San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PC-26-039 – OTAY MESA-NESTOR COMMUNITY PLAN UPDATE – WORKSHOP

To call in and make public comment on this item:



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



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

How to Speak to a Particular Item or During Non-Agenda Public Comment



When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

City Planning

Otay Mesa-Nestor Community Plan Update

Otay Mesa–Nestor Community Plan Update | The City of SAN DIEGO

Workshop Purpose

This is the first Planning Commission Workshop for the Otay Mesa-Nestor Community Plan Update

The purpose of the workshop is to seek input on the Otay Mesa-Nestor Atlas: Existing Conditions Report and Community Plan Update process

No action is required on the part of the Planning Commission at this time

Otay Mesa-Nestor Community Plan Update

- First update for 29 years
- 30-year plan for the future of Otay Mesa-Nestor
- Establishes goals and policies for

History & Place

Sustainability, Equity, Resilience, & Conservation

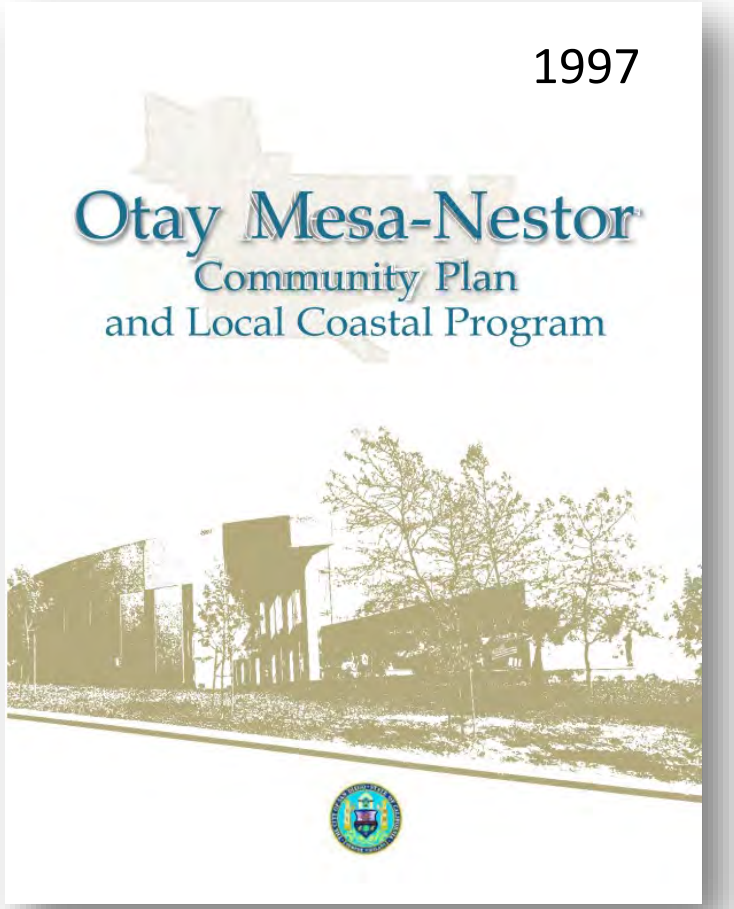
Land Use & Economic Prosperity

Mobility

Parks & Public Facilities & Services

Urban Design

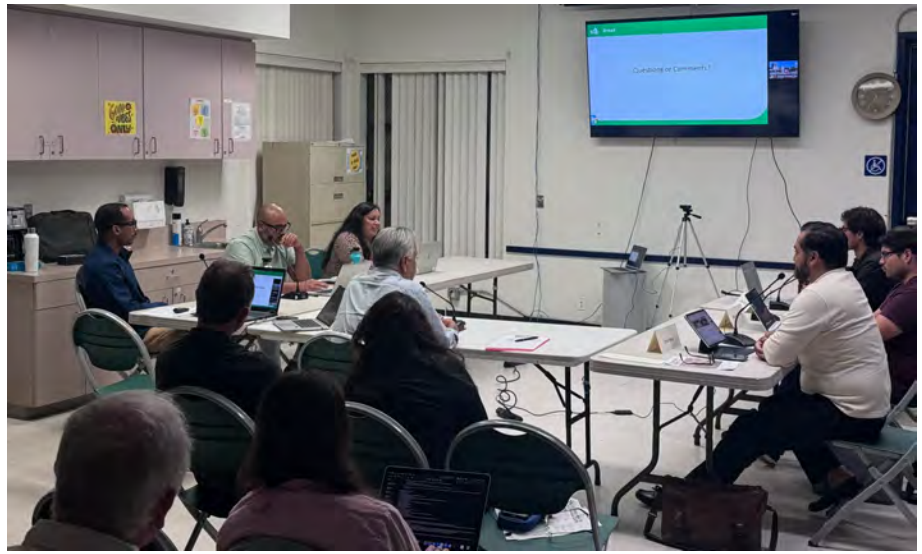
- Part of the City's General Plan
- Works with other citywide policies and plans



Recent Milestones

- Launched Phase I Community Plan Update Engagement
- Published Otay Mesa-Nestor Atlas: Existing Conditions report
- 2 meetings with the Otay Mesa-Nestor Planning Group and Vision Subcommittee
- Website, Fact Sheet, and FAQ
- Community Preferences & Ideas Survey





Community Plan Update Process & Timeline

Fall 2026 – Winter 2027

1

COMMUNITY IDEAS

Collect ideas to improve the community

Deliverables

- Existing Conditions Report
- Public Engagement Summary Report

Spring 2027 – Summer 2027

2

COMMUNITY VALIDATION

Collect feedback on early options based on community ideas and technical analyses

Deliverables

- Ideas Report
- Public Engagement Summary Report

Summer 2027- Winter 2028

3

DRAFT COMMUNITY PLAN

Collect feedback from the community on the draft Community Plan

Deliverables

- Draft Plan
- Public Engagement Summary Report

Winter 2028 – Summer 2028

4

HEARING PROCESS & ADOPTION

Seek adoption of the Community Plan by the City Council

Deliverables

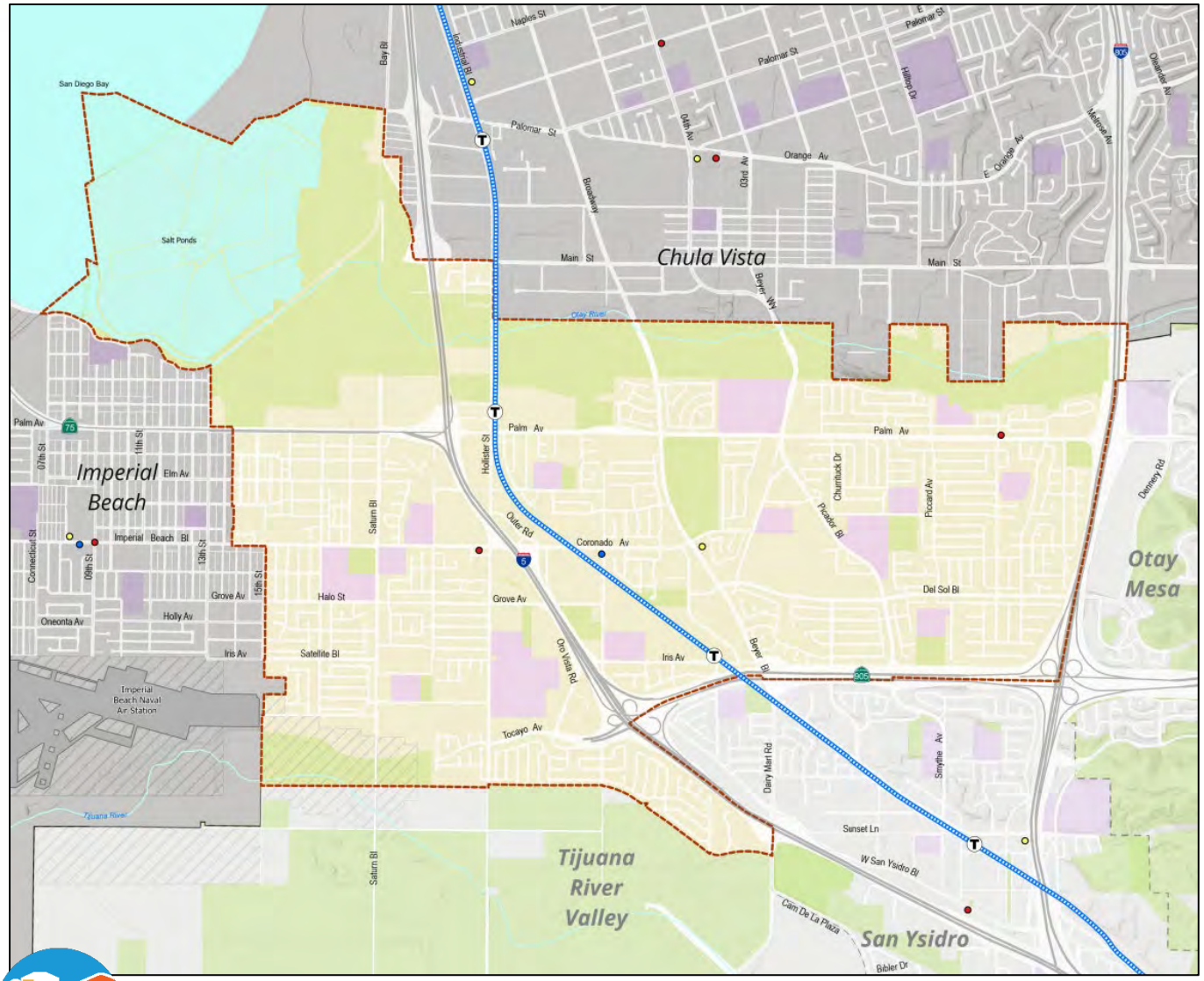
- Public Hearing Draft
- Public Engagement Summary Report

