

ATTACHMENT 11

DRAFT OTAY MESA COMMUNITY PLAN
AMENDMENT EXHIBIT

OTAY MESA COMMUNITY PLAN

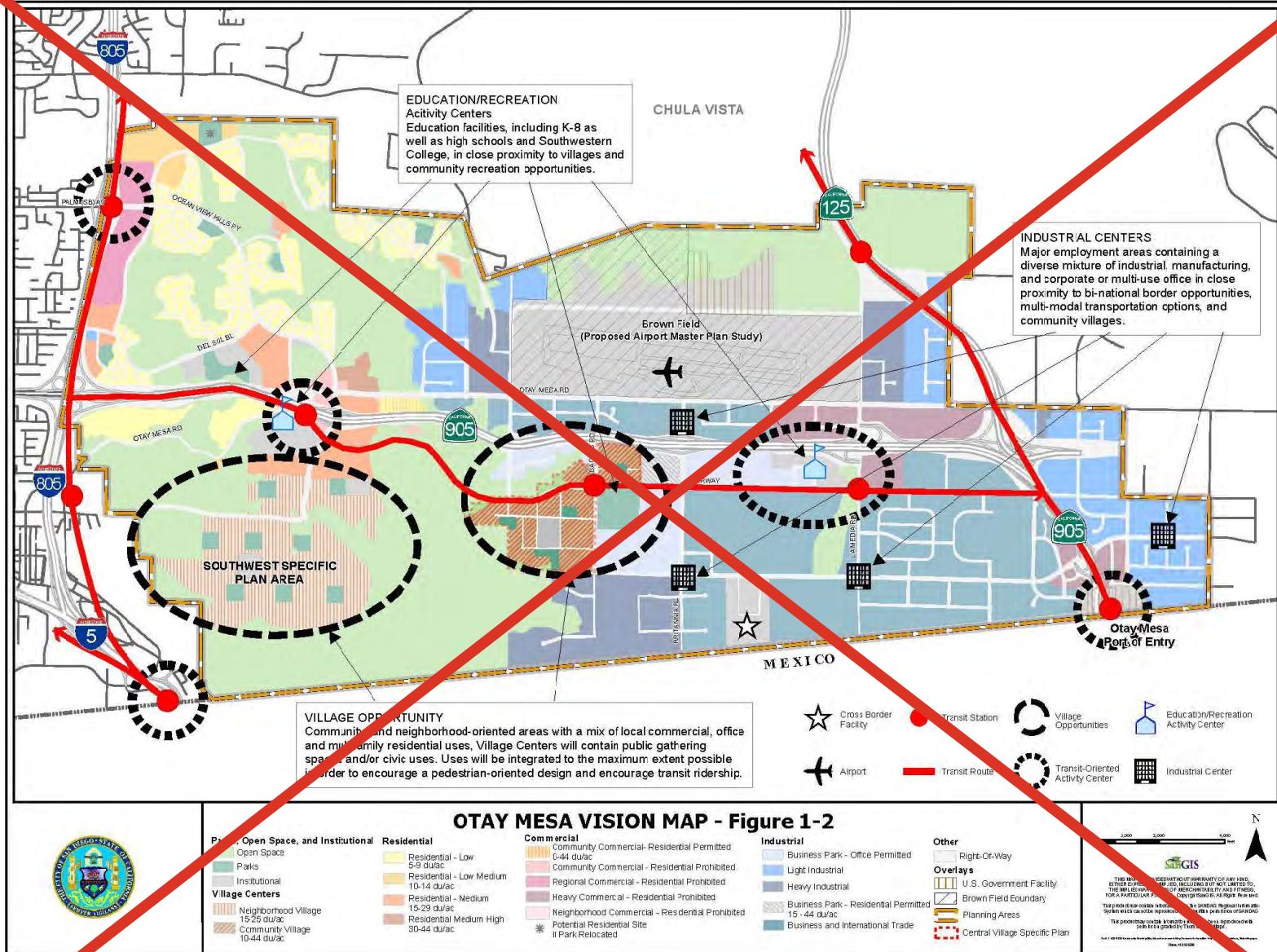
Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Otay Mesa Community Plan Adopted	February 13, 2014		March 11, 2014	R-308810
Corrections to address inconsistencies between the Land Use and Zoning Map. Minor map and text corrections to show land use and the removal of paper streets from map figures.	April 30, 2015	4685-PC	June 2, 2015	R-309773
Otay Mesa Central Village Specific Plan Adopted	February 23, 2017		April 13, 2017	R-311020
Vernal Pool Habitat Conservation Plan (VPHCP) Adopted	October 19, 2017		January 22, 2018	R-311505
Removal of a portion of Avenida Costa Azul, immediately south of Otay Mesa Road related to the Sunroad Otay 50 Project.	April 11, 2019	5001-PC	May 20, 2019	R-312469

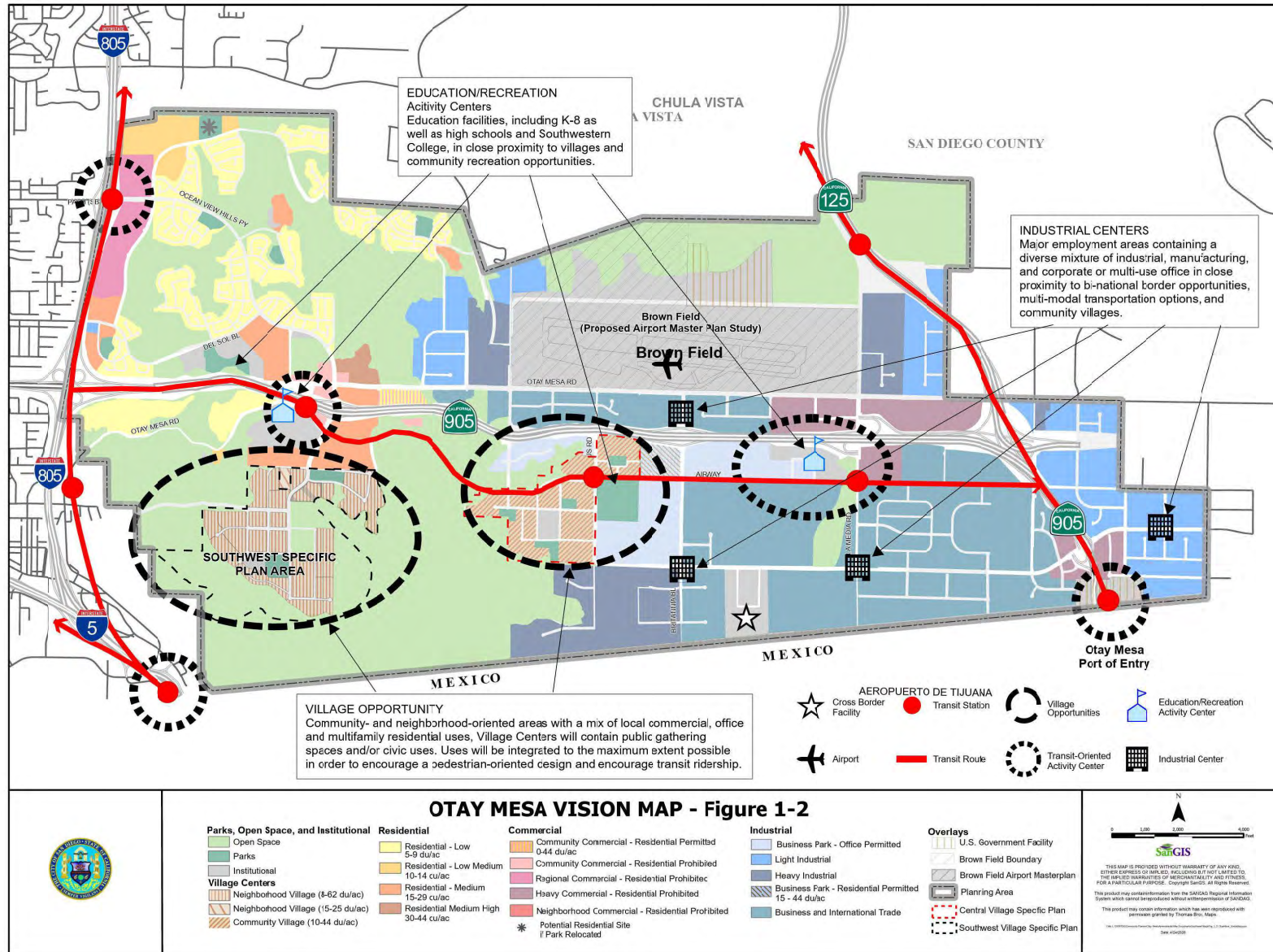
Editor's note: After the adoption of the Otay Mesa Community Plan, it was noticed that Figure 3-2 depicted the street classifications for Otay Pacific Drive, Otay Pacific Place, and Las Californias incorrectly; these streets were classified pursuant to City Council Resolution R-307235 on January 10, 2012, which the reclassification was not captured in all places in the Otay Mesa Community Update documents, including Figure 3-2; and therefore, Figure 3-2 in Document Number R-308810 is replaced with Figure 3-2.

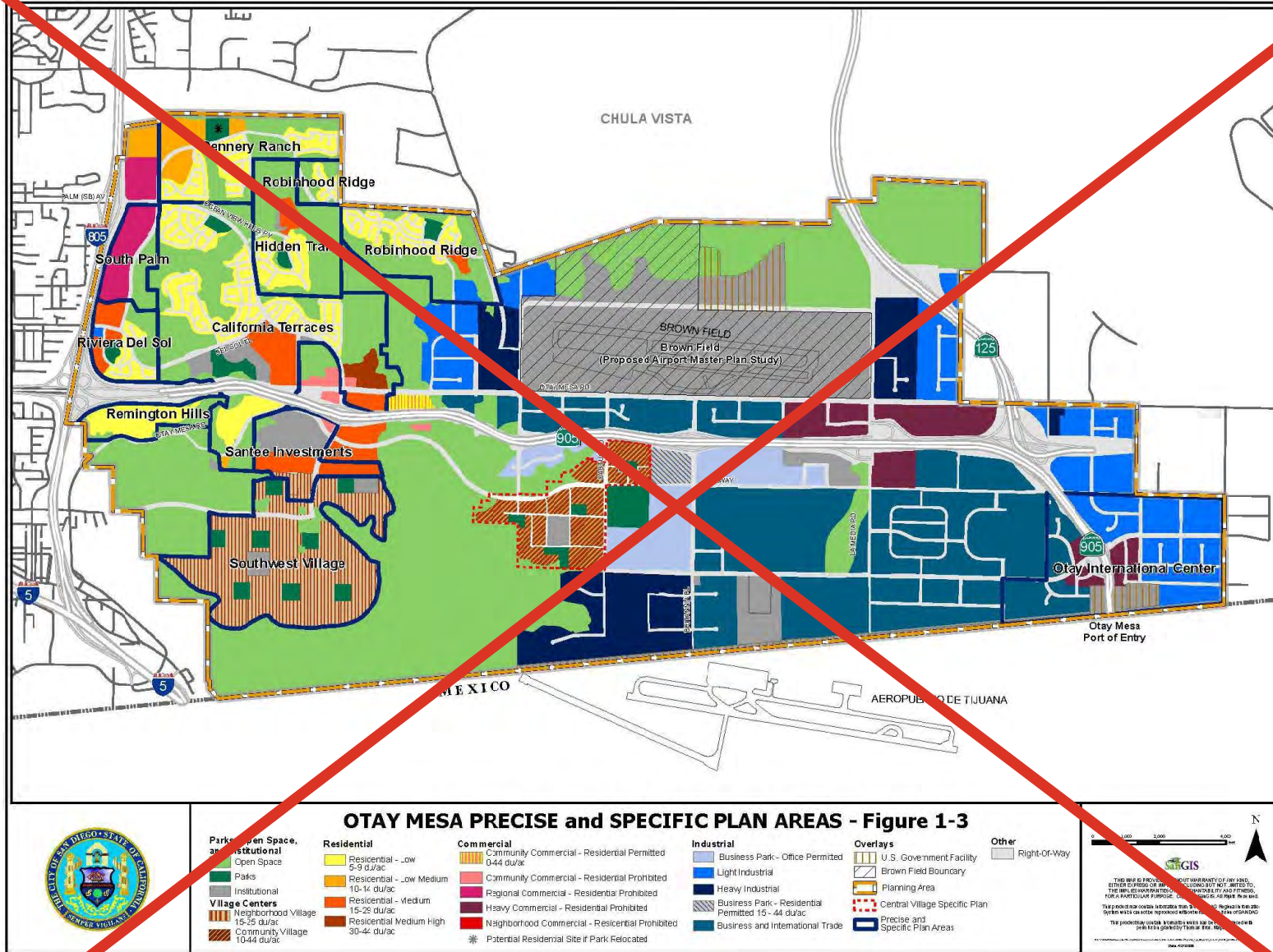
OTAY MESA COMMUNITY PLAN

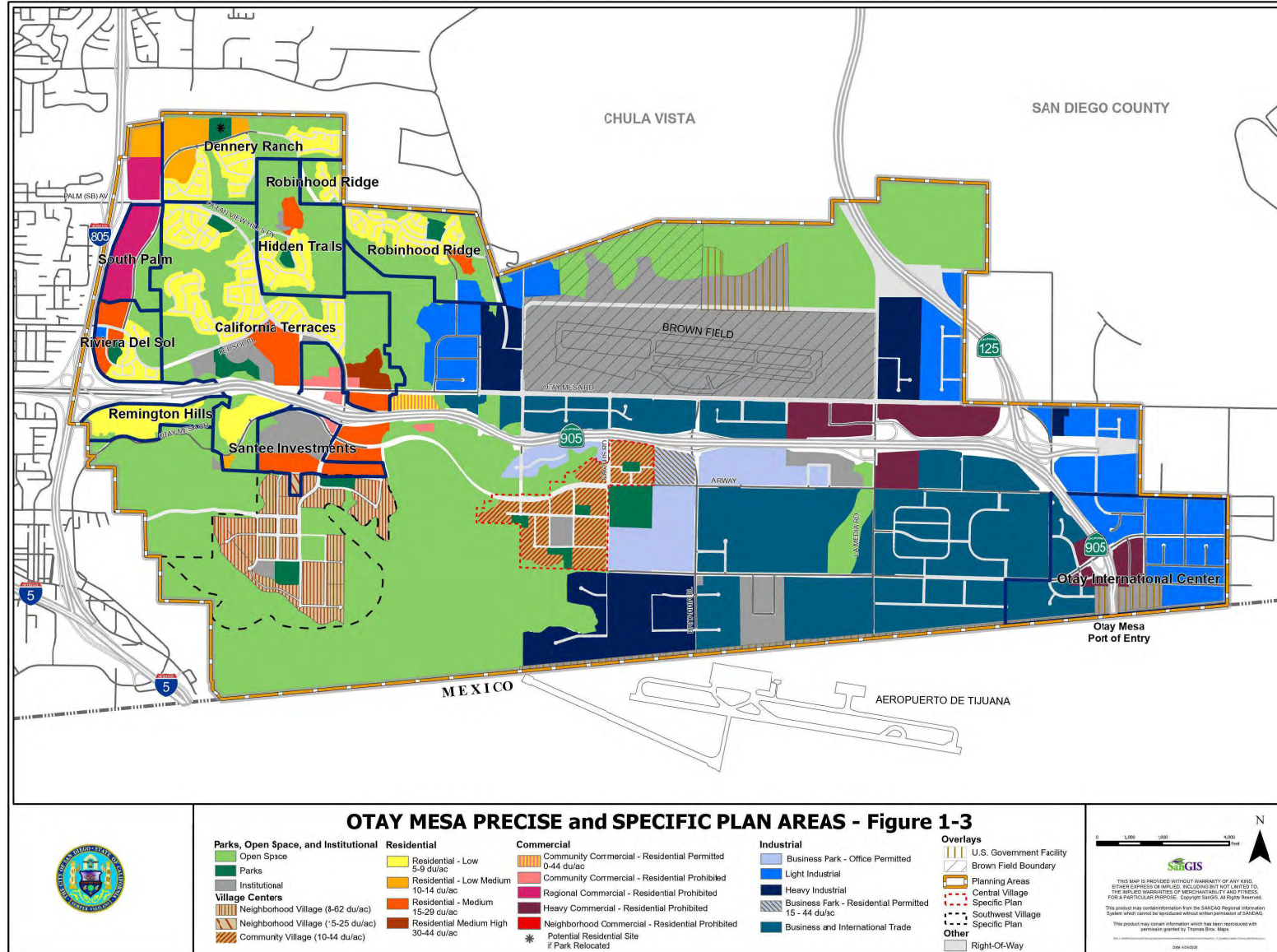
Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Redesignation of 9.2 acres located at the southeast corner of the intersection of Caliente Avenue and Otay Mesa Road, just north of SR-905 from Community Commercial-Residential Prohibited to Residential Medium (15-29 dwelling units per acre).	April 11, 2019		June 4, 2019	R-312500
Removal of Otay Pacific Drive, Otay Pacific Place and Las Californias Drive from the Mobility Element's classified Roadways network serve private drives serving the Otay Mesa Cross Border Facility.	October 25, 2018		October 5, 2021	R-313736
Redesignating 4.46 acres at the southeast corner of Caliente Avenue and Otay Mesa Road from Community Commercial-Residential Prohibited to Residential Medium (15-29 dwelling units per acre).	April 6, 2021		November 15, 2022	R-314470

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 (0-44 dwelling units per acre).	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
Designating 23.8-acre site for the Nakano property north of Caliente and east of I-805 to Residential Low-Medium and amending the community plan boundaries to include the site.	December 19, 2024	5324-PC	February 3, 2025	R-316019
Designating 5.58-acres located between Vista Santo Domingo and Exposition Way from Residential-Medium to Light Industrial.	April 17, 2025	5334-PC	June 3, 2025	R-316245
<u>Southwest Village Specific Plan Adopted</u>			_____, 2026	<u>R-XXXXXX</u>









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 29 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 26 percent of the total acreage. Residential land uses comprise approximately 8 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 8 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 13 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

