

# San Diego Planning Commission Meeting

## PHONE-IN TESTIMONY PERIOD NOW OPEN FOR Southwest Village Specific Plan

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 971 0315**

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**Development Services Department**

**Southwest Village Specific Plan  
Project No. PRJ-0614791**

**Item #1**

**Planning Commission**

**May 7, 2026**



# Correction Memo

1. Report to the Planning Commission, Page 7, Section D. 1. a.
2. Report to the Planning Commission, Page 17, Section 7. b. iii.
3. Report to the Planning Commission, Page 20, Section F. 1. g.
4. Report to the Planning Commission, Page 26, Section O.
5. Report to the Planning Commission, Page 28, Title of Attachments
6. Southwest Village Specific Plan, Page 168, SDR-24: Fire Plan
7. Southwest Village Specific Plan, Page 174, Section 7.13, g)



THE CITY OF SAN DIEGO

## MEMORANDUM

DATE: May 6, 2026  
TO: Planning Commission  
FROM: Oscar Galvez, Development Project Manager, Development Services Department  
SUBJECT: Revised Correction Memorandum - Southwest Village Specific Plan – Project No. PRJ-0614791






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This memorandum addresses corrections and clarifications to the documents for Item 1, Southwest Village Specific Plan – Project No. PRJ-0614791.

**Report to the Planning Commission, Page 7, Section D. 1. a.**

The preparation of a specific plan is also required by the Community Plan ~~Implementation Overlay Zone (CPIOZ) – Type B~~. The proposed Specific Plan would provide a comprehensive framework for

# Aerial Map

-  Southwest Village Specific Plan
-  Community Plan Area
-  Other Planning Areas
-  City of San Diego
-  Municipal Boundaries



# Required Approvals

- Subsequent Environmental Impact Report;
- Amendments to the General Plan and Otay Mesa Community Plan;
- Southwest Village Specific Plan;
- Rezone;
- Vesting Tentative Map;
- Site Development Permit;
- Multi-Habitat Planning Area Boundary Line Adjustment;
- Road Improvement Ordinance (Dedicated Parkland); and
- Road Improvement Resolution (Designated Parkland).

# Specific Plan Summary

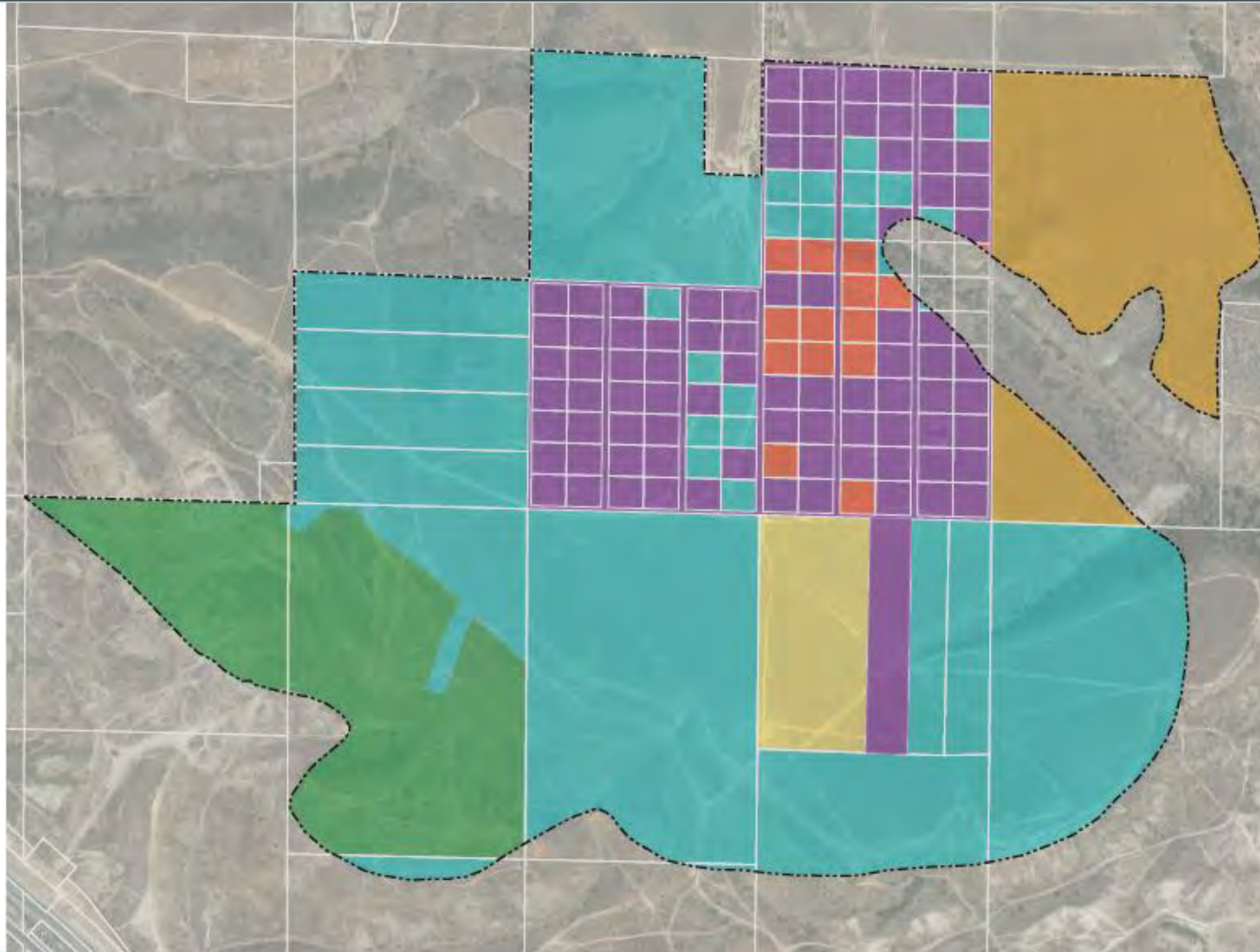
- 5,130 homes
- 175,000 square feet of commercial uses
- Approximately 35 acres of interconnected parks
- Approximately 16 acres for potential future school uses
- Approximately 190 acres of surrounding natural open space
- Connection of Caliente Avenue from Southwest Village to SR-905
- Connection of Beyer Boulevard from Southwest Village to San Ysidro

