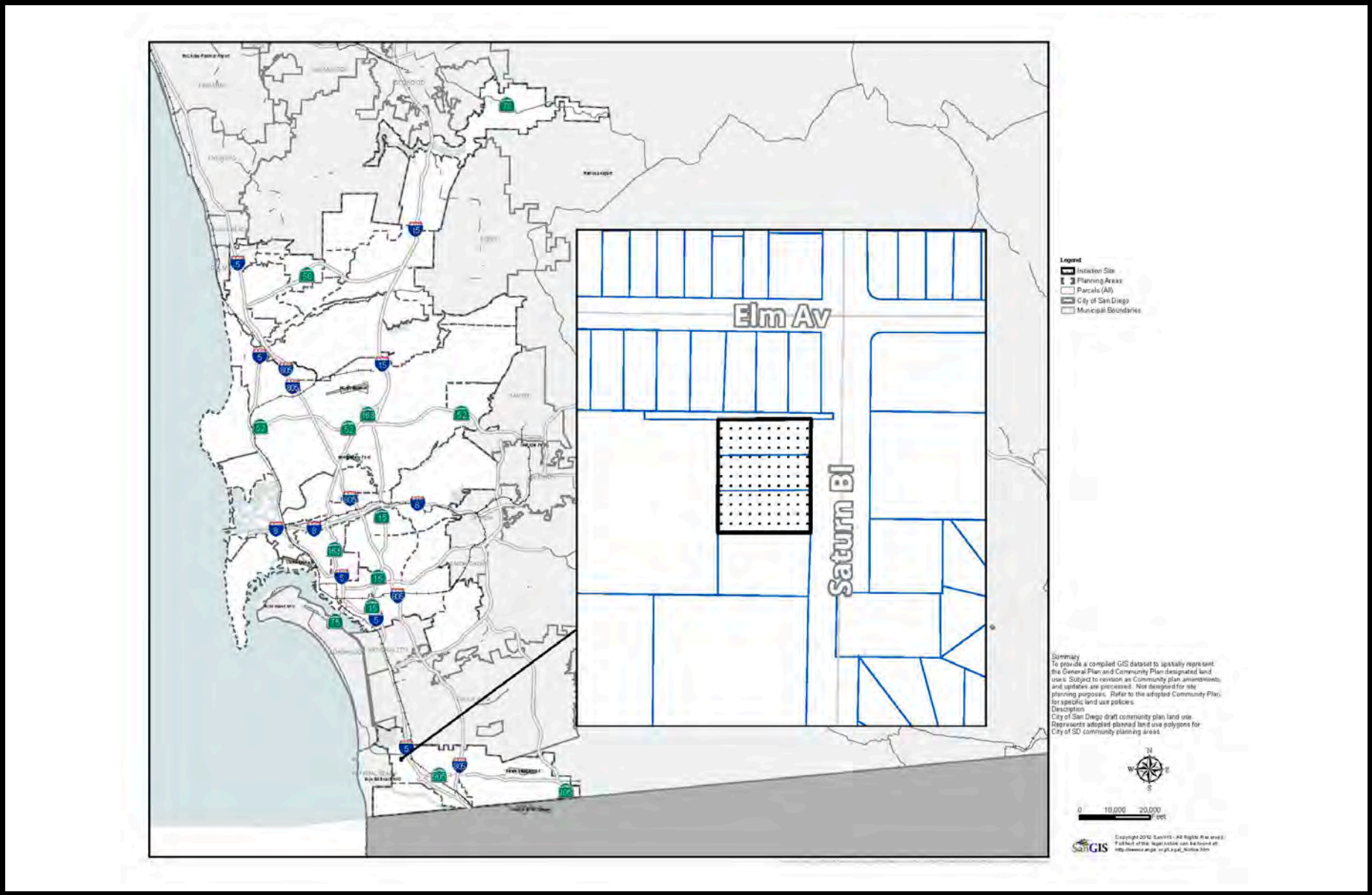
Copies of the addendum, the adopted ND, and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.


