



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 future development that satisfies the ~~Community Plan CPIOZ – Type B~~ requirement.

**Report to the Planning Commission, Page 17, Section 7. b. iii.**

Future development within ~~Vesting Tentative Map (VTM)-1 the Specific Plan area~~ that includes more than 200 homes would be required to submit a Fire Plan demonstrating that there are two separate access points, and the access points would be placed at a distance not less than half of the maximum overall diagonal dimension of the planning area to be served. Beyer Boulevard would provide the primary east-west fire access to and from I-805 and the San Ysidro community. Caliente Avenue would provide the primary north-south fire access to and from SR-905. A secondary emergency vehicle access road would provide access from South Caliente Avenue and Street D to the south, southwest to Rail Court in San Ysidro along existing utility roads. It would be constructed with the first phase of the Specific Plan. Other future development within the Specific Plan area will be subject to the California Fire Code at the time of application.

**Report to the Planning Commission, Page 20, Section F. 1. g.**

Approximately 160.8 acres would be rezoned ~~OP-1-1~~OR-1-2 within the Specific Plan area.

**Report to the Planning Commission, Page 26, Section O.**

Process 5 Land Use Plan Amendment per Municipal Code Section 122.0105 for the amendment to the Otay Mesa Community Plan, ~~including the removal of the Community Plan Implementation Overlay Zone – Type B (CPIOZ-B) from the Specific Plan area~~ and the adoption of the Southwest Village Specific Plan that provides the policies and supplemental development regulations for the Specific Plan area.

~~Process 5 Resolution accepting an endowment from the Applicant, Tri Pointe Homes, for the long-term management and monitoring of all habitat mitigation areas; and~~

**Report to the Planning Commission, Page 28, Title of Attachments**

#15 [Southwest Village Specific Plan](#) – ~~Prior Draft Documents~~~~track changes version~~

#16 [Southwest Village Specific Plan](#) – ~~Draft Documents~~~~clean version~~

**Southwest Village Specific Plan, Page 168, SDR-24: Fire Plan**

Any development within ~~Vesting Tentative Map (VTM)-1~~ that includes more than 200 dwelling units shall submit a Fire Plan showing two separate access points located a distance not less than half of the maximum overall diagonal dimension of the planning area(s) where the development is located.

**Southwest Village Specific Plan, Page 174, Section 7.13, g)**

For example, ~~as a requirement for VTM-1~~, Beyer Boulevard shall be extended to the west prior to the 700th dwelling unit in Phase1 ~~(Planning Areas 8-14)~~. ~~Other Planning Areas will be subject to future project-level analysis including as it relates to Beyer Boulevard West for necessary infrastructure, public facilities, and emergency access required at each phase of development.~~ Figure 7.1, Phasing illustrates the implementation of the Specific Plan by Planning Area.

Sincerely,



Oscar Galvez

cc: Jeanne MacKinnon, Deputy City Attorney, Office of the City Attorney

Attachments:

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 (#15 and #16)
6. Southwest Village Specific Plan, Page 168: SDR-24: Fire Plan
7. Southwest Village Specific Plan, Page 174: Section 7.13, g)

- Permeate Southwest Village with interconnected opportunities for recreation and interaction through a diversity of active public spaces and amenity enhancements, including a central school, parks, a central civic plaza, trails, view corridors, and lookout vistas.
- Emphasize views afforded from the mesas and canyon edges—an uninterrupted view from the Village Core to the canyon rim and Pacific Ocean.

C. How does the Draft Specific Plan align with the City of Villages Land Use Strategy and the Climate Action Plan?

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 Southwest Village as a neighborhood village. The Community Plan identified that the neighborhood village would be implemented through the Specific Plan process. The Southwest Village Specific Plan is consistent with Blueprint SD because it plans for additional homes within walking distance of frequent transit and low-stress bikeways—advancing the City's housing and climate goals and supporting the City of Villages strategy and the Climate Action Plan.