CONTINUED AND ONGOING ENGAGEMENT

Otay Mesa-Nestor Atlas: Existing Conditions Report

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

Otay Mesa-Nestor Community Plan Area Snapshot



4,500 Acres

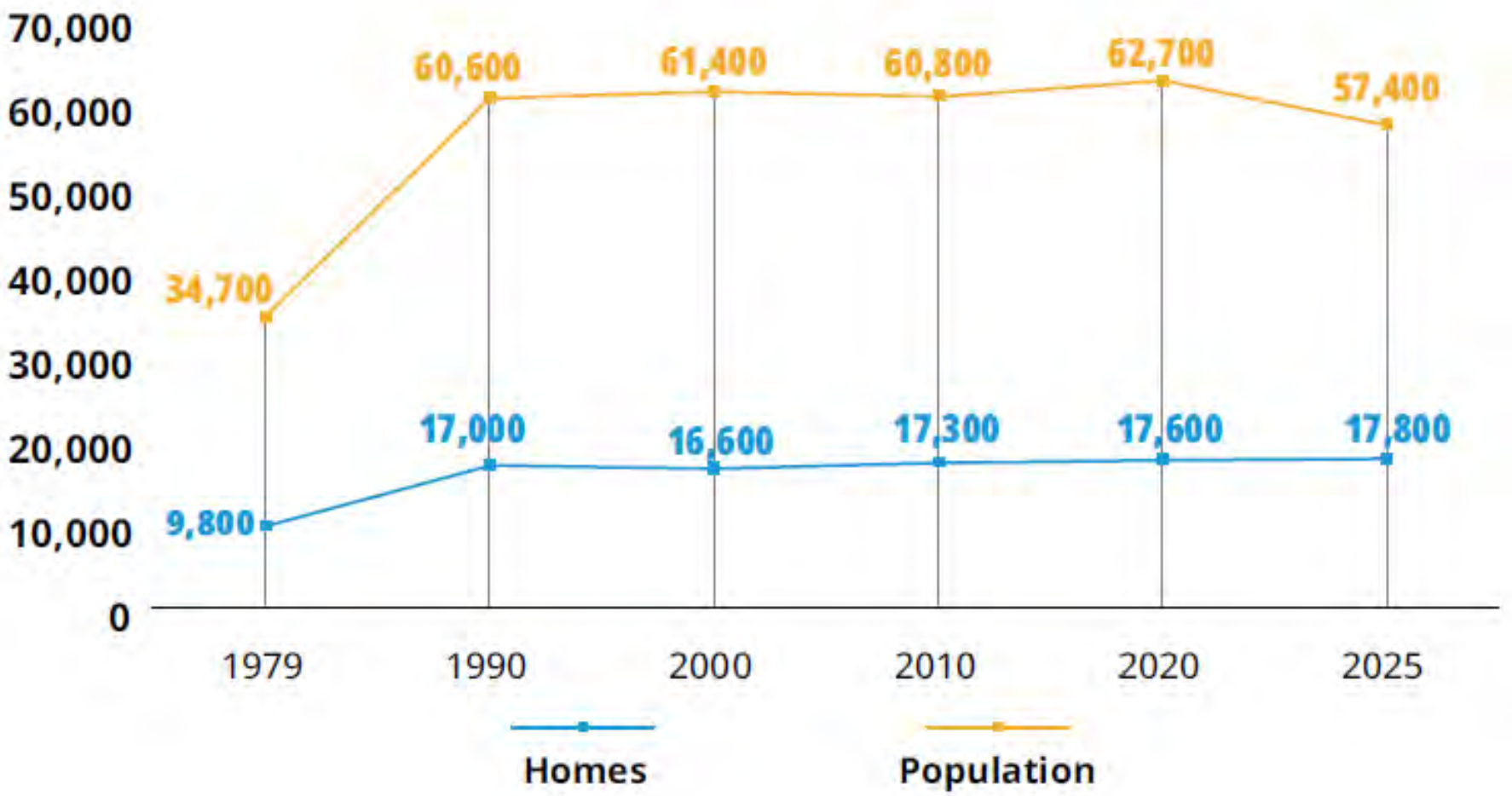
57,400 People

17,700 Homes

4.1% of City population reside in Otay Mesa-Nestor

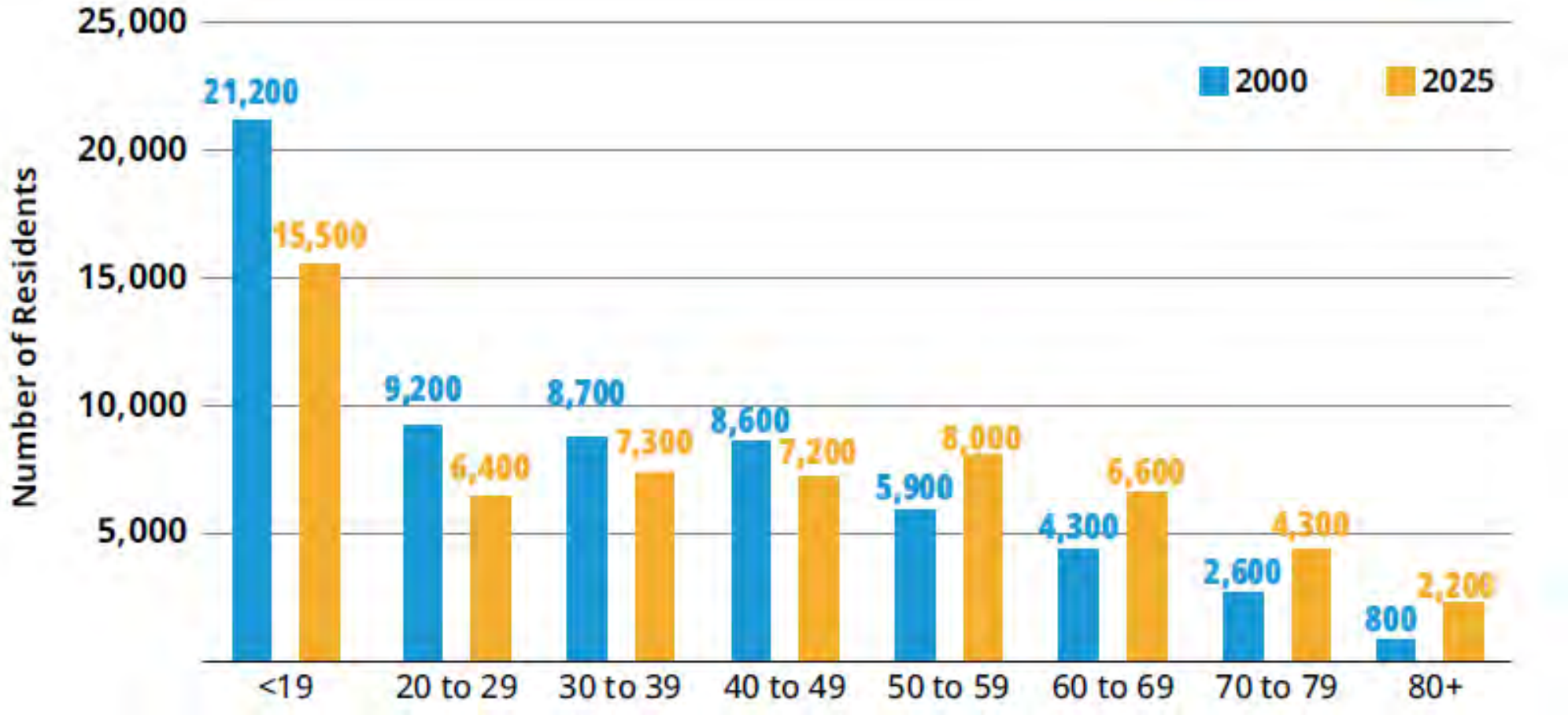
(SANDAG Estimate 2025)

Otay Mesa-Nestor Population & Housing Growth 1979 - 2025



Source: Otay Mesa-Nestor Community Plan, 1979; SANDAG, Estimates 1990 - 2025; Note: Census figures are approximate and rounded to the nearest hundredth

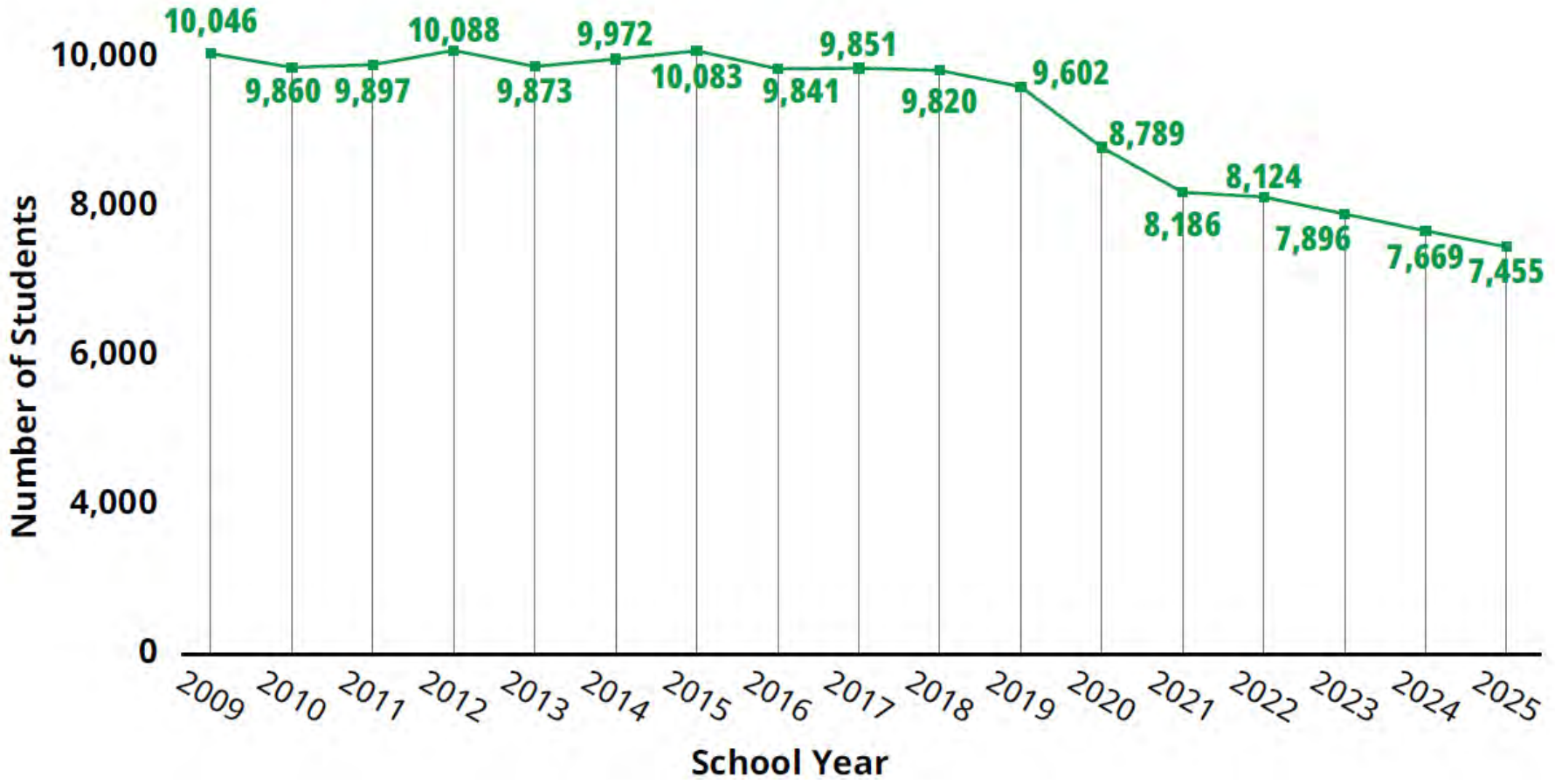
Otay Mesa-Nestor Population Change by Age Group: 2000 to 2025



- **Fewer Young People (<50), More Older Adults (>50)**

Source: U.S. Census, 2000; SANDAG, 2025 Estimates; Note: Census figures are approximate and rounded to the nearest hundredth

Otay Mesa-Nestor School Enrollment

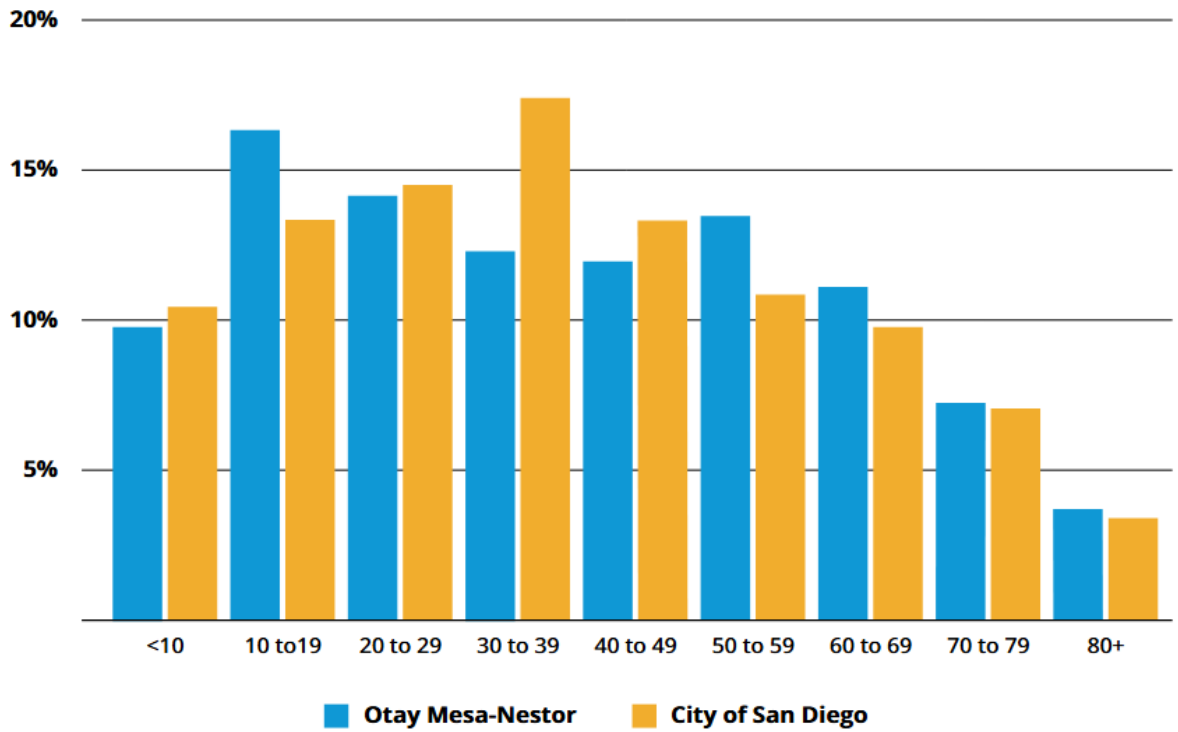


- **Student enrollment in all public Elementary, Middle, and High Schools has declined by 25.8 percent.**

Source: Education Data Partnership 2009 - 2025

Age Groups & Household Size

Age Groups,
Otay Mesa-Nestor and San Diego



- **More people 10 to 19 and over 50 in Otay Mesa-Nestor compared to the City of San Diego.**

