



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: April 15, 2026

TO: City of San Diego Planning Commission

FROM: Sarah Häتينen, Development Project Manager, Development Services Department

SUBJECT: Planning Commission Hearing, April 16, 2026
Agenda Item No. 4 - PRJ-1111415- Collection at Cactus (PC-26-015)
Project Correction Memorandum

This memorandum addresses corrections and clarifications to the documents that were prepared for the Collection at Cactus Project, PRJ-1111415. The following summarizes the corrections and clarifications made to the project documents:

Planning Commission Report:

- Leasing office and amenity space information updated throughout the report.
 - The proposed project includes leasing offices and amenity space totaling 17,452 square feet. The leasing offices are located in Planning Areas 11 and 12, and the amenity space within Planning Area 13 proposes to provide office space for residents of Planning Areas 10 and 13 to use when working from home.
- Dwelling Unit allocation by Planning Area updated in the Residential Density Section and Table 1 Proposed Dwelling Units by Planning Area to reflect dwelling unit changes in Planning Areas 10 and 12.
- Waiver 1 clarification added to indicate that the waiver applies to Planning Area 10, which will be entirely residential.

Attachment 4 – Draft Permit with Conditions:

- Updated project information to identify 17,452 square feet to include leasing offices and amenity space within the project.
- Conditions were renumbered as the previous version included a duplicate number 15 condition.
- Update to renumbered condition 57 removes the final sentence regarding intent.

Attachment 5 – Draft Permit Resolution with Findings:

- Permit Resolution Finding 1.a. has been updated to reflect the change in units in Planning Areas 10 and 12. The update also clarifies the location of the leasing offices within the development and provides additional language supporting the proposed project.

Attachment 7 – Draft Map Resolution with Findings:

- Updated project information and recitals to be consistent with changes to the Staff Report and Permit.
- Tentative Map Finding 1 has been updated to be consistent with Permit Resolution Finding 1a.

Thank you,

A handwritten signature in black ink, appearing to read 'Sarah Häätinen', with a stylized flourish at the end.

Sarah Häätinen
Development Project Manager



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: April 9, 2026 REPORT NO. PC-26-015
HEARING DATE: April 16, 2026
SUBJECT: COLLECTION AT CACTUS, Process Four Decision
PROJECT NUMBER: [PRJ-1111415](#)
OWNER/APPLICANT: JOE PAEZ, JR / JPI ESTATE ACQUISITION II, LLC

SUMMARY

Issue(s): Should the Planning Commission approve the subdivision of a 38.8-acre site into five lots, four lots for residential development and one lot for a future public park, and the construction of a 3.62-acre public park and 985 multi-dwelling units [and 17,452 square feet to include leasing offices and amenity space](#) located at [7020 Airway Road](#) within the [Central Village Specific Plan Area](#) and the [Otay Mesa Community Planning Area](#)?

Proposed Actions:

1. ADOPT Addendum No. 1111415 to the Otay Mesa Community Plan Update Program Environmental Impact Report (PEIR) No. 30330/304032 State Clearinghouse (SCH) No. 2004051076 and a Mitigation, Monitoring and Reporting Program (MMRP);
2. APPROVE Neighborhood Development Permit No. PMT 3273795;
3. APPROVE Site Development Permit No. PMT-3398899; and
4. APPROVE Vesting Tentative Map No. 3273796.

Fiscal Considerations: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant. All land-use actions have fiscal implications for the City's maintenance and operation of facilities and delivery of services. Higher-density or mixed-use development can enable more efficient delivery of services.

Housing Impact Statement: The Central Village Specific Plan identifies the potential to develop the 38.80-acre project site with up to 981 dwelling units. The Collection at Cactus project (Project) proposes a total of 985 multi-dwelling units and is utilizing an affordable housing density bonus. Of the total proposed dwelling units, 88 dwelling units would be deed-restricted affordable dwelling

Sensitive Lands and a covenant of easement over the Environmentally Sensitive Lands; therefore, no impacts would occur.

Public Facilities:

Fire Stations: The Specific Plan area is serviced by Fire Rescue Station 29 at 198 West San Ysidro Boulevard, Fire Station 6 at 693 Twining Avenue, Fire Station 30 at 2265 Coronado Avenue, and Fire Station 43. Fire Station 29 has an engine, a truck, a brush, and a medic apparatus. The engine responds to both fire and medical incidents. Fire Station 6 serves Otay Mesa and its surrounding areas. It has an engine apparatus. Fire Station 30 serves Nestor/South San Diego and its surrounding areas. It has an engine and a medic apparatus. Fire Station 43 serves Otay Mesa and its surrounding areas and has an engine, crash, and brush apparatus.

Police Station: The Specific Plan area is serviced by the Southern Division police station. It is located at 1120 27th Street.

Public Schools: The San Ysidro School District provides elementary and middle schools, and the Sweetwater Union High School District provides a high school that serves the Specific Plan area—Ocean View Hills Elementary School and La Mirada Elementary School (grades K–6), San Ysidro Middle School and Vista Del Mar Middle School (grades 7–8) and San Ysidro High School (grades 9–12).

DISCUSSION

Project Description:

The Project proposes the subdivision of one lot into five new lots and the construction of 985 multi-dwelling units throughout four Planning Areas, including 88 Affordable dwelling units in two of the four Planning Areas within the Central Village Specific Plan, as shown in Table 1. Additionally, the Project would allow for the development of 17,452 square feet [which includes a leasing office use open to the public, in-leasing/amenity space](#), a future public park on approximately 3.62 acres in Planning Area 17, two detention basins, and associated utilities and improvements, including 6.05 acres of public right-of-way. Public improvements proposed with the project include the construction of Street D (public) running east to west through the central portion of the project site and connecting with Cactus Road and Continental Street, as well as the construction of Park Way (public) running north to south and connecting with Airway Road and proposed Street D.

