



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 18, 2019 REPORT NO. PC-19-071

HEARING DATE: July 25, 2019

SUBJECT: Otay Mesa Road Community Plan Amendment Initiation

PROJECT NUMBER: 638768

OWNER/APPLICANT: BDM Investments, LLC and MHS Advisory, LLC

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Otay Mesa Community Plan to redesignate a 14.16-acre site located on the southwest corner of Corporate Center Drive and Otay Mesa Road from Community Commercial-Residential Prohibited to Residential – Medium High?

Staff Recommendation: **INITIATE the community plan amendment process.**

Community Planning Group Recommendation: On June 19, 2019, the Otay Mesa Planning Group voted 14-0-1 in support of initiating an amendment to the Otay Mesa Community Plan (Attachment 1).

Environmental Review: This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Impact Statement: None with this action. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: If initiated, subsequent approval of the proposed community plan amendment and corresponding rezone would allow development of no more than 623 dwelling units where none are currently allowed.

BACKGROUND

Site Location

The proposed amendment site is located on the southwest corner of Corporate Center Drive and Otay Mesa Road north of State Route (SR) 905 within the Northwest District of the Otay Mesa community planning area. (Attachment 2).

Existing Adjacent Land Uses

The vacant 9.2-acre property directly west of the subject site was recently redesignated from Community Commercial-Residential Prohibited to Residential – Medium (15-29 dwelling units per acre). North of the subject property includes a mix of Residential – Medium High, Open Space, and Light Industrial uses. To the east, the site is bordered by Open Space and International Business and Trade land uses.

Community Plan Land Use Designation and Zoning

The site is located within the Otay Mesa community planning area and has a land use designation of Community Commercial-Residential Prohibited, and the site's underlying zone is CC-2-3 (Attachments 3 and 4). The CC-2-3 zone is intended to accommodate development with an auto orientation and does not allow for the development of residential dwelling units.

Transit

The site is within a Transit Priority Area. The site is also served by Metropolitan Transit Service (MTS) local bus route 905. Multiple bus stops are located along Otay Mesa Road (Attachment 5). Additionally, there is a Park and ride Lot approximately ½ mile west of the project site. Caliente Avenue Park and Ride Lot #80 is a state-owned facility maintained by Caltrans. The lot has 226 parking spaces and is intended to operate as a rideshare lot.

Circulation

Otay Mesa Road is designated as a 6-lane Primary Arterial in the Community Plan (Attachment 6). An existing Class III shared bicycle facility is on Otay Mesa Road and can be accessed from the subject site. The Community Plan proposes a Class II bicycle lane for Otay Mesa Road (Attachment 7).

Public Facilities

The subject site is located near public education and recreation facilities. Three schools are near the site. Ocean View Hills Elementary School and Vista Del Mar Middle School are within approximately 1.5 miles of the site, and San Ysidro High School is less than one mile from the subject site. The site is located approximately 1.5 miles from Cesar Solis Community Park, and approximately 2 miles from Ocean View Hills Neighborhood Park. There currently is no public library in Otay Mesa; the subject site is approximately 4 miles from the Otay Mesa-Nestor Library. The site is approximately 3 miles west of Fire-Rescue Department Station 43, located on the east portion of Brownfield Airport at the corner of Otay Mesa Road and La Media Road.

Housing & Demographics

As of 2018, SANDAG estimated there were approximately 17,782 people living in the Otay Mesa community planning area. This is a 922 percent increase from the 1,740 people living in the community in 2000 as reported by the US Census. In 2016, the community had 5,138 housing units of which 2,881 were single family and 2,257 were multifamily. Between 2000 and 2016, the community

added 4,657 housing units which is a 968 percent increase. The community has a person per household of 3.59.

Other Planning Efforts

On June 4, 2019, the City Council approved a community plan amendment and rezone of the property known as PA 61, which lies at the western border of the subject site on the southeast corner of Caliente Avenue and Otay Mesa Road. The approved project would develop up to 45,000 square feet of commercial uses and up to 267 residential dwelling units. The project included a community plan amendment to redesignate 9.2 acres of the 14.6-acre site from Community Commercial-Residential Prohibited to Residential – Medium (15 – 29 dwelling units per acre). The project also included a rezone of 11.2 acres (9.20-acres of the project site plus 2-acres of Public Right-of-Way on Otay Mesa Road) from CC-1-3 to RM-2-5 to allow residential development.

On May 20, 2019, the City Council approved the Sunroad Otay 50 project, an industrial park development consisting of four buildings totaling more than 845,00 square feet on Otay Mesa Road east of La Media Road. The approval included a community plan amendment to remove Avenida Coastal Azul, a classified 4-lane Collector, from the Community Plan.

A Specific Plan has been drafted for the Southwest Village area, which proposes to allow up to 5,277 dwelling units within the Southwest District of Otay Mesa. The community plan identifies up to 5,880 housing units for the specific plan area. Additionally, the draft Specific Plan proposes to allow up to 174,000 square feet of retail and commercial uses to be primarily located near the intersection of Caliente Avenue and Beyer Boulevard.

DISCUSSION

Commercial Land Uses

The Otay Mesa Community Plan designates the site as Community Commercial-Residential Prohibited which provides for goods and services to the residential areas to the north and employment areas to the east in Otay Mesa. As discussed in the Community Plan Land Use Element, the Community Commercial-Residential Prohibited designation is intended to support commercial uses that cannot be accommodated within the mixed-use areas located within the villages.

