OTAY MESA NESTOR VISION SUBCOMMITTEE AGENDA

Tuesday, October 27th, 2026 - 6:00 p.m.
Montgomery-Waller Recreation Center
3020 Coronado Avenue, San Diego 92154
https://www.sandiego.gov/planning/community/profiles/otaymesanestor/agendas

Webinar: Please register in advance for this Zoom Webinar
https://sandiego.zoomgov.com/webinar/register/WN_epM5aD_5Qi6RmBBLn-OlnQ

Format: Hybrid in-person/virtual meeting. Members of the public attending in-person and virtually will be able to provide comments. Please note that Spanish translation services will be available in-person only.

1. **Call to Order/Introduction of Members**: Otay Mesa Nestor Community Planning Group (OMNCPG).

2. **Non-Agenda Public Comments**: (2-minute limit per speaker).

3. **Informational Item: Presentation from City Planning Department Staff on the Otay Mesa-Nestor Atlas: Existing Conditions Report**
   As part of the first phase of the Otay Mesa-Nestor Community Plan Update, City Planning staff has published the Otay Mesa-Nestor Atlas: Existing Conditions Report. City staff will provide an overview of the Community Plan Update process and present the six chapters of the Atlas: 1) Introduction, 2) History and Place, 3) Sustainability, Equity, Resilience, and Conservation, 4) Land Use and Development, 5) Mobility, 6) Parks and Public Facilities. Breaks will be taken to provide ample time for questions, answers, and a discussion.

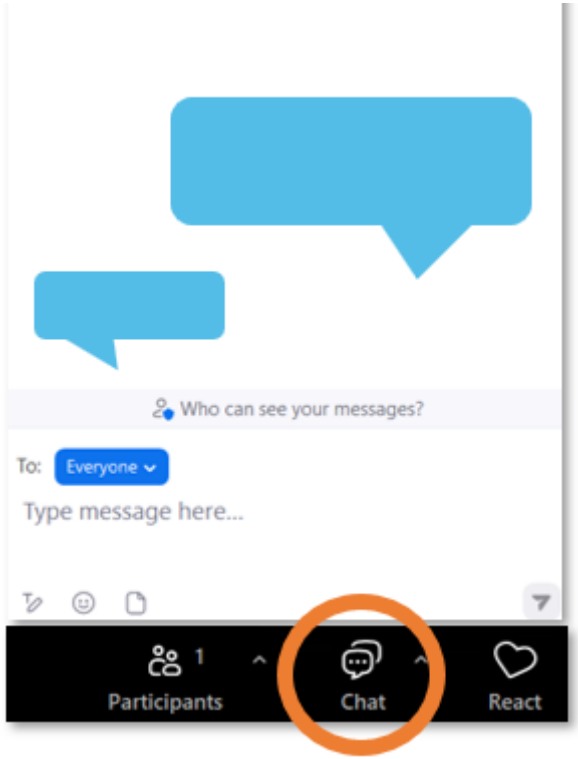
4. **Adjournment**

Meeting Logistics:

Translation is available

Webinar

- Use microphones in-person.
- Meeting is being recorded.
- During Non-Agenda Public Comment and the Q&A and discussion portions of the presentation, please raise your hand virtually using the **“Raise Hand”** function.
- Use the Chat to share written questions or comments during the presentation.



City Planning

Otay Mesa-Nestor Community Plan Update

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

Presentation Topics

1. **Overview & Process of the Otay Mesa-Nestor Community Plan Update** (10 mins)

2. **Draft Otay Mesa-Nestor Atlas: Existing Conditions Report** (60 mins)
   1) Introduction
   2) History & Place

      Break for Q&A Discussion

   3) Sustainability, Equity, Resilience, & Conservation
   4) Land Use & Development

      Break for Q&A Discussion

   5) Mobility
   6) Parks & Public Facilities

      Break for Q&A Discussion

3. **Next Steps** (5 mins)

Find the Draft Otay Mesa-Nestor Atlas: Existing Conditions Report and provide feedback on the project website:

Sandiego.gov/PlanOtayMesaNestor

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

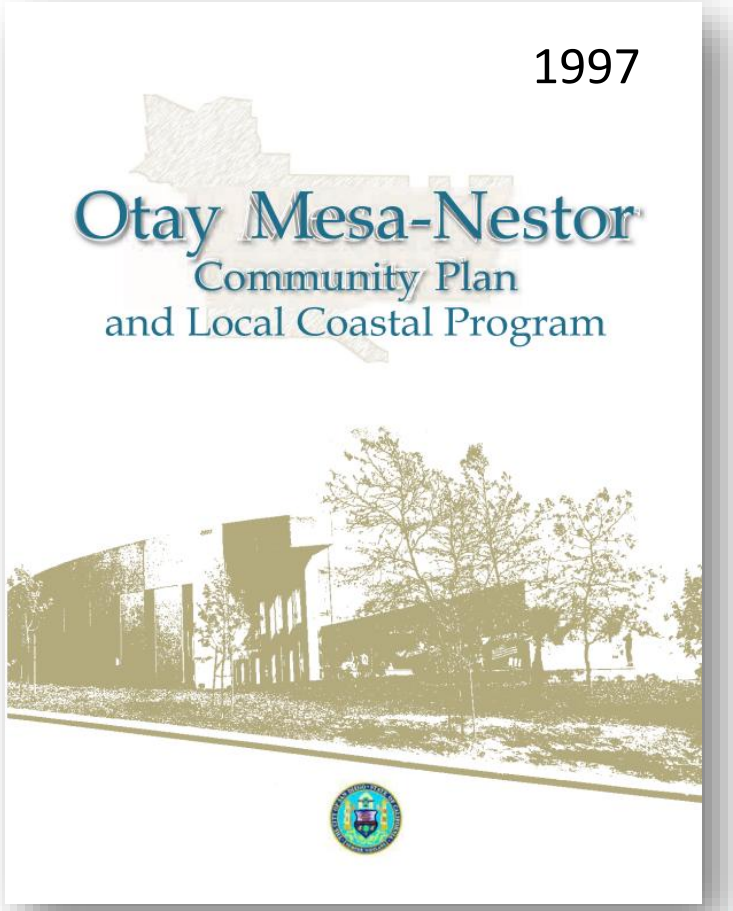
Land Use & Economic Prosperity

Mobility

Parks & Public Facilities & Services

Urban Design

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



Community Plan Update Process & Timeline

1 COMMUNITY IDEAS

Fall 2026 – Winter 2027

Collect ideas to improve the community

Deliverables
- Existing Conditions Report
- Public Engagement Summary Report

2 COMMUNITY VALIDATION

Spring 2027 – Summer 2027

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

Deliverables
- Ideas Report
- Public Engagement Summary Report

3 DRAFT COMMUNITY PLAN

Summer 2027- Winter 2028

Collect feedback from the community on the draft Community Plan

Deliverables
- Draft Plan
- Public Engagement Summary Report

4 HEARING PROCESS & ADOPTION

Winter 2028 – Summer 2028

Seek adoption of the Community Plan by the City Council

Deliverables
- Public Hearing Draft
- Public Engagement Summary Report

CONTINUED AND ONGOING ENGAGEMENT

Role of the Vision Subcommittee and Opportunities for Input

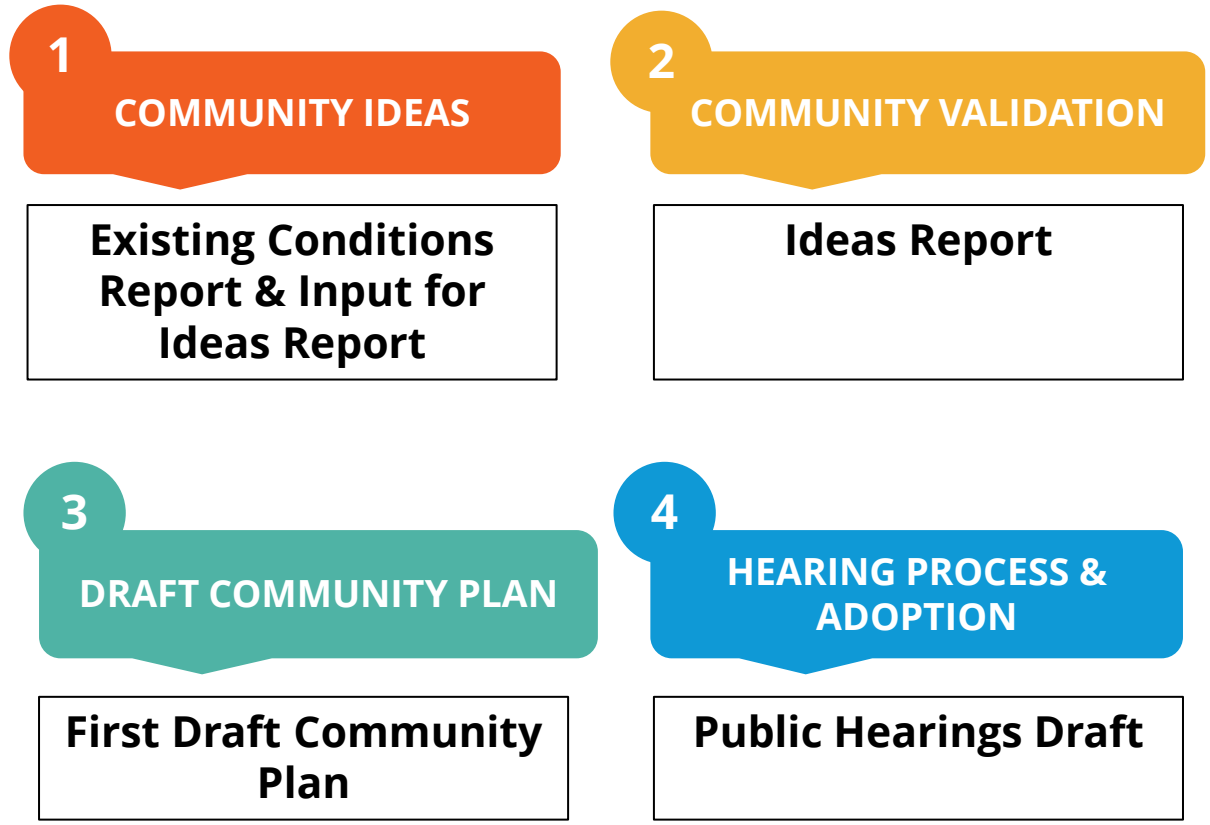
Staff:

- Attend Vision Subcommittee meetings at key phases

Vision Subcommittee:

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

Key Subcommittee Input and Feedback Opportunities by Phase



Otay Mesa-Nestor Atlas: Existing Conditions Report

The Otay Mesa-Nestor Atlas: Existing Conditions provides a snapshot of existing conditions, challenges and opportunities.

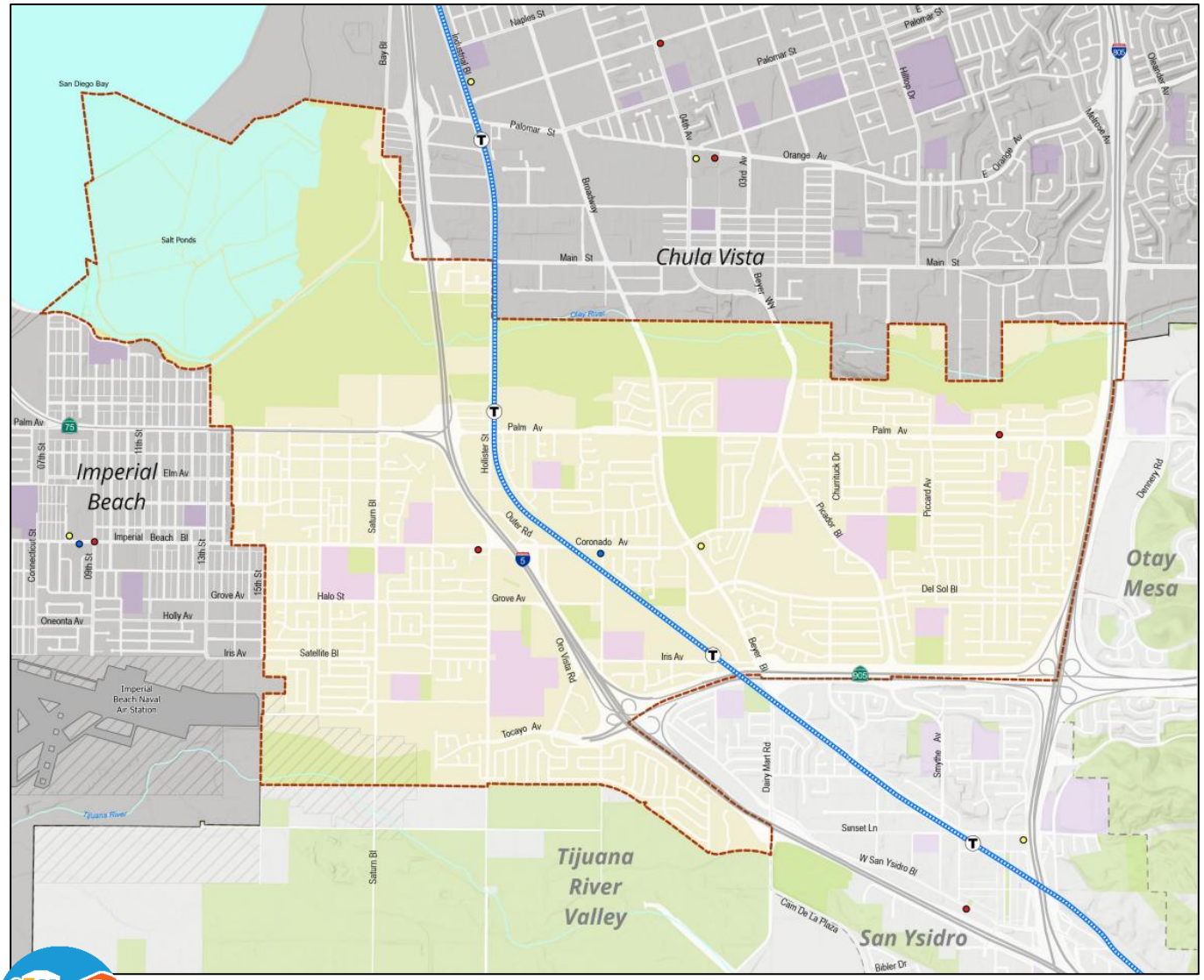


1. Introduction
2. History & Place
3. Sustainability, Equity, Resilience, & Conservation
4. Land Use & Development
5. Mobility
6. Parks & Public Facilities



Introduction

Otay Mesa-Nestor Community Plan Area Snapshot



4,500 Acres

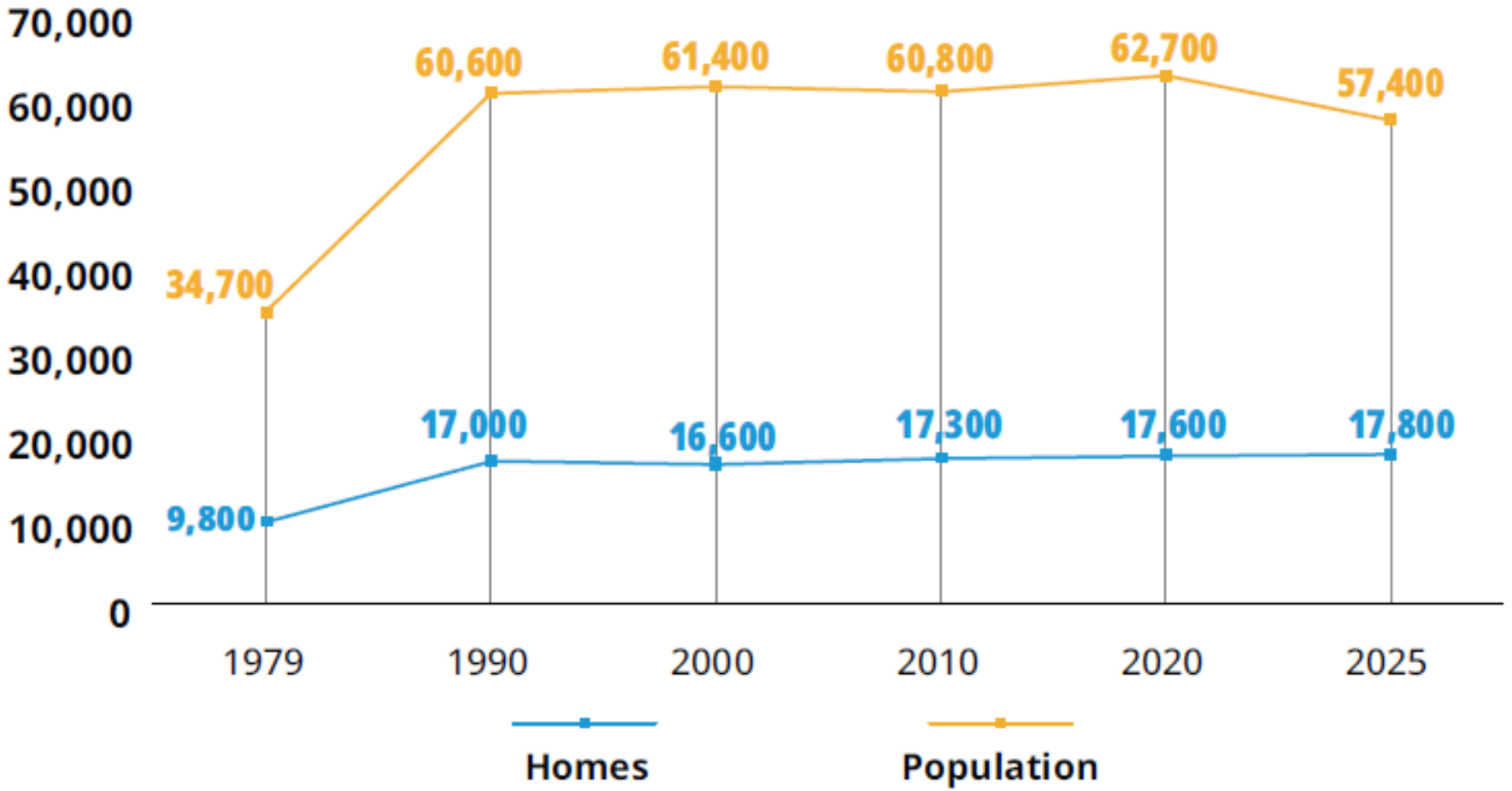
59,300 People

17,700 Homes

4.2% of City population reside in Otay Mesa-Nestor

(SANDAG Estimate 2024)

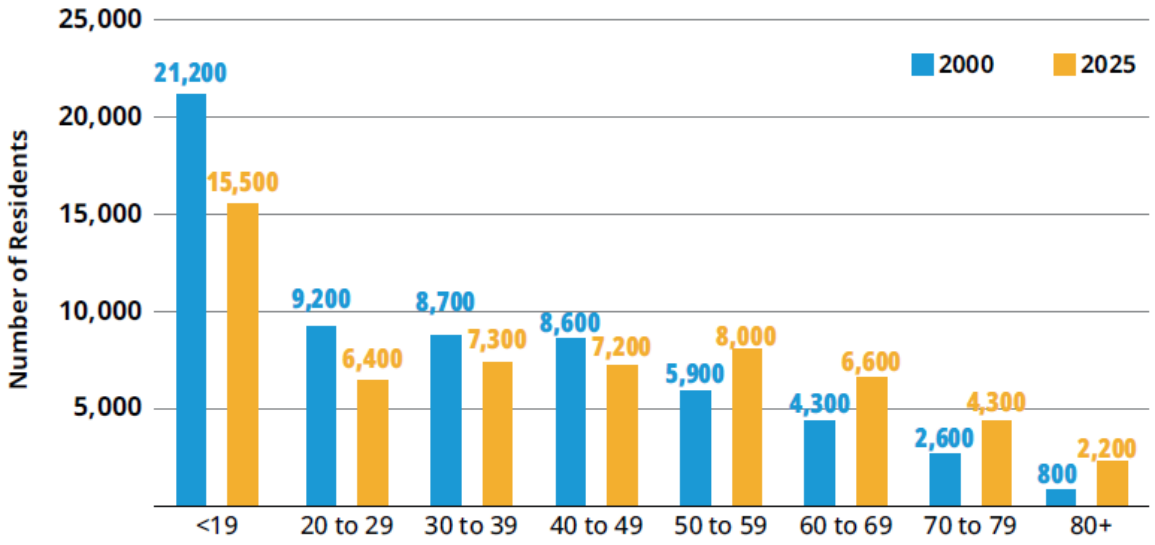
Otay Mesa-Nestor Population & Housing Growth 1979 - 2025