# Ownership Map

**LEGEND**

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-  **Specific Plan Boundary**
-  **TriPointe Homes**
-  **Otay Mesa LLC**
-  **Handler Trust**
-  **City of San Diego**
-  **San Ysidro Industrial Park LLC**
-  **Other**



# Public Outreach

Direct Stakeholder Engagement Notice of Application

Notice of Application

Southwest Village Subcommittee

Environmental Impact Report Scoping Meeting

Public Review of the Draft Subsequent EIR

- Community Plan requires a Specific Plan
- Consistent with the City of Villages strategy
- Planned Comprehensively
- Planned Collaboratively with the City

# SOUTHWEST VILLAGE SPECIFIC PLAN

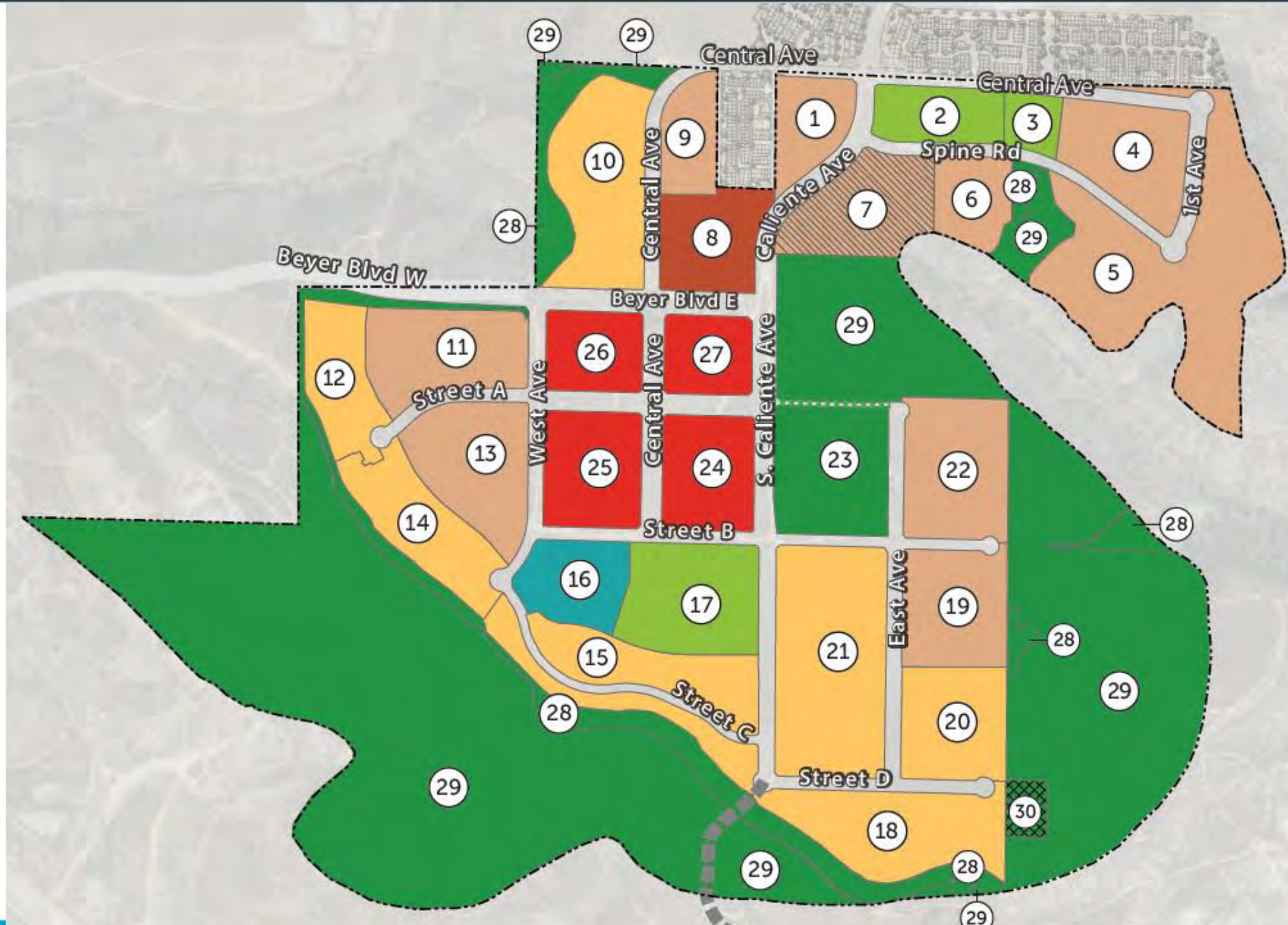
Draft | April 2026



# Land Use Plan

**LEGEND**

- Specific Plan Boundary
- Ⓝ Planning Area
- Residential Mixed-Use  
30-62 du/ac
- Medium-High  
20-44 du/ac
- Medium  
15-29 du/ac
- Medium-Low  
8-22 du/ac
- School
- Parks
- Open Space
- School Overlay
- Pump Station Overlay
- Secondary Emergency Vehicle Access



