THE CITY OF SAN DIEGO

OTAY MESA COMMUNITY PLAN UPDATE

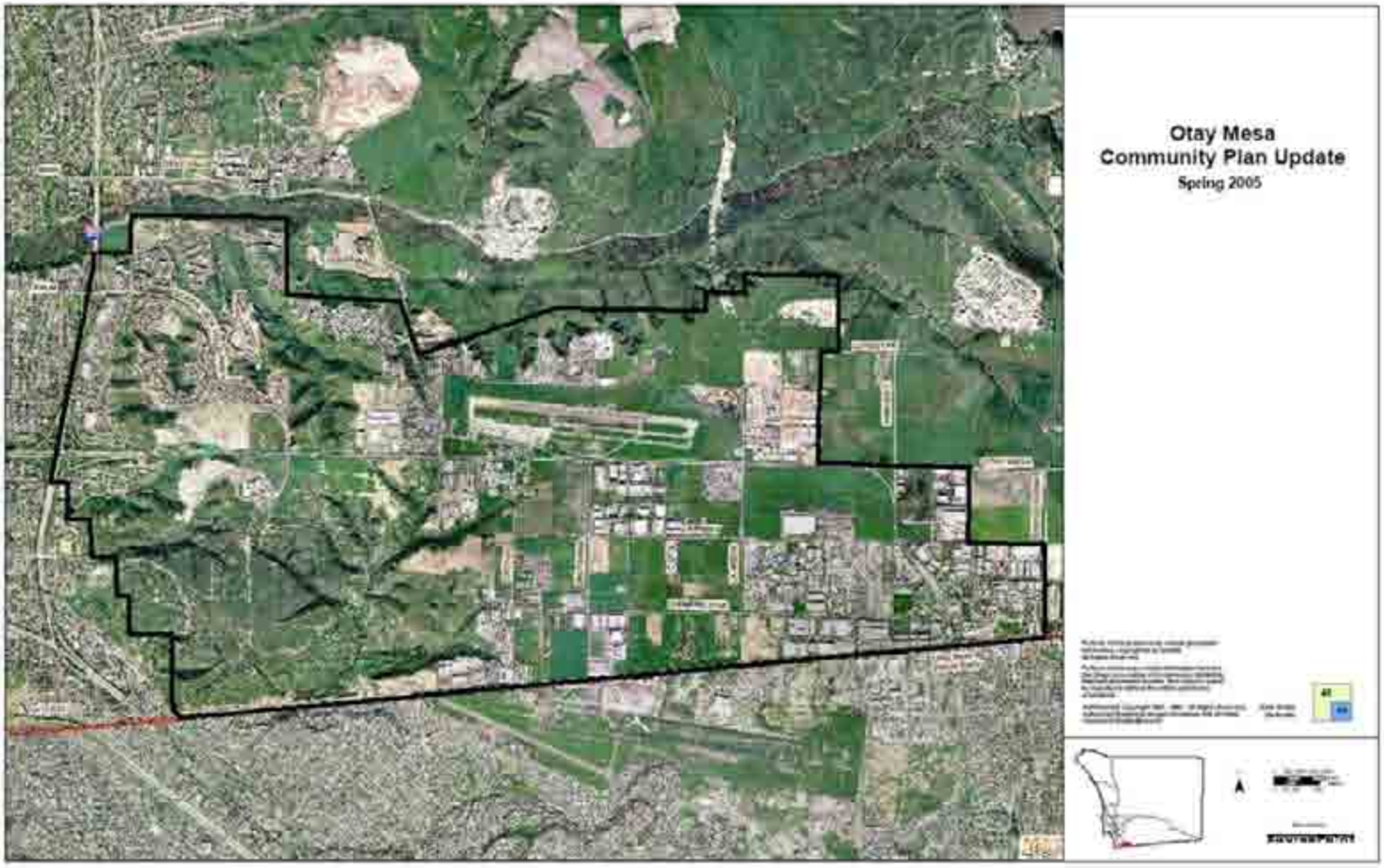
Otay Mesa Planning Group

19 July 2006

Overview

