



# 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 Memorandum

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

# 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

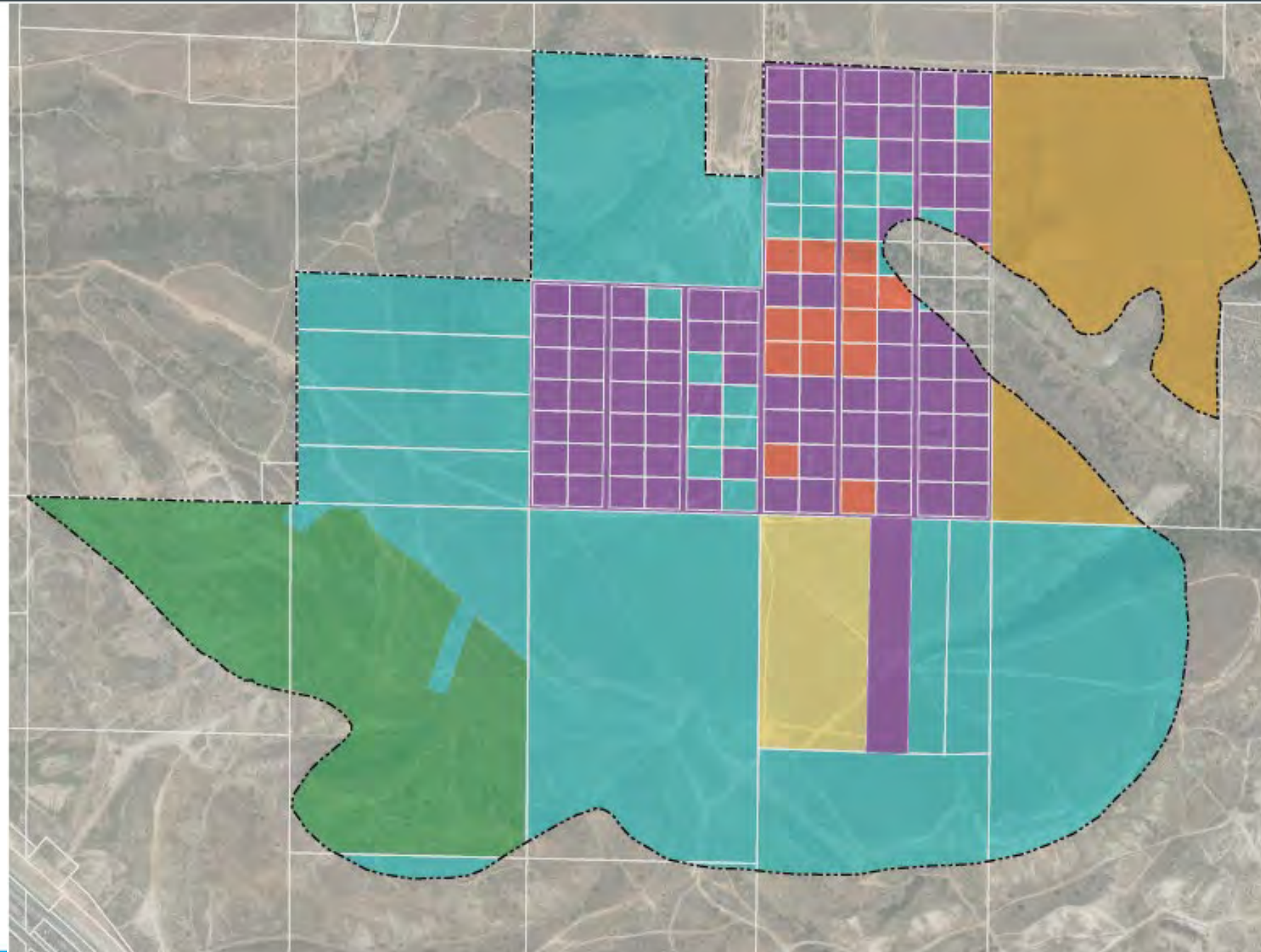
- 5,130 homes
- 175,000 square feet of commercial uses
- Approximately 35 acres of interconnected parks
- Approximately 16 acres for potential future school uses
- Approximately 190 acres of surrounding natural open space
- Connection of Caliente Avenue from Southwest Village to SR-905
- Connection of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