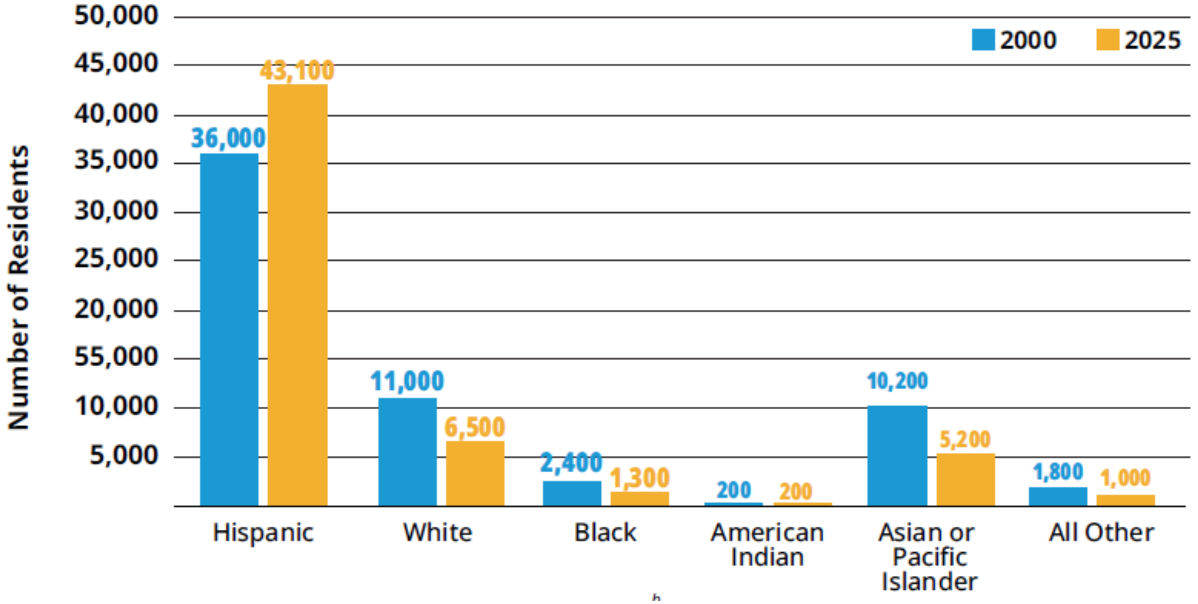
Source: Otay Mesa-Nestor Community Plan, 1979; SANDAG, Estimates 1990, 2000, 2010, 2020, 2025; Note: Census figures are approximate and rounded to the nearest hundredth

Population Change by Age & Race/Ethnicities

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



Otay Mesa-Nestor Population Change by Race/Ethnicities: 2000 to 2025



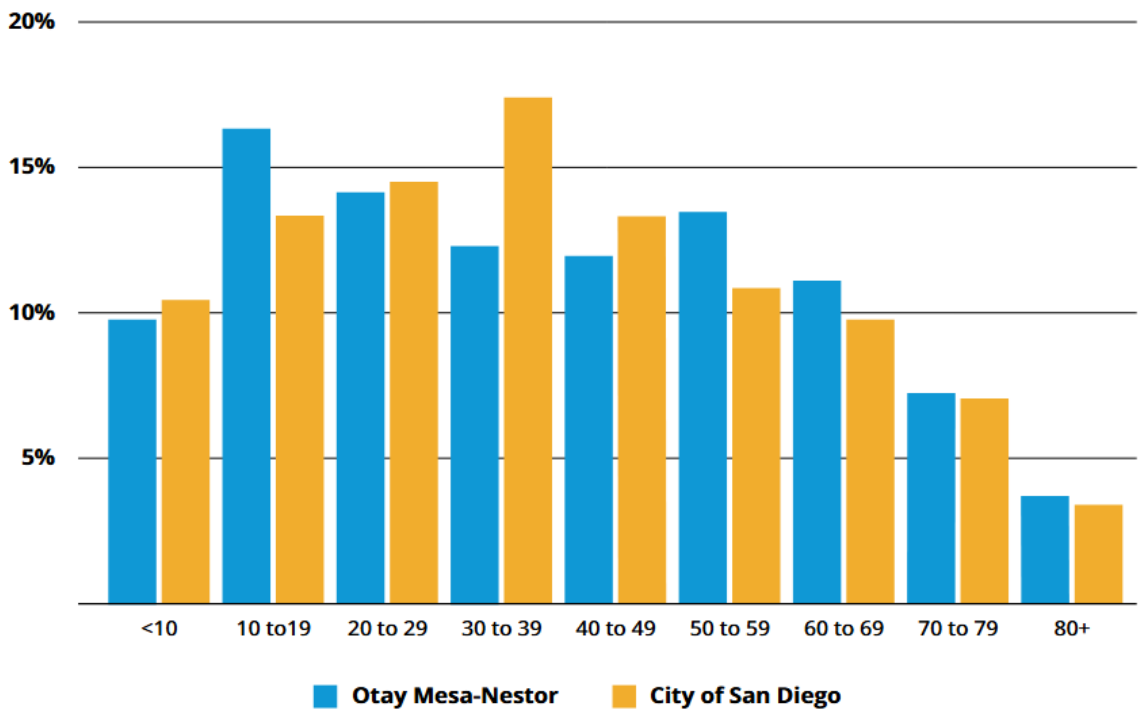
Fewer Young People (<50), More Older Adults (>50)

Fewer White, Black, & Asian or Pacific Islander, More Hispanic

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

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
2025

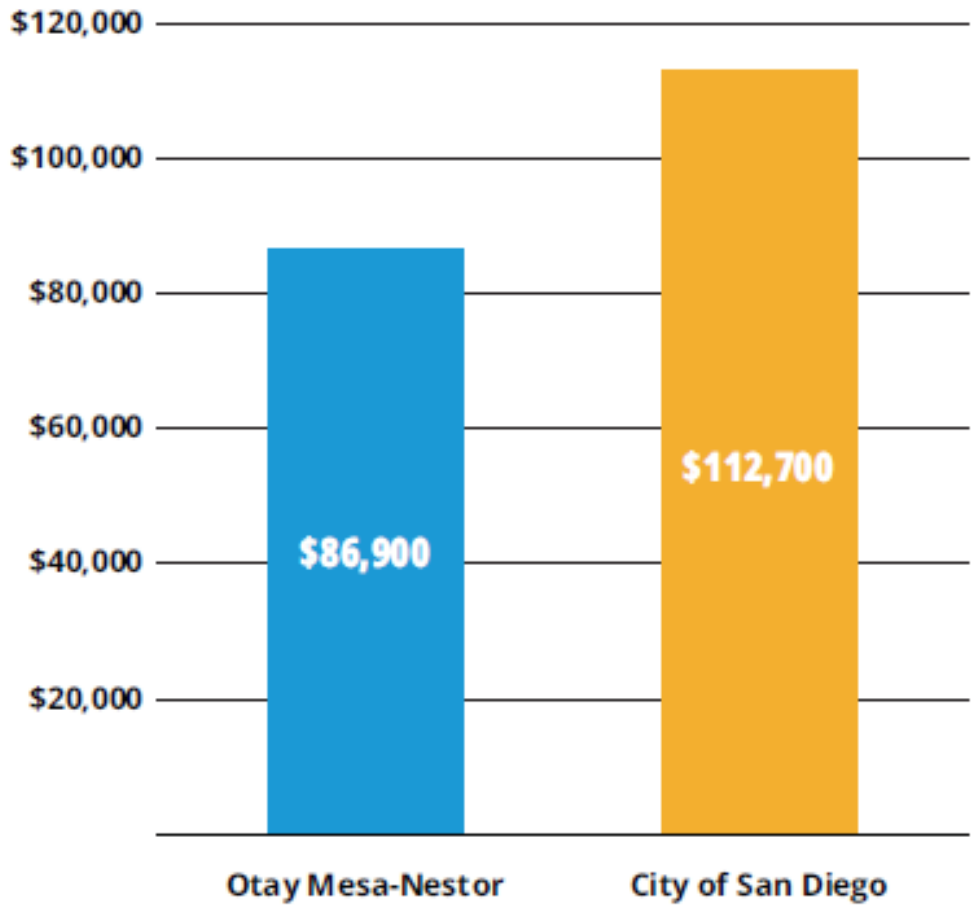
	Otay Mesa-Nestor	City of San Diego
Household Size	3.46	2.52

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

Source: *SANDAG, 2025 Estimates*

Household Income

Median Household Income, Otay Mesa-Nestor and San Diego



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*

Home Value & Household Income

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

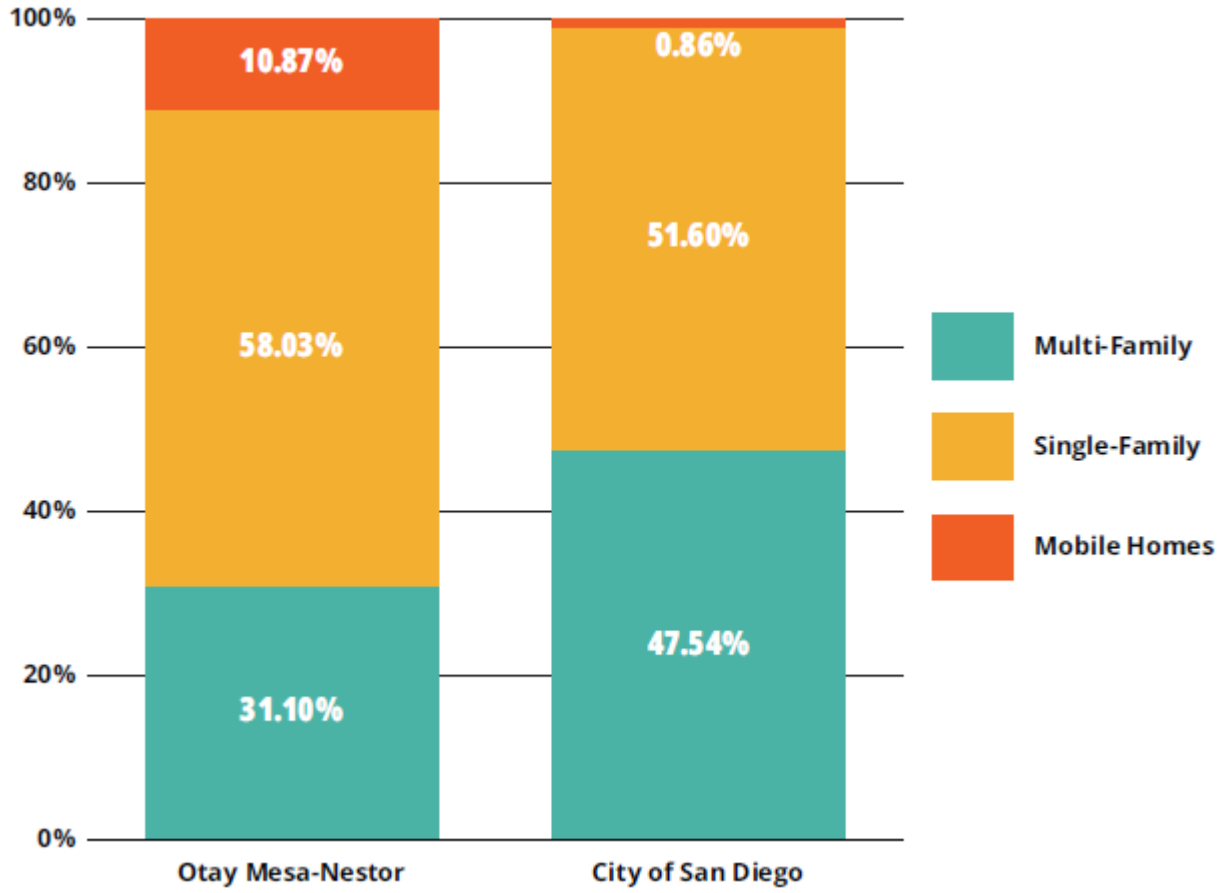
	2000	2025	% Change
Otay Mesa Nestor			
Household Income	$42,900	$86,900	103%
All Home value	$177,500	$751,300	323%
City of San Diego			
Household Income	$45,825	$112,700	168%
All Home Value	$235,300	$1,001,300	326%

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*

Housing Type (%)

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

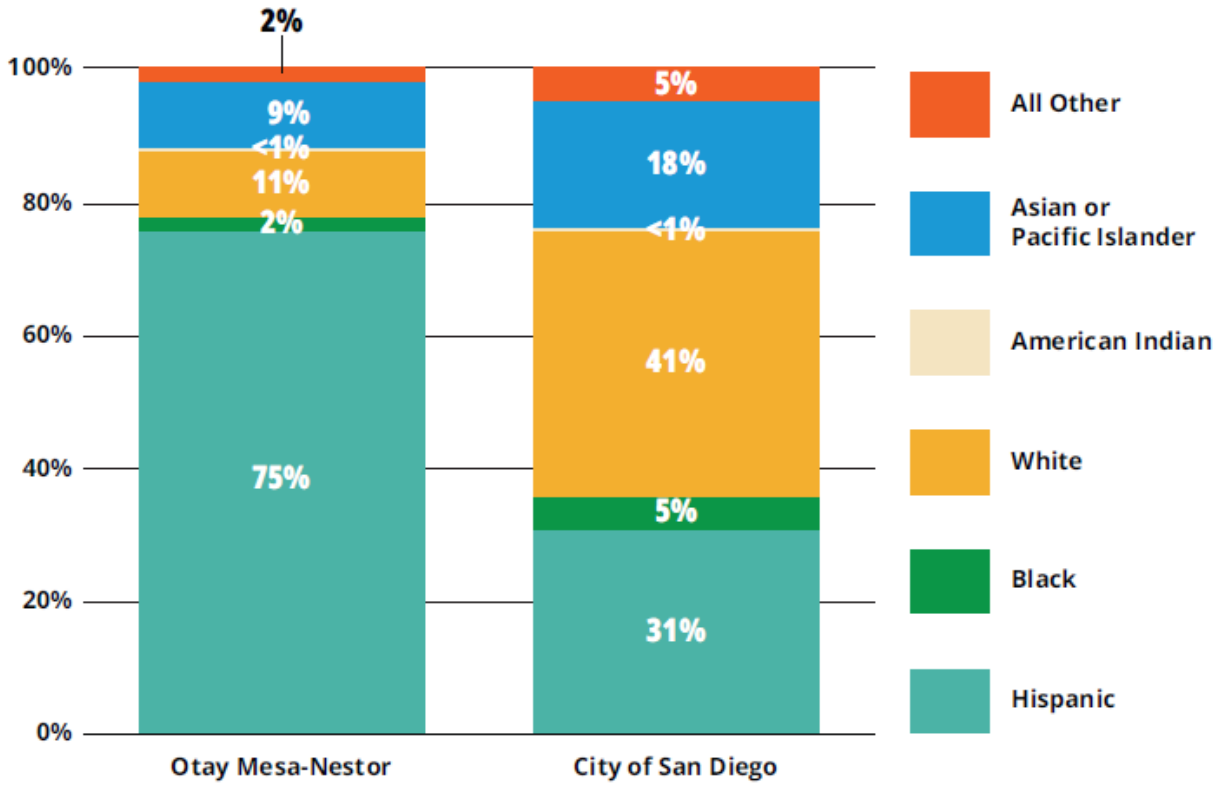


The majority of homes in Otay Mesa-Nestor are single-family homes (58%). There are 11 times more mobile homes in Otay Mesa-Nestor than in the City of San Diego.

Source: *SANDAG, 2025 Estimates*

Languages Spoken & Race and Ethnicity

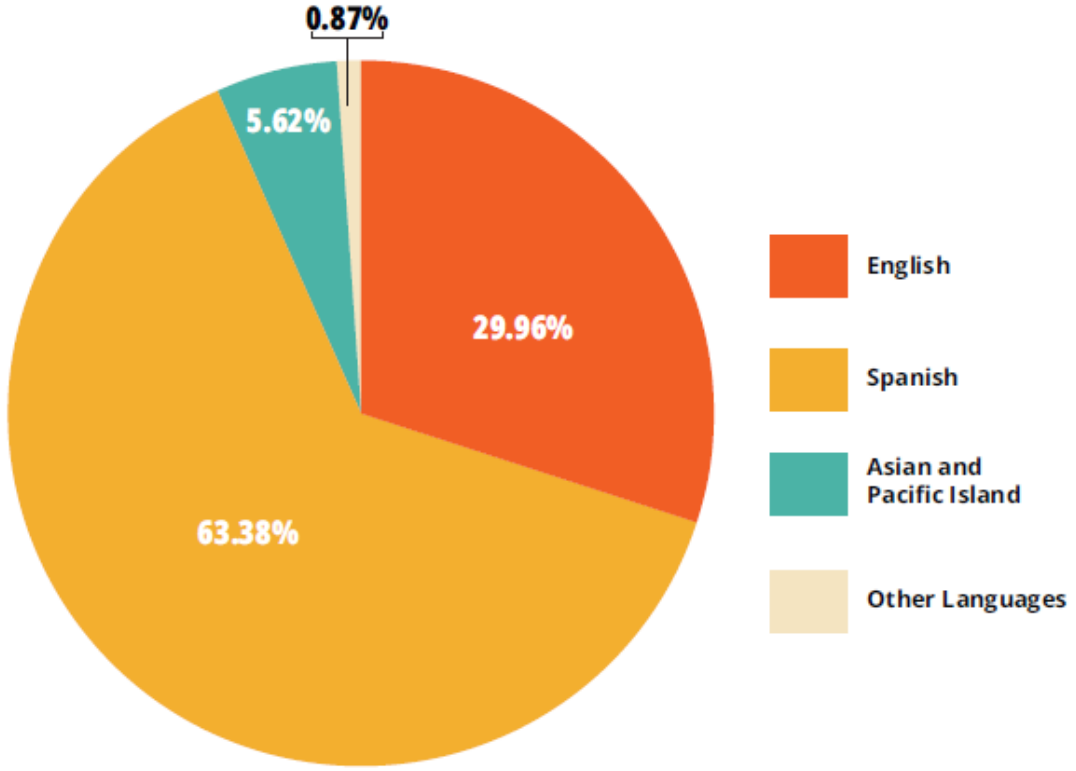
Race/Ethnicity, Otay Mesa-Nestor and San Diego



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

Source: *SANDAG, 2025 Estimates*

Languages Spoken in Otay Mesa-Nestor



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

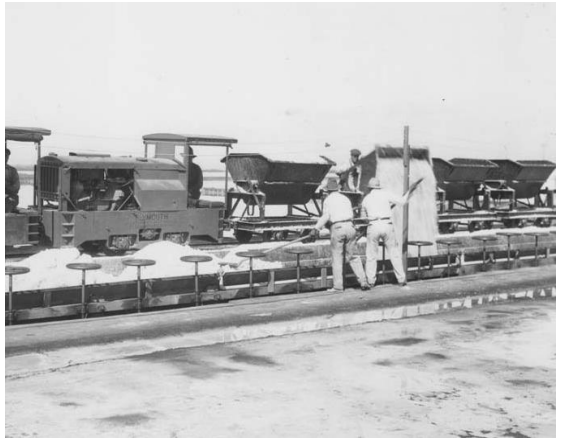
Source: *U.S. Census Bureau, American Community Survey 2024 Estimates*



History & Place

History of Otay Mesa-Nestor

- 19th century - cattle ranching and agriculture
- Early 20th century - residential subdivision maps begin to emerge
- 1957 - Annexation
- 1970's – Rezoned areas to address deficiencies in public facilities
- 1979 – Adopted the Otay Mesa-Nestor Community Plan
- 1997- Updated the Otay Mesa-Nestor Community Plan



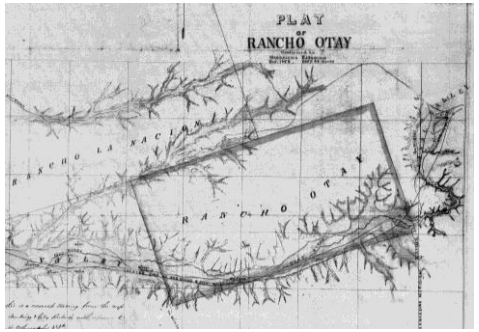
Salt Works 1924



Palm City Brochure

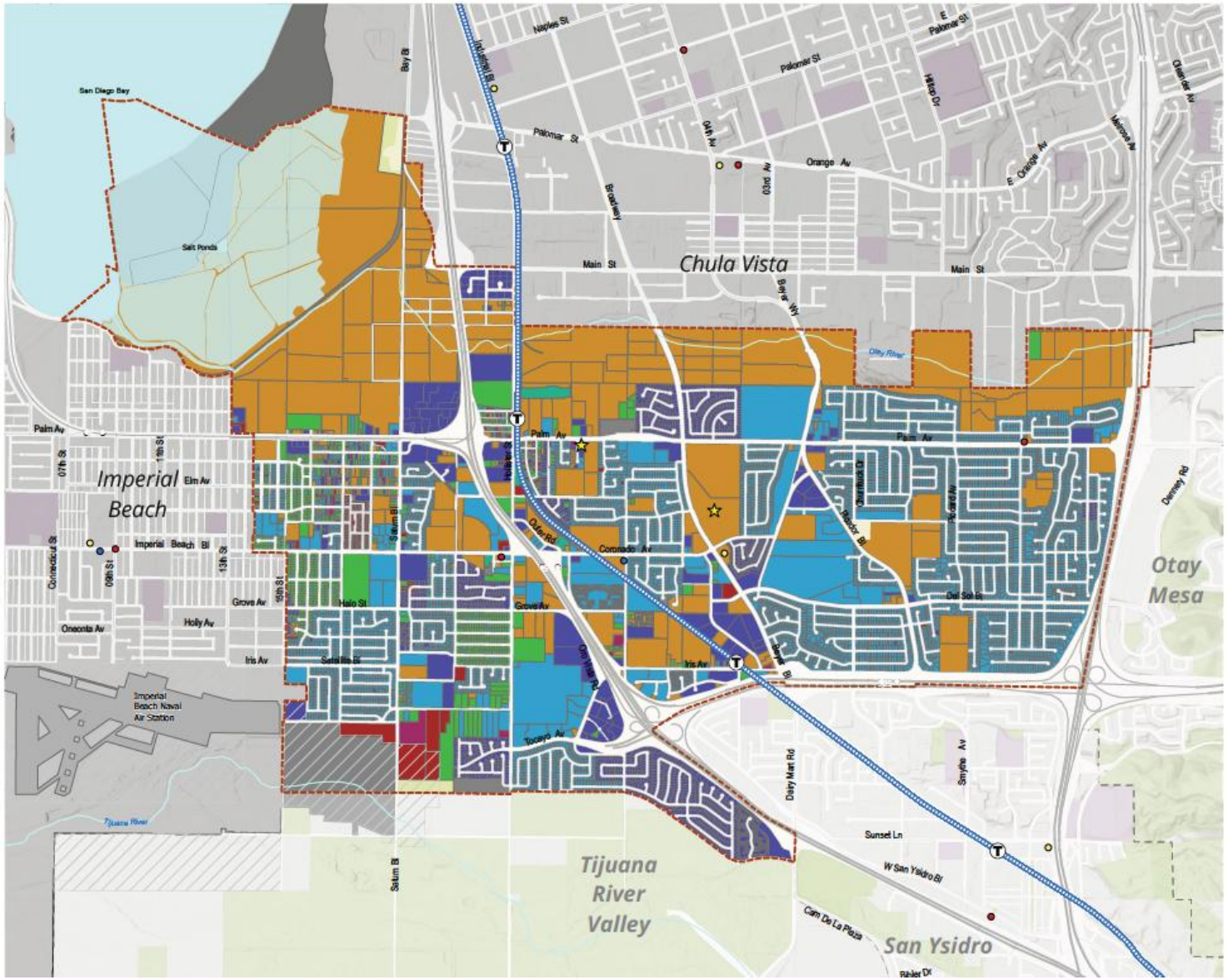


Montgomery Monument 1950



Plat of Otay Rancho

Historic Subdivisions



Development Era

- 1926-1940
- 1941-1960
- 1961-1980
- 1981-1999
- 2000-2010
- 2011-2020
- 2021-2025
- Undeveloped
- 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
- HRB Designated Sites