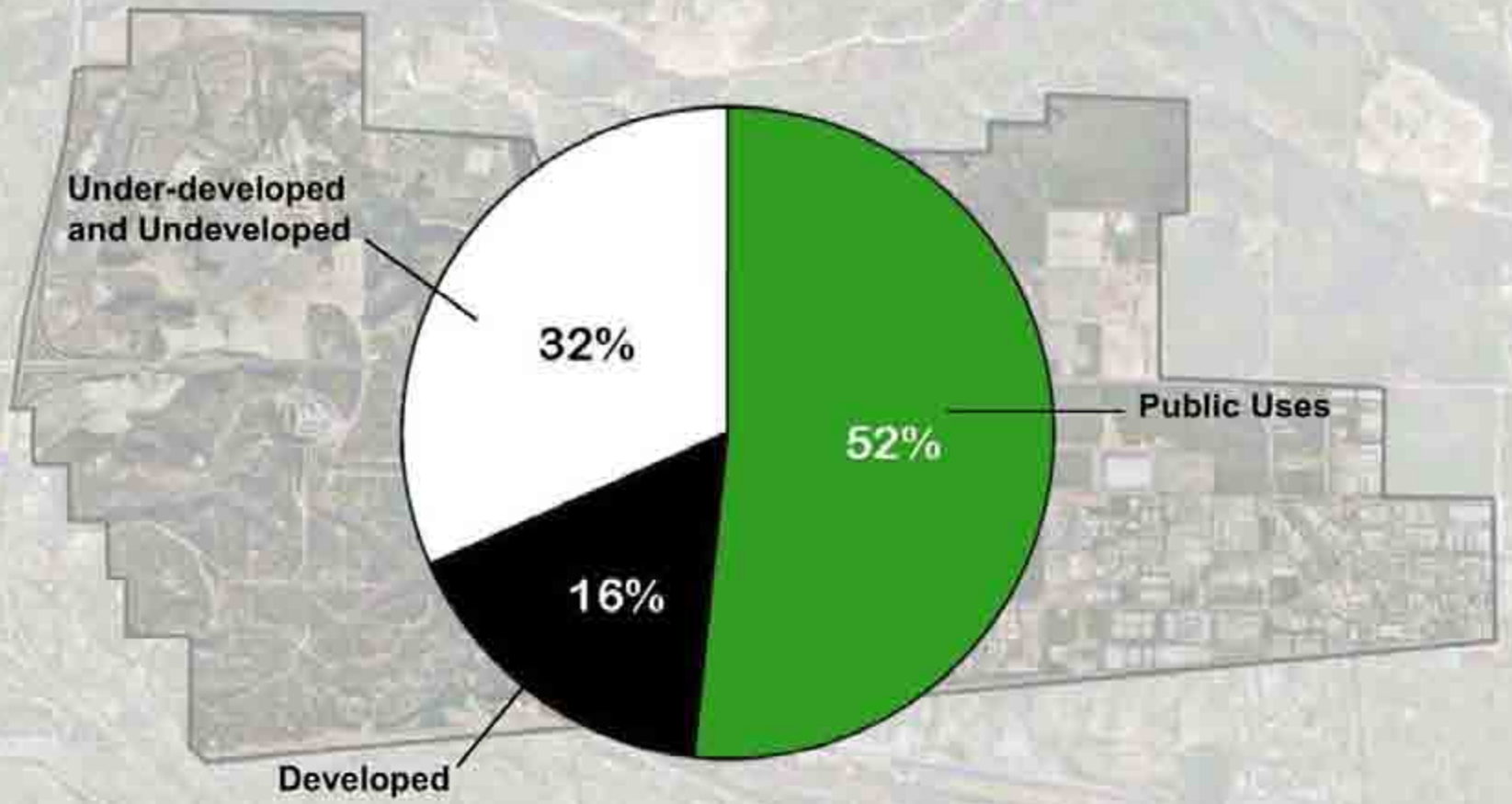
1. Background
2. Principal Topics
3. Vision and Goals
4. Land Use Plan Scenarios
5. Next Steps
6. Questions & Discussion