Average Household Size,
Otay Mesa-Nestor and San Diego

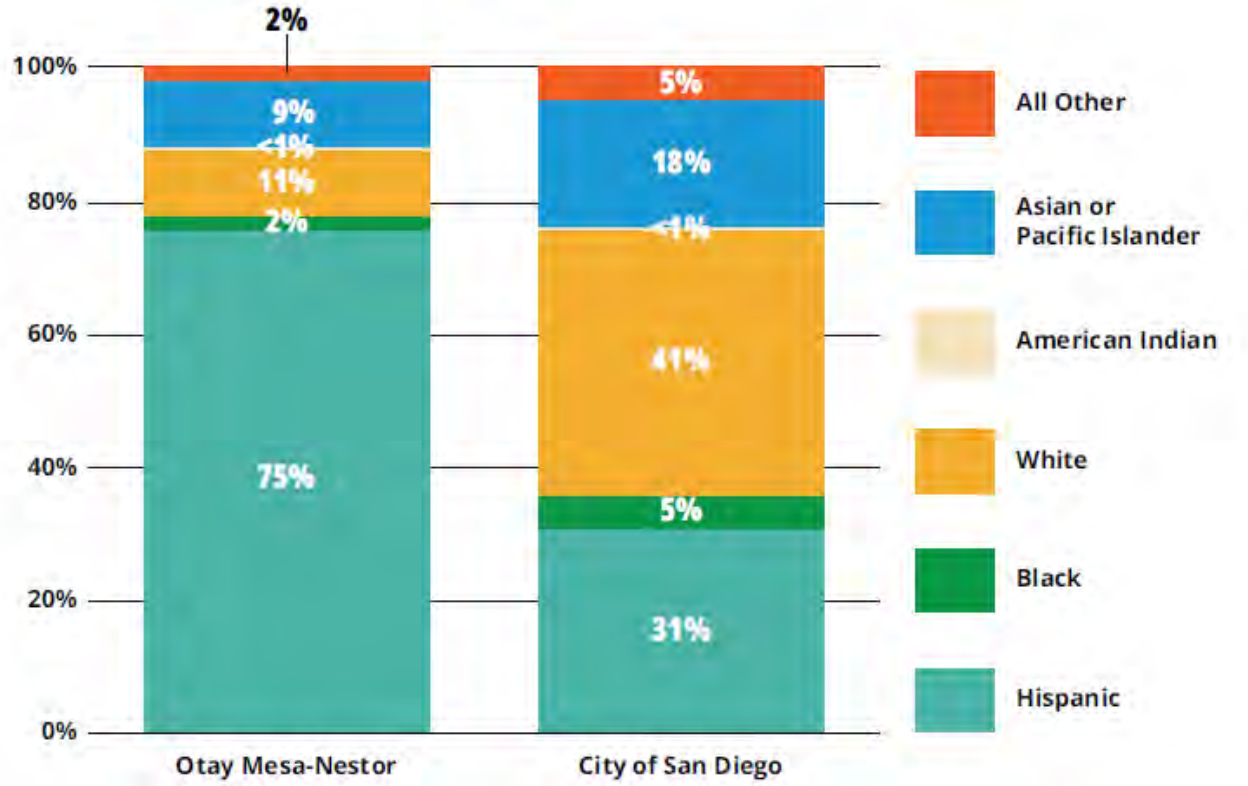
	Otay Mesa-Nestor	City of San Diego
Household Size	3.46	2.52

- **The average household size is larger in Otay Mesa-Nestor compared to the City of San Diego.**

Source: *SANDAG, 2025 Estimates*

Race and Ethnicities

Race/Ethnicity, Otay Mesa-Nestor and San Diego

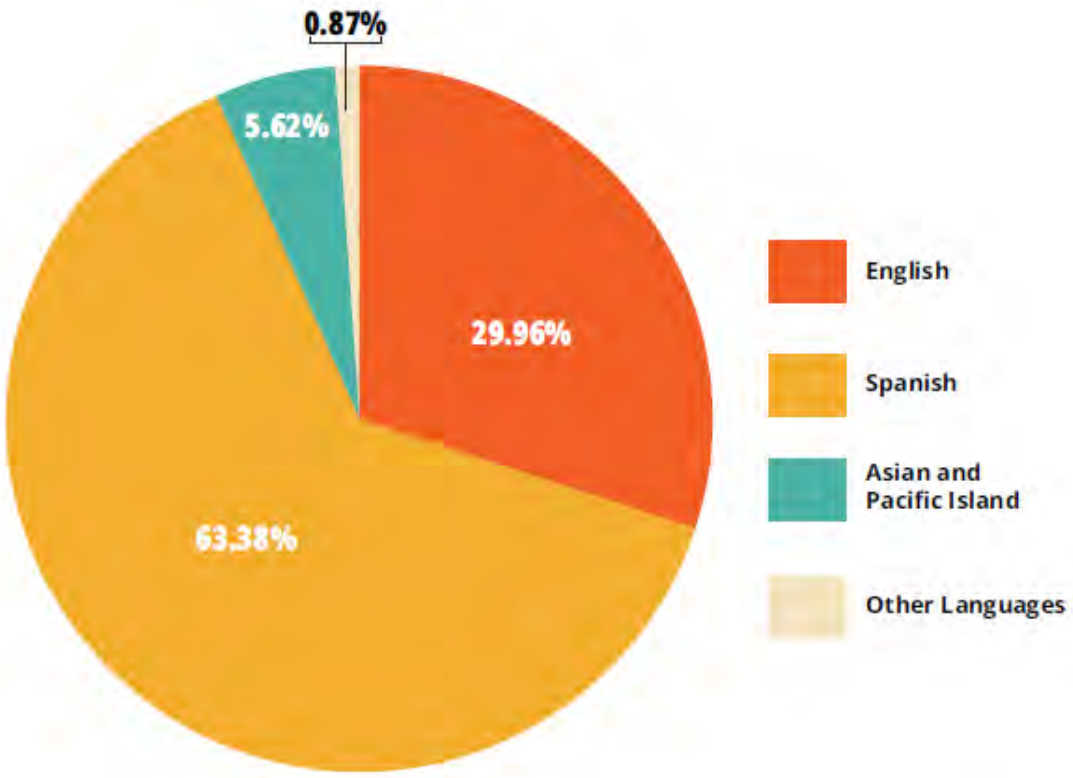


- **Otay Mesa-Nestor is predominantly Hispanic, with more than twice the share of Hispanics residents as the City of San Diego**

Source: U.S. Census, 2000; SANDAG, 2025 Estimates; Note: Census figures are approximate and rounded to the nearest hundredth

Languages Spoken

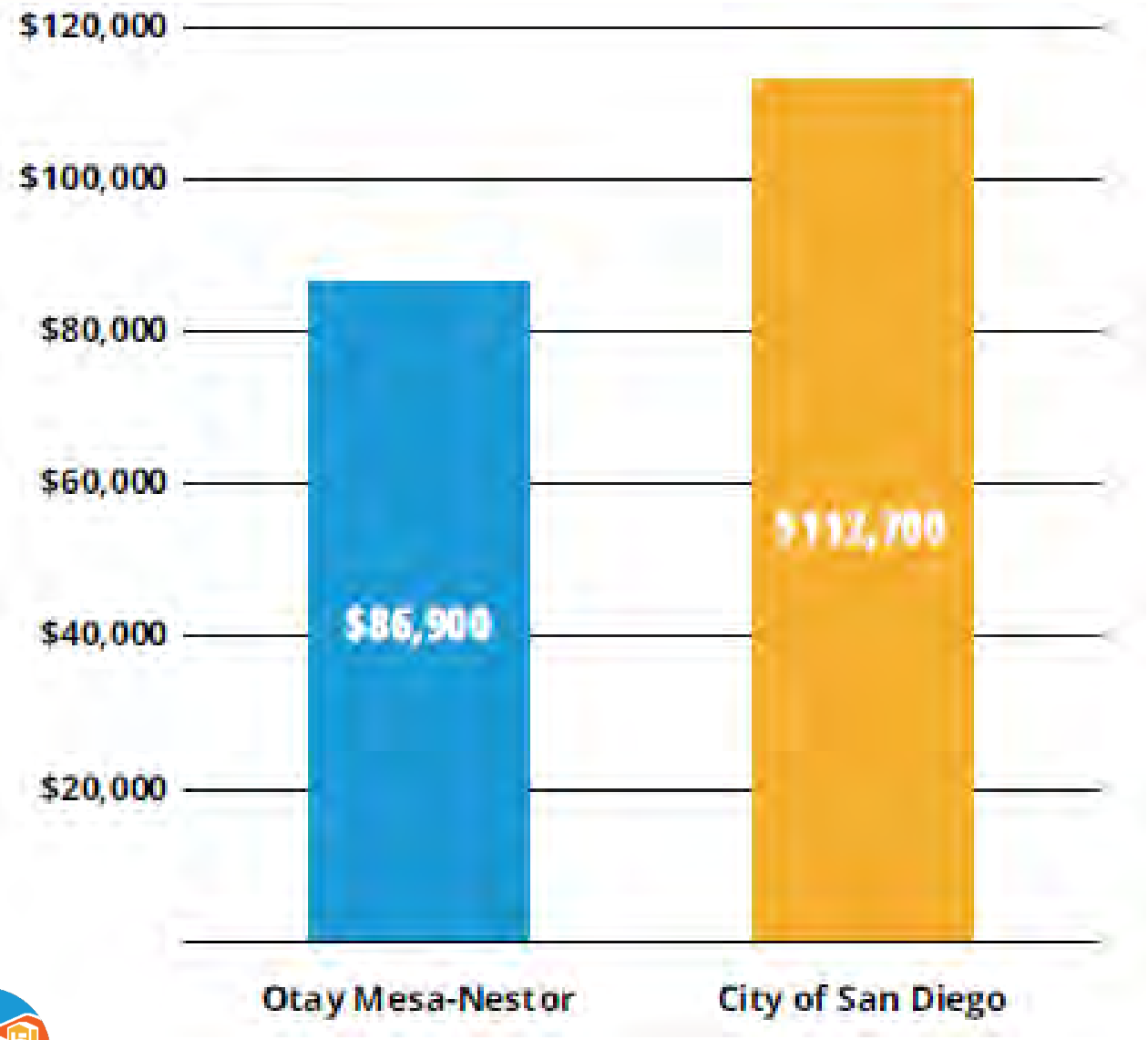
Languages Spoken in Otay Mesa-Nestor



- **In Otay Mesa-Nestor, a majority of residents speak Spanish.**

Source: *U.S. Census Bureau, American Community Survey 2024 Estimates*

Otay Mesa-Nestor & City of San Diego Median Household Income

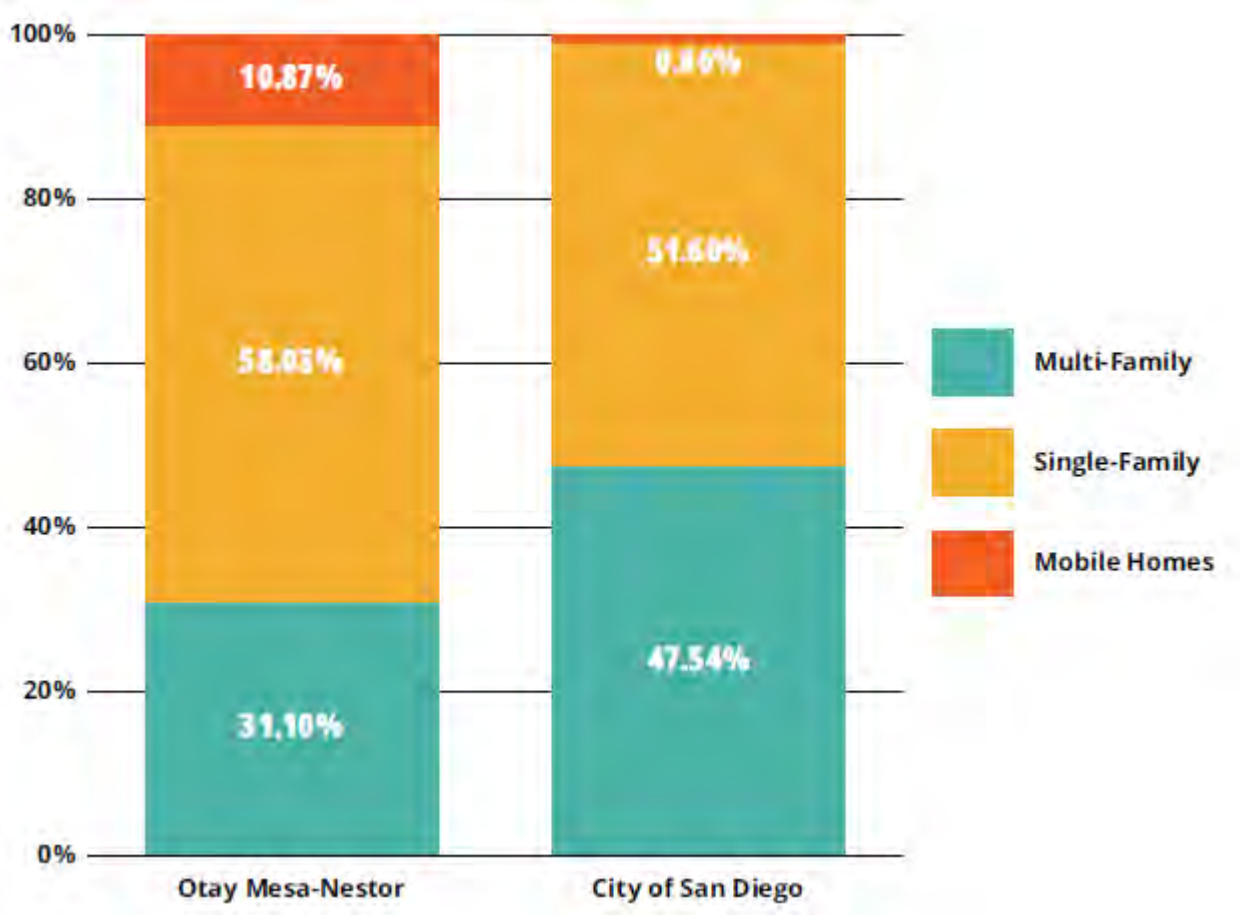


- **Median Household Income is 23% lower in Otay Mesa-Nestor compared to City of San Diego**

Source: *SANDAG, 2025 Estimates; Note: Census figures are approximate and rounded to the nearest hundredth*