# Design

Figure 3.1 – Village Core Mixed-Use Concept

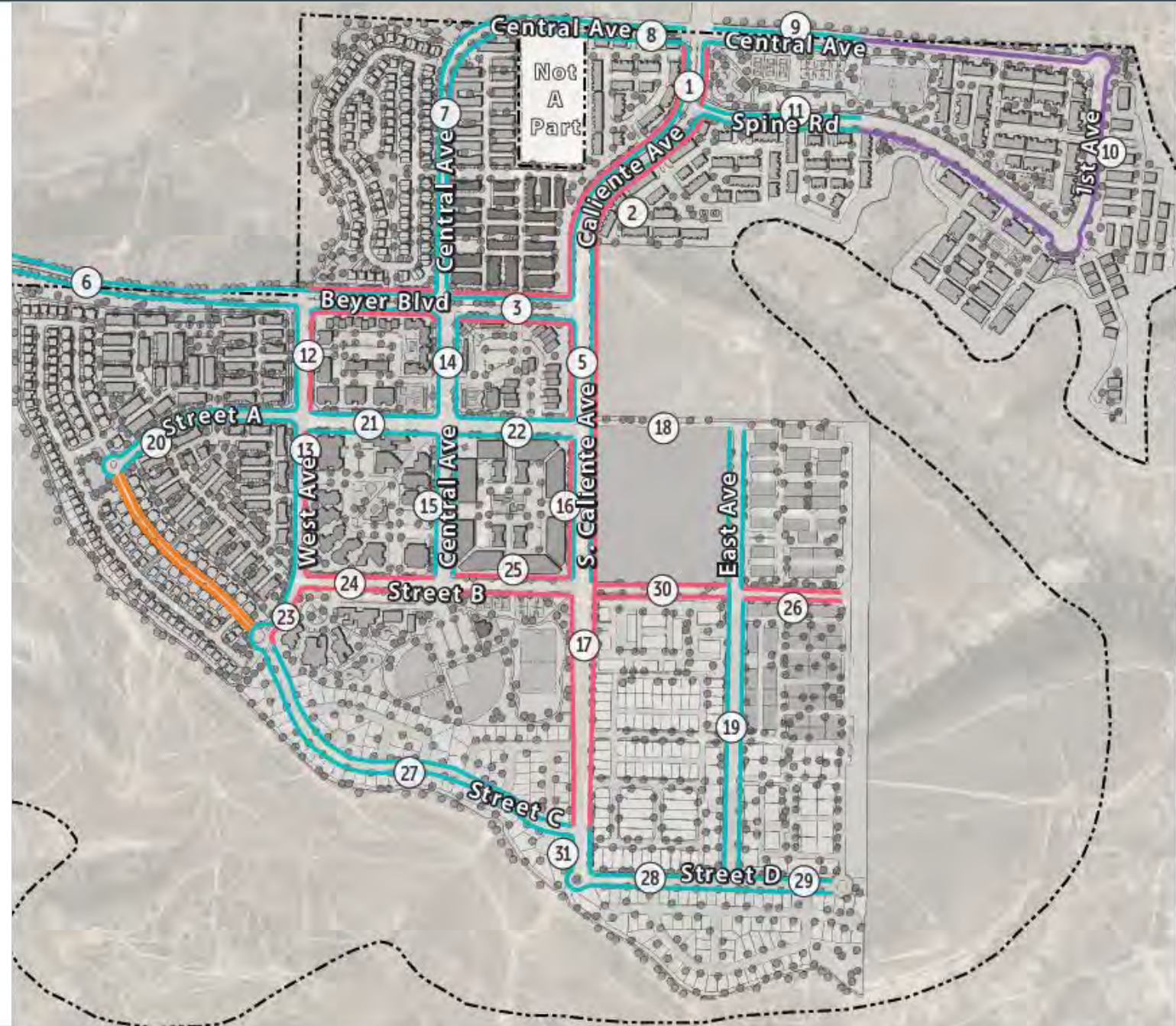
- ① Building stepback on upper stories (not shown)
- ② Building articulation through varied setbacks, colors, textures, and rooflines
- ③ Emphasis on the pedestrian level through architectural variation of the first-floor
- ④ Ground floor retail opportunity
- ⑤ Residential on upper floors
- ⑥ Pedestrian and bicycle amenities



# Mobility

**LEGEND**

-  Specific Plan Boundary
-  Class II Bike Lane with Buffer
-  Class I Bike Path
-  Multi-Use Path (Paseo)
-  Sharrow



# Fire Access

LEGEND	
	Specific Plan Boundary
	Planning Area
	Primary Evacuation Routes
	Secondary Emergency Vehicle Access
Phasing	
	Phase 1 Fire Access
	Phase 2 Fire Access
	Phase 3 Fire Access
	Phase 4 Fire Access
	Phase 5 Fire Access
	Phase 6 Fire Access
	Phase 7 Fire Access