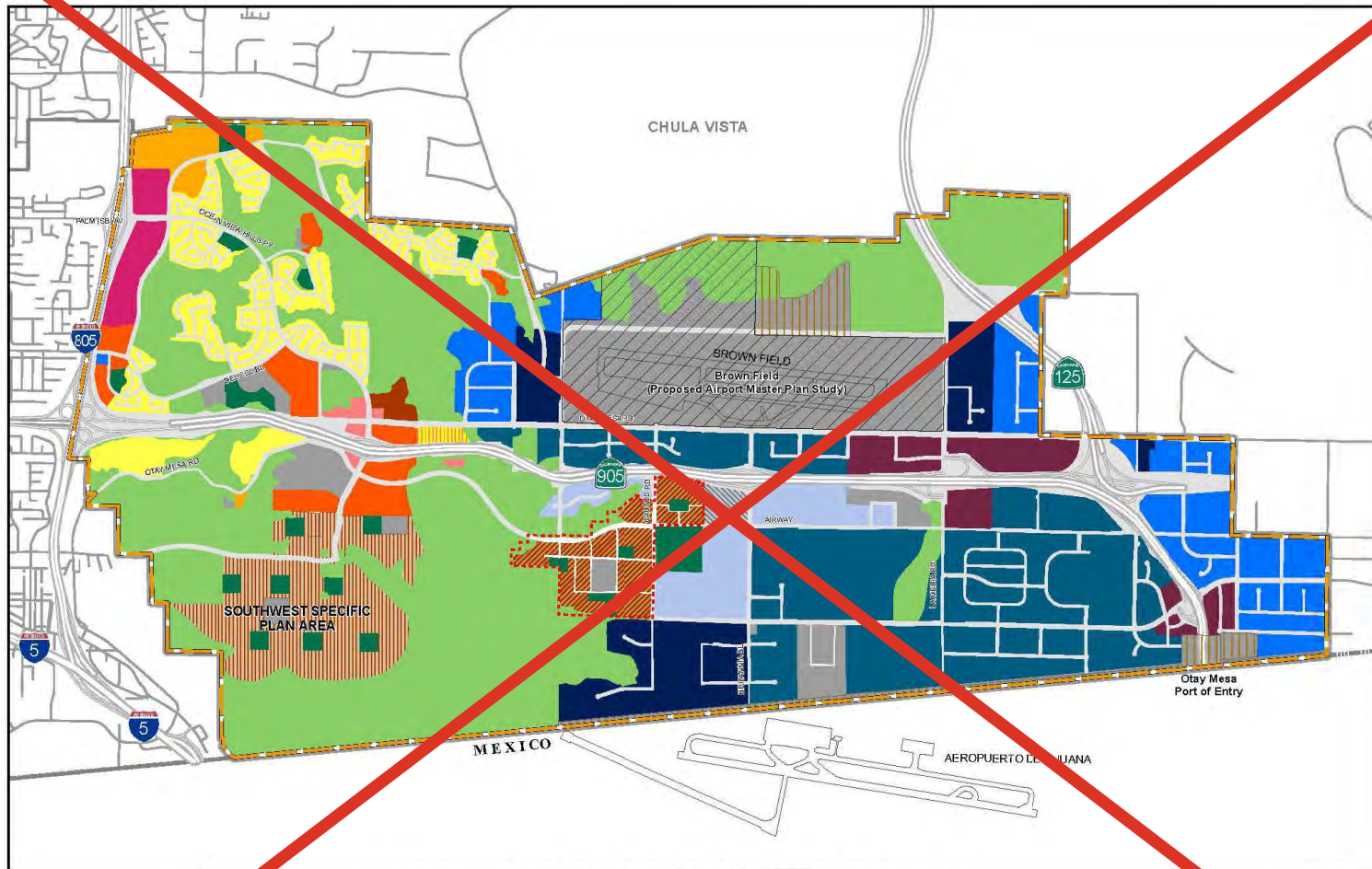
Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,565	27%	
Residential	1,270	14%	12,400
Commercial	453	5%	
Village Area			
Industrial	2,839	30%	
Institutional	1,023	11%	
Parks	53	1%	
Right-of-Way	1,099	12%	
Total	9,302	100%	12,400

Table 2-2
Planned Land Use Distribution

Land Use	Acres	% of Total Acres	Dwelling Units
Open Space	2,833 3,033	30% 33%	
Residential	830	9%	7,989
Commercial	295	3%	
Village Area	560 389	6% 4%	11,126 9,739
Industrial	2,518	27%	
Institutional	1,120	12%	
Parks	151 137	2% 1%	
Right-of-Way	1,023	11%	
Total	9,325	100%	19,545 17,728



Land Use Element



OTAY MESA COMMUNITY PLAN UPDATE - Figure 2-1



Parks, Open Space, and Institutional

- Open Space
- Parks
- Institutional

Village Centers

- Neighborhood Village 15-25 du/ac
- Community Village 10-44 du/ac

Residential

- Residential - Low 5-9 du/ac
- Residential - Low Medium 10-14 du/ac
- Residential - Medium 15-29 du/ac
- Residential Medium High 30-44 du/ac

Commercial

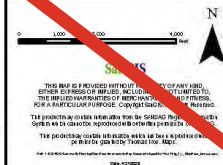
- Community Commercial - Residential Permitted 0 - 44 du/ac
- Community Commercial - Residential Prohibited
- Regional Commercial - Residential Prohibited
- Heavy Commercial - Residential Prohibited
- Neighborhood Commercial - Residential Prohibited
- Potential Residential Site if Park Relocated

Industrial

- Business Park - Office Permitted
- Light Industrial
- Heavy Industrial
- Business Park - Residential Permitted 15 - 44 du/ac
- Business and International Trade

Overlays

- U.S. Government Facility
- Brown Field Boundary
- Planning Areas
- Central Village Specific Plan



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Land Use Element

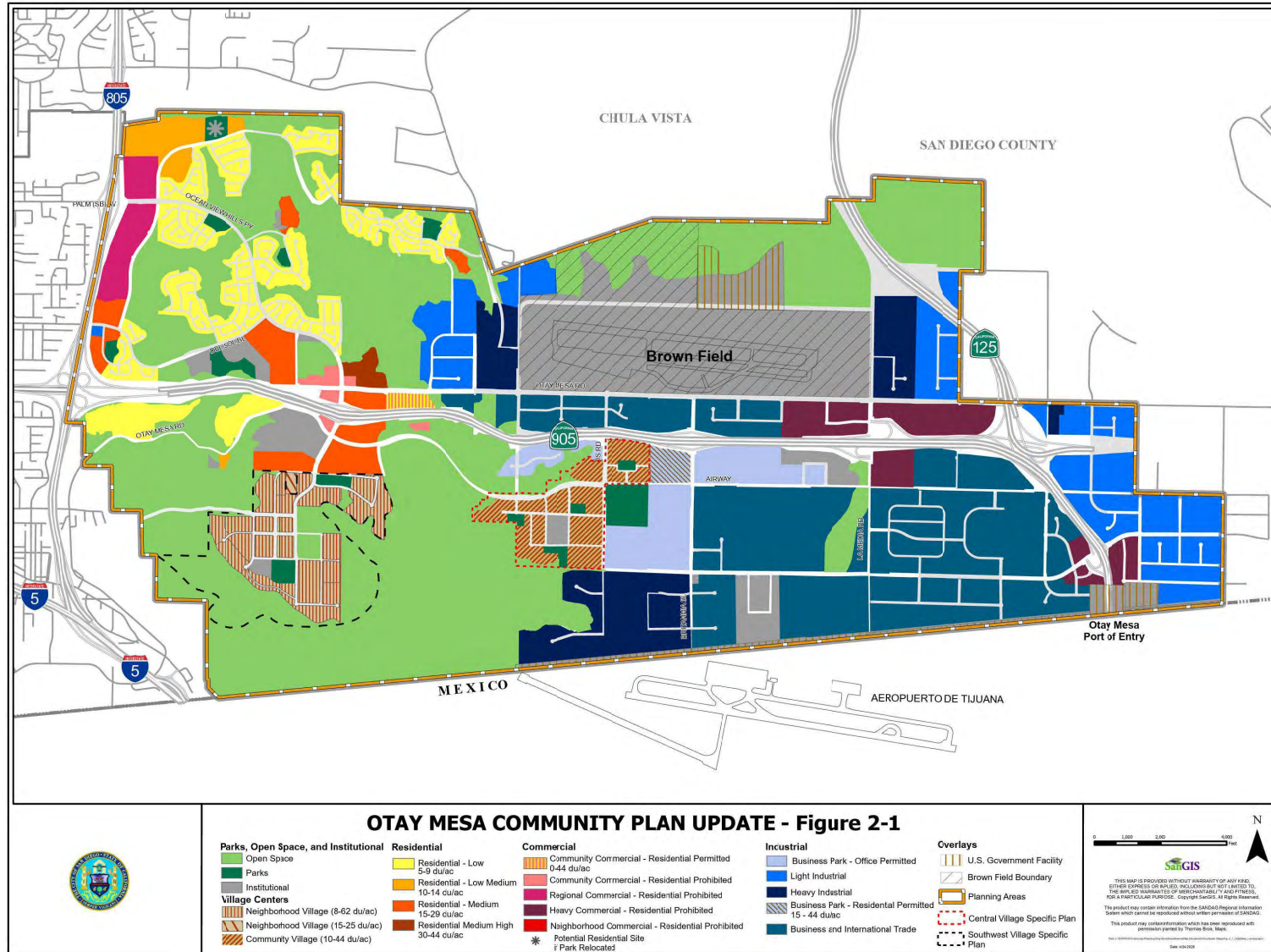


Table 2-3 Community Plan Land Use Designations

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Residential Density (du/ac)	Non-Residential Building Intensity
Park, Open Space, and Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	Limited	Limited ¹
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the community plan.	Limited	Limited
	Resource-based Parks	None	Provides for recreational parks to be located at, or centered on, notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural facilities) and are intended to serve the citywide population as well as visitors.	Limited	Limited
Residential	Residential - Very Low	None	Provides for single-family housing within the lowest-density range.	0 - 4	
	Residential - Low	None	Provides for both single-family and multifamily housing within a low-density range.	5 - 9	
	Residential - Low Medium	None	Provides for both single-family and multifamily housing within a low-medium-density range.	10 - 14	
	Residential - Medium	None	Provides for both single-family and multifamily housing within a medium-density range.	15 - 29	

¹ See Conservation Element Policies 8.1-1 and 8.1-5.



Table 2-3 Community Plan Land Use Designations

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Residential Density (du/ac)	Non-Residential Building Intensity
Residential	Residential - Medium High	None	Provides for multifamily housing within a medium-high-density range.	30 - 44	
Commercial Employment, Retail, and Services	Community Commercial	Residential Permitted	Provides for shopping areas with residential, retail, service, civic, and office uses for the community at large within three to six miles.	0 - 44	CC-2-3 with 0.3 FAR
		Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	N/A	CC-3-6 with 0.2 FAR
	Regional Commercial	Residential Prohibited	Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses.	N/A	CC-1-3 with 0.3 FAR
	Heavy Commercial	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses.	N/A	IL-3-1 with 0.5 FAR
Institutional, Public and Semi-Public Facilities	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A	N/A
Multiple Use	Neighborhood Village	Residential Required	Provides housing in a mixed-use setting and convenience shopping, civic uses as an important component, and services serving an approximate three mile radius.	15 - 25 <u>8 - 62</u>	
	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas. Integration of commercial and residential use is emphasized; civic uses are an important component. Retail, professional / administrative offices, commercial recreation facilities, services businesses, and similar types of uses allowed.	10 - 44	



Table 2-3 Community Plan Land Use Designations

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Residential Density (du/ac)	Non-Residential Building Intensity
Industrial Employment	Light Industrial	Office Use Limited	Allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office uses are permitted. Otherwise, only limited office or commercial uses should be permitted which are accessory to the primary industrial use. Heavy industrial uses that have significant nuisance or hazardous effects are excluded.	N/A	IL-2-1 with 0.5 FAR
	Business Park-Residential Permitted	Office Use Permitted	Applies in areas where employment and residential uses are located on the same premises or in close proximity, and conform to APCD and HAZMAT adjacency guidelines and regulations, if required. Allows office, research and development uses, along with optional residential uses. Residential uses should not exceed 49% percent of the contiguous area with this designation. Multifamily residential uses are optional with the density of 15-44 dwelling units per acre.	15 - 44	IP-3-1 with 0.5 FAR ¹
	Business Park	Office Use Permitted	Allows office, research and development, and light manufacturing uses. This designation would not permit storage and distribution uses except as accessory to the primary use. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.	N/A	IP-1-1 with 0.5 FAR
	International Business and Trade	Office Use Permitted	Combines the uses permitted in both the Business Park and Light Industrial designations. Allows single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. It is appropriate to apply in portions of communities adjacent to the border, other ports of entry, or areas in transition to higher intensity industries.	N/A	IBT -1-1 with 0.5 FAR
	Heavy Industrial	Office Use Limited	Provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, and primary processing uses that may have nuisance or hazardous characteristics. For reasons of health, safety, environmental effects, or welfare these uses should be segregated from other uses. Non-industrial uses, except corporate headquarters, should be prohibited.	N/A	IH-1-1 with 0.5 FAR

¹ The Brown Field Technology Park property has previously approved entitlements and permits that allow a FAR of 2.0.

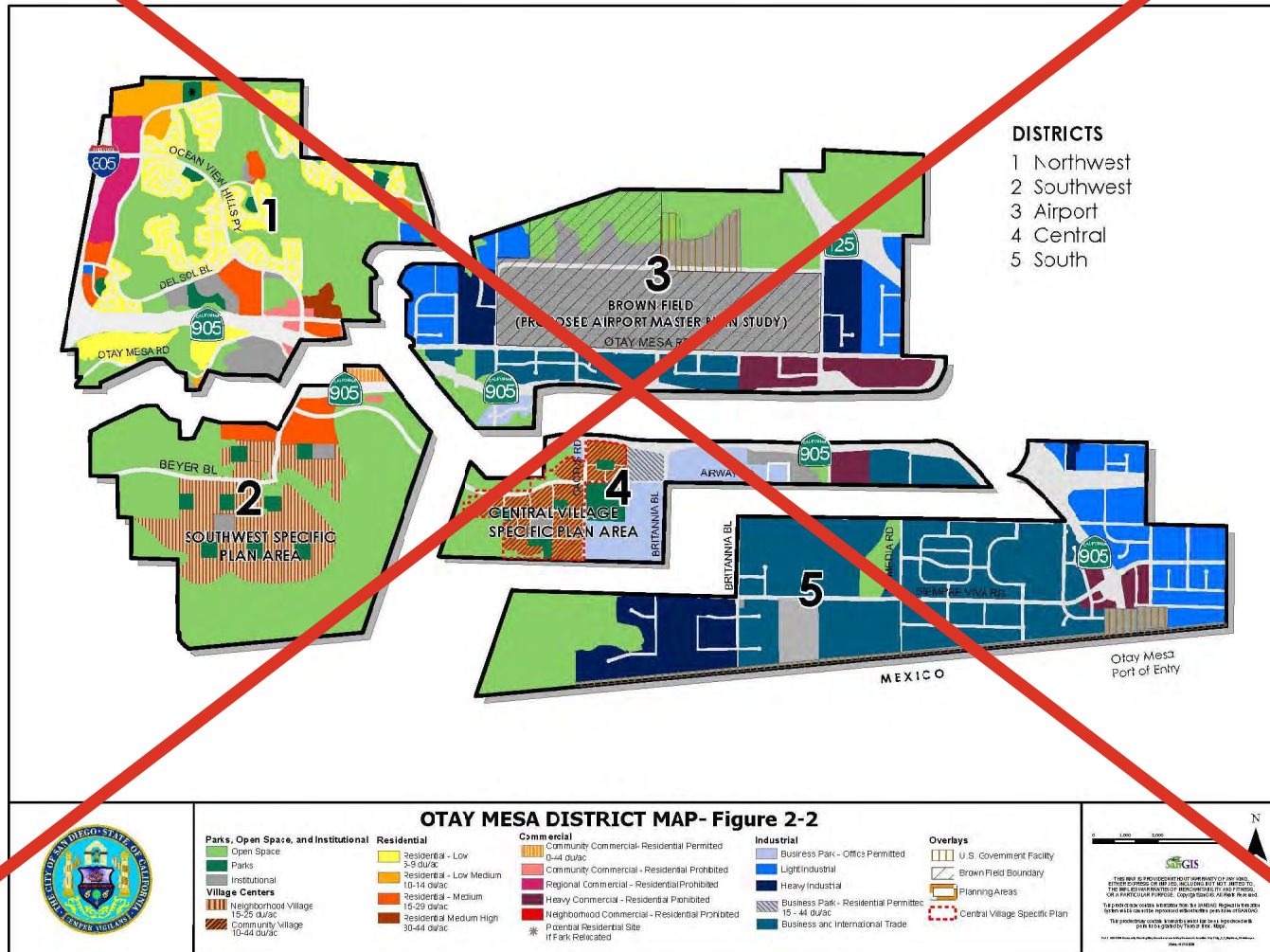


Land Use Element

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.

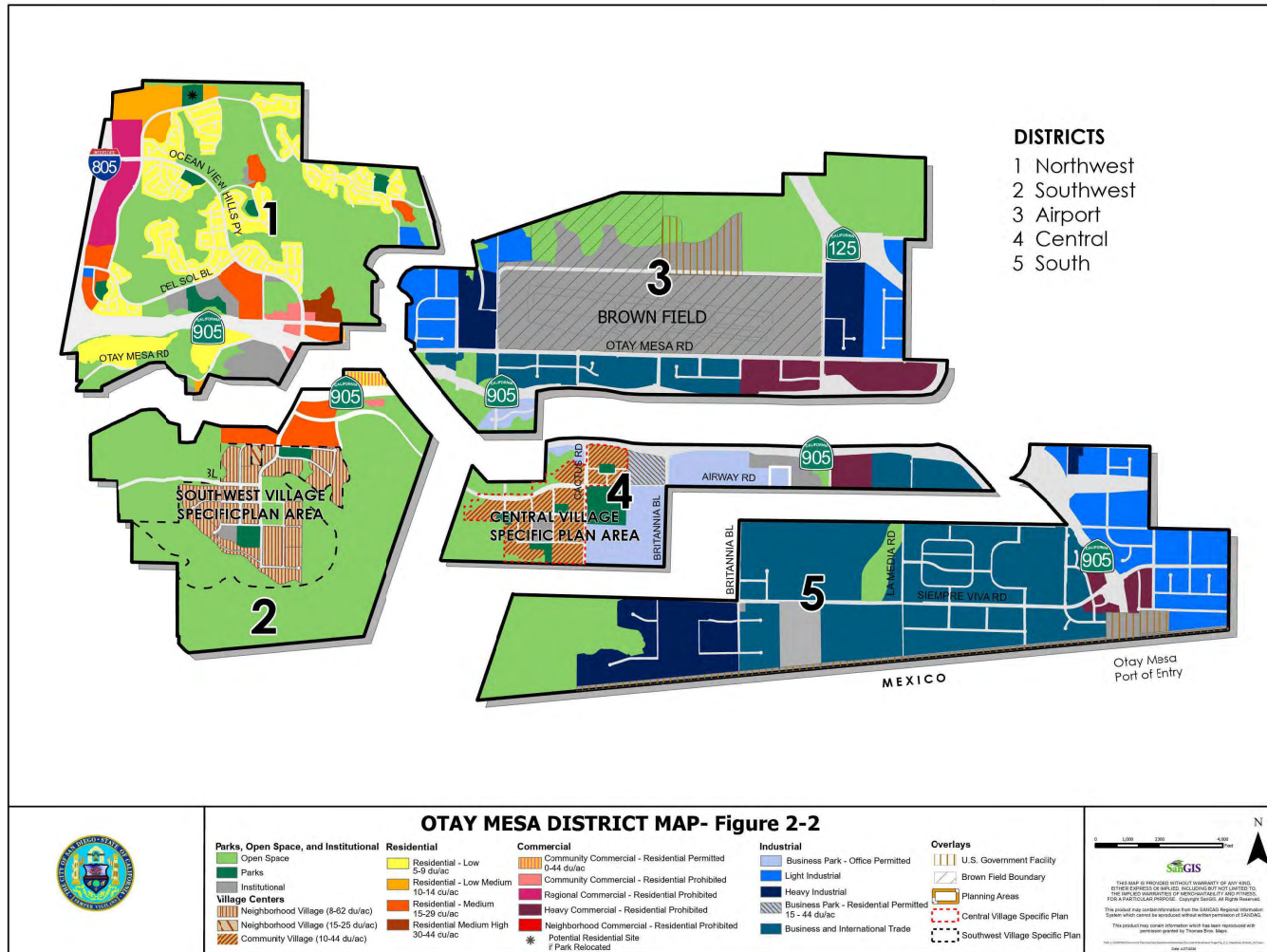


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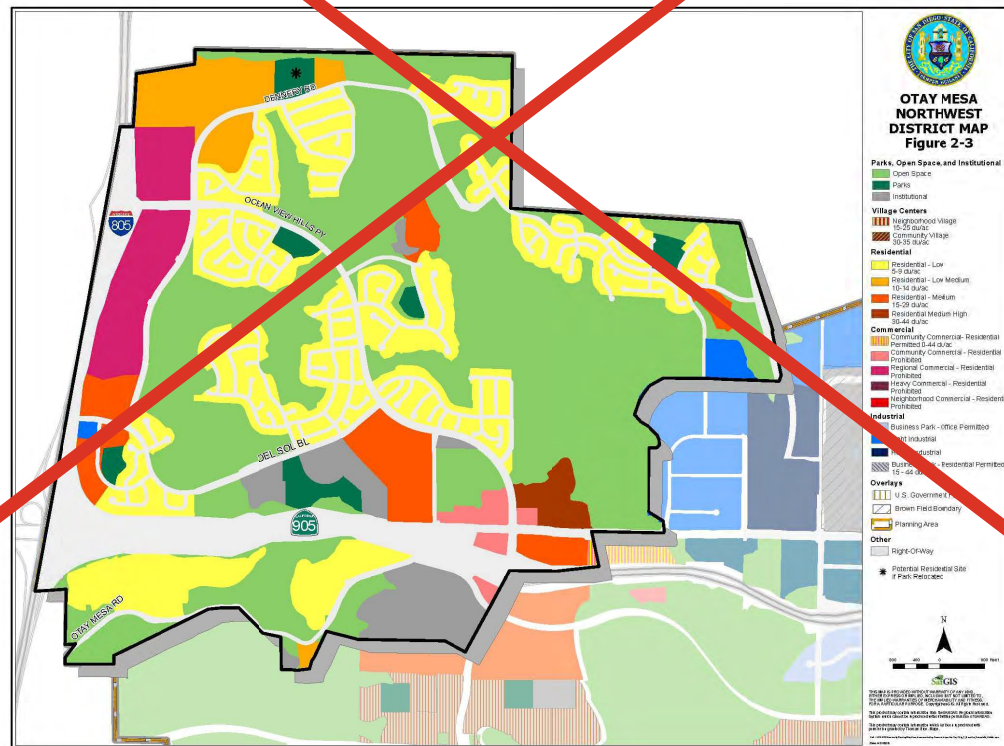


Land Use Element

1. Northwest District

The Northwest District of Otay Mesa is generally bounded by I-805 on the west, Moody Canyon to the south, Denney 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, Denney 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.