Housing Type (%)

Housing Types (%),
Otay Mesa-Nestor and San Diego



- **Most of the homes in Otay Mesa-Nestor are single-family homes (58%)**
- **Otay Mesa-Nestor contains 1,692 deed-restricted affordable homes**

Source: *SANDAG, 2025 Estimates*

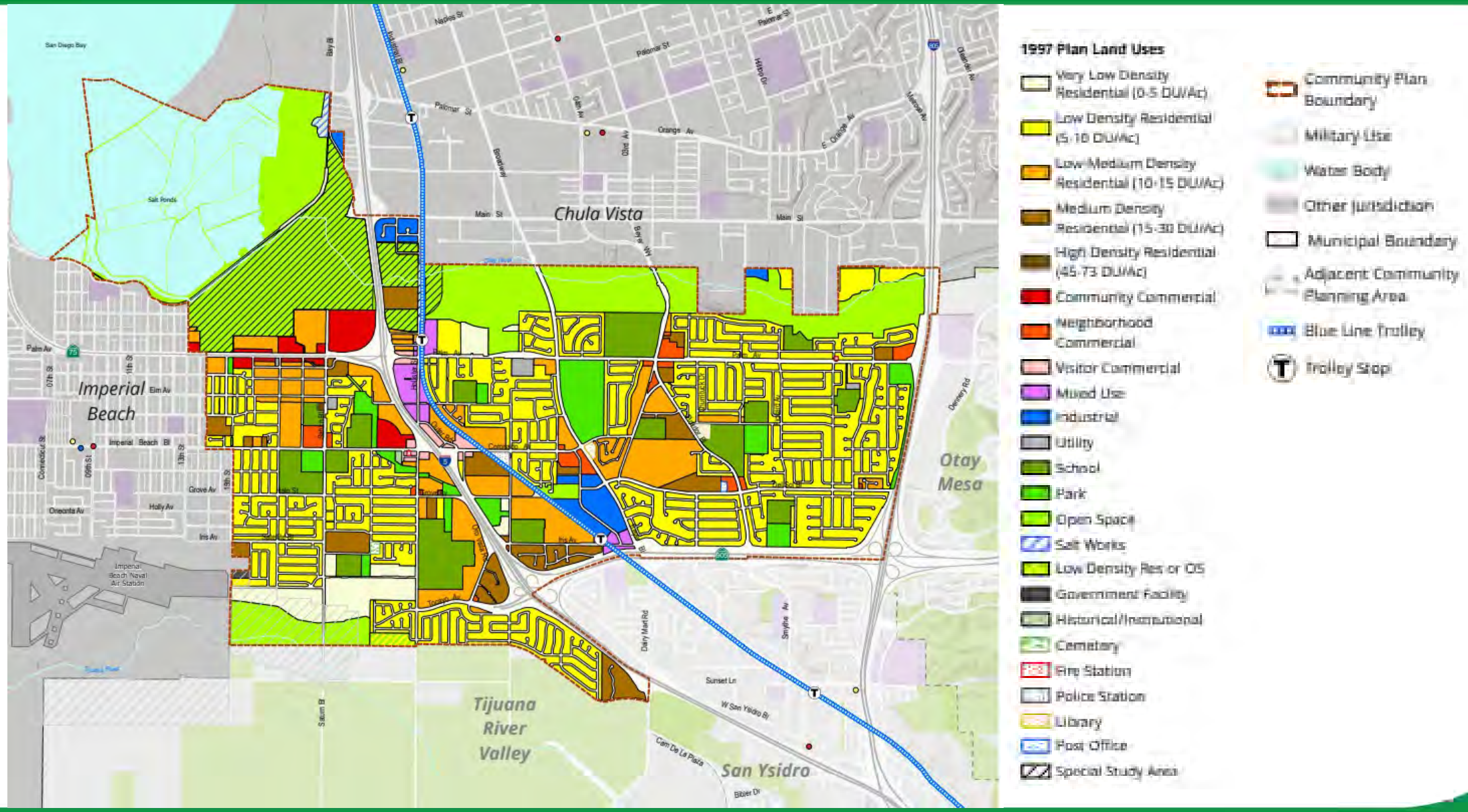
Otay Mesa-Nestor & City of San Diego Home Value & Household Income: 2000 to 2025

	2000	2025	% Change
Otay Mesa Nestor			
Household Income	$42,900	$86,900	103%
All Home value	$177,500	$751,300	323%
City of San Diego			
Household Income	$45,825	$112,700	168%
All Home Value	$235,300	$1,001,300	326%

- **Average home value has outpaced the growth in median household income by 3.1 times in Otay Mesa-Nestor**

Source: *U.S. Census Bureau American Community Survey Estimates; SANDAG; Zillow Home Value Index. Note: Census figures are approximate and rounded to the nearest hundredth*

Adopted Community Plan Land Uses (1997)

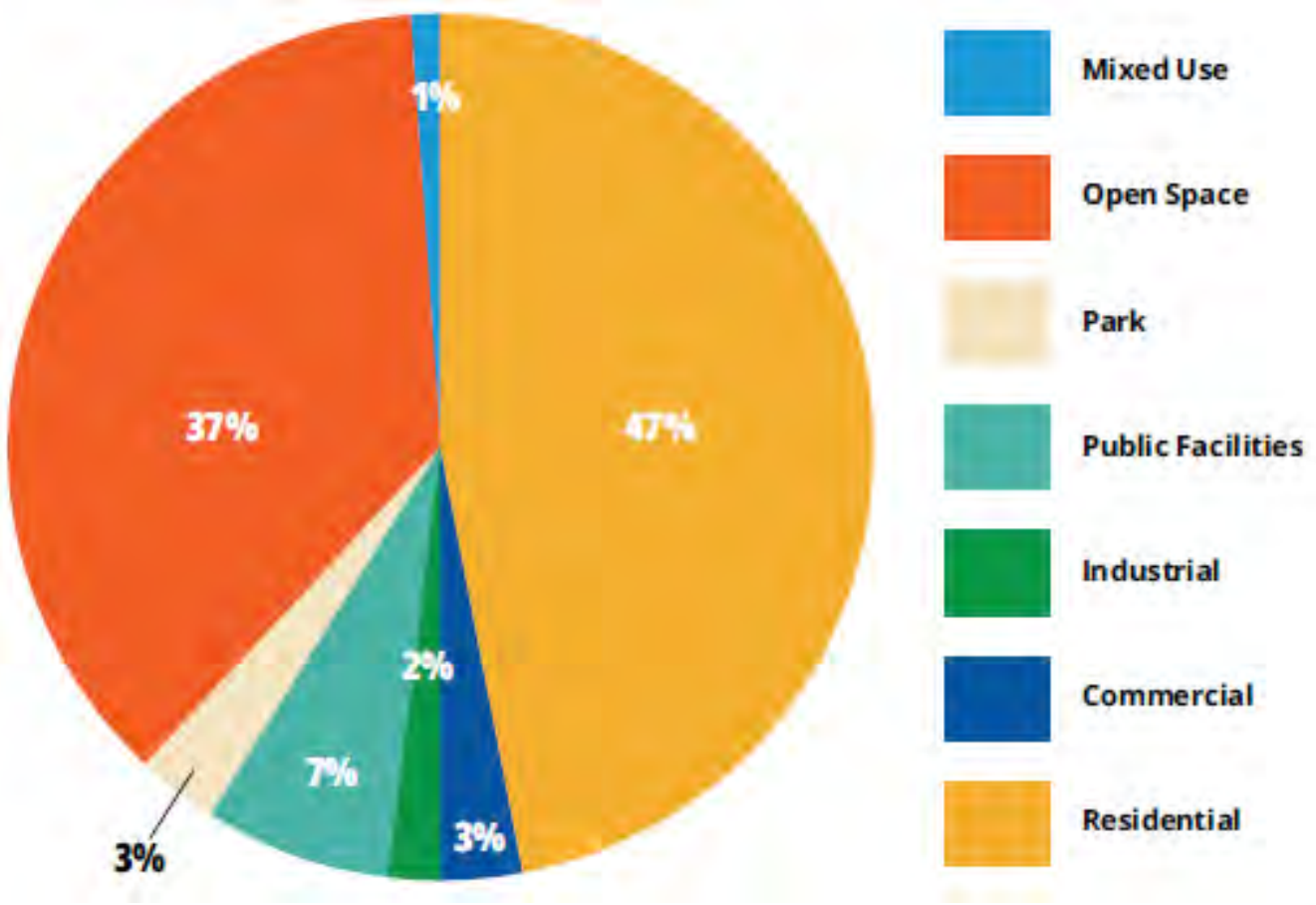


Adopted Community Plan Land Uses (1997)

Land Use	Acres
Residential	2,041
Commercial	132
Mixed Use	41
Industrial	74
Public Facility	305
Park	177
Open Space	1,629

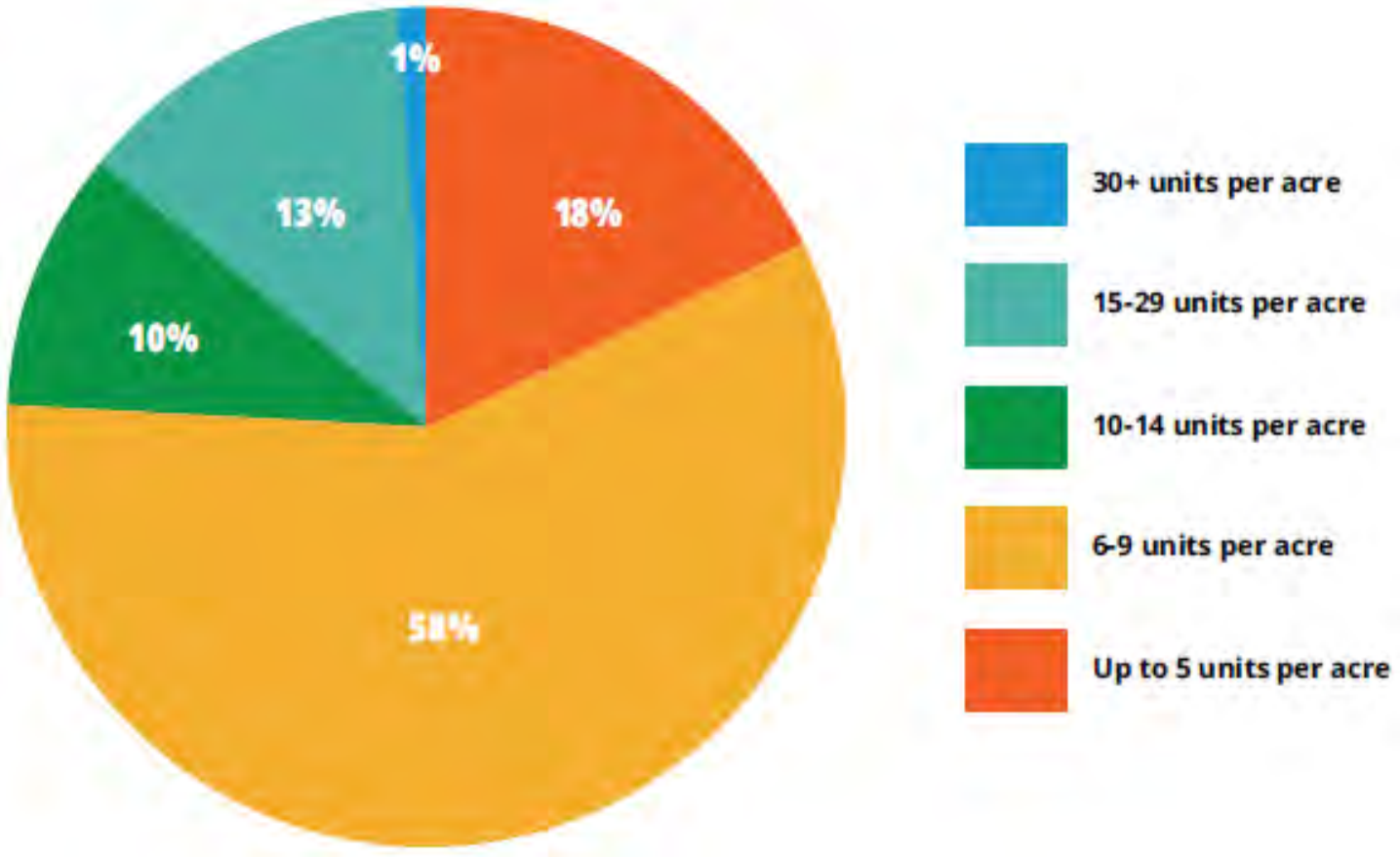
- **Residential use is the most prominent (47%)**