Zoning Conformance:

Due to the realignment of Street D and the adjustment of the location of the onsite park, the proposed multi-dwelling units of Planning Areas 10 and 13 would encroach into portions of the site zone AR-1-1 where the Central Village Specific Plan identifies the park site. Multi-dwelling unit development is permitted to be distributed throughout the site without regard to zone boundaries in accordance with the Site Development Permit supplemental regulations outlined in San Diego Municipal Code (SDMC) Chapter 14, Article 3, Division 3. The project includes a Site Development Permit, and pursuant to SDMC section 143.0310, if the premises is located in two or more zones, the dwelling units may be distributed without regard to the zone boundaries. As previously mentioned, the Project site is within the RM-2-5, RM-3-7, AR-1-1, and CC-3-6 zones. The proposed roadway alignment provides a linear connection between Cactus Boulevard and Continental Street, and the park acreage remains

consistent with the amount allocated in the Central Village Specific Plan.

Residential Housing Types:

The Project proposes the following residential housing types:

- Planning Areas 10 and 13 would have three-story townhomes with two to four bedrooms that would range from 1,260 to 1,982 square feet.
- Planning Areas 11 and 12 would have four-story apartment buildings with one-to-three bedroom dwelling units that would range from 758 to 1,490 square feet with assigned parking.

Housing Affordability:

The 88 affordable dwelling units would be deed-restricted affordable housing dwelling units provided at low and very low median area income or less for no fewer than 55 years in accordance with Chapter 14, Article 23, Division 13 of the San Diego Municipal Code. The Project proposes dwelling units at the following affordability levels:

- 44 dwelling units at 60 percent area median income (low income) in Planning Area 11; and
- 26 dwelling units at 50 percent area median income (very low income) in Planning Area 12; and
- 18 dwelling units at 60 percent area median income (low income) in Planning Area 12.

Residential Density:

The following addresses the proposed number of base units and affordable units within each planning area as shown in Table 1.

Planning Area 10: The Specific Plan designates the 5.49-acre Planning Area 10 as Medium-High Density Mixed Use, which allows for a residential base density range of up to 44 dwelling units per acre, resulting in a base unit total of up to 228 dwelling units. The Project proposes ~~145-139~~ base dwelling units; therefore, the Project is in conformance with the base density range for the Medium-High Density Mixed Use land use designation within Planning Area 10.

Planning Area 11: The Specific Plan designates the 8.41-acre Planning Area 11 as Medium Density Multi-Family, which allows for a residential base density range up to 29 dwelling units per acre, resulting in a base unit total of up to 281 dwelling units. The Project proposes 281 base dwelling units; therefore, the Project is in conformance with the base density range for the Medium Density Multi-Family land use designation within Planning Area 11. With the use of the affordable housing density bonus regulations, the Project proposes a total of 324 dwelling units in Planning Area 11, of which 44 of the dwelling units would be affordable to low income households (at or below 60 percent area median income).

Planning Area 12: The Specific Plan designates the 8.89-acre Planning Area 12 as Medium Density Multi-Family, which allows for a residential base density range of up to 29 dwelling units per acre, resulting in a base unit total of up to 272 dwelling units. The Project proposes 272 base dwelling units; therefore, the Project is in conformance with the base density range for the Medium Density Multi-Family land use designation within Planning Area 12. With the use of the affordable housing density bonus regulations, the Project proposes a total of ~~343-348~~ dwelling units in Planning Area 12, of which

18 of these dwelling units would be affordable to low income households (at or below 60 percent area median income), and 26 of the dwelling units be affordable to very low income households (at or below 60 percent area median income).

Planning Area 13: The Specific Plan designates the 6.46-acre Planning Area 13 as Medium-High Density Multi-Family, which allows for a residential base density range up to 44 dwelling units per acre, resulting in a base density of up to 200 dwelling units. The Project proposes 174 base dwelling units; therefore, the Project is in conformance with the base density range for the Medium-High Density Multi-Family land use designation within Planning Area 13.

Table 1: Proposed Dwelling Units by Planning Area

	Planning Area 10	Planning Area 11	Planning Area 12	Planning Area 13	Project Total
Net Acres	5.49	8.41	8.89	6.46	29.25
Base Density	228	281	272	200	981
Proposed Project Base Units	145 139	281	272	174	872 866
Proposed Bonus Units	0	43	70 76	0	113 119
Total Proposed Units	145139	324	342348	174	985
Market Rate Units	145 139	280	298 304	174	897
Affordable Units	0	44	44	0	88

Parking:

Parking for vehicles would be provided with a combination of private garages and surface parking. Each of the townhomes would have a two-car garage, and the apartments would be assigned either a garage space or a surface parking space. In addition to the garage parking, there would be 15 unassigned parking spaces in Planning Area 10 and 33 unassigned parking spaces in Planning Area 13.

Architecture:

The buildings would be designed in a contemporary style of architecture, incorporating a color palette of neutral tones with accent colors, brick veneer, varied building materials, and architectural accents, and a mixture of flat roofs with parapets and hip roofs. The exterior façade of the building would include a variety of building materials such as exterior plaster finish, board and batten siding, faux wood lap siding, horizontal lap siding, concrete masonry units, and energy-efficient exterior glazing.