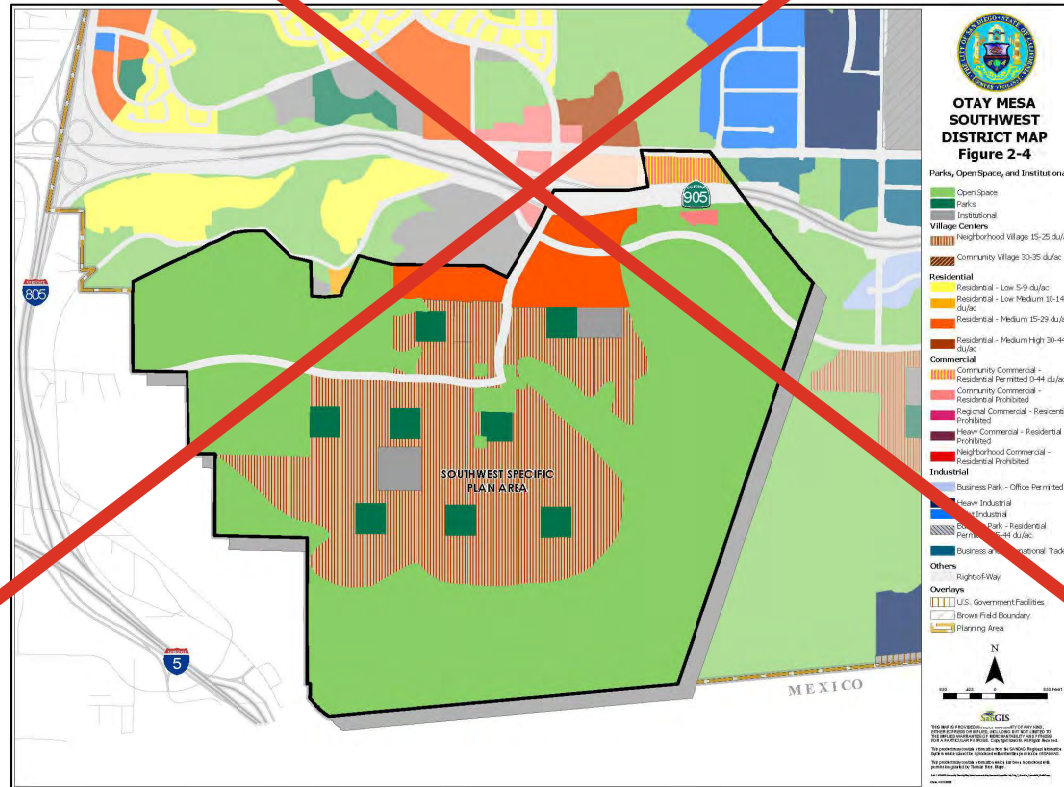


Land Use Element

2. Southwest District

The Southwest District of Otay Mesa is generally bounded by the Moody and Spring Canyon systems to the west, south, and east, and San Ysidro High School and the SR-905 to the north. The district is characterized as a mesa top bounded by Open Space and extensive canyon systems that are home to sensitive biological resources and habitat areas. The Southwest District includes opportunities for both village development and resource preservation.

The village will be primarily residential in nature, with a core mixed-use center including civic, and neighborhood-serving commercial uses and services. Resource protection combined with educational opportunities will help facilitate community awareness and stewardship of the sensitive resources. There is also a large community-serving commercial center planned in the northeast corner of the District that straddles SR-905.

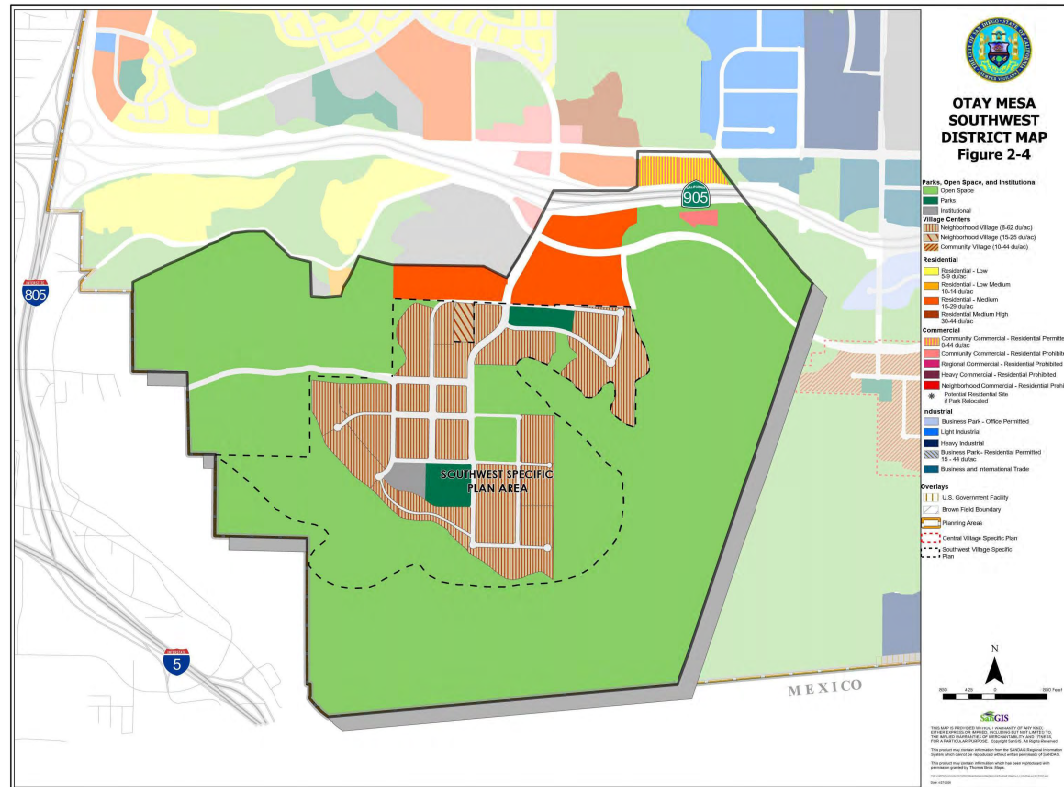


Land Use Element

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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.

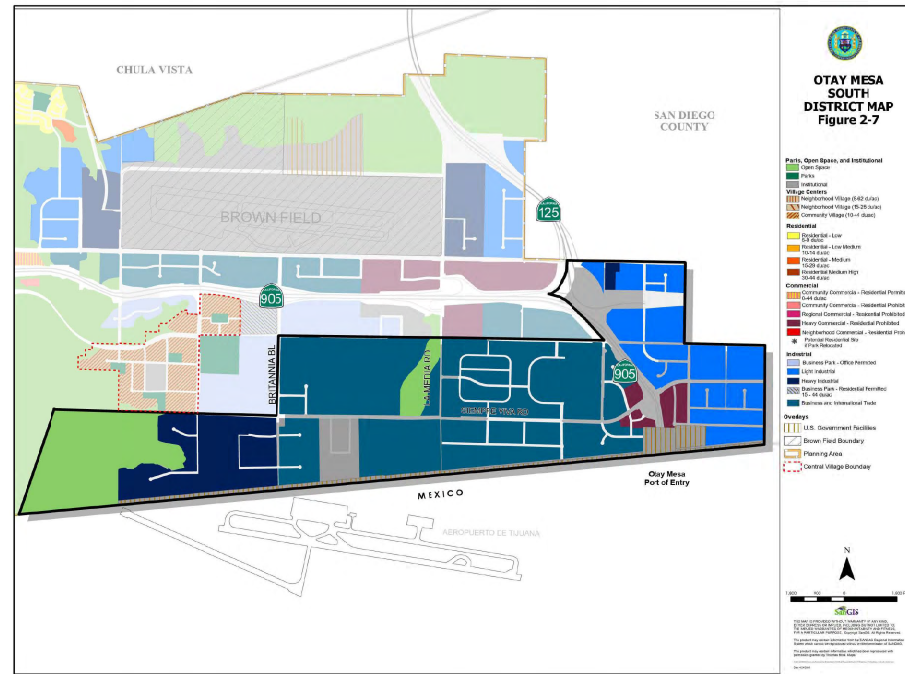


Land Use Element

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Land Use Element

split between single-family and multi-family homes. Otay Mesa's households are generally larger than the City as a whole, and the median household income is significantly lower as well.

In order to achieve a balanced community in Otay Mesa, larger units along with a greater proportion of multi-family residential developments are needed to accommodate the larger households. Furthermore, affordable housing opportunities are needed to ensure a diverse mixture of incomes and households in Otay Mesa.

Based on the density ranges of the Land Use Map and household sizes within the aforementioned survey, Table 2-5 shows estimated totals for population, as well as village dwelling unit totals for single family and units for the three residential areas within Otay Mesa. The village totals represent the total unit count used to determine infrastructure and public facility needs for the village, and should be considered the maximum number when Specific Plans are processed. The Northwest District area is mostly developed, and considered as an area with little opportunity for change. The Southwest and Central Villages represent areas of opportunity for village development.

The City of Villages strategy encourages future development to increase the housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. Table 2-6 provides the residential density ranges for Otay Mesa,

and further defines the estimated units from Table 2-5 into more specific density ranges. The Very Low, Low, Low Medium, Medium, and Medium High designations are representative of the development pattern and intensities of the Northwest Area.

Table 2-5

Estimated Otay Mesa Residential Summary Table at Build-Out				
	SF Units	MF Units	Total Units	Total Population
Northwest Area	2,873	5,116	7,989	27,908
Southwest Village	1,400 0	4,480 5,130	5,880 5,130	21,028 13,266
Central Village		4,768	4,768	16,451
Business Park, Res. Permitted		478	478	1,648
Total	4,273 <u>2,873</u>	15,272 <u>15,492</u>	19,545 <u>18,365</u>	67,035 <u>59,273</u>

The Neighborhood Village designation will allow for the provision of both single-family and multi-family housing types and is applied in the Southwest Specific Plan Area as well as the western half of the Central Village to achieve a balanced mix of single-family, multi-family and mixed-use developments. The Community Village designation, applied in the eastern half of the Central Village Specific Plan Area provides opportunities for smaller lots, townhomes, and multi-family housing development. While the village density ranges were used to estimate dwelling units and population, further



Land Use Element

refinement of the land use designations and dwelling unit counts may occur when Specific Plans are submitted for the village areas

Residential development is planned for the Central Village, with a goal of providing housing in close proximity to employment. A variety of industrial lands are located to the north, east, and south of the Central Village, providing a diversity of employment opportunities for village residents. In order to prevent potential conflicts between village and industrial uses, the Otay Mesa Community Plan utilizes multiple land use designations to help create distance between sensitive receptors in the Central Village and the industrial lands to the east and the south.

The Open Space lands serve as a natural distance separator between industrial activity and sensitive receptors, reducing the potential for conflicts. The Business Park land use designation, which allows for light manufacturing and office uses that do not create nuisance or hazardous characteristics, provides uses that can locate near sensitive receptors as well as more traditional industrial uses. Business Park lands located along Britannia Boulevard and Siempre Viva Road separate the Grand Park and residential village from other industrial land uses. Heavy Industrial lands located south of Siempre Viva Road are separated from the Central Village by Wruck Canyon, depicted in Figure 8-1. Although this distance separation reduces the potential

for conflicts between users, all future development will need to ensure appropriate separation distances between industrial and residential uses, as stated in the General Plan's Economic Prosperity Element and Appendix C.

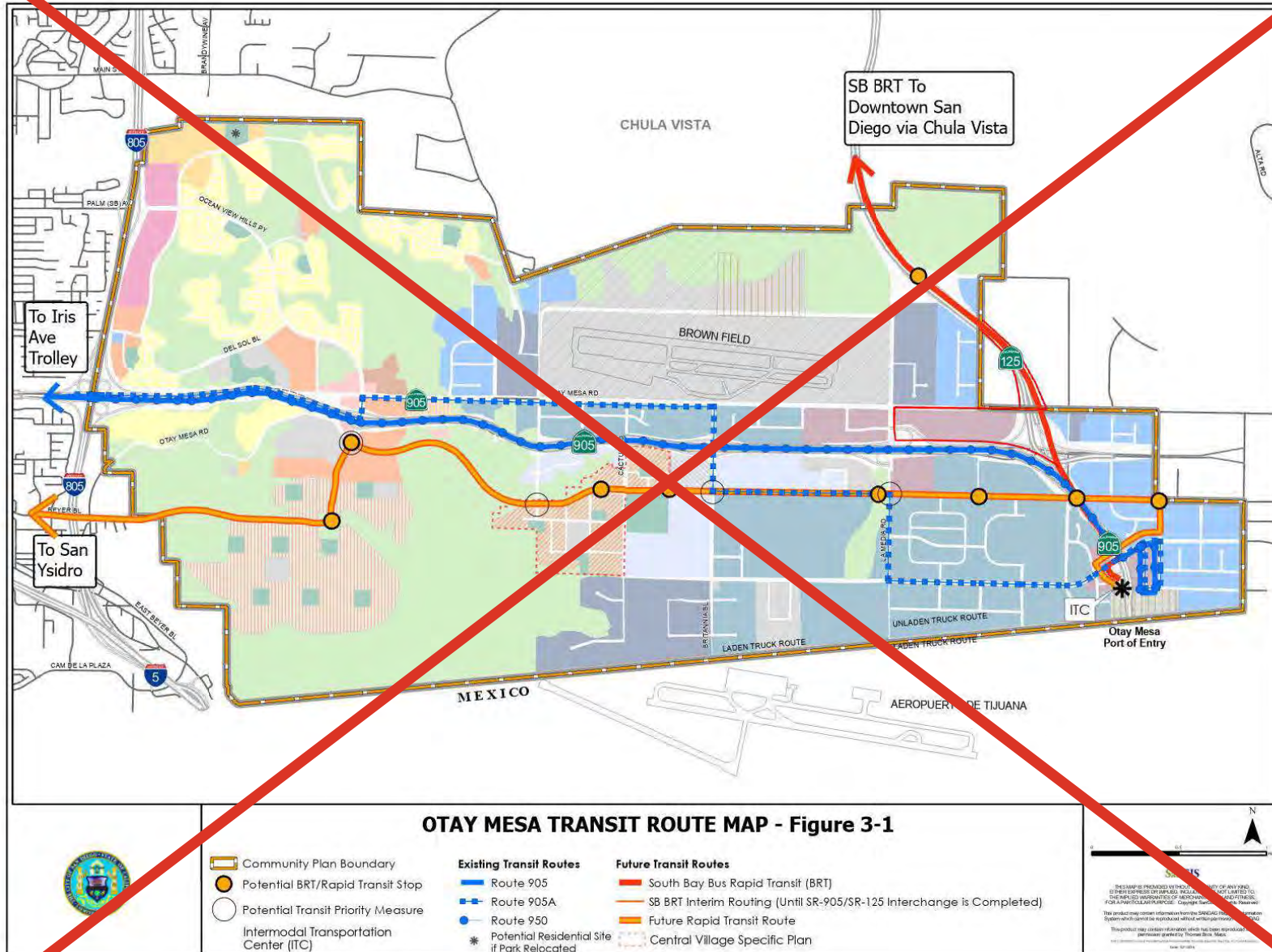
Table 2-6

Otay Mesa Residential Density Ranges			
Single Family (SF) and Multi-family (MF) Dwelling Units (du's)			
Designation	Density Range	SF Units	MF Units
Residential - Very Low	0-4 du's /acre	59	0
Residential - Low	5-9 du's /acre	2,814	0
Residential - Low Medium	10-14 du's /acre	0	1,081
Residential - Medium	15-29 du's /acre	0	1,321
Residential - Medium High	30-44 du's /acre	0	2,594
Neighborhood Village	15-25 du's/acre	1,400 0	4,480 124
	8-62 du's/acre	0	5,130
Community Village	10-44 du's /acre	0	4,478
Business Park, Res. Permitted	15-44 du's/acre		768
Total Units		2,873	15,496