D. What is being proposed by the Specific Plan ([Attachment #16](#))?

1. Land Use

a. Land Use Framework

The Specific Plan would allow for a variety of housing types that meet the needs of a diverse range of people. The Specific Plan would provide an opportunity for 5,130 homes. The estimated household population is approximately 13,266 based on a persons per household rate of 2.82 and a vacancy rate of 8.3 percent from the [Series 15 SANDAG Forecast for the year 2050](#).

The General Plan designates the Specific Plan Area for Multiple Use, which is consistent with the proposed Neighborhood Village land use designation in the Community Plan. The proposed Specific Plan would provide a mix of commercial and residential uses, which is consistent with the General Plan land use designation (General Plan (GP) LU-A.1).

The Community Plan directs the preparation of a specific plan to comprehensively plan the undeveloped site into a mixed-use village consistent with the Community Plan's stated vision and City of Villages strategy (Community Plan Policy (CP) 2.1-1). 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 future development that satisfies the ~~Community Plan CPIOZ – Type B~~ requirement. The Specific Plan would provide for a comprehensive policy and regulatory framework for

make school fields and courts available for community recreation during non-school hours.

b. Fire/Emergency Services

The Specific Plan recognizes the importance of maintaining reliable fire and emergency services.

i. *Very High Fire Hazard Severity Zone*

The Specific Plan area is within the Very High Fire Hazard Severity Zone. The City has 11 brush fire apparatuses throughout the City, with the closest located at Fire Stations 29 ([198 W San Ysidro Blvd](#)) and 43 ([1590 La Media Road](#), San Diego, CA 92154). Three firefighting helicopters are also available at Montgomery Field for any brush fire responses. Emergency responses would also be supplemented by ambulance services.

ii. *Fire Station 49*

Fire Station 49 is planned approximately 0.75 miles north of the Specific Plan area, just west of Caliente Avenue on Otay Mesa Road. This fire station is within the Citywide Capital Improvement Program (S00784) and is partially funded. It would house an engine, aerial truck, ambulance, battalion chief, and personnel, improving service for the community and the Specific Plan area over the long term.

iii. *Emergency Access*

Future development within [Vesting Tentative Map \(VTM\)-1](#) ~~the Specific Plan area~~ that includes more than 200 homes would be required to submit a Fire Plan demonstrating that there are two separate access points, and the access points would be placed at a distance not less than half of the maximum overall diagonal dimension of the planning area to be served. Beyer Boulevard would provide the primary east-west fire access to and from I-805 and the San Ysidro community. Caliente Avenue would provide the primary north-south fire access to and from SR-905. A secondary emergency vehicle access road would provide access from South Caliente Avenue and Street D to the south, southwest to Rail Court in San Ysidro along existing utility roads. It would be constructed with the first phase of the Specific Plan. [Other future development within the Specific Plan area will be subject to the California Fire Code at the time of application.](#)

E. What is proposed to be amended in the General Plan and Otay Mesa Community Plan?

The General Plan and Otay Mesa Community Plan would be amended to ensure consistency with the Specific Plan. The General Plan and Community Plan amendments would specifically include the following changes:

1. *Land Use*

The land use figures in the General Plan and Community Plan, and text in the Community Plan, would be revised to reflect the adoption of the Specific Plan and the related land use designations. Community Plan Tables 2-2, 2-3, 2-5, 2-6, and 7-1 will be amended to be consistent with the Southwest Village Specific Plan.