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

# SOUTHWEST VILLAGE SPECIFIC PLAN

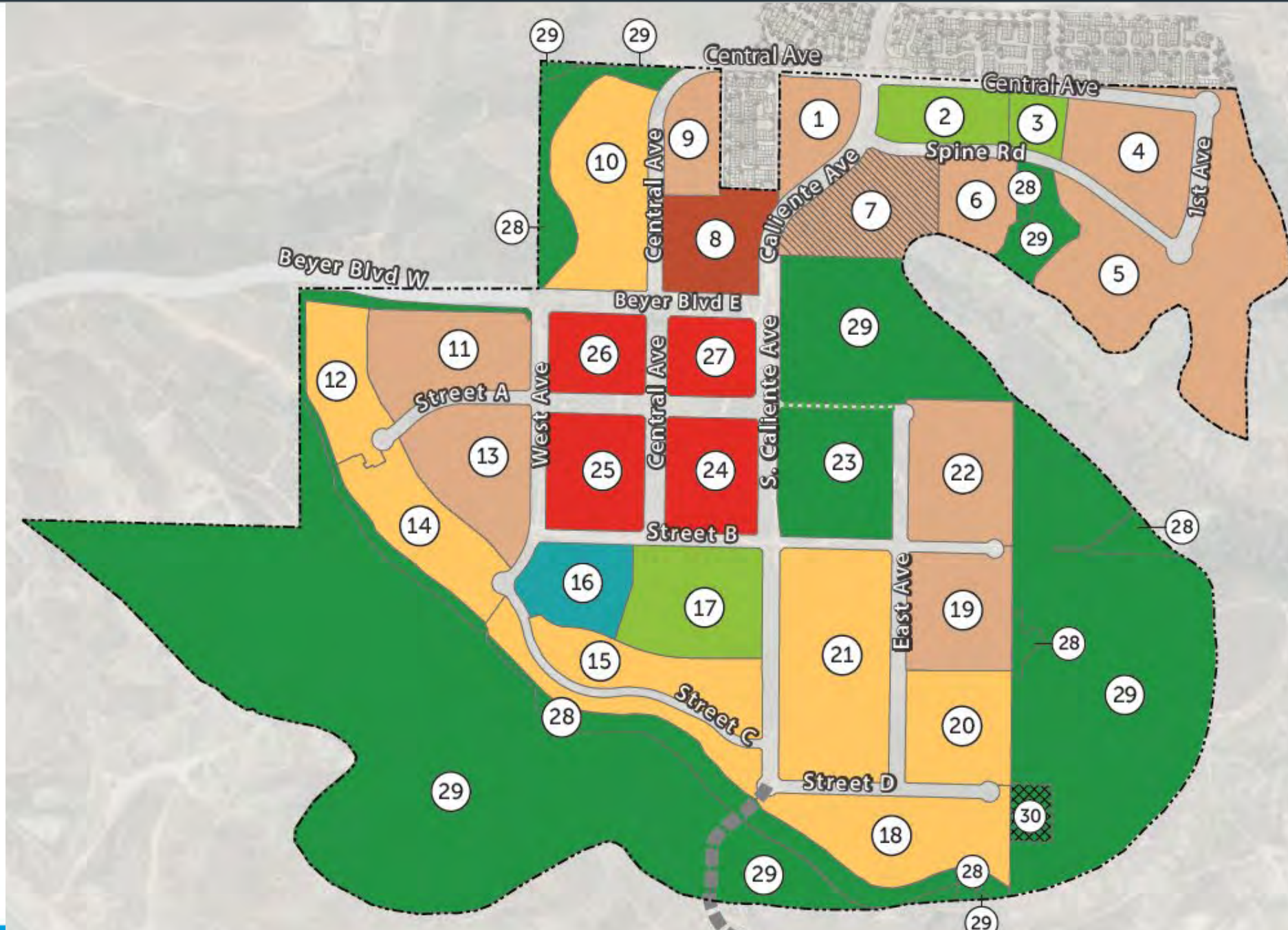
Draft | April 2026