Otay Mesa Planning Area

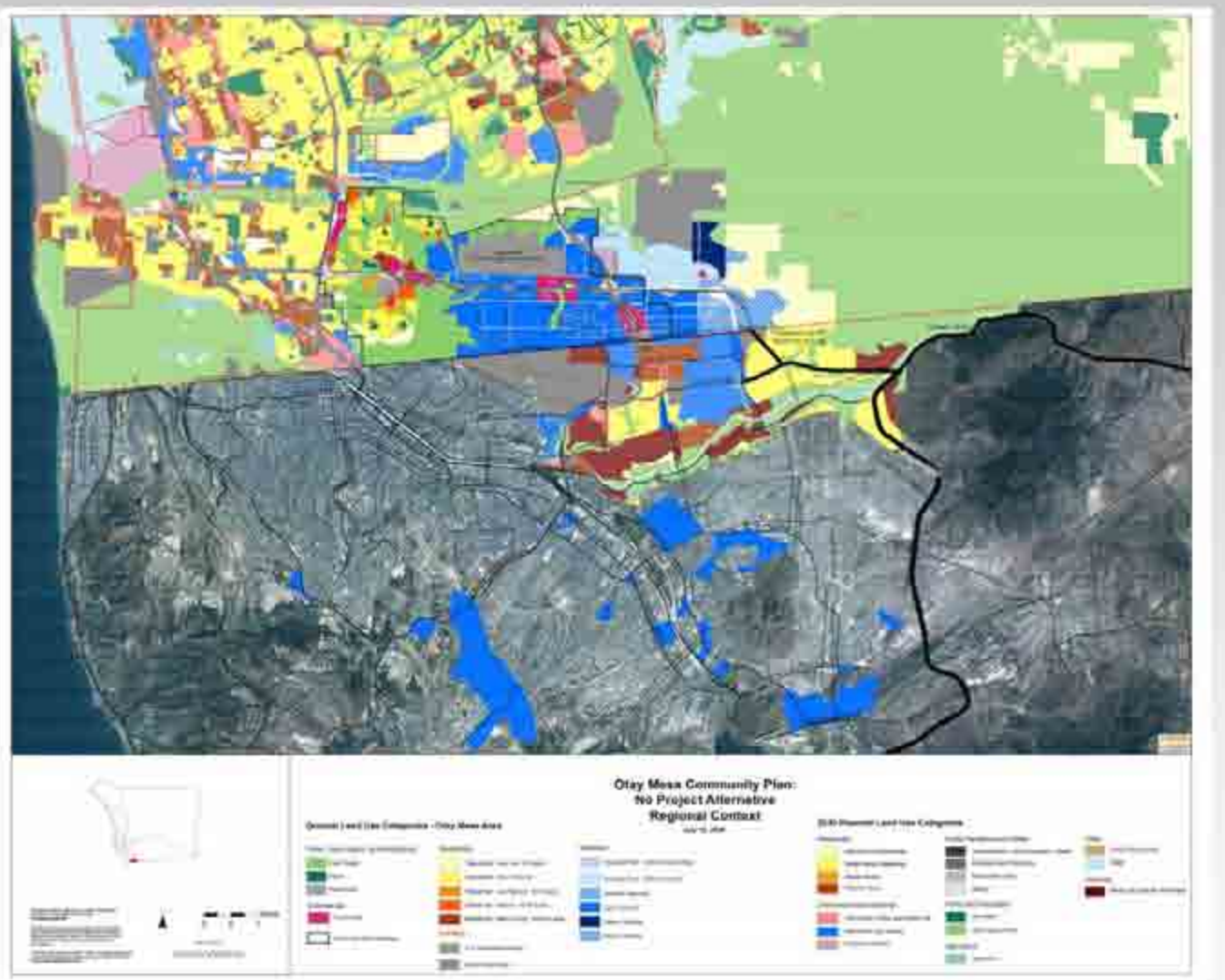


Land Availability

61% of developable land is under-developed or undeveloped



Regional Perspective



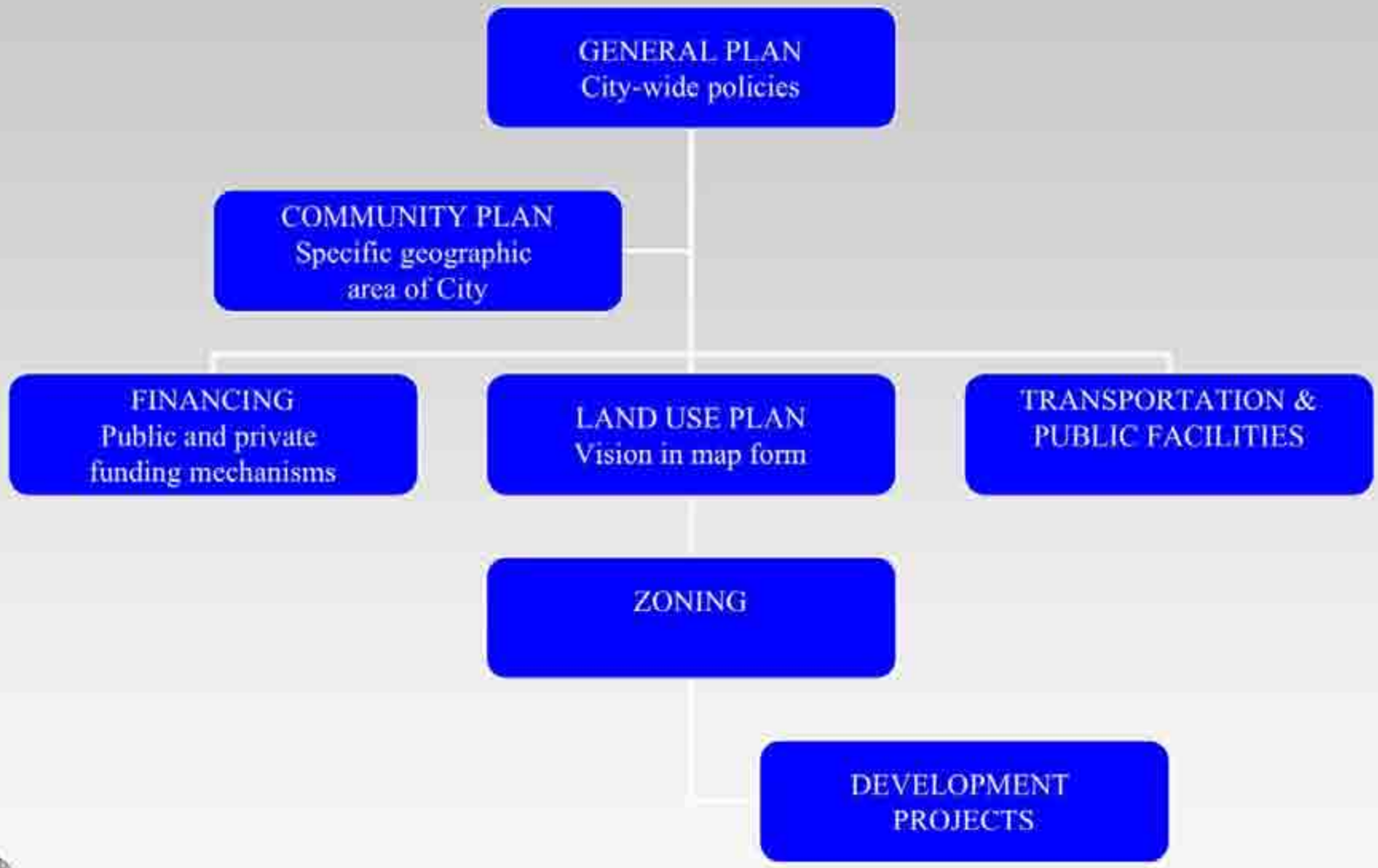
Planning for Otay Mesa

- 9,300-acre community of the City of San Diego
- Comprehensive community plan created in 1981
- Numerous minor amendments since 1981
- Only significant amendment was to designate the City's Multiple Species Conservation Plan through Multiple Habitat Preservation Area open space in 1997

History of the Community Plan Update

- Need for an update identified in late 1990s
- Work on a comprehensive update began in 2001
- Resource constraints resulted in diminished activity
- Otay Mesa Planning Coalition is funding technical support to accelerate the update

Role of Community Plans



Overview of Public Process Through Today

- **2001**: Update commences
- **2002**: Community workshop #1
- **March 2004**: Otay Mesa Planning Coalition formed
- **May 2004**: Scoping Meeting
- **August 2004**: Stakeholder workshops
- **June 2005**: Concept Plan available
- **August 2005**: Planning Commission workshop
- **August 2005**: Public and property owner workshop #2
- **October 2005 – January 2006**: Roundtables
- **March 2006**: Plan scenarios available
- **June 2006**: Public and property owner workshop #3
- **July 2006**: Revised plan scenarios available
- **Ongoing**: Regular meetings held with the Otay Mesa Planning Group
- **Ongoing**: Stakeholder outreach