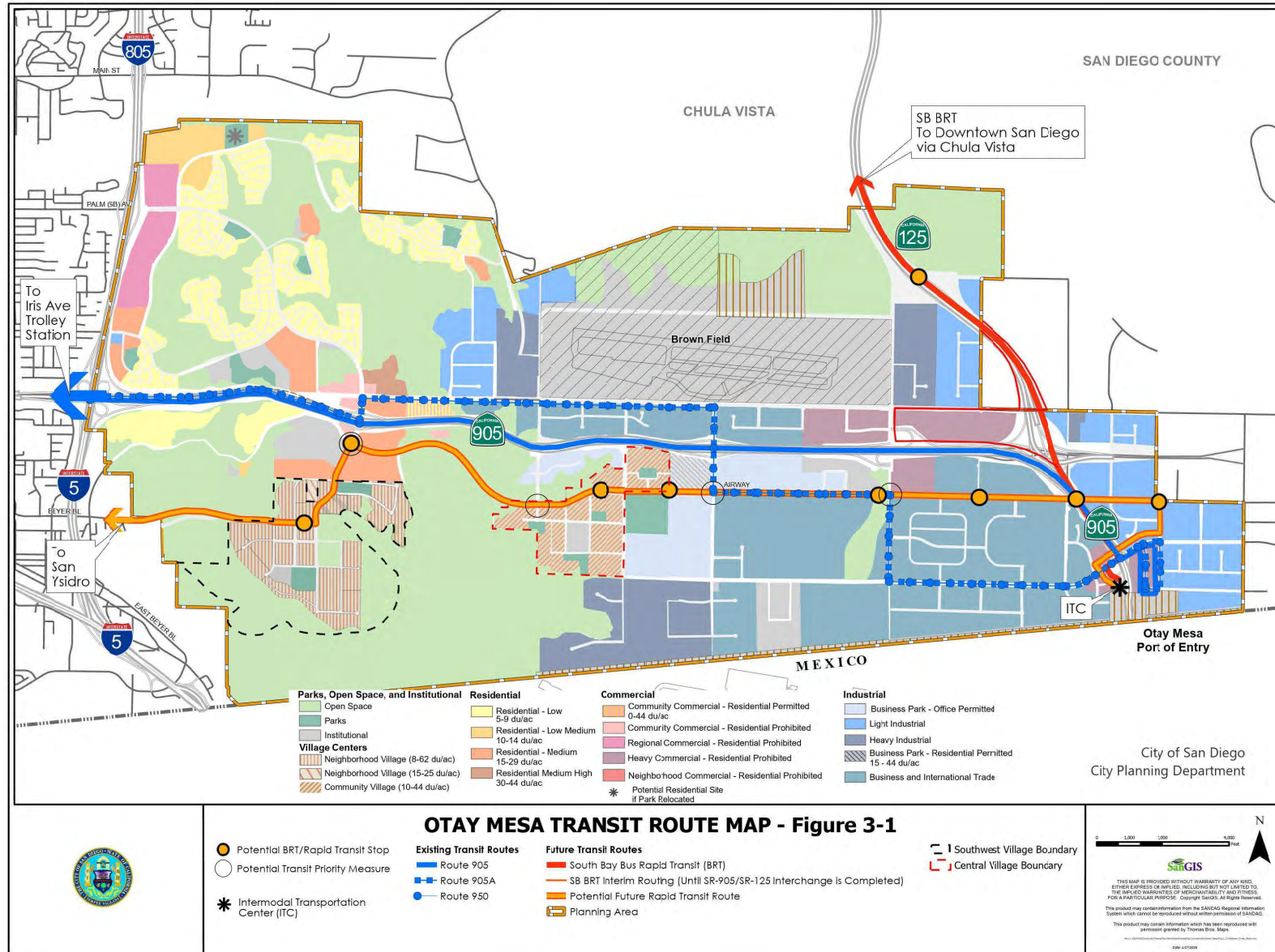
4,273 15,272



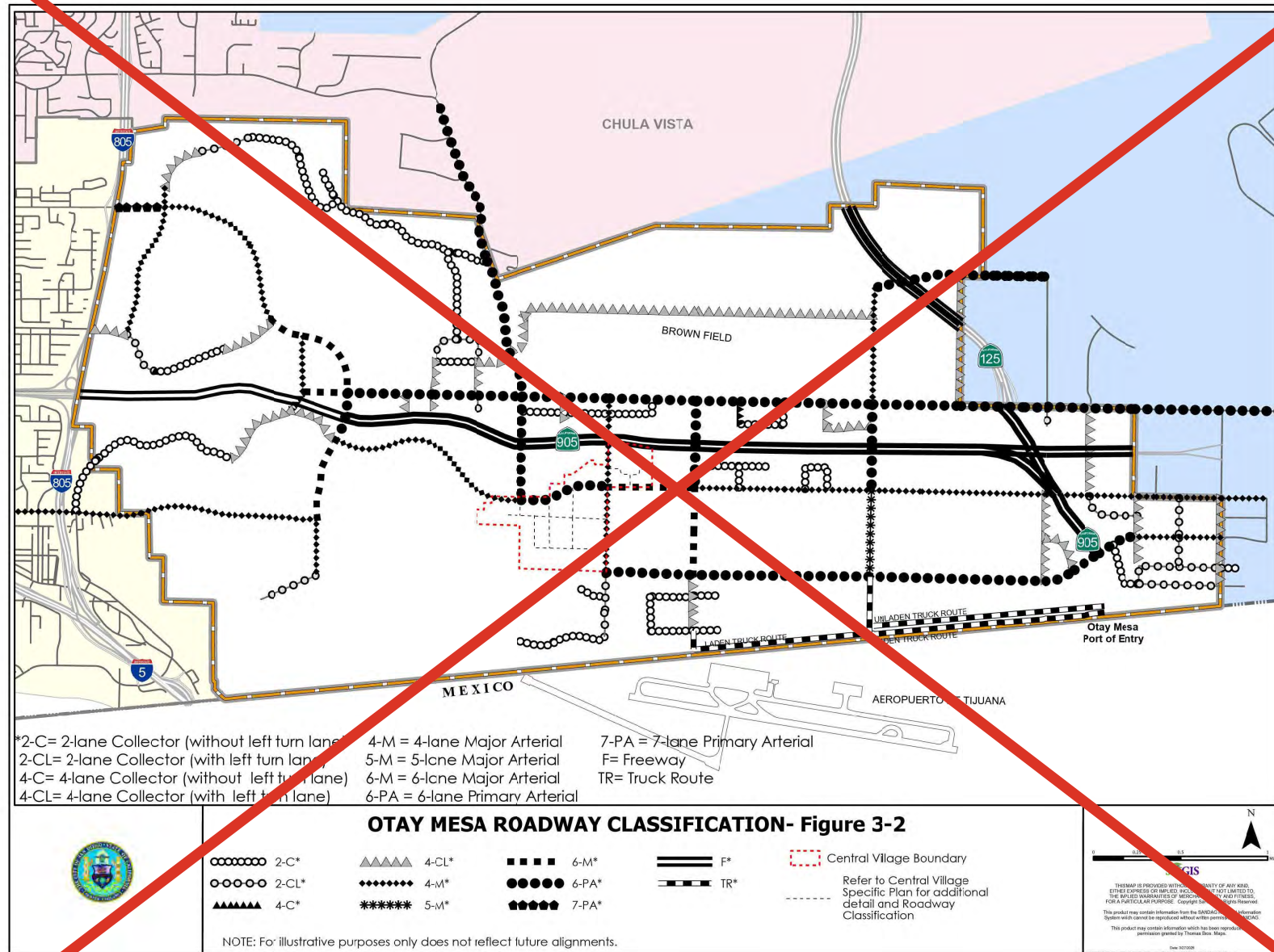
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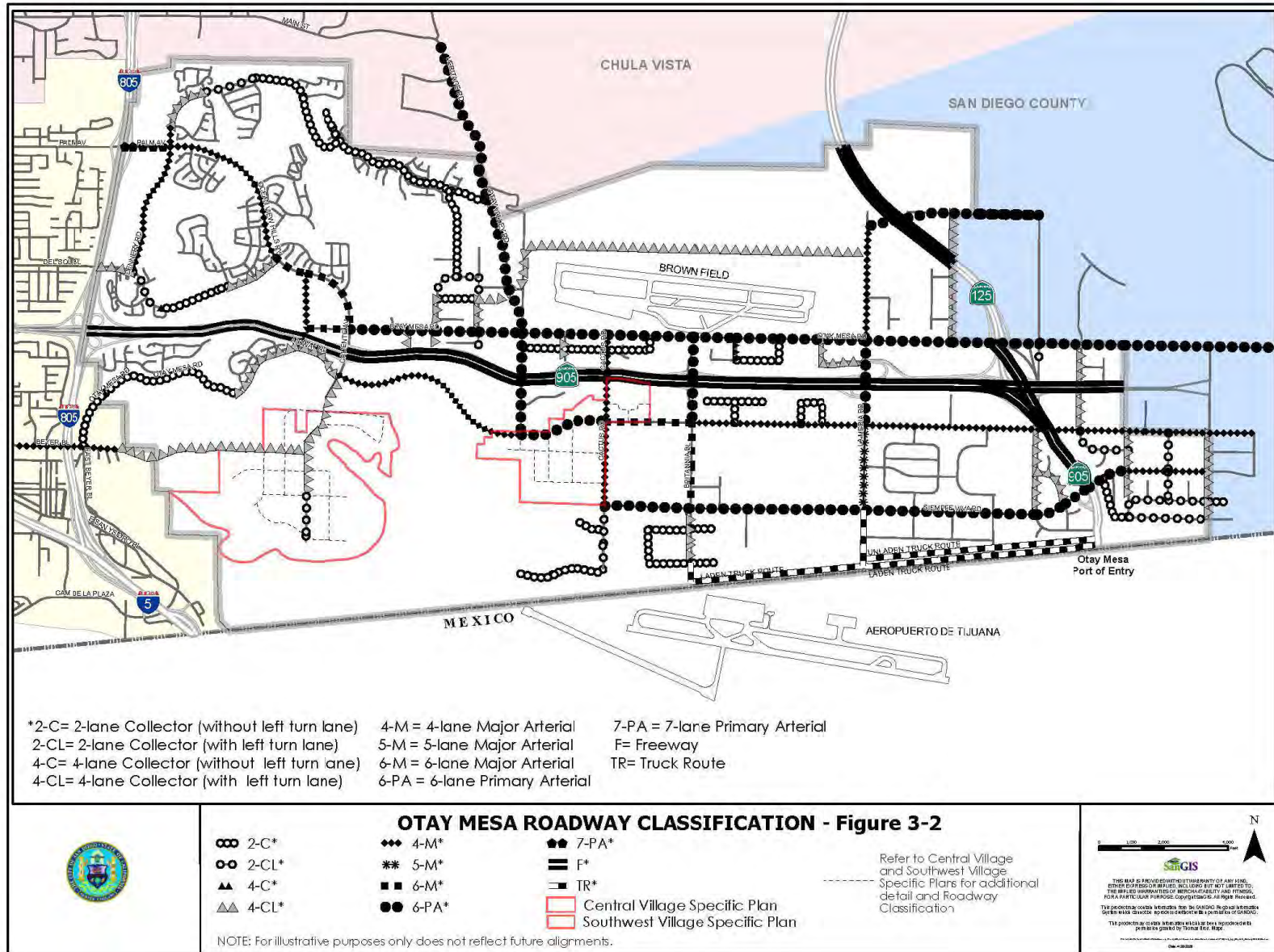
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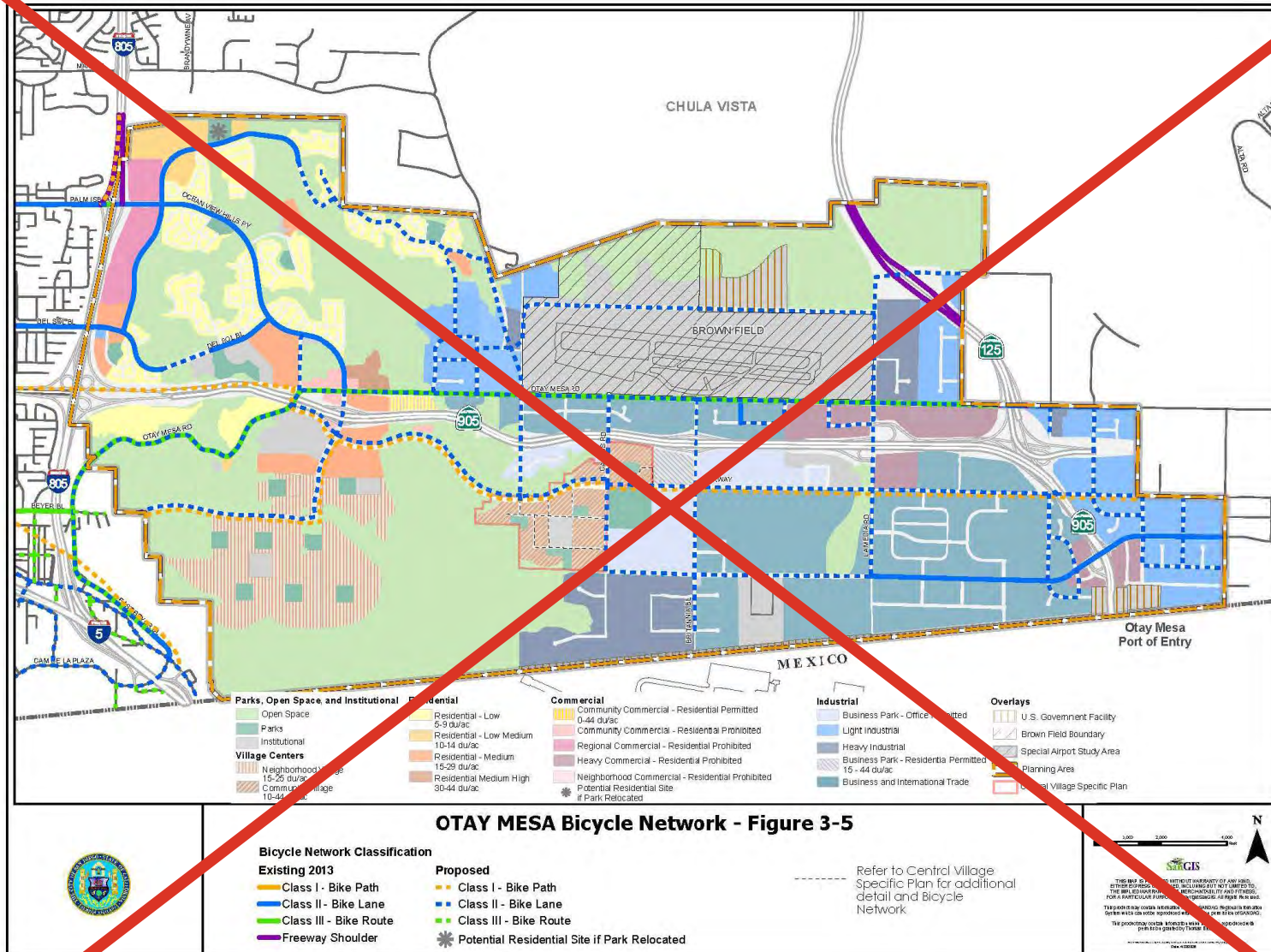
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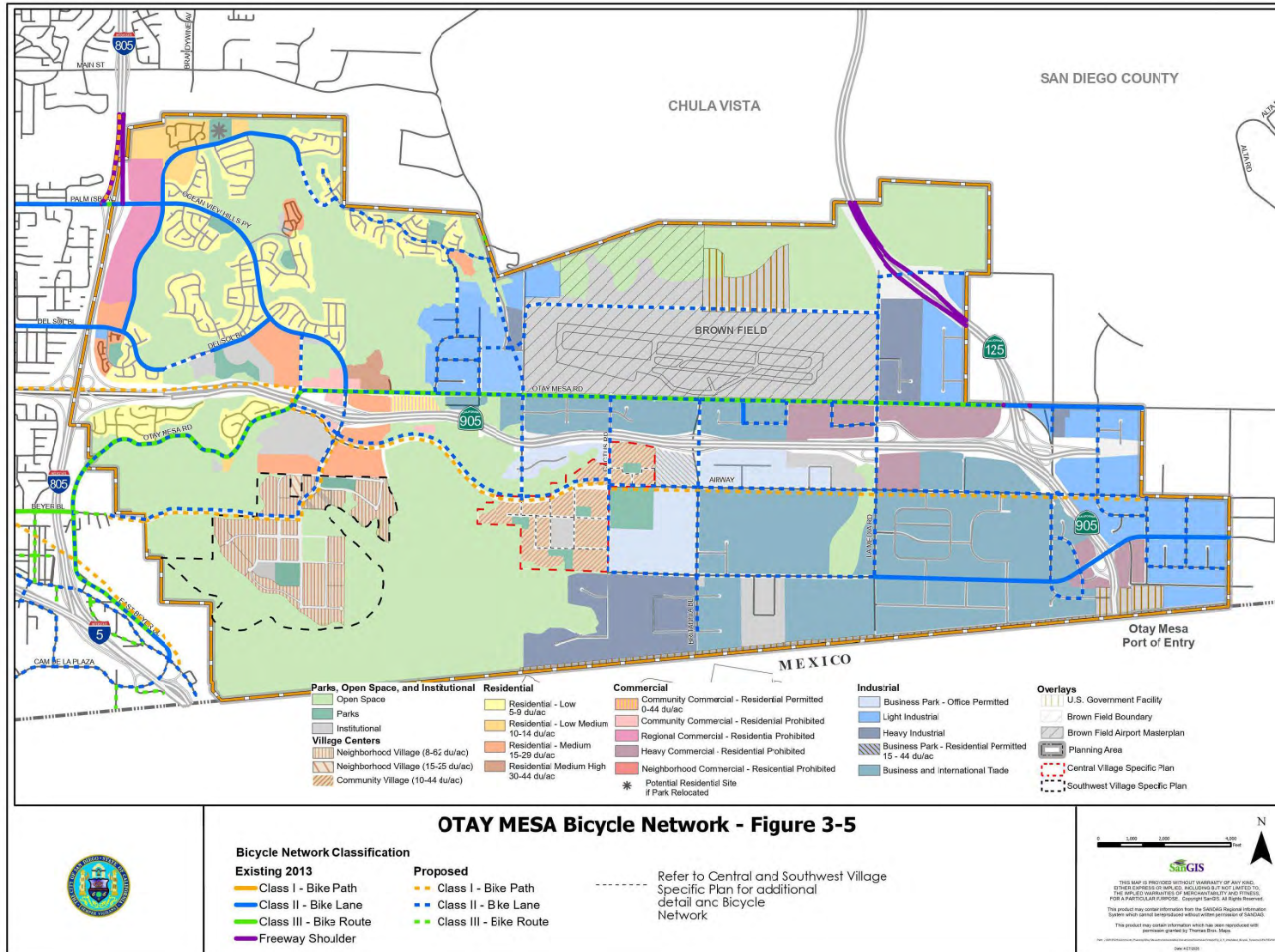
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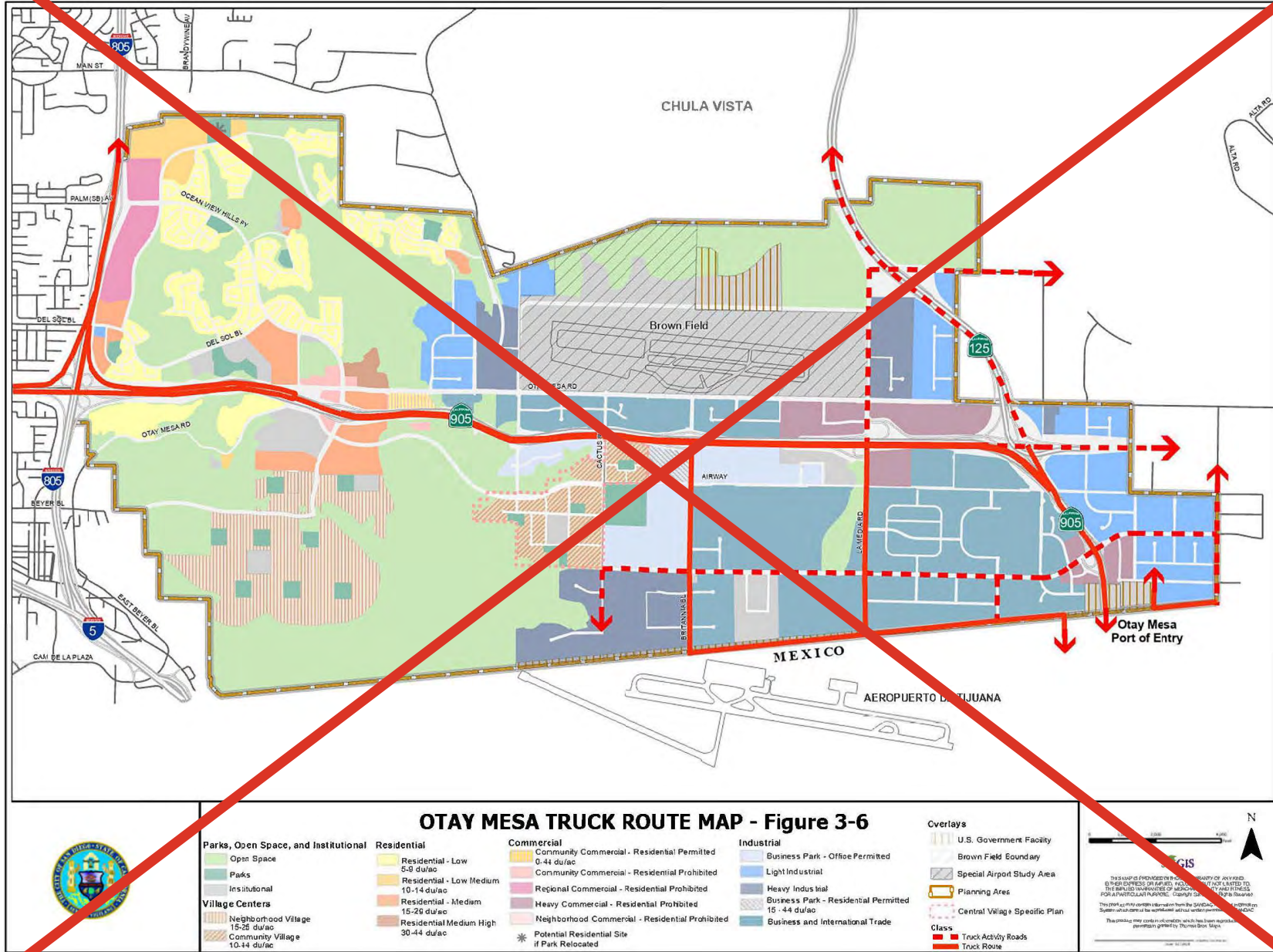
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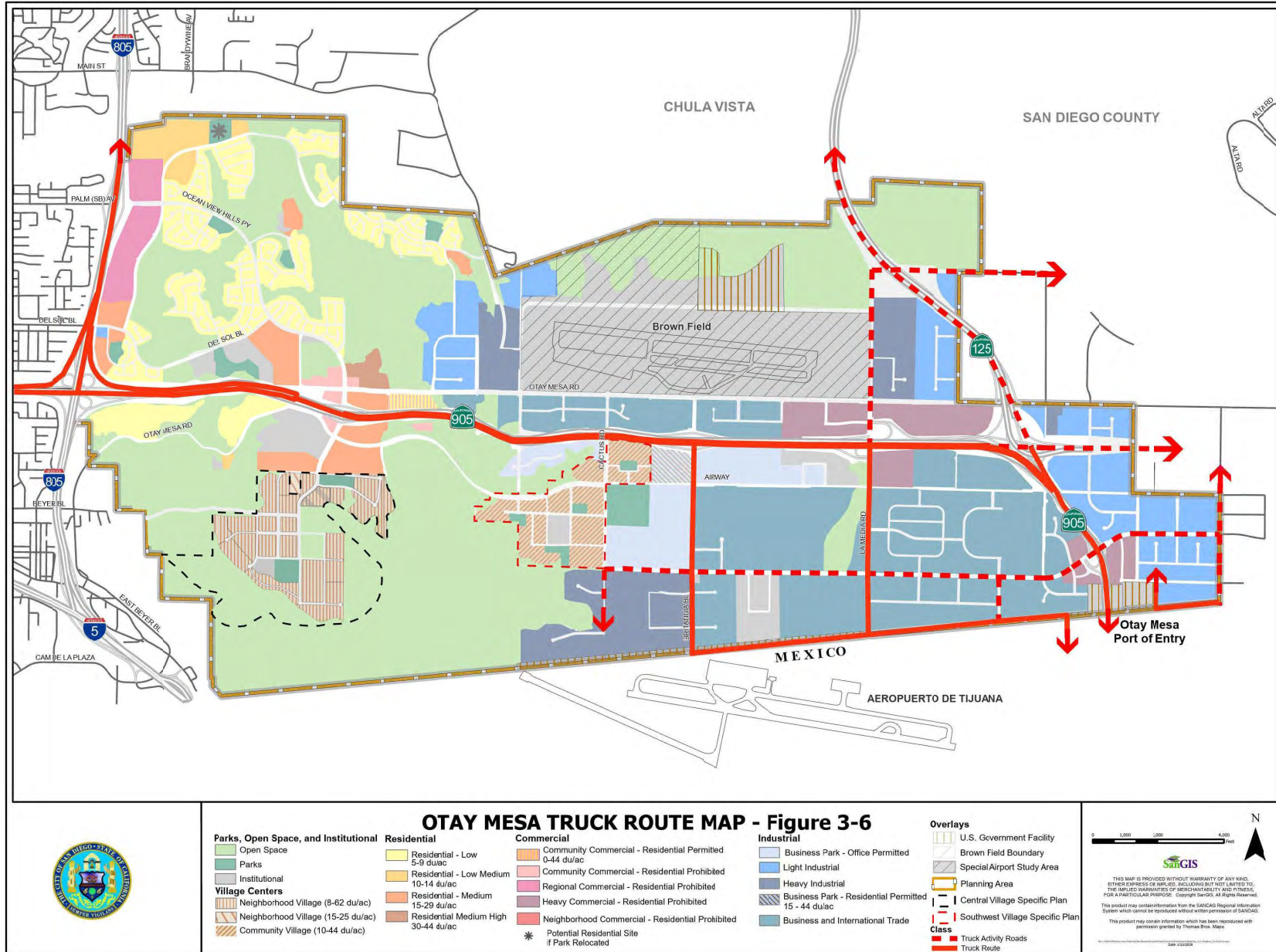
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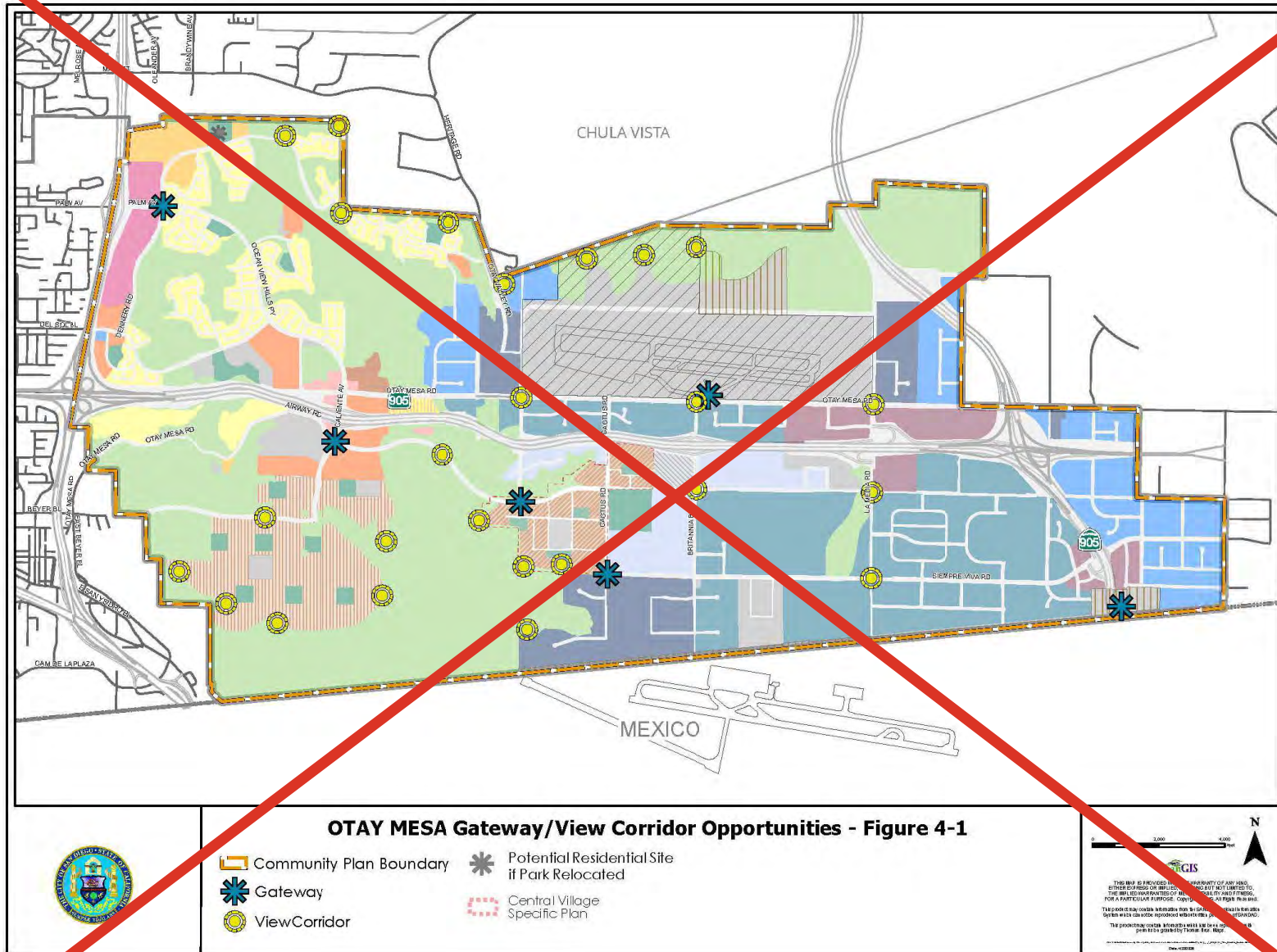