2. *Mobility*

- The existing AR-1-1 zone would be used to implement the park land use designation within Planning Area 2, which contains multiple properties. Approximately 7.1 acres would remain AR-1-1 within the Specific Plan area.

g. Open Space

- Currently, all properties within the Specific Plan area are zoned Agricultural-Residential (AR-1-1), which allows primarily for agricultural uses, but also permits one dwelling unit per legal lot as specified in SDMC Sections 131.0303(a) and 131.0331.
- The OR-1-2 open space zone would be used to implement the open space designation for privately owned property that is fully designated as open space, which would be rezoned from AR-1-1 to OR-1-2. The OR-1-2 zone allows for 1 home per lot. This is the same allowed density as the existing AR-1-1 zone. It would also be applied to Planning Area 30 with the proposed pump station location. The OR-1-2 is designed to preserve open space and environmentally sensitive lands while still permitting limited development, such as single-family residences. Approximately 160.8 acres would be rezoned ~~OP-1-1~~OR-1-2 within the Specific Plan area.
- The OC-1-1 zone would be used to implement the open space land use designations on properties that currently have a conservation easement or properties owned by the applicant that are proposed to be conserved as part of the Specific Plan, which would be rezoned from AR-1-1 to OC-1-1. Approximately 444 acres would be rezoned to OC-1-1.
- Properties that are partially designated as open space in the Otay Mesa Community Plan that are partly within the Specific Plan area would be rezoned from AR-1-1 to either OR-1-2 for privately owned properties or OC-1-1 for properties that currently have a conservation easement or properties owned by the applicant that are proposed to be conserved as part of the Specific Plan.

**Table 3: Rezone**

Current Zone	Proposed Zone	Acres	Percent
AR-1-1	RMX-1	40.0	4.5%
AR-1-1	RM-3-7	9.8	1.1%
AR-1-1	RM-2-5	119.1	13.4%
AR-1-1	RM-1-3	93.7	10.5%
AR-1-1	OR-1-2	160.8	18.0%
AR-1-1	OP-1-1	16.4	1.8%
AR-1-1	OC-1-1	444.0	49.8%
AR-1-1	No Change	7.1	0.8%
<i>Total</i>		<i>890.9</i>	<i>100.0%</i>

2. Supplemental Development Regulations

The Specific Plan contains Supplemental Development Regulations in the Implementation Chapter that are in addition to or modify the regulations in the San Diego Municipal Code. The Supplemental Development Regulations apply to development within the Specific Plan area

- For clarity, organizing regulatory language that was previously in the individual chapters of the draft Specific Plan was placed into Chapter 7, Implementation & Administration, including the Supplemental Development Regulations.
- Minor edits were included to clarify phasing for consistency with the planning area acreage refinements and dwelling units for the Planning Areas.

O. What additional approvals are being processed with the Specific Plan?

Due to process consolidation, all actions are processed concurrently as process 5 approvals. Development of the proposed project requires:

- Process 5 Land Use Plan Amendment per Municipal Code Section 122.0105 for the amendment to the Otay Mesa Community Plan, ~~including the removal of the Community Plan Implementation Overlay Zone – Type B (CPIOZ-B) from the Specific Plan area~~ and the adoption of the Southwest Village Specific Plan that provides the policies and supplemental development regulations for the Specific Plan area. A General Plan amendment is included since the Community Plan is a part of the General Plan Land Use Element (Attachment #9); and
- Process 5 Rezone per Municipal Code Section 123.0105 to rezone the site from AR-1-1 to RMX-1, RM-3-7, RM-2-5, OR-1-2, OC-1-1, and OP-1-1 to provide distinct development regulations that encourage a mix of uses, with a focus on residential uses and open space conservation (Attachment #12); and
- Process 5 Ordinance authorizing the opening and maintenance of a street over, through, and across a portion of dedicated City parkland under San Diego Charter Section 55; and Process 5 Resolution authorizing the opening and maintenance of a street over, through, and across a portion of designated City parkland and approving the nonconflicting, nonrecreational use under Council Policy 700-17; and
- ~~Process 5 Resolution accepting an endowment from the Applicant, Tri Pointe Homes, for the long-term management and monitoring of all habitat mitigation areas; and~~
- Process 4 Site Development Permit per Municipal Code Sections 126.0502 for Deviations from the Environmentally Sensitive Lands Wetland Regulations and Historical Resources Regulations for Important Archaeological Sites and Traditional Cultural Properties (Attachment #3 and #4); and
- Process 3 Vesting Tentative Map per Municipal Code Section 125.0430 to subdivide the property into 7 numbered lots, 1 remainder parcel, and 5 lettered lots for the development of 920 multiple dwelling (condominiums) units, including 92 affordable units as shown on Table 4 (Attachment #5, #6, and #21).