# 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

- 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

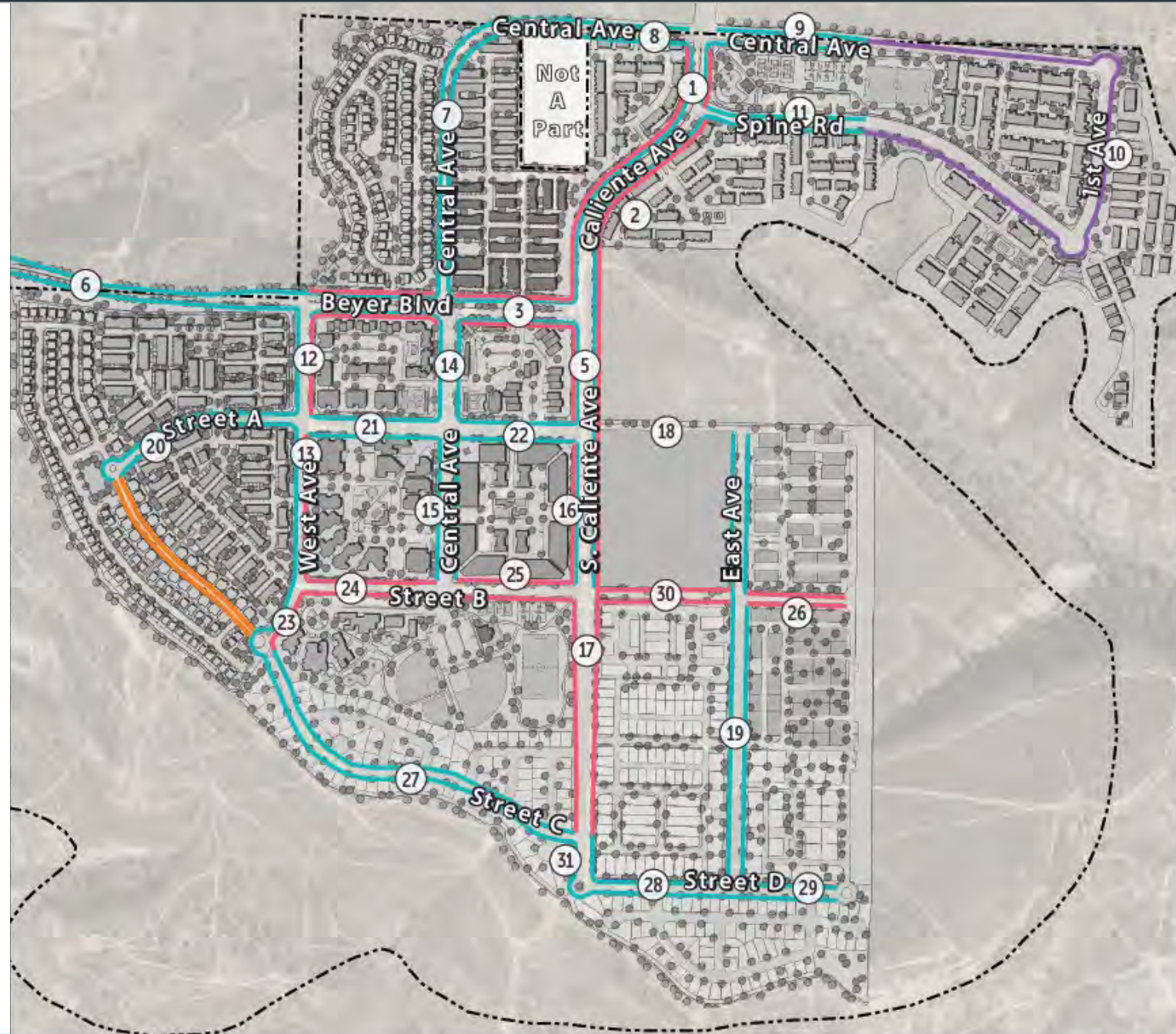
Figure 3.1 – Village Core Mixed-Use Concept



