



THE CITY OF SAN DIEGO

## REPORT TO THE PLANNING COMMISSION

**DATE ISSUED:** March 31, 2015 **REPORT NO.** PC-15-043

**ATTENTION:** Planning Commission, Agenda of April 30, 2015

**SUBJECT:** OTAY MESA COMMUNITY PLAN UPDATE – LAND USE & ZONING CLEAN-UP ITEMS (PROCESS FIVE)

**REFERENCE:** Planning Commission Report No 14-002, Agenda of February 13, 2014 (Recommendation to Approve of Otay Mesa Community Plan Update and Certify the Environmental Impact Report)

### SUMMARY

**Issue(s):** Should the Planning Commission recommend to the City Council approval of actions necessary to adopt the proposed land use designation, zoning, and text corrections and updates to community plan maps, as described in this report and its attachments?

### **Staff Recommendation(s):**

1. Recommend the City Council **ADOPT** a Resolution approving minor corrections to the land use map, other maps, and text within the Otay Mesa Community Plan; and
2. Recommend the City Council **APPROVE** an Ordinance changing 7.0 acres located in Otay Mesa from the CN-1-2 zone into the RM-2-5 zone; and
3. Recommend the City Council **APPROVE** an Ordinance changing 8.53 acres located in Otay Mesa from the Otay Mesa Development District Industrial and Commercial Subdistricts into the IBT-1-1 zone; and
4. Recommend the City Council **APPROVE** an Ordinance changing 21.94 acres located in Otay Mesa from the AR-1-1 zone into the CC-2-3 zone.

### **Community Planning Group Recommendations:**

The proposal affects the Otay Mesa community planning area. A number of the proposed minor corrections were identified and recommended in a letter from the Otay Mesa Community Planning Group dated October 8, 2014. A copy of the letter received from the community planning group is included as Attachment 6.

**Environmental Review:** An Environmental Impact Report (Project No.

30330/304032/SCH No. 2004651076) was prepared and adopted in 2014 for the comprehensive Otay Mesa Community Plan Update in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation Framework included in the Mitigation, Monitoring and Reporting Program (MMRP) was prepared to assure compliance for future activities within the Otay Mesa Community Plan area for the protection and preservation of sensitive biological and archaeological resources and to reduce potential impacts to below a level of significance. The proposed actions would be consistent with the 2014 Otay Mesa Community Plan Update Environmental Impact Report.

**Fiscal Impact Statement:** The proposed action would have no fiscal impact.

**Code Enforcement Impact:** The proposed action would have no code enforcement impact.

**Housing Impact Statement:** The proposed action would have no housing impact.

## **BACKGROUND**

A comprehensive update to the Otay Mesa Community Plan (OMCP) was adopted by the City Council on March 11, 2014. Since the adoption of the update, a number of minor items for correction have been identified by the Otay Mesa Community Planning Group and Planning Department staff.

## **DISCUSSION**

A list of the proposed land use and zoning changes to fix the identified discrepancies is provided in Attachment 1, and a map identifying the affected parcels is provided for reference in Attachment 2. The proposed changes will also require changes to the Official Zoning Map (see Attachment 3, Zoning B-Sheets) and three OMCP land use maps (Attachment 4). The current OMCP land use maps approved in 2014 are included in Attachment 5.

Five of these corrections were brought to City staff's attention in a letter from the Otay Mesa Community Planning Group dated October 8, 2014 (Attachment 6). The remaining land use and/or zoning corrections were identified by City staff in the course of work or brought to staff's attention by community members.

Staff researched each land use or zoning issue that had been raised to determine the intent of the adopted OMCP update for the identified parcel, and the intent of the rezoning action that was adopted concurrently with the update. The changes proposed by staff would implement the intent of these actions by ensuring that there is no conflict between the land use designation and zoning for the affected parcels.

Also, a text correction is needed to Policy 7.1-12 in the Recreation Element of the OMCP. This policy currently reads as follows: "Site the Grand Park at the southwestern corner of Cactus and Airway Roads." However, Figures 1-2, "Otay Mesa Vision Map," 2-1, "Otay Mesa Community

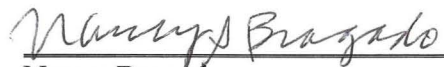
Plan Land Use Map,” 2-6, “Otay Mesa Central District Map,” and a number of other OMCP maps depict the Grand Park at the southeastern corner of Cactus and Airway Roads. Also, a discussion of the Central Village on page UD-4 in the Urban Design Element states that “the Grand Park is adjacent to the Central Village and is located along the Airway Road transit corridor east of Cactus Road.” Therefore, to correct this inconsistency, Policy 7.1-12 should reflect the planned location of the Grand Park at southeastern corner of Cactus and Airway Roads. Attachment 7 provides a strikeout-underline exhibit of the proposed change to Policy 7.1-12.

Finally, staff is proposing to update several OMCP maps to reflect the existing local street network in the base layer of the maps by removing depictions of paper streets and private streets for illustrative clarity. The base layer of the following maps would be updated: Figures 1-2, 2-2, 2-6, 2-7, 2-8, 2-9, 3-1, 3-2, 3-3, 3-4, 3-5, 3-6, 4-1, 6-1, 8-1, 8-2, 8-3, 8-4, and 9-1. The proposed updated maps are included as Attachment 8.

### **Conclusion:**

Staff recommends approval of the proposed land use designation, zoning, and text corrections and proposed map updates. The proposed corrections and map updates are consistent with the goals and policies of the adopted Otay Mesa Community Plan.

**Respectfully submitted,**



---

Nancy Bragado  
Deputy Director  
Planning Department



---

Vickie White  
Senior Planner  
Planning Department

### **Attachments:**

1. List of Proposed Changes
2. Map of Proposed Changes
3. Zoning B-Sheets
4. Proposed Updated Land Use Maps
5. Current OMCP Land Use Maps
6. October 8, 2014 Letter from Otay Mesa Community Planning Group
7. Proposed Recreation Element Text Strikeout-Underline
8. Updated OMCP Maps