0 0.25 0.5 Miles

Source: City of San Diego, SanGIS, SANDAG

Date: 7/21/2026 11:50 AM

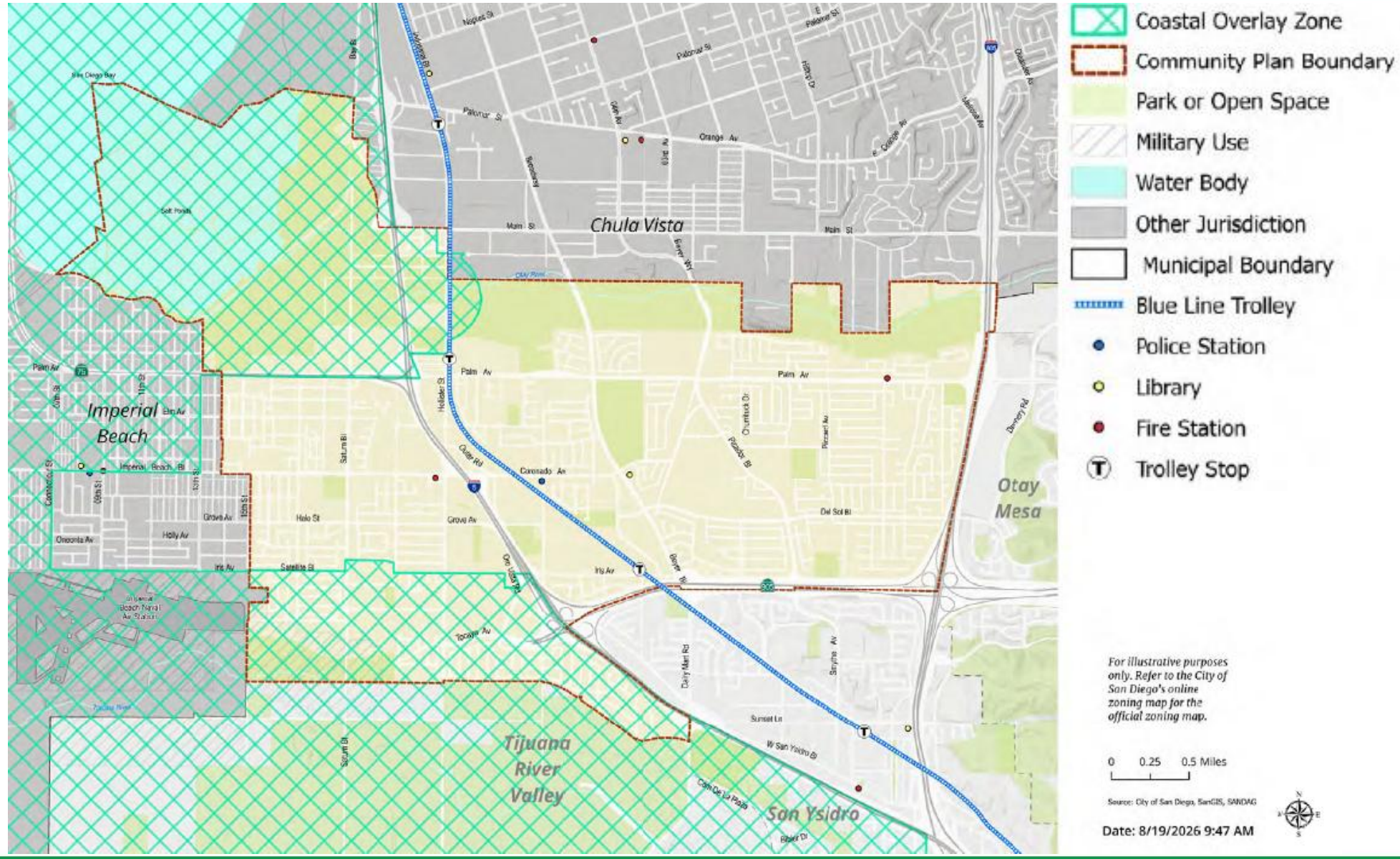
Break

Questions or Comments?

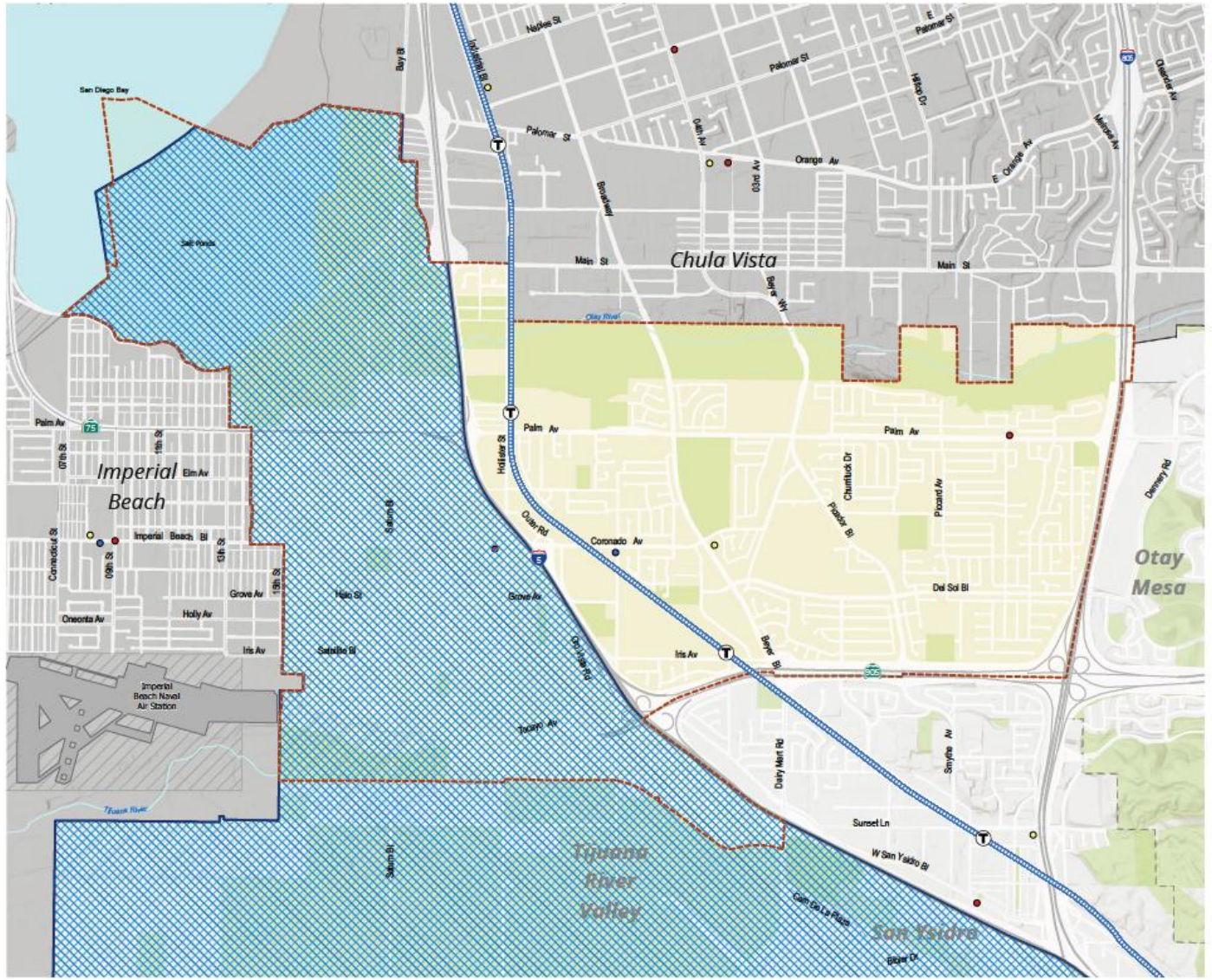


Sustainability, Equity, Resilience, & Conservation

Coastal Overlay Zone



Coastal Height Limit Overlay Zone(1972)



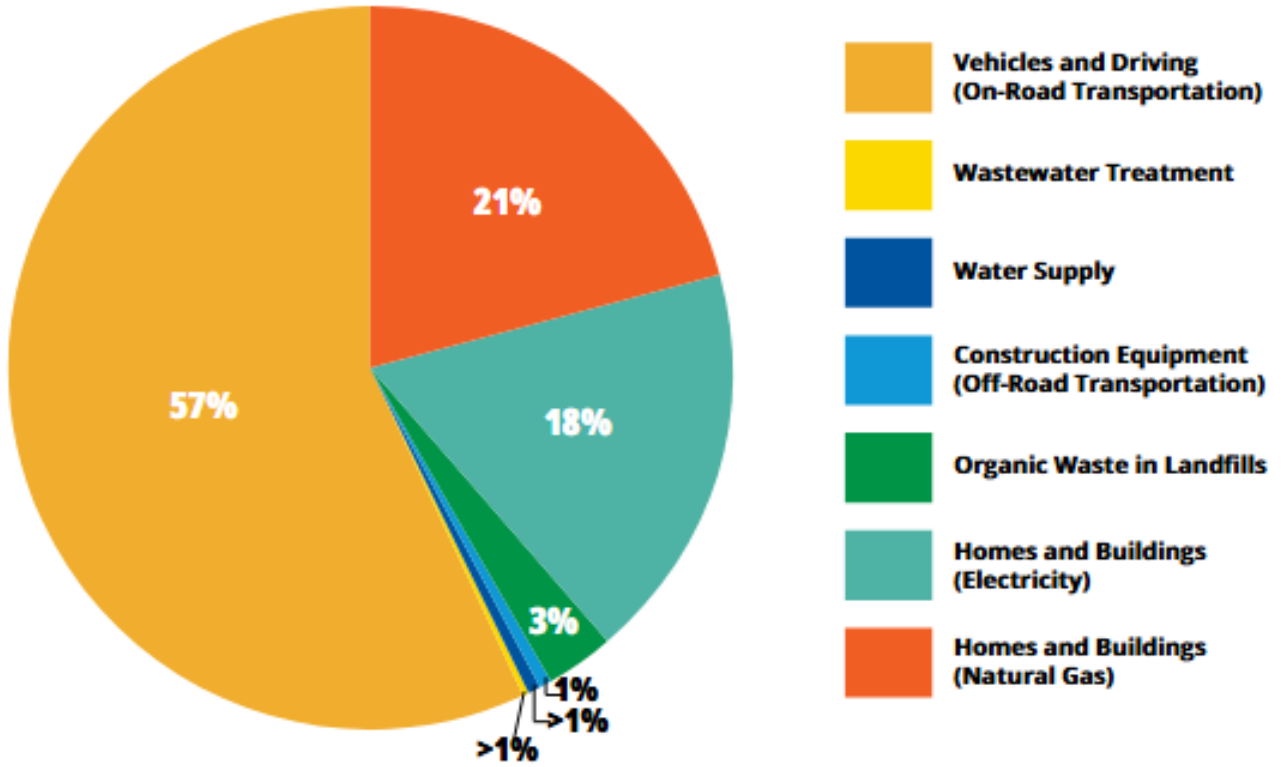
Daily Vehicle Miles Traveled & Greenhouse Gas Emissions

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.

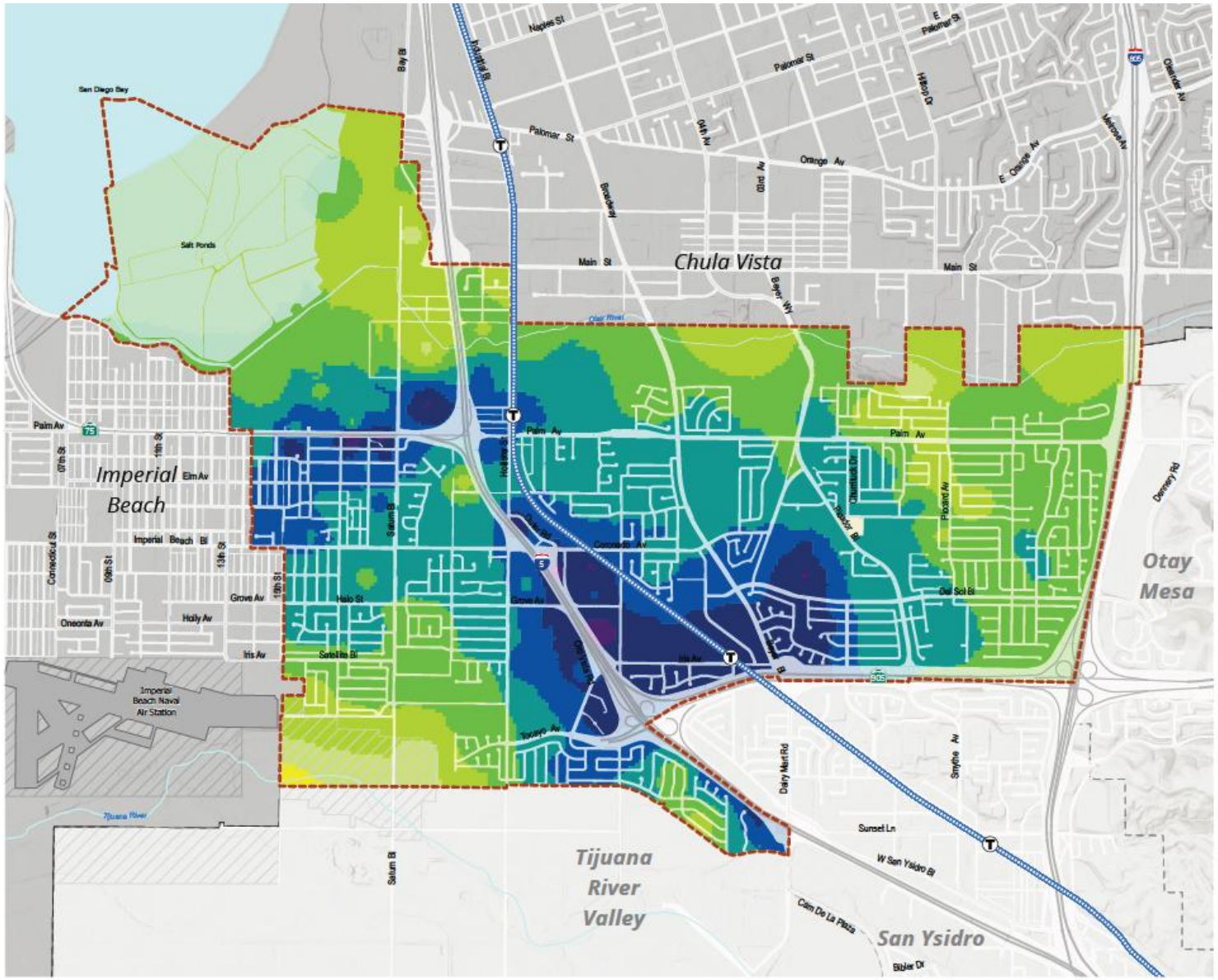
Figure 3-1 City of San Diego Greenhouse Gas Emissions



Data Source: City of San Diego 2025 Climate Action Plan Report

Source: *SANDAG 2025 Regional Plan SB743 Vehicle Miles Traveled Maps*

General Plan's Climate Smart Village Areas



Darker blue areas are locations where residents may be more likely to drive less.

New Homes and Services Level

Value

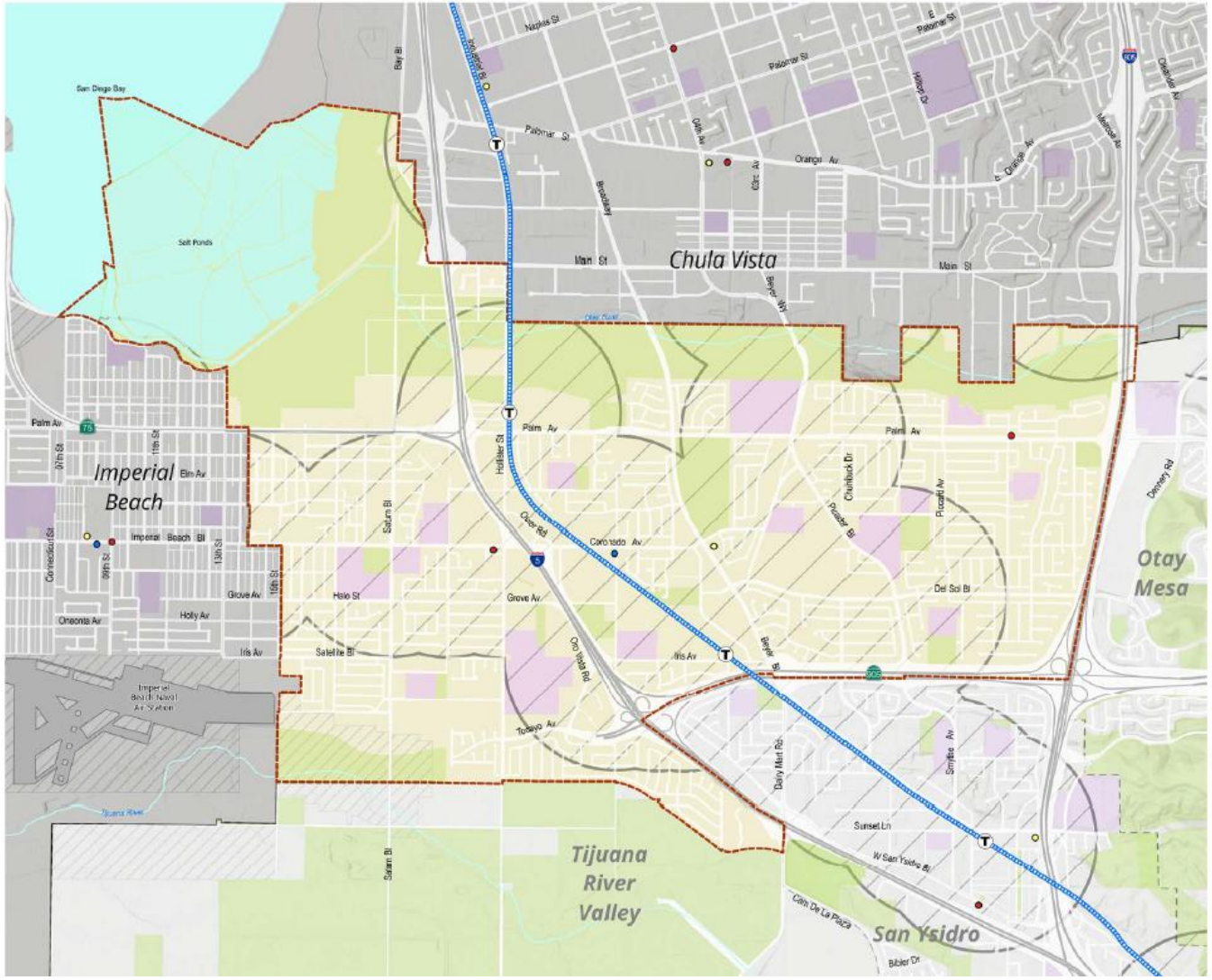
- High
- Low
- Community Plan Boundary
- Military Use
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Blue Line Trolley
- Trolley Stop