Amenities:

The Project would include three clubhouse buildings located in Planning Areas 11, 12, and 13 for property management and leasing offices, resident information centers, fitness centers, and club rooms. These buildings are all adjacent to outdoor pool areas with a common space.

Public Park:

The Project would include the improvement of a 3.5-net-acre (3.62-gross-acre) public park in Planning

Landscaping:

The proposed landscape plan includes the use of native/naturalized and/or drought-tolerant plant material, whenever possible. The landscape plan for the outdoor/recreation courtyards and common areas emphasizes a garden setting, where plant material would be used to help define spaces, encourage circulation paths, and highlight entry points. Street trees are proposed to define and activate the pedestrian parkway along future Street D and future Park Way, providing shade and scale to the street scene. The street trees would also help soften the building façade, reduce the heat island effect, and provide carbon sequestration.

Vehicular Access:

Vehicular access to the Project would be from connections to Airway Road, Continental Street, proposed Street D, and proposed Park Way. The Project includes the construction of Street D (public) running east to west through the central portion of the Project site and connecting with Cactus Road and Continental Street, as well as the construction of Park Way (public) running north to south and connecting with Airway Road and proposed Street D.

Permits Required:

- A Tentative Map per SDMC Section 125.0410 is required for any subdivision of land.
- A Neighborhood Development Permit per Central Village Specific Plan Section 3.5 is required for the construction of any buildings or for the grading of any site within the Central Village.
- A Site Development Permit per SDMC Section 126.0502(d)(3) for a subdivision of a premises that contains environmentally sensitive lands, as described in SDMC Sections 143.0110 and 126.0502(a)(2), is required for multiple-unit residential development on a premises containing environmentally sensitive lands.

Waivers:

The proposed Affordable Housing development includes ten percent of the dwelling units as deed-restricted affordable units. With the provision of the deed-restricted dwelling units, the project qualifies as an Affordable Housing Development Project pursuant to SDMC Section 143.0720. The following waivers are requested to allow for the development of the proposed project:

1. A waiver from SDMC Section [131.0540\(c\)\(1\)](#) to remove the restriction of residential uses and residential parking on the ground floor of the front 30 feet –within commercial zones [in Planning Area 10](#).

The Project proposes an entirely residential project [in Planning Area 10](#) where no commercial space is proposed. Ground floor residential uses occur within the front 30 feet of the lot, ranging from 4 feet to 9 feet from the property line.

2. A waiver from SDMC Section 131.0552 to reduce the transparency requirements of the CC-3-

Blueprint SD

In July 2024, the City Council adopted Blueprint SD, a General Plan amendment to better align the City of Villages' land use strategy with the Climate Action Plan and the SANDAG Regional Plan. The General Plan's Village Climate Goal Propensity Map identifies where additional homes and jobs could have the best opportunities to increase the number of trips taken by transit, bicycling, or walking. Blueprint SD recognizes higher opportunities for mixed-use residential development in village areas and along transit corridors. While the 2024 General Plan identifies Climate Smart Villages as primary growth areas, it also allows additional growth to be planned outside those villages through future community plan updates, focused amendments, and Specific Plans when appropriate for the surrounding context. When the Otay Mesa Community Plan was comprehensively updated in 2014, it designated the Central Village as a community village. The Community Plan identified that the community village would be implemented through the Specific Plan process. The Central Village Specific Plan is consistent with Blueprint SD because it plans for additional homes within walking distance of frequent transit and low-stress bikeways. The proposed Project advances the City's housing and climate goals and supports the General Plan and the Climate Action Plan.

Land Use

The General Plan designates the 38.8-acre Project site as Multiple Use, as well as Park, Open Space, and Recreation. The proposed project implements the Multiple Use designation by providing residential, park, and office uses within the development. The proposed project implements General Plan Land Use Policy LU-H.3, which calls for the provision of a variety of housing types that are affordable in nature in residential and village developments. Given the project site's location within a village opportunity area and along Airway Road - a future rapid transit route, the project implements this policy through proposed family-oriented units that are diverse in size. The project includes 985 multifamily units, including 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units to support families in the area and to provide workforce housing in support of local businesses.

The Otay Mesa Community Plan designates the site as Parks and Community Village and includes the site within the Central Village Specific Planning area. The Central Village is envisioned as a walkable, mixed-use village that integrates residential, commercial, civic, and recreational uses in ways that create a vibrant living experience. The Central Village Specific Plan (Specific Plan) divides the Specific Plan area into planning areas. The Project proposes to develop five planning areas. The Specific Plan designates the project site as Medium-High Density Mixed Use, Medium Density Multifamily, Medium-High Multifamily, and Park as shown in Table 1.

The Project's proposed multi-dwelling unit housing implements the Medium Density land use designation. The Project's proposed densities vary from those presented in the Specific Plan. However, the proposed density conforms with the affordable housing density bonus regulations.

The Otay Mesa Community Plan designates ~~both Planning Areas 10 and 13~~ the Project site as Community Village, which calls for "housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas" (Table 2-3, Page LU-5, Otay Mesa Community Plan). The proposed Project would provide 1,300~~17,452~~ square feet, of which includes leasing offices open to the public in Planning Areas 11 and 12. The leasing offices are

permitted in Planning Areas 10 through 13 (Table 3-1 Central Village Specific Plan Supplemental Use Regulations). The office space in Planning Areas 11 and 12 make the entire premises a mixed-use development consistent with the Community Village Land Use designation of the Community Plan. Included in the amenity space within Planning Area 13 ~~that would have an~~ office space for residents of Planning Areas 10 and 13 to use when working from home.