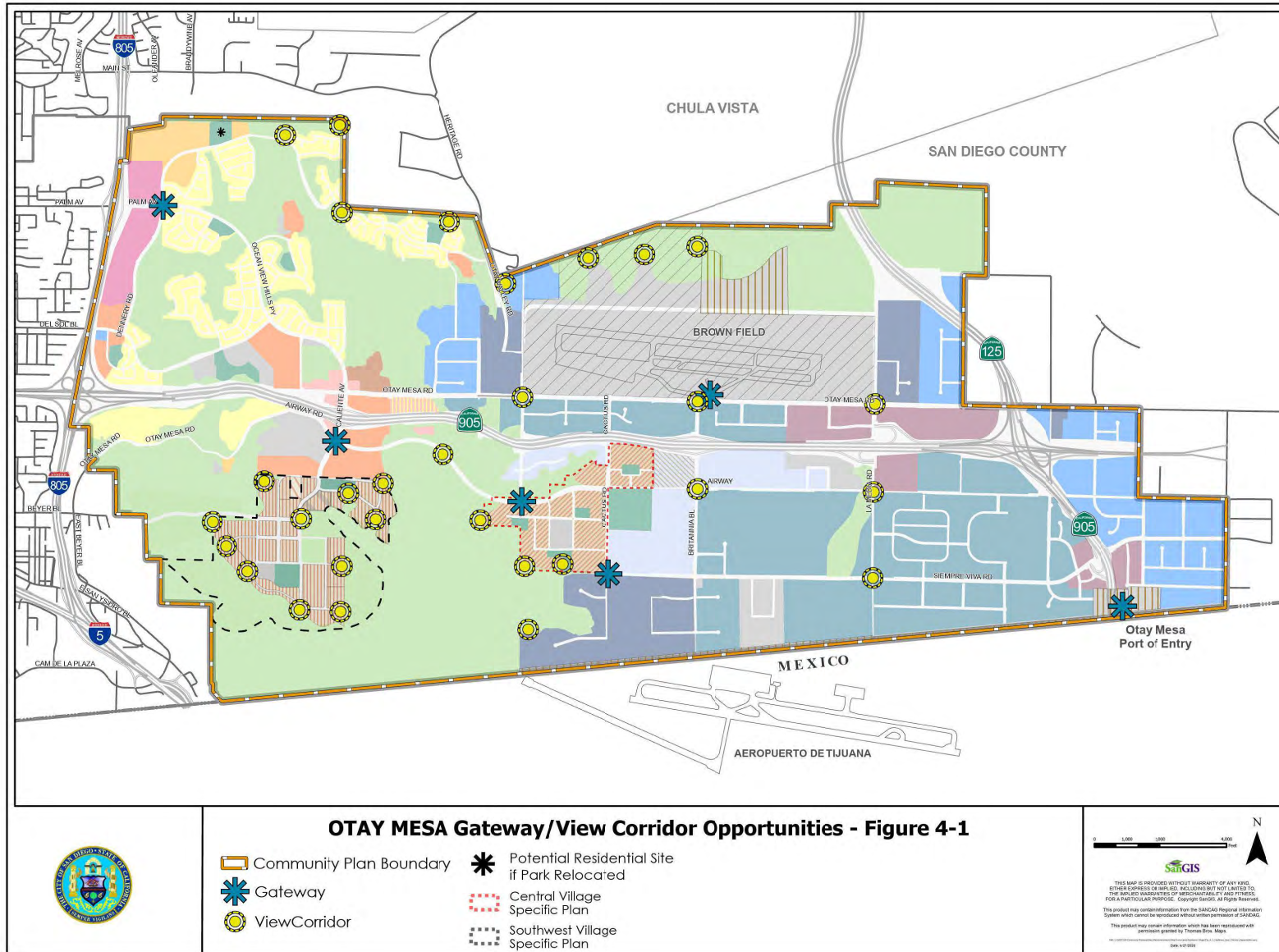
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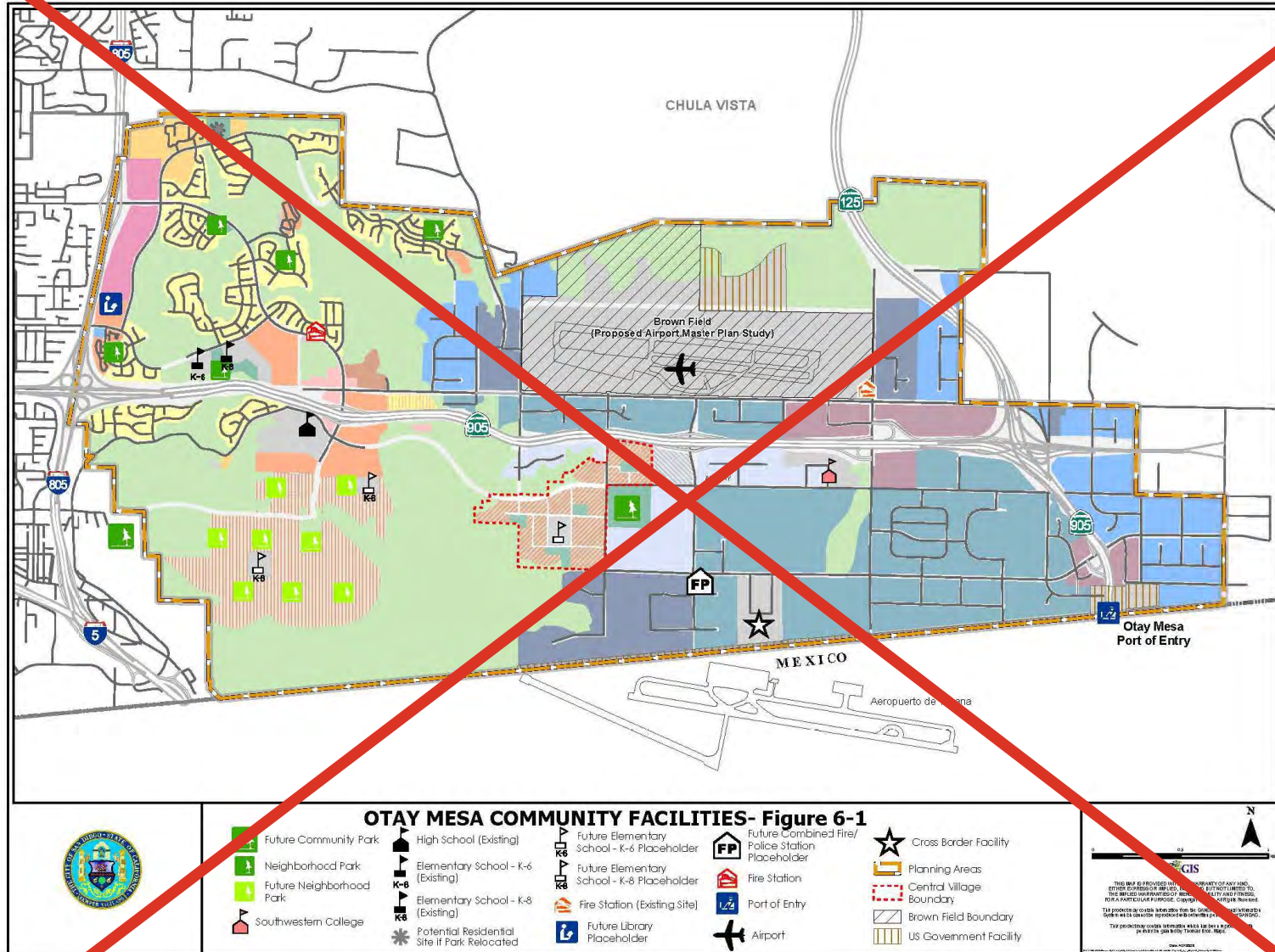
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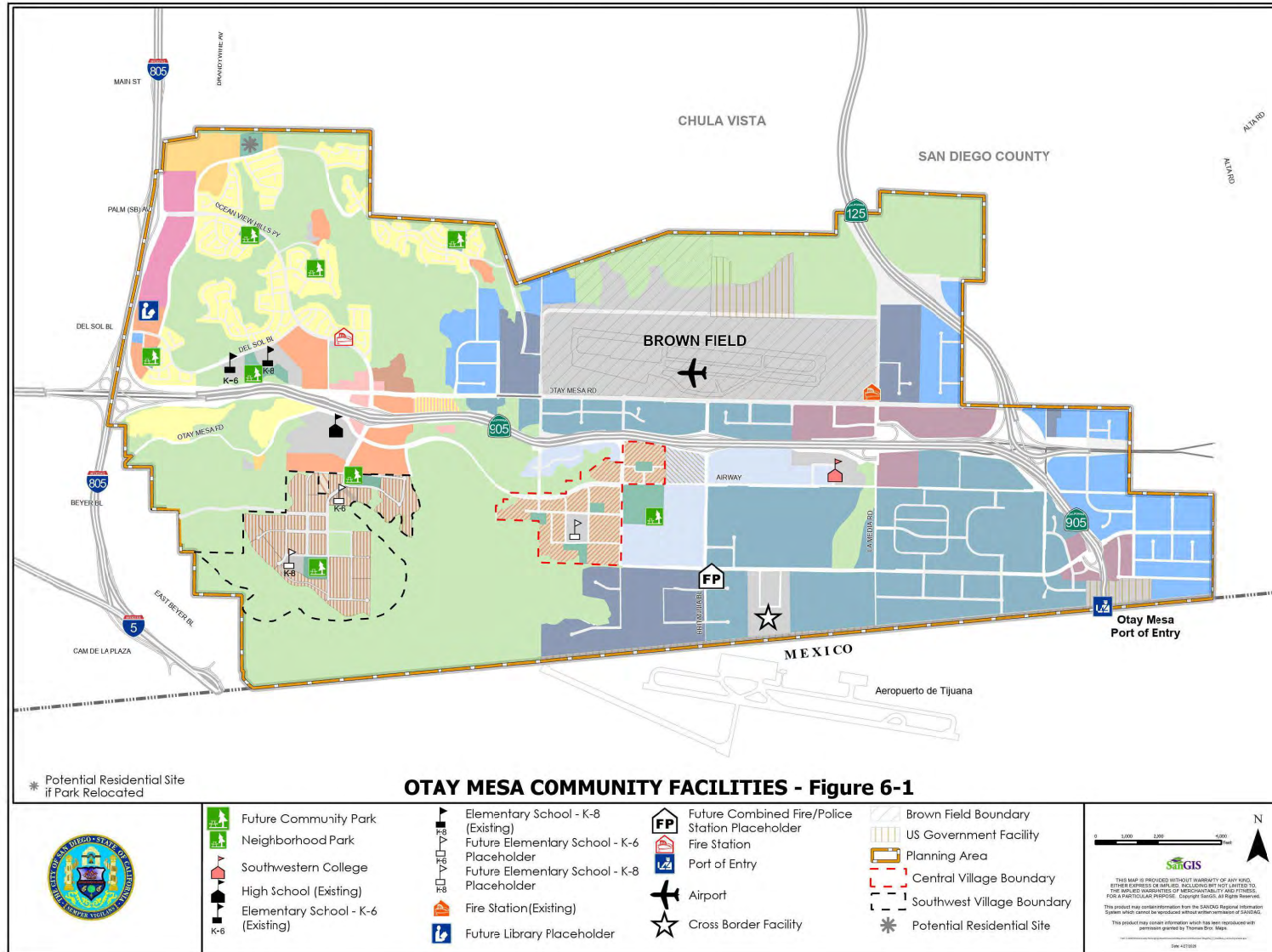




Public Facilities, Services & Safety Element



Public Facilities, Services & Safety Element



Recreation Element

Population-Based Parks and Recreation Facilities

The General Plan establishes a minimum standard provision of 2.8 useable acres of population-based park land for every 1,000 residents. All new development in Otay Mesa will be required to comply with the General Plan standard. At full community build out, this plan projects approximately 39,100 residents for the Southwest and Central Districts.