# Parks and Trails

**LEGEND**

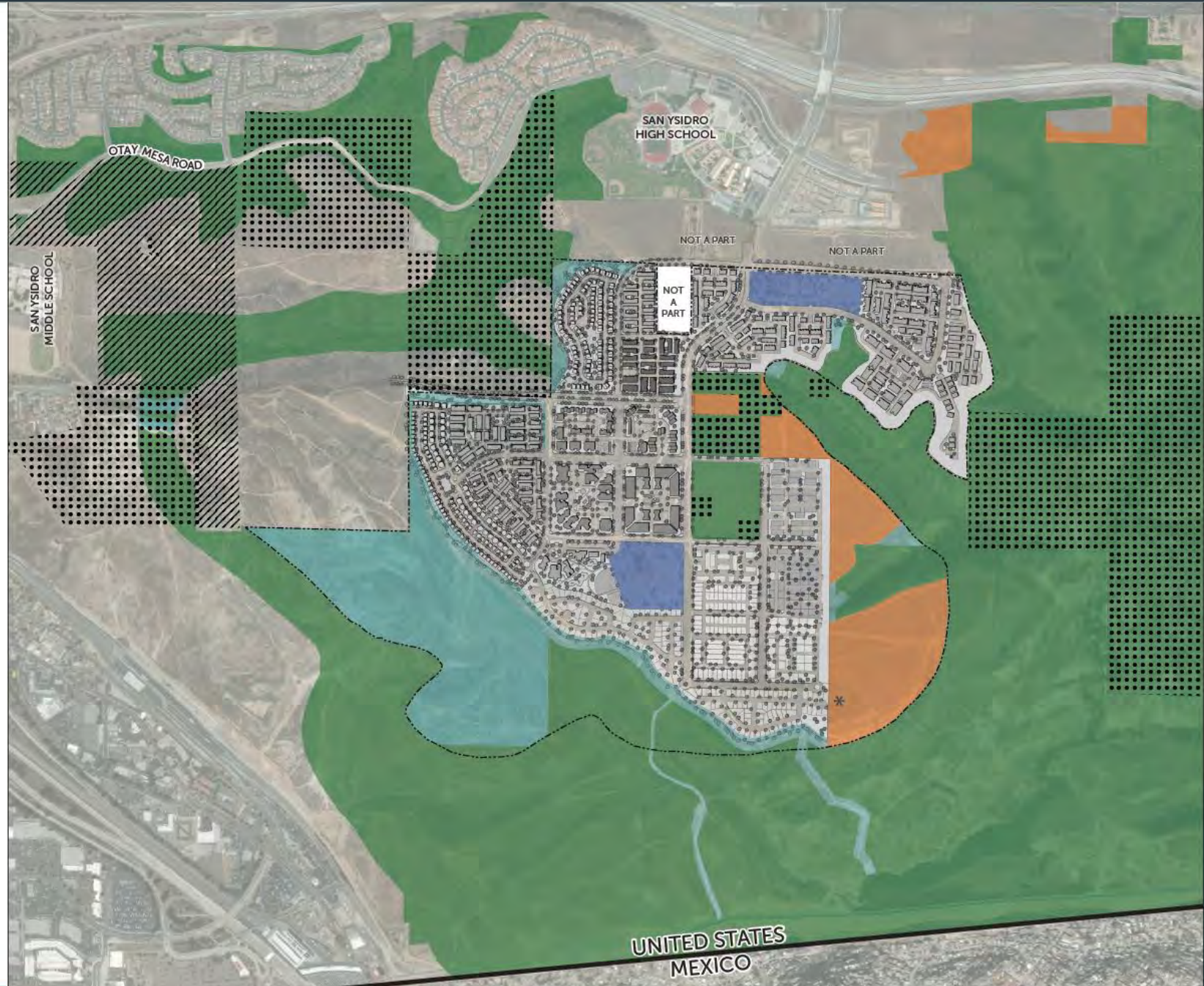
- Specific Plan Boundary
- Proposed Public Neighborhood Park to be Conveyed to the City
- Proposed Privately-Owned Public Park (Pocket Parks, Mini-Parks, Plazas)
- Future Beyer Community Park
- Proposed Joint-Use Park
- Proposed Public Sidewalk
- Proposed Paseo
- Proposed Specific Plan Trail
- Trail Connection
- PP- Phase I Pocket Parks
- Proposed Perimeter Trail



# Open Space

**LEGEND**

- Southwest Village Specific Plan Boundary
- MHPA
- VPHCP
- Proposed Public Park\*
- Non-Developable Open Space
- County of San Diego Owned
- City of San Diego Owned
- \* Pump Station is an Allowed Use
- \* Parkland to be Conveyed to the City



# Public Facilities



# Supplemental Development Regulations

- Tailor base zone regulations to guide cohesive future development.
- Address design, mixed-use standards, grading, mobility, recreation, and environmental features.
- Include building setbacks, height, mixed-use standards, grading, walls and fences, brush management, trails, and transportation facilities.
- Provide a framework that ensures development aligns with the Specific Plan's land use, mobility, public space, design and environmental goals.

