



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 10, 2025 REPORT NO. PC-25-010

HEARING DATE: April 17, 2025

SUBJECT: VISTA SANTO DOMINGO REZONE AND PLAN AMENDMENT – Process Five Decision

PROJECT NUMBER: PRJ-1110197

REFERENCE: [Staff Report](#) to Planning Commission - Otay Mesa Community Plan Amendment Initiation – Exposition Way 2, PRJ-1102527

OWNER/APPLICANT: Ocean View Village LLC/OnPoint Development

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of an amendment to the General Plan to redesignate a 5.58-acre site from Residential to Industrial Employment, an amendment to the [Otay Mesa Community Plan](#) to redesignate the land use designation from Residential-Medium to Light Industrial, a rezone from RM-2-4 (Residential Medium) to IL-1-1 (Industrial-Light), and an amendment to the San Diego Municipal Code Chapter 13, Article 2, Division 14 - Community Plan Implementation Overlay Zone boundaries for the Otay Mesa Community Plan for Assessor Parcel Number (APN) No. 645-050-4400 located southeast of the current terminus of [Vista Santo Domingo](#) and Exposition Way and north and west of Innovative Drive?

Proposed Actions:

1. Recommend the City Council ADOPT Addendum No. 1110197;
2. Recommend the City Council APPROVE General Plan Amendment and Otay Mesa Community Plan Amendment No. PMT-3271818; and
3. Recommend the City Council APPROVE Rezone No. PMT-3271817.
4. Recommend the City Council APPROVE a San Diego Municipal Code Amendment to Chapter 13, Article 2, Division 14 - Community Plan Implementation Overlay Zone for the Otay Mesa Community Plan.

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

Housing Impact Statement: The proposed land use amendment and rezone would result in a loss of housing capacity of 234 homes as identified in the General Plan House Element Adequate Sites Inventory. However, residential uses are incompatible with the Brown Field Airport Land Use Compatibility Plan at the site location due to noise levels that exceed 65 decibels. The site is within a moderate resource area as identified by the California Tax Credit Allocation Committee's [2025 Opportunity Areas Map](#).

Community Planning Group Recommendation: On April 17, 2024, the Otay Mesa Planning Group voted 9-0-0 to recommend approval of the project without conditions (Attachment 1).

Environmental Impact: [Addendum No. 1110197](#) to the Otay Mesa Community Plan Update Final Program Environmental Impact Report (No. 30330/304032; SCH No. 2004651076) was prepared pursuant to the California Environmental Quality Act Statute and Guidelines. The project is consistent with Section 15164 since only minor technical changes and additions were necessary. No substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project (Attachment 2).

BACKGROUND

Site Location

The property is an undeveloped 5.58-acre site southeast of the current terminus of Vista Santo Domingo and north and west of Innovative Drive (Attachment 3 and 4).

The Otay Mesa Community Plan

The Otay Mesa Community Plan Update (Community Plan) was adopted in 2014. The community planning area is divided into five districts. The subject site is located in the Northwest District. The Community Plan includes the seven previously adopted precise plans by reference. It also calls for the adoption of two specific plans: The Central Village Specific Plan which was adopted in 2017 and the Southwest Village Specific Plan, which is currently being prepared. The Community Plan estimates up to 18,800 homes at full build out.

Community Plan Land Use Designation

The Community Plan designates the site as Residential-Medium, which provides for both single-dwelling and multi-dwelling housing within a medium-density range (15–29 dwelling units per acre). The properties to the south and southeast are designated Light Industrial. The properties to the north, east, and west are designated as Open Space (Attachment 5).

Zoning

Base Zone: The subject site is presently zoned RM-2-4 which allows medium-density multiple dwelling units at a maximum density of 1 dwelling unit for 1,750 square feet of lot area (25 dwelling units per acre). The properties to the south and southeast are zoned IL-2-1 (Industrial Light), and open space lands to the north, east, and west are zoned OC-1-1 (Open Space – Conservation) (Attachment 6).

Community Plan Implementation Overlay Zone (CPIOZ)

A portion of the project site is currently within the Community Plan Implementation Overlay Zone (CPIOZ) - Type A. This overlay zone includes most of the industrial and commercial land uses in the community and serves to ensure the protection of sensitive resources, construction of circulation infrastructure, and conformance with appropriate policies in the Urban Design Element of the Community Plan.

Airport Land Use Compatibility Overlay Zone (ALUCOZ)

The property is 0.30 miles from Brown Field Municipal Airport and is within the Airport Land Use Compatibility Overlay Zone (ALUCOZ). The ALUCOZ implements the adopted Airport Land Use Compatibility Plan (ALUCP) for Brown Field Municipal Airport to ensure that new development located within the airport influence area is compatible with airport-related noise, safety, airspace protection, and aircraft overflight regulations.

The site is within Airport Influence Area (AIA) Review Area 1, within Safety Zone 2 (inner approach/departure zone) and Zone 3 (inner turning zone), and within the FAA Part 77 Noticing Area. Safety Zones 2 and 3 establish land use compatibility restrictions that limit the maximum number of people per acre, limit the maximum Floor Area Ratio and the maximum dwelling units per acre. The site is also within the 65 to 70 decibel Community Noise Equivalent Level (CNEL) noise contours. CNEL is a measurement of how noisy a community is over a 24-hour period. It is a weighted average of noise levels that takes into account the fact that people are more sensitive to noise at night. The ALUCOZ does not permit residential above the 65-decibel CNEL noise level (Attachment 7).

Multiple Habitat Planning Area

The site is not within a Multiple Habitat Planning Area (MHPA), and there are no MHPA lands directly adjacent to the site. The nearest MHPA land is approximately 0.3 miles northeast and southwest of the project site.

Vernal Pool Habitat Conservation Plan

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

DISCUSSION

Project Description

The project proposes a land use plan amendment to the General Plan to redesignate the site from Residential to Industrial Employment, Otay Mesa Community Plan (Community Plan) to redesignate from Residential-Medium to Light Industrial, and a rezone from the Residential-Medium (RM-2-4) zone to the Industrial-Light (IL-1-1) zone for a 5.58-acre site. The project proposes an amendment to San Diego Municipal Code (SDMC) Chapter 13, Article 2, Division 14, to fully include the project site into the Community Plan Implementation Overlay Zone boundaries for Otay Mesa which is part of the City's Local Coastal Program. The project is not proposing any development.

Previous Entitlements

On October 14, 2008, the City Council approved the Ocean View Village Project. The subject site was a part of the Ocean View Village entitlement which permitted up to 143 homes. As part of the City Council action, the site was rezoned from AR-1-1 to RM-2-4. The San Diego Municipal Code (Chapter 12, Article 6, Division 1) allows a permit holder up to 36 months to utilize a development permit. A permit holder can request one or more extensions of time up to 72 months from the initial development approval date. The previously approved development permit was not utilized within this timeframe; it has expired and is void. Although the subject site has a residential zone and land use designation, any proposed residential development would be incompatible with the ALUCP for Brown Field and General Plan Noise Element policies and would not conform with the ALUCOZ development regulations. Residential is no longer a permitted use at this site due to the ALUCP.

Airport Land Use Compatibility

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

The ALUC updated the ALUCP for Brown Field on January 25, 2010. Based on updated data used to prepare the ALUCP, the subject site is located within 65 to 70 decibel CNEL noise contour, both existing and future, as identified by ALUCP for Brown Field. The ALUCP states that residential uses are not compatible under any circumstances above the 65-decibel CNEL airport noise level. The subject site is also primarily within ALUCP Safety Zone 3, which limits density to 16 dwelling units per acre, and partially within ALUCP Safety Zone 2, which does not permit residential (Attachment 7).

The adopted Airport Land Use Compatibility Overlay Zone (ALUCOZ) contains supplemental development regulations to implement ALUCPs within the City, including Brown Field Municipal Airport. The ALUCOZ went into effect on October 25, 2011. The General Plan Noise Element, which was adopted in 2008, contains policies addressing consistency with land use plans and ALUCPs, as well as not permitting residential exposed to airport noise above the 65-decibel noise level except for San Diego International Airport. The proposed land use amendment would bring the land use designation into conformance with the Brown Field ALUCP and the General Plan.

State Senate Bill 330

State Senate Bill (SB) 330 (Housing Crisis Act of 2019), as codified in Government Code section 66300(b)(1)(A) does not allow a jurisdiction to change the general plan (community plan) land use designation or zoning of a property to a less intensive use or reduce the intensity of land use within an existing land use designation, or zoning below what was allowed under the land use designation and zoning, as in effect on January 1, 2018, in a manner that would result in a net loss of residential

capacity.

SB 330 is not applicable to the subject site since the supplemental development regulations in the ALUCOZ did not permit residential uses on the subject site on January 1, 2018. A residential use is inconsistent with the Brown Field ALUCP. The supplemental development regulations in the ALUCOZ that implement the Brown Field ALUCP do not permit residential uses at the subject site due to the noise levels. The Brown Field ALUCP was adopted on January 25, 2010, and ALUCOZ was adopted on October 25, 2011, and went into effect on January 1, 2012.

All previous residential entitlements for the site expired prior to January 1, 2018. While the Community Plan and base zone designated the property for residential, the ALUCOZ's supplemental development regulations do not permit residential at the subject site. With the expiration of the residential entitlements prior to January 1, 2018, and the adoption of the ALUCOZ's supplemental development regulations in 2011, the subject site did not have effective residential capacity as of January 1, 2018.

As such, SB 330 is not implicated by the proposed plan amendment and rezone action. Only a very limited number of uses would be permitted under the RM-2-4 base zone and would conform to the ALUCOZ supplemental development regulations such as a golf driving range, battery storage facility and electric vehicle charging. The proposed land use amendment would bring the land use designation into conformance with the Brown Field ALUCP and the General Plan.

Required Approvals

The proposed project consists of the following Process Five actions:

- Land use plan amendments to the General Plan to redesignate the site from Residential to Industrial Employment and the Otay Mesa Community Plan to redesignate the site from Residential-Medium to Light Industrial (Attachment 8); and
- Rezone per SDMC Section 123.0105, of the site from the Residential Medium (RM-2-4) zone to the Industrial-Light (IL-1-1) zone (Attachment 9).
- SDMC amendment to Chapter 13, Article 2, Division 14 - Community Plan Implementation Overlay Zone for the Otay Mesa Community Plan - to fully include the project site into the Otay Mesa CPIOZ-Type A boundaries.

Community Plan and General Plan Analysis

The applicant is requesting an amendment to the General Plan to redesignate the site from Residential to Industrial Employment, and Community Plan to redesignate a 5.58-acre property from Residential-Medium to Light Industrial

Economic Prosperity

Amending the Community Plan to the Light Industrial land use designation would be consistent with the General Plan and Community Plan Economic Prosperity Element goals and policies by providing land capacity for base sector and related industries to sustain a strong economic base by adding more

industrial-designated land to the City. The proposed plan amendment would help to support employment and economic growth through diversified industrial land uses, by expanding the capacity of industrial land that could serve industrial activities related to high technology and multinational businesses given its proximity to the border with Mexico, as well as additional employment opportunities in the community.

For the Light Industrial designation, the Community Plan allows a wide variety of industrial uses by identifying a full range of light manufacturing and research and development uses as well as other industrial uses, such as storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office uses are permitted. Limited office or commercial uses are permitted as accessory uses to the primary industrial use. Heavy industrial uses that have significant nuisance or hazardous effects are excluded. The Community Plan limits the floor area ratio (FAR) to 0.5 for light industrial uses. The proposed light industrial designation is consistent with the adjacent industrial-designated properties to the south.

The Community Plan supports enhancing and sustaining Otay Mesa's strong economic base and potential for expansion. The Community Plan identifies that industrial areas encourage growth and diversification to allow a broader range of business parks, manufacturing and logistics facilities supporting both industries related to the border economy and industries independent of the border economy. The Community Plan further acknowledges that truck routes serving these businesses are an integral component for economic viability and vital to the success of Otay Mesa as a business center.

Mobility

The Community Plan classifies Exposition Way/Santo Domingo Road as a two-lane collector to provide access from the northern residential areas to Otay Mesa Road south of the project site. The CPIOZ Type A would require any future development on the project site to construct the portion of the two-lane collector that fronts the project site and any other associated public right of way improvements. The proposed amendments to the General Plan and Community Plan would not affect the feasibility of ultimately connecting Exposition Way with Santo Domingo Road; therefore, the project would not affect the ability of the Community Plan's mobility network to be constructed as planned. As future development is proposed, the CPIOZ - Type A would require a site-specific evaluation to address consistency with the surrounding mobility network and evaluate traffic operations in the vicinity.

Urban Design

The site is physically separated from existing residential development by approximately 190 feet to the north. A future development will need to be consistent with Community Plan policies, General Plan Noise Element policies, and compliance with the required setbacks and the landscape regulations and the Urban Design policies as part of CPIOZ - Type A would be required to ensure compatibility between land uses.

Housing

The subject site was identified in the 2021 - 2029 Housing Element Adequate Sites Inventory with a capacity for up to 234 homes. The State requires a jurisdiction to identify if there are enough remaining sites in the inventory to meet the allocated housing goals if a site identified in an adequate sites inventory is rezoned and that rezone would result in a reduction of housing capacity.

California Government Code Section 65863(b) Findings

The project proposes a land use redesignation from Residential-Medium to Light Industrial and a rezone from the Residential Medium (RM-2-4) zone to the Industrial-Light (IL-1-1) zone and further regulate the development of the Property by adding a Community Plan Implementation Overlay Zone to the Property. The site was identified within the 2021 – 2029 Housing Element's Adequate Sites Inventory. Using the methodology employed by the Adequate Sites Inventory, the site's net potential residential capacity is 234 moderate and above moderate-income homes. However, residential uses are incompatible with the Brown Field Airport Land Use Compatibility Plan at the site location due to noise levels that exceed 65 decibels. The proposed land use amendment and rezone would result in a no "net loss" of residential capacity.

A. California Government Code Section 65863(b)(1) Written Findings:

1. *The reduction is consistent with the adopted general plan, including the housing element.*

The proposed amendment and rezone are consistent with the adopted General Plan by providing land capacity for base sector and related industries to sustain a strong economic base by adding more industrial designated land to the City. The proposed General Plan and Community Plan land use amendment and rezone are also consistent with the Land Use and Housing Element by proposing an industrial land use designation and zone that are compatible with the adopted Airport Land Use Compatibility Plan for Brown Field since existing residential land use designation and zone are an incompatible land use due to high noise levels. To enhance the quality of life in the City, the Housing Element has an objective to protect public health and safety. The purpose of the ALUCP is to protect the health and safety of people and property near an airport. The General Plan Land Use Element has a goal to protect the health, safety, and welfare of persons within an airport influence area by minimizing the public's exposure to high levels of noise and risk of aircraft accidents.

2. *The remaining sites identified in the housing element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.*

The City's Regional Housing Need Allocation (RHNA) identifies the need for 108,036 homes which the City will need to permit between 2021-2029 to meet the RHNA allocation. Between 2020 and 2023, the first four years of the Sixth Housing Element Cycle, the City has permitted 25,692 homes (2024 Annual Report on Homes, pg. 31). To meet the RHNA allocation, the City will need to permit 82,344 homes by 2029 as shown in Table 1.

Table 1

Income Category	RHNA Allocation	Permitted Homes	RHNA Allocation Remaining
Very Low	27,549	2,128	25,421
Low	17,331	2,466	14,865
Moderate	19,319	285	19,034
Above Moderate	43,837	20,814	23,023
Total	108,036	25,692	82,344

The Housing Element Adequate Sites Inventory identified sites with the potential for 174,678 homes. This includes sites with the potential for 102,487 homes for moderate and above moderate-income households as shown in Table 2.

Table 2

Income Category	Net Potential Homes
Lower	72,191
Moderate and Above Moderate	102,487
Total	174,678

The proposed land use plan amendment and rezone will reduce the Adequate Sites Inventory available from 102,487 to 102,253 homes for moderate and above-moderate income homes. The City will need to permit 42,057 moderate and above-moderate income homes to meet the RHNA allocation. The remaining sites identified in the Housing Element Adequate Sites Inventory are adequate to meet the City's share of the RHNA.

B. California Government Code Section 65863(b)(2) Written Findings:

- 1. Remaining sites identified in the housing element are adequate to meet the requirements of California Government code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.*

The City's RHNA identifies the need for 108,036 homes which the City will need to permit between 2021-2029. Between 2020 and 2023, the City has permitted 25,692 homes. To meet the RHNA allocation, the City will need to permit 82,344 homes by 2029. The Housing Element Adequate Sites Inventory identified sites with the potential for 174,678 homes this includes sites with the potential for 102,487 homes for moderate and above moderate-income households. The proposed land use plan amendment and rezone will reduce the Adequate Sites Inventory available from 102,487 to 102,253 homes for moderate and above moderate-income homes. The City will need to permit 42,057 moderate and above moderate homes to meet the RHNA allocation. The remaining sites identified in the Housing Element Adequate Sites Inventory are adequate to meet the City's share of the RHNA.

Rezone

To implement the proposed light industrial community plan designation, the applicant has requested a rezone to the IL-1-1 (Industrial-Light) zone. The purpose of the IL zones is to provide a wide range of manufacturing and distribution activities. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with heavy industrial uses. The IL-1-1 base zone allows a mix of light industrial and office uses with limited commercial uses.

Airport Land Use Compatibility Overlay Zone

The ALUCOZ, which implements the ALUCP, limits FAR to 0.57 within Safety Zone 2 and 1.08 within Safety Zone 3 for light industrial land uses. The ALUCOZ also implements the FAA notification requirements for airspace protection for any proposed structure. The ALUC determined that the proposed land use amendment and rezone are consistent with the ALUCP for Brown Field Municipal Airport (Attachment 10).

Community Plan Implementation Overlay Zone

The Otay Mesa Community Plan uses the CPIOZ to implement requirements for industrial designated properties. The CPIOZ would be amended to include the subject property. Any future proposed development on the property will be subject to the following CPIOZ Type A requirements which require the submittal of the following:

- An archeological survey stating there is no presence of archeological resources on site;
- Paleontological documentation stating there is no presence of paleontological resources on site;
- A focused biological resources survey stating there is no presence of sensitive plants, animal species, or habitats on site; and
- Documentation stating that the proposed project's traffic volumes are based on the City's trip generation rated and are less than 1,000 average daily trips;
- Conformance with the specified Community Plan Urban Design Element policies; and
- Construction of the abutting streets to the street classification identified in the Community Plan Mobility Element.

Public Facilities

The proposed Community Plan amendment and rezone would not create a need for additional planned off-site public facilities. Future proposed development would be required to provide infrastructure improvements needed for the development.

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 Community Plan Update Final Program Environmental Impact Report (Project No. 30330/304032; SCH No. 2004651076) was certified by City Council on March 11, 2014, per Resolution No. 308810. Based upon a review of the current project, none of the conditions 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, an Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. (Attachment 16).

CONCLUSION

The proposed amendments and rezone would benefit the Otay Mesa community and City through the provision of additional industrial land and employment opportunities that would support economic growth in the community and City. The light industrial designation and rezone are consistent with the adjacent industrially designated properties to the south and would be compatible with the ALUCP for the Brown Field Municipal Airport. Future development will be subject to the CPIOZ Type – A and ALUCOZ requirements and will be required to provide infrastructure improvements including public right of way improvements to connect Exposition Way with Santo Domingo Road.

Staff reviewed the proposed project and provided a Plan Amendment Issues Analysis (Attachment 11), which addresses the issues identified through the Community Plan Amendment Initiation hearing. These issues have been resolved throughout the review process and are in conformance with the adopted City Council policies and regulations of the Land Development Code. Staff has provided a draft resolution and draft ordinances to support approval of the Project (Attachments 12, 13, 14 and 15). Staff recommends the Planning Commission recommend the City Council approve the project as proposed.


ALTERNATIVES

1. Approve adoption of the Addendum to the Otay Mesa Community Plan FEIR, the approval of the General and Community Plan Amendments, the rezone, and SDMC Amendment with modifications.
2. Deny the adoption of the Addendum to the Otay Mesa Community Plan FEIR, the approval of the General and Community Plan Amendments, and the rezone and SDMC Amendment.