**Table 4:** Vested Tentative Map No. PMT- 2188969 Development Summary:

PLANNING AREAS	DWELLING UNITS	NO. OF RESIDENTIAL BUILDINGS
<b>*8</b>	185	21
<b>9</b>	95	13
<b>10</b>	130	96
<b>11</b>	168	29
<b>12</b>	76	56

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Draft Site Development Permit with Conditions
4. Draft Site Development Permit Resolution with Findings
5. Draft Vesting Tentative Map Conditions
6. Draft Vesting Tentative Map Resolution with Findings
7. Draft Environmental Resolution with Findings, SOCs, and MMRP
8. Subsequent Environmental Impact Report ([Project No. 0614791 / SCH No. 2004051076](#))
9. General Plan and Community Plan Amendments Resolution
10. Draft General Plan Amendment Exhibit
11. Draft Community Plan Amendment Exhibit
12. Draft Rezone Ordinance
13. Exhibit "B": Rezone Map
14. Specific Plan Ordinance
15. [Southwest Village Specific Plan - ~~Prior Draft Documents~~track-changes-version](#)
16. [Southwest Village Specific Plan- ~~Draft Documents~~clean-version](#)
17. Draft Charter Section 55 Ordinance
18. Draft Council Policy 700-17 Resolution

- b) Planning Area 16.
- 1) The SYSD shall have up to 2 years following the issuance of the construction permits for the 921st dwelling unit or until January 1, 2032, whichever comes later, for Planning Area 16, to determine the need for the school site within Planning Area 16.
  - 2) The applicant shall provide notification in writing to the SYSD and the City, with the final option for the SYSD to acquire all or a portion of the site for the development of a school, 180 days before submittal of a permit application for the development of residential within Planning Area 16.
  - 3) The applicant shall submit documentation that the SYSD declined to acquire all or a portion of the school site for the development of a school within Planning Area 16.
  - 4) If the regulations above ((b)(1-3)) have been satisfied, then the medium residential density land use designation shall apply to Planning Area 16, and it may be developed up to a maximum of 136 dwelling units.

#### SDR - 22: Residential Density

- a) Development with a residential use shall not have a density that exceeds the maximum density for a planning area as shown in [Table 2.1](#).
- b) Development with a residential use shall not have a density below the minimum of the density for a planning area in [Table 2.1](#), except if a development provides dedication or easement for open space conservation.

#### SDR - 23: Stormwater Drainage Design

- a) Stormwater drainage discharge from development shall be directed away from the San Ysidro landslide complex area.

- b) Flows directed to the Spring Canyon sub-watershed shall be subjected to hydromodification management plan requirements and enhanced detention requirements based on the Detention Notice for a 5-year, 10-year, 25-year, 50-year, and 100-year storm events.

#### SDR - 24: Fire Plan

Any development [within Vesting Tentative Map \(VTM\)-1](#) that includes more than 200 dwelling units shall submit a Fire Plan showing two separate access points located a distance not less than half of the maximum overall diagonal dimension of the planning area(s) where the development is located.

