

City Planning

Otay Mesa-Nestor Community Plan Update



Presentation Topics

1. Overview of the Otay Mesa-Nestor Community Plan Update

2. Process & Timeline

3. Engagement Strategy

4. Role of the Community Planning Group

5. Next Steps





Otay Mesa Nestor Community Plan Update

- First update for 29 years
- 30-year plan for the future of Otay Mesa-Nestor
 - Guides community development for City staff, decisionmakers, property owners, and community members
- Establishes goals and policies for



History & Place



**Sustainability,
Equity, Resilience, &
Conservation**



**Land Use &
Economic
Prosperity**



Mobility

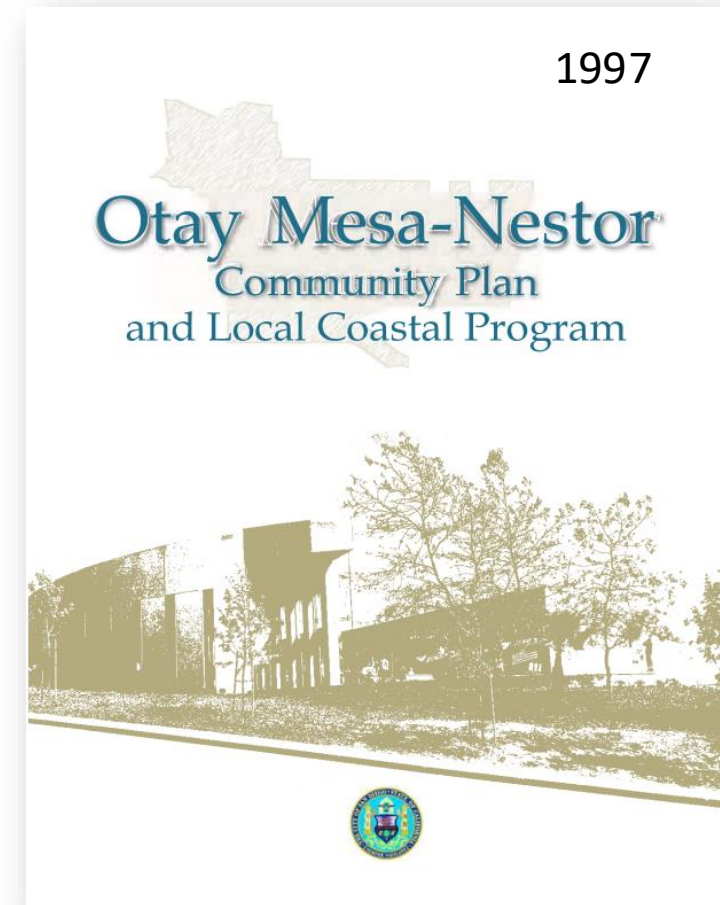


**Parks & Public
Facilities & Services**



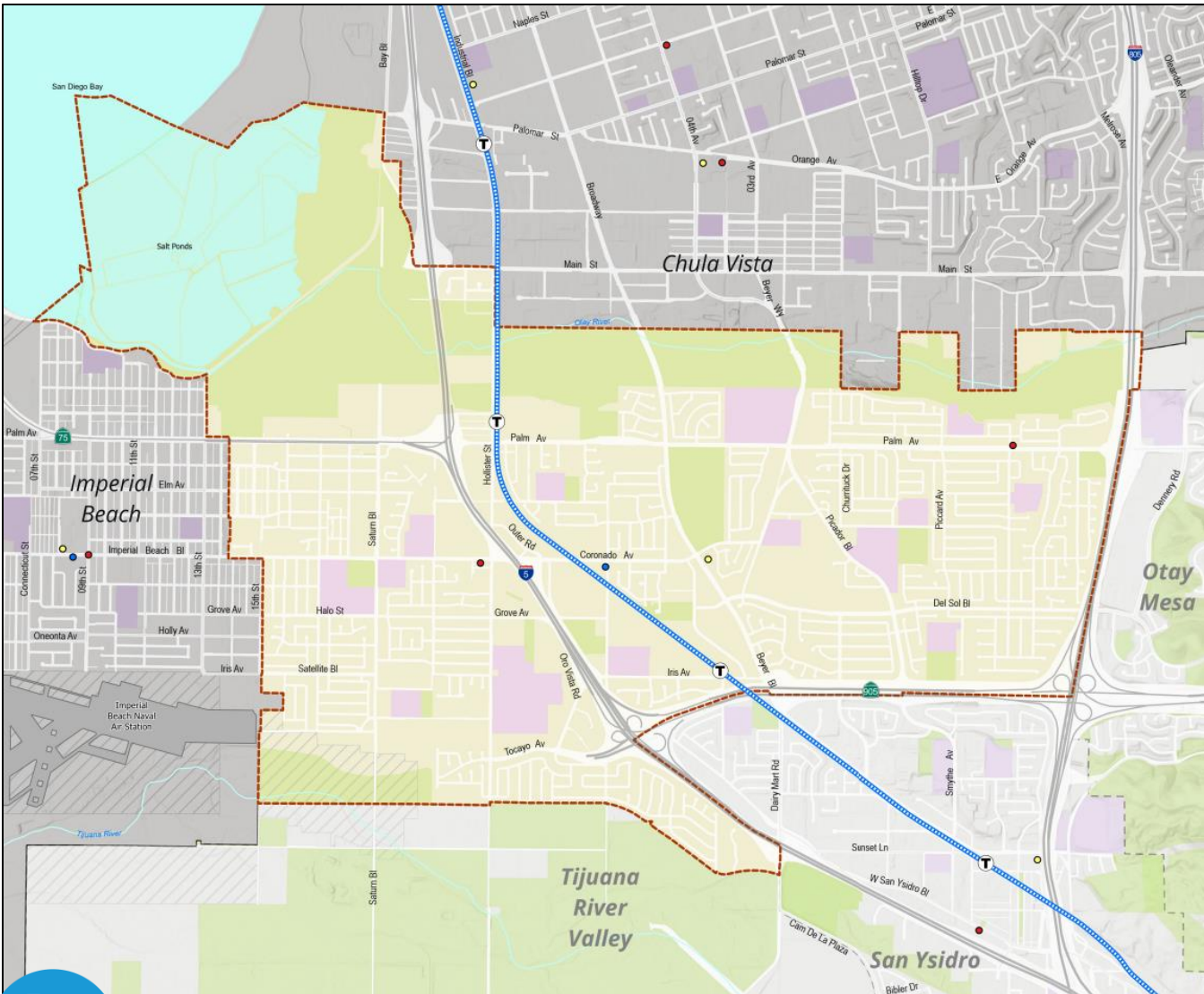
Urban Design

- Part of the City's General Plan
- Works with other citywide policies and plans





Otay Mesa-Nestor Community Plan Area Snapshot



4,500 Acres



59,300 People



17,700 Homes



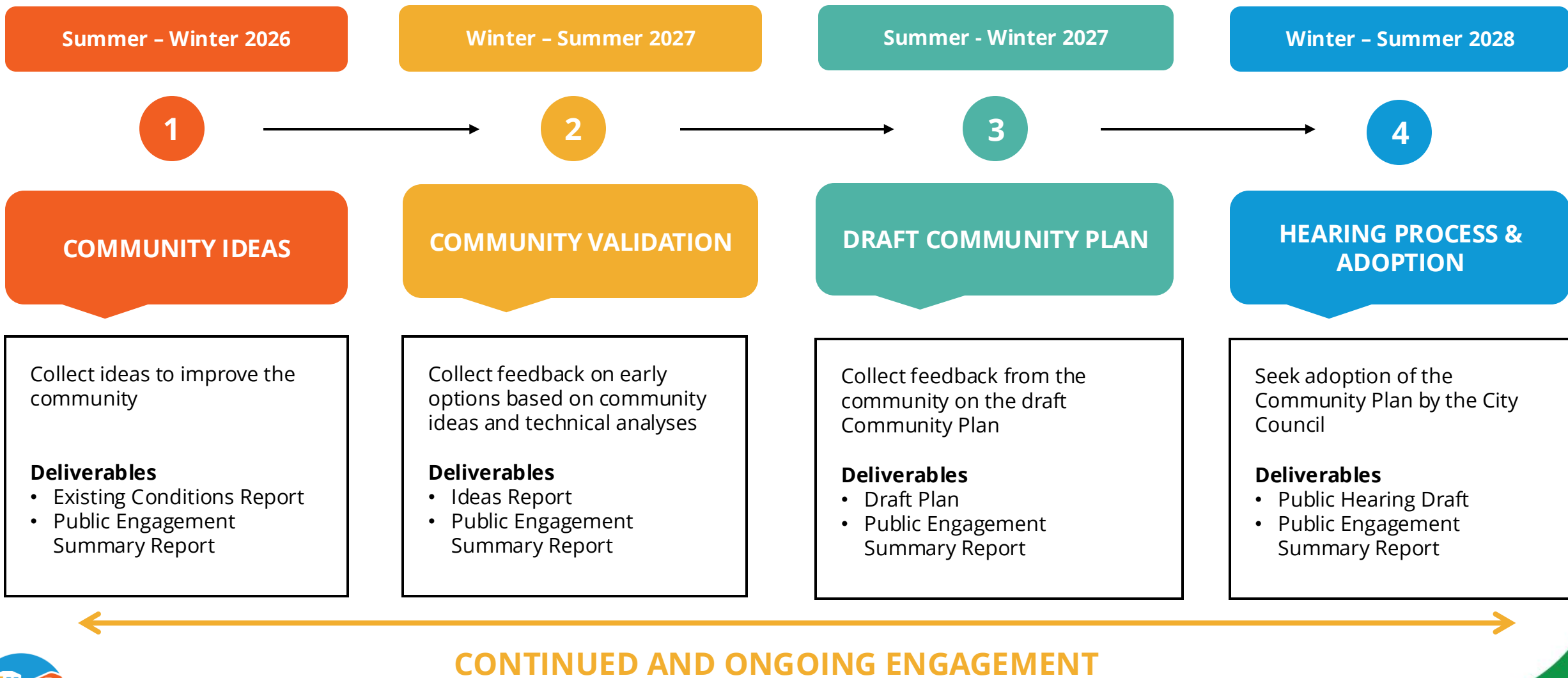
**4.2% of City population
reside in Otay Mesa-Nestor**