The Community Plan recommends maintaining community commercial areas in Otay Mesa to support the development of retail, office and other commercial services to serve the surrounding areas. The Community Plan designates over 290 acres for commercial uses (not including mixed-use commercial land within village areas), of which 46 acres are designated for Community Commercial use. Palm Plaza in the Northwest District is a regional shopping center that includes large retail establishments, restaurants, and a multi-plex movie theatre that serves the existing residential uses in Otay Mesa and the surrounding communities in South County.

Heavy commercial lands are in the eastern portion of the community, in close proximity to two major freeways (SR-905 and SR-125) to provide auto-oriented commercial businesses with high visibility. The approximately 140 acres designated heavy commercial meet the demand of border-related activity that occurs near the Otay Mesa Port of Entry.

Within the village areas, the Central Village Specific Plan allows up to 139,700 square feet of commercial uses to serve the residents of Central Village. The draft Southwest Village Specific Plan

currently proposes to allow up to 174,240 square feet of commercial uses to serve the residents of the village and the Southwest District.

A market analysis, which was prepared as part of the Otay Mesa Community Plan Update process, determined that the Community Plan provided enough commercial acreage to service the community through buildout. Additionally, as part of the PA 61 community plan amendment, a retail market analysis was prepared. That analysis showed sufficient retail capacity within Otay Mesa to serve existing and future residential uses and the surrounding communities.

Proposed Community Plan Amendment

The initiation request proposes to redesignate the property from Community Commercial-Residential Prohibited to Residential – Medium High (30-44 Dwelling Units per Acre). If initiated, the proposed amendment application would be accompanied by a request to rezone the property from CC-2-3 to a corresponding zone that allows for residential use.

Land Use and Urban Design Considerations

While the initiation request proposes to redesignate the site to a Residential use, the 14.16-acre site has the potential to accommodate residential and commercial uses in a horizontal or vertical mixed-use setting. If initiated, the appropriate land use designation(s) and density range would be determined through the development project review process.

In addition to the land use designation, the proposed amendment would need to address pedestrian and bicycle access from the site to surrounding development and Otay Mesa Road to enhance pedestrian and bicycle use among residents within the proposed amendment site. The proposed amendment would need to provide noise attenuation measures for residential uses sited near SR-905 and Otay Mesa Road.

Community Plan Amendment Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the City's General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The Planning Department has provided an overview of how the following initiation criteria are addressed by the proposed amendment:

(a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The proposed amendment would be consistent with the General Plan. If initiated, the redesignation of approximately 14 acres to allow for medium-high density residential development. As a result, roughly 27 acres in the community would remain for Community Commercial uses that prohibit residential. The Community Plan would maintain a distribution of land uses that provide sufficient capacity for a variety of uses, facilities, and services needed to serve Otay Mesa, consistent with the Land Use Element goal.

The addition of housing to the site would help implement the housing goals and policies of the Community Plan and General Plan. The Community Plan states that in order to achieve a balanced community in Otay Mesa, larger units along with a greater proportion of multi-family residential developments are needed to accommodate the larger households within the community. The proposed amendment would allow for multi-family residential development between 30 and 44 dwelling units per acre. The proposed residential density range would be consistent with the Community Plan goal of providing affordable housing development through the provision of a variety of housing types. The inclusion of multi-family residential would assist in promoting development at different density ranges to provide housing options at varying price points. Additionally, the applicant has stated their intention to satisfy the inclusionary housing requirement by providing affordable housing on site, consistent with Community Plan policies.

The proposed housing would help implement the Community Plan goal of providing a variety of housing types, including workforce housing, in close proximity to jobs and high frequency transit. The site is located near the Metropolitan Transit System (MTS) Routes 905 A & B and planned high frequency transit service, connecting the site to employment areas within Otay Mesa, including the Ocean View Hills Corporate Center and Otay Corporate Center South.

(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

The subject site is located in proximity to MTS Routes 905 A & B bus service connecting to the San Diego Trolley. The proposed amendment would assist the City in furthering its Climate Action Plan goals by increasing infill housing in a Transit Priority Area to increase transit mode share and reduce per capita Greenhouse Gas emissions.

Additionally, the proposed amendment would benefit the Otay Mesa community by providing additional housing opportunities at a time when the City Council has declared a housing state of emergency.

(c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

All necessary public services appear to be available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be conducted with the review of the amendment.

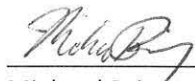
As outlined above, staff has determined that the proposal can meet all the initiation criteria. The following land use issues have been identified by staff. If initiated, these issues, as well as others that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Appropriate land use designation, residential density, and zoning for the site;
- Potential for horizontal/vertical mixed-use development on the site;
- Appropriate size and boundary for the amendment site;
- Analysis of the retail market to determine if the reduction of retail would impact the community;

- Urban and site design considerations, consistent with General Plan/Community Plan policies, for the proposed land use designation;
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development;
- Connectivity of pedestrian and bicycle facilities to better integrate the site with surrounding development;
- Climate Action Plan consistency and sustainable development features;
- Noise attenuation measures for residential uses sited near SR-905 and Otay Mesa Road; and
- Provision of additional benefit to the community.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Michael Prinz
Senior Planner
Planning Department



Laura C Black, AICP
Deputy Director
Planning Department

Attachments:

1. Otay Mesa Community Planning Group Draft Minutes for June 19, 2019
2. Vicinity Map
3. Otay Mesa Community Plan Land Use Map
4. Current Zoning Map
5. Transit Route Map
6. Roadway Classifications Map
7. Bicycle Network Map
8. Ownership Disclosure Statement
9. Initiation Request Letter

OTAY MESA PLANNING GROUP
MEETING MINUTES, JUNE 19, 2019
OTAY NESTOR LIBRARY
3003 CORONADO AVENUE, SAN DIEGO, CA 92154

Otay Mesa Planning Group Chair, Rob Hixson called the meeting to order at 3:04 p.m.