#### SDR - 25: Wildlife Corridor Crossings

- a) Beyer Boulevard West shall be designed, constructed, and maintained to allow for wildlife movement through a wildlife overcrossing and three culverts under the roadway, as shown in [Figure 5.23, Beyer Boulevard West Wildlife Corridor Crossings](#), to the satisfaction of the City Manager and the City Engineer.
- b) Overcrossing.
  - 1) Location. A wildlife overcrossing shall be constructed across Beyer Boulevard West, approximately 515 feet west of the Specific Plan area boundary, in the location of existing high-use wildlife movement patterns through an existing drainage swale area consistent with the Multiple Species Conservation Program Subarea Plan and Area Specific Management Directives for Otay Mesa.
  - 2) Dimensions. The wildlife overcrossing shall have a minimum width of 32 feet and a minimum length of 60 feet.
  - 3) Ends. The overcrossing shall be designed with ends to mimic the existing topographic conditions and include flared entrances to encourage wildlife entry.

## 7.12 — SPECIFIC PLAN AMENDMENTS

- a) All Specific Plan modifications that do not meet the criteria of a Minor Modification as defined in [Section 7.11](#) shall require a Specific Plan Amendment.
- b) Specific Plan Amendments shall be processed pursuant to Process Five, as established in Division 5, Article 2, Chapter 11, requiring the approval of the City Council.

## 7.13 — PHASING

- a) Implementation of Southwest Village will require construction of new infrastructure and facilities, as well as improvements to existing infrastructure and facilities, as part of a proposed development. Improvements will be necessary to the circulation network, drainage facilities, utilities (e.g., water, sewer, etc.), and other infrastructure. In addition, the Specific Plan includes provisions for streetscape enhancement, pedestrian elements, and overall design guidance. These improvements will be phased according to the associated planning area(s) being developed.
- b) While [Table 7.2, Phasing Summary](#), provides the targeted land use assumptions in chronological order, it does not dictate the exact sequence in which development may occur. Flexibility in the sequence (phasing) of development in the Specific Plan area shall be allowed without constituting an amendment to the Specific Plan, provided it can be demonstrated that all infrastructure improvements and public facilities required for the phase of development in question are in place or will be constructed as part of the development.
- c) The necessary infrastructure and public facilities required for each phase of development shall be constructed as part of the development, or may be necessary to construct prior to the construction of the development, consistent with [Table 7.2, Phasing Summary](#), below, and the Southwest Village Specific Plan Transportation Phasing Plan, included as [Appendix F](#) of this document.

- d) The Southwest Village Environmental Impact Report (EIR) analyzed the comprehensive build-out of the Specific Plan area and identified an appropriate Mitigation, Monitoring, and Reporting Program. The Southwest Village Local Mobility Analysis (Appendix J-4 to the EIR) analyzes the roads associated with two phases of development for Vesting Tentative Map (VTM)-1 (the first 920 dwelling units).
- e) The Southwest Village Transportation Phasing Plan will help ensure that the appropriate circulation system is provided as the project builds out over an extended period.
- f) Infrastructure improvements, including water, sewer, drainage, landscaping, and dry utilities, will also be phased in a logical progression to meet the development needs associated with each phase. Depending on when a development applies for development permits, certain infrastructure shall be installed relevant to its location and scale, in addition to the timing. For example, the sewer pump station at the terminus of Street D would need to be installed at the time Planning Areas 15 through 22, as well as portions of Planning Areas 24 and 25, are constructed.
- g) [Table 7.2, Phasing Summary](#), summarizes each of the phases of development. It is anticipated that the Specific Plan area will be developed in multiple phases over time due to the multiple property ownership. This Specific Plan does not require that phases occur in any special order. Phasing may occur in any order, and more than one phase may occur at one time, provided that the necessary infrastructure is in place or occurs concurrently as specified in each phase(s) of development. For example, [as a requirement for VTM-1](#), Beyer Boulevard shall be extended to the west prior to the 700th dwelling unit in Phase 1 [\(Planning Areas 8-14\)](#). [Other Planning Areas will be subject to future project-level analysis including as it relates to Beyer Boulevard West for necessary infrastructure, public facilities, and emergency access required at each phase of development](#). [Figure 7.1, Phasing](#) illustrates the implementation of the Specific Plan by Planning Area.