0 0.25 0.5 Miles

Source: City of San Diego, SanGIS, SANDAG

Date: 8/20/2026 2:57 PM

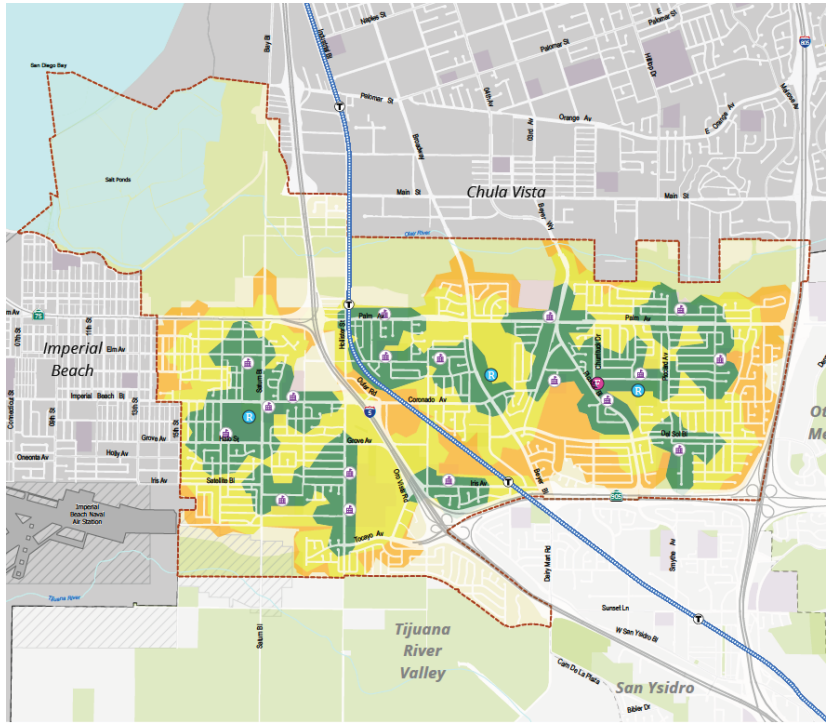
Transit Priority Areas



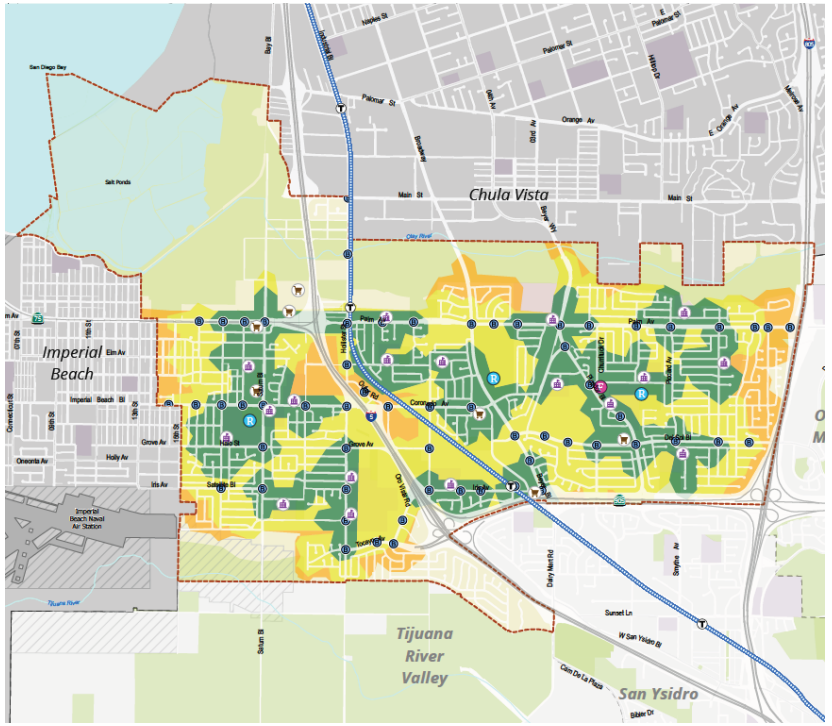
- Transit Priority Areas (TPA)
- Community Plan Boundary
- Park or Open Space
- Military Use
- Institutional
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Police Station
- Library
- Fire Station
- Trolley Stop

Access to Everyday Destinations

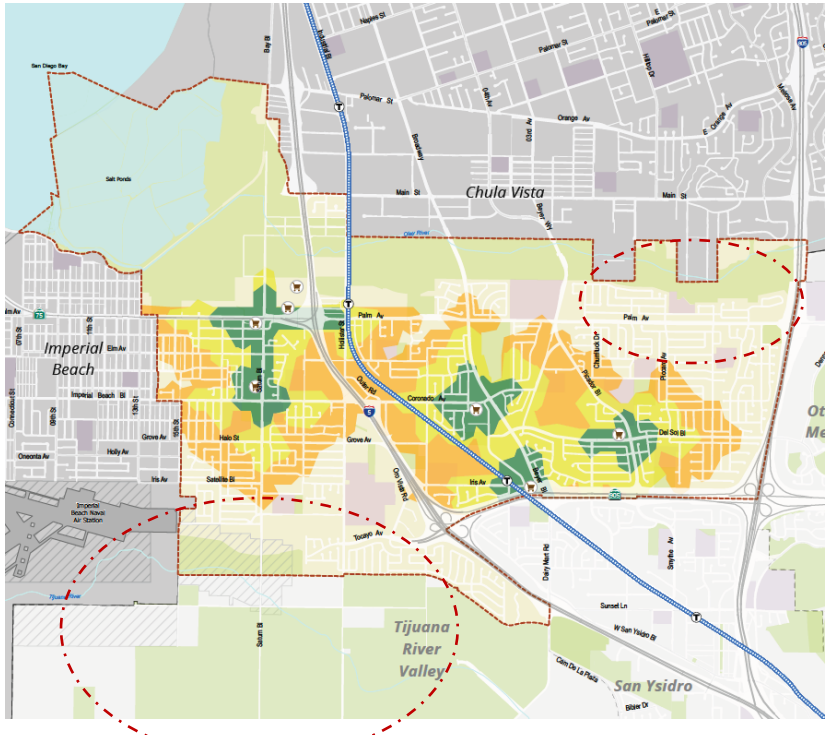
Access to Parks and Recreation Centers



Access to Grocery Stores, Schools and Amenities

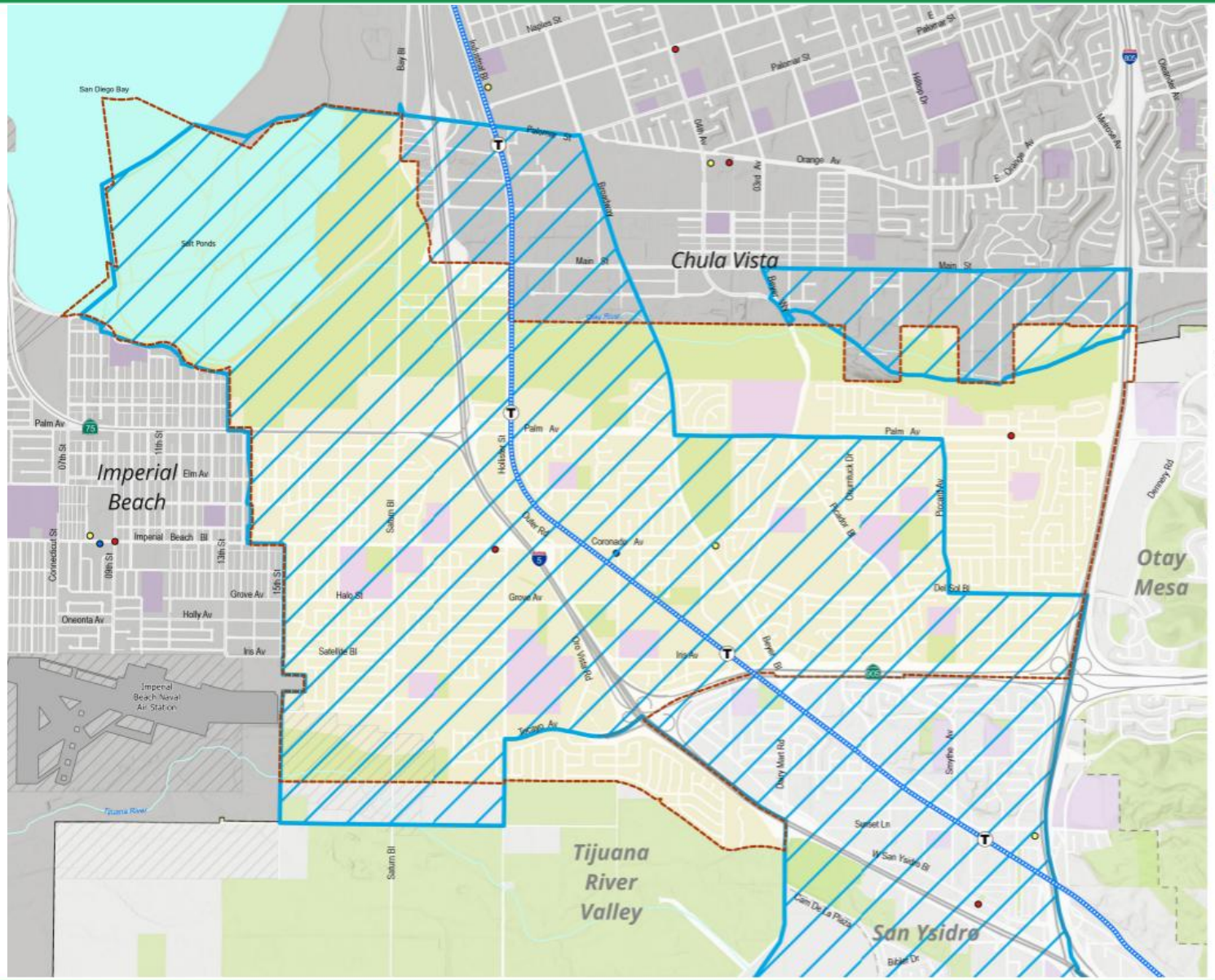


Access to Grocery Stores



- Fitness Center
- Recreation Center
- Schools
- Grocery Stores
- Trolley Stop
- Bus Stop
- 5 min walk
- 10 min walk
- 15 min walk
- Community Plan Boundary
- Park or Open Space
- Military Use
- Institutional
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley

Environmental Justice Communities



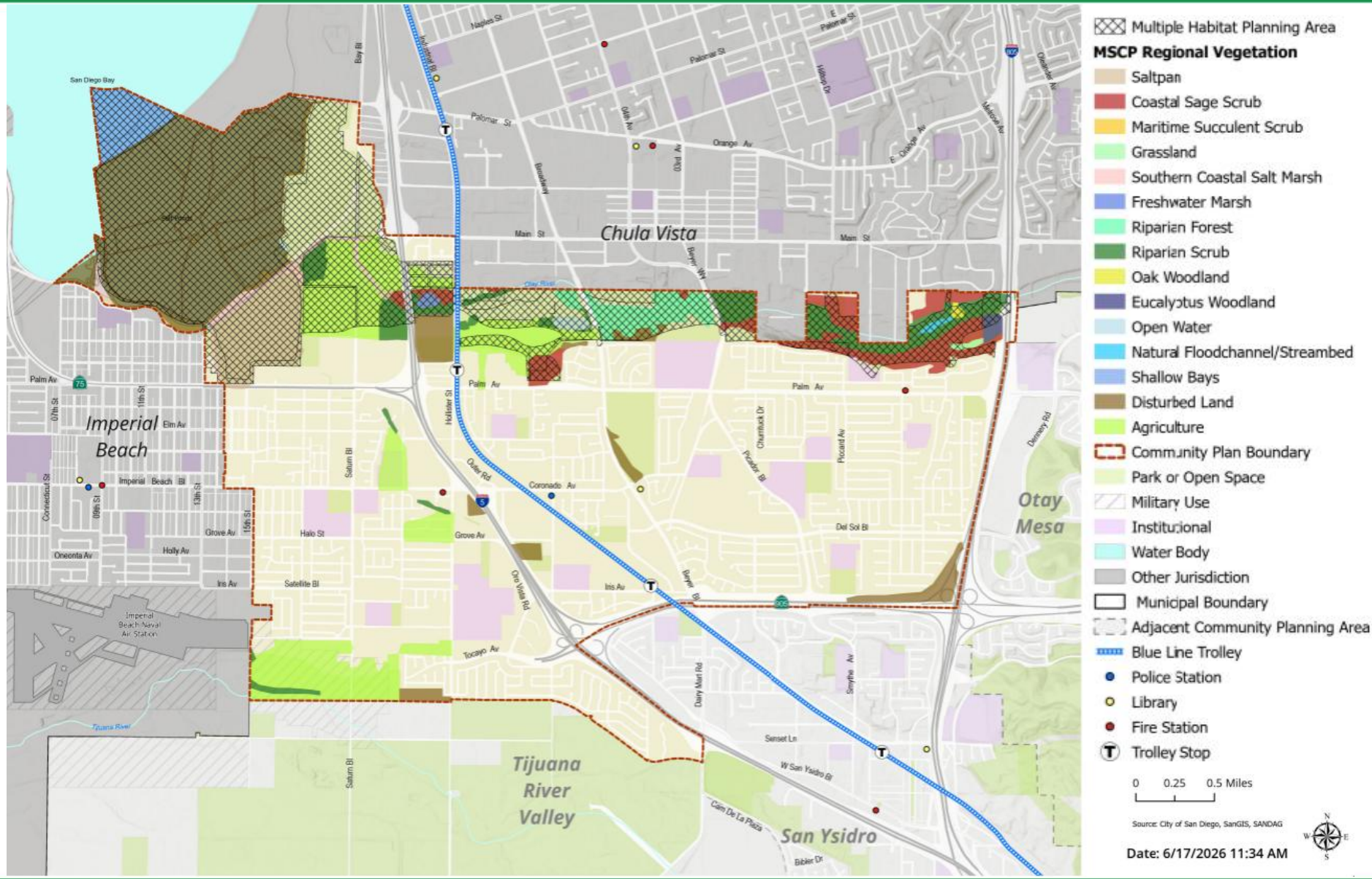
- Environmental Justice Communities
- Community Plan Boundary
- Park or Open Space
- Military Use
- Institutional
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Police Station
- Library
- Fire Station
- Trolley Stop

0 0.25 0.5 Miles

Source: City of San Diego, SanGIS, SANDAG

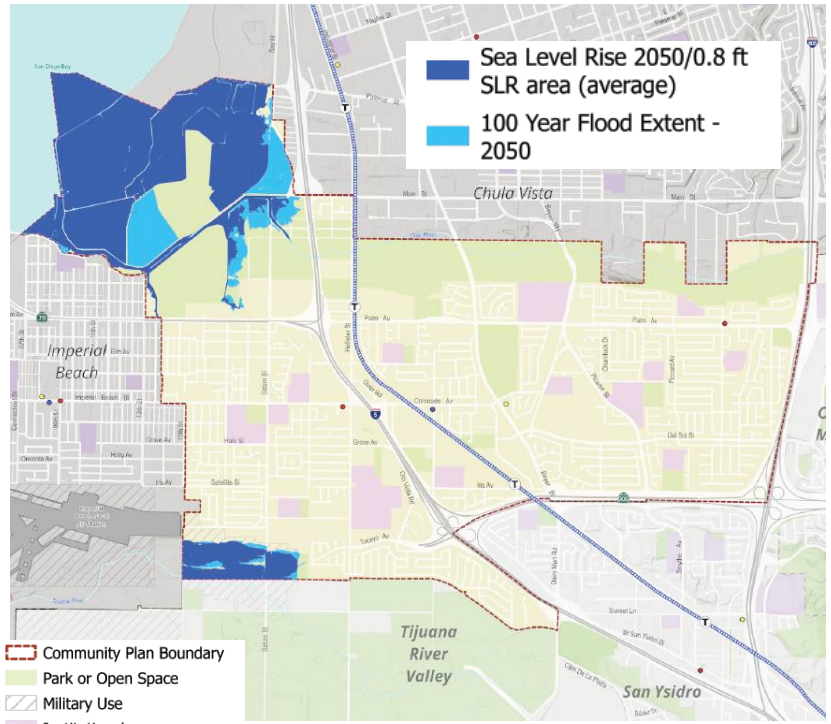
Date: 6/22/2026 8:32 AM

Vegetation and Multi Habitat Planning Area



Sea Level Rise, Hydrology, Flooding, and Wildfire

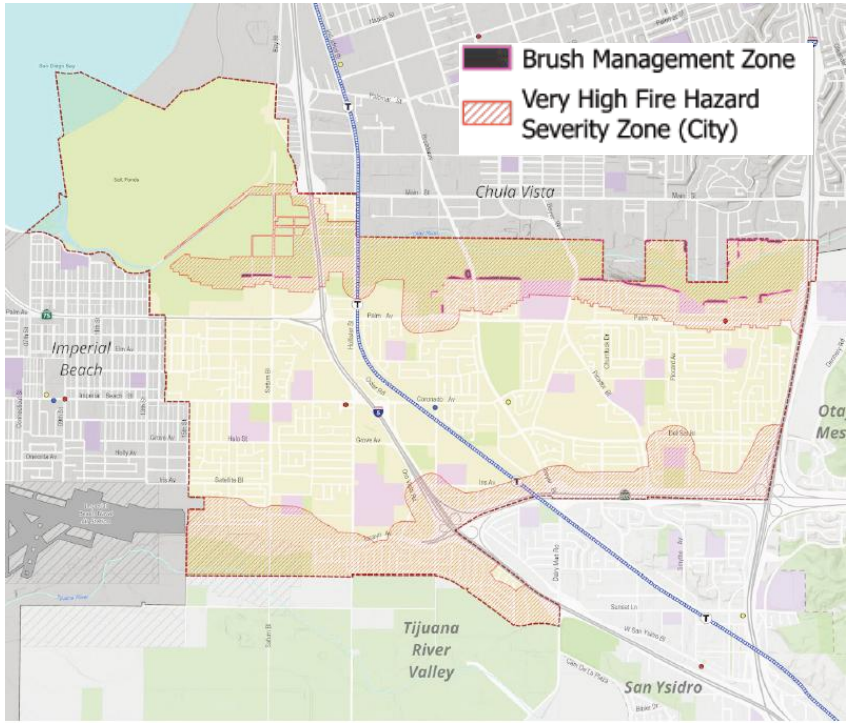
Sea Level Rise 2050



Hydrology and Flooding

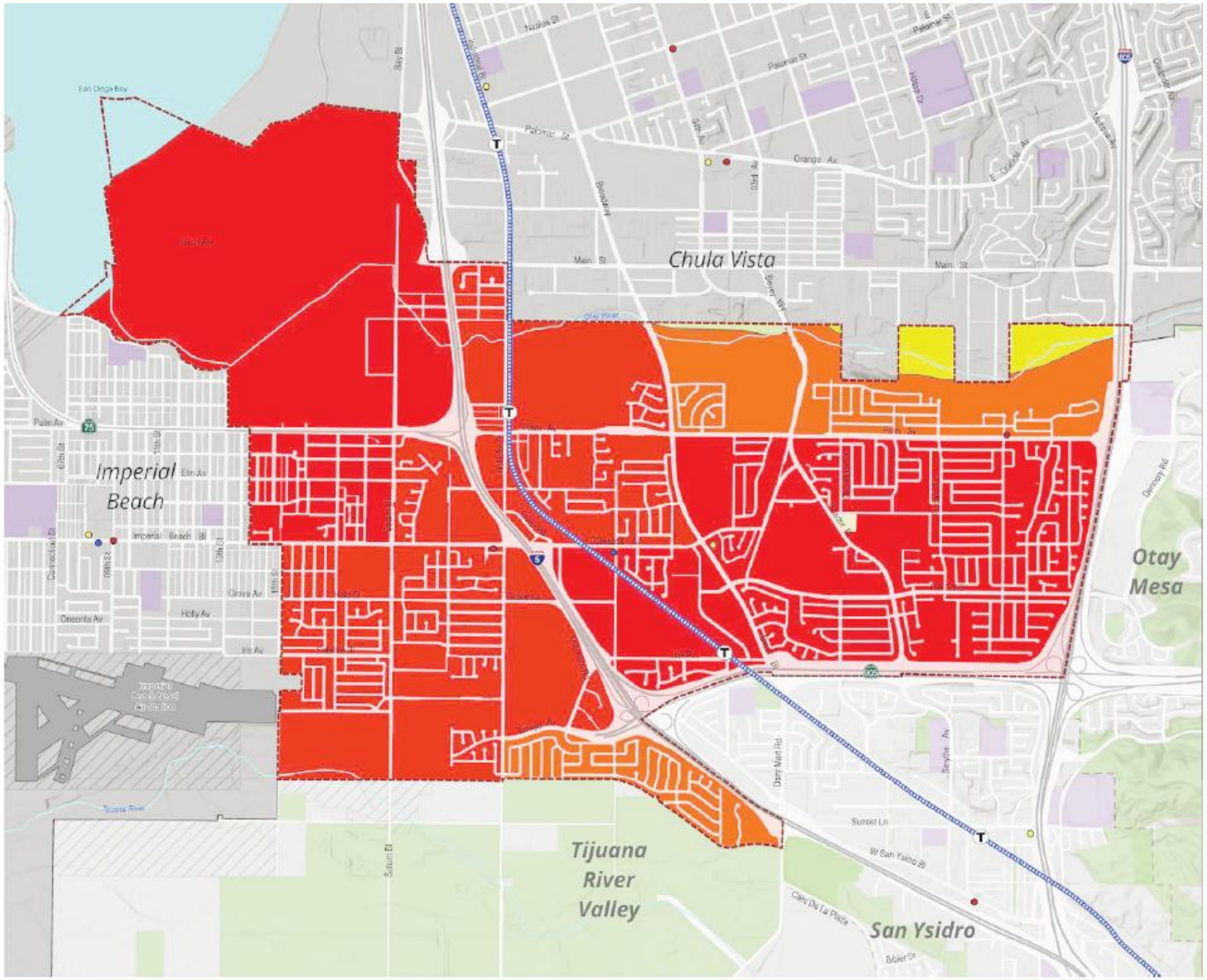


Wildfire and Brush Management



Sea Level Rise risk is concentrated near the San Diego Bay. Flood risk is concentrated along the Otay River, Tijuana River, and Nestor Creek, while wildfire risk is highest in canyon-adjacent areas designated as Very High Fire Hazard Severity Zones.