Roundtables—Principal Topics

1. Industrial Land—Types, Supply and Capacity
2. Parks
3. Schools
4. International Trade
5. Brown Field & Cross Border Terminal
6. Local Infrastructure Needs
7. Truck Traffic, Air Quality & Housing
8. SR-905, SR-125 and SR-11 Corridor Planning and Funding Considerations
9. Border Crossing Issues
10. Housing

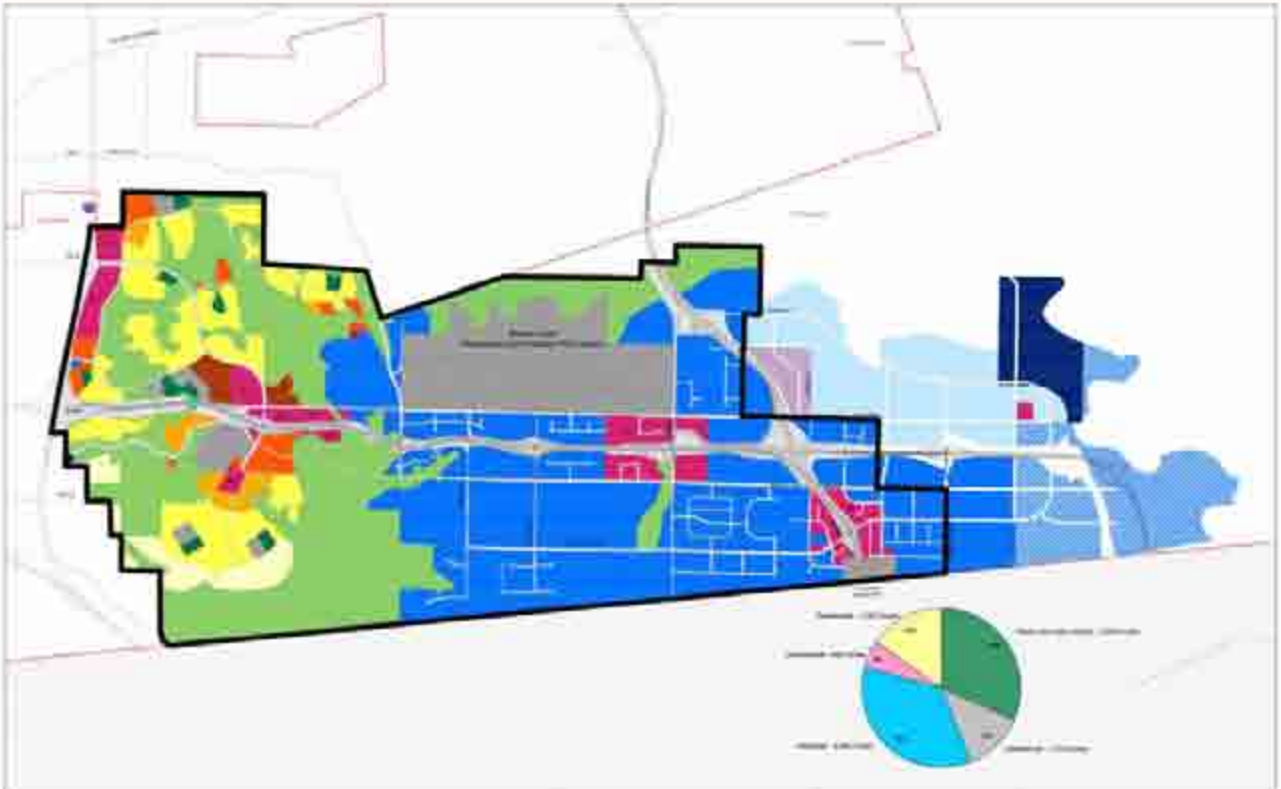
Goals of the Plan Update

- **Regional Center**: enhance Otay Mesa's role in the region
- **Create Complete Places**: balanced, integrated mix of uses within and across Otay Mesa
- **Transit:** coordinate land use planning to support high frequency transit service
- **Build Needed Infrastructure:** include development that can finance infrastructure improvements