As of 2011, the Northwest District provides approximately 51 acres of park land, or 1.8 acres per 1,000 residents, as stipulated in the previously approved precise plans that govern development in these areas. The total required park acreage for Otay Mesa is approximately ~~161~~ 137 acres, which combines the 51 acres in the Northwest District with approximately 110 acres, or 2.8 acres per 1,000 residents, for the other Neighborhood Districts in the community. Of these 110 acres, a minimum of approximately 21 acres (13 acres per 25,000 residents) of community parks should be provided; the remaining acreage should be in the form of neighborhood parks. Some neighborhood park acreage has been allocated to the Grand Park (discussed in the Central District, below). The General Plan also establishes population-based minimum guidelines for recreation centers (1 per 25,000 residents) and aquatic complexes (1 per 50,000 residents).

Table 7-1

Otay Mesa Park Acreage Summary Table			
	Total Units	Total Population	Park Acres
Northwest Area	7,989	27,908	51*
Southwest Village	5,880 <u>5,130</u>	21,028 <u>13,266</u>	59 <u>35</u>
Central Village**	5,246	18,099	51
TOTAL	<u>18,365</u>	<u>59,273</u>	<u>137</u>
	19,545	67,035	161

*Park standards governed by previously adopted Precise Plans ** Central Village totals include units and population of Business Park – Residential Permitted area

Otay Mesa Park Facilities Table		
	Recreation Centers	Swimming Facilities
Northwest Area	Pacific Breezes	Pacific Breezes
Southwest Village	Beyer Community Park	
Central Village	Grand Park	Grand Park

The General Plan establishes “equivalencies” as a mechanism for provision of population-based park acreage in urbanized communities where land is constrained. Since Otay Mesa is not constrained and the planning process allows for incorporation of all required park acreage, the use of equivalencies, including joint use partnerships, is not available as a method to provide population-based park acreage, except for the Ocean View Hills Middle School Joint Use Area (described below).



Recreation Element

The population-based park acreage and recreation facilities provided in this community plan and summarized on Table 7-1 are calculated based on community plan densities and General Plan standards. A complete inventory of existing and planned Otay Mesa park and recreation facilities is provided in Table 7-3.

A description of park lands in each District is provided below. Additional descriptions of each District and Village area is found in the community plan Land Use and Urban Design Elements.

Northwest District

Approximately 51-acres of park land are reserved to meet population-based park needs within the Northwest District. This acreage includes one community park and five neighborhood parks. In addition, the five-acre Ocean View Hills Middle School Joint Use Area contributes to the population-based park requirements.



Ocean View Hills Park

Southwest District

The Southwest District, including the Southwest Village, will contain approximately ~~53.5~~ 35 acres of population-based park land in the form of one shared community park and multiple neighborhood parks. This District will benefit from the Beyer Community Park located in, and shared with, the San Ysidro Community Planning Area. The location of the parks will be determined with specific plans; however, it is anticipated that several of the parks will be located adjacent to Spring Canyon to enhance public views and provide staging areas for canyon trails. It is also desirable to locate parks adjacent to future school sites. To meet additional community park needs, resources will be allocated to the Grand Park located in the Central Corridor District.

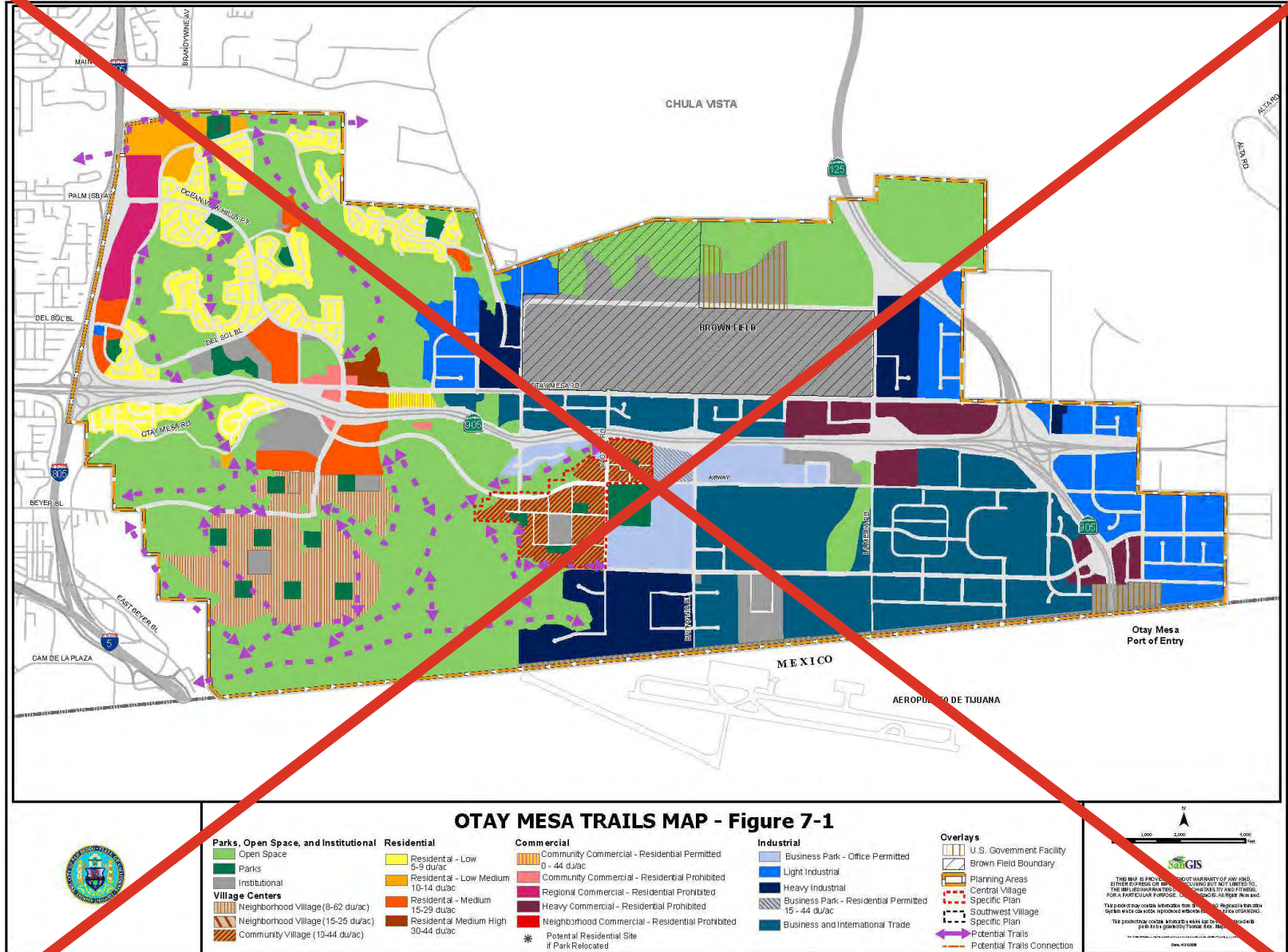
Central District

The Central District is the location of the Central Village, which is planned for mixed-use residential development adjacent to open space, developed parks, schools, and business park lands. The Central Corridor District also contains Otay Mesa's Grand Park for the Village residents and business employees.

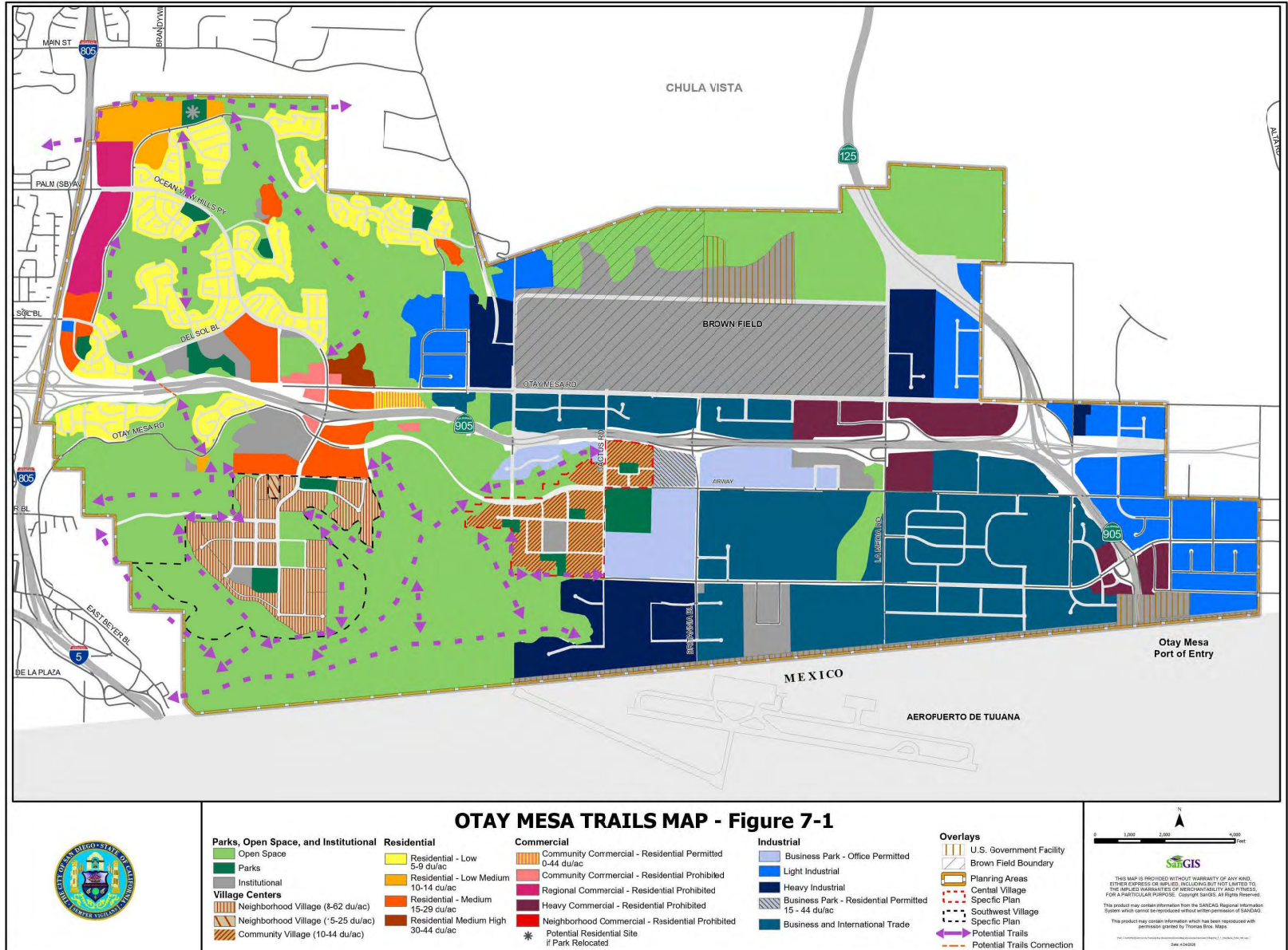
The Central Village is anticipated to contain multiple neighborhood parks, some adjacent to schools. A portion of Beyer Community Park's required acreage and some of the required neighborhood



Recreation Element



Recreation Element



Conservation Element

To the north, the Otay River flows from the San Miguel Mountains to the east through the Upper and Lower Otay Reservoirs, and empties into the San Diego Bay. The Otay River floodplain is located just north of the plan area. The moderate slopes of the Otay River Valley become steep bluffs near the mesa inside the plan area. Several major canyons, such as O'Neal, Johnson, and Dennery, drain into the Otay River. To the south, the Moody and Spring Canyon systems serve as the major drainage systems that flow into the Tijuana River. The Tijuana River flows through Mexico and empties into the Pacific Ocean in an estuary in the City of Imperial Beach. Watershed Urban Runoff Management Plans for both the Otay and Tijuana River watersheds identify priority threats to water quality and opportunities for beneficial uses, such as recreation, and plant and animal habitat.

The canyon areas contain maritime succulent scrub and coastal sage scrub vegetation communities. The canyons serve as wildlife corridors that form a network extending to the Otay River Valley, a biological resource of regional importance. The canyon systems are preserved as natural open space. However, given Otay Mesa's location near the international border, some of the canyons are crisscrossed by access roads used by the Border Patrol and off-road vehicles. In addition, canyon trails provide recreational and environmental education opportunities, as well as bicycle and pedestrian mobility linkages.

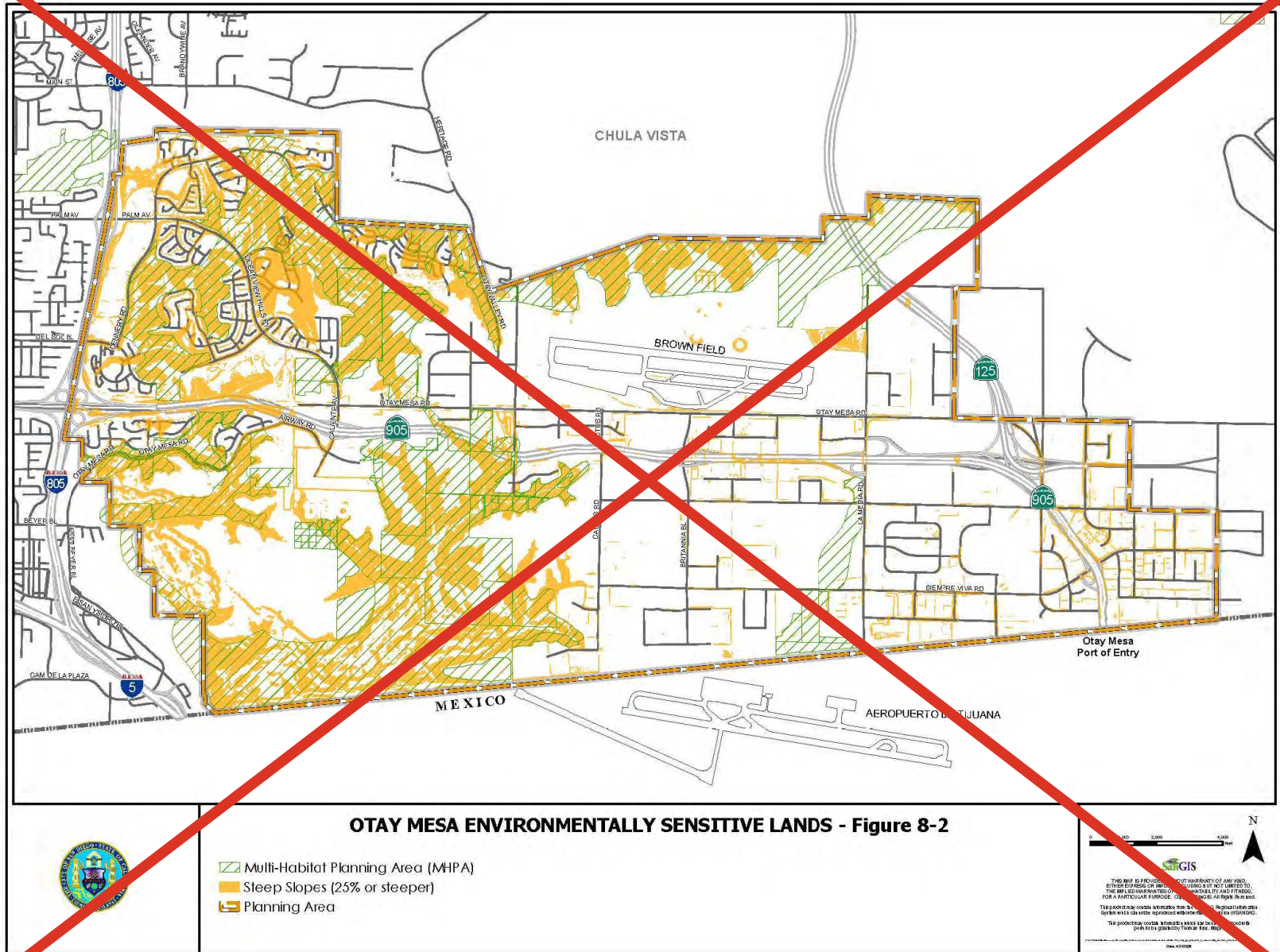
Environmentally Sensitive Lands

The City's Environmentally Sensitive Lands (ESL) regulations help protect, preserve, and restore lands containing steep hillsides, sensitive biological resources, and other areas. Environmentally Sensitive Lands in Otay Mesa are identified on Figure 8-2. Development in the Otay Mesa Community Plan area will comply with the MSCP and ESL regulations and guidelines, General Plan guidelines, and the community-specific policies and recommendations listed below.