Introductions are made across the room.

Members present:	Members absent:
Rob Hixson- Chair	Ted Shaw
Mark Freed – Vice Chair	Rodolfo Jr. Lopez
James Street	
Clarissa Falcon	
Chris Holder	
Diane Kirma	
Felipe Nuno	
Jimmy Ayala	
John Couvillion	
Rita Mahoney	
Alejandra Mier y Terán	
Ronnie Taylor	
Tony Blas	
Christina Galaviz	
Tom Ricotta	
Tom Story	

Approval of minutes:

March 2019

- **Vote:** Jimmy Ayala and Felipe Nuno seconded.
- **Passed:** Yes
- **Opposed:** Mark Freed
- **Comments:** Opposed. With the provision to the revision of the meeting minutes, Mark Freed.
- **Abstained:** None.

April 2019

- **Vote:** Approved
- **Passed:** Yes
- **Opposed:** None
- **Abstained:** Alejandra Mier y Terán, Clarissa Falcon, Tom Story

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Public Input:

I was born and raised in San Diego and I am embarrassed to be from San Diego and especially to be a part of this Planning Group. When the planning group heard the Lumina TM and voted in favor of it did a disservice to the community. That map within the presentation deviated from the primary, the number health and environment issues of all communities today, which is raw sewage. The map that went forward and was approved by this planning group was recently at planning commission and the Deputy Director of Public Services in his discussion acknowledged in his testimony the intent of the of the specific plan was for property fault sewer crossed the mesa. There are a number of areas in San Diego where there is sewer at the depth necessary. You can listen to the minutes of that meeting. We failed to protect the community. It is a travesty for the Southwest Village and Chula Vista. The sewer does not meet the community plan. – Mark Freed.

I felt uncomfortable with against voting for this project. I am concerned with sewer lines not being used or completed. I feel that some members of the City may force developers to do things a certain way. Do they do deals behind closed doors? – Tony Blas

I am offended by the comment made about the City being on the take. The sewers are safe, and the City is not on the take. – Representative on Behalf of the Lumina Project.

The sewer you are talking about, Tony is another one. That can't be used because it is located in a slide zone. They can't make a rubber sewer line. It needs to be cement.

Chairman's Report:**Items Received April 2019:**

1. Notice of Application- MO 2321 Siempre Viva Court – CUP, Process Three, Project Number 632013 – Joe Esposito
2. Report to the Planning Commission- MPF 2220 Niels Bohr Court – Project Number 585368- Pacific Rim Bus. Ctr. LLC.
3. Report to the Planning Commission – MPF 9731 Siempre Viva Road – Project Number 585480 – Courtney Bus. Ctr. LLC. / Paragon Partners, LLC.
4. Report to the Hearing Officer – MPF 9850 Via de la Amistad, Project Number 611944 – Barob Group LTD
5. Siempre Viva CT MO CUP – Project Number 632013 – Denis Vanier
6. Plans- Express Auto Auction- Project Number 617494 – Raysnkain Enterprises
7. Notice of application – Project Number 625830 – Lumina TM II – Tentative Map, Public Easement Vacation & Neighborhood Development
8. Notice of Public Hearing – Planning Commission Recommendation – Project Number 555609 – Tentative Map, Public-Right-of-Way Vacation, Site Development Permit & Neighborhood Development Permit Addendum to Environmental Impact Report
9. Marijuana Outlet CUP Development Plans - MO 2321 Siempre Viva Court, Suite 103- Project Number 632013

Government Liaison Report**A. COUNCILMEMBER MORENO'S OFFICE: *Gerardo Ramirez* –**

Councilmember Moreno will be hosting office hours Wednesday, June 26th from 5:30 PM-7:30 PM.
 Councilmember Moreno will be hosting a clean-up on Saturday, July 20th from 9:00 pm – 1:00 pm.

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We will launch from Robert Egger Recreation Center Located at 1885 Coronado Avenue.

Food and raffle prizes will be provided.

The new San Ysidro Public Library will open on Saturday, September 7th at 10:00 AM. More details to come.

B. MAYOR'S OFFICE: No report given.

C. SUPERVISOR COX'S OFFICE: No report given.

D. ASSEMBLY MEMBER LORENA GONZALEZ OFFICE: No report given.

E. SENTOR HUESOS' OFFICE: *Claudia Lopez* – The Senate has set a bold and responsible budget plan that pays down to debts, builds healthy reserves and makes investments that align with the priorities of our state.

Total Spending: The Senate budget plan includes a total of \$214 billion in spending with 80% of discretionary resources going toward paying down debt, building reserves and one-time spending commitments. Over \$147 billion will be General Fund expenditures with over \$19 billion going to reserves, including \$16.5 billion into a rainy-day reserve fund. Middle Class Benefits: The Senate's budget plan contains no new taxes on middle and lower income Californians; lowers Covered CA insurance plan costs for families with incomes up to \$150,000; provides the highest level of education investments in history; increases access to higher education without tuition hikes; and ends the DMV's practice of passing on credit card services charges to customers.

Affordable Housing and Homelessness: The Senate's budget plan provides \$2.5 billion investment in affordable housing and homelessness, \$115 million above the Governor's proposal. Of the amount included in the Senate's plan, \$500 million is an ongoing commitment in housing infrastructure.