1997 Adopted Community Plan Land Uses by Acreage



Source: *City of San Diego*

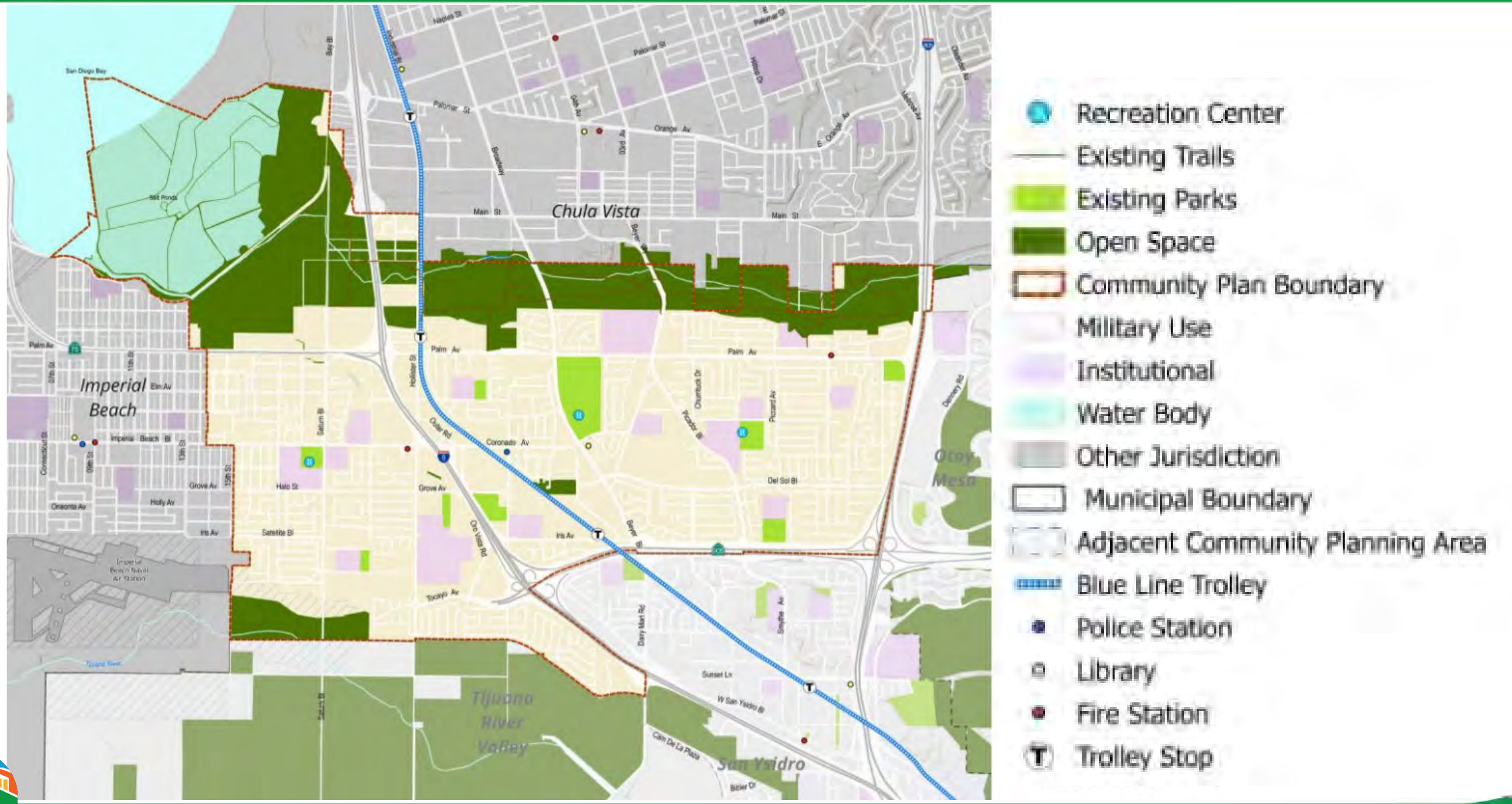
Existing Residential Density



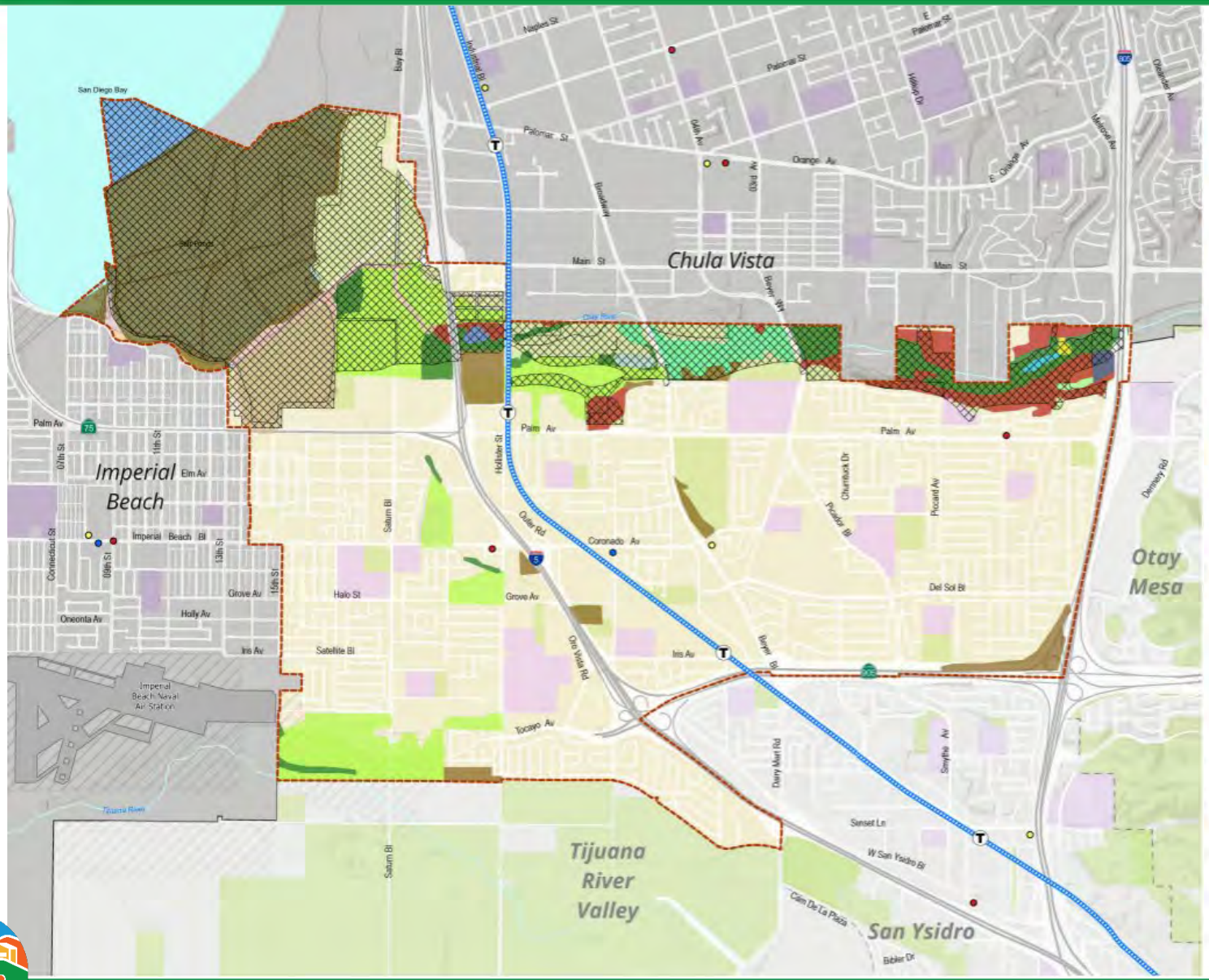
- **76% of residential parcels have a density less than 10 units per acre**

Source: *City of San Diego*

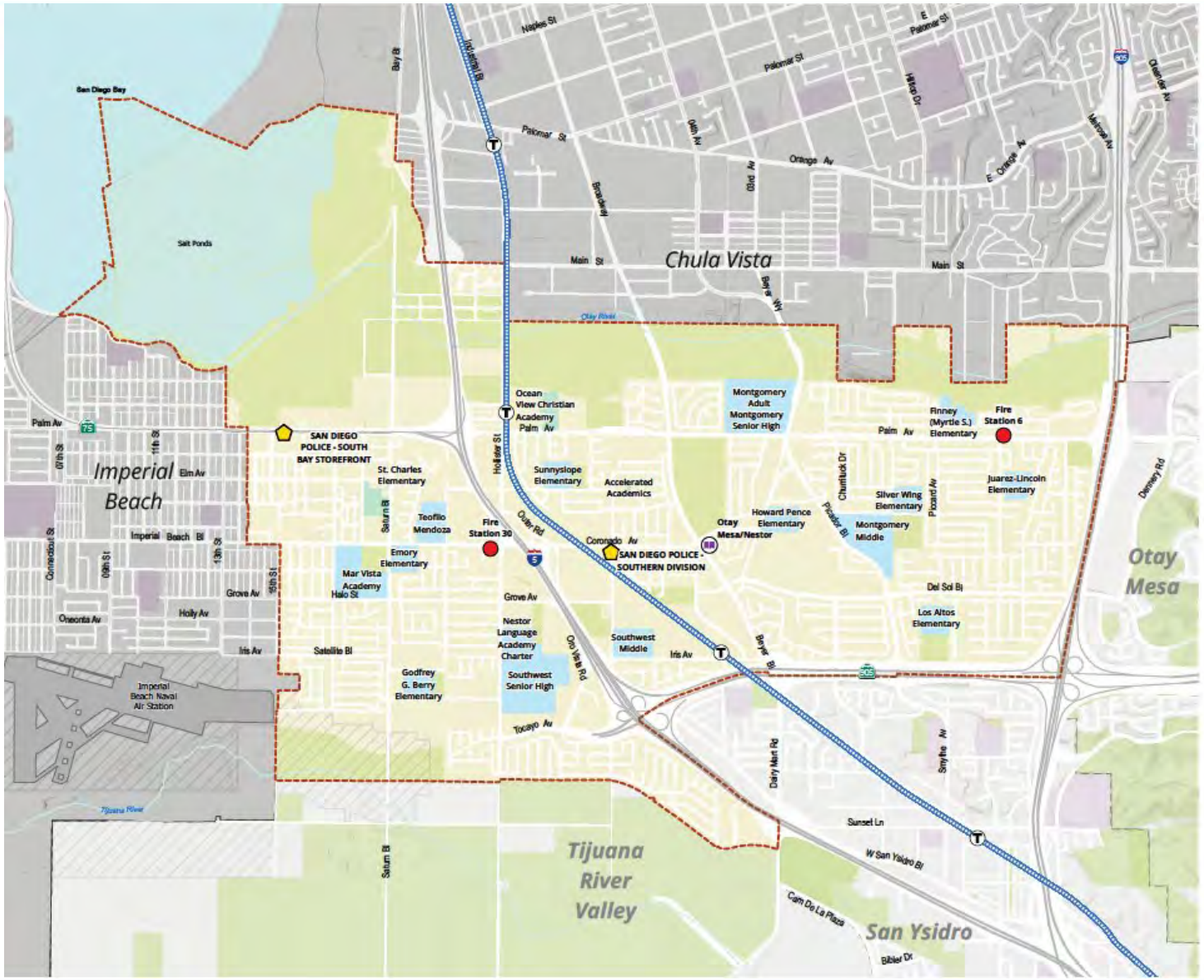
Existing Parks and Recreational Facilities



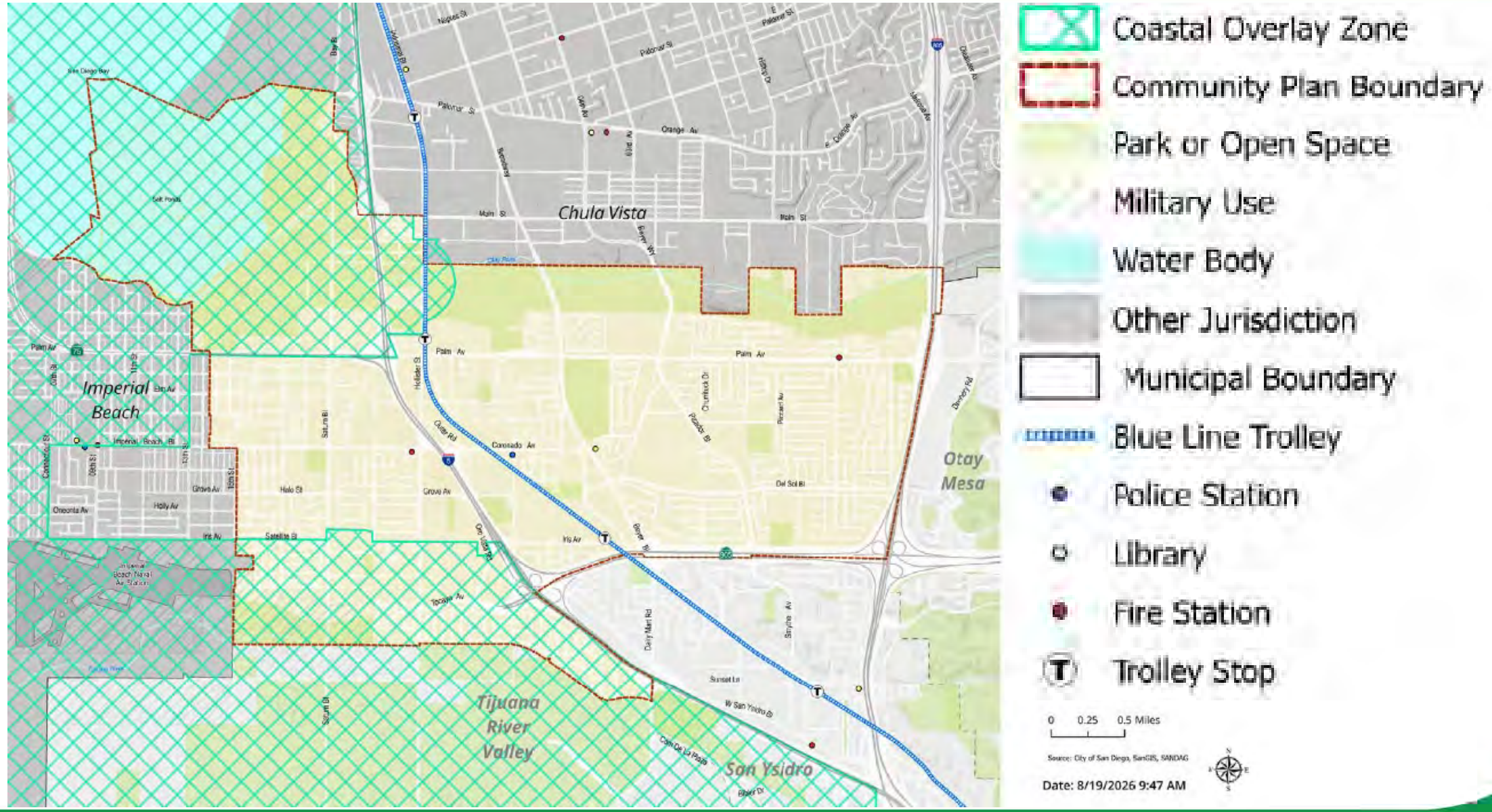
Vegetation and Multi Habitat Planning Area