 Dawna Marshall
 Senior Planner
 Development Services Department

3/29/2024
 Date of Final Report

Analyst: Dawna Marshall

Attachments: Figure 1: Location Map
Figure 2: Aerial Photograph of Project Site
Figure 3: Otay-Mesa Nestor Community Plan Land Use Map – Proposed
Amendments
Figure 4: Zoning Map – Proposed Amendments
References
Negative Declaration No. 95-0233/SCH No. 95121062



Location Map

920 Saturn Boulevard / PRJ-1078681
 Development Services Department

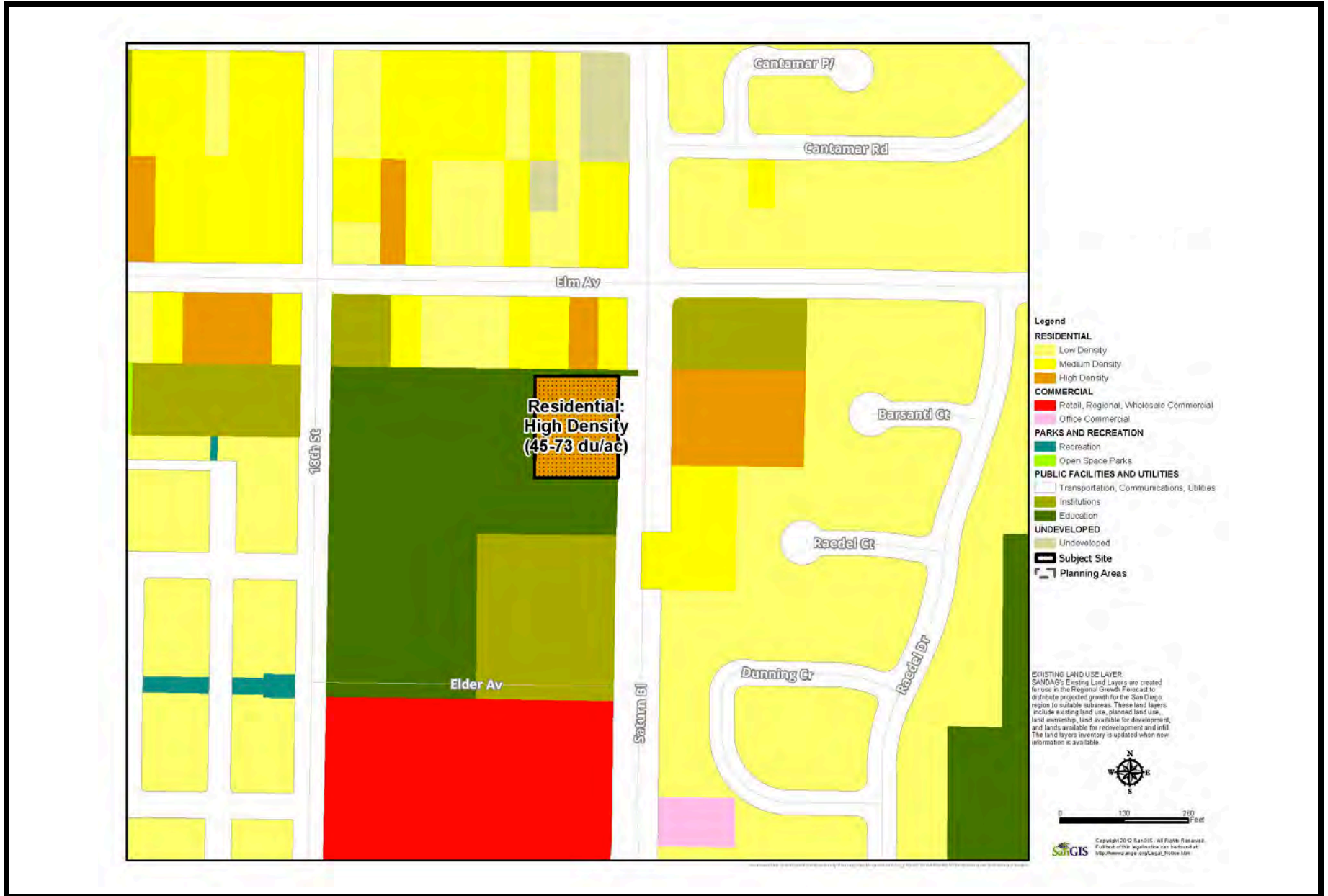
**FIGURE
 No. 1**



Aerial Photograph of Project Site

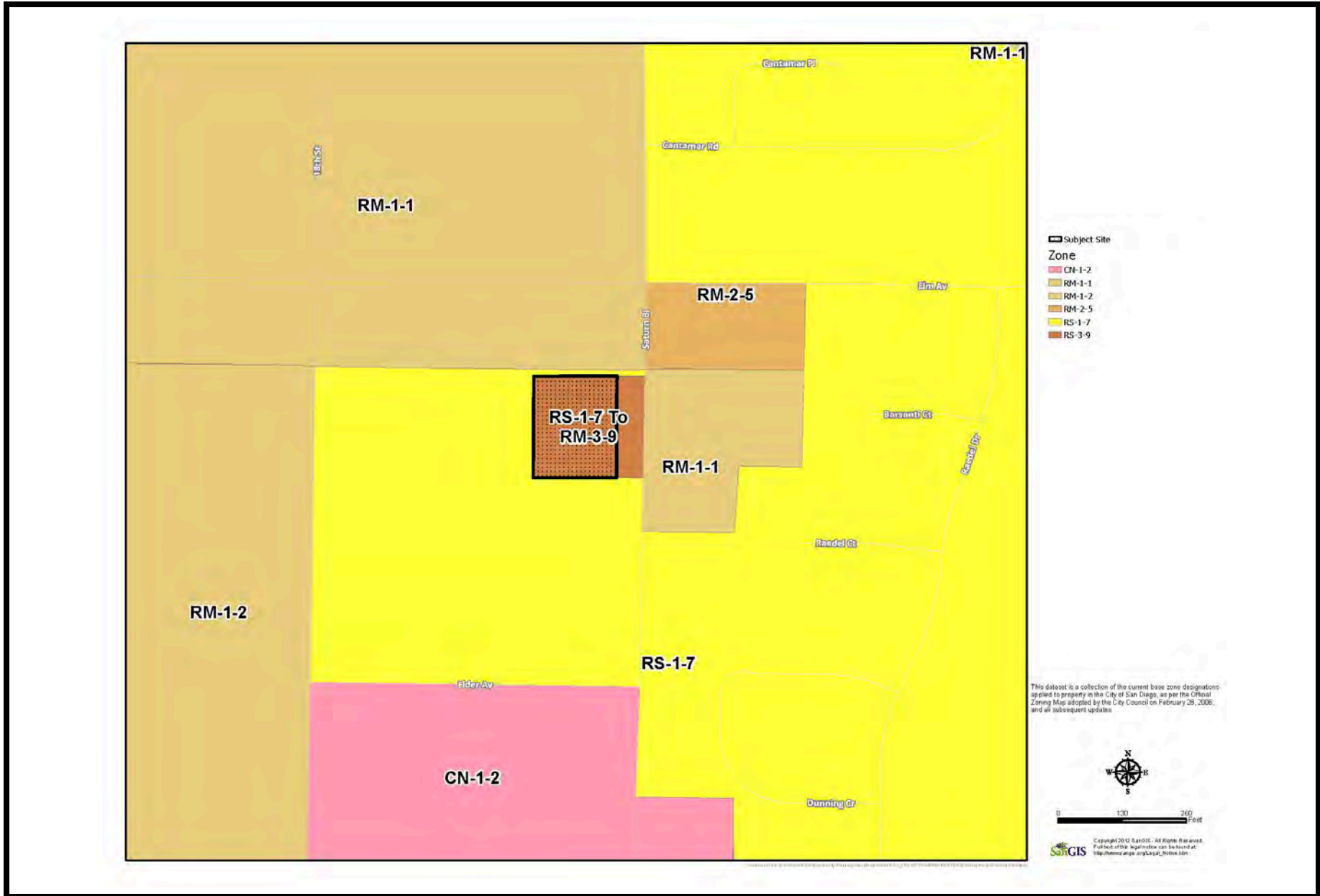
920 Saturn Boulevard / PRJ-1078681
Development Services Department

**FIGURE
No. 2**



Otay-Mesa Nestor Community Plan Land Use Map - Proposed Amendments
 920 Saturn Boulevard / PRJ-1078681
 Development Services Department

**FIGURE
 No. 3**



**FIGURE
No. 4**

RESOLUTION NUMBER R-

ADOPTED ON

**A RESOLUTION OF THE COUNCIL OF THE CITY
OF SAN DIEGO ADOPTING AN ADDENDUM TO NEGATIVE
DECLARATION (DEP NO. 95-0233; SCH NO. 9512062) FOR
920 SATURN BOULEVARD, PRJ-1078681**

WHEREAS, on May 6, 1997, the Council of the City of San Diego (Council) adopted Resolution No. 288630 adopting the Otay Mesa- Nestor Community Plan Update Negative Declaration (DEP No. 95-0233; SCH No. 9512062), copies of which are on file in the Office of the City Clerk in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on December 20, 2022, Planet LP/Mar Group submitted a complete application to the Development Services Department for approval of community plan amendment and rezone for the 920 Saturn Boulevard project (PRJ-1078681), proposing to add the High-Density Residential (45-73 dwelling unit per net acre [du/ac]) land use designation to the Otay Mesa-Nestor Community Plan, change the project site designation from Low-Density Residential (5<10 du/ac) to High-Density Residential (45-73 du/ac), and to rezone the site from Residential Single Unit Zone 1-7 (RS-1-7) to Residential Multiple Unit Zone 3-9 (RM-3-9); and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Negative Declaration if such Addendum meets the requirements of CEQA; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented;

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, including the information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego as follows:

1. That the information contained in the final Negative Declaration DEP No. 95-0233; SCH No. 9512062 along with the Addendum has been reviewed and considered by this Council prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Negative Declaration for the Project.