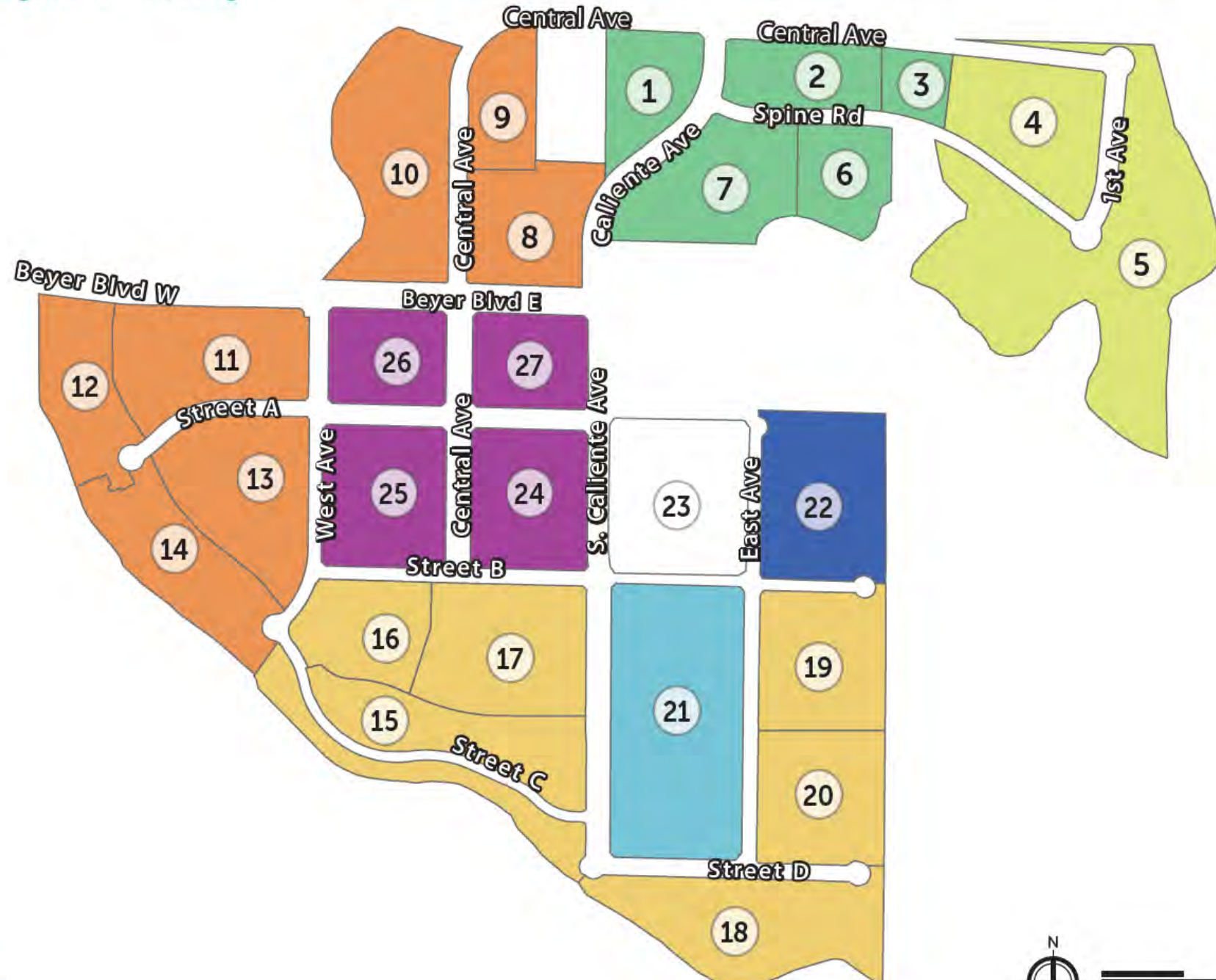
# Rezone

- Approximately 890 acres.
- Properties both within and partially within.
- Rezoned from the AR-1-1 zone to the RMX-1, RM-3-7, RM-2-5, RM-1-3, OR-1-2, OP-1-1, and OC-1-1 zones.
- Allows for a mix of residential densities, mixed-use areas, schools, parks and open space.



# Phasing Plan

LEGEND	
#	Planning Area
Phasing	
	Phase 1
	Phase 2
	Phase 3
	Phase 4
	Phase 5
	Phase 6
	Phase 7