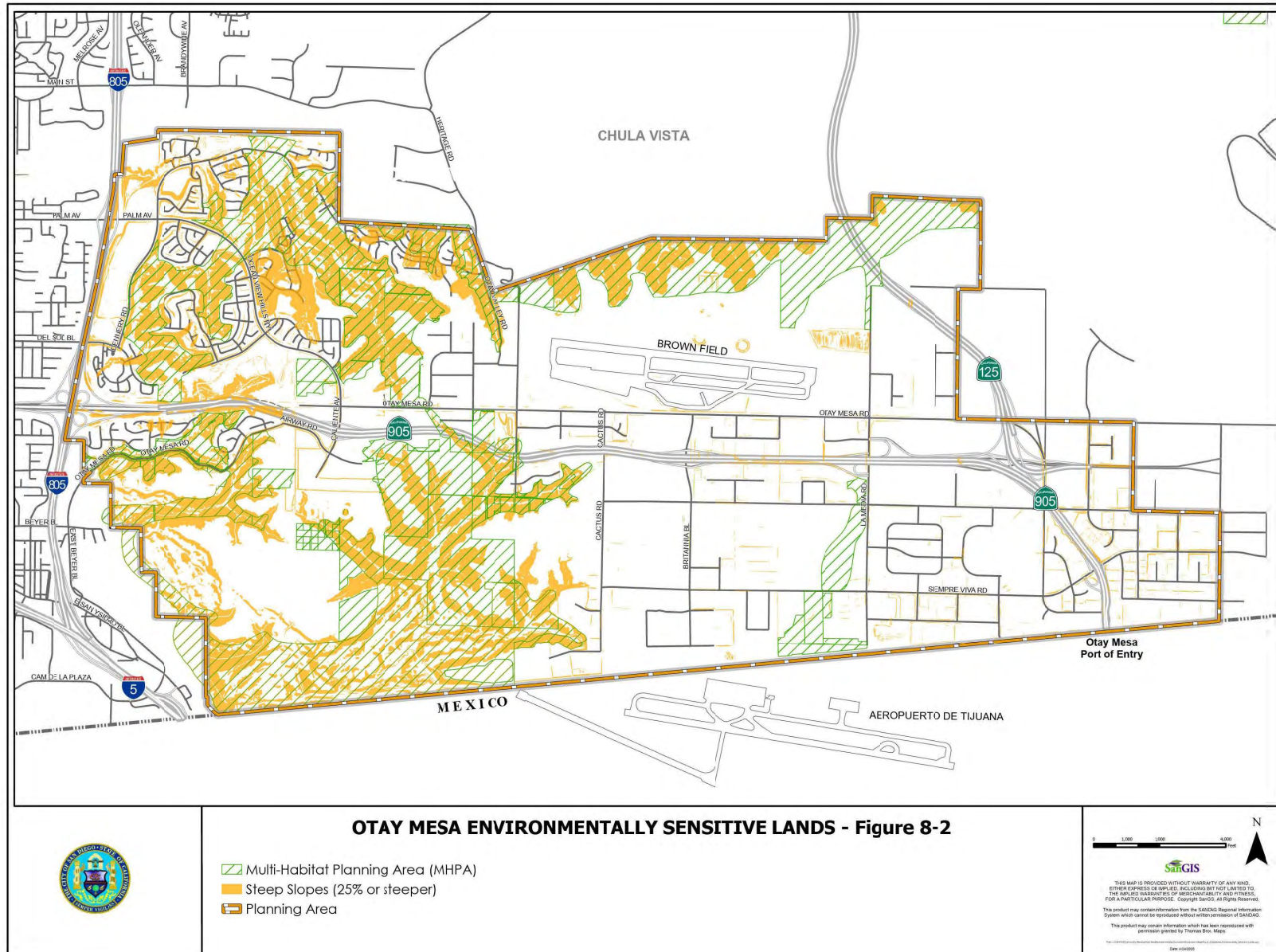


Otay Mesa Canyon

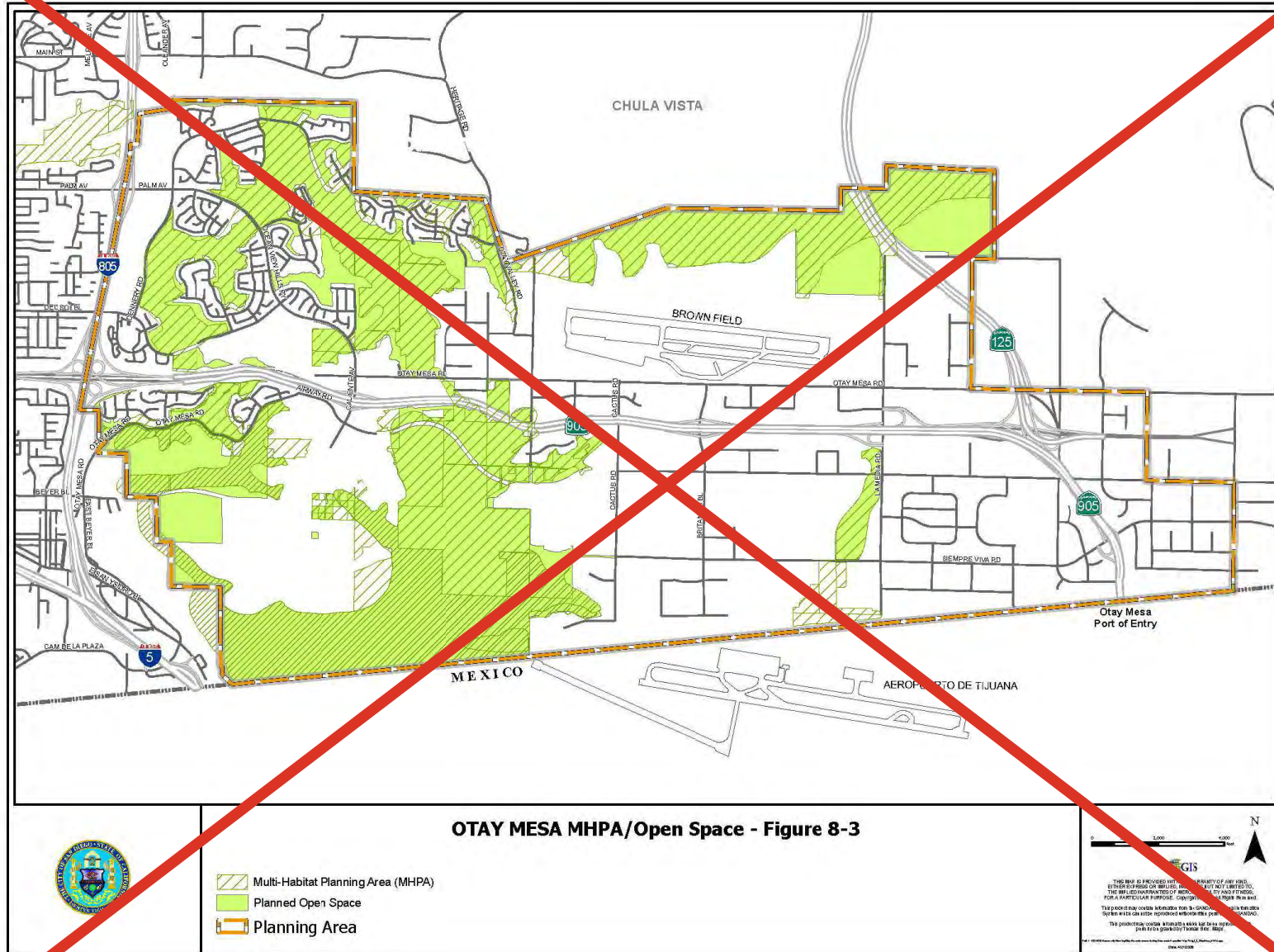




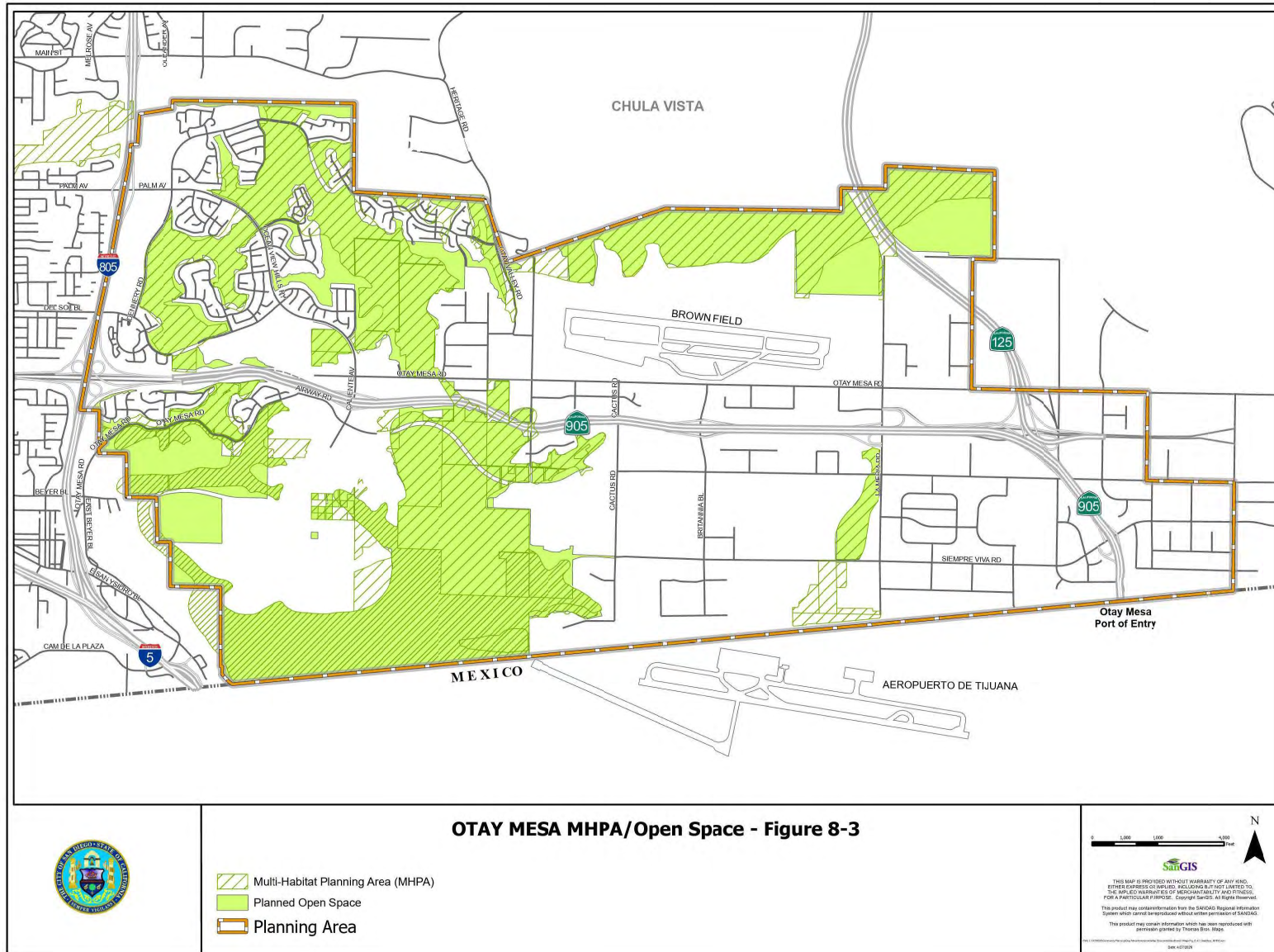
Conservation Element



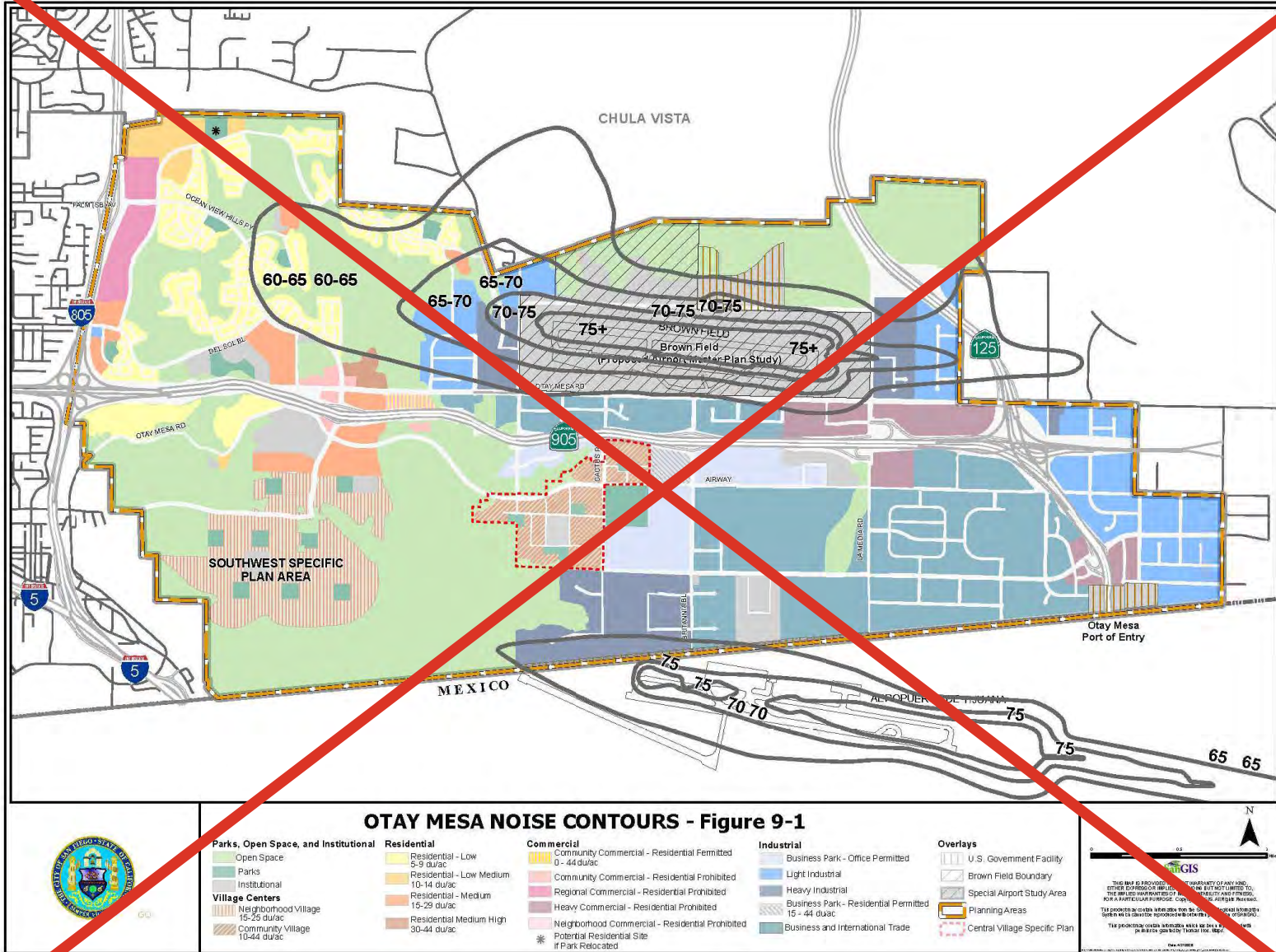
Conservation Element



Conservation Element



Noise Element



ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 890.90 ACRES LOCATED WITHIN AND PARTIALLY WITHIN THE SOUTHWEST VILLAGE SPECIFIC PLAN WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1 (AGRICULTURAL-GENERAL) ZONE TO THE RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, AND OP-1-1 ZONES AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0406, 131.0703, 131.0203, 131.0204, AND 131.0202; AND REPEALING ORDINANCE NO. O-10862, ADOPTED JUNE 29, 1972, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS IT CONFLICTS HEREWITH.

RECITALS

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

A. Tri Pointe Homes IE-SD, Inc. applied to rezone a 890.90-acre site located within the Southwest Village Specific Plan, north of the United States/Mexico international border; east of Interstate 805 ; south of State Route 905 ; and west of the Central Village Specific Plan Area, as legally described by the Assessor Parcel Numbers as shown on Exhibit A from the AR-1-1 Zone to RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, and OP-1-1 Zones, and as described in and by reference to the approved Exhibit “B”, in the Otay Mesa Community Plan area.

B. Resolution R-_____ (General Plan and Otay Mesa Community Plan amendment), which was considered along with this Ordinance, proposes an amendment to the Otay Mesa Community Plan to redesignate the 890.90-acre site located within the Southwest Village Specific Plan, and to amend the area and density range to the Neighborhood Village

designation, and to show the locations of parks, schools, and mobility element roadways, including amendments to Beyer Boulevard and Caliente Avenue to be consistent with the in the Southwest Village Specific Plan.

C. O-_____ (Southwest Village Specific Plan) was considered along with this Ordinance and adopts a Specific Plan for the Southwest Village Specific Plan area.

D. On [Date], 2026, the Planning Commission of the City of San Diego considered this rezone and voted to recommend Council approval. The matter was then 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 San Diego Charter section 280(a)(2), this Ordinance 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 to make legal findings based on the evidence presented.

ACTION ITEMS

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

1. The 695.2-acre site located within the Southwest Village Specific Plan, north of the United States/Mexico international border; east of Interstate 805 (I-805); south of State Route 905 (SR-905); and west of the Central Village and as shown on Zone Map Drawing No. C-1034 attached as Exhibit A filed in the Office of the City Clerk as Document No. OO-_____, and legally described by the Assessor Parcel Numbers filed in the Office of the City Clerk under

Document No. OO-_____ and listed in Exhibit B, are rezoned from the AR-1-1 Zone to RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, and OP-1-1 Zones as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Division 4, Chapter 13, Article 1, Division 7, and Chapter 13, Article 1, Division 2. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

2. San Diego Ordinance O-10862 (June 29, 1972), of the ordinances of the City of San Diego is repealed insofar as it conflicts with the rezoned uses of the land by this Ordinance.

3. 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.

4. No building permits for development inconsistent with the provisions of this Ordinance will be issued unless complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with the sections above.