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Negative Declaration or that any significant effects previously examined will be substantially more severe than shown in the Negative Declaration.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines Section 15164, only minor technical changes or additions are necessary, and therefore, the Council adopts Addendum to Negative Declaration (DEP No. 95-0233; SCH No. 9512062), a copy of which is on file in the Office of the City Clerk.

BE IT FURTHER RESOLVED that the City Clerk, or designee, is directed to file a Notice of Determination in accordance with CEQA with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Planning and Research regarding the project after final passage of O-_____ to rezone the site from RS-1-7 to RM-3-9, and Document No. RR-_____ to amend the Otay Mesa-Nestor Community Plan to add the High Density Residential land use designation, and change the 920 Saturn Boulevard project site designation from Low Density Residential (5<10 du/ac) to High Density Residential (45-73 du/ac).

APPROVED: MARA W. ELLIOTT, City Attorney

By: _____
[NAME], [DEPUTY CITY ATTORNEY]

(R-2024-)

RESOLUTION NUMBER R-

ADOPTED ON

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN AND AN AMENDMENT TO THE OTAY MESA COMMUNITY PLAN TO REDESIGNATE THE 0.8-ACRE SITE FROM RESIDENTIAL SINGLE UNIT ZONE 1-7 (RS-1-7) TO RESIDENTIAL MULTIPLE UNIT ZONE 3-9 (RM-3-9) IN THE OTAY MESA COMMUNITY PLAN.

WHEREAS, Planet LP/Mar Group, requested an Amendment to the General Plan and the Otay Mesa-Nestor Community Plan to re-designate a three-lot parcel (0.8 acres) from Low-Density Residential to High-Density Residential and a Rezone from the RS-1-7 zone to a RM-3-9 zone; and

WHEREAS, the site is located at 920 Saturn Boulevard also known as APNS: 627-302-43-00, 627-302-44-00, and 627-302-45-00 and legally described as Parcels 1, 2 and 3 of Parcel Map No. 16695, in the City of San Diego, County of San Diego, State of California, according to Map recorded, November 27, 1991, in the Office of the County Recorder of said County; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, on XXXX, the City Council of the City of San Diego held a public hearing for the purpose of considering an Amendment to the General Plan and the Otay Mesa-Nestor Community Plan; and

WHEREAS, the Council of the City of San Diego has considered the Planning Commission record and recommendation as well as all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the Otay Mesa-Nestor Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

Deputy City Attorney

Rezone Ordinance

(O-INSERT-)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 0.8 ACRES LOCATED WITHIN THE OTAY MESA COMMUNITY PLANNING AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RS-1-7 (LOW-DENSITY RESIDENTIAL) TO RM-3-9 (HIGH-DENSITY RESIDENTIAL) ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0403 AND 131.0406.

WHEREAS, Planet LP/Mar Group applied to rezone the 0.8-acre site from RS-1-7 (Low-Density Residential) to RM-3-9 (High-Density Residential) zone, in the Otay Mesa Community Plan area; and

WHEREAS, Resolution No. R-_____ (General Plan and Otay Mesa Community Plan Amendments), which was considered along with this Ordinance, proposes an amendment to the Otay Mesa Community Plan to redesignate a 0.8-acre site at 920 Saturn Boulevard from Low-Density Residential 5-10 dwelling units per acre to High-Density Residential 45-73 dwelling units per acre; and

WHEREAS, on May 16, 2024, the Planning Commission of the City of San Diego considered the Rezones, and pursuant to Resolution No. _____-PC

voted to recommend the City Council of the City of San Diego approval of the Rezones; and

WHEREAS, the matter was set for a public hearing to be conducted by the Council of the City of San Diego (Council); and

WHEREAS, under Charter section 280(a)(2) this ordinance is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented;

WHEREAS, the Office of the City Attorney has drafted this ordinance based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 0.8-acres located at 920 Saturn Boulevard, also known as APNS: 627-302-43-00, 627-302-44-00, and 627-302-45-00 and legally described as Parcels 1, 2 and 3 of Parcel Map No. 16695, in the City of San Diego, County of San Diego, State of California, according to Map recorded, November 27, 1991, in the Office of the County recorder of said County, are rezoned from the RS-1-7 (Low-

Density Residential) to RM-3-9 (High-Density Residential) zone, as defined by San Diego Municipal Code 131.0403 and 131.0406. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to the date of adoption of this ordinance.

APPROVED: MARA ELLIOTT, City Attorney

By _____
Attorney name
Deputy City Attorney