

OTAY MESA NESTOR COMMUNITY PLANNING GROUP VISION SUBCOMMITTEE AGENDA

Tuesday, November 4th, 2025 - 7p.m.

<https://www.sandiego.gov/planning/community/profiles/otaymesanestor/agendas>

Zoom Link:

<https://us06web.zoom.us/j/8811374796?pwd=0MT9l952blUQQjIXVPEMUm2xAmFJaO.1&omn=88534472944>

Meeting ID: 881 137 4796

Passcode: OMNCPG

1. OMNCPG Minutes The draft minutes of the July 15th, OMNCPG subcommittee meeting will be considered for approval.

2. Alignment with Blueprint SD

Purpose: Ensure that the Community Plan update is informed by the overarching goals and strategies outlined in Blueprint San Diego.

- a. Overview of Blueprint SD Goals and Framework
- b. Review of Blueprint SD's Impact on Community Plan Land Use Designations
- c. Discussion: Compatibility or Conflict Between OMNCP (Otay Mesa-Nestor Community Plan) and Blueprint SD

2. Zoning & Land Use Recommendations

Purpose: Identify zoning changes that align with community needs and Blueprint SD goals.

- a. Evaluation of Existing RS-1-6 (suburban) and Other Zoning Codes in OMNCP Area
- b. Rezoning Opportunities for Small Business & Mixed-Use Corridors (e.g. Palm Ave)
- c. Opportunities for Missing Middle Housing & Affordable Housing Incentives
- d. Community Garden, Native Landscape & Open Space Zoning Recommendations

3. Mobility & Infrastructure

Purpose: Address mobility upgrades that should be reflected in the updated plan.

- a. Status Update on Mobility Master Plan and Coronado Ave (Project #54)
- b. Prioritization of Sidewalk Infill, Roundabouts, Traffic Calming & Protected Bike Lanes
- c. Transit Access & Service Gaps in OMNCP Area (e.g. Palm Ave Trolley, Bus Frequencies)
- d. Safe Routes to Parks, Schools, and Civic Spaces

4. Open Space, Parks, and Restoration

Purpose: Ensure protection and expansion of green infrastructure and habitat restoration.

- a. Integration of Native Landscaping Guidelines into Community Plan
- b. City-Owned Parcels: Identify opportunities for pocket parks, native gardens, or community use (e.g. Y608P1, and empty parcel of land owned by the city that's been empty for years)
- c. Stewardship & Volunteer-Led Restoration Projects (e.g. Montgomery-Waller Slope Proposal)
- d. Community Access to Otay Valley Regional Park & Trail Network Expansion

5. Data, Community Input & Equity

Purpose: Ensure plan updates reflect real community input and the latest demographic/environmental data.

- a. Review of Equity Index & Environmental Justice Zones in OMNCP Area
- b. Ideas for Outreach or Walk Audits to Engage Youth, Seniors, Renters (I'm assuming the city will do this)

6. Non-Agenda Public Comment