# 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

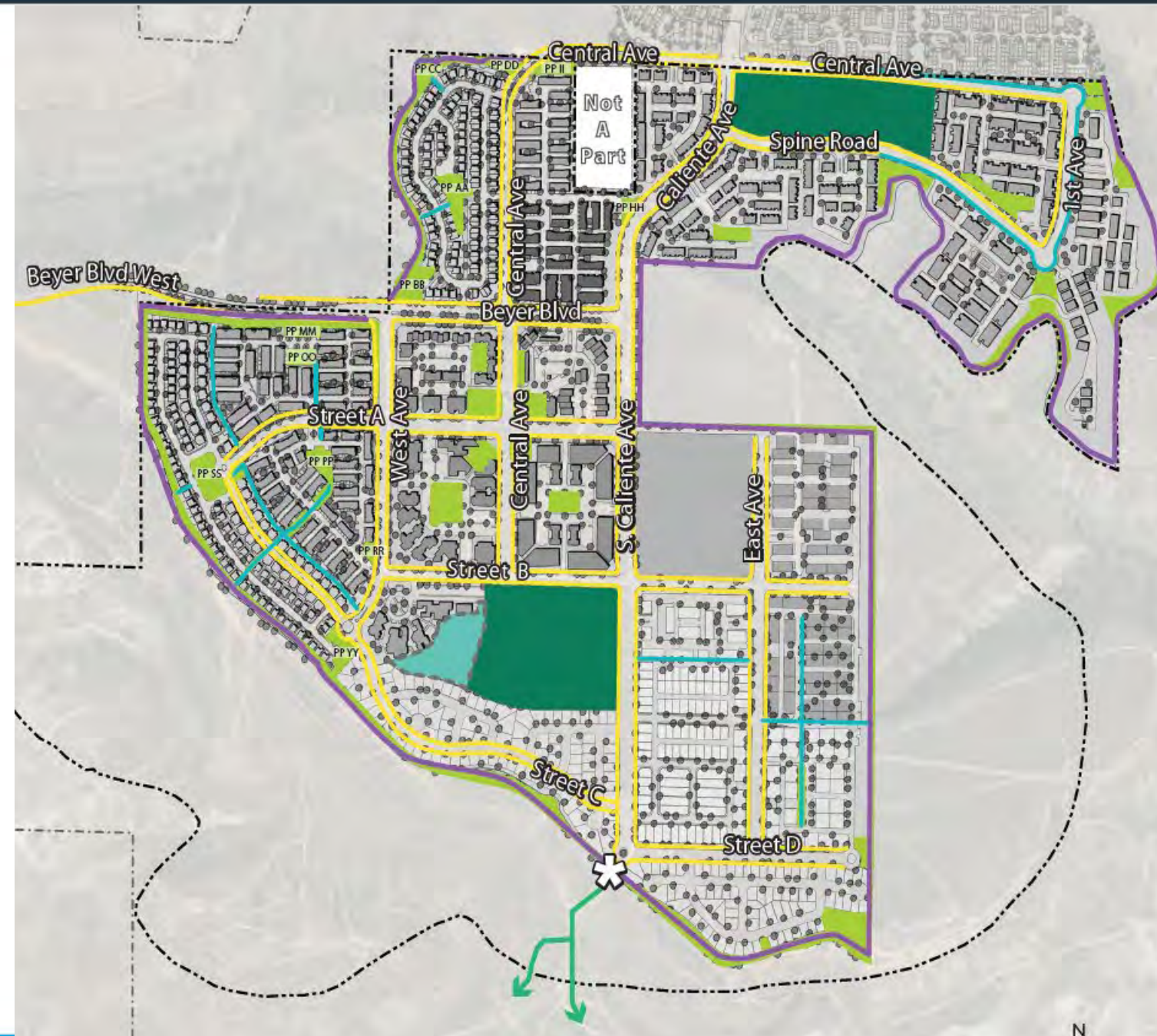
← Phase 7 Fire Access



# Parks and Trails

**LEGEND**

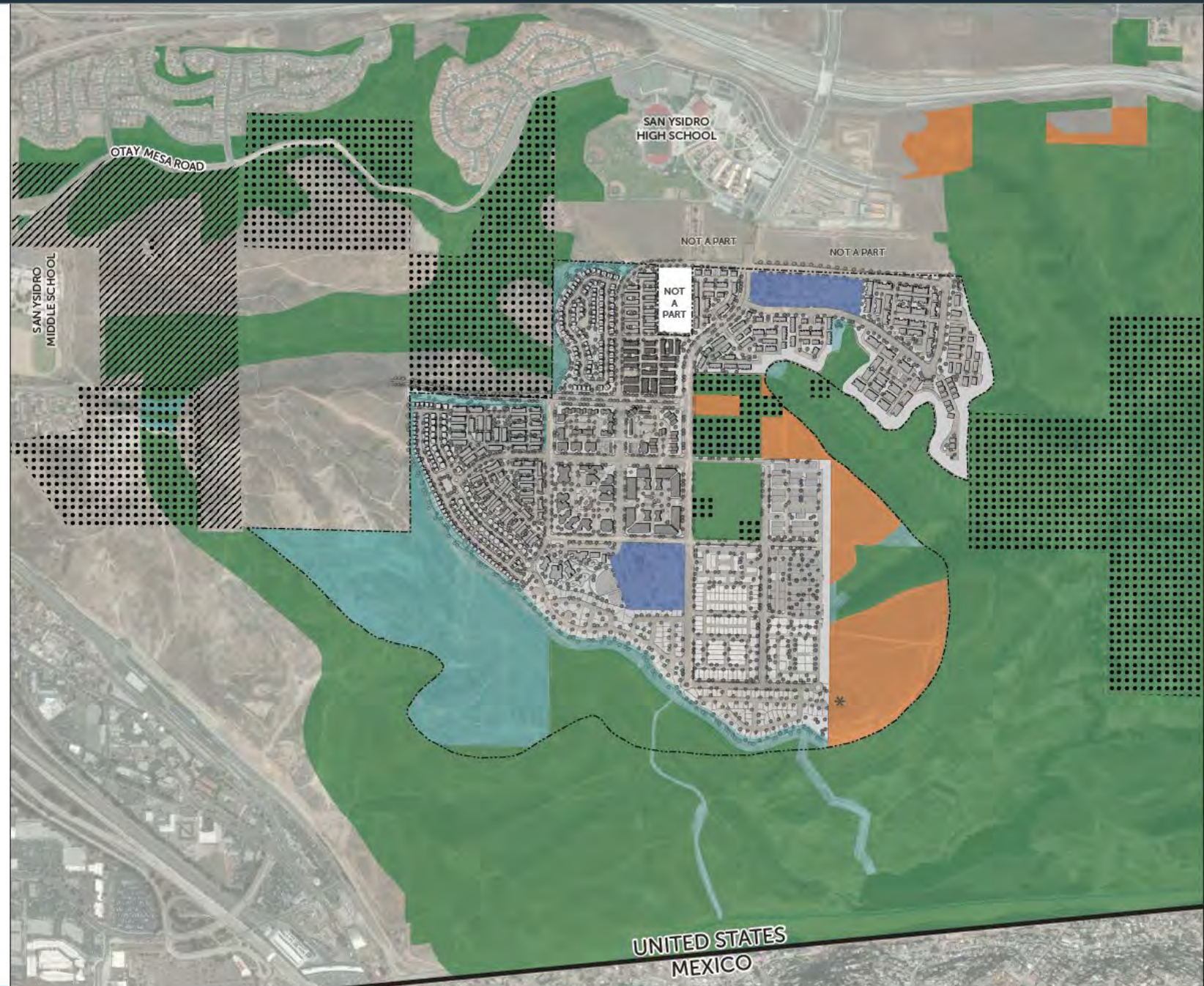
- Specific Plan Boundary
- Proposed Public Neighborhood Park to be Conveyed to the City
- Proposed Privately-Owned Public Park (Pocket Parks, Mini-Parks, Plazas)
- Future Beyer Community Park
- Proposed Joint-Use Park
- Proposed Public Sidewalk
- Proposed Paseo
- Proposed Specific Plan Trail
- Trail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