Housing

The General Plan Housing Element addresses the City's comprehensive housing needs and promotes the development and maintenance of policies and programs that identify obstacles to building affordable housing, infill housing, and smart growth housing development, including regulatory strategies and tools that will streamline the development process. The City of Villages strategy, which includes a commitment to creating and maintaining economically and socially diverse communities, can be achieved by providing a mix of housing types that are suitable for households of various income levels and by providing more opportunities for people to live near their workplace. The proposed project will assist the City in meeting housing goals by providing new housing, provide new housing opportunities to the City by utilizing an underutilized site, providing an infill development near planned transit, and providing a cohesive design that is compatible in use, scale, and character with the recently built residential uses in the Central District.

To meet the balanced communities' goal of ensuring diverse and balanced neighborhoods and communities with housing available for households of all income levels, the project would include ~~83~~ 88 affordable housing units on-site for varying levels of area median income. The proposed project is consistent with Housing Element policy HE-A.4 by allowing residential densities that exceed the ranges defined in the community plans by using density bonus provisions for affordable housing. The proposed project would provide housing for moderate- to middle-income workers near planned transit that would provide access to regional employment centers, which is consistent with Housing Element policy HE-C.3.

Recreation

The Project proposes a 3.5-acre public park within Planning Area 17, located at the center of the project site. The park would be designed through a General Development Plan in concert with the Park and Recreation Department and would implement the Specific Plan.

Mobility

The General Plan Mobility Element aims to create a safe and comfortable pedestrian environment. The Project would implement this goal and its implementing policies (ME-A.1 and ME-A.7), as well as the Specific Plan's Alternative Transportation Plan policies by emphasizing pedestrian safety and comfort. The Project proposes a design featuring a circulation pattern with landscaped parkways and non-contiguous sidewalks, canopy shade trees along public sidewalks, sidewalk illumination utilizing street lighting, and improvements to bicycle infrastructure along the streets. An activity node and gateway are proposed on the northeast corner of Cactus Road and Airway Road to implement the Specific Plan and provide a place for residents and visitors to sit, relax, and observe.

The Project would include the construction of multi-modal improvements to frontage and internal roads to comply with the Specific Plan's Central Village Roadway Improvement Standards and the

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24009835

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD DEVELOPMENT PERMIT NO. PMT-3273795
SITE DEVELOPMENT PERMIT NO. PMT-3398899
COLLECTION AT CACTUS - PROJECT NO. PRJ-1111415 [MMRP]
PLANNING COMMISSION

This Neighborhood Development Permit No. PMT-3273795 and Site Development Permit No. PMT-3398899 is granted by the Planning Commission of the City of San Diego to JPI Real Estate Acquisitions II, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0402, 126.0502(a), and 126.0502(b). The 38.80-acre site is located at 7020 Airway Road in the RM-2-5 Zone, RM-3-7 Zone, CC-3-6 Zone, AR-1-1 Zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 1), Airport Safety Zone (Safety Zone 6), Communities of Concern, Complete Communities Mobility Choices (Mobility Zone 2), FAA Part 77 Noticing Area (546' AMSL), and Transit Priority Area within the Otay Mesa Central Village Specific Plan (CVSP) of the Otay Mesa Community Plan. The project site is legally described as: The Southwest Quarter of the Northeast Quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to subdivide a 38.80 acre site into four lots for residential development and one lot for a public park, construct 985 multi-dwelling units [and 17,452 square feet to include a leasing office and amenity space](#) on four newly created lots for residential development on Planning Area(PA)-10, 11, 12, and 13, and construct a public park on one newly created lot on PA 17 described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 16, 2026, on file in the Development Services Department.

The project shall include:

- a. The subdivision of one lot into five new lots;
- b. The construction of 985 multi-dwelling units [and 17,452 square feet to include a leasing office and amenity space](#) on four new lots (PA-10 through 13);
- c. The construction of a 3.62 gross-acre public park on one new lot (PA 17);

- d. Allowable waivers from the following development regulations of the San Diego Municipal Code (SDMC) pursuant to SDMC section 143.0743;

PA-10 REQUESTED WAIVERS		
CODE SECTION(S)	REQUIREMENT	PROPOSED
SDMC 131.0540(c)(1)	Ground Floor Restrictions - residential use and residential parking are prohibited on the ground floor in the front 30 feet of the lot	No commercial space is proposed in Planning Area 10 ; all buildings in Planning Area 10 are entirely residential use. Along all frontages, ground floor residential use occurs within the front 30 feet of the lot, ranging from within 4'-0" to 8'-9" of the property line.
SDMC 131.0552 & SDMC 131.0554	Transparency and Building Articulation requirements of base zone CC 3-6	Proposed unit design transparency varies per building per frontage type but is less than the required minimum 50% transparency per the SDMC. Building articulation is based on CVSP Policy 2.5-54 to minimize building openings (windows and doors) and usable outdoor spaces from having a direct line-of-sight with SR-905.
CVSP 3.4.3	Private Exterior Open Space - Minimum 50 square feet (sf) of private exterior open space per dwelling units (DU) with a minimum dimension of 4 feet	Approx. 7,000 sf of private exterior open space is proposed in the form of balconies/patios in townhome units 1, 2, 3, 4, 5, and 6. Townhome units 7, 8, and 9 do not have any balconies/patios.
SDMC 142.0525	Motorcycle parking - 0.1 space per DU per Table 142-05C	No motorcycle parking is proposed. However, each unit has a garage which the tenant could utilize for motorcycle parking.
SDMC 142.0525	Bicycle Parking - 0.4 space/DU for 1-bedroom units, 0.5 space/DU for 2-bedroom units, and 0.6 space/DU for 3-4 bedroom units per Table 142-05C	Five (5) bicycle spaces provided, located in the recreation area. Additionally, each unit has a garage which the tenant could utilize for bicycle storage.
SDMC 142.1010(a)	Loading Area requirements per Table 142-10B	No loading area proposed.

concurrence from the Wildlife Agencies is required prior to Exclusion Plan implementation.