Respectfully submitted,



Michael Prinz
Interim Assistant Deputy Director
Development Services Department



Sara Osborn
Development Project Manager
Development Services Department



Tait Galloway
Deputy Director
City Planning Department

Attachments:

1. Otay Mesa Community Planning Group Minutes
2. [Addendum to Environmental Impact Report \(SCH No. 2004651076\)](#)
3. Regional Map
4. Aerial View
5. Existing Community Plan Land Use Designation
6. Existing Zoning Map
7. Airport Overlays
8. Otay Mesa Community Plan Strikeout and Amended Maps
9. Rezone - B Sheet
10. Airport Land Use Commission Consistency Determination
11. Plan Amendment Issues Analysis
12. Draft Community Plan Amendment City Council Resolution
13. Draft Rezone Ordinance
14. Draft Ordinance Amending SDMC Chapter 13, Article 2, Division 14
15. Draft Ordinance Amending SDMC Chapter 13, Article 2, Division 14 Strikeout
16. Draft CEQA Resolution
17. Ownership Disclosure Statement

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
Project Name: Exposition Way 2		Project Number: 1110197	
Community: Otay Mesa			
<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 checked="" type="radio"/> 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			Date of Vote: April 17, 2024
# of Members Yes 9	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: Recommend for approval			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Rob Hixson, III			
TITLE: Otay Mesa Planning Group, Chair			DATE: April 18, 2024

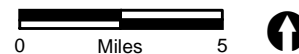
Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM



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 Project Location


Regional Location

Image Source: NearMap (flown May 2023)



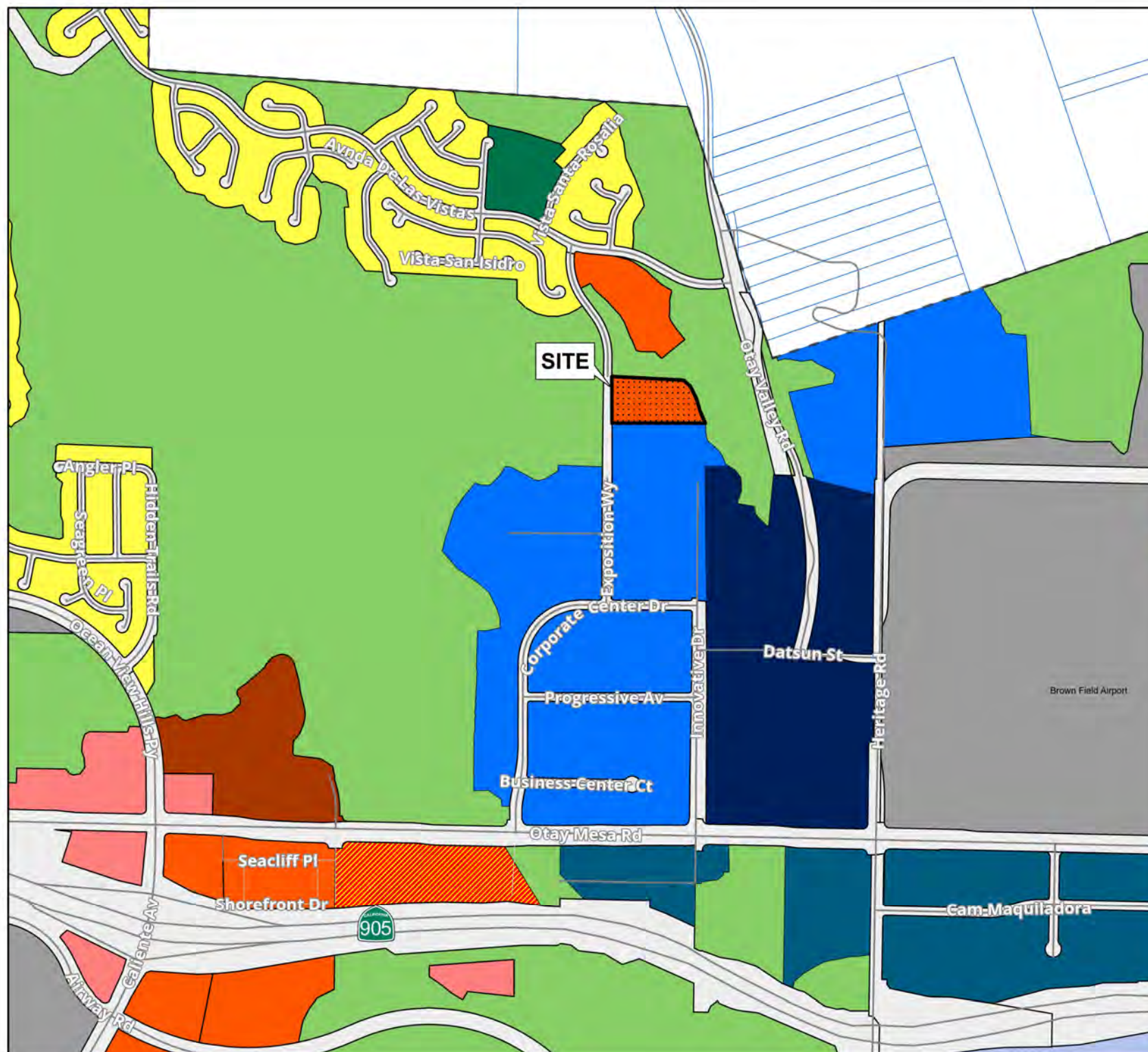
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 Project Boundary

Aerial View

Land Use Map



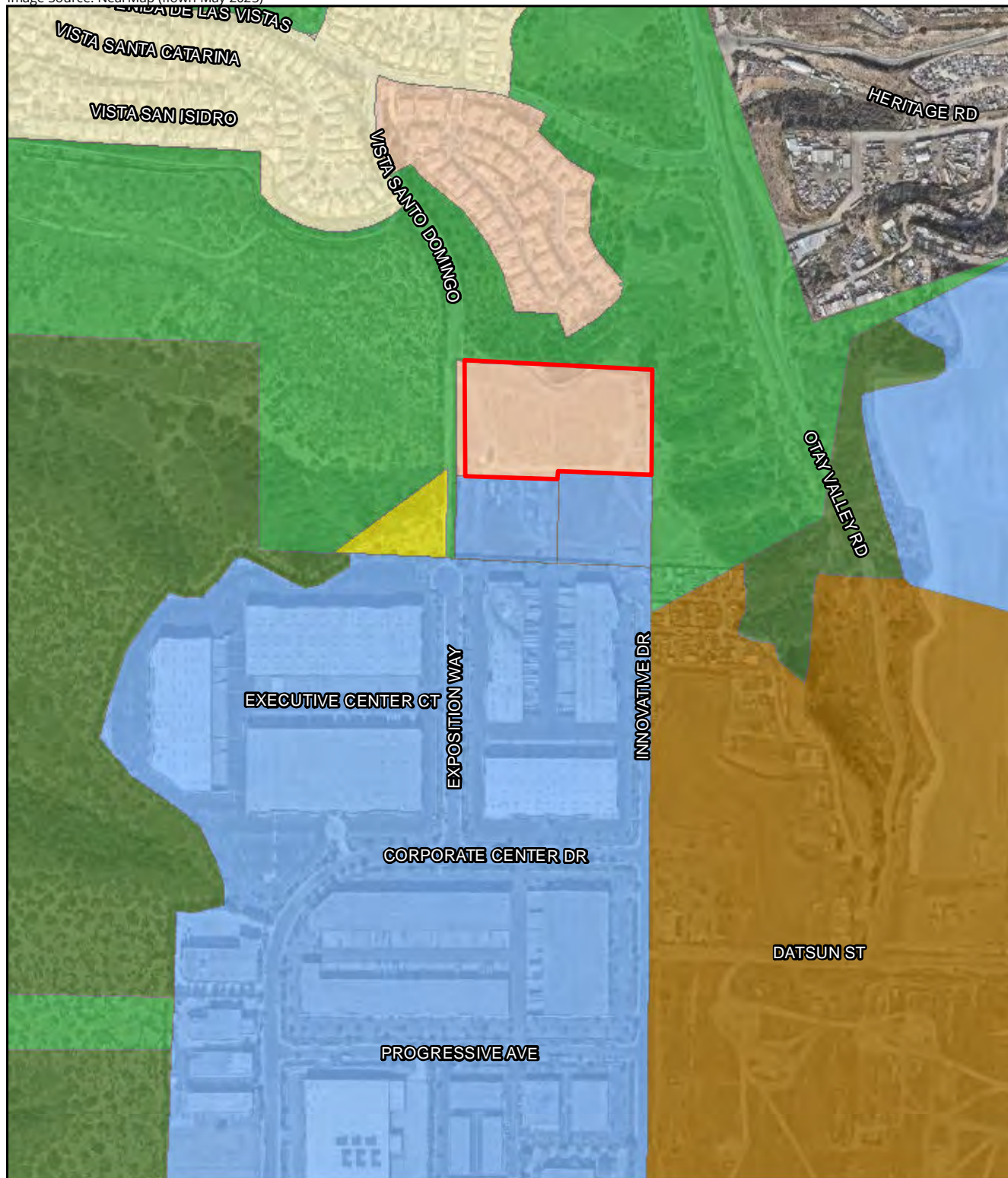
-  BUSINESS AND INTERNATIONAL TRADE
-  BUSINESS PARK
-  COMMUNITY COMMERCIAL - NO RESIDENTIAL
-  HEAVY INDUSTRIAL
-  INSTITUTIONAL
-  LIGHT INDUSTRIAL
-  LOW (5-9 DU/AC)
-  MEDIUM (15-29 DU/AC)
-  MEDIUM HIGH (30-44 DU/AC)
-  OPEN SPACE
-  PARKS
-  RIGHT-OF-WAY
-  Planning Areas

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



Age group (years)	Number of cases
0-630	8
630-1,260	2

Image Source: NearMap (flown May 2023)



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0 Feet 500

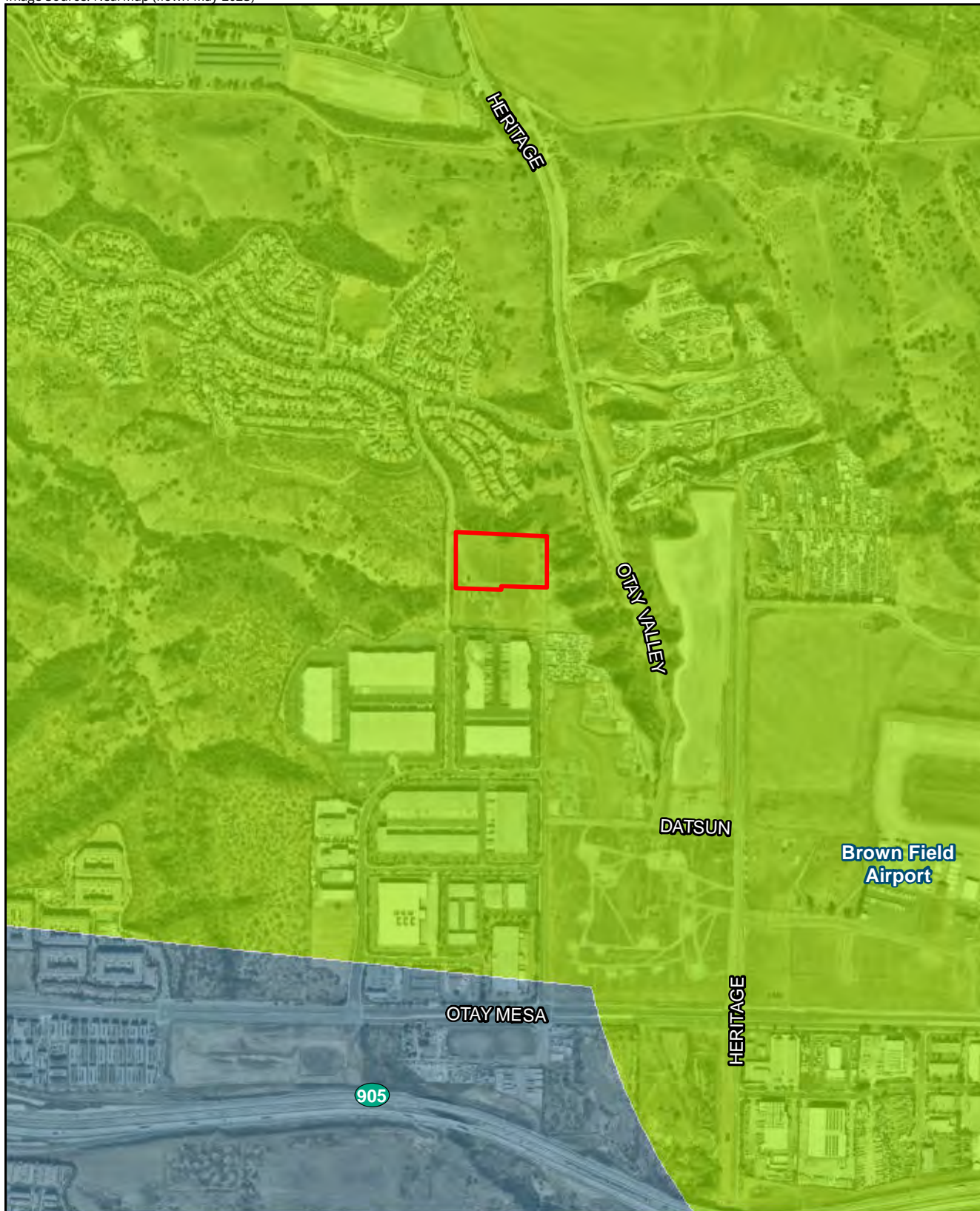


Project Boundary **City of San Diego Zoning**

 AR-1-1	 IL-2-1
 CN-1-2	 OC-1-1
 IH-1-1	 RM-2-4
	 RS-1-14

Project Site and Surrounding Zoning

Image Source: NearMap (flown May 2023)



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Project Boundary **Airport Influence Area**

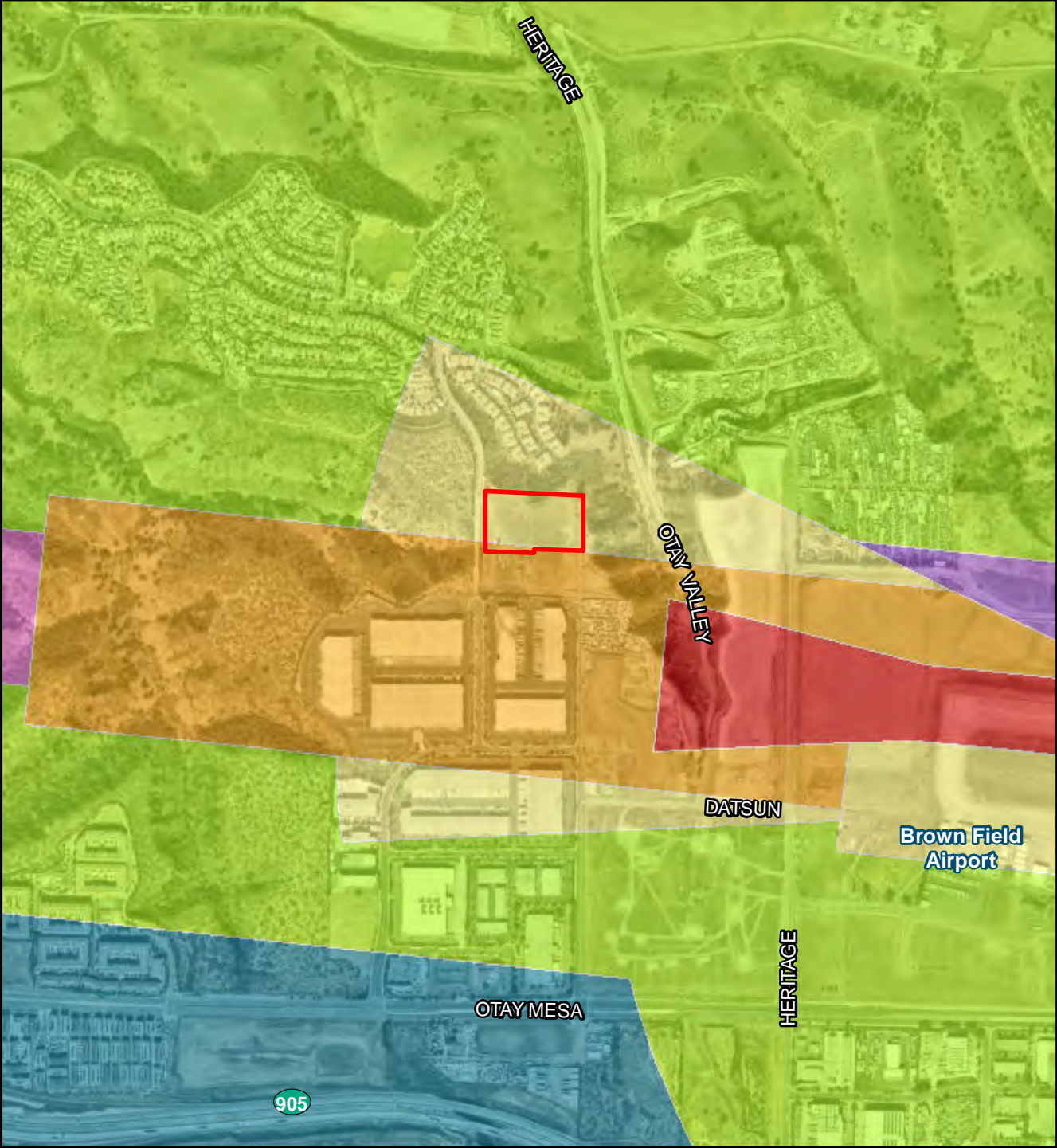
Review Area 1

Review Area 2

0 Feet 1,000



Brown Field Airport Influence Area



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Project Boundary

Safety Zones

- Zone 1 - Runway Protection Zone
- Zone 2 - Inner Approach/Departure Zone
- Zone 3 - Inner Turning Zone
- Zone 6 - Traffic Pattern Zone
- Outer Safety Zone
- Sideline Zone; primarily on airport property
- Airport Influence Area 2

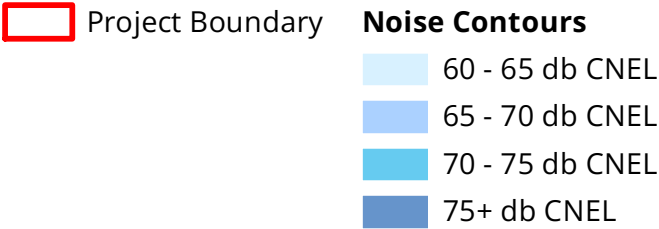
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Brown Field Safety Compatibility Map



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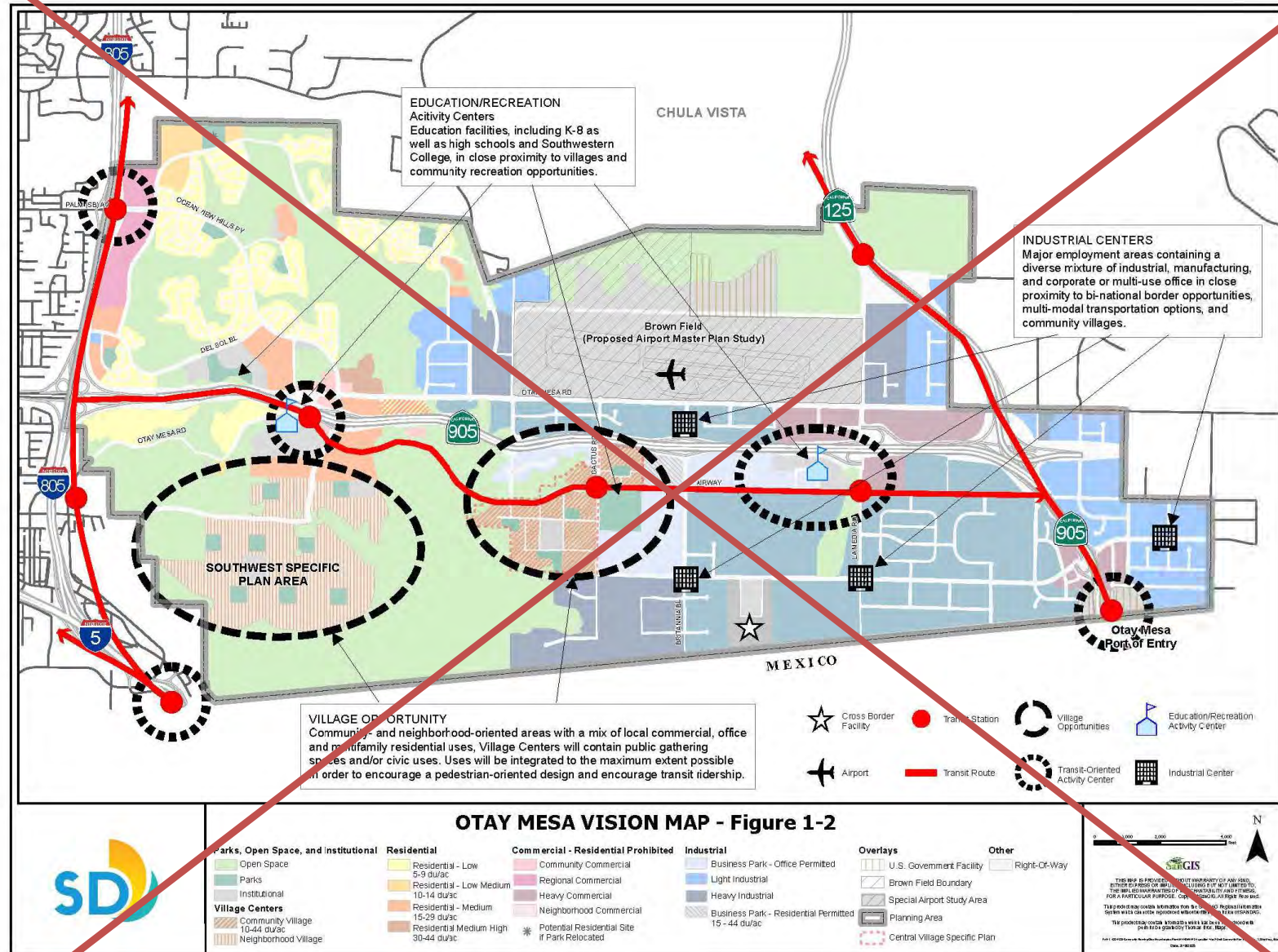
Brown Field Safety Compatibility Map