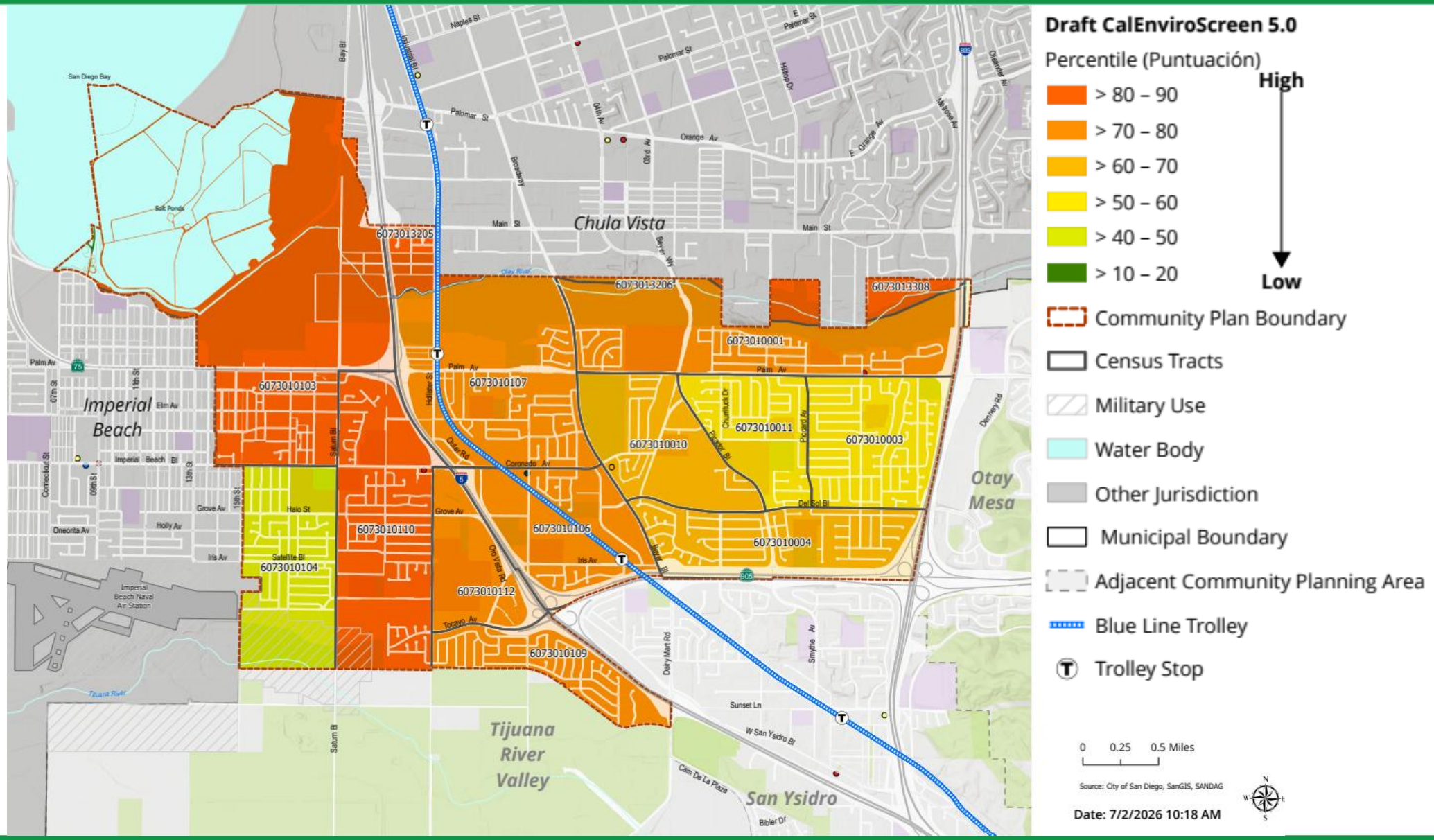
Extreme Heat



Elevated temperatures from buildings, roads, parking lots, and lower green spaces and tree canopy coverage.

Heat vulnerability due to income, prevalence of air conditioning, older housing, and pre-existing health conditions.

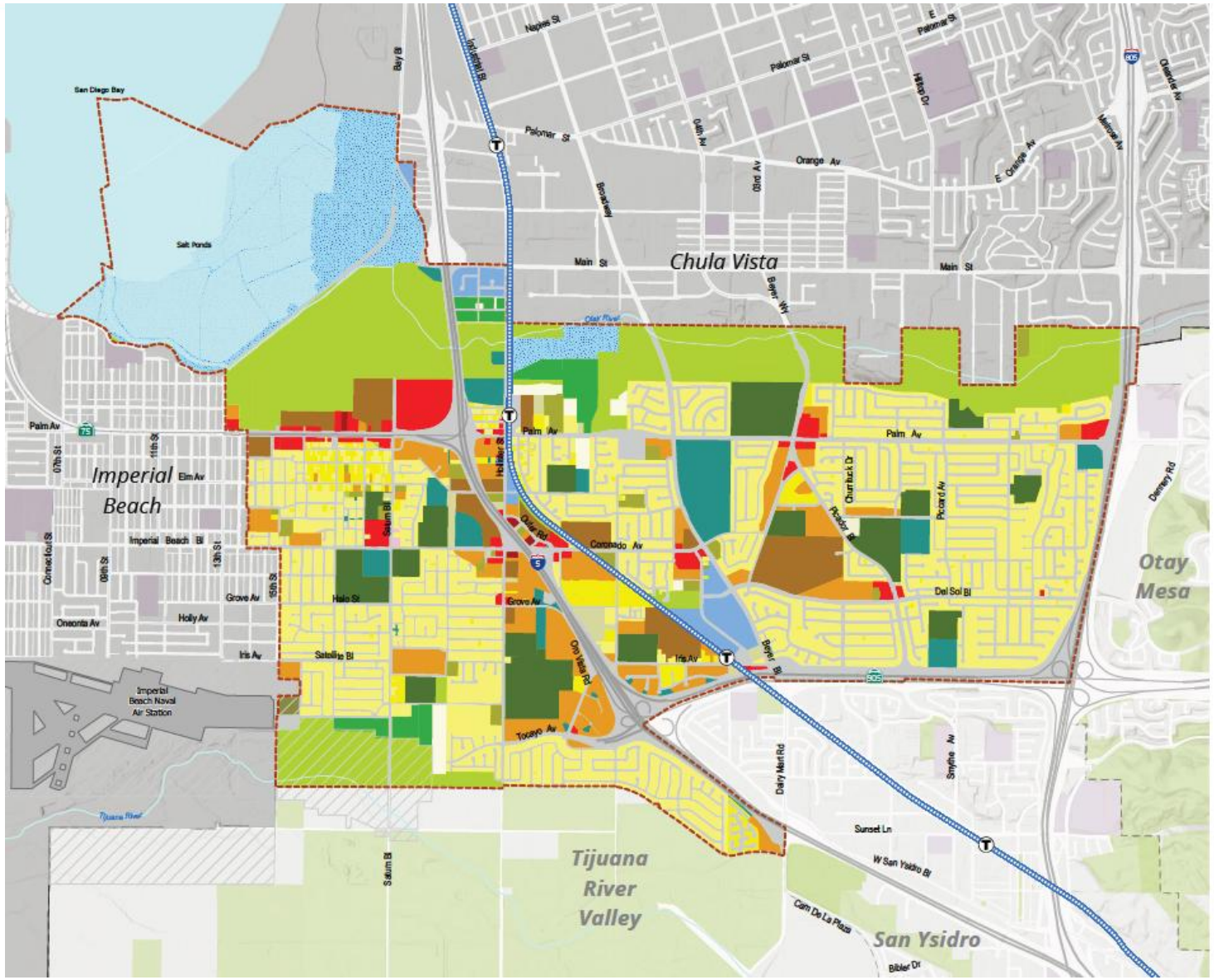
CalEnviroScreen and Pollution Burden





Land Use & Development

Current Land Use Pattern (2024)



Existing Land Use 2019

RESIDENTIAL
- Spaced Rural Residential
- Single Family Detached
- Single Family Attached
- Multiple Family
- Mobile Home Park

COMMERCIAL
- Retail, Regional, Wholesale Commercial
- Vistior Commercial
- Office Commercial

INDUSTRIAL
- Light Industry
- Extractive Industry

PARKS AND RECREATION
- Recreation
- Open Space Parks

PUBLIC FACILITIES AND UTILITIES
- Transportation, Communications, Utilities
- Institutions
- Education
- Government use

AGRICULTURE
- Agriculture

UNDEVELOPED
- Undeveloped
- Community Plan Boundary
- Military Use
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Trolley Stop

0 0.25 0.5 Miles

Source: City of San Diego, SanGIS, SANDAG

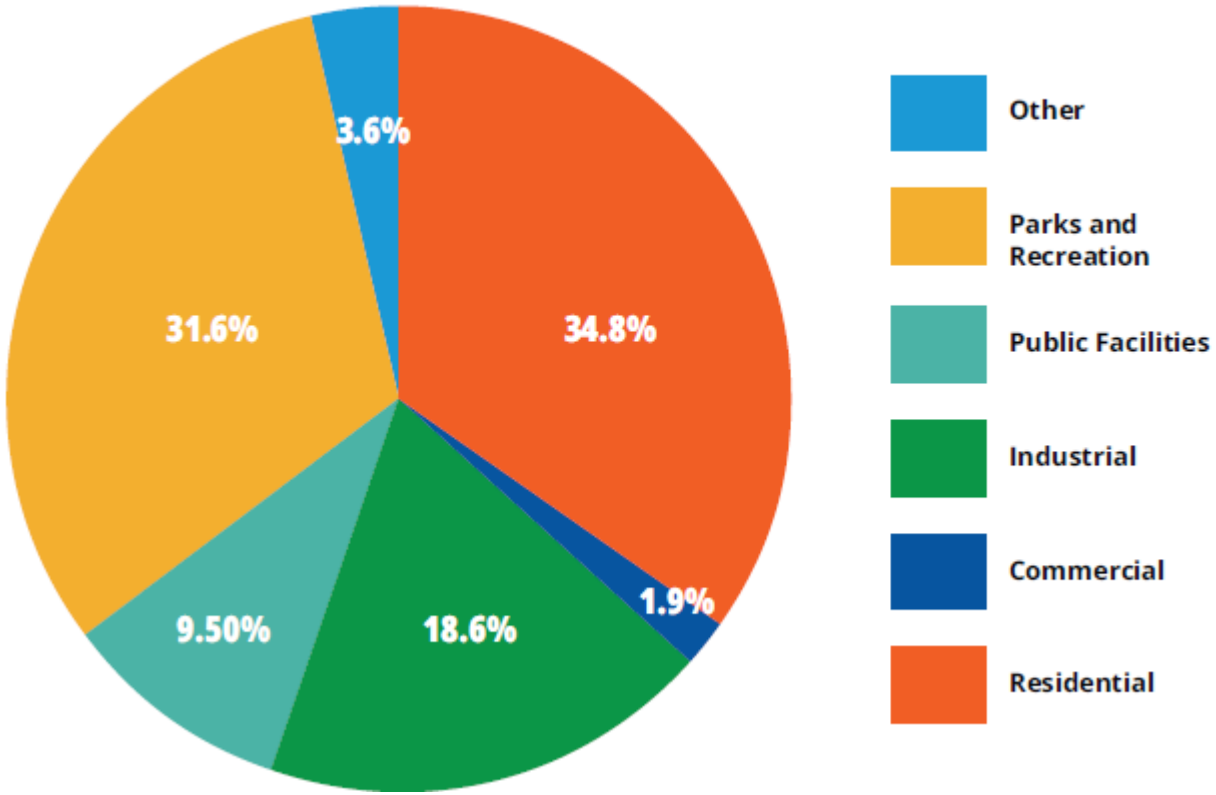
Date: 8/20/2026 1:31 PM

Current Land Use Pattern

Land Use	Acres
Residential	1,956
Commercial	109
Industrial	1,042
Parks & Rec.	1,778
Public Facility	534
Other	202

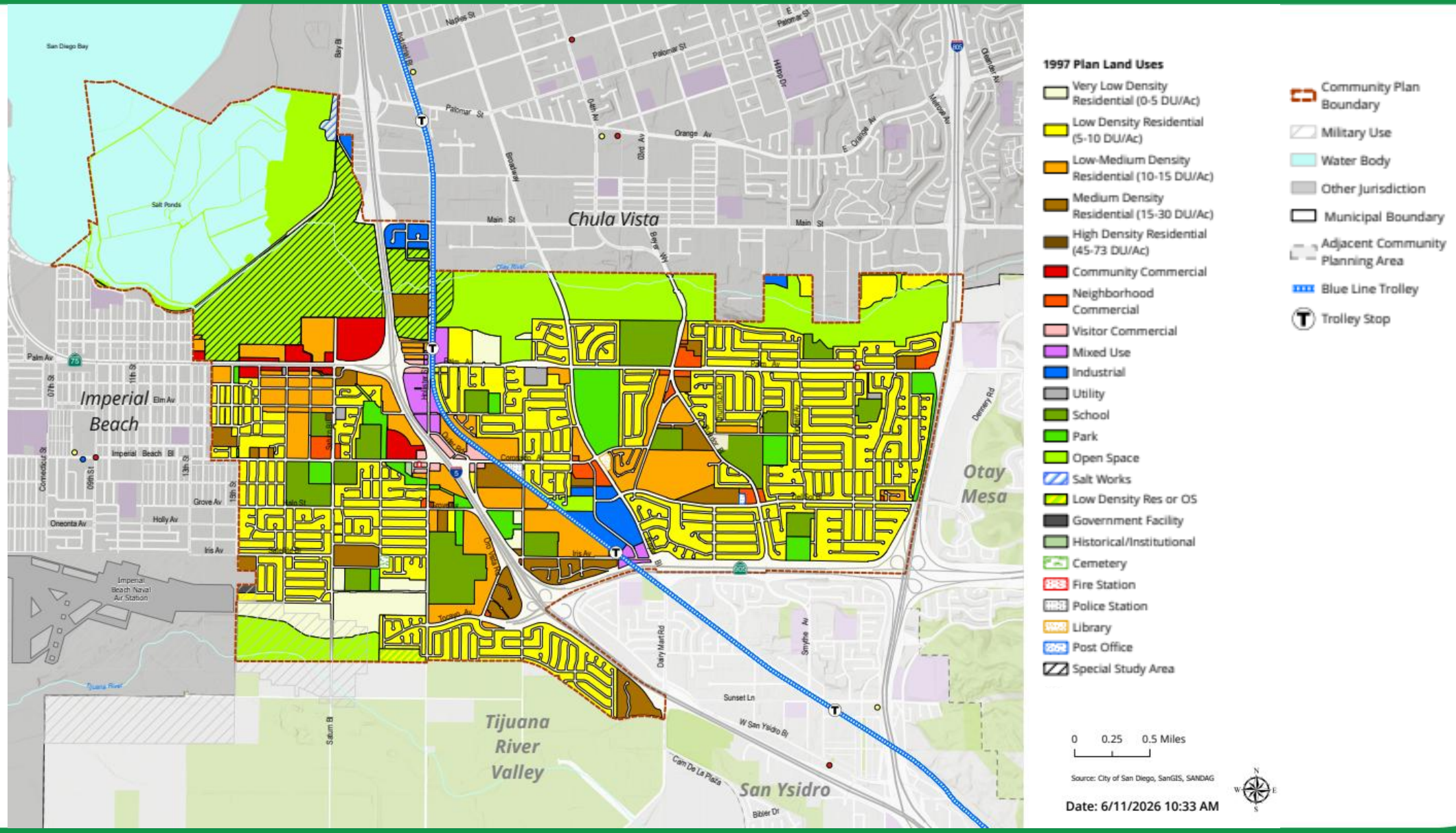
Residential is the most prominent existing land use in Otay Mesa-Nestor, occupying 1,956 acres (34.8%)

Existing Land Use by Acreage



Source: *City of San Diego*

Adopted Community Plan Land Uses (1997)

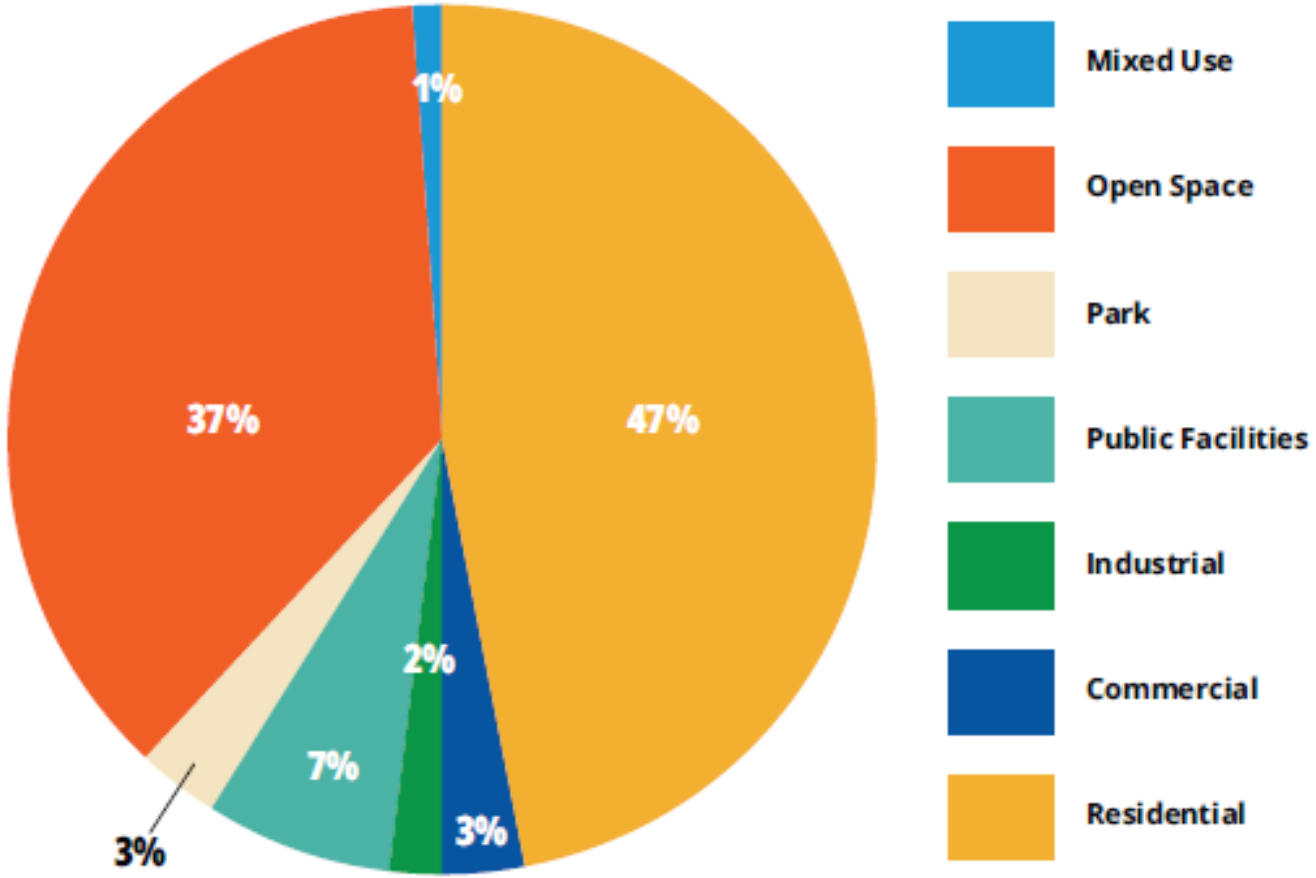


Adopted Community Plan Land Uses (1997)

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

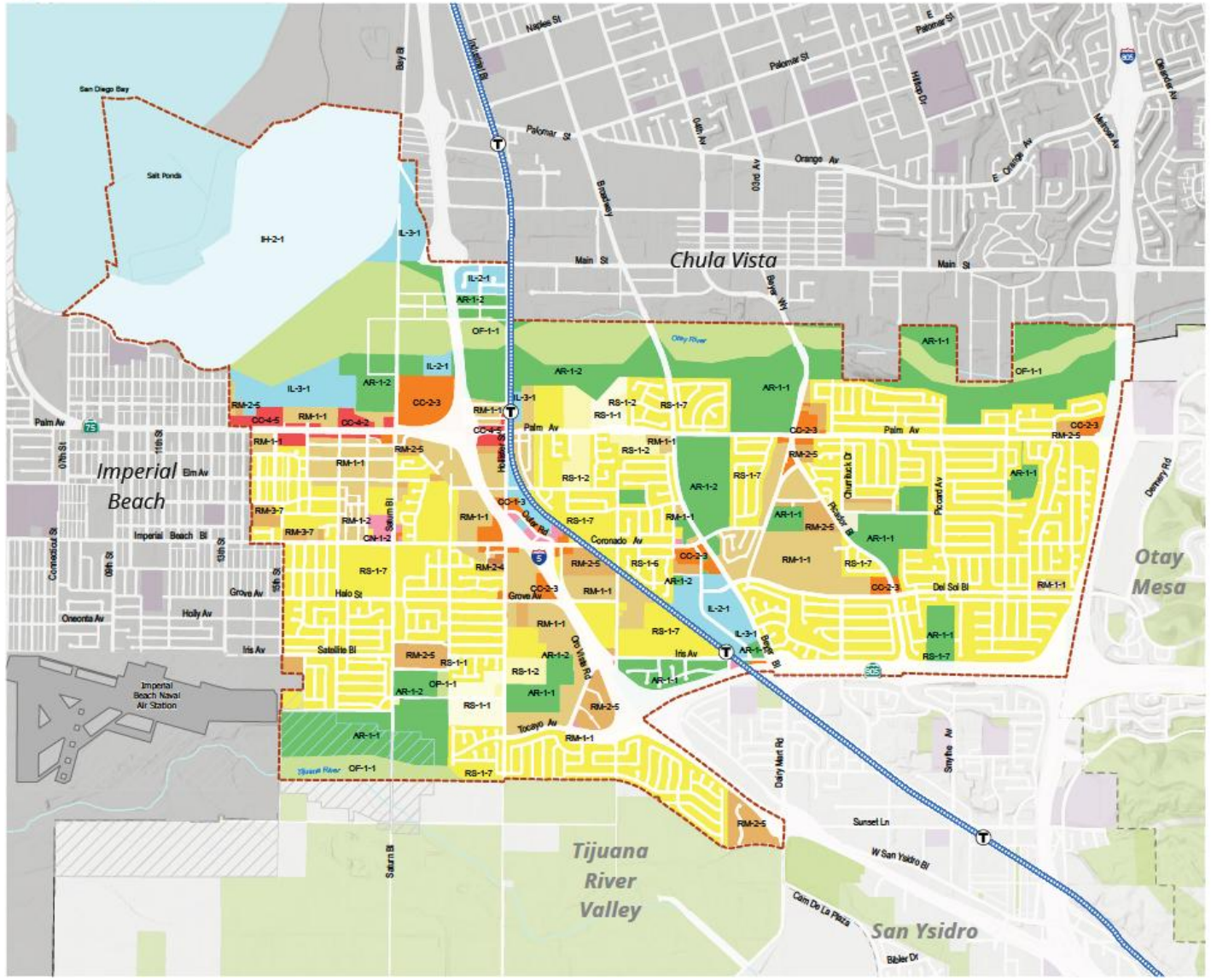
Residential use is the most prominent land use in Otay Mesa-Nestor's Community Plan, occupying 2,041 acres (47%)

1997 Adopted Community Plan Land Uses by Acreage



Source: *City of San Diego*

Current Zoning



Current Zoning

- AR-1-1
- AR-1-2
- CC-1-3
- CC-2-1
- CC-2-3
- CC-4-2
- CC-4-5
- CN-1-2
- CO-1-2
- CV-1-1
- IH-2-1
- IL-2-1
- IL-3-1
- OF-1-1
- OP-1-1
- RM-1-1
- RM-1-2
- RM-2-4
- RM-2-5
- RM-3-7
- RM-4-10
- RM-5-12
- RS-1-1
- RS-1-2
- RS-1-3
- RS-1-5
- RS-1-6
- RS-1-7
- Community Plan Boundary
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Trolley Stop

For illustrative purposes only. Refer to the City of San Diego's online zoning map for the official zoning map.