APPROVED: HEATHER FERBERT, City Attorney

By _____

Deputy City Attorney

Attachments:

Exhibit A: Parcels List by Assessor's Parcel Number
Exhibit "B": Rezone Map Drawing No. C-1034

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

DRAFT

**Exhibit A
Parcels List by Assessor's Parcel Number**

APN	OWNER NAME
6450720800	GARCIA CARLOS R&ELIZABETH
6450720900	PHAM HUNG VAN&THUOC THI REVOCABLE 2006 TRUST 11-08
6450721000	VELEZ BARBARA A 2016 TRUST 04-07-16
6450721100	WHEELER JOHN F&VIVIAN REVOCABLE INTERVIVOS TRUST 0
6450721200	RAMOON HOLDINGS LLC
6450721300	CAMACHO GILBERTO L&SOLIS SOLEDAD S
6450721400	TRI POINTE HOMES IE-SD INC
6450730100	ZENG XIAOQIANG
6450730200	SALERNO RALPH N TRUST 04-26-06
6450730300	TRI POINTE HOMES IE-SD INC
6450730400	MERCADO FAMILY TRUST 02-07-18
6450730500	TRI POINTE HOMES IE-SD INC
6450730600	TRI POINTE HOMES IE-SD INC
6450730700	ZENG XIAOQIANG
6670103600	SAN YSIDRO 96 LLC
6670100600	TRI POINTE HOMES IE-SD INC
6670101400	B D M TWENTY LLC
6670102100	ZAMORANO ANA L A
6670102000	TRI POINTE HOMES IE-SD INC
6670101900	TRI POINTE HOMES IE-SD INC
6670101500	TRI POINTE HOMES IE-SD INC
6670103100	TRI POINTE HOMES IE-SD INC
6450710800	AVALOS CHARLES&MARY FAMILY TRUST 01-03-05
6450710900	SANDOVAL GUILLERMO F
6450711000	VENZON FAMILY TRUST 11-20-99
6450711100	SANDOVAL GUILLERMO F
6450711200	GARDENIA COMPANY INC
6450711300	SAWAGED SAVANNAH H
6450711400	YOQUIGUA TRUCKING&EQUIPMENT SERVICES CORP
6450720100	PREACHER RONDA R
6450720200	GUZMAN-NEVAREZ MARCO A
6450720300	ZERMENO ALFONSO&JUANA 2008 TRUST
6450720400	ZENG XIAOQIANG
6450720500	ZENG XIAOQIANG
6450720600	OROZCO JOSE M SR REV LIVING TRUST 04-28-23
6450720700	GARCIA JUAN R
6450610900	TRI POINTE HOMES IE-SD INC
6450710600	GARDENIA COMPANY INC
6450710700	GARDENIA COMPANY INC
6450610800	TRI POINTE HOMES IE-SD INC
6450610700	TRI POINTE HOMES IE-SD INC
6450610600	TRI POINTE HOMES IE-SD INC
6450710100	GARDENIA COMPANY INC
6450710200	GARDENIA COMPANY INC
6450710300	GARDENIA COMPANY INC
6450710400	FAITH IN ACTION TRUST
6450710500	ARREOLA AKBARH
6670401300	TRI POINTE HOMES IE-SD INC
6670102800	TRI POINTE HOMES IE-SD INC
6450740100	CONDE ALDO L
6450740200	FITZGERALD JOHN D&ELAINE M FAMILY TRUST
6450740300	VELOX LLC
6450740400	TRI POINTE HOMES IE-SD INC
6450740500	TRI POINTE HOMES IE-SD INC
6450740600	CITY OF SAN DIEGO
6450740700	REINHOLTZ KATHRYN E A
6450761300	GONZALEZ JUAN P&RODRIGUEZ EMILIA I
6450761200	GONZALEZ JUAN P&RODRIGUEZ EMILIA I
6450761100	NGUYEN NHATNAM
6450761000	LOZANO LIVING TRUST 06-19-18
6450760900	CITY OF SAN DIEGO

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6450760800 ALVAREZ TRUST 01-01-18
6450760700 TRI POINTE HOMES IE-SD INC
6450760600 CITY OF SAN DIEGO
6450760500 GARCIA LILIA E
6450760100 FUZET MONIQUE TRUST 07-21-16
6450760200 TRI POINTE HOMES IE-SD INC
6450760300 MUTSCHLER JOAN <AKA HOLTEL MARY J>
6450760400 DODD CHARLES
6450752602 HUERTA CARMEN TRUST 06-14-07
6450752601 VILLAESCUSA LIVING TRUST 02-19-21
6450752500 GAMBOA MANUEL&SONIA
6450752400 NELSON RICK V
6450752300 TRI POINTE HOMES IE-SD INC
6450752200 BRAMBILA GUILLERMO&ROSIE
6450752100 TRI POINTE HOMES IE-SD INC
6450761700 FELCO CONSTRUCTION INC
6450761600 ORTIZ MARCELINO&TERESA TRUST 12-30-93
6450761500 BENTON FAMILY LIVING TRUST 03-16-23
6450761400 BENTON FAMILY TRUST 03-07-14
6450752000 CITY OF SAN DIEGO
6450762600 AYALA LUCIA TRUST 05-03-19
6450762502 PERIMBETI PRAKASH
6450762501 FLORES JOSEPH V&GUADALUPE
6450762503 SALAZAR SALVADOR E
6450762504 LANGARICA HERIBERTO P
6450762400 NAVARRO CARLOTA L
6450762300 ZENG XIAOQIANG
6450762200 TRI POINTE HOMES IE-SD INC
6450762100 HATTIE DAVISSON PROPERTIES L P
6450762000 TRI POINTE HOMES IE-SD INC
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6450751600 RODRIGUEZ FAMILY TRUST 10-09-02
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6450751800 NDIBA SAMUEL&NGETHE TERISIA N
6450751900 VALDIVIA LETICIA
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6450761800 THE V LLC
6450741400 NGUYEN THUAN D
6450741500 SALAZAR SALVADOR E
6450741600 LUNA ROBERTO A
6450741700 SANCHEZ JOSE M
6450741800 CITY OF SAN DIEGO
6450741900 CITY OF SAN DIEGO
6450742600 ZENG XIAOQIANG
6450750100 GANEM ALBERT F LIVING TRUST 01-07-92
6450750200 LOMELI FAMILY TRUST 02-22-07
6450750300 TRI POINTE HOMES IE-SD INC
6450742000 MANZANO FRANCISCO J A&DEAGUILAR ELENA C
6450742100 CITY OF SAN DIEGO
6450742200 TRI POINTE HOMES IE-SD INC
6450742300 TRI POINTE HOMES IE-SD INC
6450751300 CITY OF SAN DIEGO
6450751200 VALDEZ JOSE F A&ALBA IVONNE E
6450751100 SHIBUYA YOSHINDO&BETTY T TRUST 06-16-82
6450751000 CASTRO RAMON&ROSA 2017 TRUST 08-23-17
6450750900 CITY OF SAN DIEGO
6450750800 CITY OF SAN DIEGO
6450750700 CITY OF SAN DIEGO
6450750600 CITY OF SAN DIEGO
6450750500 TRI POINTE HOMES IE-SD INC
6450750400 TRI POINTE HOMES IE-SD INC

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6450742400 WINANS DONALD&RACHELE FAMILY TRUST 10-06-99
6450742500 BEREN LLC
6450730800 TRI POINTE HOMES IE-SD INC
6450730900 RODRIGUEZ ALDO R R
6450731000 TRI POINTE HOMES IE-SD INC
6450731100 TRI POINTE HOMES IE-SD INC
6450731200 SALERNO RALPH N TRUST 04-26-06
6450731300 RGC GENERAL ENGINEERING INC
6450731400 ROMERO JUAN A&PILAR C
6450741200 CITY OF SAN DIEGO
6450741300 SHIBUYA YOSHINDO&BETTY T TRUST 06-16-82
6450740800 CITY OF SAN DIEGO
6450740900 CITY OF SAN DIEGO
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6670103000 TRI POINTE HOMES IE-SD INC
6670102700 TRI POINTE HOMES IE-SD INC
6450800300 OTAY MESA LLC
6670103400 TRI POINTE HOMES IE SD-INC

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6450721200	RAMOON HOLDINGS LLC
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6450730300	TRI POINTE HOMES IE-SD INC
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6450760900	CITY OF SAN DIEGO

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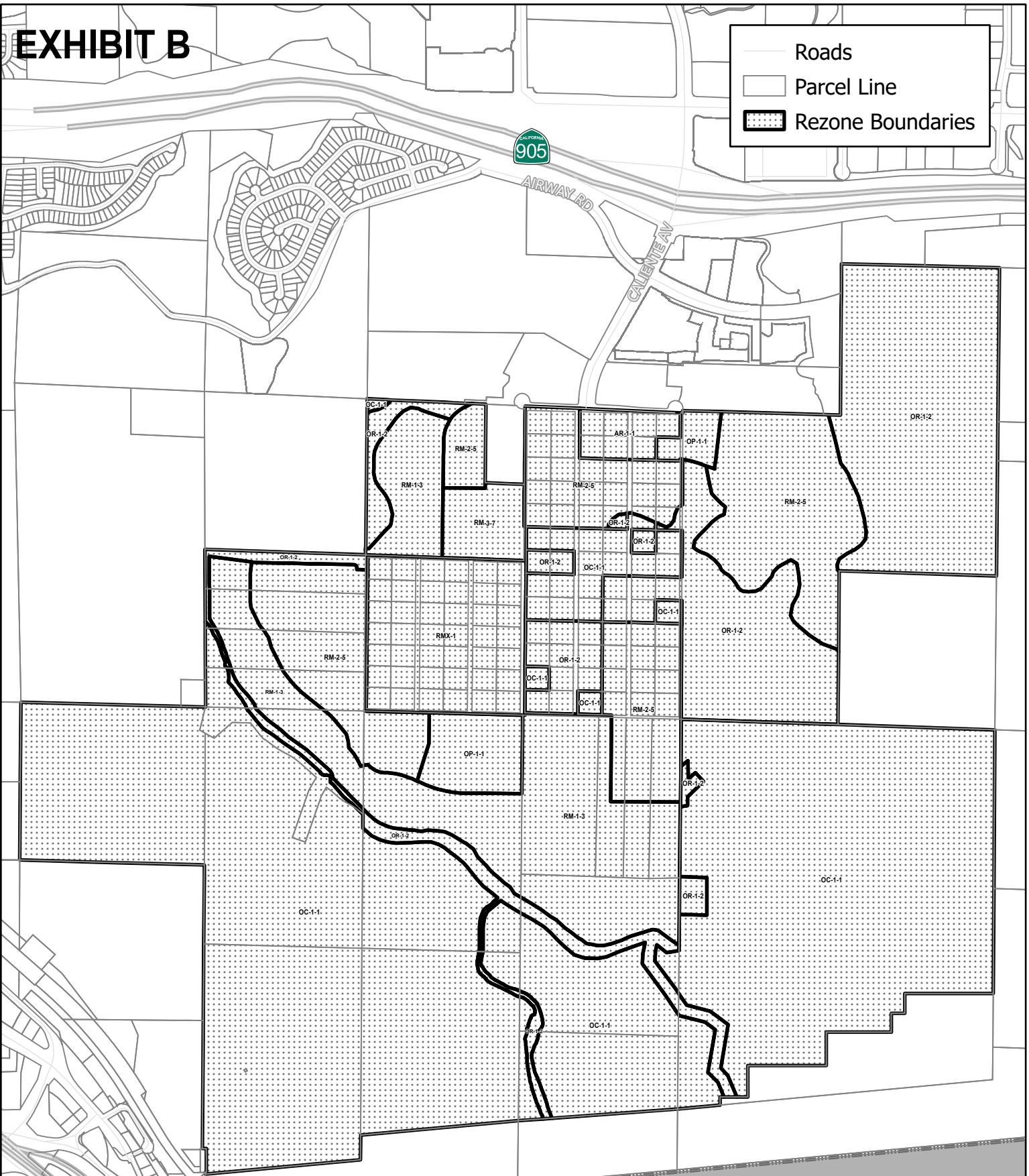
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6450760200 TRI POINTE HOMES IE-SD INC
6450760300 MUTSCHLER JOAN <AKA HOLTEL MARY J>
6450760400 DODD CHARLES
6450752602 HUERTA CARMEN TRUST 06-14-07
6450752601 VILLAESCUSA LIVING TRUST 02-19-21
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6450752400 NELSON RICK V
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6450752200 BRAMBILA GUILLERMO&ROSIE
6450752100 TRI POINTE HOMES IE-SD INC
6450761700 FELCO CONSTRUCTION INC
6450761600 ORTIZ MARCELINO&TERESA TRUST 12-30-93
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6450751700 SALAZAR SALVADOR E
6450751800 NDIBA SAMUEL&NGETHE TERISIA N
6450751900 VALDIVIA LETICIA
6450761900 AISPURRO TRUST 05-01-14
6450761800 THE V LLC
6450741400 NGUYEN THUAN D
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6450742600 ZENG XIAOQIANG
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6450750200 LOMELI FAMILY TRUST 02-22-07
6450750300 TRI POINTE HOMES IE-SD INC
6450742000 MANZANO FRANCISCO J A&DEAGUILAR ELENA C
6450742100 CITY OF SAN DIEGO
6450742200 TRI POINTE HOMES IE-SD INC
6450742300 TRI POINTE HOMES IE-SD INC
6450751300 CITY OF SAN DIEGO
6450751200 VALDEZ JOSE F A&ALBA IVONNE E
6450751100 SHIBUYA YOSHINDO&BETTY T TRUST 06-16-82
6450751000 CASTRO RAMON&ROSA 2017 TRUST 08-23-17
6450750900 CITY OF SAN DIEGO
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6450750700 CITY OF SAN DIEGO
6450750600 CITY OF SAN DIEGO
6450750500 TRI POINTE HOMES IE-SD INC
6450750400 TRI POINTE HOMES IE-SD INC

Exhibit A
Parcels List by Assessor's Parcel Number

6450742400 WINANS DONALD&RACHELE FAMILY TRUST 10-06-99
6450742500 BEREN LLC
6450730800 TRI POINTE HOMES IE-SD INC
6450730900 RODRIGUEZ ALDO R R
6450731000 TRI POINTE HOMES IE-SD INC
6450731100 TRI POINTE HOMES IE-SD INC
6450731200 SALERNO RALPH N TRUST 04-26-06
6450731300 RGC GENERAL ENGINEERING INC
6450731400 ROMERO JUAN A&PILAR C
6450741200 CITY OF SAN DIEGO
6450741300 SHIBUYA YOSHINDO&BETTY T TRUST 06-16-82
6450740800 CITY OF SAN DIEGO
6450740900 CITY OF SAN DIEGO
6450741000 VELEZ BARBARA A 2016 TRUST 04-07-16
6450741100 GARCIA BAMBI&ROSA FAMILY TRUST 02-29-24
6670103500 SAN YSIDRO 96 LLC
6450610400 TRI POINTE HOMES IE-SD INC
6670103000 TRI POINTE HOMES IE-SD INC
6670102700 TRI POINTE HOMES IE-SD INC
6450800300 OTAY MESA LLC
6670103400 TRI POINTE HOMES IE SD-INC

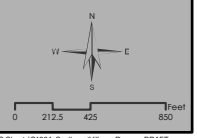
EXHIBIT B

	Roads
	Parcel Line
	Rezone Boundaries



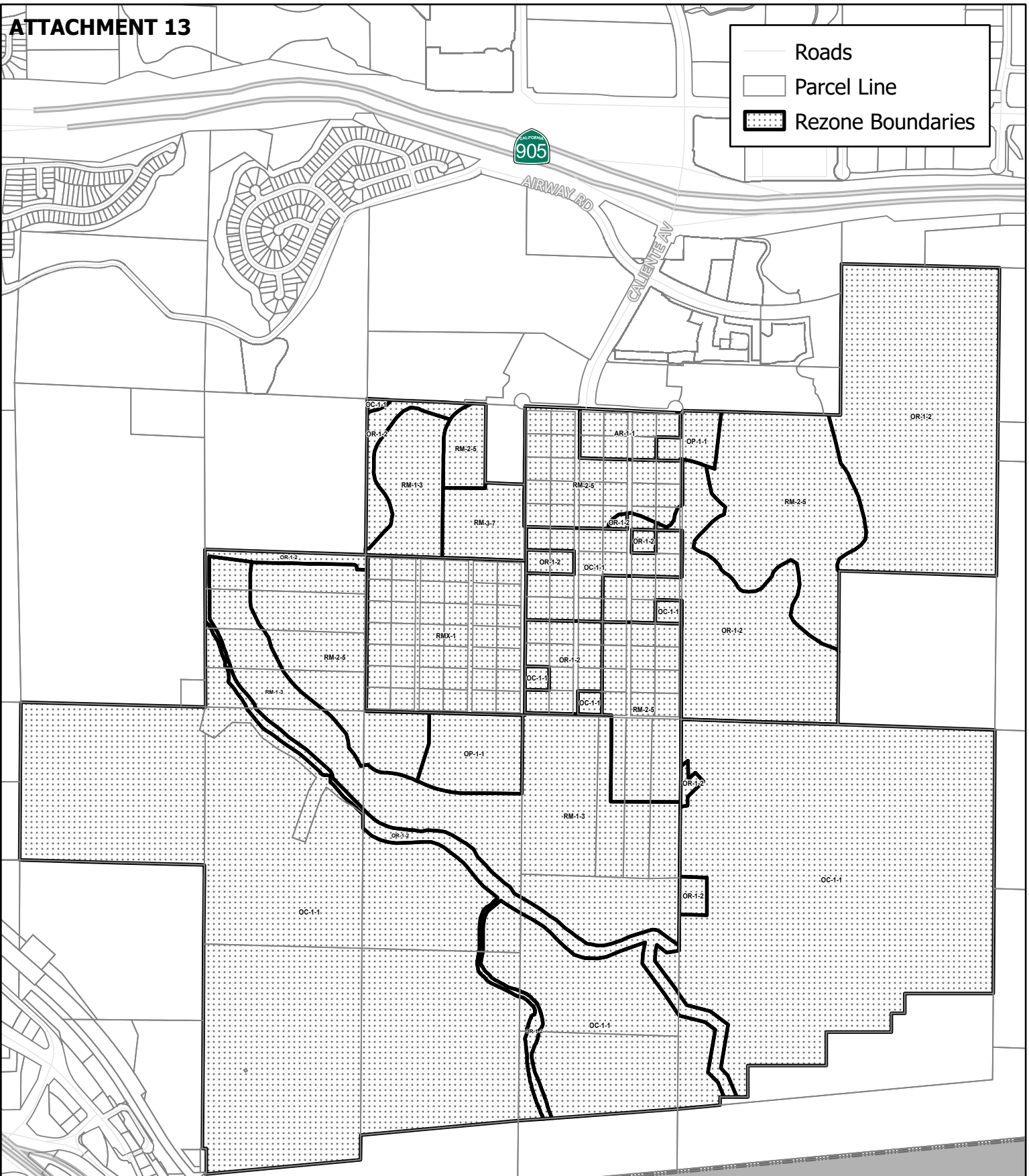
MEXICO

SOUTHWEST VILLAGE REZONING		
ORD. NO. _____	BEFORE _____	REQUEST _____
EFF. DATE ORD. _____	EFF. DATE ZONING _____	AREA _____
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____
PLAN COMM. RECOMMENDATION _____	CITY OF SAN DIEGO	C-1034
CITY COUNCIL ACTION _____	SECRETARY OF COMMISSION	
DRAFT		

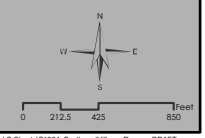


ATTACHMENT 13

	Roads
	Parcel Line
	Rezone Boundaries



SOUTHWEST VILLAGE REZONING		
ORD. NO. _____	BEFORE _____	REQUEST _____
EFF. DATE ORD. _____	EFF. DATE ZONING _____	AREA _____
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____
PLAN, COMM. RECOMMENDATION _____	CITY OF SAN DIEGO	C-1034
CITY COUNCIL ACTION _____	SECRETARY OF COMMISSION	
DRAFT		



ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING THE SOUTHWEST VILLAGE
SPECIFIC PLAN IN THE OTAY MESA COMMUNITY PLAN
AREA.

RECITALS

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

A. Resolution R-_____, which was considered along with this Ordinance, proposes amendments to the Otay Mesa Community Plan Update (Community Plan) and the General Plan to amend the area and density range to the Neighborhood Village designation, and to show the locations of parks, schools, and mobility element roadways, including amendments to Beyer Boulevard and Caliente Avenue to be consistent with the in the Southwest Village Specific Plan.

B. The Community Plan identifies the Southwest Village Specific Plan area as a location for a village area within the Community Plan and designates the Southwest Village site as “Neighborhood Village” with future roadway connections via Caliente Avenue and Beyer Boulevard.

C. The Southwest Village Specific Plan provides a comprehensive policy and regulatory framework that guides development for Southwest Village in accordance with the General Plan and Community Plan.

D. O-_____ (Rezone Ordinance) was considered along with this Ordinance and rezones 890.90 acres located within and partially within the Southwest Village Specific Plan within the Otay Mesa Community Plan area.

E. On [DATE], 2026, the Planning Commission of the City of San Diego considered the Southwest Village Specific Plan, and voted to recommend Council approval of the Southwest Village Specific Plan.

F. The matter was set for public hearing on _____, 2026, to be conducted by the Council.

G. On [DATE], 2026, the Council held a public hearing for the purpose of considering adoption of the Southwest Village Specific Plan. The Council considered the Planning Commission record and recommendation, as well as the maps, exhibits, and written documents on record in the City, and has considered the oral presentations given at the public hearing.

H. 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.

ACTION ITEMS

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

1. The Council adopts the Southwest Village Specific Plan, on file in the Office of the City Clerk as Document No. OO-_____.
2. Notwithstanding San Diego Municipal Code section 122.0107, the zoning regulations as specified in the Southwest Village Specific Plan shall be applicable where there is a conflict with the base zones set forth in Municipal Code Chapter 13.
3. 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.

4. No building permits for development inconsistent with the provisions of this Ordinance will be issued unless complete application for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined in accordance with the sections above.

APPROVED: HEATHER FERBERT, City Attorney

By _____
Attorney Name
Deputy City Attorney

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