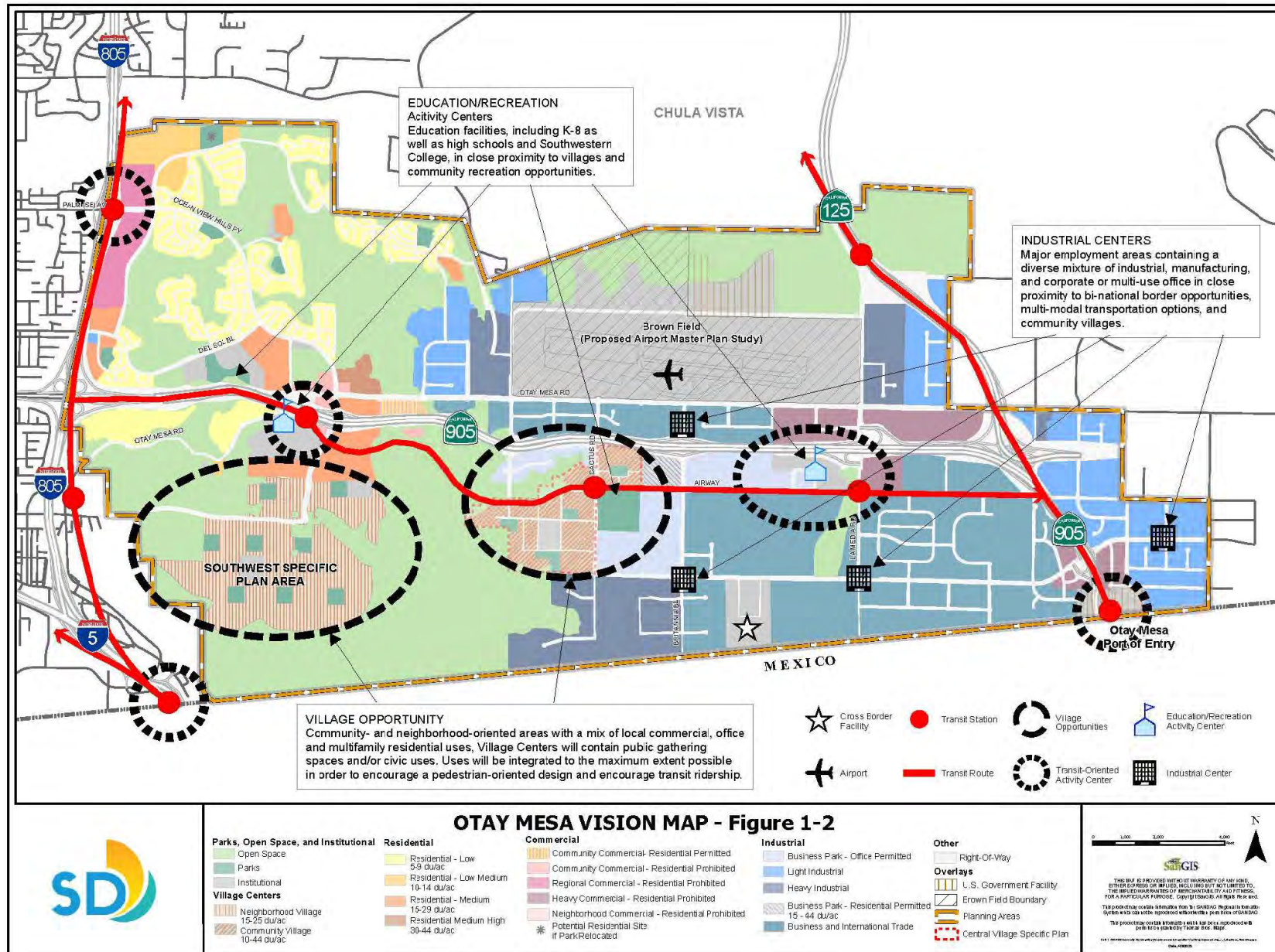
ATTACHMENT 8

OTAY MESA COMMUNITY PLAN AMENDED MAPS AND TABLES

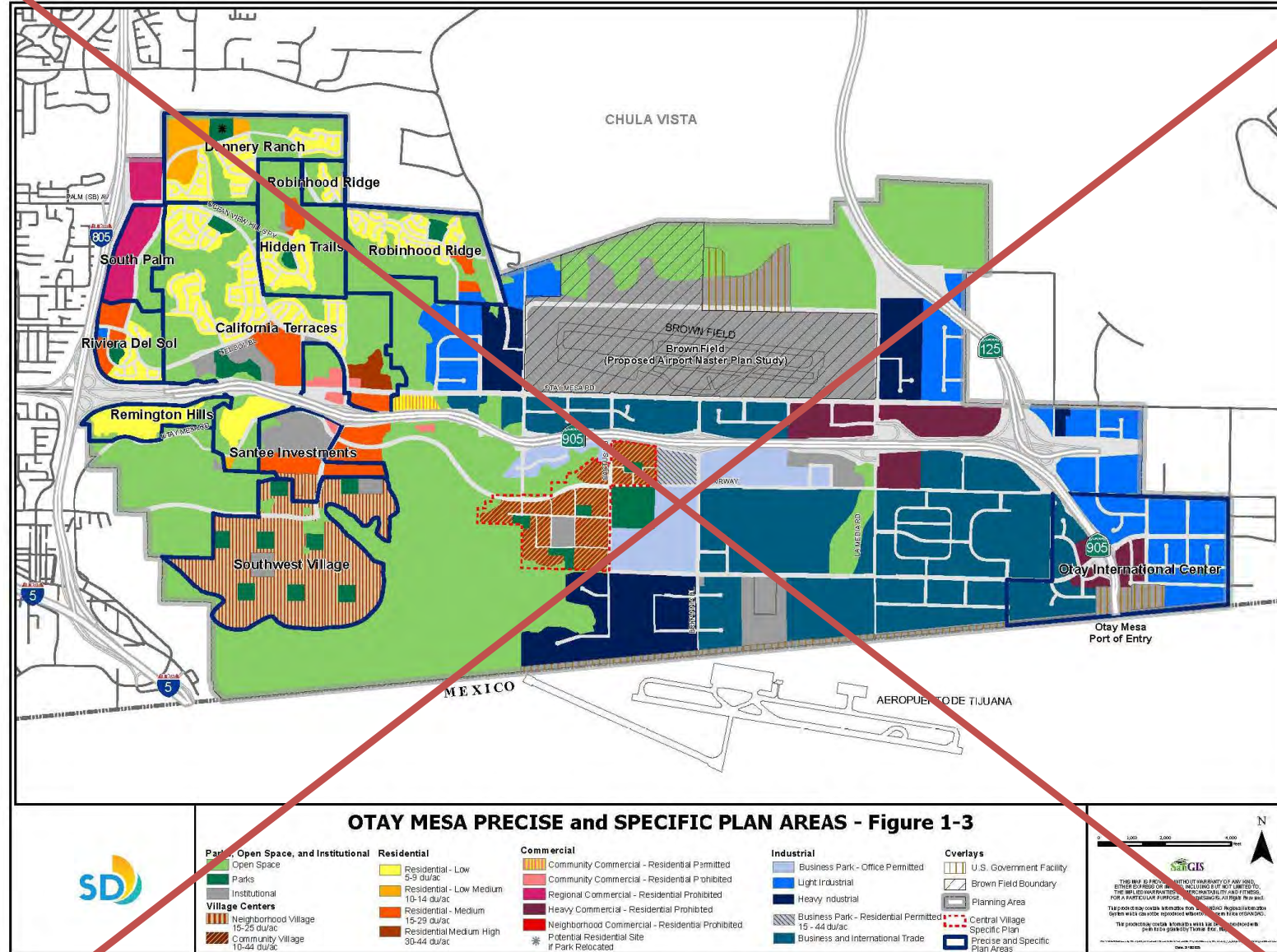
OTAY MESA COMMUNITY PLAN

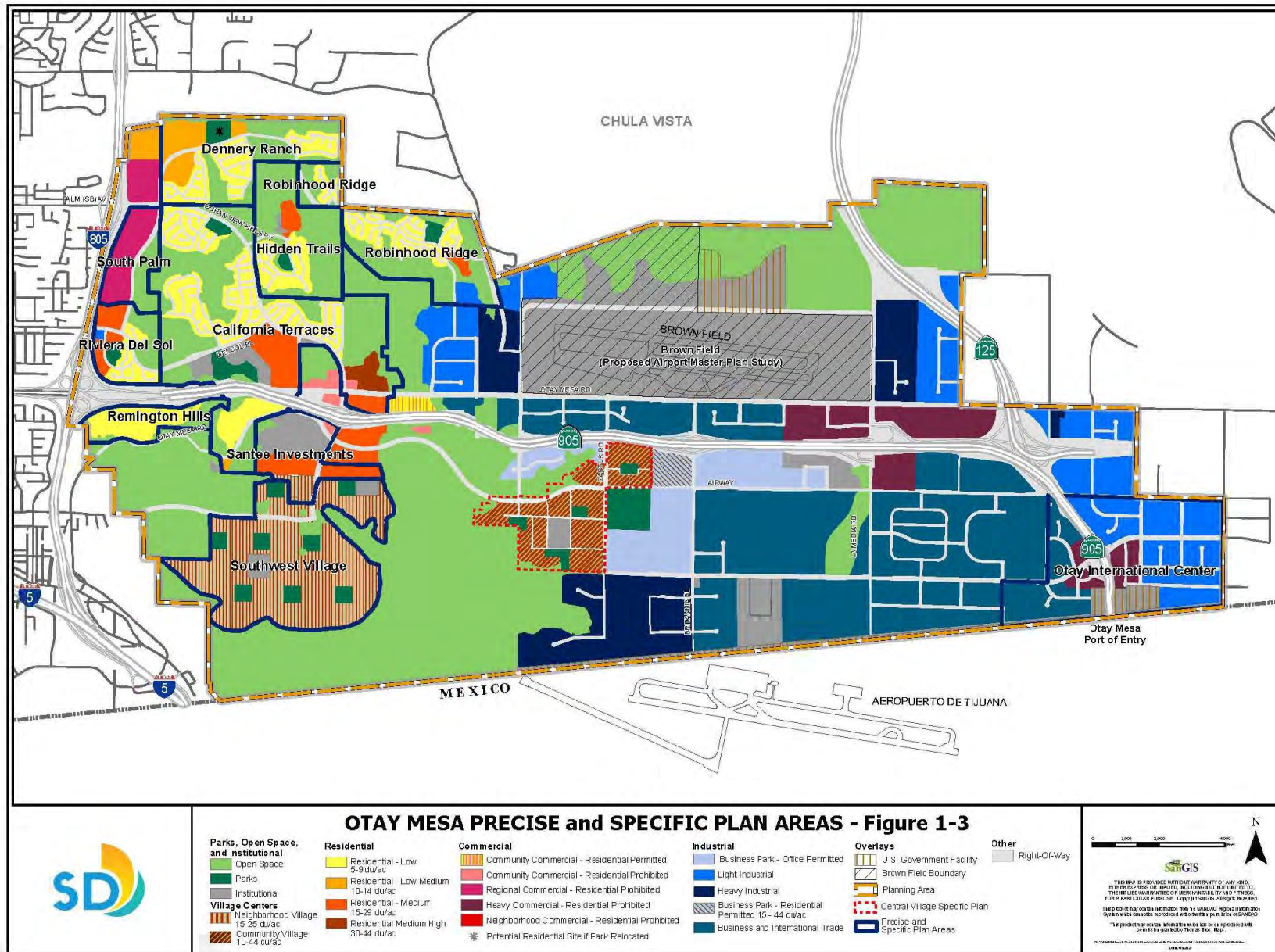
Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Redesignating 13.44 acres at the northwest corner of Otay Mesa Road and Emerald Crest Court from Community Commercial-Residential Prohibited to Community Commercial-Residential Permitted.	March 30, 2023	5241-PC	May 23, 2023	R-314932
Redesignating 2.01-acres located northeast of the terminus of Exposition Way and south and west of Innovative Drive from Community Commercial-Residential Prohibited to Light Industrial.	May 11, 2023	5245-PC	July 3, 2023	R-315026
<u>Designating 5.58-acres located between Vista Santo Domingo and Exposition Way from Residential-Medium to Light Industrial.</u>			<u>, 2025</u>	<u>R-XXXXXX</u>





Community Plan Introduction





Land Use Element

Year 2010 and planned land uses within Otay Mesa are outlined in Tables 2-1 and 2-2. Otay Mesa's extensive canyon systems in the western portion of the planning area accounts for 30 percent of the total community acreage and results in Open Space comprising the largest single land use. The Open Space areas are home to sensitive resources, and the opportunity to combine protection of the resources with educational opportunities will help facilitate community awareness and stewardship. In support of the General Plan's identification of Otay Mesa as a Subregional Employment Area, industrial land uses in the eastern portion encompass the next largest land use accounting for approximately 27 percent of the total acreage. Residential land uses comprise approximately 9 percent, with the majority of the acreage in the western half of the planning area. The Village Area uses, which include residential and commercial opportunities, encompass approximately 6 percent. Park uses, in support of the residential and employment land uses, include approximately 2 percent of the total acreage of Otay Mesa. The Institutional uses comprise approximately 12 percent, with almost 900 of the acres belonging to Brown Field, the City's general aviation airport. Figure 2-1 illustrates the Community Plan Land Use Map and Table 2-3 outlines the land use categories within the community, as well as the types of uses allowed in each category.

Table 2-1
2010 Existing Land Use Distribution

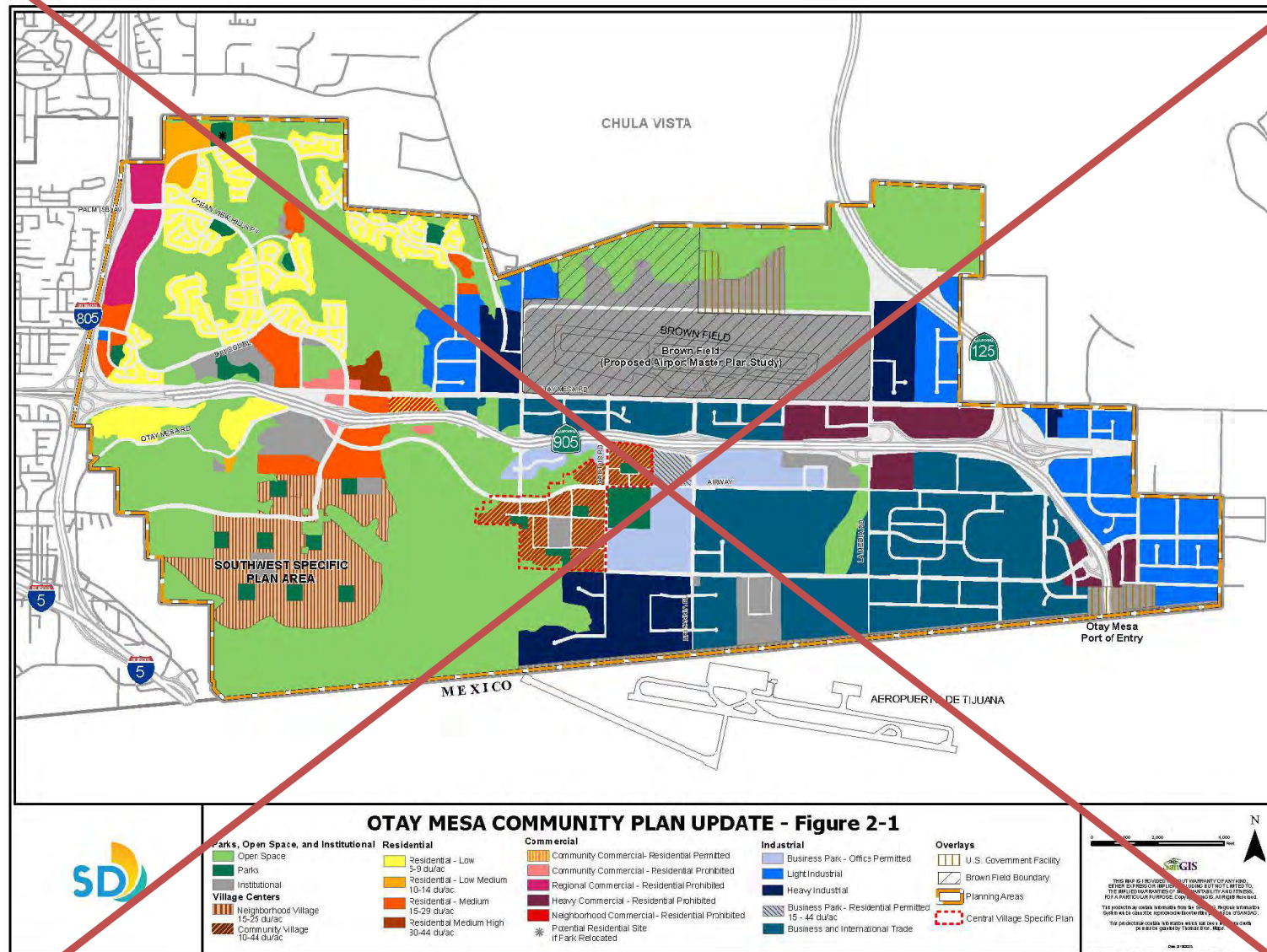
Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,565	27%	
Residential	1,270	14%	12,400
Commercial	453	5%	
Village Area			
Industrial	2,839	30%	
Institutional	1,023	11%	
Parks	53	1%	
Right-of-Way	1,099	12%	
Total	9,302	100%	12,400

Table 2-2
Planned Land Use Distribution

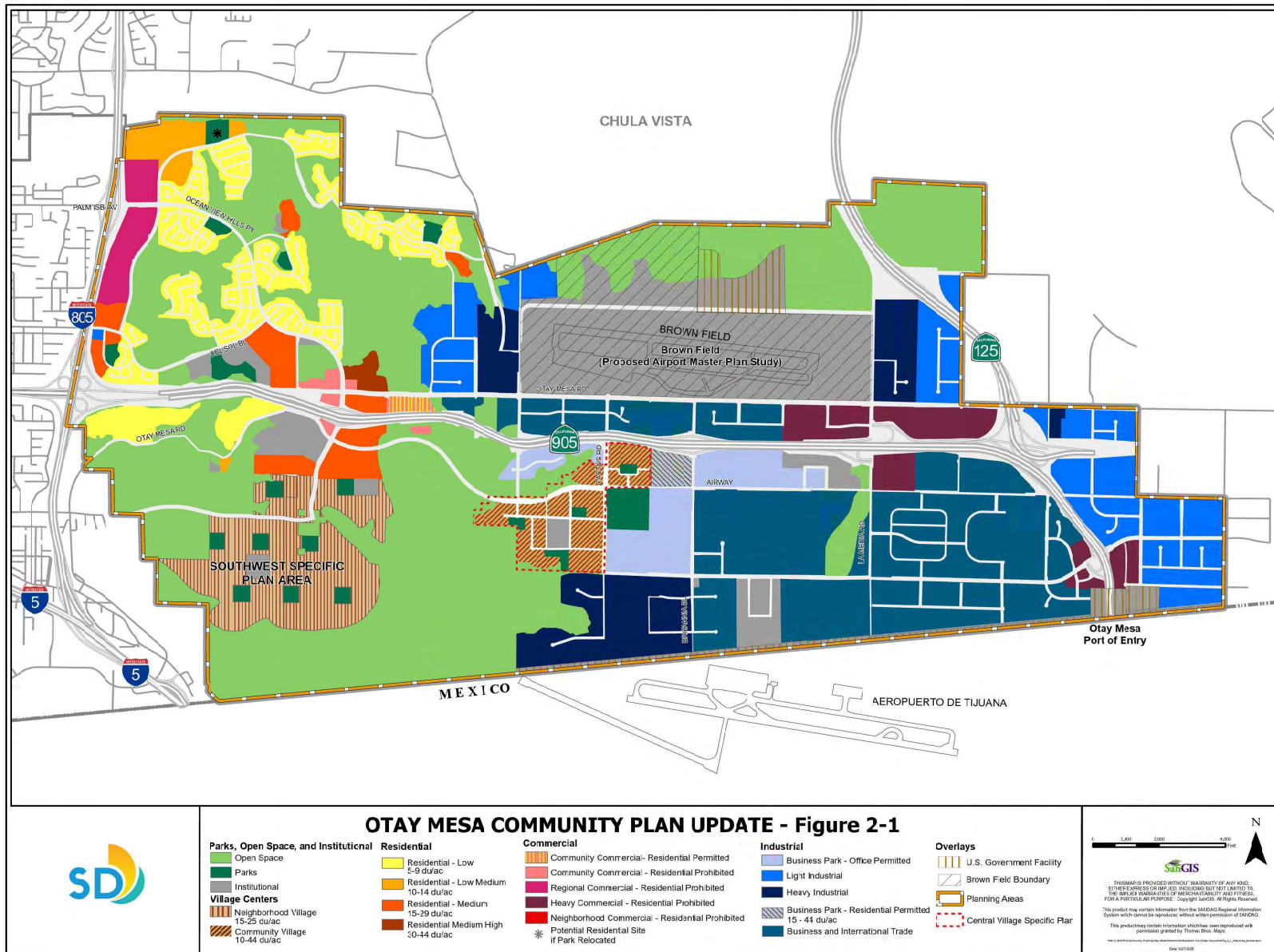
Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,833	30%	
Residential	806 800	9%	7,768
Commercial	295	3%	430
Village Area	560	6%	11,126
Industrial	2,512 2,518	27%	
Institutional	1,120	12%	
Parks	151	2%	
Right-of-Way	1,023	11%	
Total	9,301	100%	19,324



Land Use Element



Land Use Element

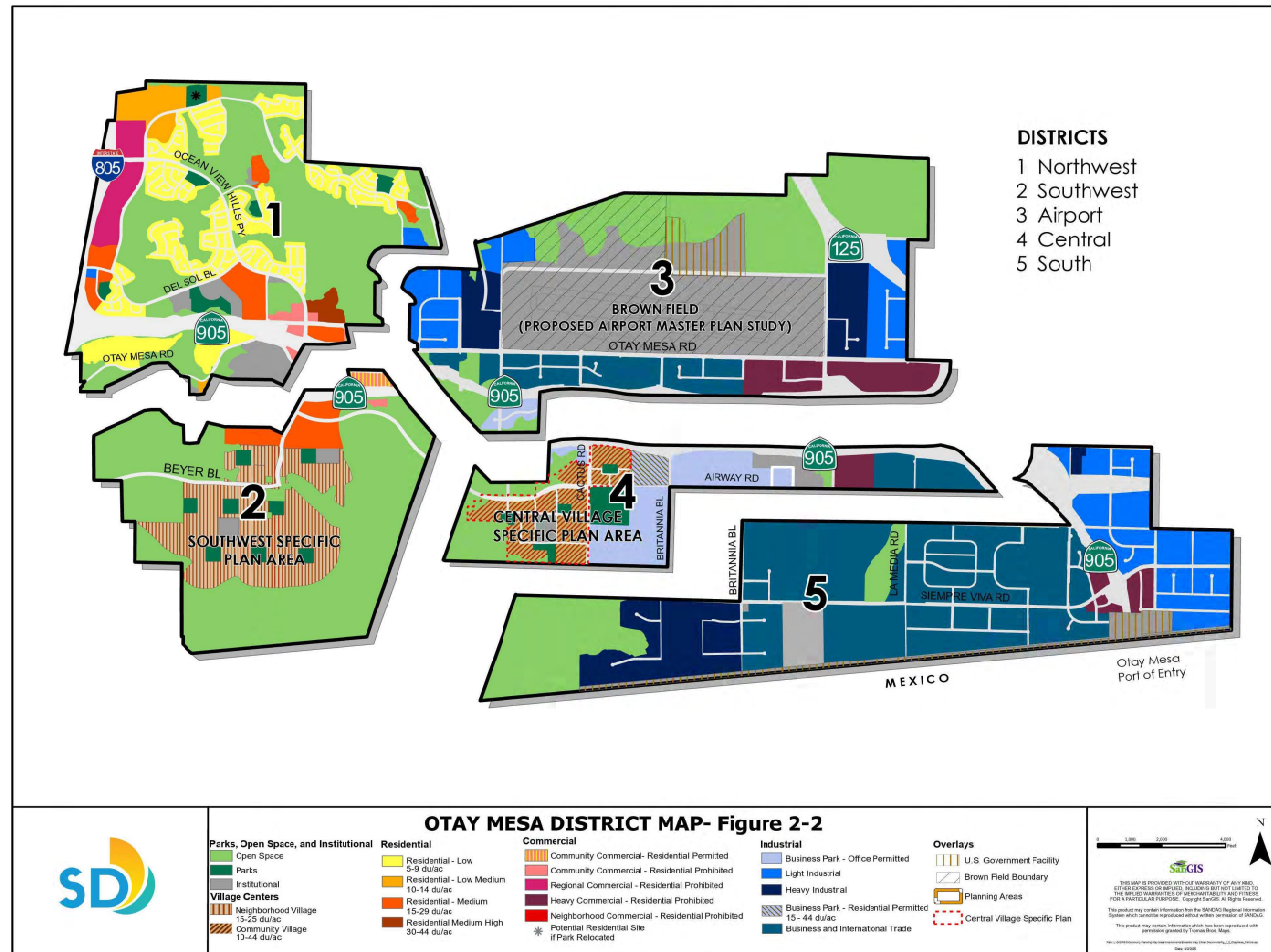


Land Use Element

Districts

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

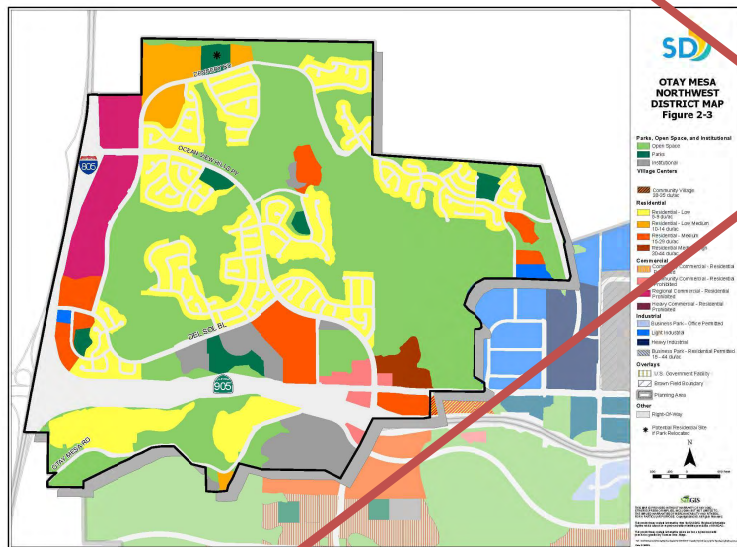
facilities, natural features, and infrastructure help form the five districts