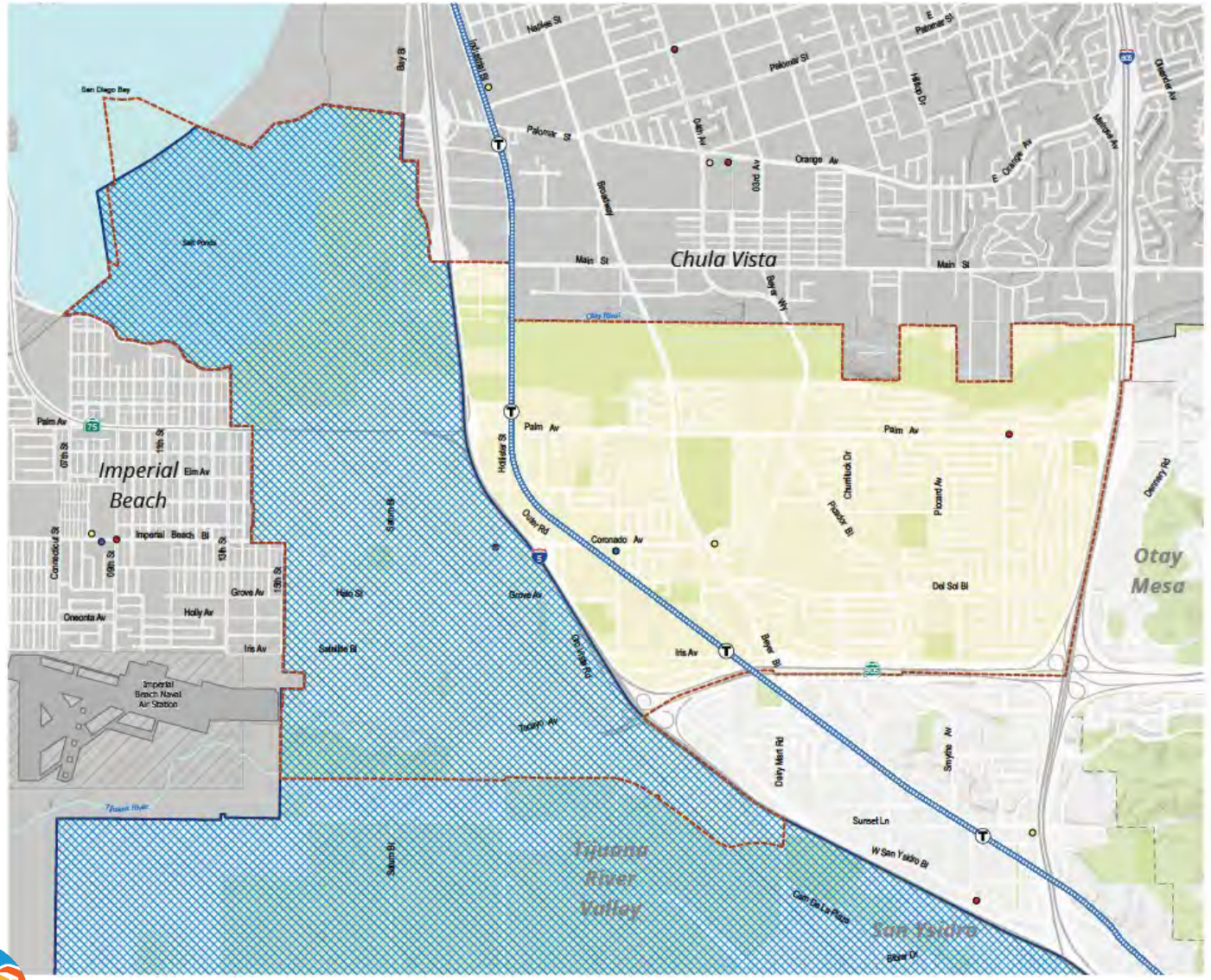
Public Services & Facilities



Coastal Overlay Zone



Coastal Height Limit Overlay Zone(1972)



- Coastal Height Limitation Overlay Zone
- Community Plan Boundary
- Park or Open Space
- Military Use
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Police Station
- Library
- Fire Station
- Trolley Stop

0 0.25 0.5 Miles

Source: City of San Diego, SanGIS, SANDAG

Date: 8/20/2026 2:36 PM

Employment Profile

Commuter Flows	Count	% of Jobs in OMN
Commute Out	23,620	n/a
Commute In	5,190	82%
Live & Work	1,120	18%

- **Total Jobs: 6,300**
- **Only 18% of all jobs, are held by workers who both live and work in Otay Mesa-Nestor**

Source: *U.S. Census Bureau Longitudinal Employer-Household Dynamics (2023)*

Household Transportation Characteristics

How People Get to Work

Commute Mode Share	Otay Mesa-Nestor	City of San Diego	San Diego County
Drove alone	72%	63%	66%
Carpooled	13%	8%	8%
Took public transportation (e.g., bus and trolley)	5%	3%	2%
Walked	1%	3%	3%
Biked	0.1%	1%	1%
Used a taxicab, motorcycle, or other similar means	1%	2%	2%
Worked from home	8%	21%	19%

- **72% of Otay Mesa-Nestor workers commute to work by driving alone. 8% work from home. 5% take public transit to work.**

Source: *U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates. Commuting Characteristics by Sex. (ACSST5Y2024.S0801)*

Greenhouse Gas Emissions & Daily Vehicle Miles Traveled

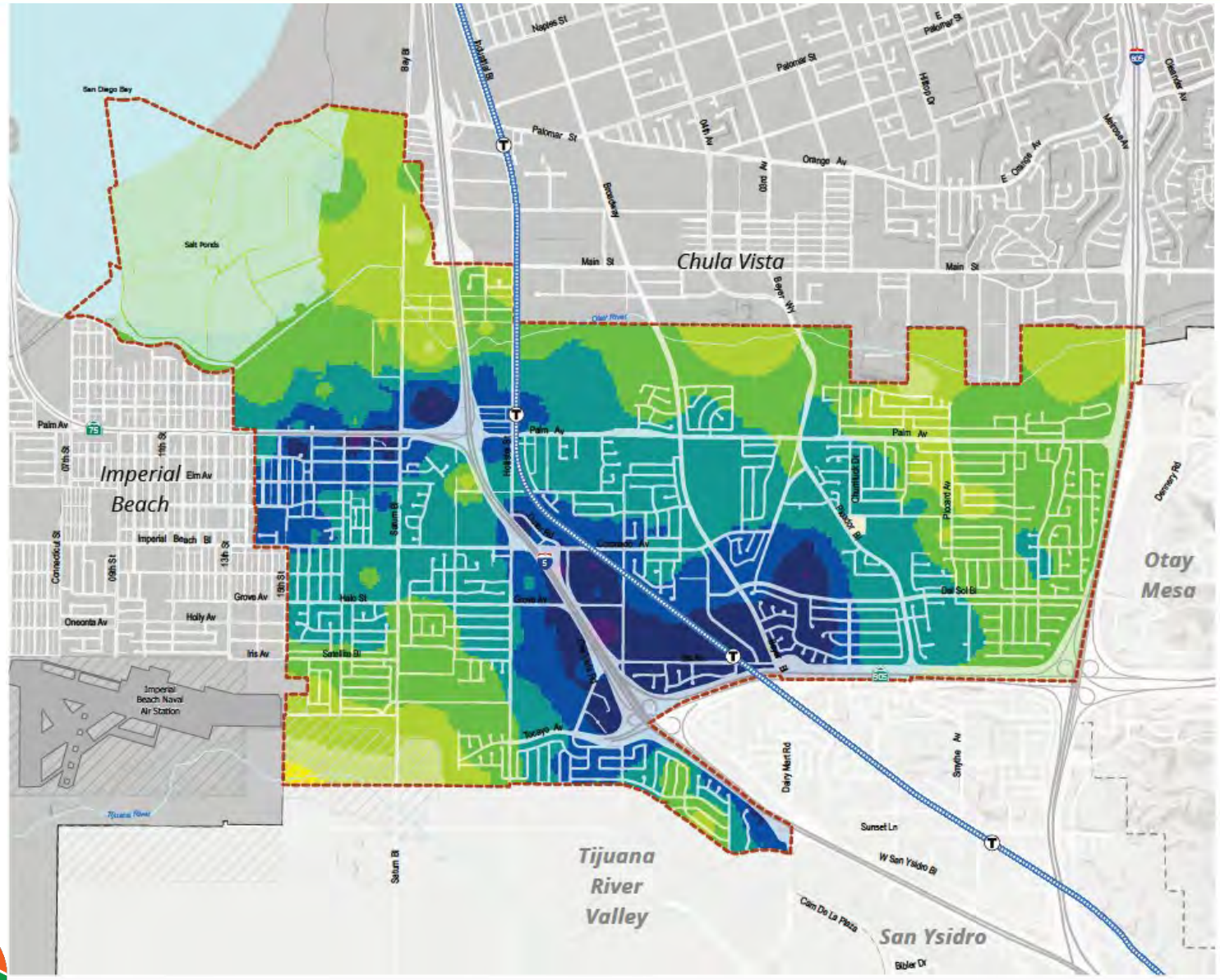
2022 Base Year VMT Metrics, Otay Mesa-Nestor and San Diego Region

Category	Otay Mesa-Nestor	San Diego Region
Vehicle Miles Traveled per Resident	12.5	16.8
Vehicle Miles Traveled per Employee	7.9	11.8

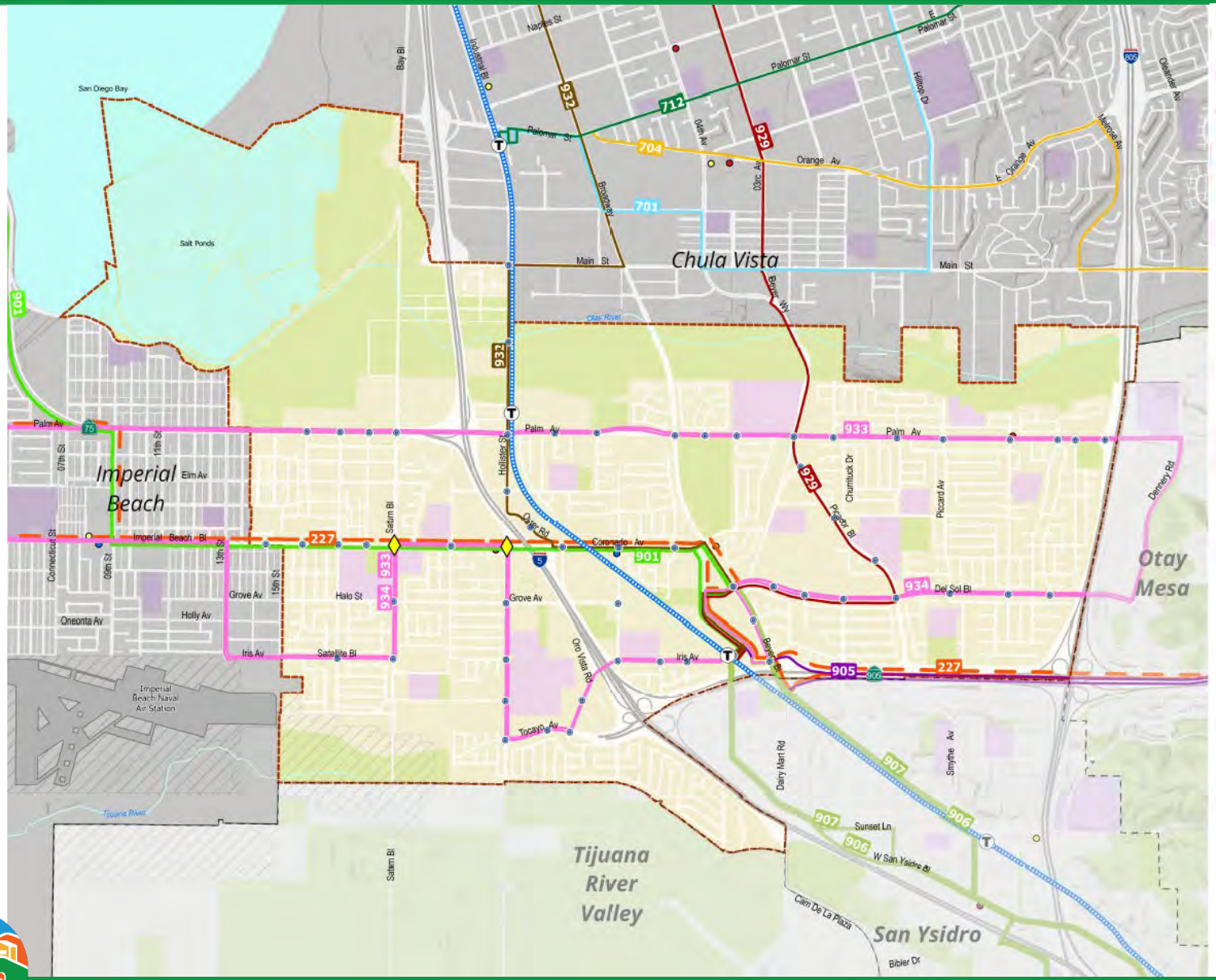
- **The average Otay Mesa-Nestor resident and employee drove 26% and 34% fewer miles, respectively, than the San Diego regional average.**