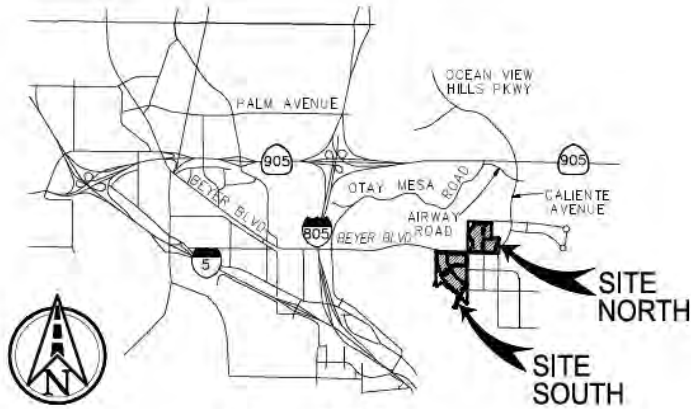




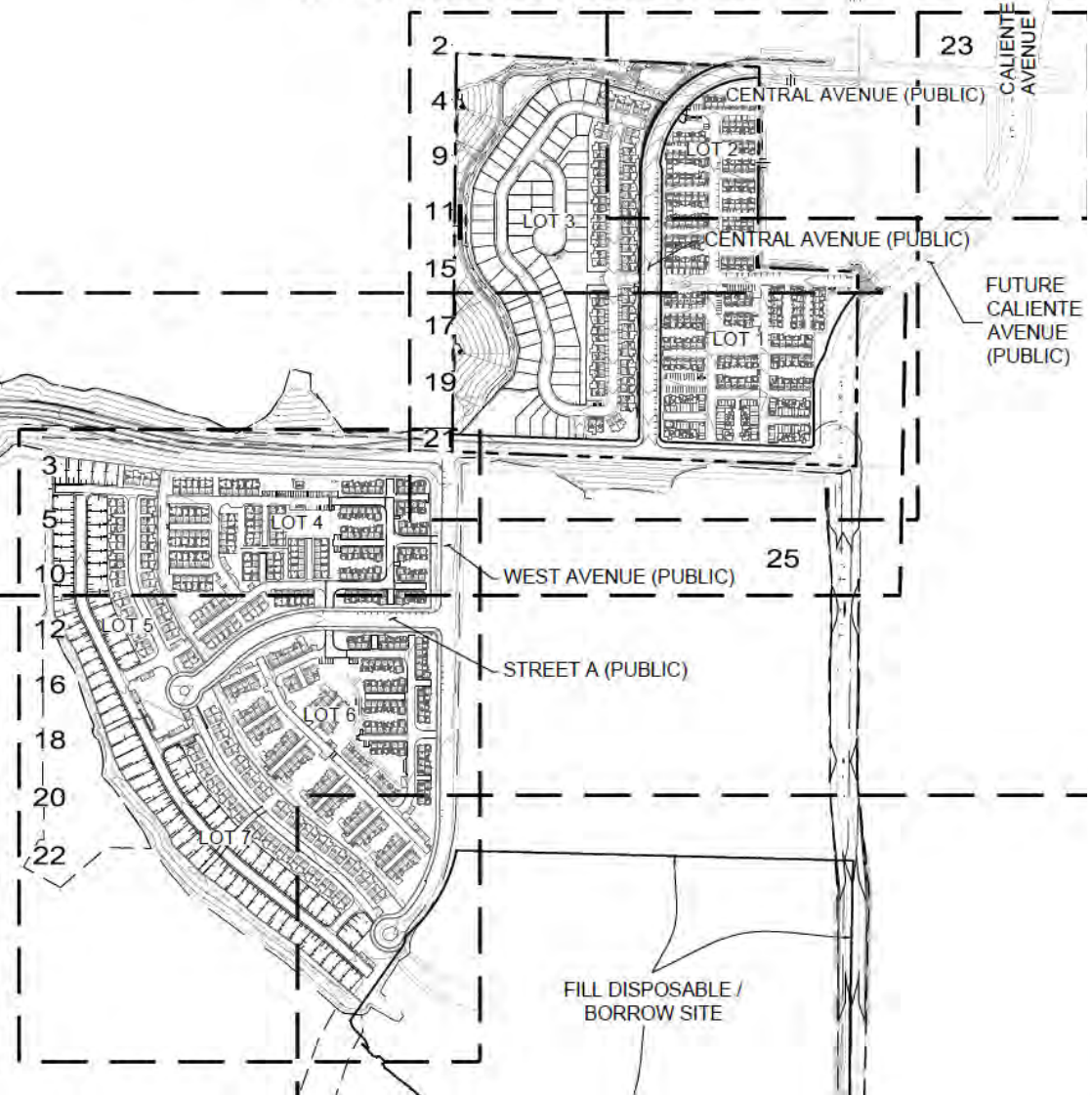