1. Northwest District

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

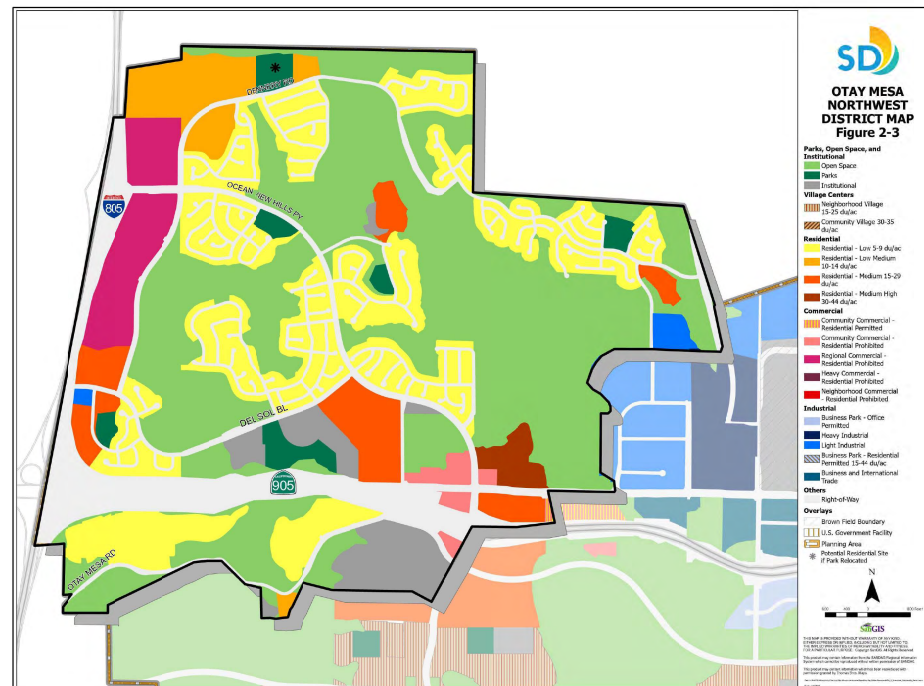
development, and are located near SR-905 and commercial services. The District includes the San Ysidro High School, and seven Precise Planning Area neighborhoods: California Terraces, Dennerly Ranch, Hidden Trails, Remington Hills, Riviera del Sol, Robinhood Ridge, and Santee Investments (Figure 1-3).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



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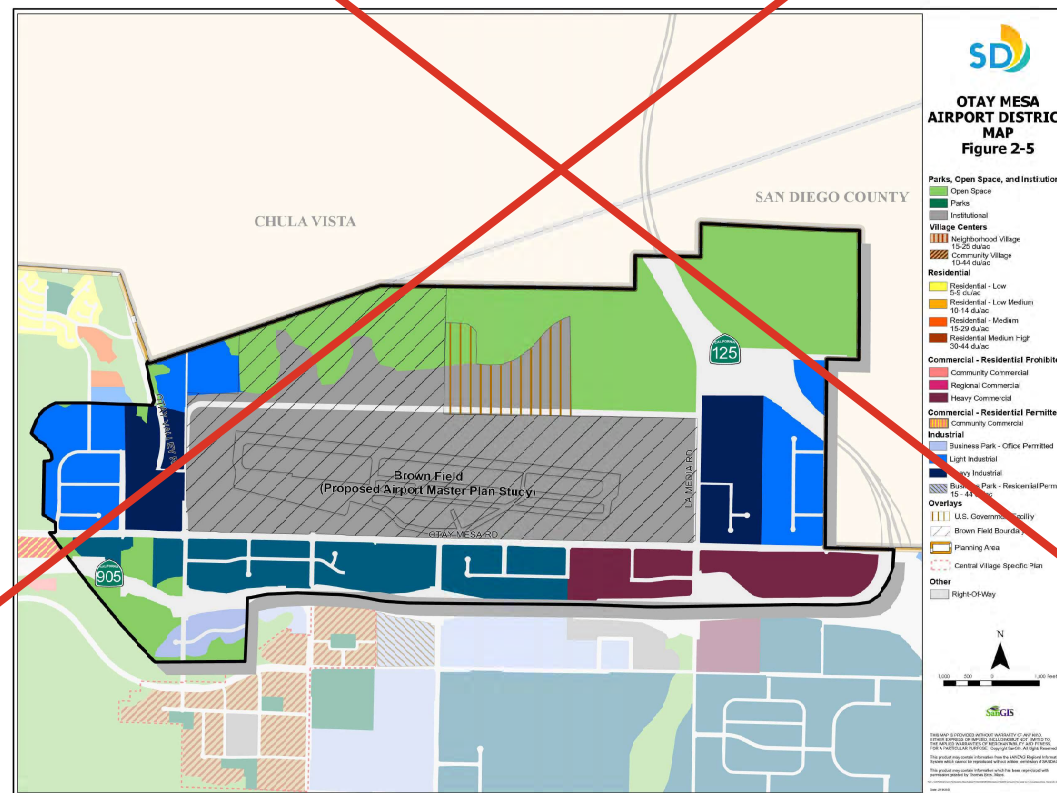
development, and are located near SR-905 and commercial services. The District includes the San Ysidro High School, and seven Precise Planning Area neighborhoods: California Terraces, Dennerly Ranch, Hidden Trails, Remington Hills, Riviera del Sol, Robinhood Ridge, and Santee Investments (Figure 1-3).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



3. Airport District

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

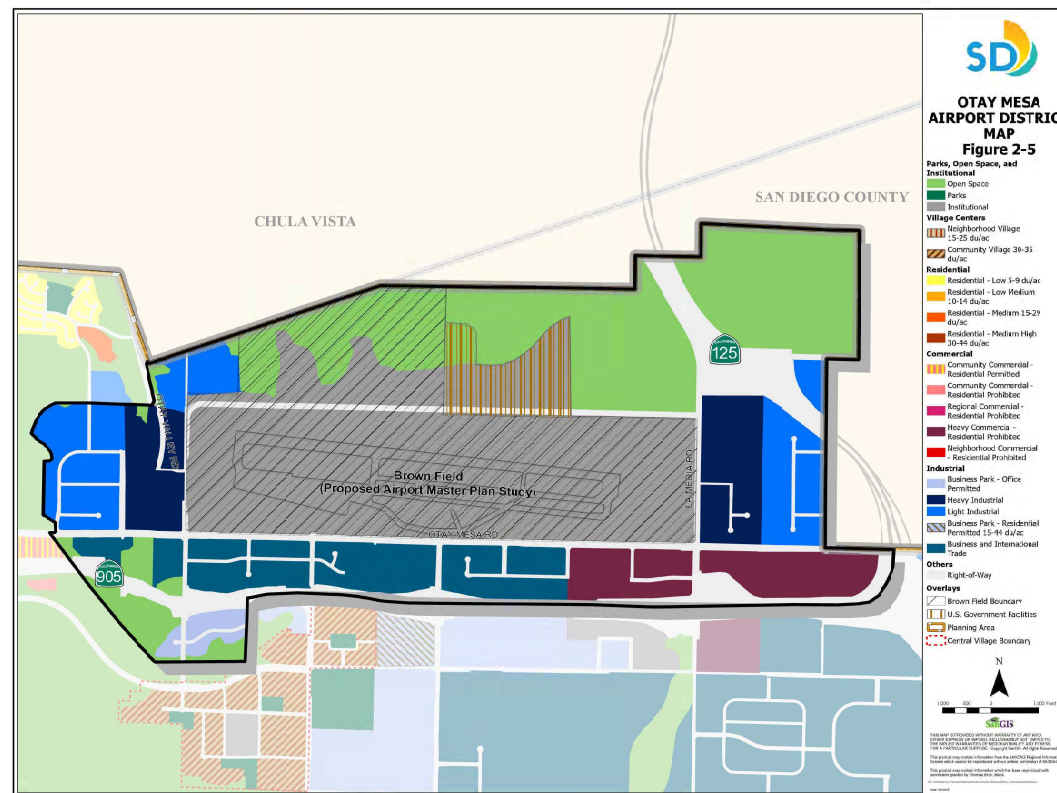
Brown Field is a general aviation airport which serves as a catalyst for economic development in Otay Mesa, with emphasis on corporate aircraft, Customs and Border Patrol operations and international trade logistics support. Due to airport operations, the eastern and western areas adjacent to the airport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



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

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4. Central District

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

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

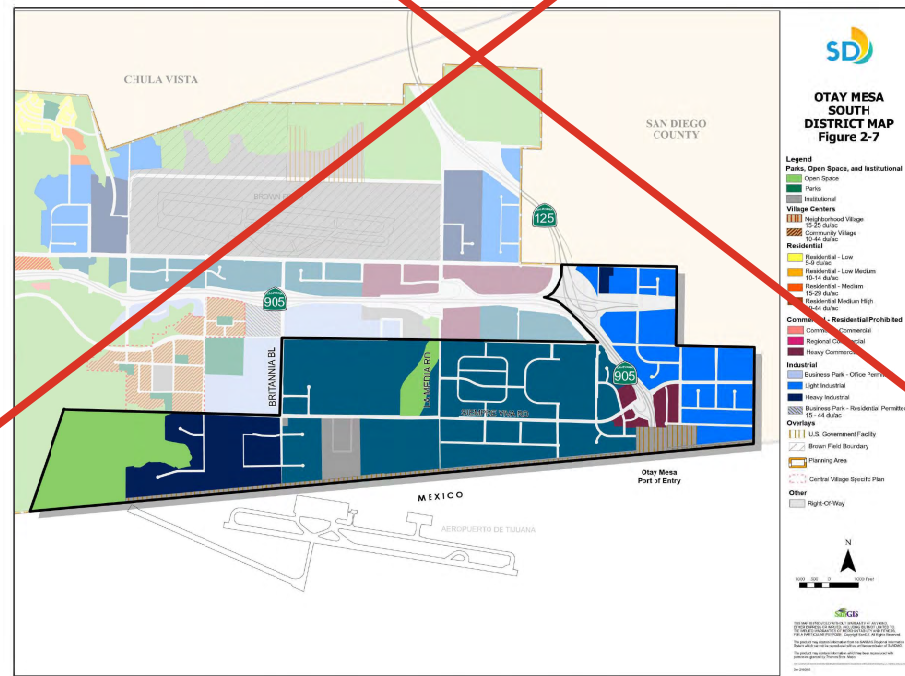


Land Use Element

5. South District

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

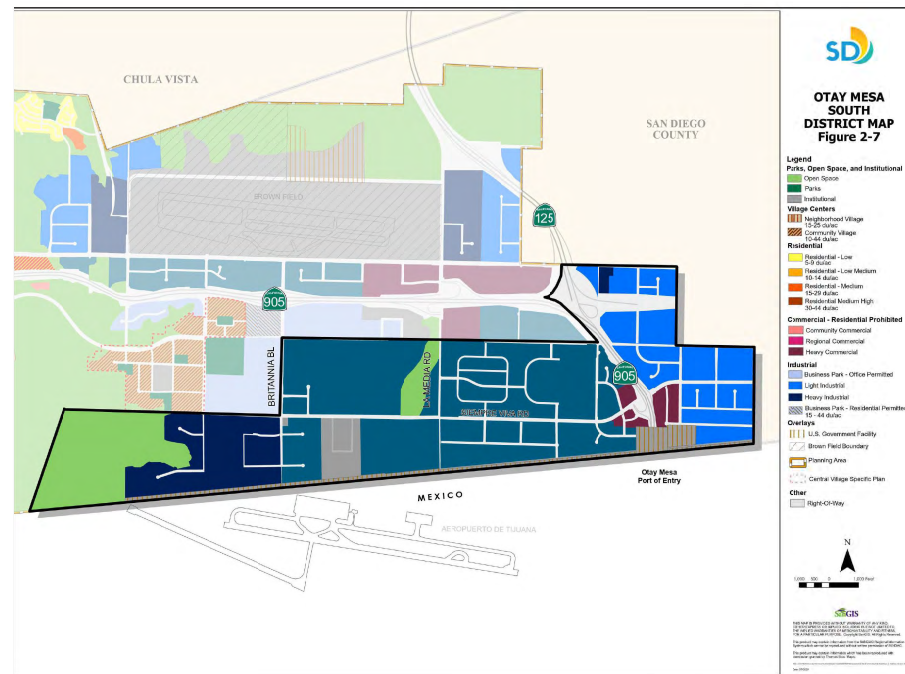
are necessary for the movement of goods across the border. The west portion of the South District is designated for heavy industrial uses, such as automobile recycling, truck depots that rely upon outdoor storage, and other uses which can tolerate the truck traffic and noise generated in this area. The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

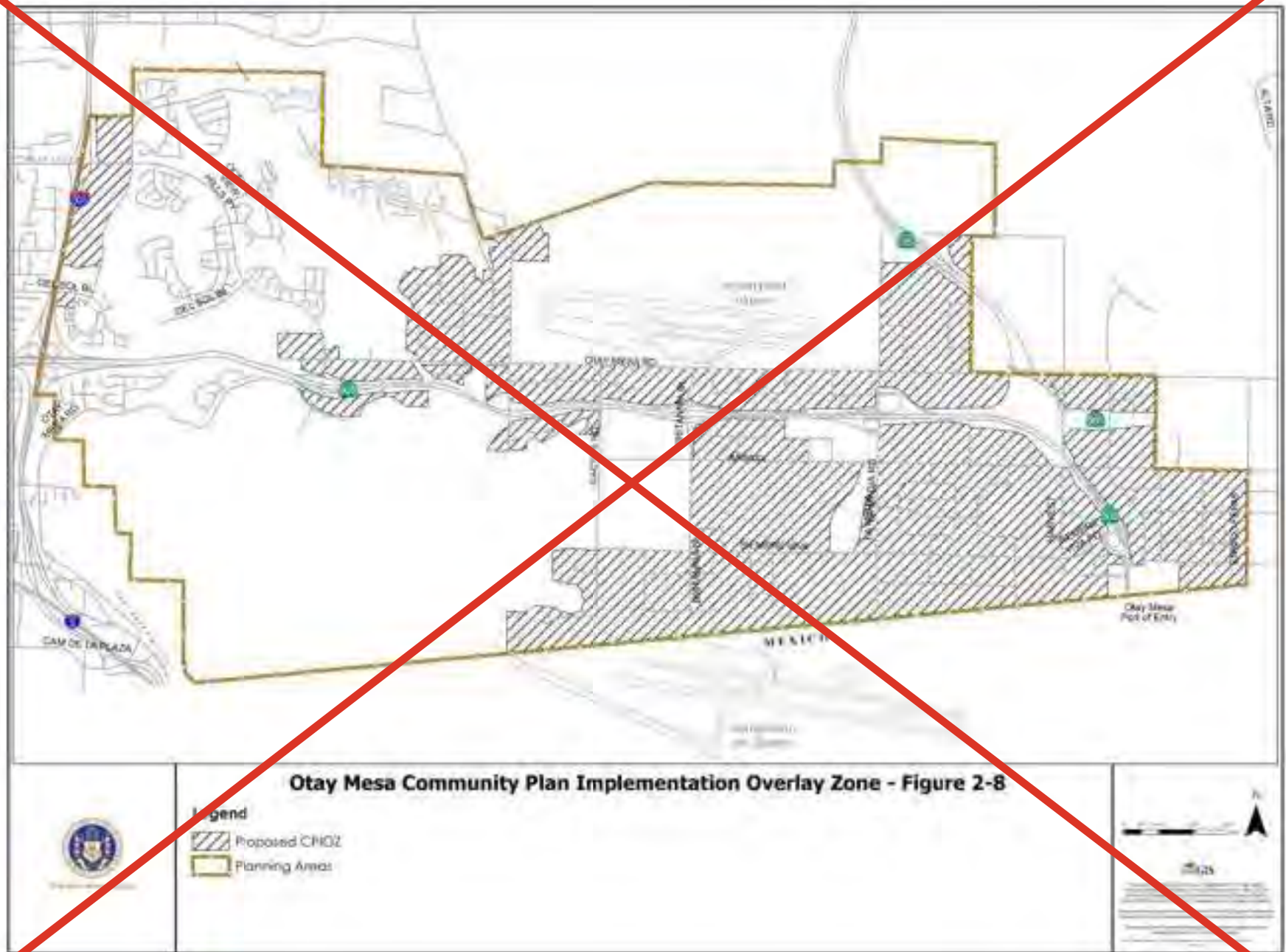


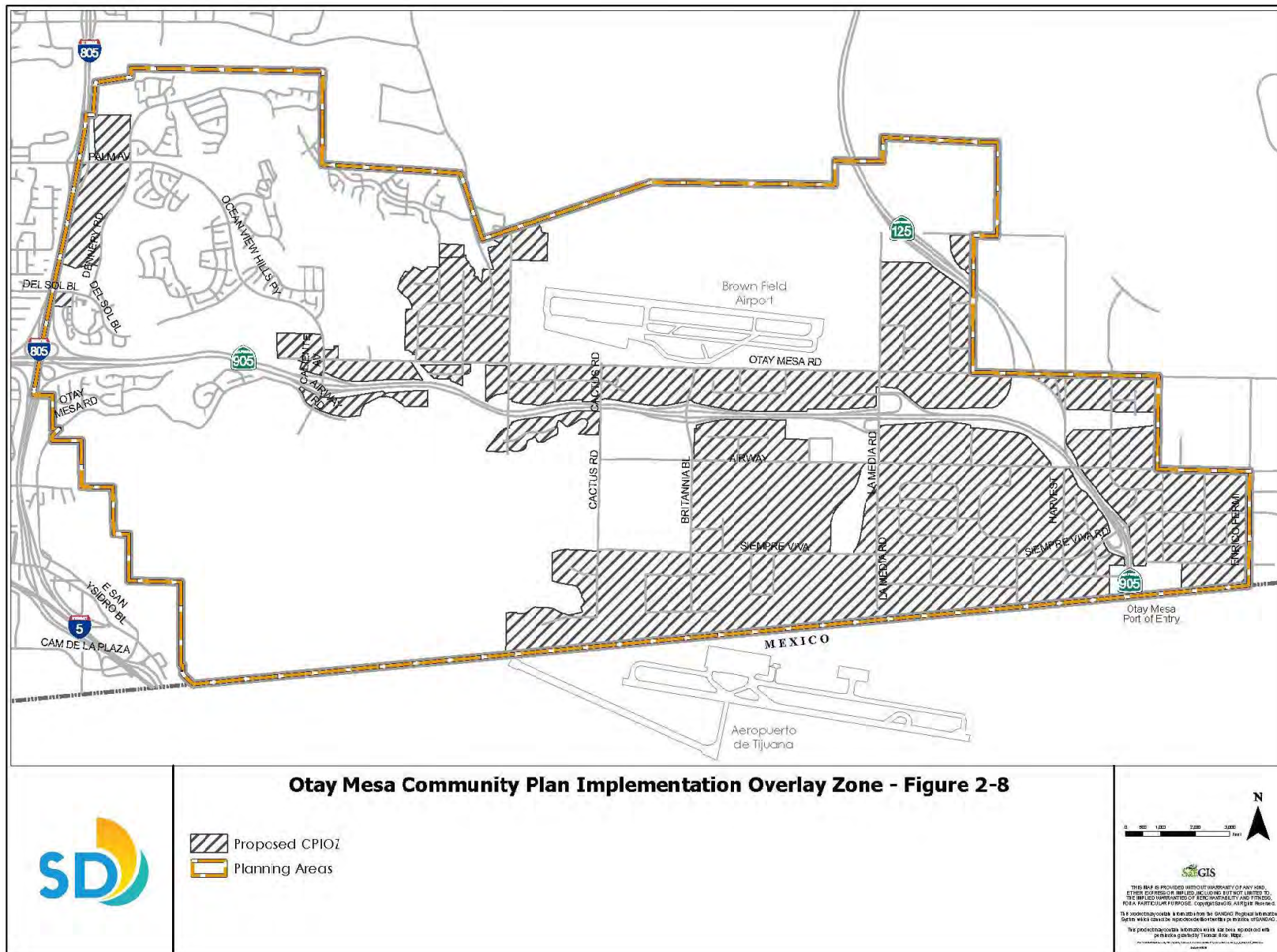
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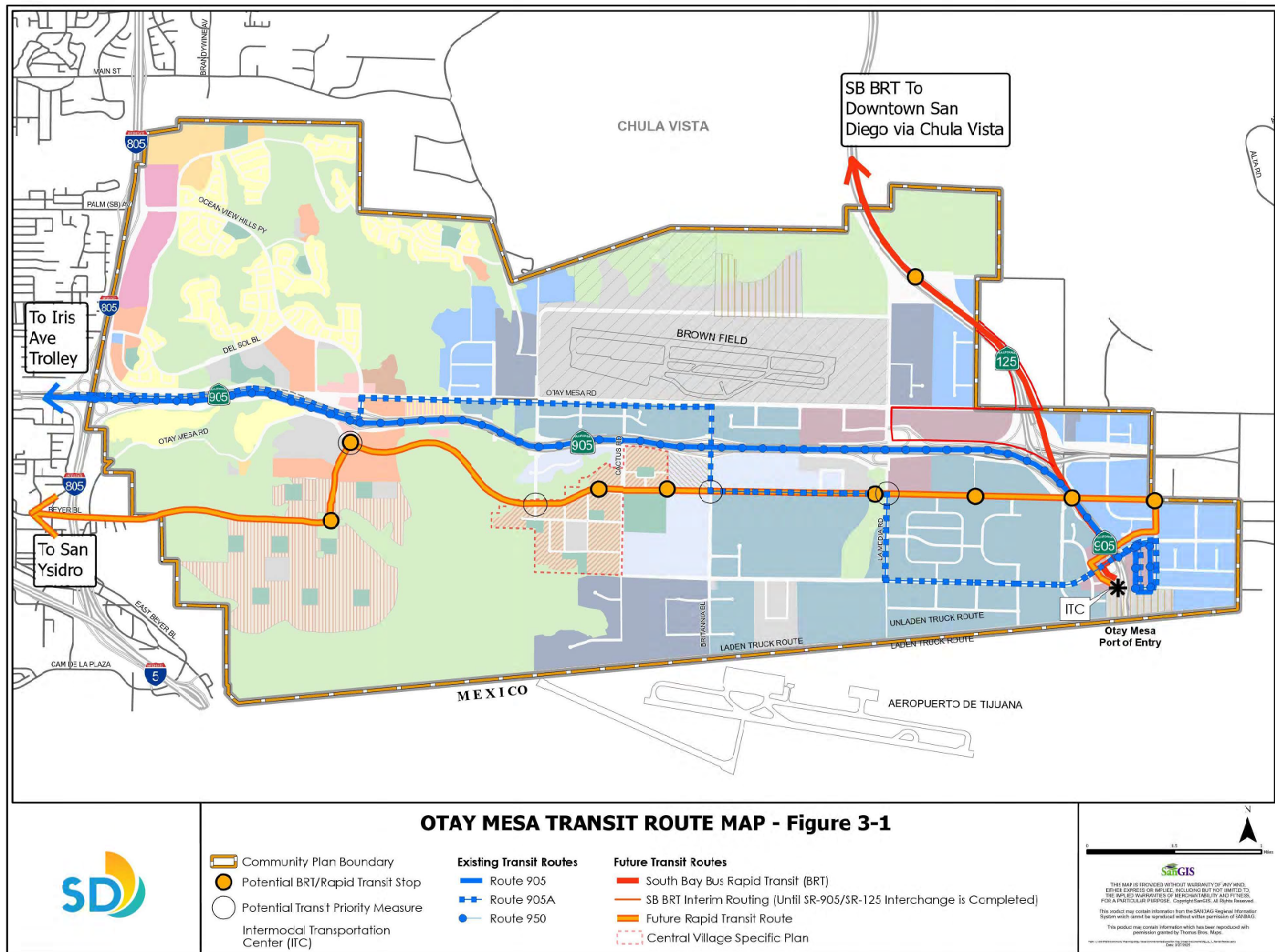