Early Childhood Care and Education: Backing up our belief that early childhood care and education is key to helping working families, the Senate's budget includes a total increase of over \$250 million for childcare spending. Our bold and responsible budget plan includes increased funding in the amount of \$85 million for part time care providers. Further, childcare slots would total 15,000 with an additional investment of \$90 million on a one-time basis and \$150 million ongoing. Finally, the Senate plans to implement Stage 1 childcare to a full 12 months, an increase of \$25 million over the Governor's May proposal. Prioritizing K-12 Education: The Senate is taking a responsible approach to prioritizing K-12 education. Our budget plan increases prop. 98 programmatic spending by \$300 million, and provides

\$100 million in ongoing funding for the After-School Education and Safety Program which supports literacy, and academic enrichment services for students' grades K-9. Expanding Access to Higher Education: In addition to expanding access to the UC and CSU systems, the Senate wants tuition kept flat in both systems. To meet that goal, the Senate is adding an additional \$30 million more than the Governor's \$45 million CSU funding proposal, including a \$23 million CSU enrollment increase to add 10,000 new students to the CSU system. We also are adding \$10 million more than the Governor's proposed budget to increase UC spending with a goal of adding 1,000 new students to the UC system.

Protecting Our Environment: The Senate is committed to resolving the clean drinking water issue in favor of working families. Our budget plan includes an historic \$150 million in permanent funding for the Safe and Affordable Drinking Water Fund, along with \$1.5 billion in the Greenhouse Gas Reduction Fund allocations.

Expanding Access to Health Care: The Senate is making health care more affordable for middle income families that buy insurance on the Covered California exchange by providing subsidies of more than \$200 per month for families up to 600% of poverty (\$150,000 for a family of 4). We also plan to extend Covered California coverage to more families by adding an additional \$300 million to the Governor's proposal for subsidies for Californians up to 600% of the federal poverty level. Our bold and responsible budget plan allocates \$62 million to eliminate the senior penalty for low-income seniors age 65 and older.

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Long Term Care for Our Aging Population: Our budget plan recognizes our commitment to our aging population through a one-time \$23 million investment in long-term care services, by continuing \$26 million in ongoing investments in senior nutrition, IHSS administration and the long-term care ombudsman program. The Senate also plans to reinstitute a 7% cut made to IHSS during the Great Recession. **Reducing Recidivism and Investing in Justice Reform:** The Senate's budget plan seeks to reduce recidivism and improve reentry through \$120 million in one-time investments. Further, we want to upgrade community-based rehabilitation programs with \$15 million in funding, provide \$70 million for the Adult Reentry Grant programs and provide \$5.75 million for higher education services for the formerly incarcerated. **Census:** The Senate's budget plan provides \$30 million, in addition to the Governor's proposal of up to \$79.5 million, for census outreach to help ensure a more accurate California count.

Small Business Tax Cut: The budget increases the threshold for small businesses to use easier accounting methods from less than \$5 million of gross receipts to less than \$25 million of gross receipts; enables small businesses to avoid using two sets of books: one for federal taxes, and one for state; provides \$460 million in tax cuts for small businesses through 2019-20, and ongoing tax cuts after that.

Working Families Tax Cut: The Senate's budget provides \$600 million in tax cuts for working families.

Tijuana River Valley Pollution: Per Senator Ben Hueso's request, the Senate approved \$15 million of Prop 68 funds to address sediment, trash and sewage at the Tijuana River Valley.

Coronado Bridge Suicide Prevention: Per Senator Ben Hueso's request, \$5 million will be spent on efforts to prevent suicides at the Coronado Bridge.

Chula Vista University: Per Senator Ben Hueso's request, \$2 million will be spent to examine whether a university is feasible in East Chula Vista (and three other cities).

Imperial Valley: \$8.6 million will be invested in building modifications at Imperial Valley College and \$17 million will help build a new courthouse in El Centro.

- F. POLICE DEPARTMENT:** No report given.
- G. FIRE DEPARTMENT:** No report given.
- H. IMMIGRATION & CUSTOMS DEPARTMENT:** No report given.
- I. CITY ATTORNEY'S OFFICE:** No report given.

Monthly Report:

CPC- Mark Freed: Storm water maintenance program there is one location there in Otay and that is referred to as Otay Reed. That is the only thing that it states.

CPC SB50 & SB330 height limits and density, most of the members are against this. Most don't want heights in the neighborhood. Transit is a priority. SB50 is considered dead. It may be reintroduced next year. They have asked all the planning groups for their input. Reduce height density planned transit as well. SB330 is in process and is currently being heard [per Claudia Lopez]. CIP Priority list, July 5th is the deadline. La Media Road – truck route is on the list. That is our only one.

Southwest Village Committee- Felipe Nuno: Full quorum. We discussed commercial plans for the future.

Matt presented. July 17th will be out next meeting. We will be talking about utilities, like sewers. We will not have an August meeting. September we will discuss bigger talking points, i.e. transportation in our next meeting.

Border Transportation- Alejandra Mier y Teran: Two issues related to the border emergency, Tariffs was not imposed for now, but we are missing/need 15 inspectors. This affects productivity. Caltrans presented on and

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SR-11 phase-2. There will be long term closures. For example, Enrico Fermi Rd. They will be height and with constrictions.

La Media Truck Route- *David Wick:* It is crucial Councilmember Moreno makes the Truck Route a priority.

San Diego Airport Advisory Committee- *Clarissa Falcon:* Updating the Master Plan. Draft EIR invite airport to presentation.

Code Enforcement - Nothing reported.