0 0.25 0.5 Miles

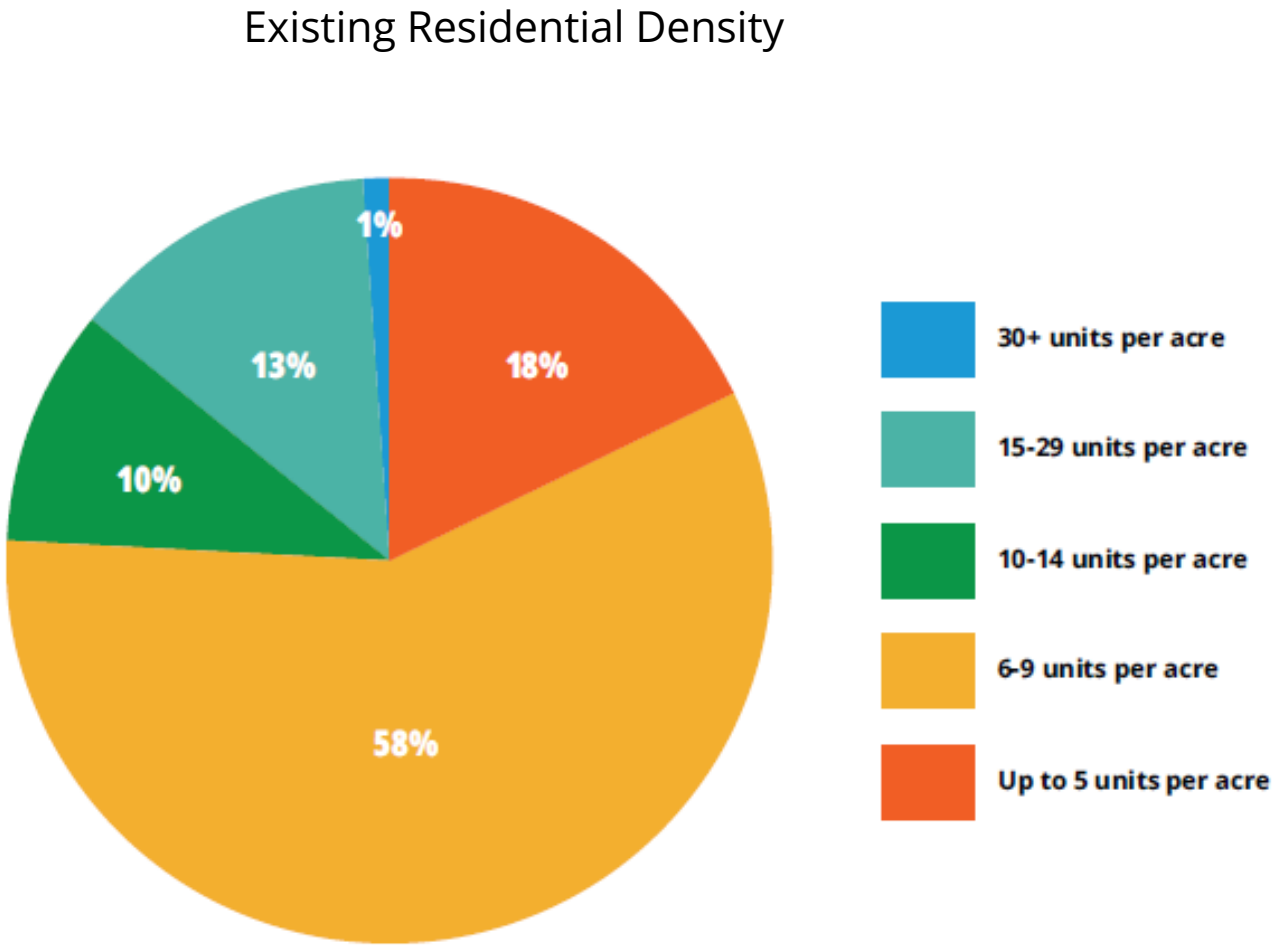
Source: City of San Diego, SanGIS, SANDAG

Date: 8/20/2026 1:31 PM

Existing Residential Density

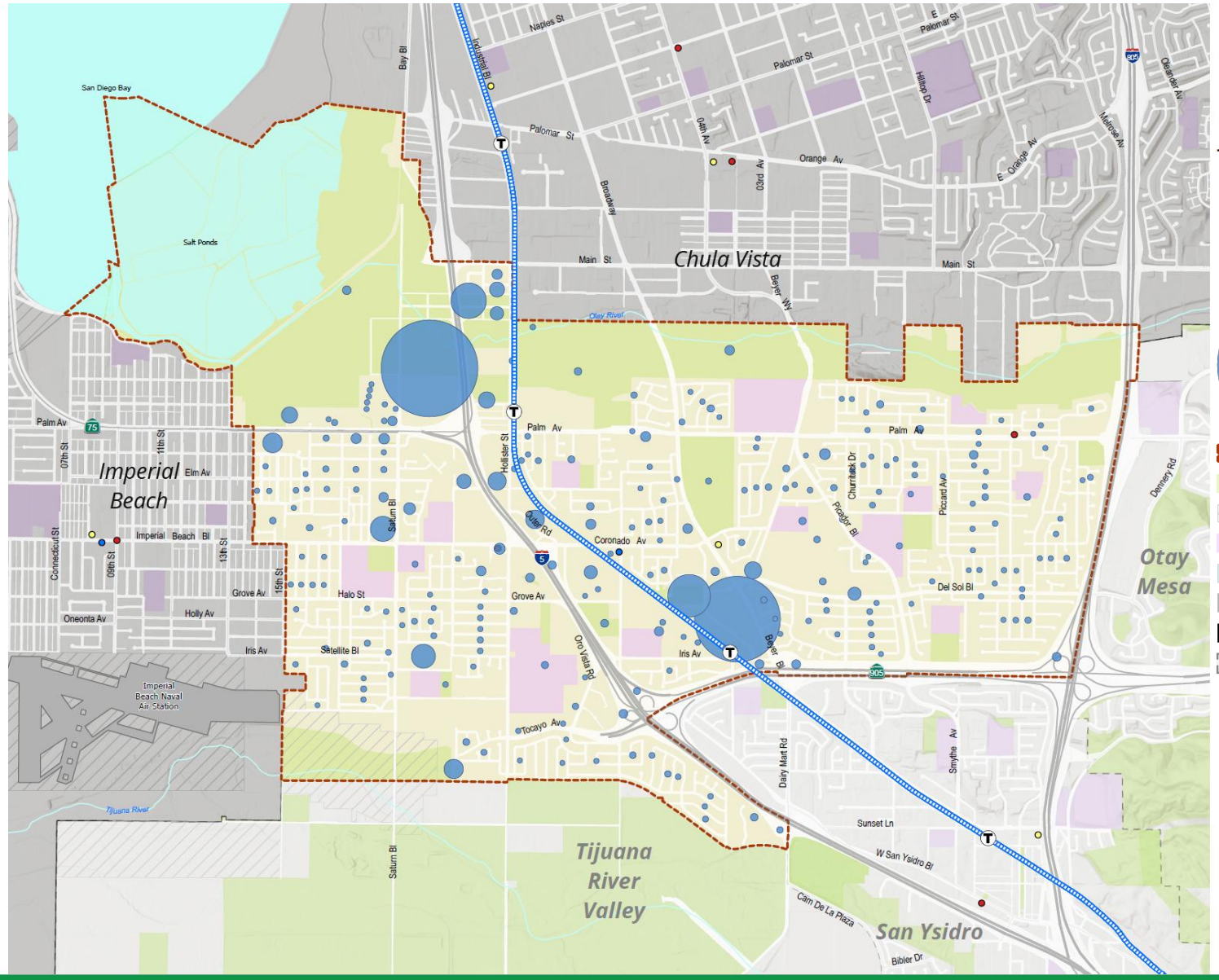


58% of the existing residential parcels have densities that range between 6 to 9 homes per acre.



Source: *City of San Diego.* Image Source: *Zillow*

Jobs



6,300 Jobs

Total Number of Jobs (OnTheMap 2023)

- 1
- 10
- 50
- 100
- 1,000

- 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

0 0.25 0.5 Miles

Source: City of San Diego, SanGIS, SANDAG

Date: 7/9/2026 8:49 AM

Employment Profile

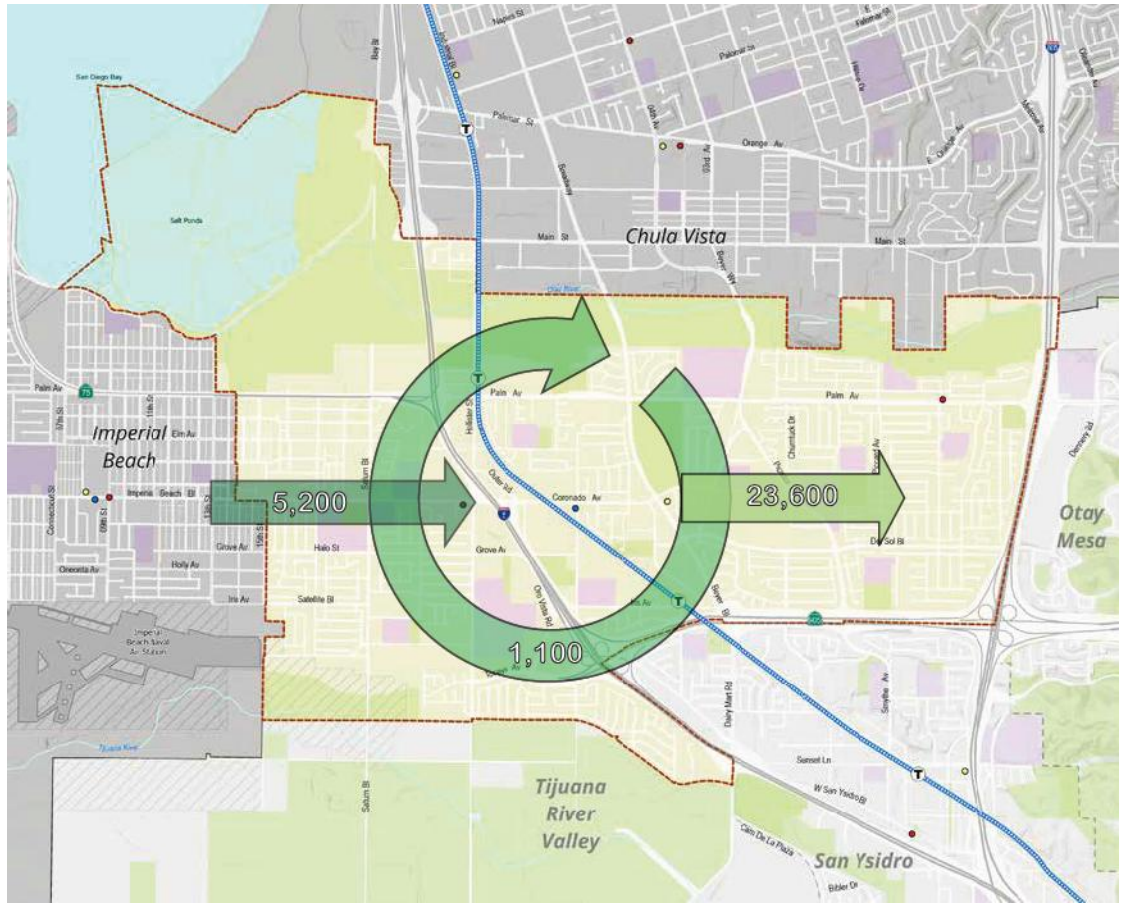
Total Jobs: 6,300

For every home in Otay Mesa-Nestor there are 0.4 jobs.

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

Only 1,120 jobs, accounting for 18% of all jobs in Otay Mesa-Nestor, are held by workers who both live and work in Otay Mesa-Nestor.

Commuter Inflow & Outflow



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

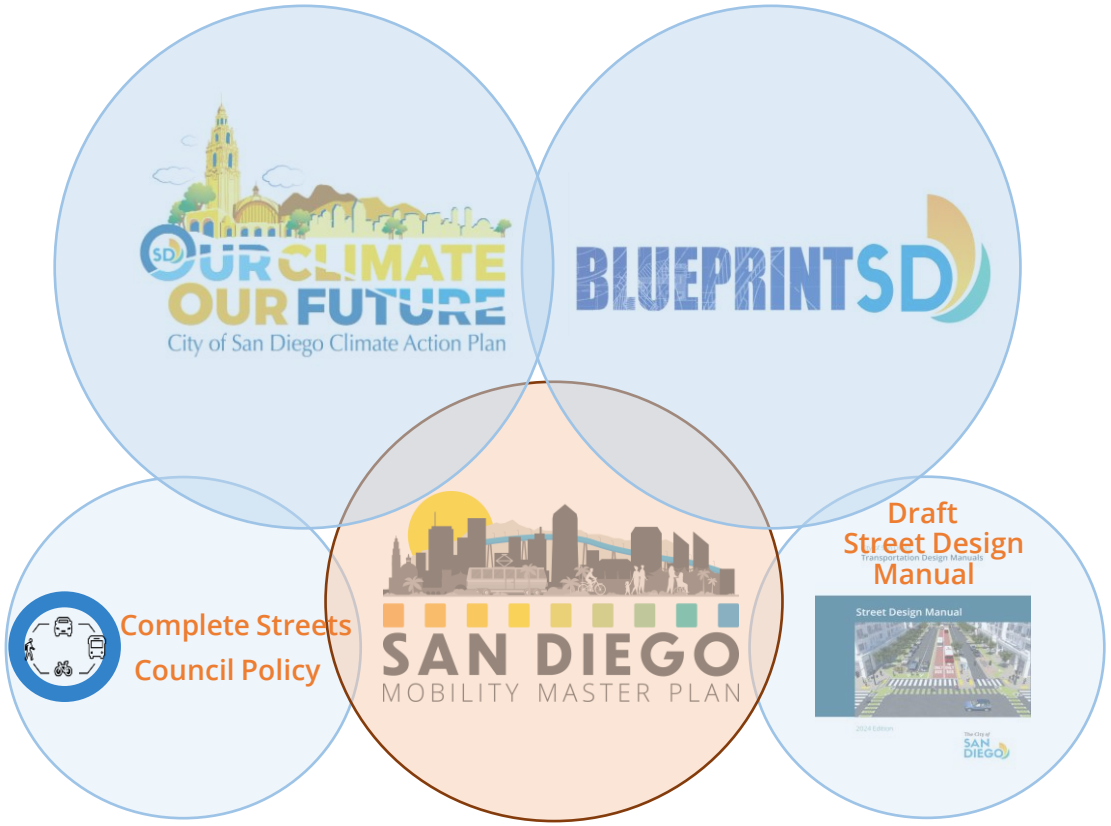
Break

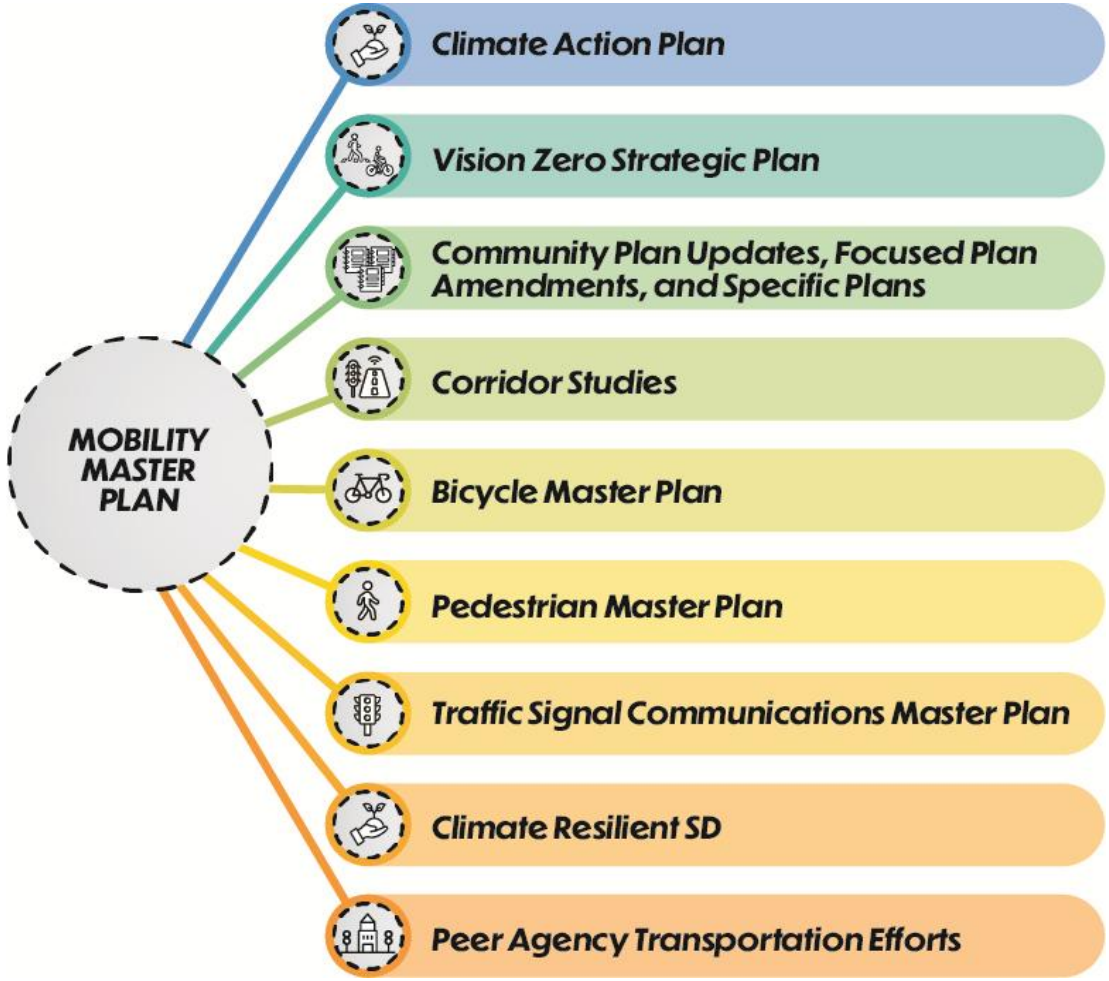
Questions or Comments?