3. Survey Reporting During Construction - Details of construction surveys and evictions (if applicable) carried out shall be immediately (within 5 working days or sooner) reported to the City's MMC, and MSCP Sections and the Wildlife Agencies and must be provided in writing (as by e-mail) and acknowledged to have been received by the required Agencies and DSD Staff member(s).

Post Construction:

1. Details of ~~the~~ all surveys and actions undertaken on-site with respect to BUOWs (i.e. occupation, eviction, locations etc.) shall be reported to the City's MMC Section and the Wildlife Agencies within 21 days post-construction and prior to the release of any grading bonds. This report must include summaries off all previous reports for the site; and maps of the project site and BUOW locations on aerial photos.

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the San Diego Municipal Code and Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project which contains a 32.5% density bonus (166 units in addition to what is permitted by the underlying zoning regulations) alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 62 affordable units with rents of no more than 30% of 60% of AMI, and 26 affordable units with rents of no more than 30% of 50% AMI for no fewer than 55 years. The unit mix and characteristics for the affordable units – including, but not limited to: number of bedrooms, square footage, and amenities – must be comparable to the unit mix and characteristics for the unrestricted units in the project.

AIRPORT REQUIREMENTS:

17. Prior to issuance of a building permit, the Owner/Permittee shall provide a valid "Determination of No Hazard to Air Navigation" issued by the Federal Aviation Administration [FAA].

ENGINEERING REQUIREMENTS:

18. The Neighborhood Development Permit and Site Development Permit shall comply with all Conditions of the Final Map for the Tentative Map PMT-3273796.

51. Prior to the final inspection of the first dwelling units in the development, a performance and payment bond shall be provided covering 100% of the hard and soft costs for the design and construction of the recreational facilities satisfying the development's population-based park requirements.

52. Prior to requesting final inspection for any of the last 50% of the total dwelling units of the development, the recreational facilities satisfying population-based park requirements shall be constructed to the satisfaction of the Parks and Recreation Director or designee.

PLANNING/DESIGN REQUIREMENTS:

53. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC, except as identified in the waivers, above.

54. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

55. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

56. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

57. The Owner/Permittee shall provide 1,300 square feet of amenity space as part of Planning Area 13 to accommodate business space to support residents who work from home and will be available to residents who reside in Planning Area 10. [This business space satisfies the Mixed-Use intent of Planning Area 10 as outlined in the Central Village Specific Plan.](#)

TRANSPORTATION REQUIREMENTS

58. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

59. Prior to issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 25-foot-wide driveway along Cactus Road to access Planning Area 11, as shown on Exhibit 'A' per current City standards, satisfactory to the City Engineer. All improvements shall be completed and operational prior to first occupancy.

C. On April 16, 2026, the Planning Commission considered Neighborhood Development Permit No. PMT-3273795 and Site Development Permit No. PMT-3398899 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Planning Commission of the City of San Diego:

1. The Planning Commission adopts the following findings with respect to Neighborhood Development Permit No. PMT-3273795 and Site Development Permit No. PMT-3398899:

A. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC SECTION 126.0404]

1. Findings for all Neighborhood Development Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The proposed project is composed of the construction of 985 multi-dwelling units (including 88 affordable units), 17,452 square feet (sf) of leasing offices and amenity space, and a 3.50 net acres (3.62 gross acres) public park located on one vacant parcel at 7020 Airway Road (northeast intersection of Cactus Road and Airway Road - APN: 646-103-0100). The 38.80-acre site is in the RM-2-5, AR-1-1, CC-3-6, and RM-3-7 Zones within Planning Areas (PAs) 10, 11, 12, 13, and 17 in the northeast corner of the Central Village Specific Plan (CVSP or Specific Plan) of the Otay Mesa Community Plan (OMCP) Area. The CVSP designated PA 10 as Medium to Medium-High Density Mixed Use (15-44 du/ac), PAs 11 and 12 as Community Village (15-29 du/ac), and 13 as Community Village (15-44 du/ac), while PA 17 is designated Parks. The site is in the Brown Field Airport Land Use Compatibility Overlay Zone, Brown Field Airport Land Use Compatibility Plan Airport Influence Area Review Area 1, Brown Field Airport Land Use Compatibility Plan Safety Zone 6, Federal Aviation Administration Part 77 Noticing Area, Transit Priority Area, Very High Fire Hazard Severity Zone, and Geological Hazard Category 53.

The project site is located approximately one mile north of the United States/Mexico Border and is directly south of State Route 905 (SR-905). The Project site is surrounded by industrial land uses north of SR-905, residential land uses to the east, vacant and industrial land uses to the south, and residential and commercial land uses to the west. Additionally, west of the Project are land uses planned for multi-family residential, mixed use, and open space land uses associated with the CVSP. The project site has a small area

(1,102sf) of Environmentally Sensitive Land (ESL) in the form of disturbed wetlands within the drainage area in the northwest corner which will be dedicated under a covenant of easement.