Chamber Update- *Alejandra Mier y Teran:* Member breakfast with Senator Hueso, Friday June 21st from 8:30am – 10:00 am at the San Diego Country Club. We will be hosting the Golf Tournament August 2nd.

La Media West Wetlands- *Rob Hixson:* Nothing to report.

East Otay Mesa Property Owner's Association Update –*David Wick:* Otay Mesa Road & Alta Road. EVOC facility started grading. US Corps building the second fence. SR-11 they have picked a contractor to grade the site.

Informational Items:

None.

Action Items:

Motion: Otay Mesa CPA Initiation Project No. 638768 ("Handler")– Steve Bossi, Atlantis Group

Presented by: Mike Shumaker / Steve Bossi

Vote: John Couvillion, Tom Story, seconded.

Vote No: None

Resolved: Yes

Recommendation/ Comment: Recommendation for approval.

Abstained: Jimmy Ayala

Motion: Community Investment Projects

Presented by: Mike Shumaker / Steve Bossi

Vote: Mark Freed, Felipe Nuno seconded

Vote No: None

Resolved: Yes

Recommendation/ Comment: La Media Truck Route is a priority. We should create the list again next time we meet. July 5th is the deadline.

Abstained: None

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Closing remarks:

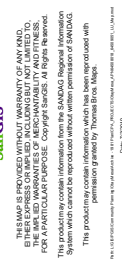
Thank you.

Old Business:

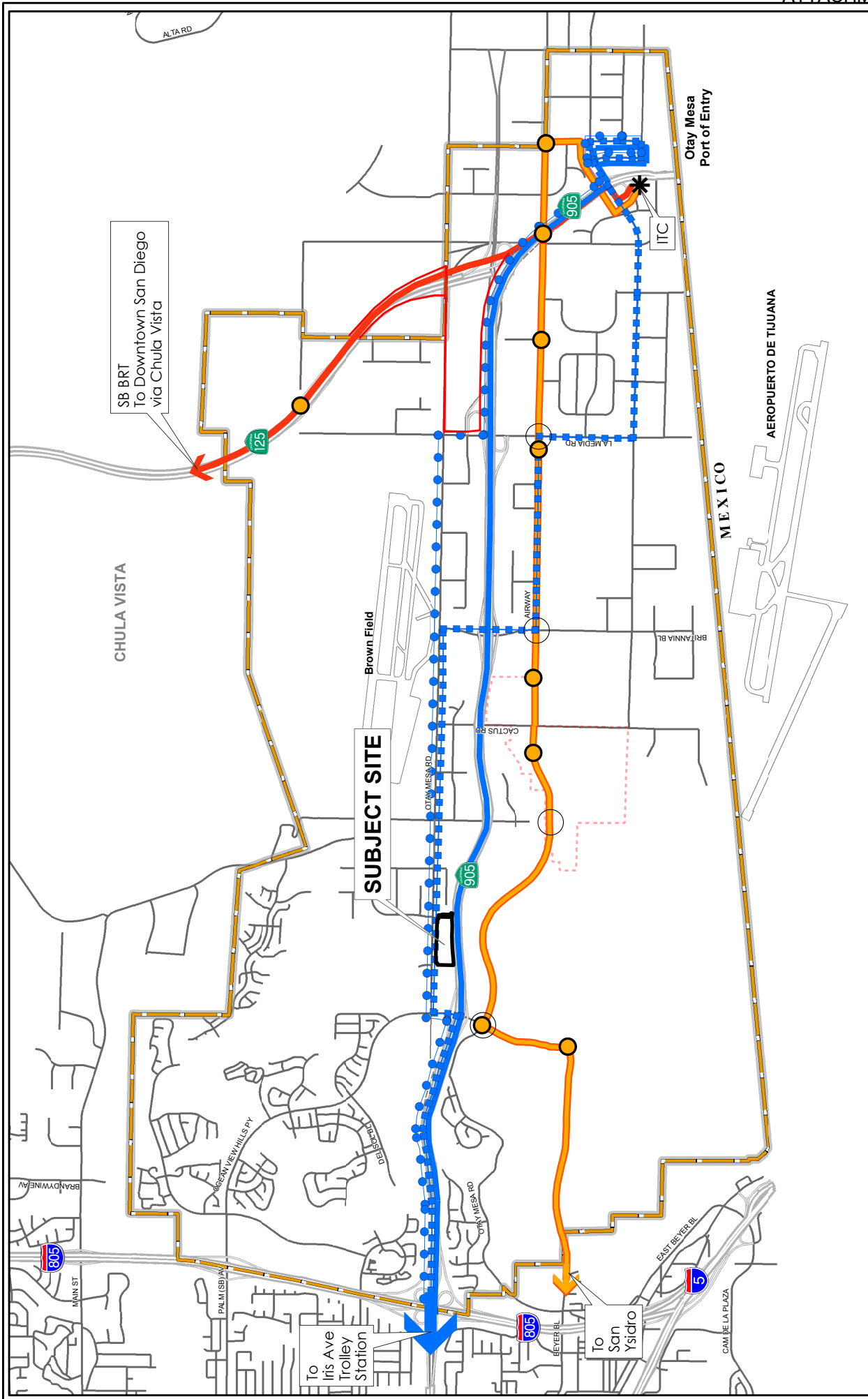
No old business.