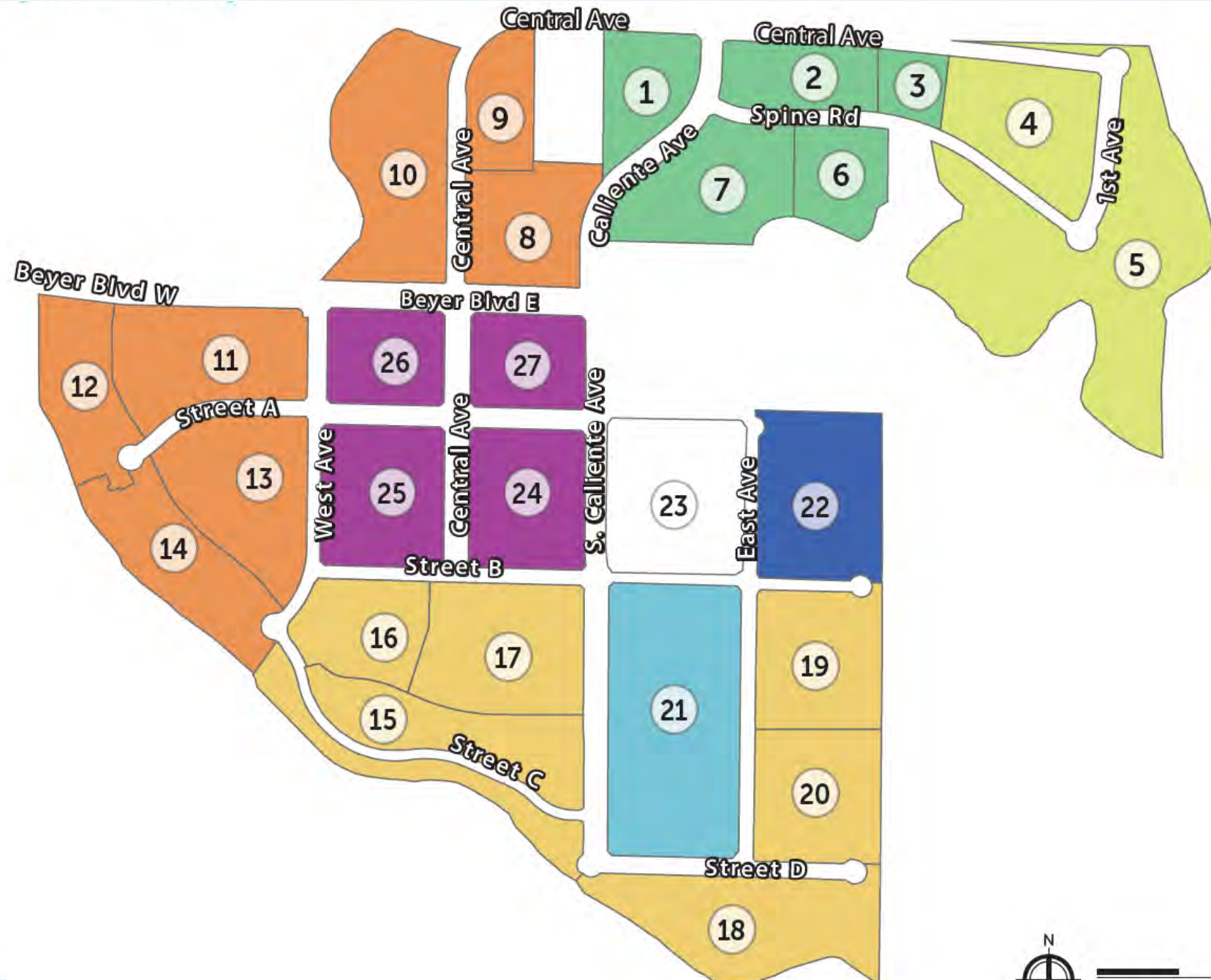
# Rezone

- 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, and AR-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

| PLANNING AREA | DWELLING UNITS | NO. OF RESIDENTIAL BUILDINGS | PROPOSED ZONE |
|---------------|----------------|------------------------------|---------------|
| *8            | 185            | 21                           | RM 3-7        |
| 9             | 95             | 13                           | RM 2-5        |
| 10            | 130            | 96                           | RM 1-3        |
| 11            | 168            | 29                           | RM 2-5        |
| 12            | 76             | 56                           | RM 1-3        |
| 13            | 170            | 29                           | RM 2-5        |
| 14            | 96             | 70                           | RM 1-3        |
| <b>Total</b>  | <b>920</b>     | -                            | -             |

*\*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; Road Improvement Ordinance/Resolution; and Endowment Resolution**

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