



The Collection at Cactus

City of San Diego Planning Commission
April 16, 2026



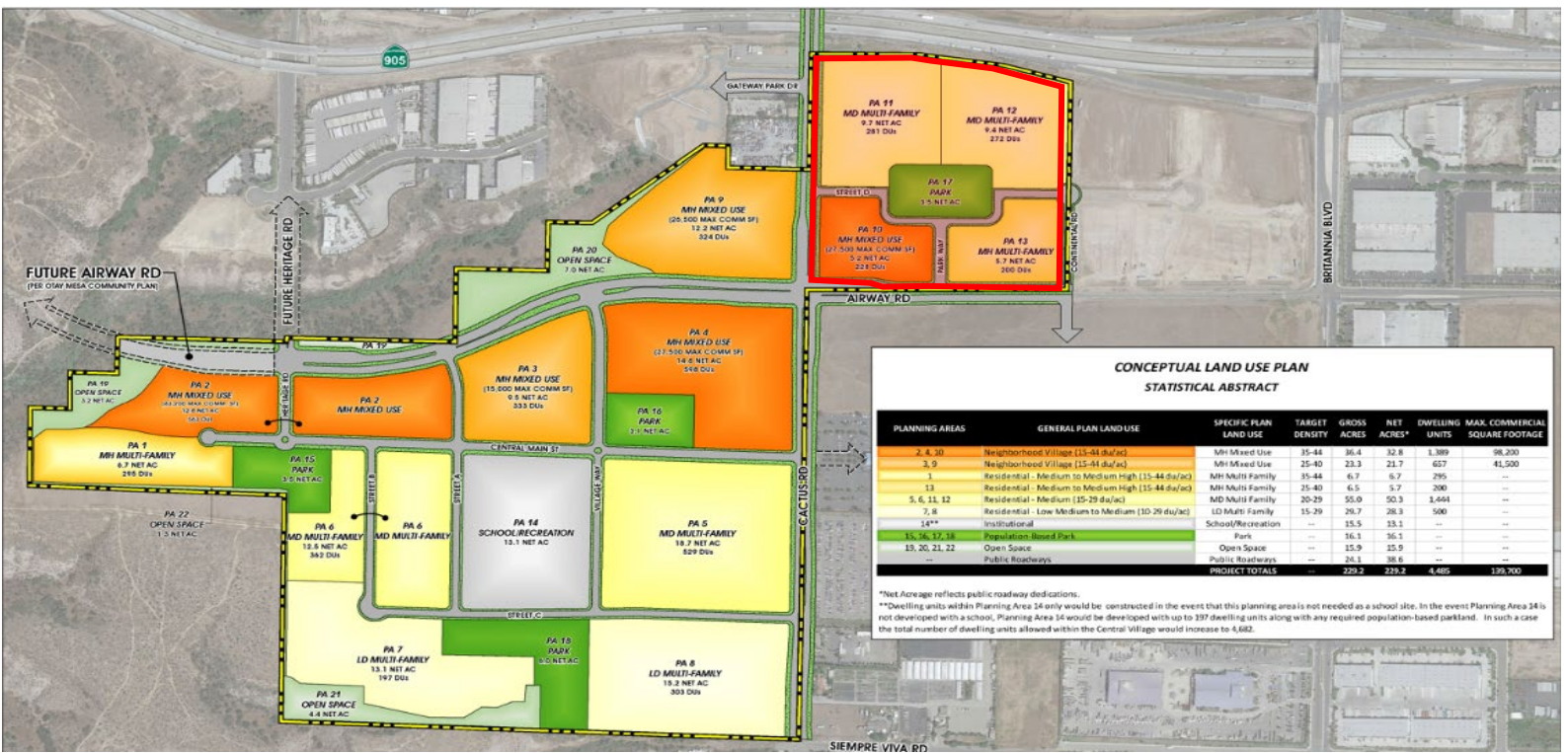
JPI is a leading multifamily design, development, and construction company dedicated to transforming building, enhancing communities, and improving lives.

With a commitment to excellence and innovation, we deliver housing that exceeds expectations and fosters vibrant neighborhoods. By focusing on sustainable development and strategic partnerships, we will continue to shape the future of community living while positively impacting neighborhoods.

SINCE
1989

HOMES BUILT IN SAN DIEGO
Over 1,500

HOMES BUILT IN SAN DIEGO COUNTY
Over 2,300



The Collection at Cactus project is part of the build out of Central Village. The project includes Planning Areas 10, 11, 12, 13, and 17 of the Otay Mesa Village Central Specific Plan. The site plan emphasizes connectivity and walkability, providing pedestrian linkages that complete missing connections within the existing portion of the Central Village.

An Addendum to the Otay Mesa Community Plan Update EIR was prepared for the project, and the project was found to be consistent with the conclusions of the Otay Mesa Community Plan Update EIR and Central Village Specific Plan EIR Addendum.



LANDSCAPE CONCEPTUAL RENDER

Planning Area 10	
Units:	139
Construction Type:	2 & 3 Story Type V- A (Townhomes)
Density:	25.32 DU/AC
Zoning:	CC 3-6
Planning Area 11	
Units:	324
Construction Type:	4 Story Type V- A (Apartments)
Density:	38.53 DU/AC
Zoning:	RM 2-5
Planning Area 12	
Units:	348
Construction Type:	4 Story Type V- A (Apartments)
Density:	39.15 DU/AC
Zoning:	RM 2-5
Planning Area 13	
Units:	174
Construction Type:	2 & 3 Story Type V- A (Townhomes)
Density:	26.93 DU/AC
Zoning:	RM 3-7







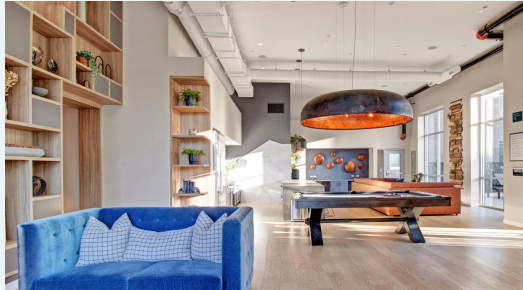
COMMUNITY AMENITIES

- Centrally Located 3.5 Acre Park
- State of the Art Fitness Center w/ Indoor and Outdoor Space
- Resident Clubhouses w/ Various Lounge Spaces, TVs, and Games
- Resort Spec Pool and Hot Tub w/ Multiple Private Cabanas
- Outdoor Kitchens w/ BBQ's
- Community Co-Workspace
- Pet Spa
- Bicycle Storage and Repair Stations
- Electric Vehicle Parking
- Delivery Support Areas
- Open Stalls and Private Garages

UNIT AMENITIES

- Stainless Steel Appliances
- Quartz Countertops
- Full Tile Backsplash
- Soft Close Cabinetry
- Luxury Vinyl Flooring
- Contemporary and Sophisticated Color Scheme
- Smart Thermostats
- Smart Entry Hardware
- Full Size, Front Load Washer and Dryer
- Recessed LED Lighting
- Private Patios and Decks

EXAMPLE AMENITIES





Questions & Comments