The project includes a Neighborhood Development Permit per CVSP Section 3.5 for the construction of any buildings or for the grading of any site within the CVSP.

The Otay Mesa Community Plan designates the site as Parks and Community Village and includes the site within the Central Village Specific Planning area. The Central Village is envisioned as a walkable, mixed-use village that integrates residential, commercial, civic, and recreational uses in ways that create a vibrant living experience. The Central Village Specific Plan divides the Specific Plan area into planning areas. The Project proposes to develop five planning areas. The Specific Plan designates the project site as Medium-High Density Mixed Use, Medium Density Multifamily, Medium-High Multifamily, and Park. Below is a breakdown of the site acreage, Specific Plan land use designation, Specific Plan unit count, Specific Plan target density, the project's proposed unit count, and the project's proposed density for each of the planning areas.

Planning Area	Site Acreage	Specific Plan Land Use Designation	Specific Plan Units	Specific Plan Target Density	Proposed Units	Proposed Density
10	5.49	Medium-High Density Mixed Use	228	34-44 du/acre	145139	25 du/acre
11	8.41	Medium Density Multi-Family	281	20-29 du/acre	324	39 du/acre
12	8.89	Medium Density Multi-Family	272	20-29 du/acre	342348	39 du/acre
13	6.46	Medium-High Multi-Family	200	25-40 du/acre	174	27 du/acre
17	3.62	Park	0	0	0	0
Total	32.87	n/a	981	n/a	985	n/a

The project would allow for the development of [145-139](#) units on approximately 5.49 net acres in PA 10, 324 units on approximately 8.41 net acres in PA 11, [342348](#) units on approximately 8.89 net acres in PA 12, and 174 units on

approximately 6.46 net acres in PA 13 for a total of 985 units. Additionally, the Project includes 17,452 sf in private leasing/amenity space, a public park on 3.62 gross acres (3.5 net acres not including right-of-way and the storm-water basin in PA 17, five detention basins, and associated public improvements).

The project's proposed multi-dwelling unit housing and park implement the planned land use designations. The project proposes leasing offices in Planning Areas 11 and 12 that are open to the public and provide office use within the development consistent with the Community Village land use designation. Additionally, 1,300 square feet of amenity space within Planning Area 13, located toward the southeastern portion of the project site will accommodate business space to implement the mixed-use intent of the Central Village Specific Plan for residents of Planning Areas 10 and 13. The project's proposed densities vary from those presented in the Specific Plan. However, the proposed density conforms with affordable housing density bonus regulations.

The Project includes a 3.62-acre public park within Planning Area 17 located at the center of the project site. The park will be designed in accordance with Council Policy 600-33, culminating in an approved General Development Plan prepared in coordination with the Parks and Recreation Department and will implement the Specific Plan.

Grading activities and development would avoid the ESL in the drainage area in the northwest corner of the Project site by proposing a perimeter fence around the ESL and provide a 20ft wetland buffer along with a covenant of easement over the ESL; therefore, no impacts will occur. Access to the project would be provided via Airway Road, Cactus Road, and Continental Street. The project would connect to existing utilities within Airway Road, Continental Street, and Cactus Road. The project would include appropriate improvements to Airway Road, Cactus Road, and Continental Street as well as the construction of Street D and Park Way as public streets. Specifically, to accommodate internal circulation, the project includes the construction of Street D running east to west through the central portion of the project site and connecting with Cactus Road and Continental Street, as well as the construction of Park Way running north to south and connecting with Airway Road and proposed Street D.

The proposal would implement the following General Plan policies for balanced communities by providing housing available for households of all income levels, including ~~83-88~~ affordable housing units on-site for varying levels of AMI:

- Provide affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)
- Maintain or increase the City's supply of land designated for various residential densities as community plans are being prepared, updated, or amended. (LU-C.3)

The General Plan also has policies that aim to provide a variety of housing types and sizes with varying levels of affordability in residential and village developments and different types of land uses within a community to offer a

diverse mix of uses. The proposed project would include affordable housing opportunities available for households of all income levels, including 88 affordable housing units on-site for varying levels of AMI -consistent with policies in the Housing Element of the General Plan, including:

- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income development. (HE-1.8)

The project's is consistent with the following policies in the Land Use element of the Otay Mesa Community Plan by proposing 985 multifamily units including 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom units, including 88 affordable housing units on-site for varying levels of AMI.

- Integrate a variety of housing types within village and residentially designated areas with multi-modal access from the villages to the employment centers in the eastern portion of Otay Mesa. (2.2-2)
- Include in all residential developments housing units that are sized to meet the household family sizes anticipated in Otay Mesa. (2.2-3)
- Develop housing at different density ranges to provide housing affordable to all income levels. (2.2-5)
- Promote affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature. (2.2-6)

The Otay Mesa Community Plan designates ~~both Planning Areas 10 and 13~~ [the Project site](#) as Community Village, which calls for, "housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas" (Table 2-3, Page LU-5, Otay Mesa Community Plan). Within ~~Planning Area 13~~ [the proposed project](#) there is 17,452 square feet of leasing ~~offices and~~ /amenity space. Within the Specific Plan, "Real Estate Sales Offices & Model Homes" is a Separately Regulated Office use [which is permitted in Planning Areas 10 through 13 \(Table 3-1 Central Village Specific Plan Supplemental Use Regulations\)](#). ~~This~~ [The](#) office space in Planning Areas ~~13-11 and 12~~ [makes the entire premises](#) a mixed-use development to satisfy the Community Village Land Use designation.