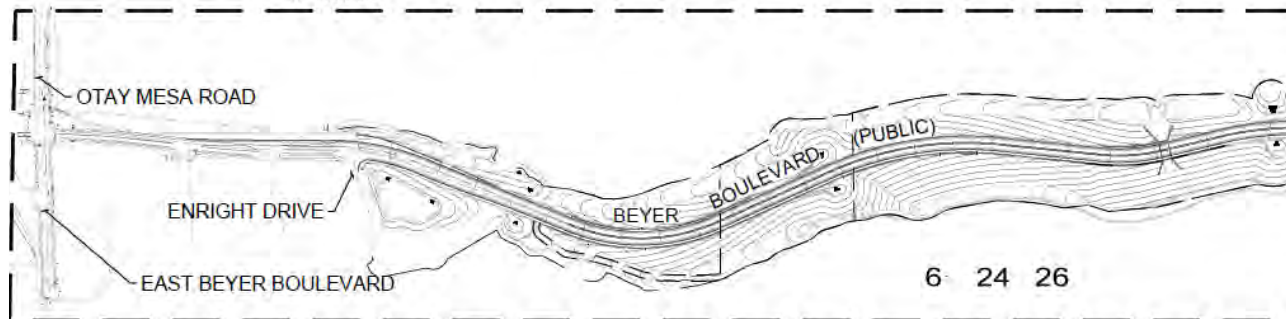
VESTING TENTATIVE MAP NO. 2188969 / SDP 2188971  
(FOR CONDOMINIUM PURPOSES)