Meeting adjourned at 3:55 p.m. by Otay Mesa Planning Group Chair, Rob Hixson









OTAY MESA TRANSIT ROUTE MAP - Figure 3-1

Legend

- Community Plan Boundary
- Potential BRT/Rapid Transit Stop
- Potential Transit Priority Measure
- Intermodal Transportation Center (ITC)

Existing Transit Routes

- Route 905
- Route 905A
- Route 950

Future Transit Routes

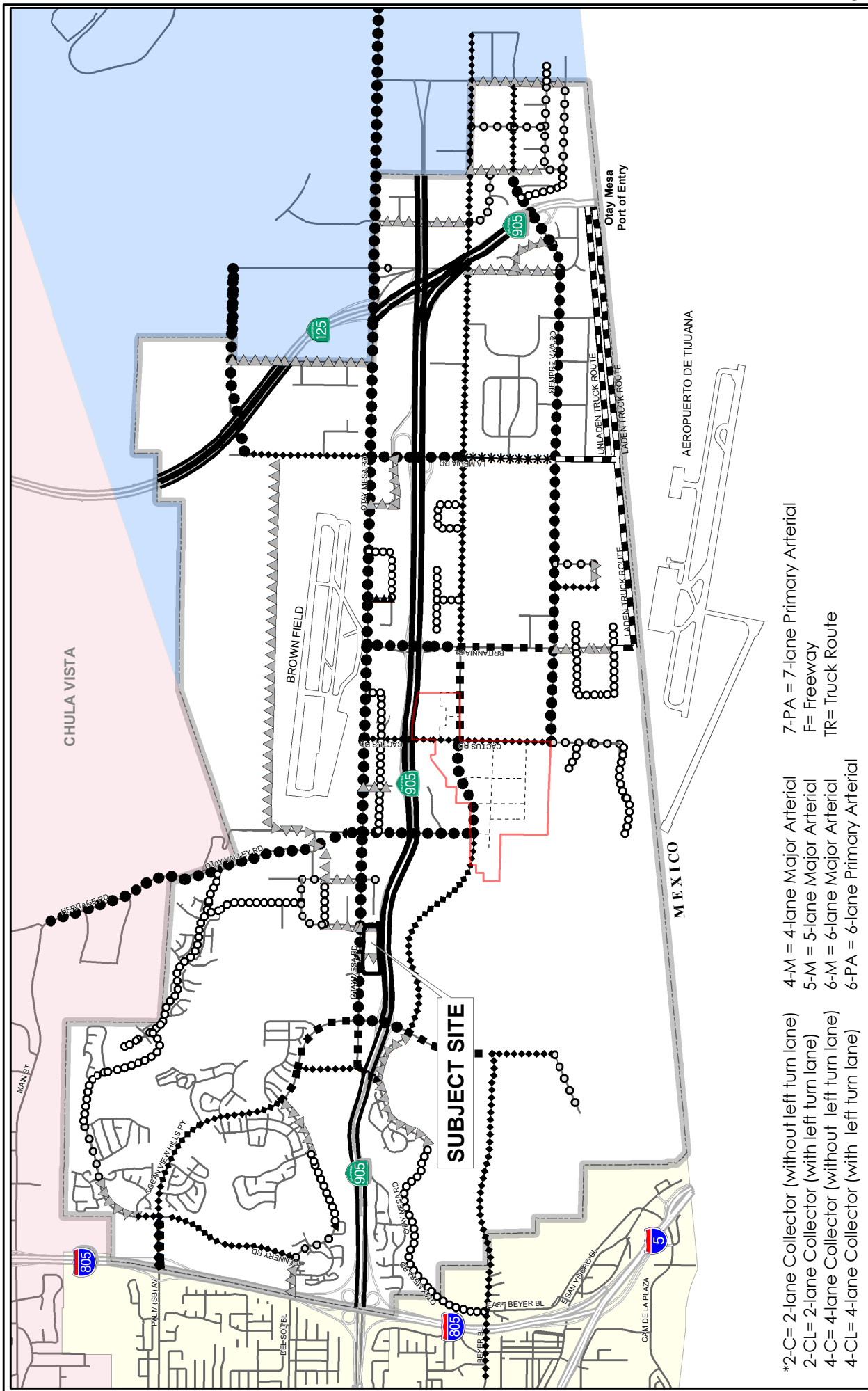
- South Bay Bus Rapid Transit (BRT)
- SB BRT Interim Routing (Until SR-905/SR-125 Interchange is Completed)
- Future Rapid Transit Route
- Central Village Specific Plan

Scale: 0 to 4,000 feet

North Arrow: N

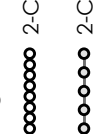
Disclaimer: THIS MAP IS PREPARED FOR THE CITY OF SAN DIEGO AND IS NOT A CONTRACT. IT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A COMMITMENT BY THE CITY OF SAN DIEGO. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE PRODUCT MAY CONTAIN INFORMATION FROM THE SANDAG Regional Information System which cannot be reproduced without written permission of SANDAG. The product may contain information which has been reproduced from SANDAG's public domain data. SANDAG is not responsible for any errors or omissions. Date: 02/20/2019