The proposed project is consistent with the goals and policies of the CVSP, the OMCP and the General Plan as it would provide affordable housing, housing at different price points, and the overall project satisfies the inclusionary housing requirement by providing affordable housing on site. The proposed housing would be consistent with the OMCP goals by providing workforce housing with access to transit and job opportunities. Therefore, the proposed project will not adversely affect the applicable land use plan.

proposed project does not include any features that would have any adverse effect on public health, safety, and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The Project is in the RM-2-5, AR-1-1, CC-3-6, and RM-3-7 Zones. The Project is requesting a Neighborhood Development Permit for the construction of any buildings or for the grading of any site within the CVSP. Due to the shifting of Street D and shortening of the on-site park, the proposed dwelling units of PA 10 and PA 13 encroach upon the AR-1-1 zoned portion of the site. The project is subject to a Site Development Permit and applicable supplemental regulations outlined in Chapter 14, Article 3, Division 3. Pursuant to SDMC 143.0310, if the premises is located in two or more zones, the dwelling units may be distributed without regard to the zone boundaries.

The Project requests the following waivers through the implementation of the Affordable Housing Regulations:

PA-10 REQUESTED WAIVERS		
CODE SECTION(S)	REQUIREMENT	PROPOSED
SDMC 131.0540(c)(1)	Ground Floor Restrictions - residential use and residential parking are prohibited on the ground floor in the front 30 feet of the lot	No commercial space is proposed in Planning Area 10 ; all buildings in Planning Area 10 are entirely residential use. Along all frontages, ground floor residential use occurs within the front 30 feet of the lot, ranging from within 4'-0" to 8'-9" of the property line.
SDMC 131.0552 & SDMC 131.0554	Transparency and Building Articulation requirements of base zone CC 3-6	Proposed unit design transparency varies per building per frontage type but is less than the required minimum 50% transparency per the SDMC. Building articulation is based on CVSP Policy 2.5-54 to minimize building openings (windows and doors) and usable

PLANNING COMMISSION RESOLUTION NUMBER R-_____

VESTING TENTATIVE MAP NO. PMT-3273796
COLLECTION AT CACTUS PROJECT NO. PRJ-1111415 [MMRP]

RECITALS

The Planning Commission of the City of San Diego adopts this Resolution based on the following:

A. JPI Real Estate Acquisitions II, LLC, Subdivider, and Gregory M. Shields, Engineer, submitted an application to the City of San Diego for Vesting Tentative Map No. PMT-3273796 for the subdivision of a 38.80 acre site into four lots for residential development and one lot for a public park, construction 985 multi-dwelling units [and 17,452 square feet to include leasing offices and amenity space](#) on four newly created lots for residential development on Planning Area (PA) 10, 11, 12, and 13, construction of a public park on one newly created lot on PA 17, and to waive the requirement to underground existing offsite overhead utilities at the northern end of Cactus Road. The project site is located at 7020 Airway Road in the RM-2-5 Zone, RM-3-7 Zone, CC-3-6 Zone, AR-1-1 Zone, Airport Land Use Compatibility Overlay Zone (Brown Field), Airport Influence Area (Review Area 1), Airport Safety Zone (Safety Zone 6), Communities of Concern, Complete Communities Mobility Choices (Mobility Zone 2), FAA Part 77 Noticing Area (546' AMSL), and Transit Priority Area within Otay Mesa Central Village Specific Plan of the Otay Mesa Community Plan. The property is legally described as: The Southwest Quarter of the Northeast Quarter of Section 33, Township 18 South, Range 1 West, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof.

B. The Map proposes the Subdivision of a 38.80-site into five lots: four lots for residential development and one lot for a public park.

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The proposed project is composed of the construction of 985 multi-dwelling units (including 83 affordable units), 17,452 square feet (sf) of leasing offices and /amenity space, and a 3.62-acre public park located on one vacant parcel at 7020 Airway Road (northeast intersection of Cactus Road and Airway Road - APN: 646-103-0100). The 38.80-acre site is in the RM-2-5, AR-1-1, CC-3-6, and RM-3-7 Zones within Planning Areas (PAs) 10, 11, 12, 13, and 17 in the northeast corner of the Central Village Specific Plan (CVSP or Specific Plan) of the Otay Mesa Community Plan (OMCP) Area. The CVSP designated PA 10 as Medium to Medium-High Density Mixed Use (15-44 du/ac), PAs 11 and 12 as Community Village (15-29 du/ac), and 13 as Community Village (15-44 du/ac), while PA 17 is designated Parks. The site is in the Brown Field Airport Land Use Compatibility Overlay Zone, Brown Field Airport Land Use Compatibility Plan Airport Influence Area Review Area 1, Brown Field Airport Land Use Compatibility Plan Safety Zone 6, Federal Aviation Administration Part 77 Noticing Area, Transit Priority Area, Very High Fire Hazard Severity Zone, and Geological Hazard Category 53.

The project site is located approximately one mile north of the United States/Mexico Border and is directly south of State Route 905 (SR-905). The Project site is surrounded by industrial land uses north of SR-905, residential land uses to the east, vacant and industrial land uses to the south, and residential and commercial land uses to the west. Additionally, west of the Project are land uses planned for multi-family residential, mixed use, and open space land uses associated with the CVSP.