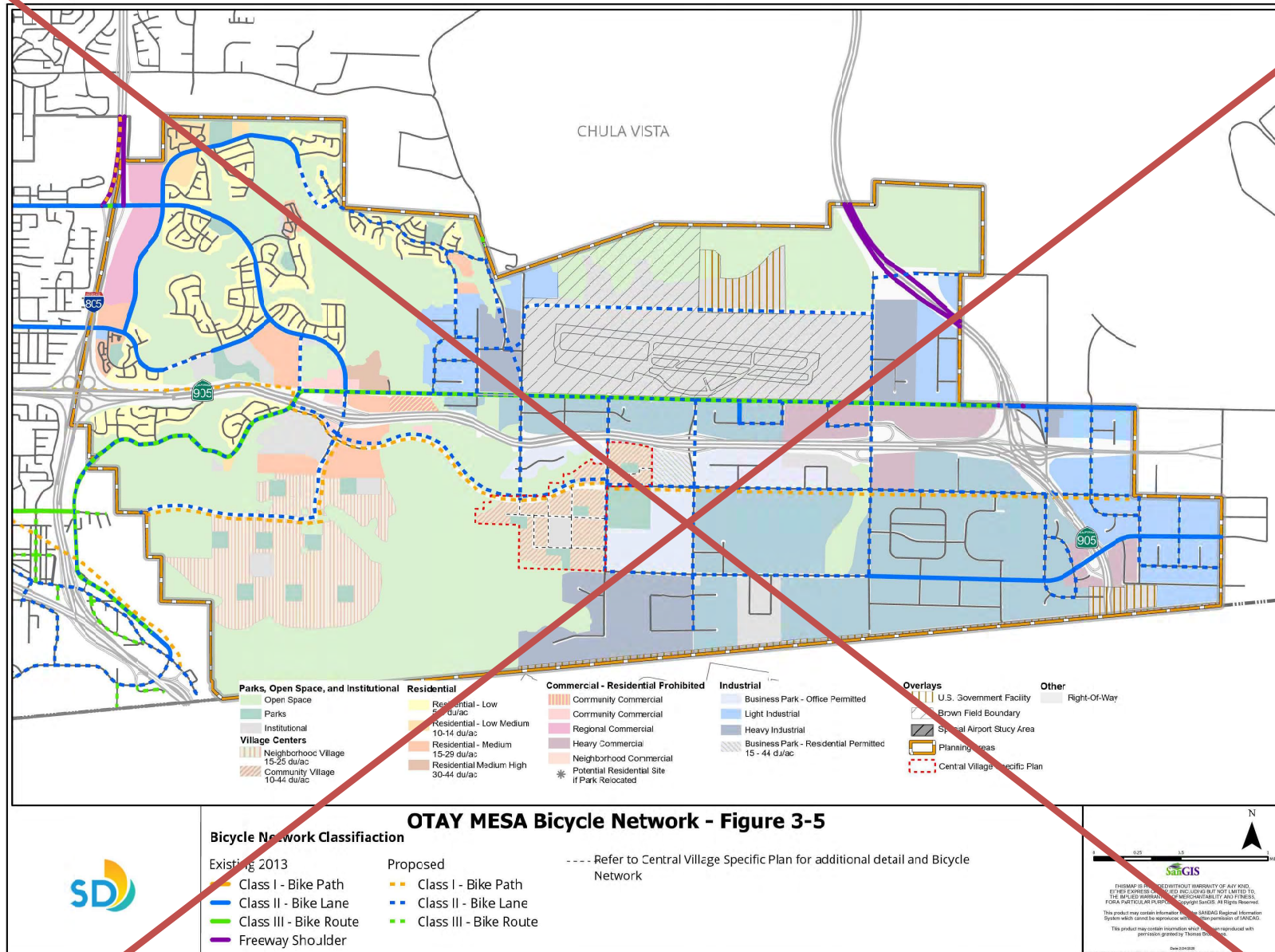


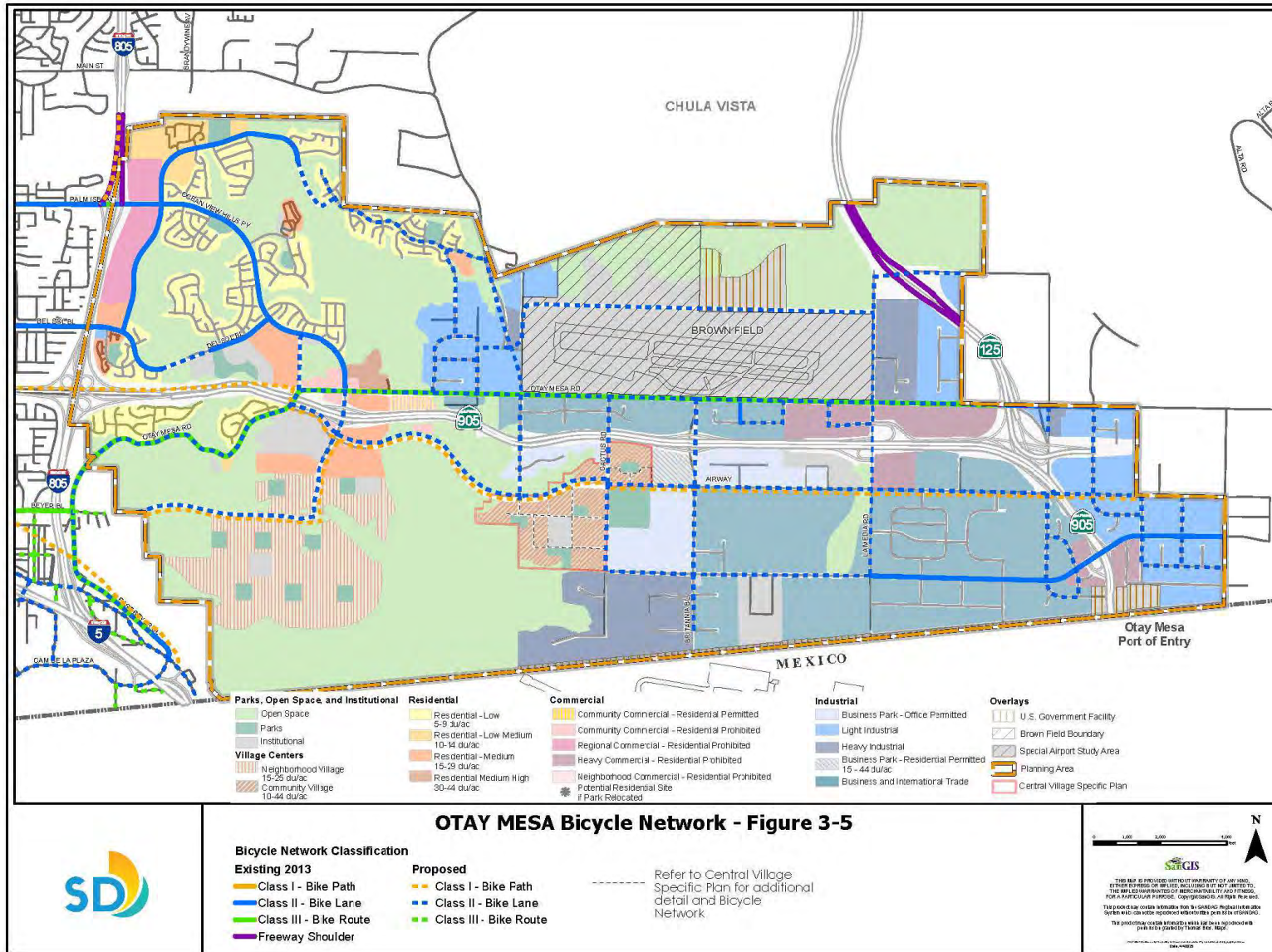
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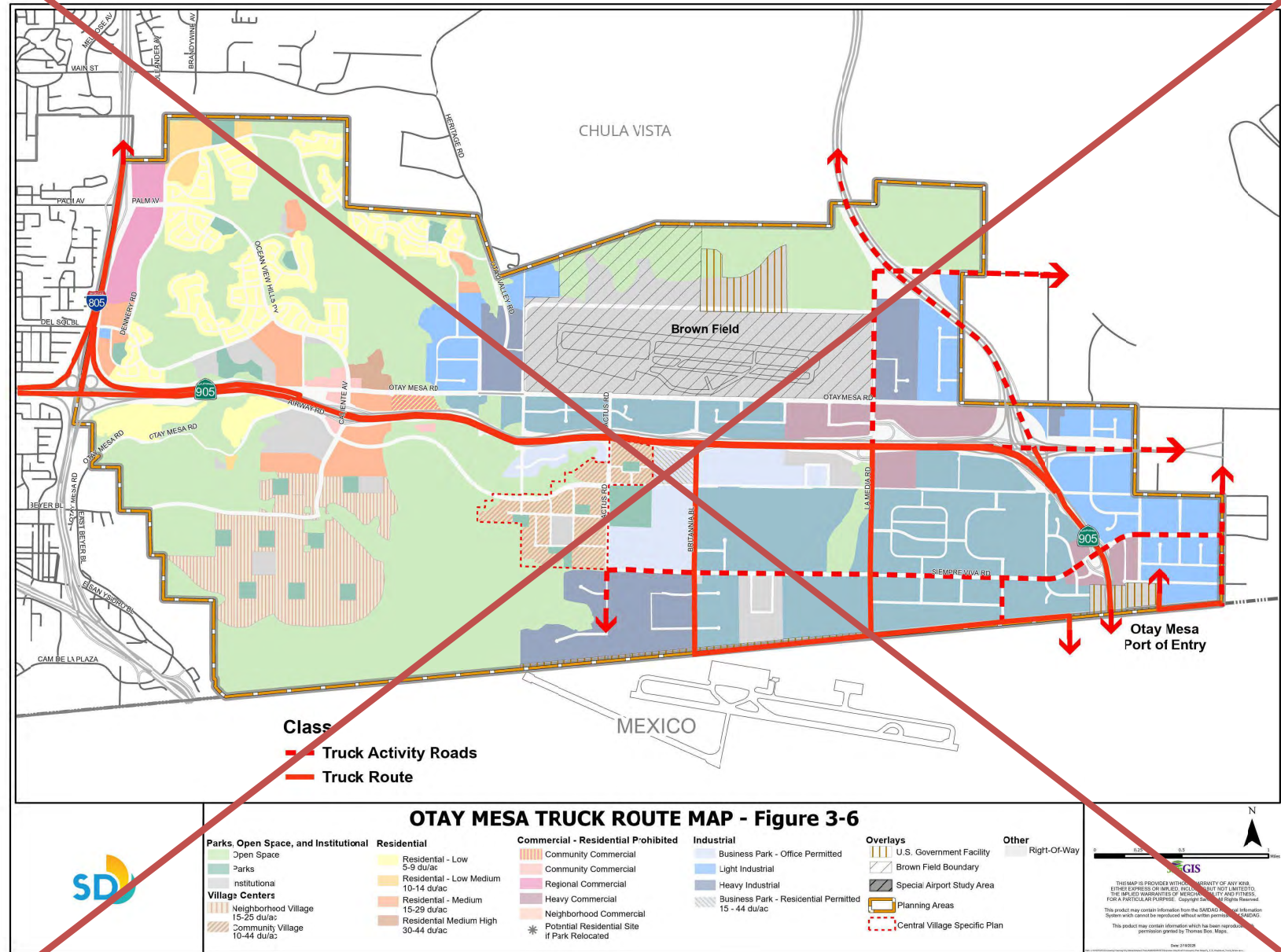