Source: City of San Diego 2025 Climate Action Plan report and SANDAG 2025 Regional Plan SB743 Vehicle Miles Traveled Maps

General Plan's Climate Smart Village Areas


Chula Vista
Imperial Beach
Otay Mesa
Tijuana River Valley
San Ysidro
Salt Ponds
San Diego Bay
Imperial Beach Naval Air Station
Palm Av
Main St
Palomar St
Orange Av
Grove Av
Holly Av
Iris Av
Oneonta Av
Imperial Beach Bl
Dairy Mart Rd
Sunset Ln
W San Ysidro Bl
Camino De La Plaza
Beyer Blvd
Otay Mesa Rd
Siempre Viva Rd
Saturn Blvd
Bay Blvd
Broadway
Naples St
Palomar St
E Palomar St
Hilltop Dr
Melrose Ave
Oleander Ave
E Orange Ave
Main St
Palm Av
Elm Av
Imperial Beach Bl
Grove Av
Halo St
Satellite Blvd
Tijuana River
Otay Mesa Rd
Picard Av
Del Sol Blvd
Siempre Viva Rd
Dairy Mart Rd
Sunset Ln
W San Ysidro Blvd
Camino De La Plaza
Bibler Dr
Connecticut St
09th St
07th St
11th St
13th St
19th St
Saturn Blvd
Beyer Blvd
Hollister St
Willow Rd
Chestnut Dr
Picard Av
Otay Mesa Rd
Dairy Mart Rd
Siempre Viva Rd
Sunset Ln
W San Ysidro Blvd
Camino De La Plaza
Bibler Dr
Tijuana River
Otay River
Naples St
Palomar St
E Palomar St
Hilltop Dr
Melrose Ave
Oleander Ave
E Orange Ave
Orange Av
04th Av
03rd Av
Broadway
Main St
Beyer Blvd
Palm Av
Elm Av
Imperial Beach Bl
Grove Av
Holly Av
Iris Av
Oneonta Av
Halo St
Satellite Blvd
Connecticut St
09th St
07th St
11th St
13th St
19th St
Saturn Blvd
Bay

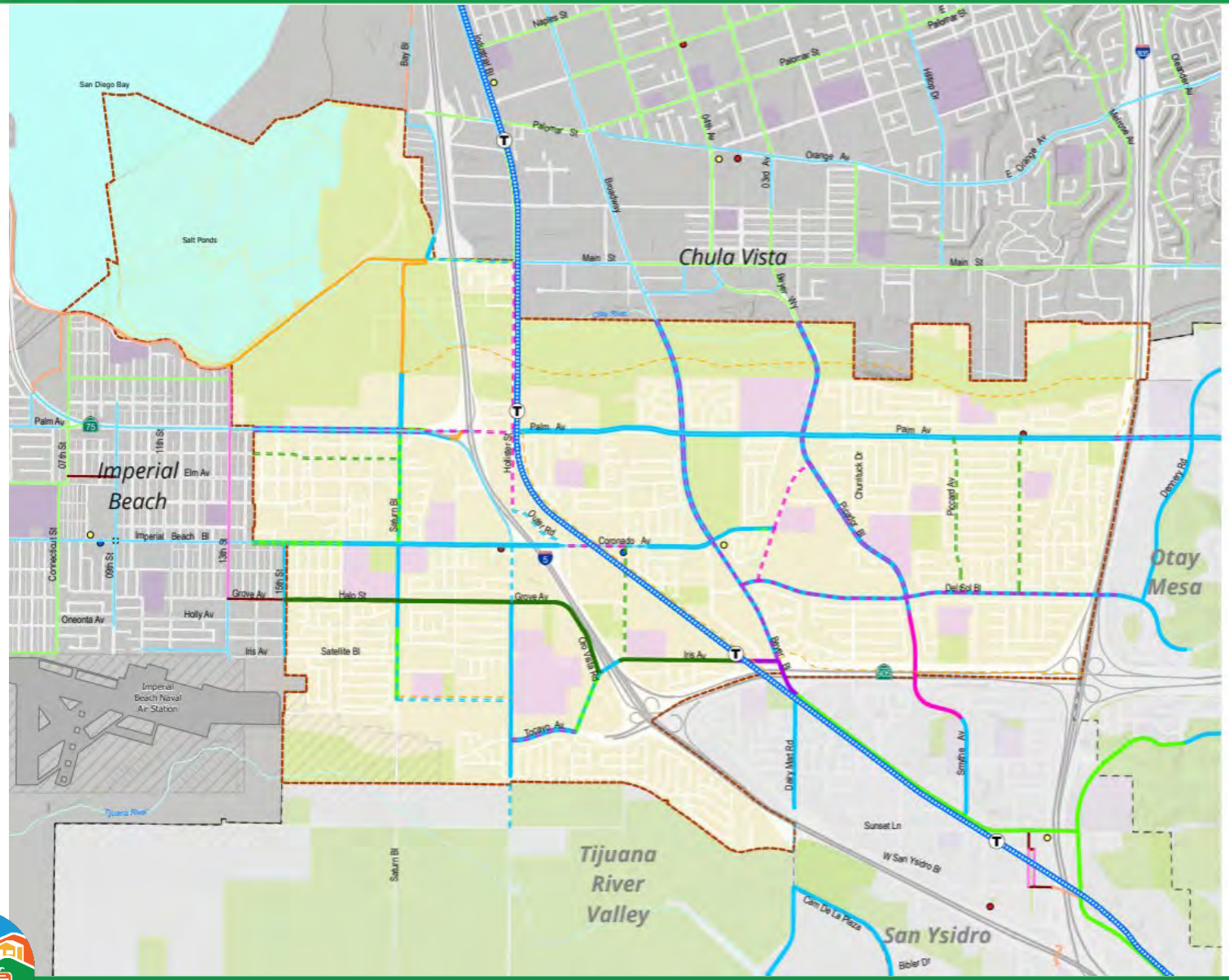
Existing Transit Network



Existing Transit Service

- Local Bus Service
- 227 Rapid Bus Service
- Blue Line Trolley
- Trolley Stop
- Bus Stop
- Rapid Station and/or Major Bus Transfer Stop
- Community Plan Boundary
- Park or Open Space
- Military Use
- Institutional
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Police Station
- Library
- Fire Station

Existing Bicycle Network



Existing Bicycle Facilities

- Class I - Multi-Use Path
- Class II - Bike Lane
- Class III - Bike Route
- Class III - Enhanced Bike Route
- Class IV - One-Way Cycle Track
- Class IV - Two-Way Cycle Track

Proposed Bicycle Facilities (Draft Bike Master Plan Update)

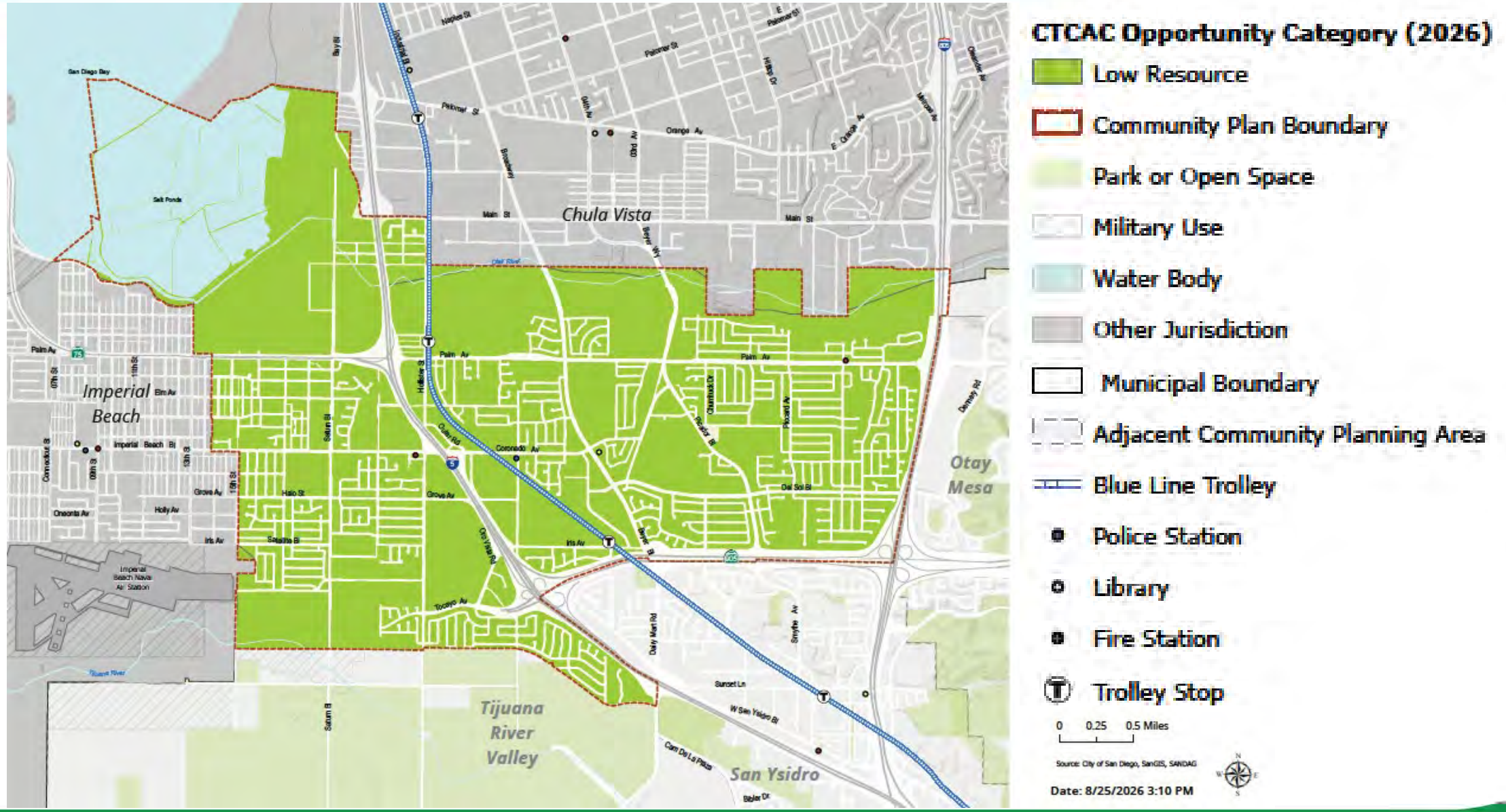
- Class I - Multi-Use Path
- Class II - Bike Lane
- Class III - Enhanced Bike Route
- Class IV - One-Way Cycle Track