OTAY MESA ROADWAY CLASSIFICATIONS - Figure 3-2

Legend

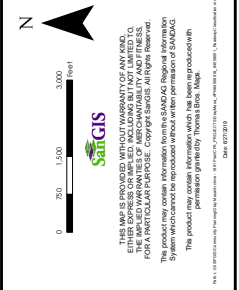


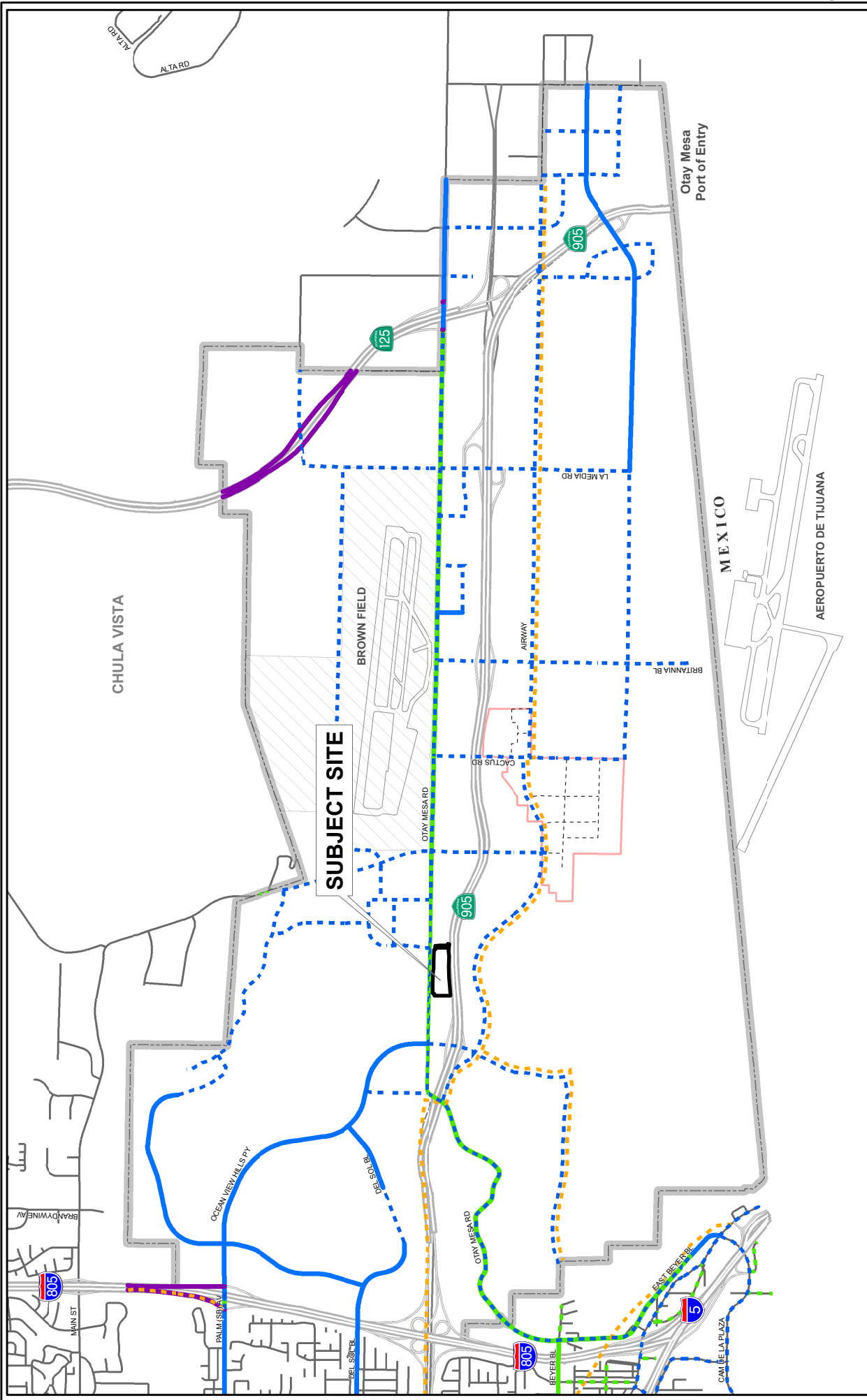
Central Village Boundary
Refer to Central Village
Specific Plan for additional
detail and Roadway
Classification

NOTE: For illustrative purposes only does not reflect future alignments.



THE CITY OF SAN DIEGO





OTAY MESA BICYCLE NETWORK - Figure 3-5

Bicycle Network Classification

- | Existing 2013 | Proposed |
|------------------------|------------------------|
| Class I - Bike Path | Class I - Bike Path |
| Class II - Bike Lane | Class II - Bike Lane |
| Class III - Bike Route | Class III - Bike Route |
| Freeway Shoulder | |


Refer to Central Village
Specific Plan for additional
detail and Bicycle
Network



THE CITY OF SAN DIEGO



SANGIS
This map is intended to provide a general overview of the project area and is not intended to be used for any other purpose. It is not a legal document and should not be used for any legal or financial purposes. The project may contain information from the SANDAG Regional Information System which cannot be reproduced without written permission of SANDAG. The product may contain information which has been reproduced from other sources. SANDAG is not responsible for any errors or omissions in this map. Date: 6/2/2013

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☒ **Other** Community Plan Amendment

Project Title: Otay Mesa Community Plan Amendment

Project No. For City Use Only: _____

Project Address: APN 645-080-18-00; 645-090-51-00

Specify Form of Ownership/Legal Status (please check):

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. _____
☒ Partnership ☐ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: BDM Investments, LLC and MHS Advisory, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 9523 La Jolla Farms Road
 City: La Jolla State: CA Zip: 92037
 Phone No.: (858) 245-5258 Fax No.: _____ Email: m.h.shoemaker55@gmail.com
 Signature: [Signature] Date: May 28, 2019
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: BDM Investments, LLC and MHS Advisory, LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 9523 La Jolla Farms Road
 City: La Jolla State: CA Zip: 92037
 Phone No.: (858) 245-5258 Fax No.: _____ Email: m.h.shoemaker55@gmail.com
 Signature: [Signature] Date: May 28, 2019
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: see attached ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: ☒ Yes ☐ No