Mobility Element

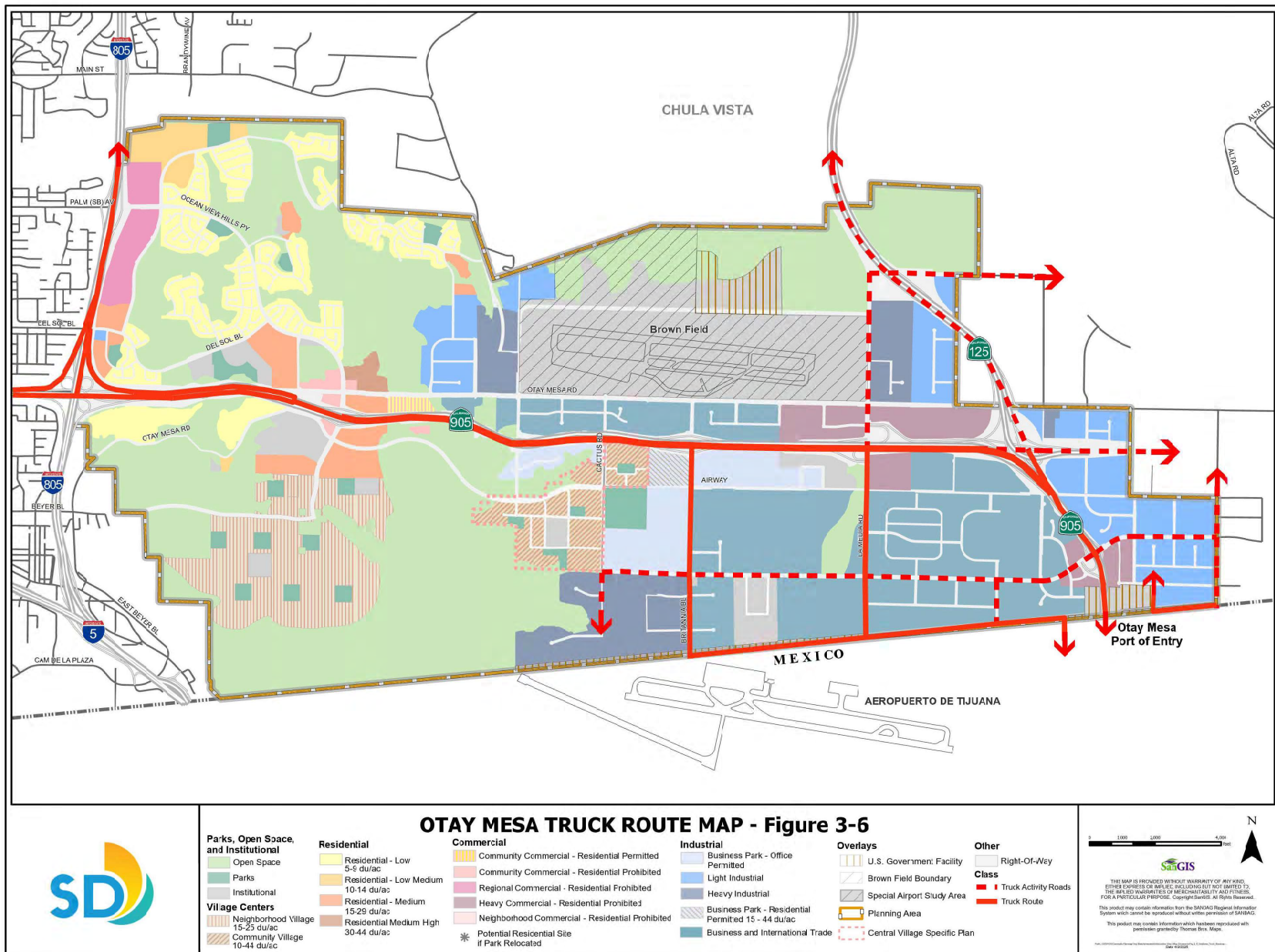


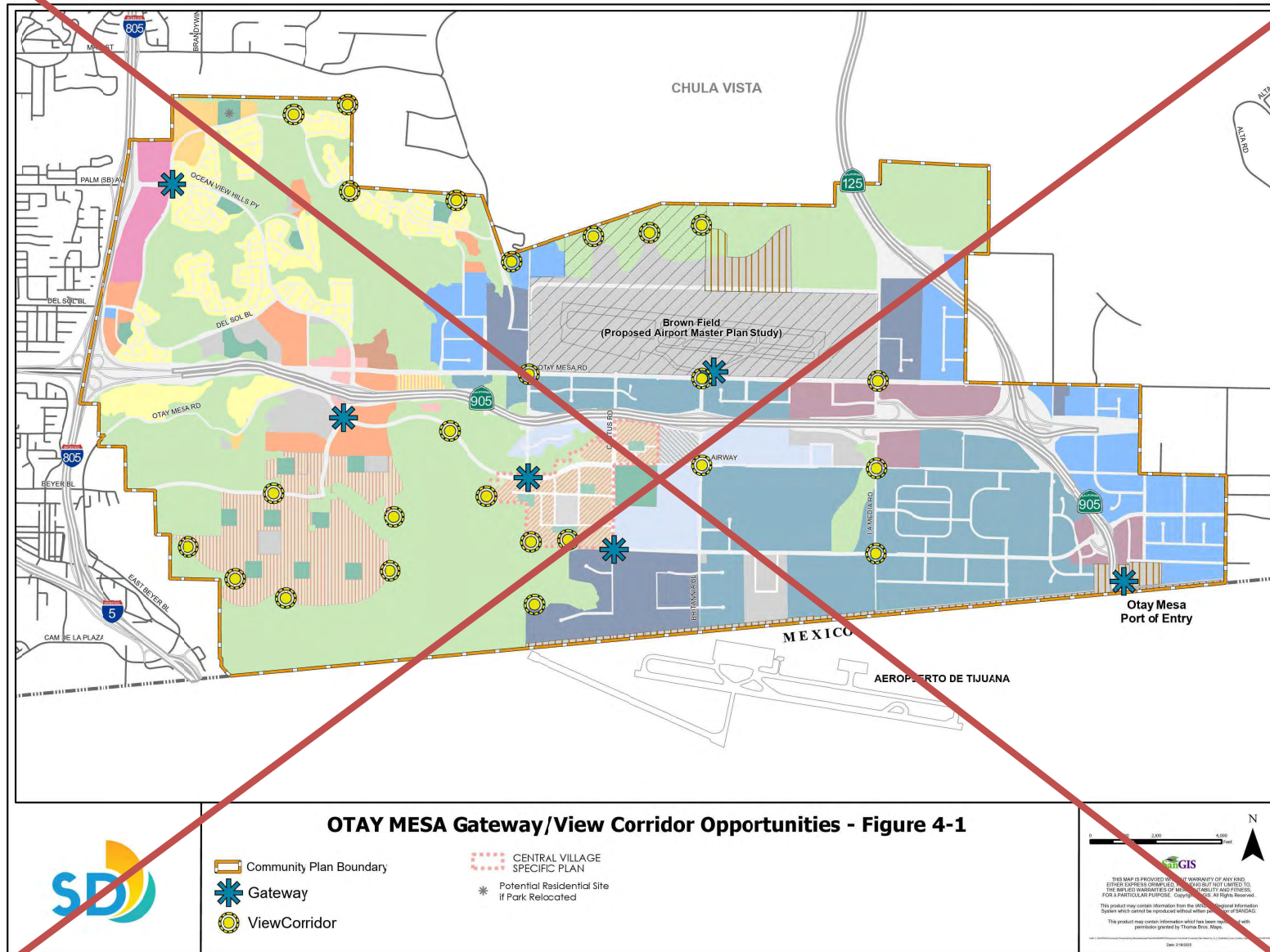


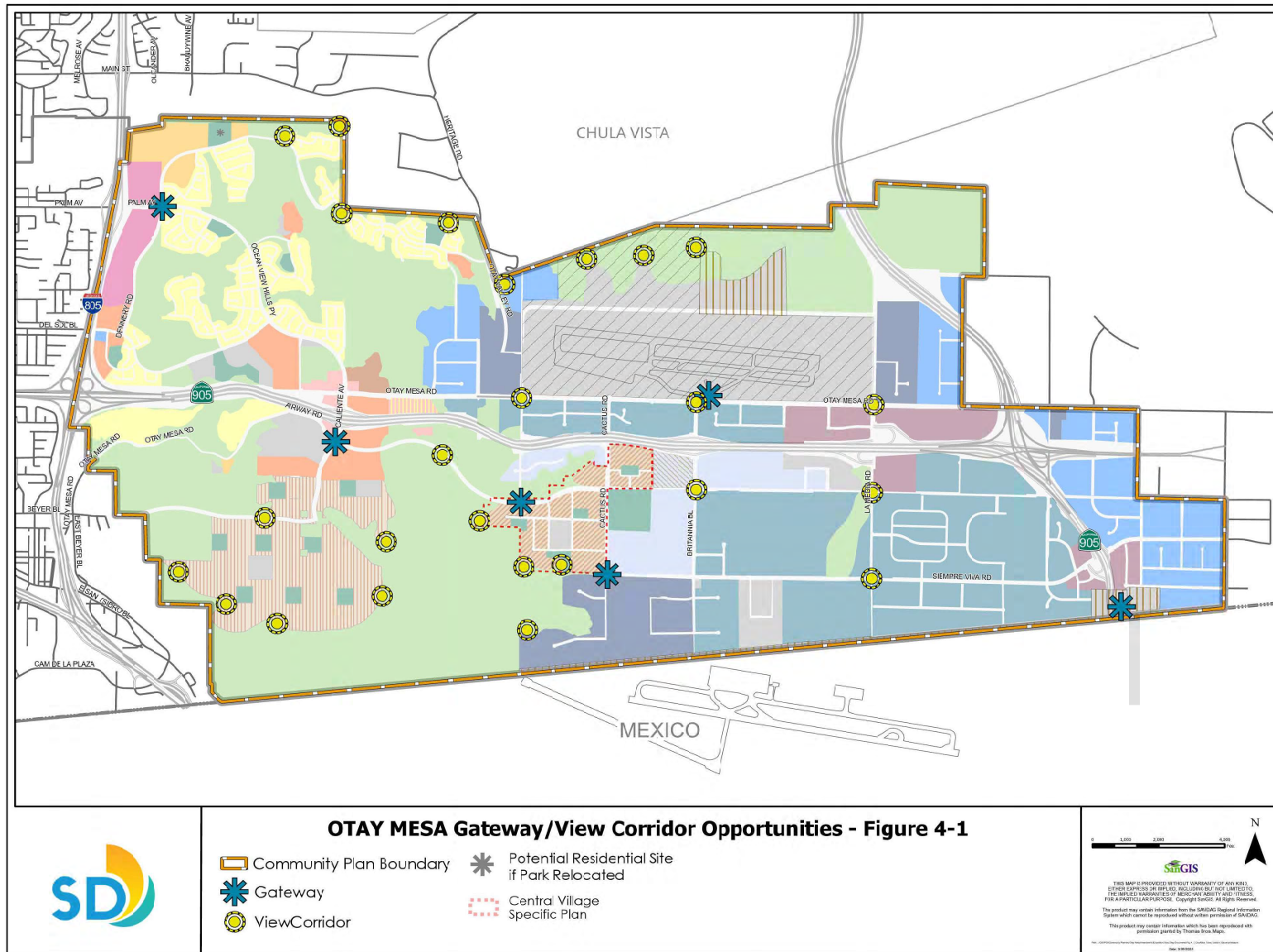
Mobility Element



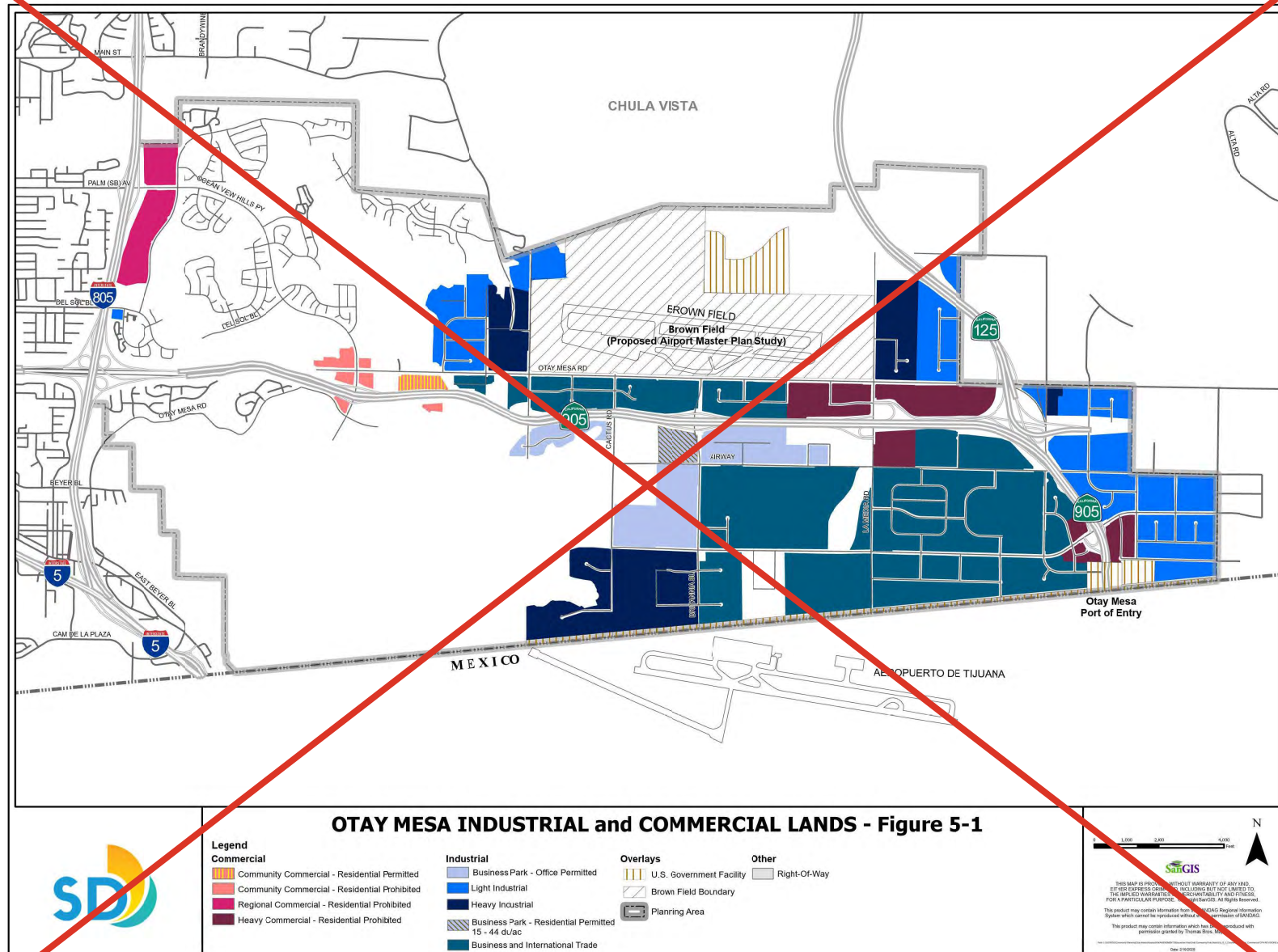
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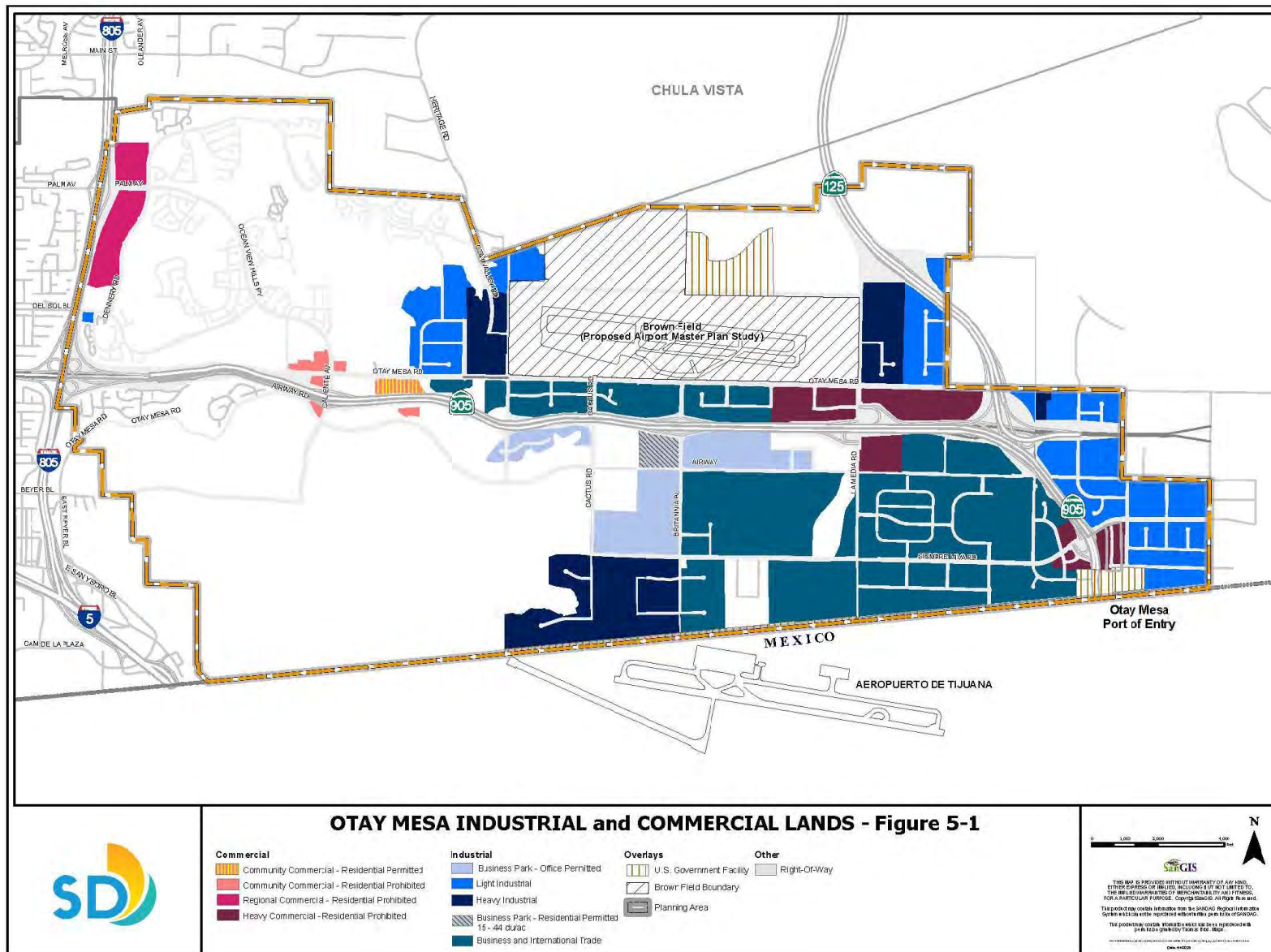