The Otay Mesa Community Plan designates the site as Parks and Community Village and includes the site within the Central Village Specific Planning area. The Central Village is envisioned as a walkable, mixed-use village that integrates residential, commercial, civic, and recreational uses in ways that create a vibrant living experience. The Central Village Specific Plan divides the Specific Plan area into planning areas. The Project proposes to develop five planning areas. The Specific Plan designates the project site as Medium-High Density Mixed Use, Medium Density Multifamily, Medium-High Multifamily, and Park. Below is a breakdown of the site acreage, Specific Plan land use designation, Specific Plan unit count, Specific Plan target density, the project's proposed unit count, and the project's proposed density for each of the planning areas.

The project would allow for the development of ~~145-139~~ units on approximately 5.49 net acres in PA 10, 324 units on approximately 8.41 net acres in PA 11, ~~342-348~~ units on approximately 8.89 net acres in PA 12, and 174 units on approximately 6.46 net acres in PA 13 for a total of 985 units. Additionally, the Project proposes 17,452 sf in private-leasing offices and /amenity space, a public park on 3.62 gross acres (3.5 net acres not including right-of-way and the storm-water basin in PA 17, five detention basins, and associated public improvements).

Planning Area	Site Acreage	Specific Plan Land Use Designation	Specific Plan Units	Specific Plan Target Density	Proposed Units	Proposed Density
10	5.49	Medium-High Density Mixed Use	228	34-44 du/acre	145 139	25 du/acre
11	8.41	Medium Density Multi-Family	281	20-29 du/acre	324	39 du/acre
12	8.89	Medium Density Multi-Family	272	20-29 du/acre	342 348	39 du/acre
13	6.46	Medium-High Multi-Family	200	25-40 du/acre	174	27 du/acre
17	3.62	Park	0	0	0	0
Total	32.87	n/a	981	n/a	985	n/a

The project's proposed multi-dwelling unit housing and park implement the planned land use designations. 1,300 square feet of amenity space within Planning Area 13, located toward the southeastern portion of the project site will accommodate business space ~~to implement the mixed-use intent of the Central Village Specific Plan~~ for residents of Planning Areas 10 and 13. The project's proposed densities vary from those presented in the Specific Plan. However, the proposed density conforms with affordable housing density bonus regulations.

The Project proposes a 3.62-acre public park within Planning Area 17 located at the center of the project site. The park will be designed through a General Development Plan in concert with the Park and Recreation Department and will implement the Specific Plan.

The Otay Mesa Community Plan designates ~~both Planning Areas 10 and 13~~ the project site as Community Village, which calls for, "housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas" (Table 2-3, Page LU-5, Otay Mesa Community Plan). ~~Within Planning Area 13 there~~ The project proposes is 17,452 square feet of leasing offices and amenity space. Within the Specific Plan, "Real Estate Sales Offices & Model Homes" is a Separately Regulated Office ~~use~~ use which is permitted in Planning Areas 10 through 13 (Table 3-1 Central Village Specific Plan Supplemental Use Regulations). This office space ~~in will be in~~ Planning Areas 13-11 and 12, making makes the entire premises a mixed-use development to satisfy the Community Village Land Use designation.

Grading activities and development would avoid the drainage area in the northwest corner of the Project site. Access to the project would be provided via Airway Road, Cactus Road, and

the overall project satisfies the inclusionary housing requirement by providing affordable housing on site. The proposed housing would be consistent with the OMCP goals by providing workforce housing with access to transit and job opportunities. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The Project is in the RM-2-5, AR-1-1, CC-3-6, and RM-3-7 Zones. The Project is requesting a Neighborhood Development Permit per Central Village Specific Plan Section 3.5 for the construction of any buildings or for the grading of any site within the Central Village. The Project includes the construction of Street D (public) running east to west through the central portion of the Project site and connecting with Cactus Road and Continental Street, as well as the construction of Park Way (public) running north to south and connecting with Airway Road and proposed Street D.

Due to the realignment of Street D and the adjustment of the location of the onsite park, the proposed multi-dwelling units of Planning Areas 10 and 13 would encroach into portions of the site zone AR-1-1 where the Central Village Specific Plan identifies the park site. Multi-dwelling unit development is permitted to be distributed throughout the site without regard to zone boundaries in accordance with the Site Development Permit supplemental regulations outlined in San Diego Municipal Code (SDMC) Chapter 14, Article 3, Division 3. The project includes a Site Development Permit, and pursuant to SDMC section 143.0310, if the premises is located in two or more zones, the dwelling units may be distributed without regard to the zone boundaries. As previously mentioned, the Project site is within the RM-2-5, RM-3-7, AR-1-1, and CC-3-6 zones. The proposed roadway alignment provides a linear connection between Cactus Boulevard and Continental Street, and the park acreage remains consistent with the amount allocated in the Central Village Specific Plan.

The Project requests the following incentives and waivers through the implementation of the Affordable Housing Regulations:

PA-10 REQUESTED WAIVERS		
CODE SECTION(S)	REQUIREMENT	PROPOSED
SDMC 131.0540(c)(1)	Ground Floor Restrictions - residential use and residential parking are prohibited on the ground floor in the front 30 feet of the lot	No commercial space is proposed in Planning Area 10 ; all buildings in Planning Area 10 are entirely residential use. Along all frontages, ground floor residential use occurs within the front 30 feet of the lot, ranging from within 4'-0" to 8'-9" of the property line.