Metropolitan Transit System 2131
932 NATIONAL CITY
MTS
2131
MTS
Iris
Avenue
Transit
Center

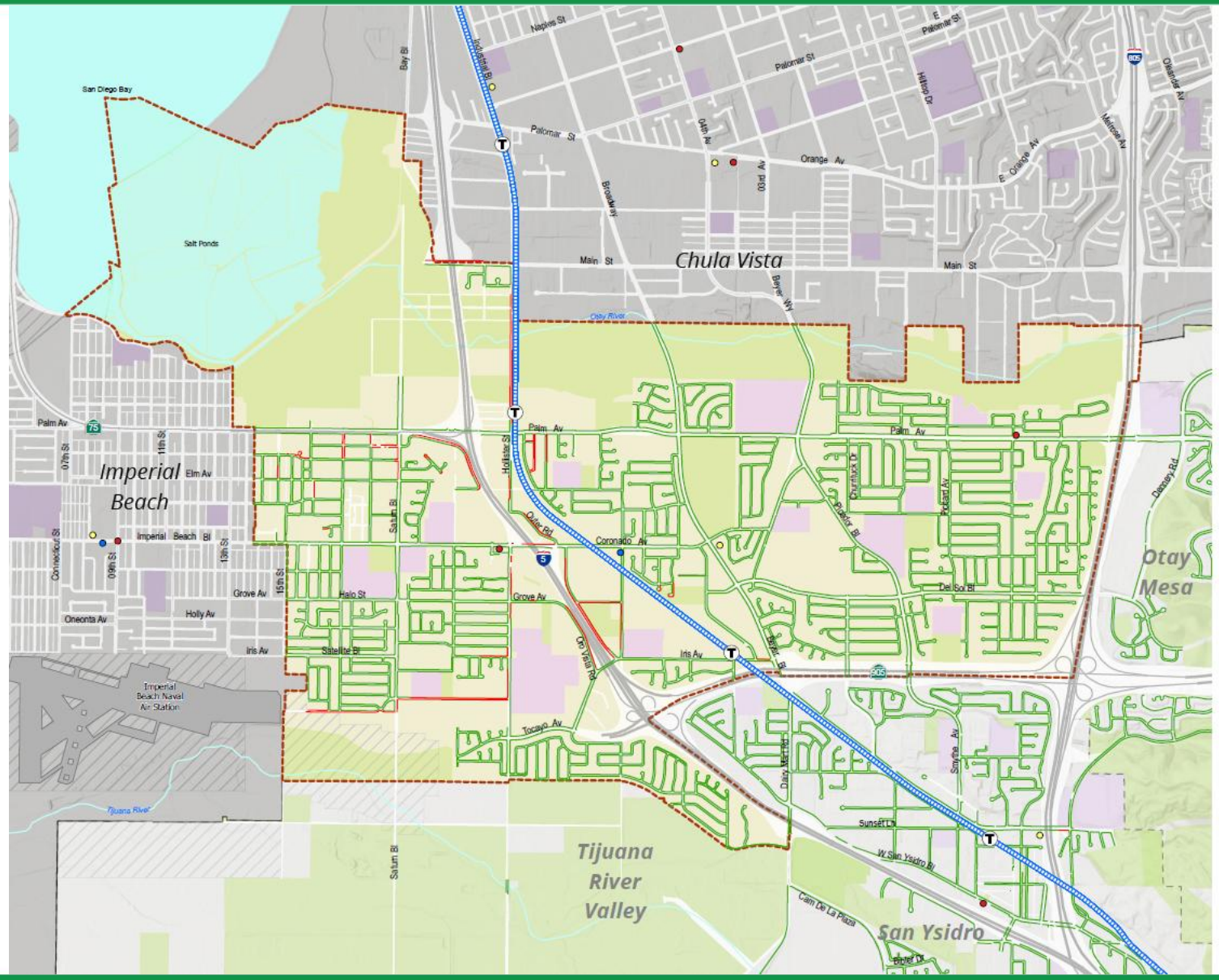
Mobility

Mobility – Citywide Regulatory Framework

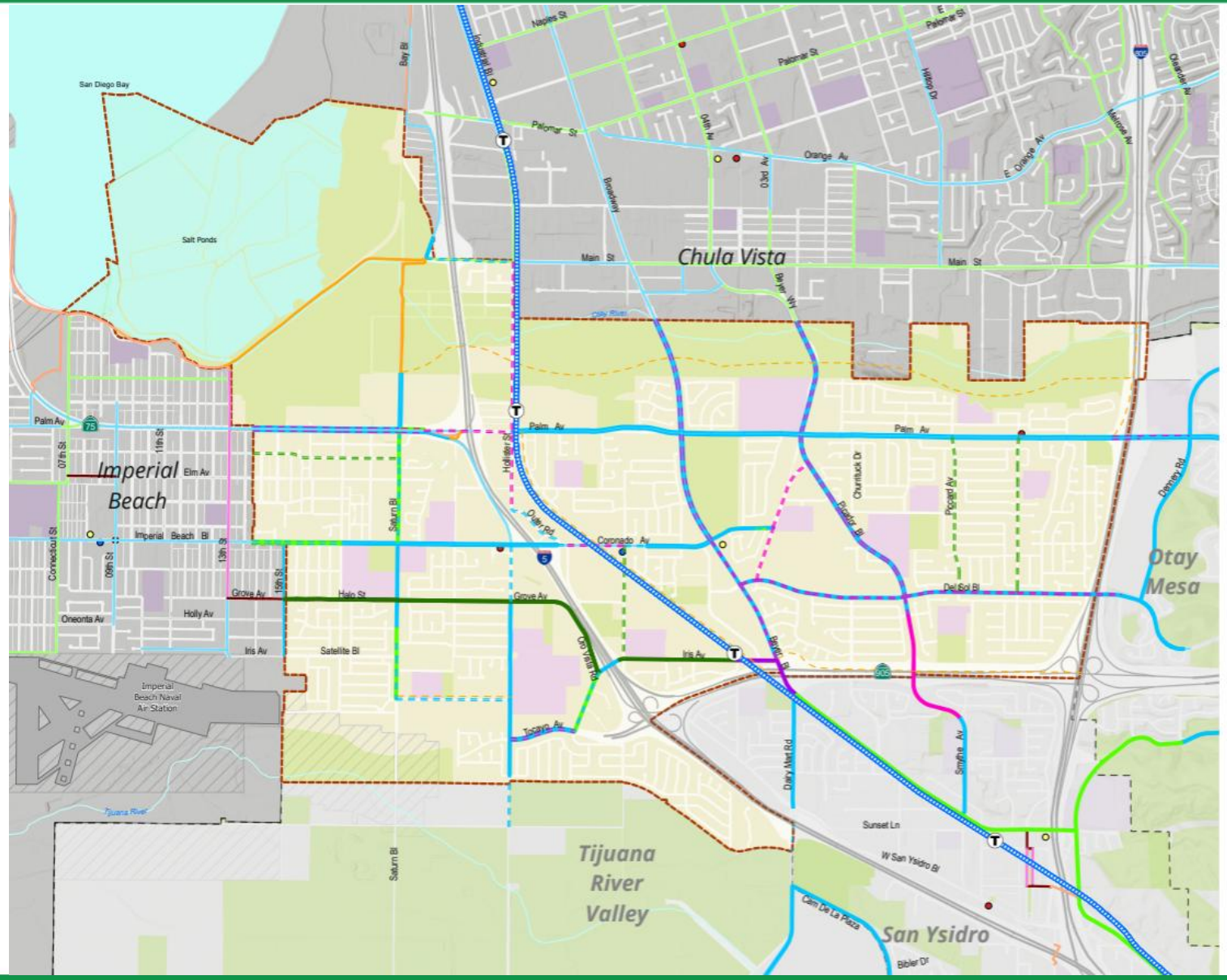




Existing Sidewalk Network



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

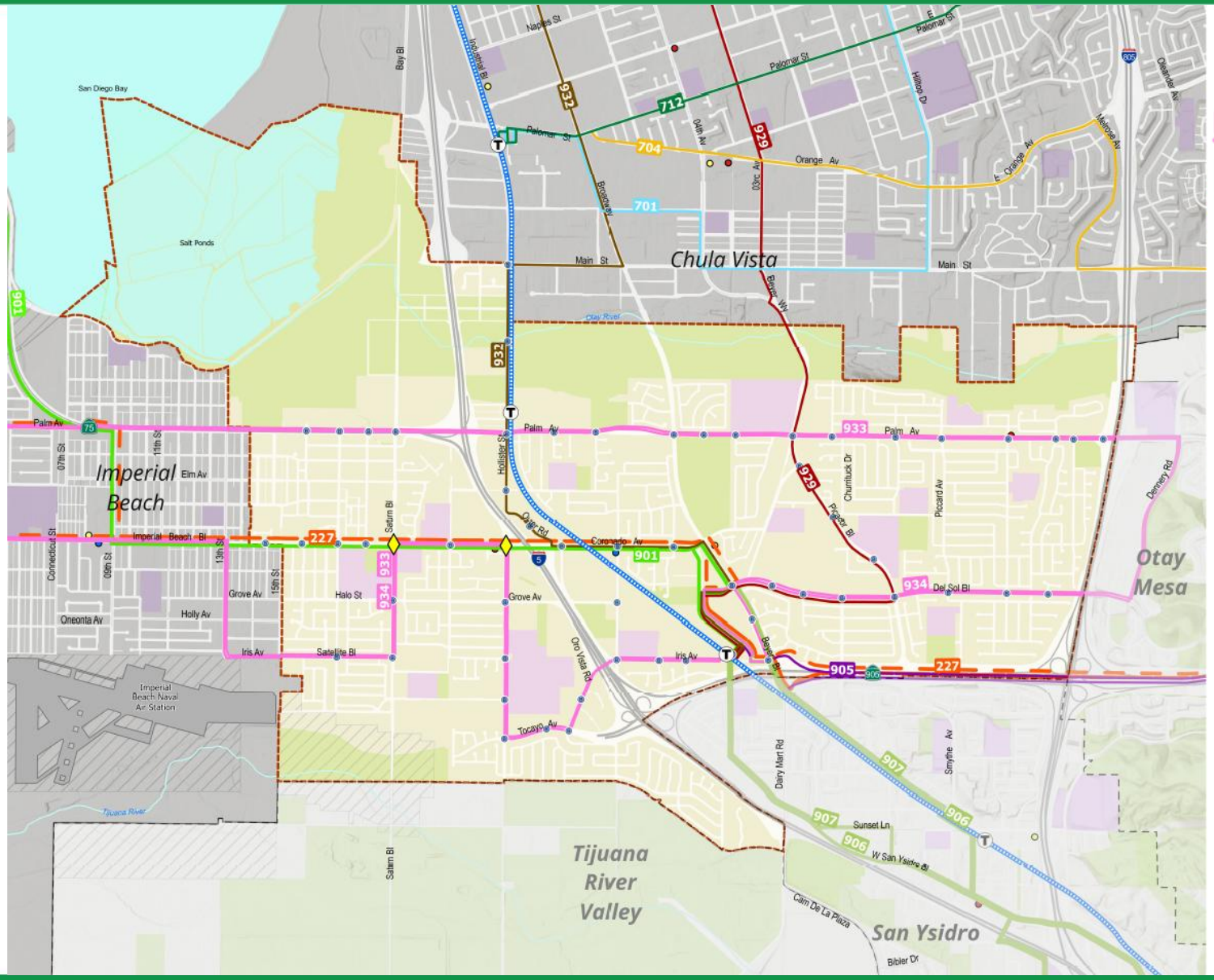
- Community Plan Boundary
- Park or Open Space
- Military Use
- Institutional
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Police Station
- Library
- Fire Station
- Trolley Stop

0 0.25 0.5 Miles

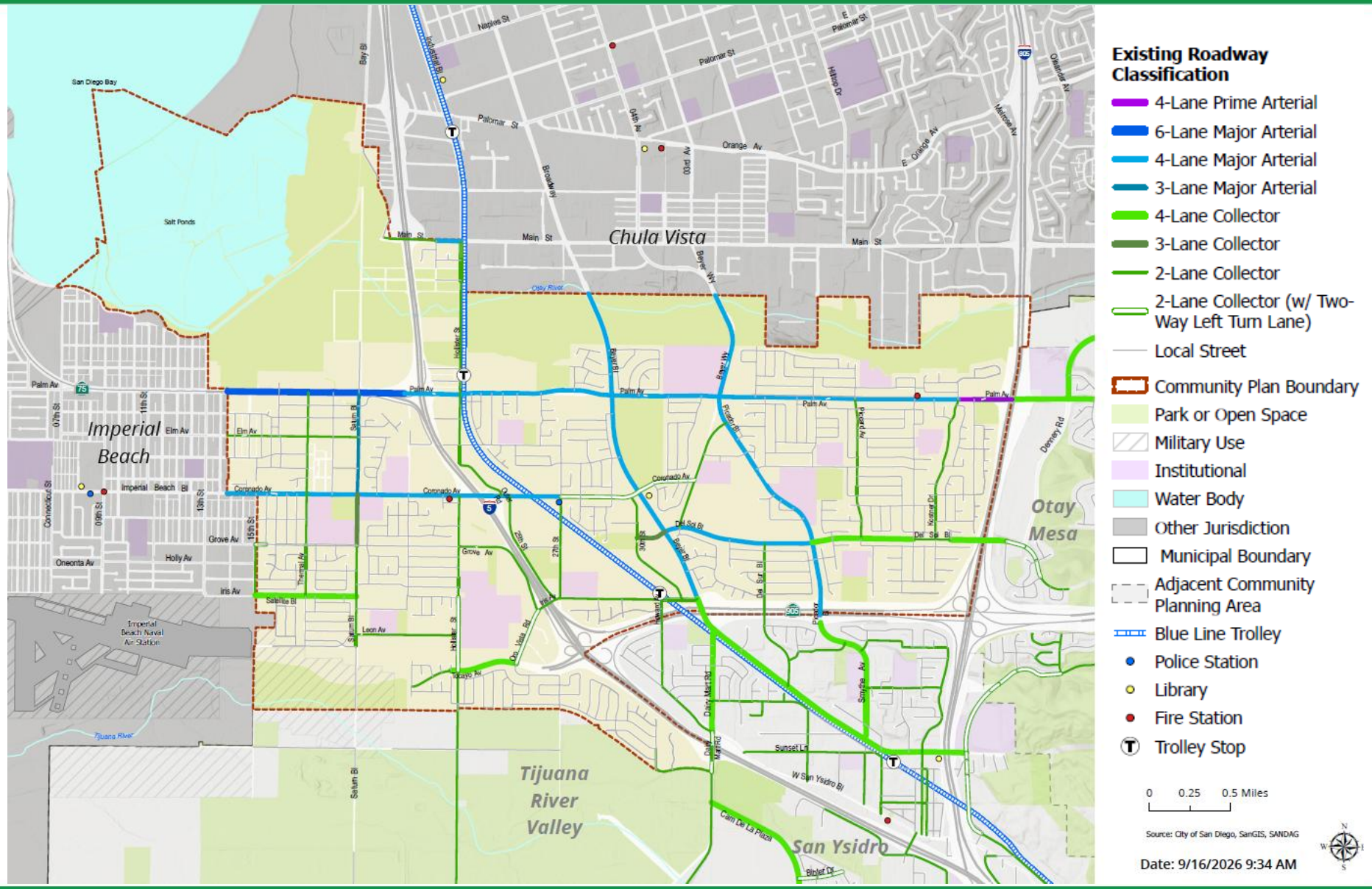
Source: City of San Diego, SanGIS, SANDAG

Date: 9/30/2026 1:09 PM

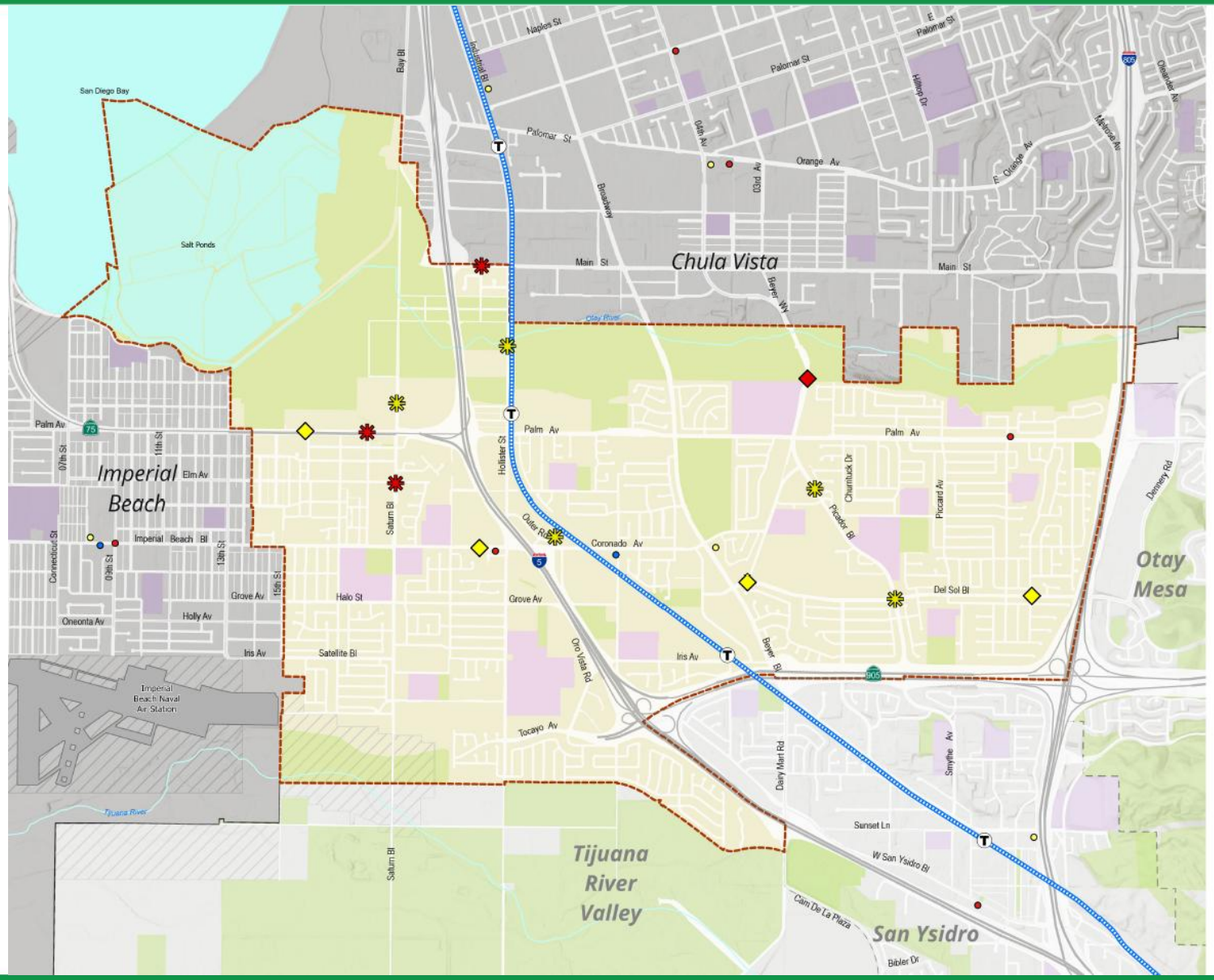
Existing Transit Network



Existing Street Classifications



Collisions Involving Pedestrians or Bicyclists



Collision Type

- Pedestrian - Fatal
- Pedestrian - Severe Injury
- Bicycle - Fatal
- Bicycle - Severe Injury
- 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

0 0.25 0.5 Miles

Source: City of San Diego, SanGIS, SANDAG

Date: 6/16/2026 7:53 AM

Household Transportation Characteristics

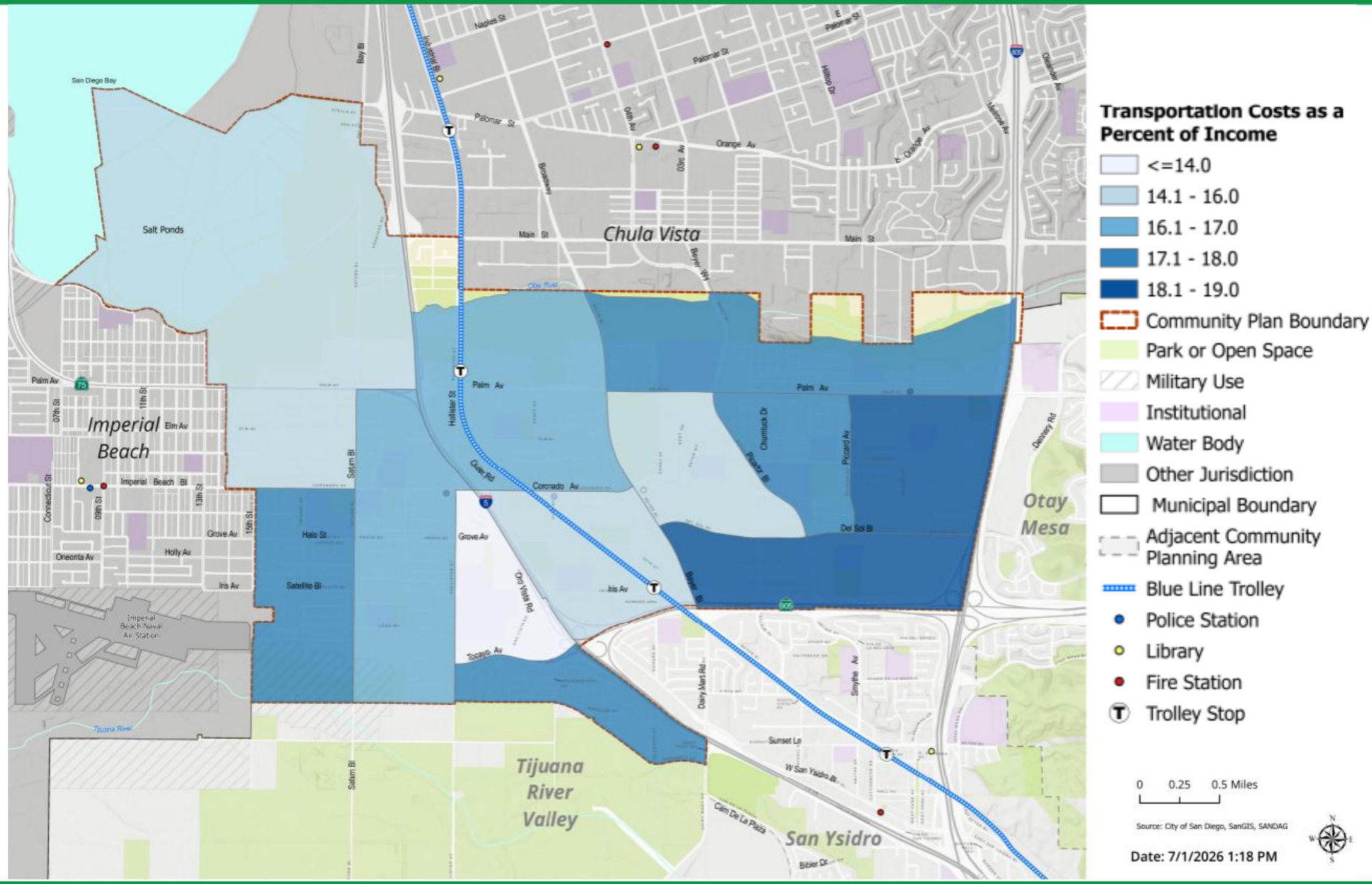
How People Get to Work

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%

Around 14.1% of Otay Mesa-Nestor workers either commute by walking, bicycling, public transit, or work from home.