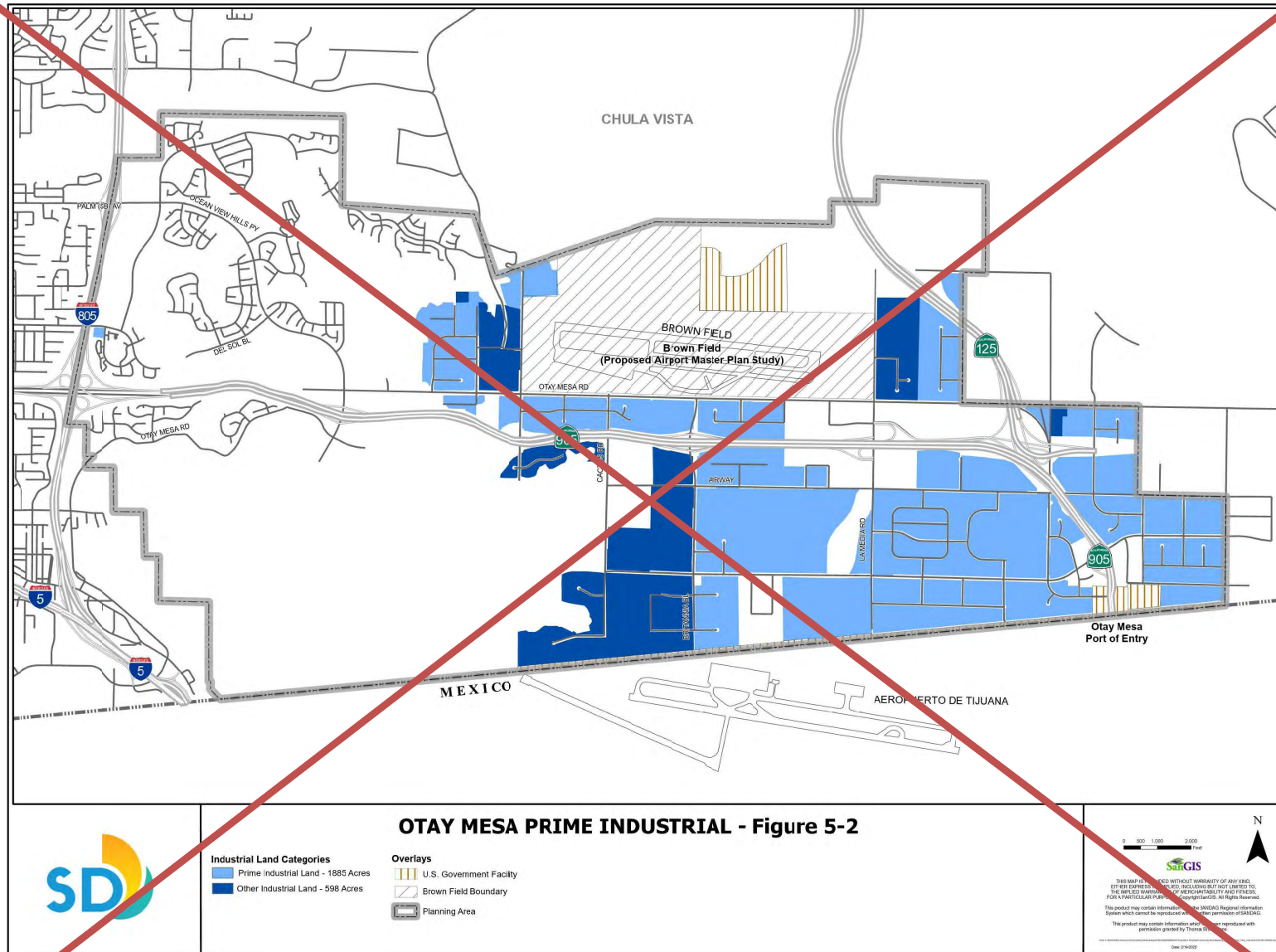


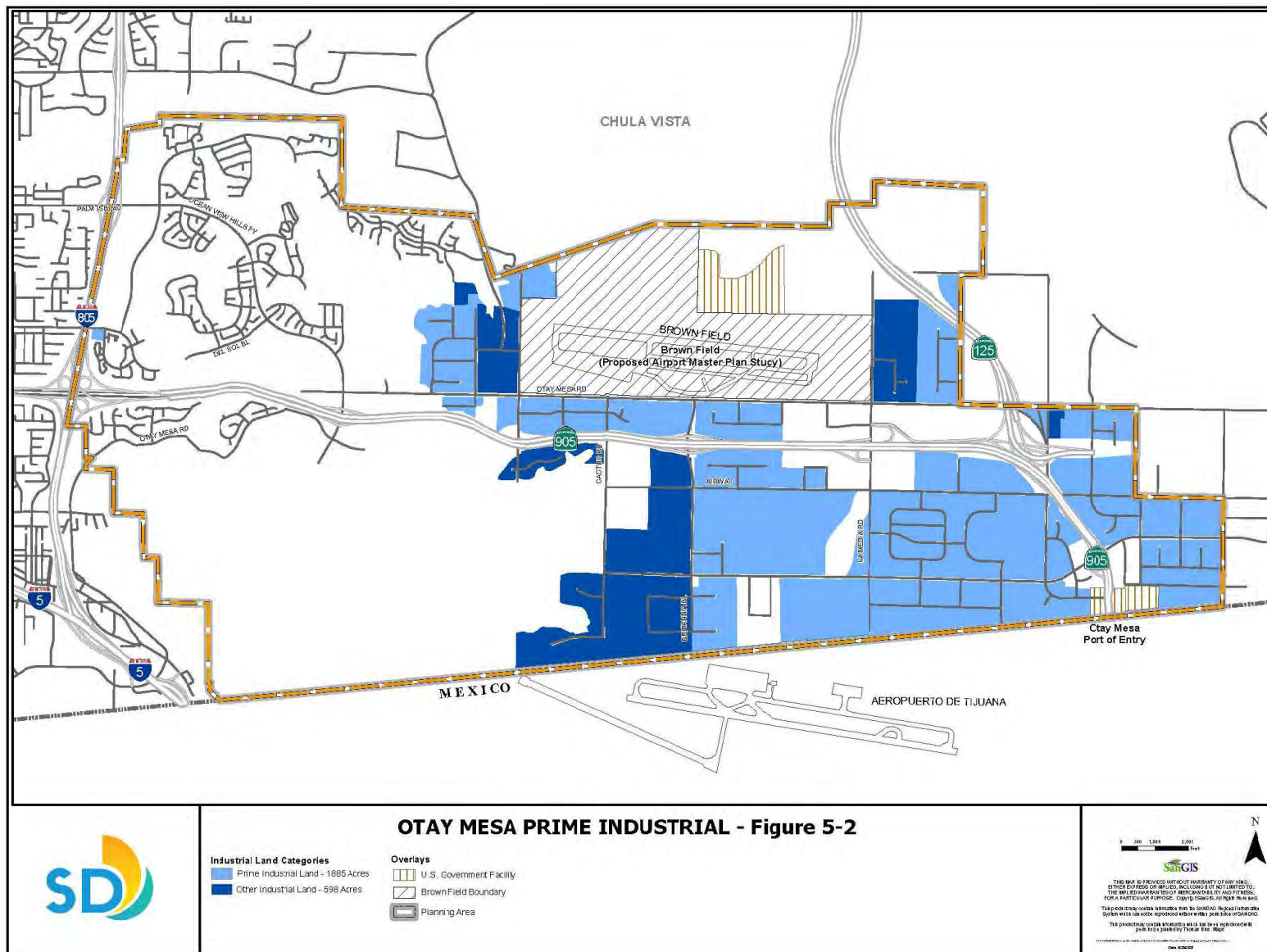
Economic Prosperity Element





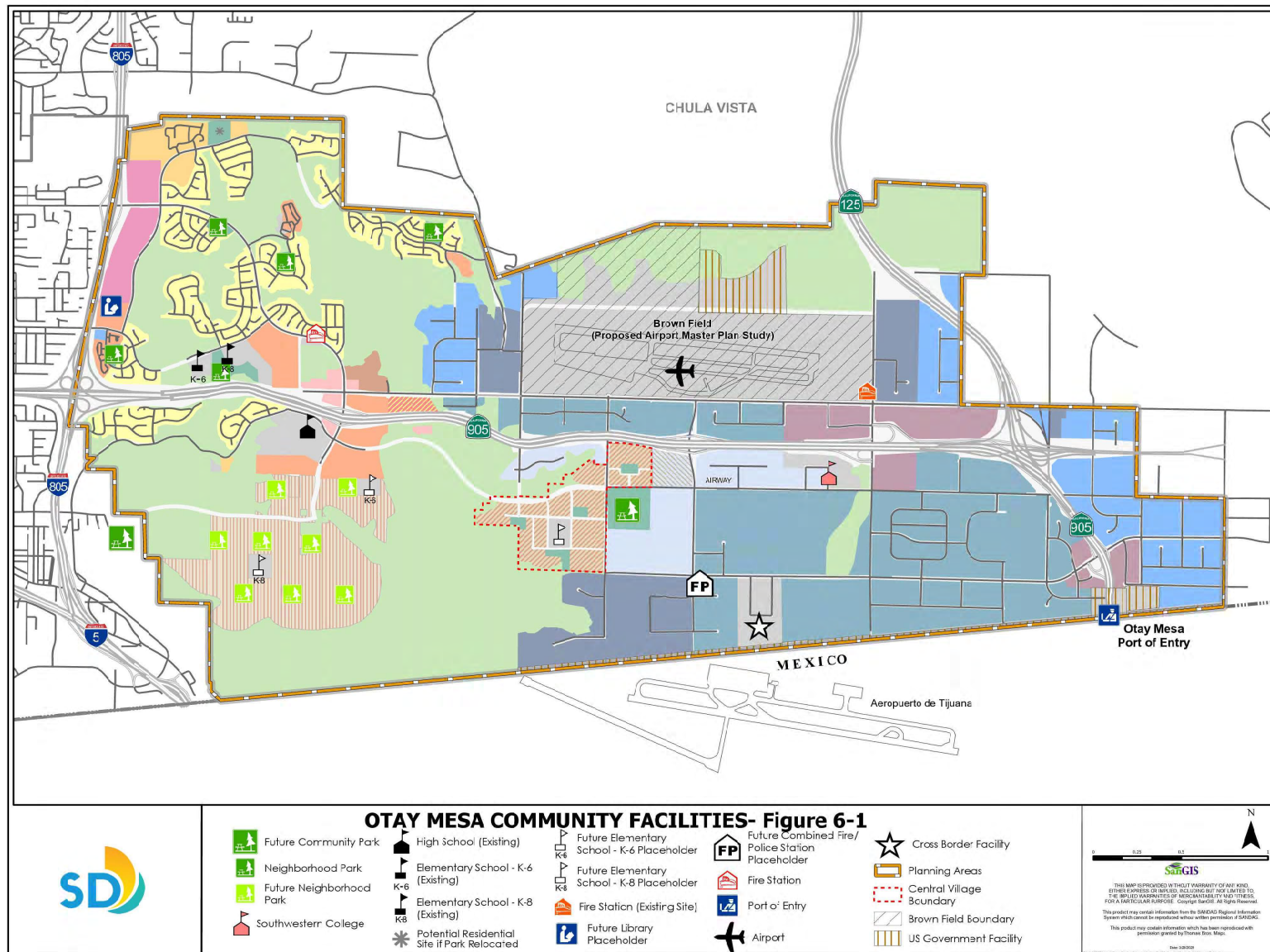
Economic Prosperity Element

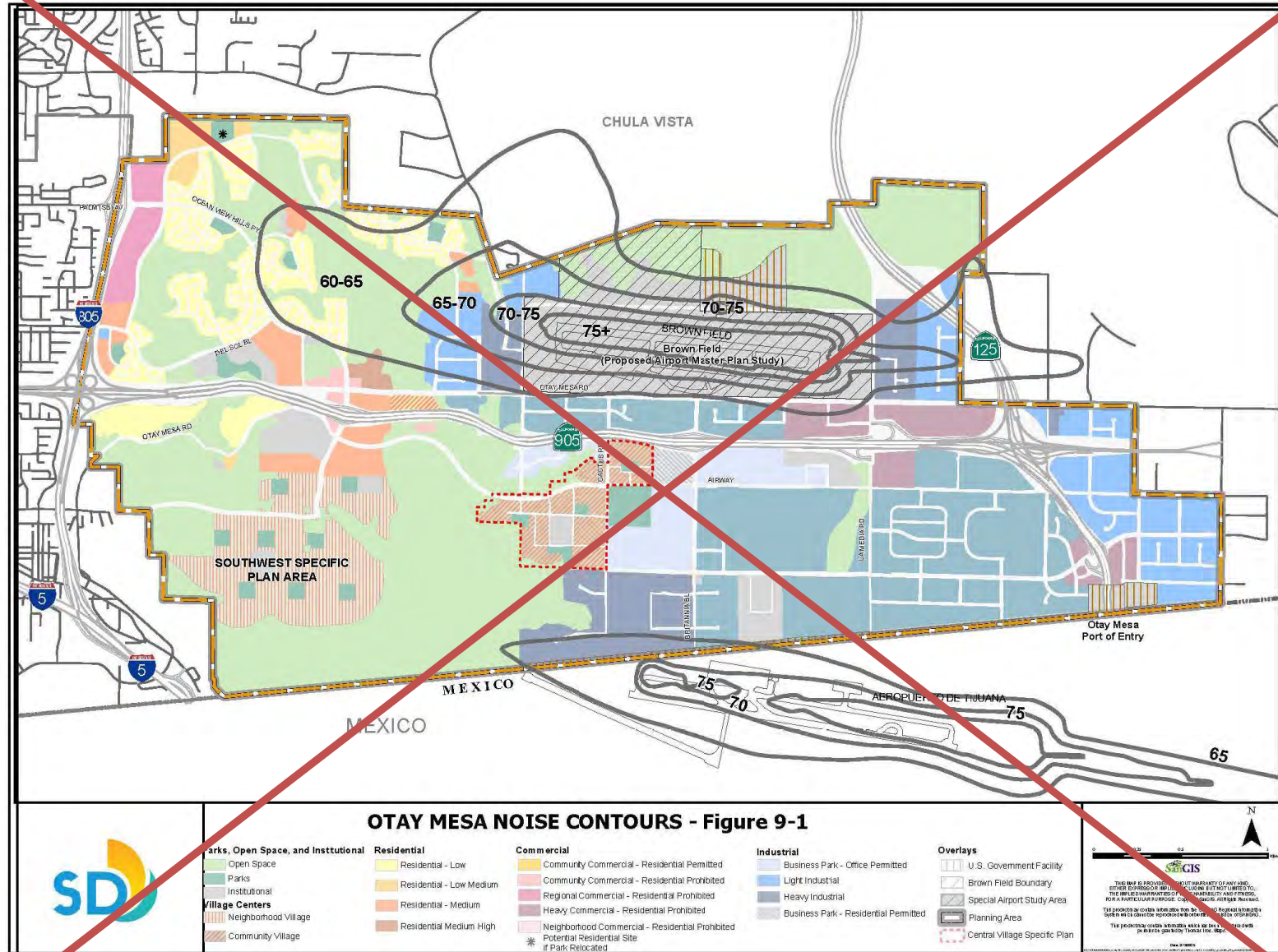




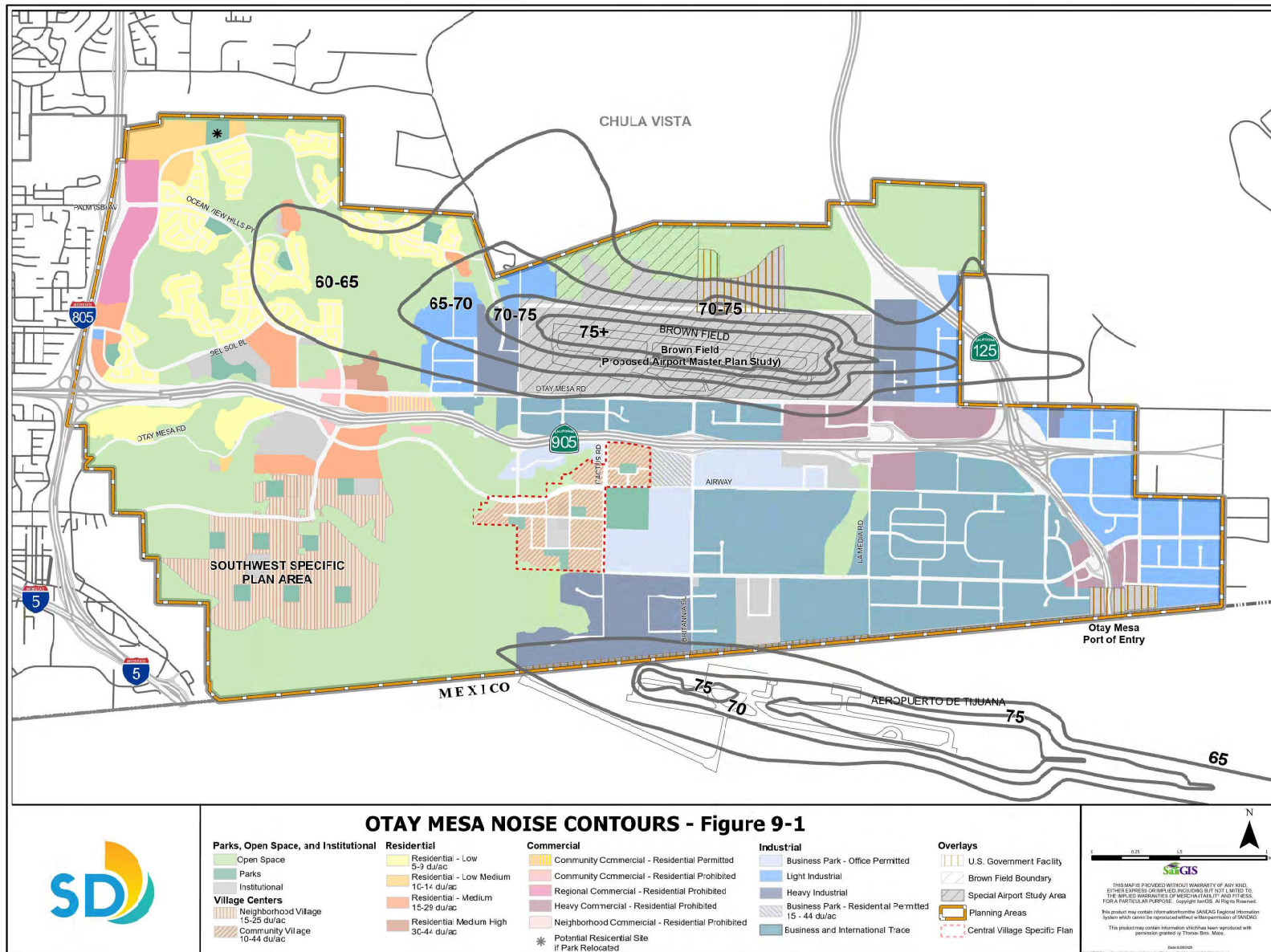
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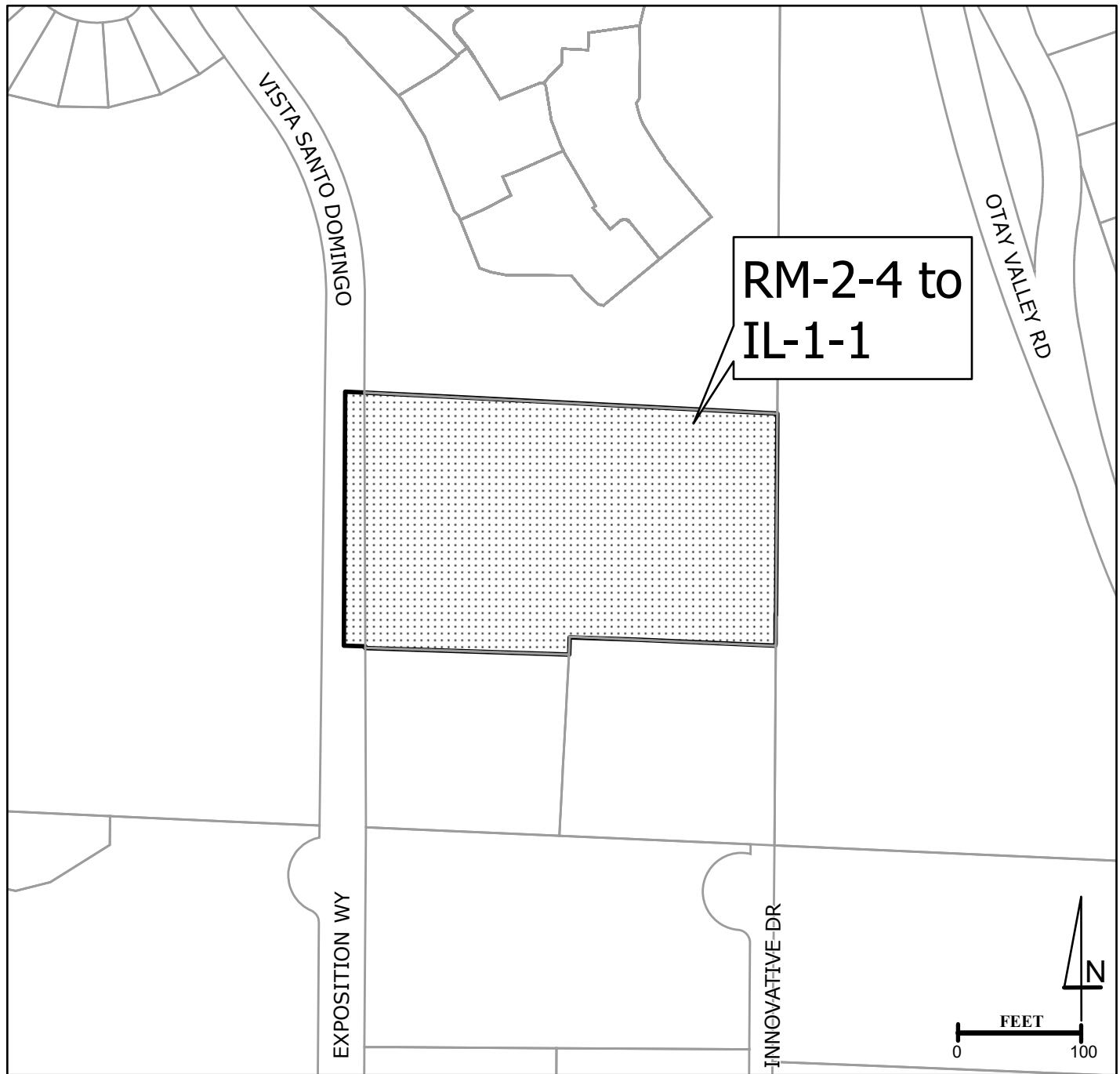
Noise Element





CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



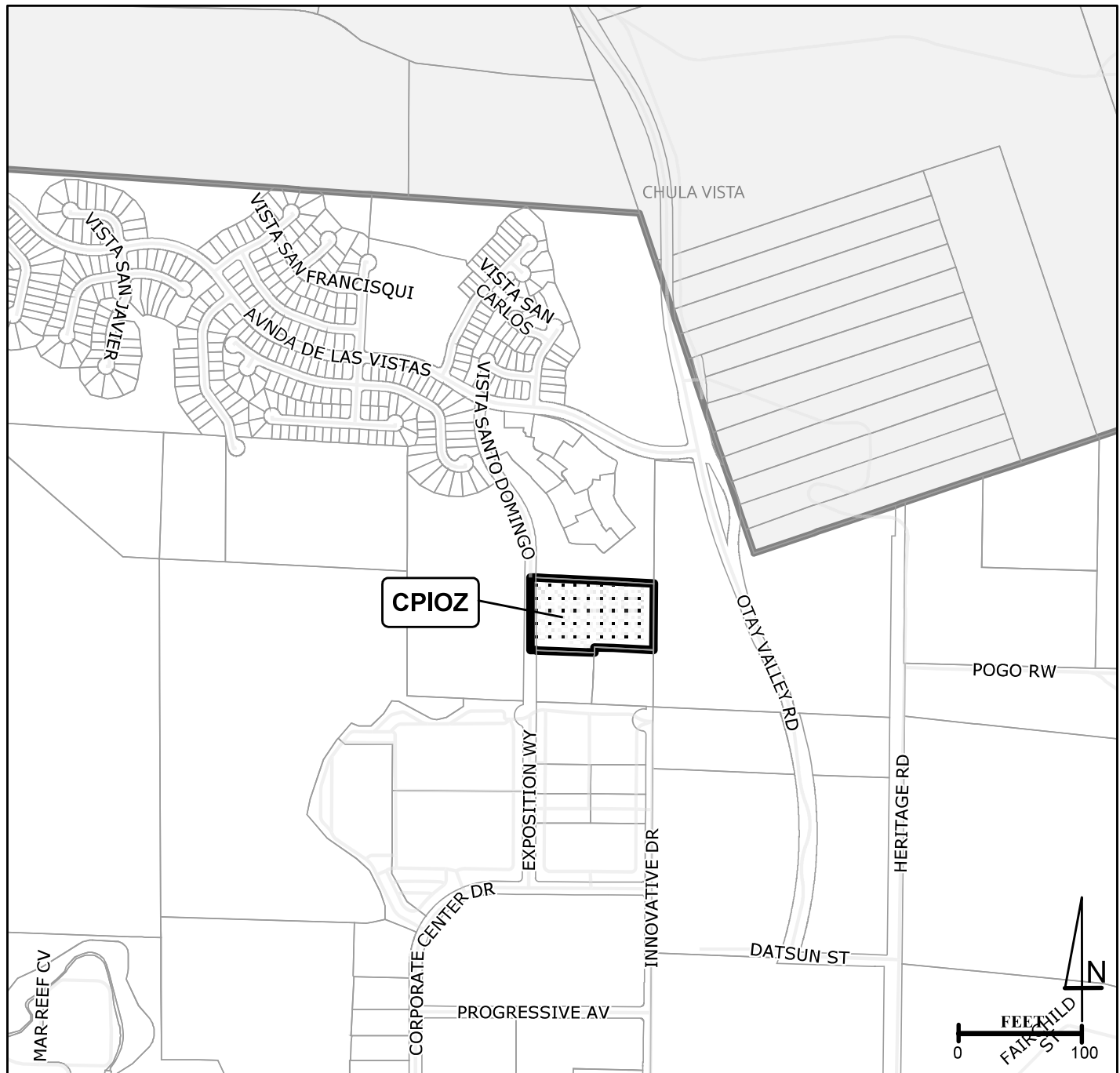
		B-4374
ORDINANCE NO. _____	REQUEST RM-2-4 to IL-1-1	
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	
BEFORE DATE _____		
EFF. DATE ZONING _____		APN(s): 645-050-4400

DRAFT



CITY OF SAN DIEGO • DEVELOPMENT SERVICES

PROPOSED REZONING



		B-4376
ORDINANCE NO. _____	REQUEST CPIOZ Addition	
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION	DEVELOPMENT SERVICES MANAGER
ZONING SUBJ. TO _____	CITY COUNCIL ACTION	
BEFORE DATE _____		
EFF. DATE ZONING _____		

DRAFT

February 14, 2025

Ms. Sara Osborn
City of San Diego
1222 First Avenue, MS 501
San Diego, California 92101

Re: Airport Land Use Commission Consistency Determination – Rezone,
General Plan and Community Plan Amendment at Vista Santo
Domingo/Exposition Way and Innovative Drive, City of San Diego

Dear Ms. Osborn:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority (SDCRAA) acknowledges receipt of an application for a determination of consistency for the project described above. The area covered by this project lies within the Airport Influence Area (AIA) for the Brown Field Municipal Airport - Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with SDCRAA Policy 8.30 and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff will report to the ALUC that the proposed project is **conditionally consistent** with the Brown Field Municipal Airport ALUCP based upon the facts and findings summarized below:

- (1) The project involves a general plan and community plan amendment from Residential-Medium to Light Industrial land use designations and a rezone from Residential-Medium to Industrial-Light zones. No physical development is proposed.
- (2) The proposed project lies within the 65-70 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The project does not propose any actual development, but as a condition of project approval, future development must comply with the noise compatibility policies of the 65-70 dB CNEL noise contour.
- (3) The project does not propose any actual development and, thus, does not impact any airspace protection boundaries. As a condition of project

approval, future development must comply with the airspace protection policies of the ALUCP.

- (4) The proposed project is located within Safety Zones 2 and 3. The project does not propose any actual development, but as a condition of project approval, future development must comply with the safety compatibility policies of Safety Zones 2 and 3.
- (5) The proposed project does not propose any actual development and, thus, does not impact any overflight notification requirements. As a condition of project approval, future development must comply with the overflight compatibility policies of the ALUCP.
- (6) Therefore, if the proposed project contains the above-required conditions, the proposed project would be consistent with the Brown Field Municipal Airport ALUCP.
- (7) A determination of consistency is not a “project” as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

The information above will be reported to the ALUC to confirm this letter at its public meeting on March 6, 2025. The determination of consistency will be final as of that meeting, unless the ALUC finds cause to delay such action, in which case a determination will be rendered within 60 days of the date of this letter, to be confirmed by additional correspondence.

Any determination rendered by the ALUC is limited to the project plans and descriptions submitted with the application and is not transferable to any revision of this or any similar, future project involving a change in land use, in building or crane height, or in building area in excess of 10 percent (provided area increase does exceed ALUCP standards) of any prior ALUC determination. Any change or exceedance in these characteristics requires a new consistency determination prior to decision-making consideration by the local agency.

Please contact Sid Noyce at (619) 400-2419 or snoyce@san.org if you have any questions regarding this letter.

Yours truly,



Ralph Redman
Program Manager, Planning, Noise, & Environment

cc: Amy Gonzalez, SDCRAA General Counsel
Sjohnna Knack, SDCRAA Planning, Noise, & Environment
Nathen Causman, City of San Diego

**PRJ #1110197 Vista Santo Domingo Rezone, General Plan Amendment, and Otay Mesa
Community Plan Amendment
Response to Planning Commission Resolution No. 5274-PC Issues**

The following information is provided for consideration in reviewing the consistency of the proposed Vista Santo Domingo Rezone, General Plan Amendment, and Otay Mesa Community Plan Amendment submission with Planning Commission Staff Report No. PC 23-054 and Planning Commission Resolution No. 5274-PC dated November 30, 2023.

1. Housing

- Identify that there are enough remaining sites to meet the allocated housing goals in the Housing Element.

Staff determined there is enough remaining sites to meet the City's Regional Housing Needs Allocation.

- Demonstrate how the proposal would be consistent with SB 330 including consulting with the Department of Housing and Community Development to determine if the limitations under the ALUCOZ and the ALUCP for Brown Field that do not allow for residential development on the site would constitute a no net loss of residential capacity.

This provision of State Law would not be applicable as the ALUCOZ went into effect on October 25, 2011, prior to January 1, 2018. The ALUCOZ does not permit residential at the subject site due to the noise level. All previous residential entitlements for the site expired prior to 2018. While the Community Plan and base zone designated the property for residential, the ALUCOZ's supplemental development regulations do not permit residential at the subject site due to the noise level. As such, the residential capacity of the subject site on January 1, 2018 was effectively zero. Only a very limited number of uses would be permitted under the RM-2-4 base zone and would conform to the ALUCOZ supplemental development regulations such as a golf driving range, battery storage facility and electric vehicle charging.

2. Land Use Designation

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

Staff determined that the Light Industrial land use designation and the IL-1-1 zone would be consistent with the General Plan and Community Plan Economic Prosperity Element goals and policies by providing land capacity for base sector and related industries to sustain a strong economic base with adding more industrial designated land to the City.

3. Road Alignment

- Design of the site should not preclude the construction of the missing segment of the Exposition Way/Vista Santo Domingo connection.

Staff determined that the proposed amendment would not affect the feasibility of ultimately connecting Exposition Way with Santo Domingo Road; therefore, the project would not affect the ability of the Community Plan's mobility network to be constructed as planned.

4. Site Design

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

The proposed amendment and rezone does not include a development project. At the time a specific project is proposed, consistency with Community Plan policies, General Plan Noise Element policies, and compliance with the required setbacks, landscape regulations, and Urban Design policies as part of Community Plan Implementation Overlay Zone (CPIOZ) Type A, would be required to ensure compatibility between land uses.

(R-2025-)

RESOLUTION NUMBER R-_____.

DATE OF FINAL PASSAGE _____.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
ADOPTING AN AMENDMENT TO THE GENERAL PLAN TO
DESIGNATE A 5.58-ACRE SITE FROM RESIDENTIAL TO INDUSTRIAL
EMPLOYMENT AND AN AMENDMENT TO THE OTAY MESA
COMMUNITY PLAN TO DESIGNATE THE SITE FROM RESIDENTIAL-
MEDIUM TO LIGHT INDUSTRIAL AND FURTHER REGULATE THE
DEVELOPMENT OF THE PROPERTY BY ADDING A COMMUNITY
PLAN IMPLEMENTATION OVERLAY ZONE TO THE PROPERTY.

WHEREAS, OnPoint Development, LLC, a California limited liability corporation, requested an amendment to the General Plan and the Otay Mesa Community Plan to redesignate a 5.58-acre site located southeast of the terminus of Vista Santo Domingo and Exposition Way and north and west of Innovative Drive, from Residential-Medium to Light Industrial and further regulate the development of the Property by adding a Community Plan Implementation Overlay Zone to the Property; and

WHEREAS, the action includes an amendment to the General Plan to redesignate the 5.58-acre site from Residential to Industrial Employment due to the Otay Mesa Community Plan being part of the Land Use Element of the General Plan; and WHEREAS, the site is legally described as: Lot 1 of Ocean View Village, in the City of San Diego, County of San Diego, State of California, According to Map No. 16245, filed in the office of the County Recorder San Diego County on December 21, 2017 (Assessor Parcel Number (APN) 645-050-44-00); and

WHEREAS, on April 17, 2025, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan and Otay Mesa Community Plan; and

WHEREAS, on DATE, the Council of the City of San Diego held a public hearing for the purpose of considering the proposed amendments to the General Plan and the Otay Mesa Community Plan; and

WHEREAS, the Council 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, the Otay Mesa Community Plan serves as the long-range vision for land use, mobility, urban design, public facilities, safety, and services, recreation, natural resources, historic and cultural resources, economic development within the Otay Mesa Community Planning Area; and

Whereas, the proposed community plan amendment includes an updated Community Plan Implementation Overlay Zone to implement supplemental development regulations; and

WHEREAS, the amendments retain internal consistency with the Otay Mesa Community Plan and the General Plan and helps achieve long-term community and citywide goals; and

WHEREAS, under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to 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 the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the following findings pursuant to California Government Code Section 65863(b) in regards to the Otay Mesa Community Plan and General Plan amendment:

CALIFORNIA GOVERNMENT CODE SECTION 65863(b) Findings

The project proposes a land use redesignation from Residential-Medium to Light Industrial and a

rezone from the Residential Medium (RM-2-4) zone to the Industrial-Light (IL-1-1) zone and further regulate the development of the Property by adding a Community Plan Implementation Overlay Zone to the Property. The site was identified within the 2021 – 2029 Housing Element's Adequate Sites Inventory. Using the methodology employed by the Adequate Sites Inventory, the site's net potential residential capacity is 234 moderate and above moderate-income homes. However, residential uses are incompatible with the Brown Field Airport Land Use Compatibility Plan at the site location due to noise levels that exceed 65 decibels. The proposed land use amendment and rezone would result in a no "net loss" of residential capacity.

A. California Government Code Section 65863(b)(1) Written Findings:

1. The reduction is consistent with the adopted general plan, including the housing element.

The proposed amendment and rezone are consistent with the adopted General Plan by providing land capacity for base sector and related industries to sustain a strong economic base by adding more industrial designated land to the City. The proposed General Plan and Community Plan land use amendment and rezone are also consistent with the Land Use and Housing Element by proposing an industrial land use designation and zone that are compatible with the adopted Airport Land Use Compatibility Plan for Brown Field since existing residential land use designation and zone are an incompatible land use due to high noise levels. To enhance the quality of life in the City, the Housing Element has an objective to protect public health and safety. The purpose of the ALUCP is to protect the health and safety of people and property near an airport. The General Plan Land Use Element has a goal to protect the health, safety, and welfare of persons within an airport influence area by minimizing the public's exposure to high levels of noise and risk of aircraft accidents.