# SOUTHWEST VILLAGE

CITY OF SAN DIEGO, CALIFORNIA



VICINITY MAP  
NOT TO SCALE



**DEVELOPMENT SUMMARY / GENERAL NOTES**

**BULLET POINT NARRATIVE**

A. THE PROJECT SITE IS CURRENTLY VACANT LAND LOCATED IN THE SOUTHWEST VILLAGE PLANNING AREA OF THE OTAY MESA COMMUNITY PLAN. THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF SEVEN SEPARATE PLANNING AREAS WITH THE FOLLOWING TABULATED INFORMATION FOR THE RESIDENTIAL DEVELOPMENT:

PLANNING AREA (PA)	DWELLING UNITS (DU)	RESIDENTIAL TYPE	NO. OF RESIDENTIAL BUILDINGS	SPECIFIC PLAN DENSITY RANGE	SPECIFIC PLAN DWELLING UNIT RANGE (MIN.-MAX.)	PROPOSED DENSITY	PROPOSED ZONE	PROPOSED NUMBER OF LEGAL LOTS (RESIDENTIAL)
* 8	185	MULTI-FAMILY ATTACHED	21	20-44 DU/AC	92-282 DU	26.1 DU/AC	RM 3-7	1
9	95	MULTI-FAMILY ATTACHED	13	15-29 DU/AC	38-107 DU	21.6 DU/AC	RM 2-5	1
10	130	MULTI-FAMILY DETACHED	96	8-22 DU/AC	65-225 DU	10.0 DU/AC	RM 1-3	1
11	168	MULTI-FAMILY ATTACHED	29	15-29 DU/AC	81-190 DU	17.1 DU/AC	RM 2-5	1
12	76	MULTI-FAMILY DETACHED	56	8-22 DU/AC	44-137 DU	11.2 DU/AC	RM 1-3	1
13	170	MULTI-FAMILY ATTACHED	29	15-29 DU/AC	83-193 DU	17.0 DU/AC	RM 2-5	1
14	96	MULTI-FAMILY DETACHED	70	8-22 DU/AC	60-181 DU	10.5 DU/AC	RM 1-3	1
TOTALS:	920	-	-	-	-	-	-	7

\* NOTE : PA 8 SHALL INCLUDE A MINIMUM OF 92 AFFORDABLE HOUSING UNITS

# Environmental Document

- Subsequent Environmental Impact Report (Project No. 0614791/SCH No. 2004051076);
- Findings and the Statement of Overriding Considerations;
- Mitigation, Monitoring, and Reporting Program; and
- **Significant and unavoidable impacts to Land Use, Air Quality/Odor, Historical Resources, Human Health/Public Safety/Hazardous Materials, Noise, Traffic/Circulation (vehicle miles traveled), Utilities (solid waste), and Tribal Cultural Resources.**



# Community Planning Group

**Date:** June 18, 2025

**Community Planning Group:** Otay Mesa

**Recommendation:** Approve: 8-0-1



# Staff Recommendation

CERTIFY

**Master Environmental Impact Report No. PRJ-0614791/SCH #2004051076**

ADOPT

**Mitigation, Monitoring, and Reporting Program**

**Findings and Statement of Overriding Considerations**

APPROVE

**Amendments to the General Plan and Otay Mesa Community Plan (PMT-3339936); Southwest Village Specific Plan; Rezone No. (PMT-2188968); Vesting Tentative Map (PMT- 2188969); Site Development Permit (PMT-2188971), Multi-Habitat Planning Area Boundary Line Adjustment; and Road Improvement Ordinance/Resolution.**

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