(SANDAG Estimate 2024)





Community Plan Update Process & Timeline





Gather community input on land use, design, mobility, and parks, public facilities and open space to inform the Otay Mesa-Nestor Community Plan Update.



Identify key challenges related to land use, mobility, infrastructure, environmental resources, and community amenities.



Explore opportunities for new homes, businesses and infrastructure and community partnership opportunities to support the planning process.



Understand diverse community needs to ensure an inclusive planning process.



Who will we engage?



General Public



Local Students
& Youth



Families &
Working
Professionals



Older Adults &
People with
Disabilities



Otay Mesa -
Nestor Cultural
Institutions



Local & Regional
Residents



Park Users



Community-based
Organizations



Industry
Professionals



Business
Owners



Methods for collecting input

- Stakeholder interviews to vet engagement techniques
- Pop-up events/vision wall
- Arts-based youth engagement (schools)
- Online survey
- Community Planning Group meetings



Engagement topics

- Existing conditions and future needs / opportunities (community strengths, challenges, and opportunities)
- Framework for future mobility networks, urban design concepts, home opportunities, economic development, and public space opportunities

Outcomes and deliverables

- **Beginning:** Release Existing Conditions Report
- **End:** Validate Existing Conditions Report and develop framework for Ideas Report



Existing Conditions Atlas

- 1 Introduction
- 2 History & Place
- 3 Sustainability, Equity, Resilience, & Conservation
- 4 Land Use & Development
- 5 Mobility
- 6 Parks & Public Facilities





Methods for collecting input

- Community Planning Group meetings
- Pop-up events
- Public workshops / community mapping
- Community café / office hours
- Walk audit / field trip with key stakeholders



Engagement topics

- High-level conversations on:
 - goals and policies
 - land use, urban design, housing, mobility, parks, and public space options/concepts
- Feedback on Ideas Report

Outcomes and deliverables

- **Beginning:** Release Ideas Report
- **End:** Collecting feedback on the Ideas Report



Methods for collecting input

- Community Planning Group meetings
- Workshops for Boards and Commissions
- Draft Plan Comment Form
- Community office hours

Engagement topics

- Feedback on:
 - goals and policies
 - land use, urban design, mobility concepts/recommendations
 - park and public facility needs
 - Supplemental Development Regulations



Outcomes and deliverables

- **Beginning:** Release the First Draft Plan to receive community feedback
- **End:** Revise First Draft Plan



Methods for collecting input

- Comment forms
- Community Planning Group (For Recommendation)
- Planning Commission
- Boards and Commissions
- Land Use & Housing
- City Council



Engagement topics

- Plan refinements to be made prior to seeking adoption

Outcomes and deliverables

- **Beginning:** Release 2nd Draft Community Plan.
- **End:** Present at boards and commissions and seek City Council adoption of the Community Plan



Role of the Community Planning Group and Opportunities for Input

Key CPG Input and Feedback Opportunities by Phase

Staff:

- Attend Community Planning Group meetings at key phases

Community Planning Group:

- Provide feedback on concepts, alternatives, goals and policies
- Serve as one of the forums for community discussion and public input throughout the process



Summer 2026

- Launch Phase 1 Community Plan Update Engagement
 - Community Planning Group (*Subcommittee TBD*)
 - Stakeholder interviews
 - Arts-based youth engagement
 - Community survey
- Publish Existing Conditions Report
- Planning Commission Workshop
- Publish Website and Fact Sheet / FAQ





Extreme Heat Action Plan

Why the plan?

- Hot days are becoming hotter and more frequent. The risk is widespread but not distributed equally.
- Extreme heat is a major public health concern and also impacts economy, infrastructure and well-being
- Heat adaptation is opportunity to provide multiple community benefits.

About the Plan

- Grant from the Office of Land Use and Climate Innovation
- In partnership with the San Diego Regional Climate Collaborative, Scripps Institution of Oceanography and the cities of Chula Vista and La Mesa
- Develop Extreme Heat Action Plan for City of San Diego as well as suite of other resources (Urban Heat Risk Explorer, Cooling Solutions Toolbox, informational outreach materials, demonstration projects, etc.)

Next Steps

- Survey live through end of August
- Community workshops in the fall

Project webpage & survey link —————→



Questions or Comments?

Email us at PlanOtayMesaNestor@SanDiego.gov

Sign up for Email Notifications at
SanDiego.gov/PlanOtayMesaNestor