Other Jurisdiction's Bicycle Facilities

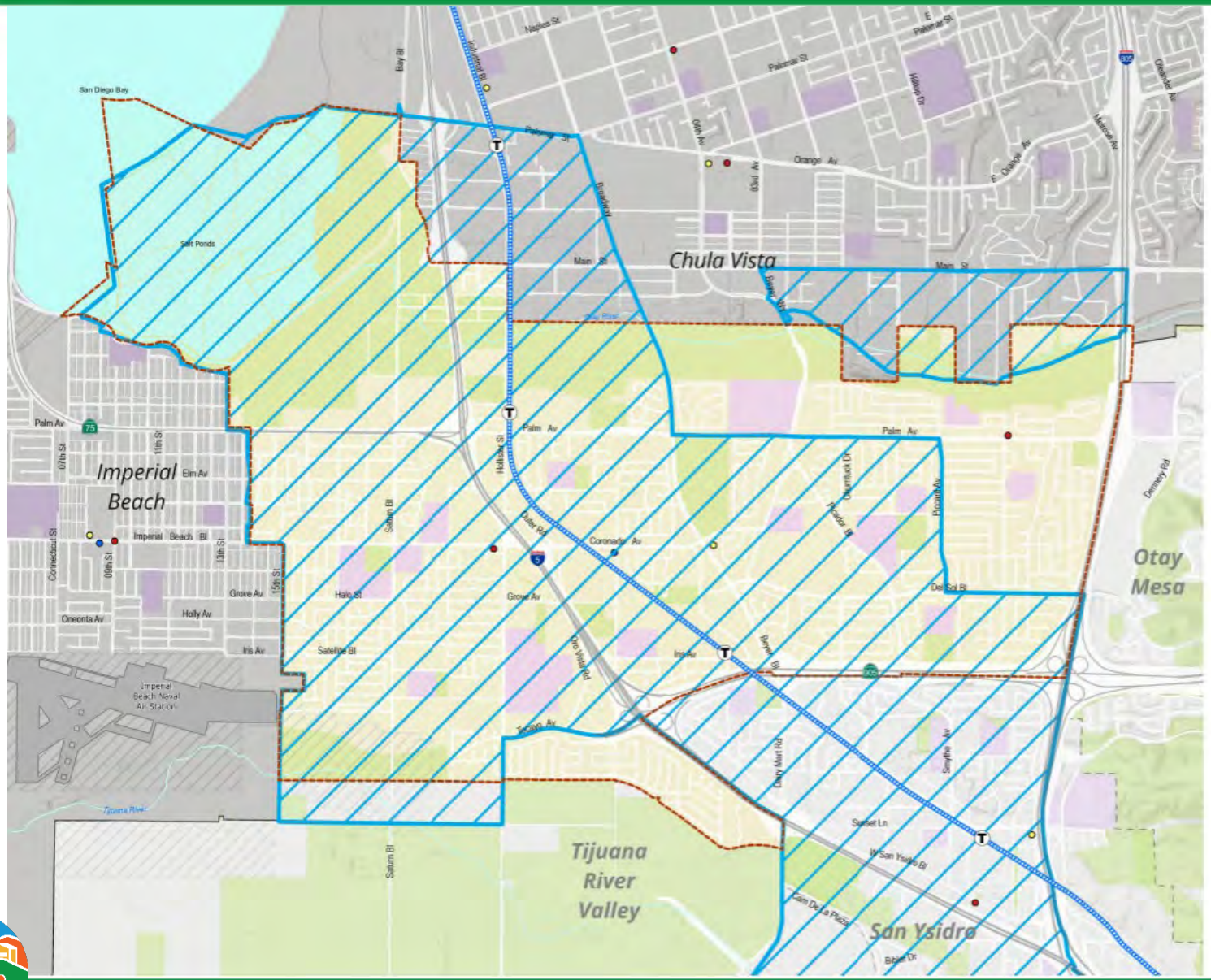
- Multi-Use Path
- Bike Lane
- Bike Route
- Bike Boulevard
- Separated Bikeway

- Community Plan Boundary
- Park or Open Space
- Military Use
- Institutional
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Police Station
- Library
- Fire Station
- Trolley Stop

Affirmatively Furthering Fair Housing



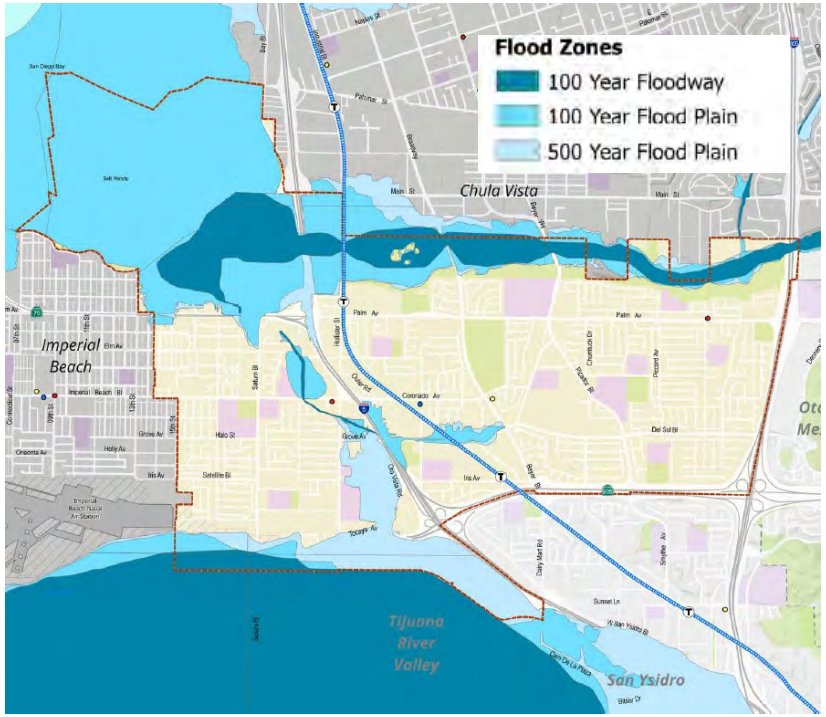
Environmental Justice Communities



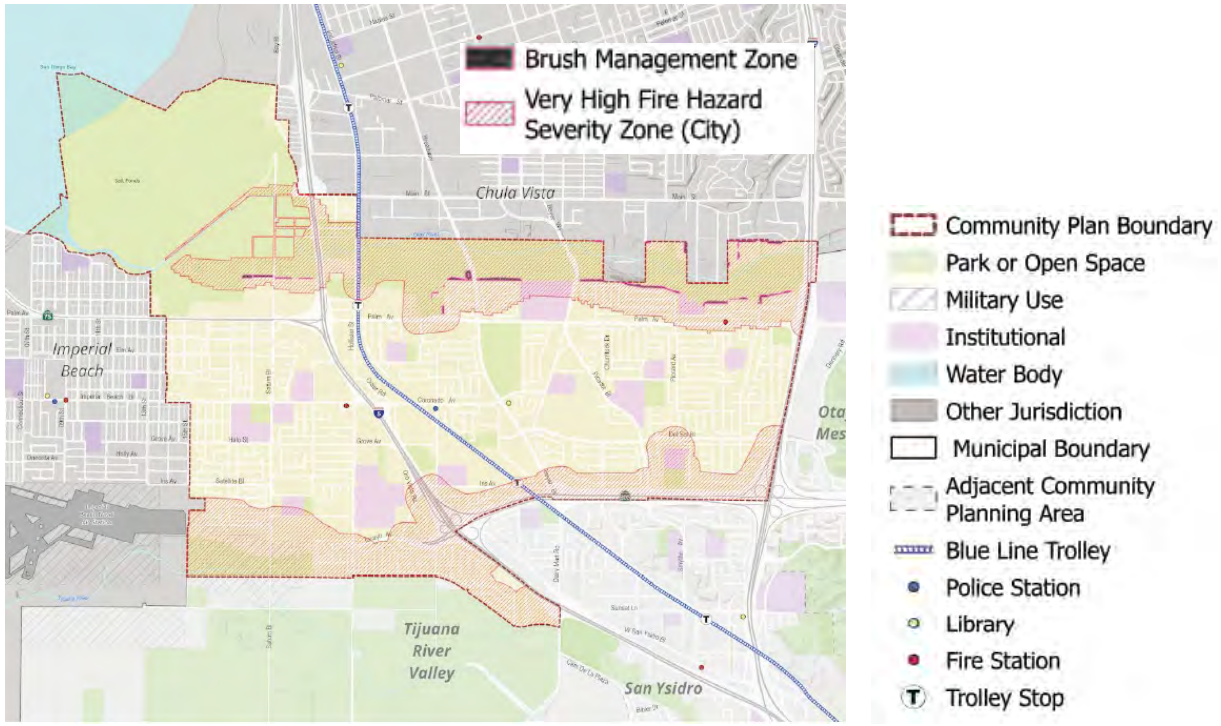
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Hydrology, Flooding, and Wildfire

Hydrology and Flooding

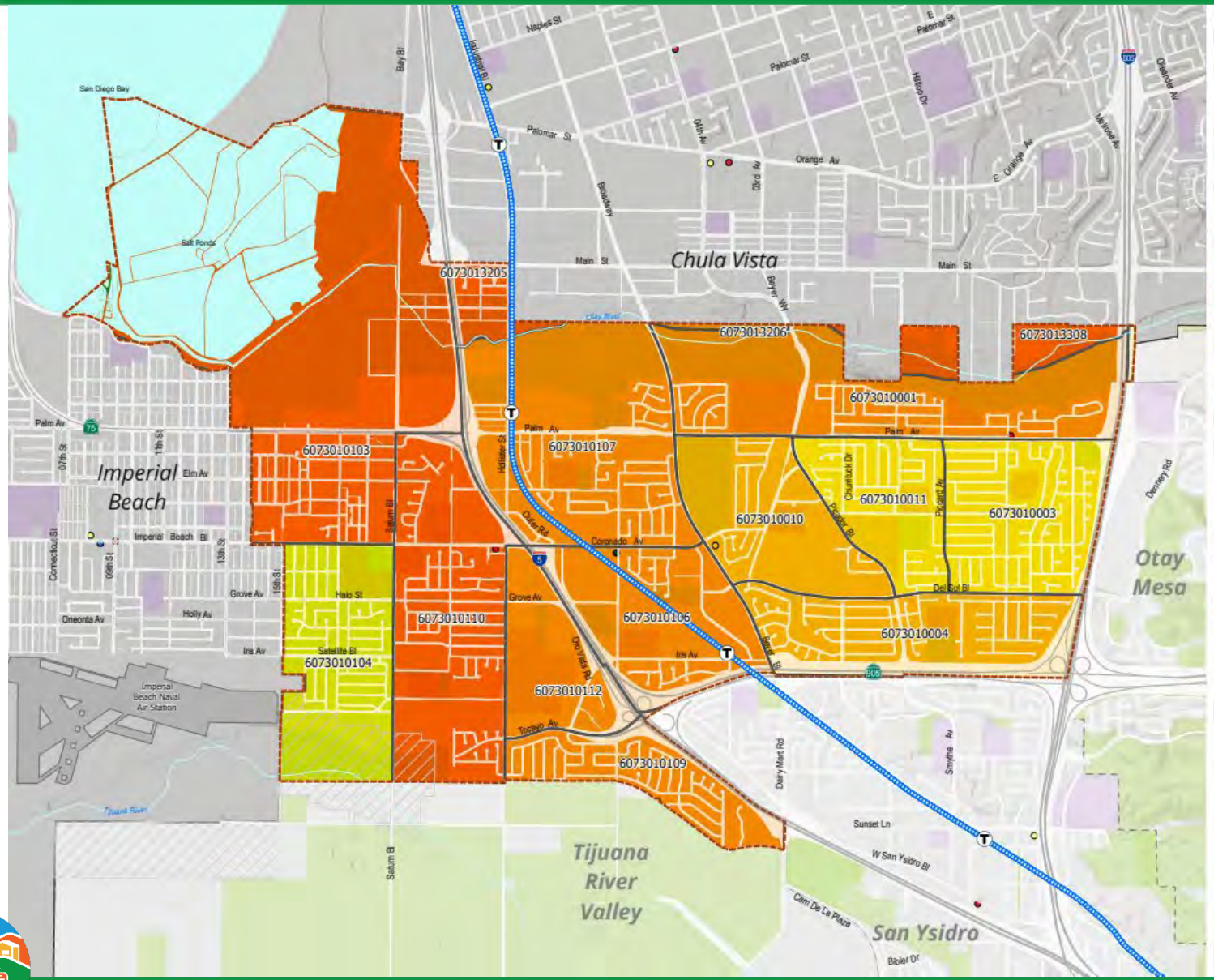


Wildfire and Brush Management



- **Flood risk is concentrated along the Otay River, Tijuana River, and Nestor Creek**
- **Wildfire risk is highest in canyon-adjacent areas designated as Very High Fire Hazard Severity Zones.**

CalEnviroScreen and Pollution Burden



Draft CalEnviroScreen 5.0

Percentile (Puntuación)

High

- > 80 – 90
- > 70 – 80
- > 60 – 70
- > 50 – 60
- > 40 – 50
- > 10 – 20

Low

- Community Plan Boundary
- Census Tracts
- Military Use
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Trolley Stop

Otay Mesa-Nestor Community Plan Update





Next Steps

In Progress/Upcoming

- **Gather community ideas** about neighborhood strengths, needs, and opportunities.
- **Establish a shared vision and priorities** to guide the plan update.
- **Develop early concepts** for housing, jobs, mobility, parks, and public spaces.
- **Publish an Ideas Report** for community feedback and refine concepts before preparing the draft plan.

We Want to Hear From You!

Submit feedback on the Atlas using the feedback form by January 22, 2027

Community Visioning Survey is Live!

Email us at PlanOtayMesaNestor@SanDiego.gov

Sign up for Email Notifications at SanDiego.gov/PlanOtayMesaNestor

We Want to Hear From You!

Questions or Comments?

What Issues / Topics Should the City Planning Department Focus on as Part of the Otay Mesa-Nestor Community Plan Update?