Other Financially Interested Persons: BDM Investments, LLC and MHS Advisory, LLC

Benjamin Todd Handler, Limited Partner
4975 Lakewood Court,
San Diego, CA 92120

Denise Handler Shoemaker, Limited Partner
8640 Kilbourn Drive,
La Jolla, CA 92037

Monica Handler Penner, Limited Partner
8677 Villa La Jolla Drive, PMB 1238,
La Jolla, CA 92037

May 29, 2019

Ms. Laura Black, Deputy Director
Planning Department
City of San Diego
9485 Aero Drive
San Diego, CA 92123

Re: Otay Mesa Community Plan Amendment Initiation Request for APN 645-080-18-00; 645-090-51-00 on Otay Mesa Road

Dear Ms. Black:

BDM Investments, LLC and MHS Advisory, LLC, owner of the site at APN 645-080-18-00; 645-090-51-00, requests to initiate an amendment to the Otay Mesa Community Plan. The request is to move forward with a Community Plan Amendment (CPA) Initiation to re-designate the site from Community Commercial – Residential Prohibited to Residential – Medium High (30-44 dwelling units/acre). If the initiation is approved, the amendment application will be accompanied by a request to rezone portions of the property from the CC-2-3 zone to the CC-3-6 zone.

Existing Use	Proposed Use
Vacant	Residential



Initiation Criteria

The proposed land use plan amendment is compliant with the three initiation criteria found in the General Plan, LU-D.10:

1. The amendment request appears to be consistent with the goals and policies of the General Plan and Otay Mesa Community Plan;

The Otay Mesa Community Plan designates this site as Community Commercial – Residential Prohibited, and this site is within the Southwest District of the Otay Mesa Community Plan. Amending the Community Plan to the proposed Residential – Medium High (30-44 dwelling units/acre) achieves a land use designation consistent with the residential densities within the Southwest District. The General Plan Village Propensity map also identifies this site to be in the medium to high propensity range.

The proposal would implement General Plan policies for balanced communities including:

- Provide affordable housing throughout the City so that no single area experiences a disproportionate concentration. (LU-H.2)
- Maintain or increase the City's supply of land designated for various residential densities as community plans are being prepared, updated, or amended. (LU-C.3)

The General Plan also has policies that aim to provide a variety of housing types and sizes with varying levels of affordability in residential and village developments and different types of land uses within a community to offer a diverse mix of uses. The proposed amendment would include affordable housing opportunities consistent with policies in the Housing Element of the General Plan, including:

- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income development. (HE-1.8)

Amending the Community Plan to the proposed Residential – Medium High (30-44 dwelling units/acre) achieves a land use designation consistent with the policies in the Land Use element of the Community Plan, including:

- Integrate a variety of housing types within village and residentially designated areas with multi-modal access from the villages to the employment centers in the eastern portion of Otay Mesa. (2.2-2)
- Include in all residential developments housing units that are sized to meet the household family sizes anticipated in Otay Mesa. (2.2-3)
- Develop housing at different density ranges to provide housing affordable to all income levels. (2.2-5)
- Promote affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature. (2.2-6)

The proposed plan amendment is consistent with the goals and policies of the General Plan and community plan as it would provide affordable housing in an appropriate location within the Otay Mesa Community.

2. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policies or site design; and

The proposed community plan amendment would provide affordable housing on a site where this would be appropriate. The ultimate site design would include a pedestrian and bicycle friendly environment on the site. The density would be consistent with the densities in the Southwest District and the neighboring Northwest District.

The proposed project is consistent with General Plan policies for affordable housing, including:

- Seek attainment of community balance with respect to utilization of affordable housing resources. (HE-1.1)
- Encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income development. (HE-1.8)

Amending the Community Plan to the proposed Residential – Medium High (30-44 dwelling units/acre) achieves a land use designation consistent with the policies in the Land Use element of the Community Plan, including:

- Integrate a variety of housing types within village and residentially designated areas with multi-modal access from the villages to the employment centers in the eastern portion of Otay Mesa. (2.2-2)
- Include in all residential developments housing units that are sized to meet the household family sizes anticipated in Otay Mesa. (2.2-3)
- Develop housing at different density ranges to provide housing affordable to all income levels. (2.2-5)
- Promote affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature. (2.2-6)

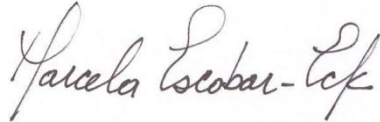
The proposed amendment also serves to implement Strategy 3 of the Climate Action Plan by locating infill housing within a transit priority area, and thus, increasing transit mode share and reducing per capita transportation sector GHG emissions.

3. Public Facilities appear to be available to serve the proposed increase in density/intensity, or their provisions will be addressed as a component of the amendment process.

Public facilities appear available to serve the proposed amendment to provide a residential use at the site. A full analysis of public facilities would be included as part of the community plan amendment analysis should this request be initiated. The property is in a Transit Priority Area due to its proximity to the bus routes 905 and 950.

We look forward to the Community Plan Amendment Initiation hearing before Planning Commission.

Best regards,

A handwritten signature in dark ink, reading "Marcela Escobar-Eck". The signature is fluid and cursive, with the first name "Marcela" being more prominent than the last name.

Marcela Escobar-Eck
Atlantis Group
Principal

Attachments

1. General Application Package
 - General Application
 - Deposit Account
 - Ownership Disclosure Statement
 - Proof of Ownership
 - APN Maps
 - Affordable Housing Checklist
- 2: Fees (\$12,000 deposit and \$615.86 fees)

CC: Mr. Tait Galloway, Program Manager
Mr. Michael Prinz, Senior Planner