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

Household Transportation Spending



Travel Time to Work and Vehicle Ownership

Travel Time to Work

Travel Time	Otay Mesa-Nestor	City of San Diego	San Diego County
Travel time to work less than 10 mins. (%)	9%	8%	9%
Mean travel time to work (mins.)	29.1	23.5	25.5

Vehicles Ownership

Travel Time	Otay Mesa-Nestor	City of San Diego	San Diego County
None	2%	3%	3%
1 vehicle	14%	23%	19%
2 vehicles	31%	42%	41%
3 or more vehicles	53%	32%	38%

The average commute for Otay Mesa-Nestor workers is about 29.1 mins, which is longer than both the citywide and countywide averages.

Otay Mesa-Nestor has a lower percent of 0, 1, & 2 vehicle households than the City, but 21% more 3+ vehicle households.

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



Parks & Public Facilities

What is Park Planning?

Community Park Planning

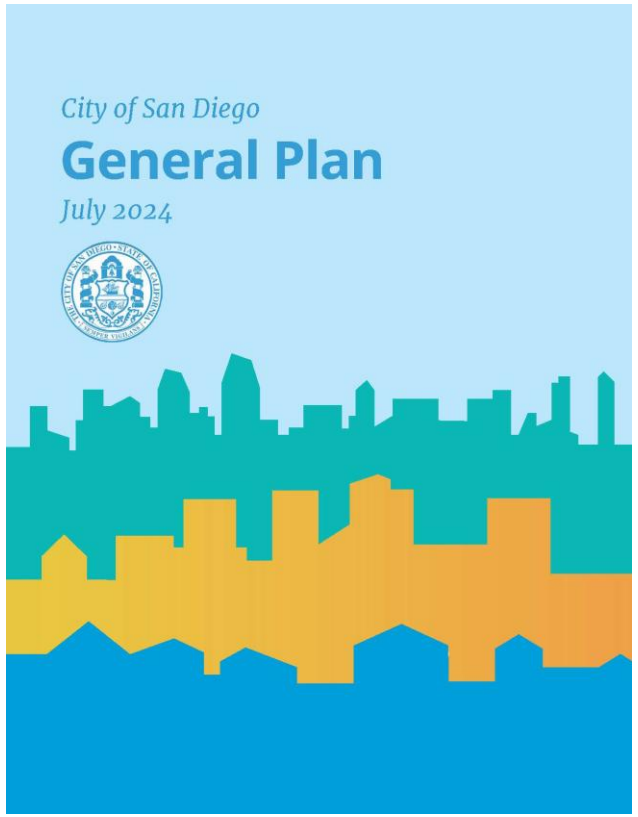
Regional Park Planning

Regional Park Plan Review

Citywide Park Planning

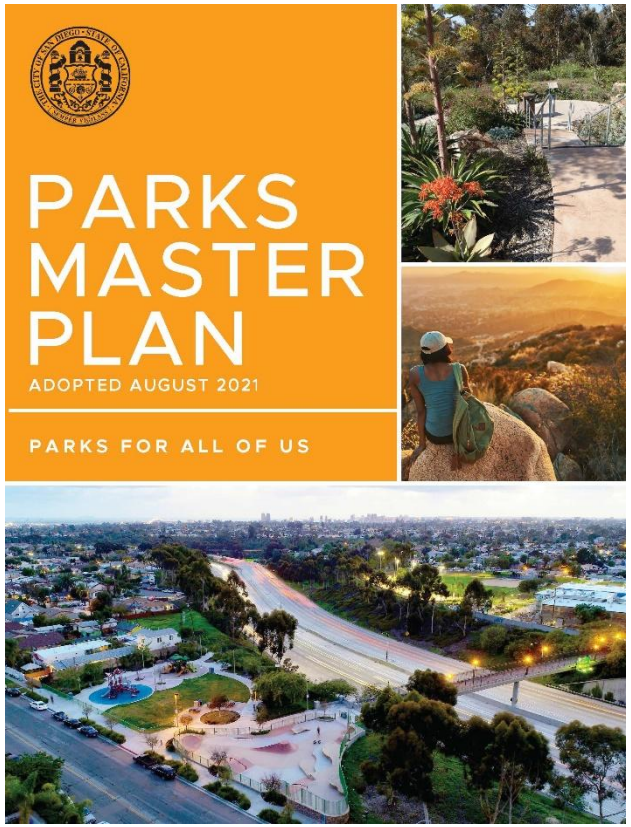


Guiding Park Planning Documents



General Plan

Recreation Element



Parks Master Plan



Trails Master Plan (in development)

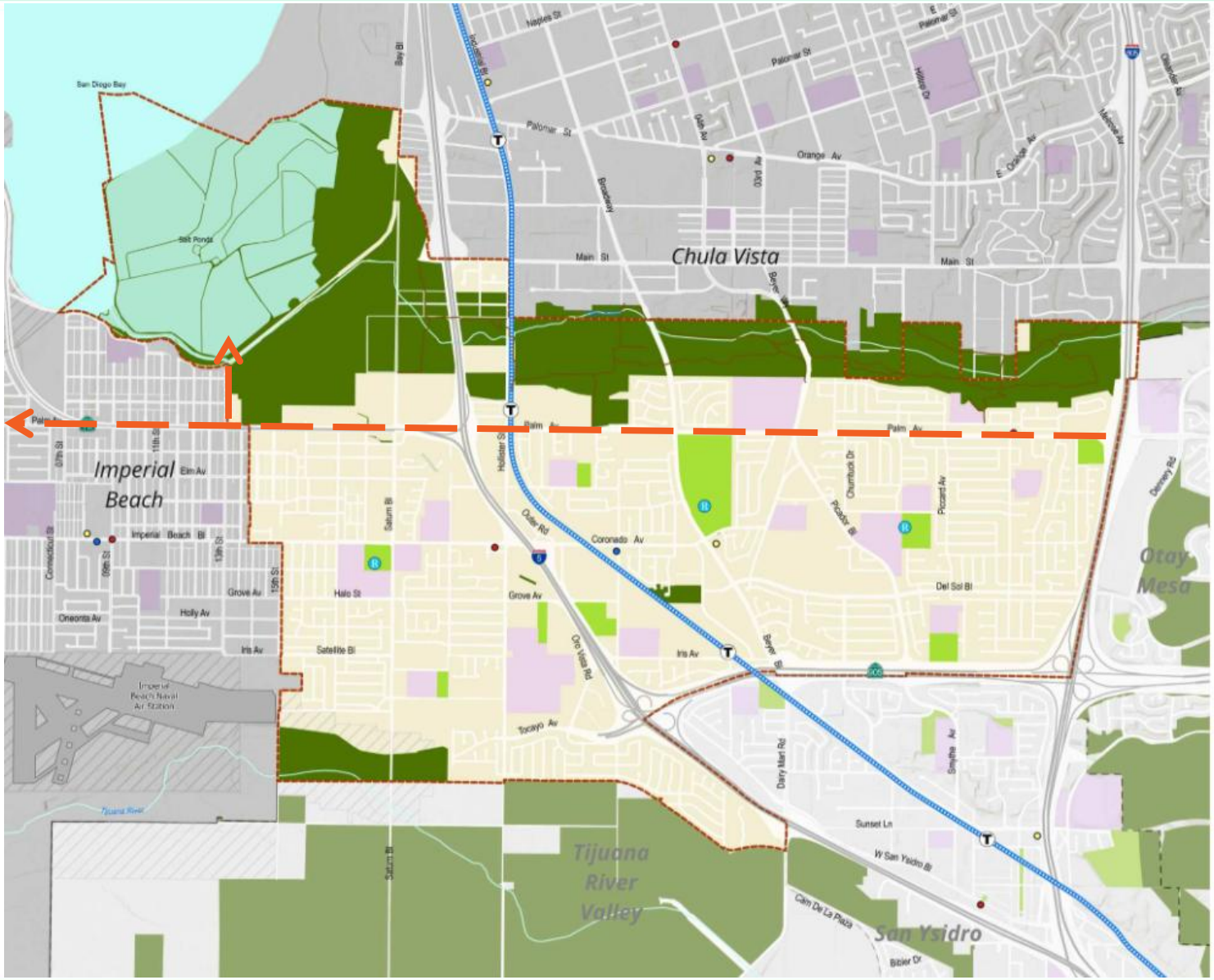
Existing Parks and Recreation Facilities

Parks and Recreation Facilities Summary	
Total Population (2025)	57,400 people
Recreation Value Points Goal, 100 points per thousand	5,740 points
Current Recreation Value Points	2,219 points
Recreation Center Requirement – 17,000 SF per 25,000 people	39,032 SF
Current Recreation Center Square Footage	27,630 SF
Aquatic Complex Requirement – 1 Complex per 50,000 people	1 complex
Current Number of Aquatic Complexes	0

Identified current recreational access showcases areas of planning opportunity

Source: *City of San Diego*

Existing Parks and Recreational Facilities



Existing Parks

Parks	Description	Existing Recreation Value	Size (in Acres)
Montgomery-Waller Community Park	A large, existing community park at the intersection of Palm Ave and Bayer Blvd, surrounded by residential housing and adjacent to Montgomery High School. The park includes softball fields, play areas, basketball courts, and several large fields.	1085	58.9
Egger-South Bay Community Park	This park is found adjacent to Mar Vista Academy on Coronado Ave and Saturn Blvd. The park includes play areas, a basketball court, softball fields, a fitness circuit, and a large turf area with lighting.	371	8.9
Sunnyslope Neighborhood Park	An existing park adjacent to Sunnyslope Elementary School with play areas, a basketball court, and open fields.	112	4.2
Silver Wing Neighborhood Park	An existing park adjacent to Montgomery Middle School with softball fields, basketball courts, open fields, multi-use paths, and a play area.	364	13
Berry Neighborhood Park	This park is located next to Berry Elementary School and includes amenities such as picnic tables and multi-use paths within open grass fields.	70	3.7
Palm Ridge Neighborhood Park	An existing park with a full recreation module, including two softball fields and soccer field as well as a full basketball court. Other park amenities include a play area, picnic tables, and a restroom building.	301	8
Nestor Neighborhood Park	This park is found next to Southwest High School and Nestor Language Academy Charter School. It includes a play area and open, multi-use turf areas.	133	5
Otay Valley Regional Park	A large open space that follows Otay River and includes a trail system totaling approximately 7 miles.	105	643.5



Existing Recreation Centers

Recreation Center	Square Footage
Montgomery-Waller Recreation Center	10,850
Silver Wing Recreation Center	2,030
Robert Egger, Sr. – South Bay Recreation Center	14,750







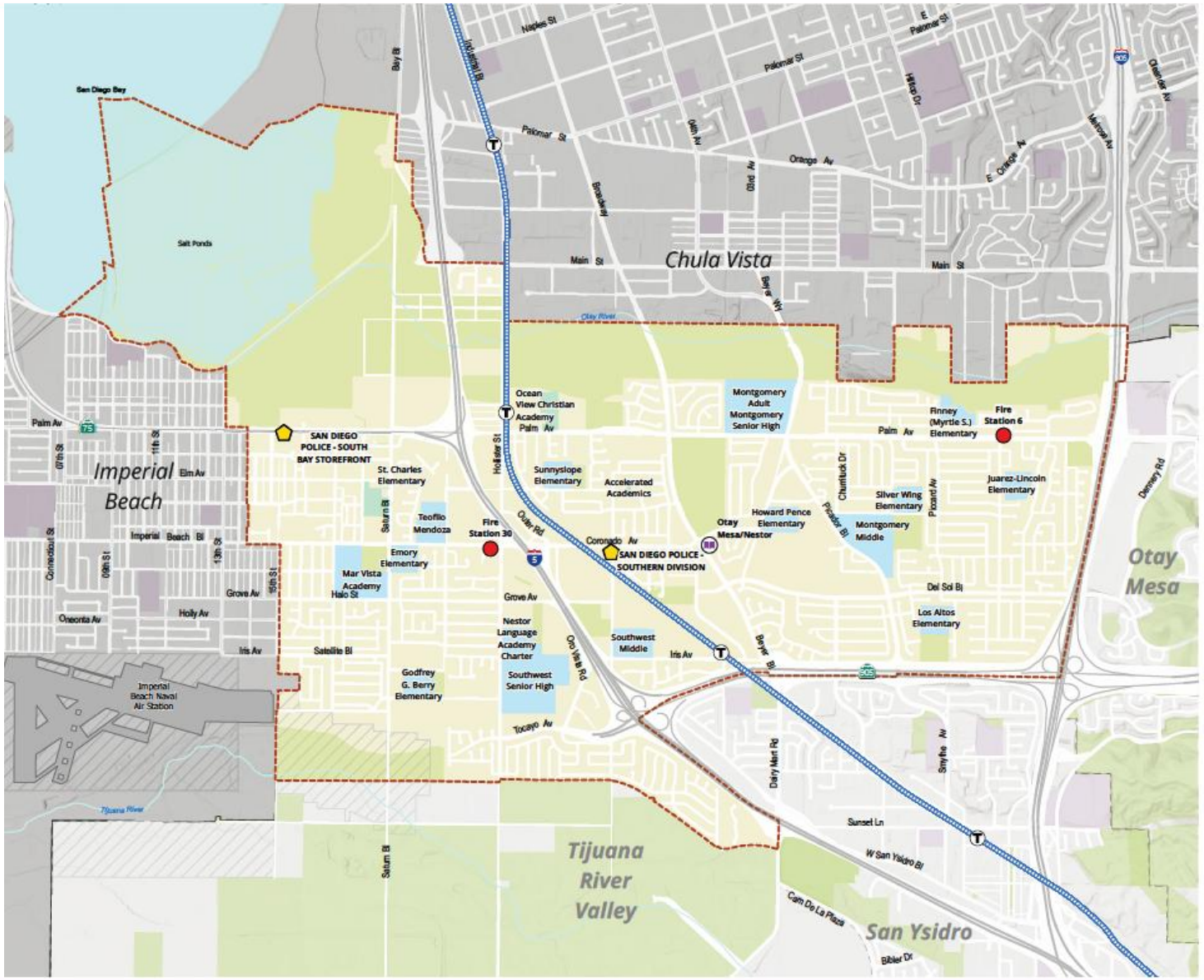


Planned Parks

Parks/ Recreation Facilities	Description	Recommendations	Planned Recreation Value	Park Size (acres)
Southwest Neighborhood Park	This proposed park will include 11.5 acres of land and is found directly east of the 5 between Grove Avenue and 27th St	Planned park amenities include a play area, shade structure, tree canopy, picnic tables, bathrooms, basketball courts, a soccer field, and off-leash dog area	192.5	11.5
Los Altos Neighborhood Park	Located south of Los Altos Elementary School and at the end of Marzo St, this park is planned on 10 available acres of land	The park is planned to include an active recreation field module, play area, tree canopy, picnic tables, bathrooms, and basketball courts	168	10.3



Public Services & Facilities



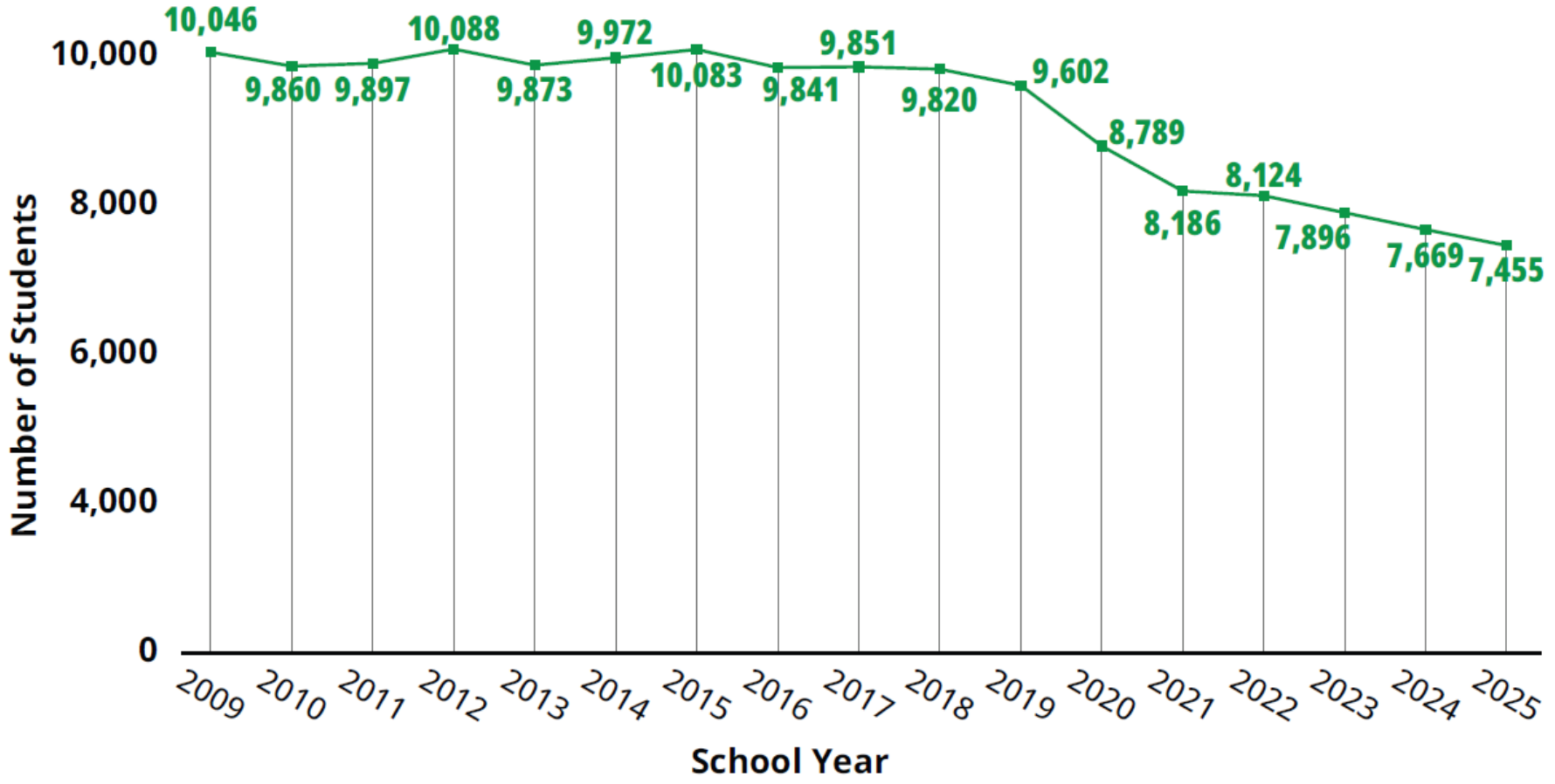
- Fire Station
- Police Facility
- Library
- Public School
- Private School
- Community Plan Boundary
- Park or Open Space
- Military Use
- Institutional
- Water Body
- Other Jurisdiction
- Municipal Boundary
- Adjacent Community Planning Area
- Blue Line Trolley
- Trolley Stop

0 0.25 0.5 Miles

Source: City of San Diego, SanGIS, SANDAG

Date: 8/20/2026 8:52 AM

School Enrollment



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

Break

Questions or Comments?

Next Steps

In Progress/Upcoming

- Submit feedback on the Atlas by the end of the year – use the feedback form at sandiego.gov/planotaymesanestor
- Planning Commission Workshop– November 5
- Community Visioning Survey is Live!
- Stakeholder interviews
- Arts-based youth engagement
- Vision Subcommittee meeting in the new year

Questions or Comments?

Email us at PlanOtayMesaNestor@SanDiego.gov

Sign up for Email Notifications at

SanDiego.gov/PlanOtayMesaNestor

Otay Mesa–Nestor
Community Plan Update

OTAY MESA NESTOR VISION SUBCOMMITTEE AGENDA

Tuesday, October 27th, 2026 - 6:00 p.m.
Montgomery-Waller Recreation Center
3020 Coronado Avenue, San Diego 92154
https://www.sandiego.gov/planning/community/profiles/otaymesanestor/agendas

Webinar: Please register in advance for this Zoom Webinar
https://sandiego.zoomgov.com/webinar/register/WN_epM5aD_5Qi6RmBBLn-OlnQ

Format: Hybrid in-person/virtual meeting. Members of the public attending in-person and virtually will be able to provide comments. Please note that Spanish translation services will be available in-person only.

1. **Call to Order/Introduction of Members**: Otay Mesa Nestor Community Planning Group (OMNCPG).

2. **Non-Agenda Public Comments**: (2-minute limit per speaker).

3. **Informational Item: Presentation from City Planning Department Staff on the Otay Mesa-Nestor Atlas: Existing Conditions Report**
   As part of the first phase of the Otay Mesa-Nestor Community Plan Update, City Planning staff has published the Otay Mesa-Nestor Atlas: Existing Conditions Report. City staff will provide an overview of the Community Plan Update process and present the six chapters of the Atlas: 1) Introduction, 2) History and Place, 3) Sustainability, Equity, Resilience, and Conservation, 4) Land Use and Development, 5) Mobility, 6) Parks and Public Facilities. Breaks will be taken to provide ample time for questions, answers, and a discussion.

4. **Adjournment**