2. The remaining sites identified in the housing element are adequate to meet the requirements of California Government Code section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

The City's Regional Housing Need Allocation (RHNA) identifies the need for 108,036 homes which the City will need to permit between 2021-2029 to meet the RHNA allocation. Between 2020 and 2023, the first four years of the Sixth Housing Element Cycle, the City has permitted 25,692 homes (2024 Annual Report on Homes, pg. 31). To meet the RHNA allocation, the City will need to permit 82,344 homes by 2029 as shown in Table 1.

Table 1

Income Category	RHNA Allocation	Permitted Homes	RHNA Allocation Remaining
Very Low	27,549	2,128	25,421
Low	17,331	2,466	14,865
Moderate	19,319	285	19,034

Above Moderate	43,837	20,814	23,023
Total	108,036	25,692	82,344

The Housing Element Adequate Sites Inventory identified sites with the potential for 174,678 homes. This includes sites with the potential for 102,487 homes for moderate and above moderate-income households, as shown in Table 2.

Table 2

Income Category	Net Potential Homes
Lower	72,191
Moderate and Above Moderate	102,487
Total	174,678

The proposed amendment and rezone are consistent with the adopted General Plan by providing land capacity for base sector and related industries to sustain a strong economic base by adding more industrial designated land to the City. The proposed General Plan and Community Plan land use amendment and rezone are also consistent with the Land Use and Housing Element by proposing an industrial land use designation and zone that are compatible with the adopted Airport Land Use Compatibility Plan for Brown Field since existing residential land use designation and zone are an incompatible land use due to high noise levels. To enhance the quality of life in the City, the Housing Element has an objective to protect public health and safety. The purpose of the ALUCP is to protect the health and safety of people and property near an airport. The General Plan Land Use Element has a goal to protection of the health, safety, and welfare of persons within an airport influence area by minimizing the public's exposure to high levels of noise and risk of aircraft accidents.

B. California Government Code Section 65863(b)(2) Written Findings:

- 1. Remaining sites identified in the housing element are adequate to meet the requirements of California Government code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to California Government Code section 65584. This finding includes a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.**

The City's RHNA identifies the need for 108,036 homes which the City will need to permit between 2021-2029. Between 2020 and 2023, the City has permitted 25,692 homes. To meet the RHNA allocation, the City will need to permit 82,344 homes by 2029. The Housing Element Adequate Sites Inventory identified sites with the potential for 174,678 homes this includes sites with the potential for 102,487 homes for moderate and above moderate-income households. The proposed land use plan amendment and rezone will reduce the Adequate Sites Inventory available from 102,487 to 102,253 homes for moderate and above moderate-income homes. The City will need to permit 42,057 moderate and above moderate homes to meet the RHNA allocation. The remaining sites identified in the Housing Element Adequate Sites Inventory are adequate to meet the City's share of the RHNA.

The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, the Council adopts the amendment to the Otay Mesa Community Plan, a copy of which is on file in the office of the City Clerk, redesignating the site located southeast of the terminus of Vista Santo Domingo and Exposition Way and north and west of Innovative Drive from Residential-Medium to Light Industrial from to Light Industrial and further regulating the development of the Property by adding a Community Plan Implementation Overlay Zone to the Property.

BE IT FURTHER RESOLVED, by the City Council of the City of San Diego, that it adopts the amendment to the General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR - _____.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Name
Deputy City Attorney

MJL:pev
INSERT Date
Or.Dept:DSD
R-2016- INSERT
Form=r-t.frm(61203wct)

Revised 2-19-16 PJF

Rezone Ordinance

(O-INSERT~)

ORDINANCE NUMBER O-_____ (NEW SERIES)

ADOPTED ON _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 5.58 ACRES LOCATED SOUTHEAST OF THE TERMINUS OF VISTA SANTO DOMINGO AND EXPOSITION WAY AND NORTH AND WEST OF INNOVATIVE DRIVE (APN: 645-050-4000), WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE RM-2-4 ZONE INTO THE IL-1-1 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0601 THROUGH 131.0665; AND REPEALING ORDINANCE NO. O-19823 (New Series), ADOPTED FEBRUARY 4, 2009, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HERewith.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. OnPoint Development, LLC, a California limited liability corporation applied to rezone a 5.58-acre site located southeast of the terminus of Vista Santo Domingo and Exposition Way and north and west of Innovative Drive, Assessor Parcel Number 645-050-4000, and legally described as Lot 1 of Ocean View Village, in the City of San Diego, County of San Diego, State of California, According to Map No. 16245, filed in the office of the County Recorder San Diego County on December 21,

2017 (Assessor Parcel Number (APN) 645-050-44-00), from Residential Multiple (RM-2-4) Zone to the Industrial-Light (IL-1-1) Zone, in the Otay Mesa-Nestor Community Plan area.

B. Resolution R- _____ (Otay Mesa Community Plan Amendment), which was considered along with this Ordinance, proposes an amendment to the Otay Mesa Community Plan to redesignate the 5.58-acre site located southeast of the terminus of Vista Santo Domingo and Exposition Way and north and west of Innovative Drive from Residential Medium to Light Industrial land use and further regulate the development of the Property by adding a Community Plan Implementation Overlay Zone to the Property.

C. Ordinance O- _____ (San Diego Municipal Code Amendment), which was considered along with this Ordinance, proposes an amendment to the Otay Mesa Community Plan Overlay Zone (CPIOZ) Diagram 132-14B in San Diego Municipal Code section 132.1403.

C. On April 17, 2025, the Planning Commission of the City of San Diego considered the rezone and voted to recommend Council approval of the rezone.

D. The matter was set for a public hearing to be conducted by the Council.

E. The Office of the City Attorney prepared 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 and accurate.

F. 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.

ACTION ITEMS

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

Section 1. That 5.58 acres located at southeast of the terminus of Vista Santo Domingo and Exposition Way and north and west of Innovative Drive, in the Otay Mesa Community Plan Area, and described as Lot 1 of Ocean View Village, in the City of San Diego, County of San Diego, State of California, according to Map No. 16245, filed in the office of the County Recorder San Diego County on December 21, 2017 is rezoned from the Residential-Medium (RM-2-4) zone to the Industrial-Light (IL-1-1) zone, as described and defined by San Diego Municipal Code sections 131.0406 and 131.0603. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance No. O-19823 (New Series), adopted February 4, 2009, of the ordinances of the City of San Diego is repealed insofar as the same conflicts with the rezoned uses of the land.

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 therefore was made prior to the date of adoption of this Ordinance.

APPROVED: Heather Ferbert, City Attorney

By _____
Attorney name
Deputy City Attorney

Initials~

Date~

Or.Dept: INSERT~

Case No. PRJ-1110197

O-INSERT~

Form=inloto.frm(61203wct)

ATTACHMENT: Rezoning Map No. B-4374

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 2,
DIVISION 14 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTIONS 132.1402 AND 132.1403, RELATING
TO THE VISTA SANTO DOMINGO PROJECT AND THE
OTAY MESA COMMUNITY PLAN.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. OnPoint Development, LLC, a California limited liability corporation, requested an amendment to the General Plan and the Otay Mesa Community Plan to redesignate a -5.58-acre site, located southeast of the terminus of Vista Santo Domingo and Exposition Way and north and west of Innovative Drive, from Residential-Medium to Light Industrial.

B. The action includes an amendment to the General Plan to redesignate the 5.58-acre site from Residential to Industrial Employment due to the Otay Mesa Community Plan being part of the Land Use Element of the General Plan.

C. The site is legally described as: Lot 1 of Ocean View Village, in the City of San Diego, County of San Diego, State of California, According to Map No. 16245, filed in the office of the County Recorder San Diego County on December 21, 2017 (Assessor Parcel Number (APN) 645-050-44-00) (Property).

D. Resolution R-_____, which was considered along with this Ordinance, amends the General Plan and Otay Mesa Community Plan to change the current land use designation of the Property and further regulate the development of the Property by adding a Community Plan Implementation Overlay Zone (CPIOZ) to the Property.

E. The Otay Mesa Community Plan CPIOZ requirements are specific to development within Otay Mesa CPIOZ areas as shown in Diagram 132-14B in San Diego Municipal Code section 132.1403. This Ordinance amends Diagram 132-14B and the Municipal Code to apply the Otay Mesa CPIOZ to the Property.

F. The Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan and the Otay Mesa Community Plan.

G. The Office of the City Attorney prepared 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 and accurate.

H. On _____, the Council held a public hearing for the purpose of considering amendments to the General Plan and the Otay Mesa Community Plan.

I. Under San Diego Charter section 280(a)(1), this Ordinance is not subject to the Mayor's veto because this matter is exclusively within the Council's purview and does not affect the administrative service of the City under the Mayor's control.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. Chapter 13, Article 2, Division 14 of the San Diego Municipal Code is amended by amending sections 132.1402 and 132.1403 to read as follows:

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this

overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone.

These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14U.

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

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Barrio Logan (See Diagram 132-14T) through Navajo (See Diagram 132-14E) [No change in text.]	[No change in text.]
Otay Mesa (See Diagram 132-14B)	C-956, B-4300, B-4376
Pacific Beach (See Diagram 132-14F) through Uptown (See Diagram 132-14K) [No change in text.]	[No change in text.]

(b) [No change in text.]

Table 132-14B
Community Plan Implementation Overlay Zone Applicability

[No change in text.]

§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for the *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be recorded and entered in the project files prepared in the process of approving the *development*.

DIAGRAM 132-14A

[No change in text.]

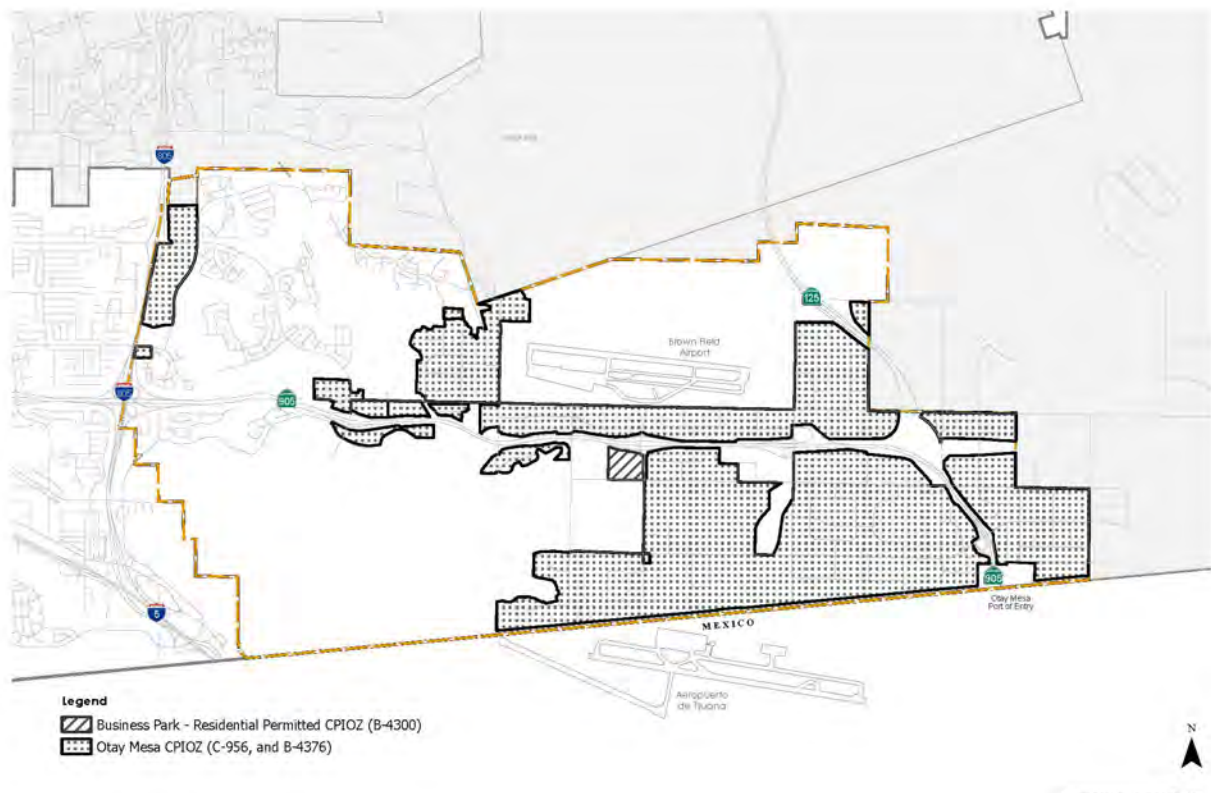


DIAGRAM 132-14B

Otay Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-4300, C-956, & B-4376 for illustration purposes only.

DIAGRAM 132-14D through DIAGRAM 132-14U

[No change in text.]

Section 2. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 3. This Ordinance will take effect and be in force on the thirtieth day from and after its final passage, except that provisions of this Ordinance which are subject to California Coastal Commission jurisdiction as a City of San Diego Local Coastal Program

amendment, shall not take effect inside the Coastal Overlay Zone until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Lauren N. Hendrickson
Deputy City Attorney

LNH:cm
March 24, 2025
Or.Dept: DSD
Doc. No. 4003718

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on _____.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

STRIKEOUT ORDINANCE**OLD LANGUAGE:** ~~Struck Out~~**NEW LANGUAGE:** Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE AMENDING CHAPTER 13, ARTICLE 2,
DIVISION 14 OF THE SAND DIEGO MUNICIPAL CODE BY
AMENDING SECTIONS 132.1402 AND 132.1403, RELATING
TO THE VISTA SANTO DOMINGO PROJECT AND THE
OTAY MESA COMMUNITY PLAN.

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

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

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

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Barrio Logan (See Diagram 132-14T) through Navajo (See Diagram 132-14E) [No change in text.]	[No change in text.]
Otay Mesa (See Diagram 132-14B)	C-956, B-4300, <u>B-4376</u>
Pacific Beach (See Diagram 132-14F) through Uptown (See Diagram 132-14K) [No change in text.]	[No change in text.]

(b) [No change in text.]

Table 132-14B
Community Plan Implementation Overlay Zone Applicability

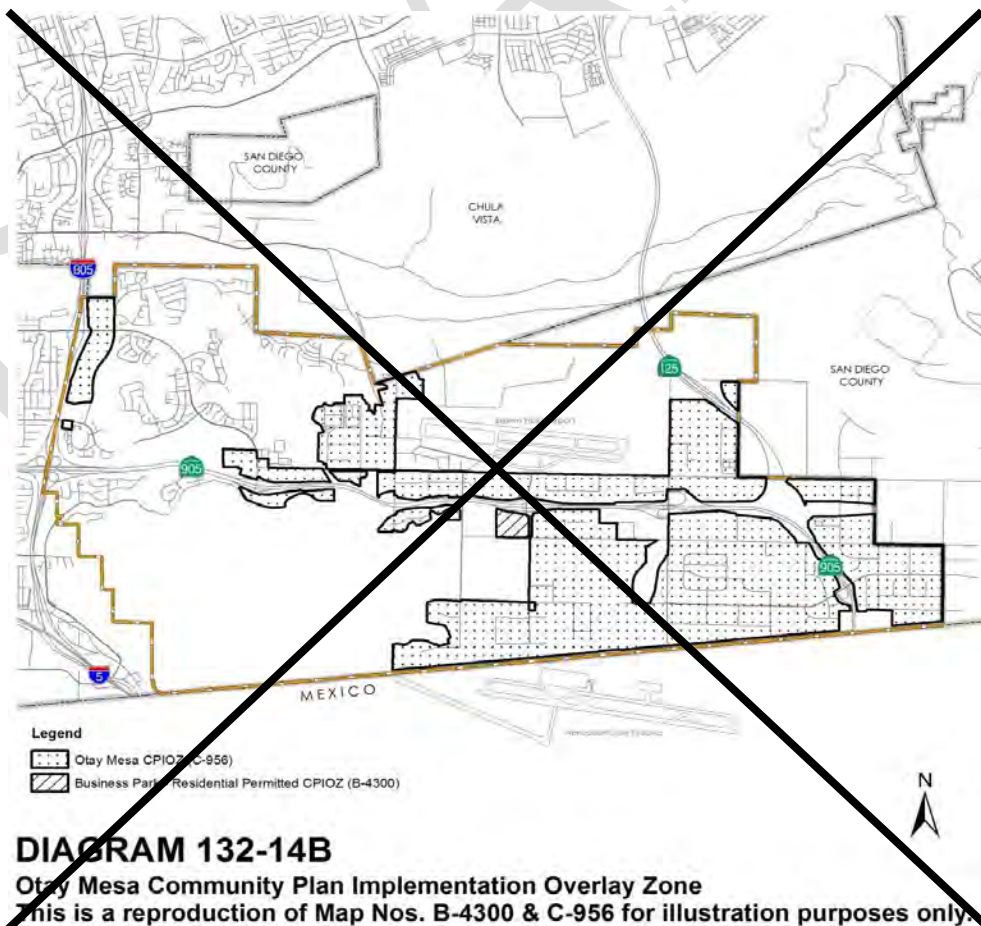
[No change in text.]

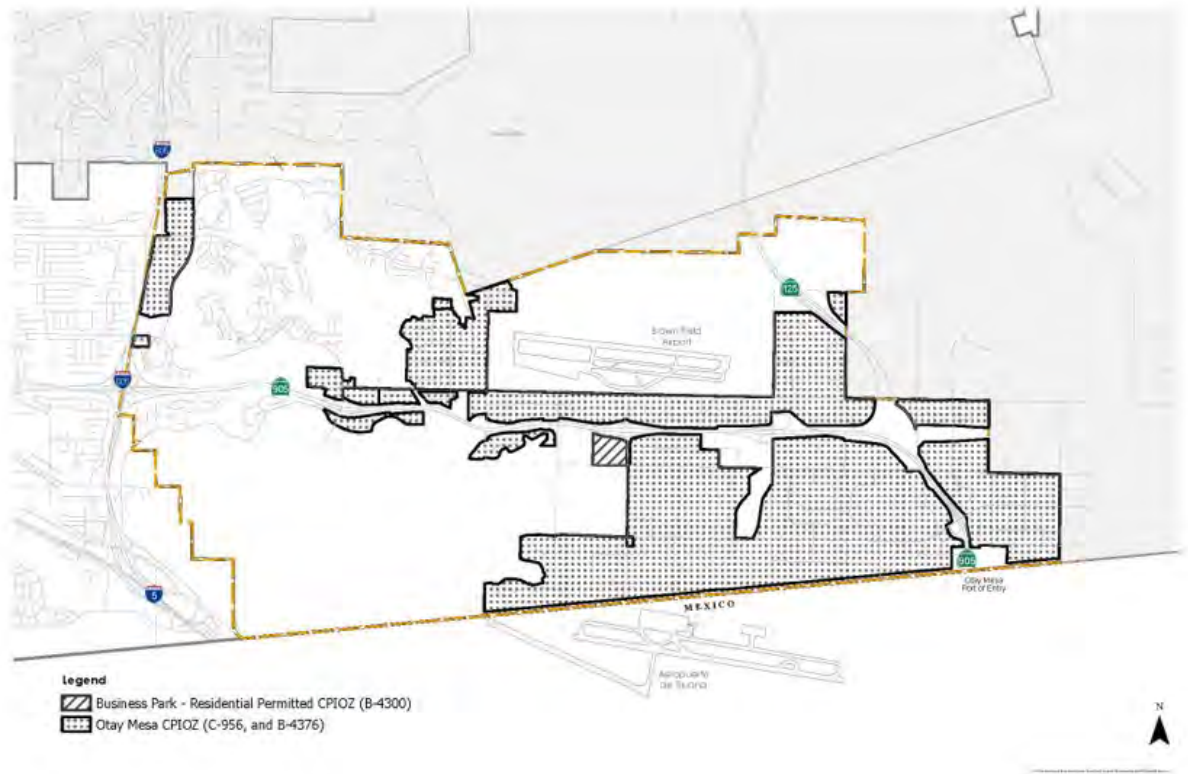
§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for the *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be recorded and entered in the project files prepared in the process of approving the *development*.

DIAGRAM 132-14A

[No change in text.]



**DIAGRAM 132-14B****Otay Mesa Community Plan Implementation Overlay Zone**

This is a reproduction of Map Nos. B-4300, C-956, & B-4376 for illustration purposes only.

DIAGRAM 132-14D through DIAGRAM 132-14U

[No change in text.]

LNH:cm
March 24, 2025
Or.Dept: DSD
Doc. No. 4003723

RESOLUTION NUMBER R-

ADOPTED ON

**A RESOLUTION OF THE COUNCIL OF THE CITY
OF SAN DIEGO ADOPTING ADDENDUM NO. 1110197 TO
PROGRAM ENVIRONMENTAL IMPACT REPORT NO.
30330/304032/SCH NO. 2004651076 FOR
VISTA SANTO DOMINGO REZONE AND CPA, NO. 1110197**

WHEREAS, the City of San Diego Planning Department submitted an application to Development Services Department for a comprehensive plan update to the Otay Mesa Community Plan that included a General Plan Amendment, rescission of the Otay Mesa Development District, adoption of a Rezone Ordinance to replace the Otay Mesa Development District with citywide zoning and the creation of two new Community Plan implementation Overlay Zones, amendments to the City's Land Development Code, and an update of the Otay Mesa Community Plan Public Facilities Financing Plan for the Otay Mesa Community Plan Update (Project); and

WHEREAS, on March 11, 2014, the San Diego City Council adopted Resolution No. R-308809 certifying Program Environmental Impact Report No. 30330/30432/SCH No. 2004651076, adopting Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, 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 February 1, 2024, OnPoint Development, LLC. submitted an application to the Development Services Department for approval of a General Plan Amendment, Community Plan Amendment, Rezone and San Diego Municipal Code Amendment to Chapter 13, Article 2, Division 14 for the Vista Santo Domingo PRJ-1110197, as well as approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report 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; NOW, THEREFORE,

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

1. That the information contained in the final Environmental Impact Report No. 30330/304032/ SCH No. 2004651076 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 Environmental Impact Report 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 Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report.

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 Environmental Impact Report No. 30330/304032 / SCH No. 2004651076, 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 Land Use and Climate Innovation regarding the project after final passage of O-_____ rezoning the site from the existing RM-2-4 Zone into the IL-1-1 Zone.

APPROVED: XXXX, CITY ATTORNEY

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

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">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** CPA and Rezone

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

Project Address: APN: 645-050-44-00

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

☐ Corporation ☒ Limited Liability -or- ☐ General – What State? CA Corporate Identification No. 202005510923
☐ Partnership ☐ Individual

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

Property Owner

Name of Individual: Ocean View Village LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 2 Via Coralle
 City: Newport Beach State: CA Zip: 92657
 Phone No.: 714 658 4147 DocuSigned by: _____ Fax No.: _____ Email: jericho@sunlabs.us
 Signature: [Signature] Date: 1/9/2024 | 8:54 PST
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: OnPoint Development LLC (In Escrow) ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency
 Street Address: 7514 Girard Ave., Suite 1515
 City: San Diego State: CA Zip: 92037
 Phone No.: 760 855 3851 DocuSigned by: _____ Fax No.: _____ Email: todd@onpointdev.com
 Signature: [Signature] Date: 1/9/2024
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☐ Yes ☐ No