Goals of the Plan Update

- **Diversify:** broaden the industry profile and increase employment
- **Industrial Capacity:** protect and enhance
- **International Trade:** support activities
- **Housing:** provide more housing and meet workforce needs

No Project Alternative



2030 FORECAST	Available	Needed	Remaining
Industrial (acres)	2,885	1,700	1,185
Housing (units)	12,400	20,400	-8,000

Regional Center

Create Complete Places

Transit

Build Needed Infrastructure

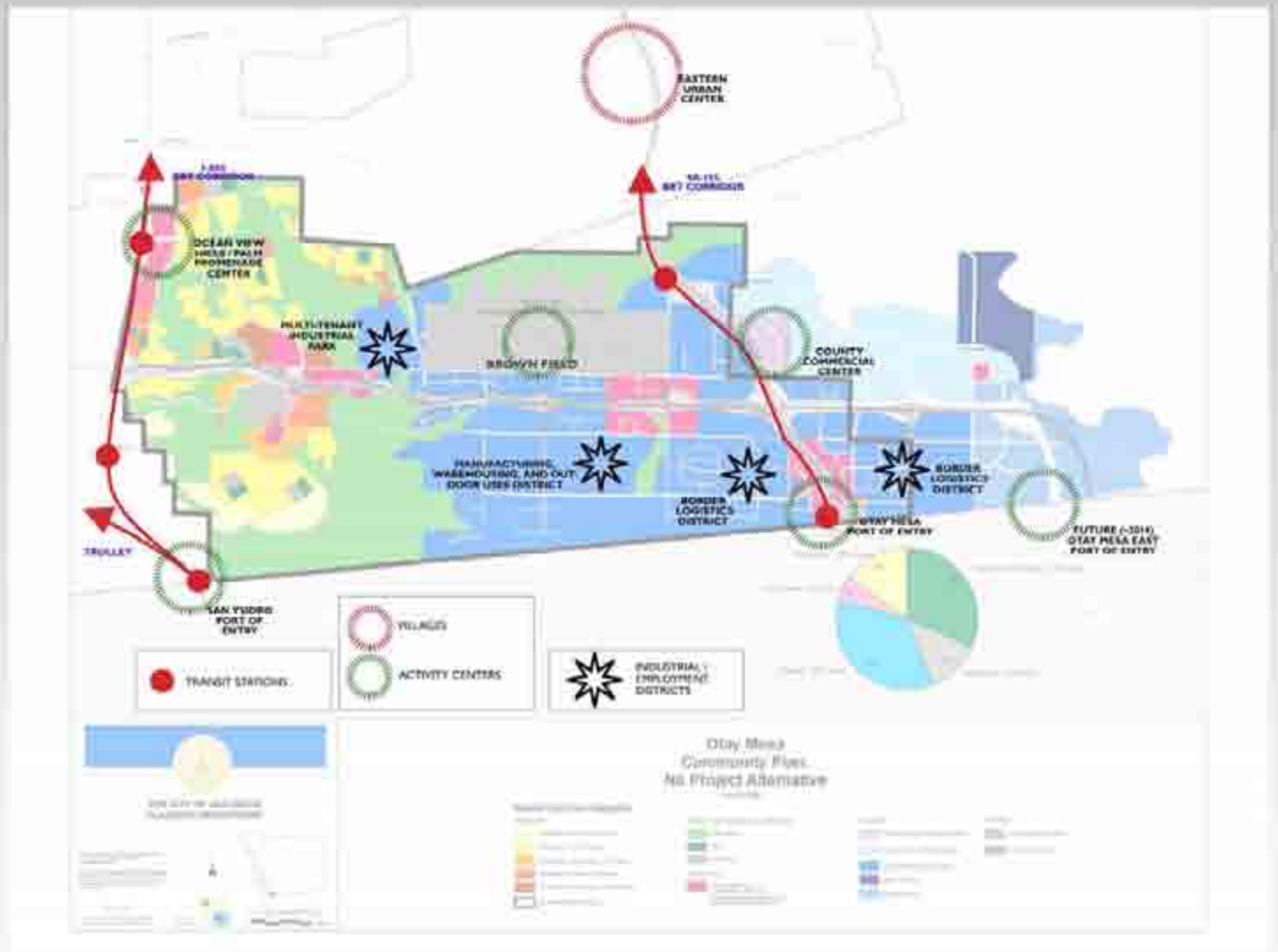
Diversify

Industrial Capacity

International Trade

Housing

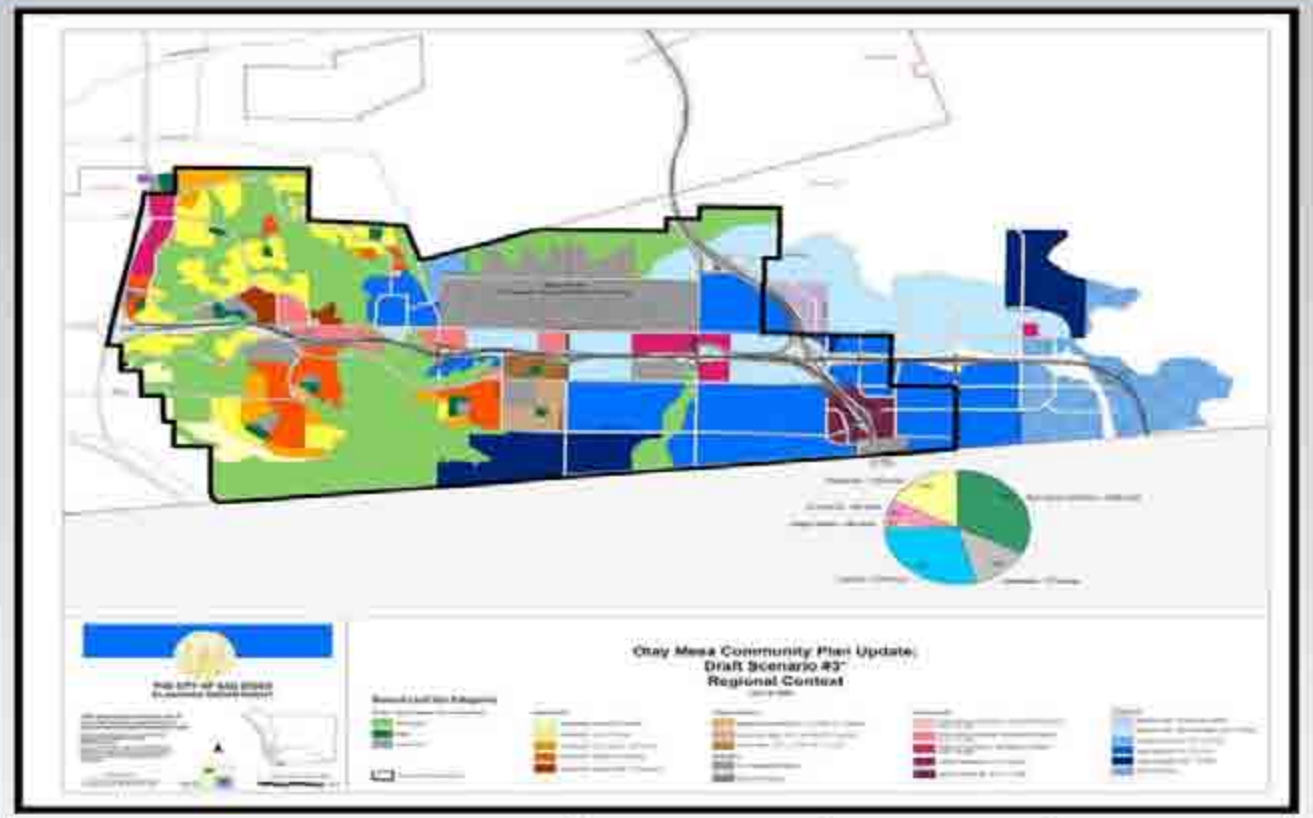
No Project Alternative



Recap of No Project Alternative

- This is essentially the adopted plan, but includes reasonably foreseeable impacts not currently reflected plan, as required by CEQA
- Land uses are highly segregated, relatively undifferentiated and rather monolithic
- West side is planned or developed with conventional suburban development and supporting commercial uses
- East side is planned for Industrial areas
- Industrial uses were intended to be for the exclusive use of industry—which includes labor intensive manufacturing, warehousing and distribution
- Office uses restricted to large corporate and government users

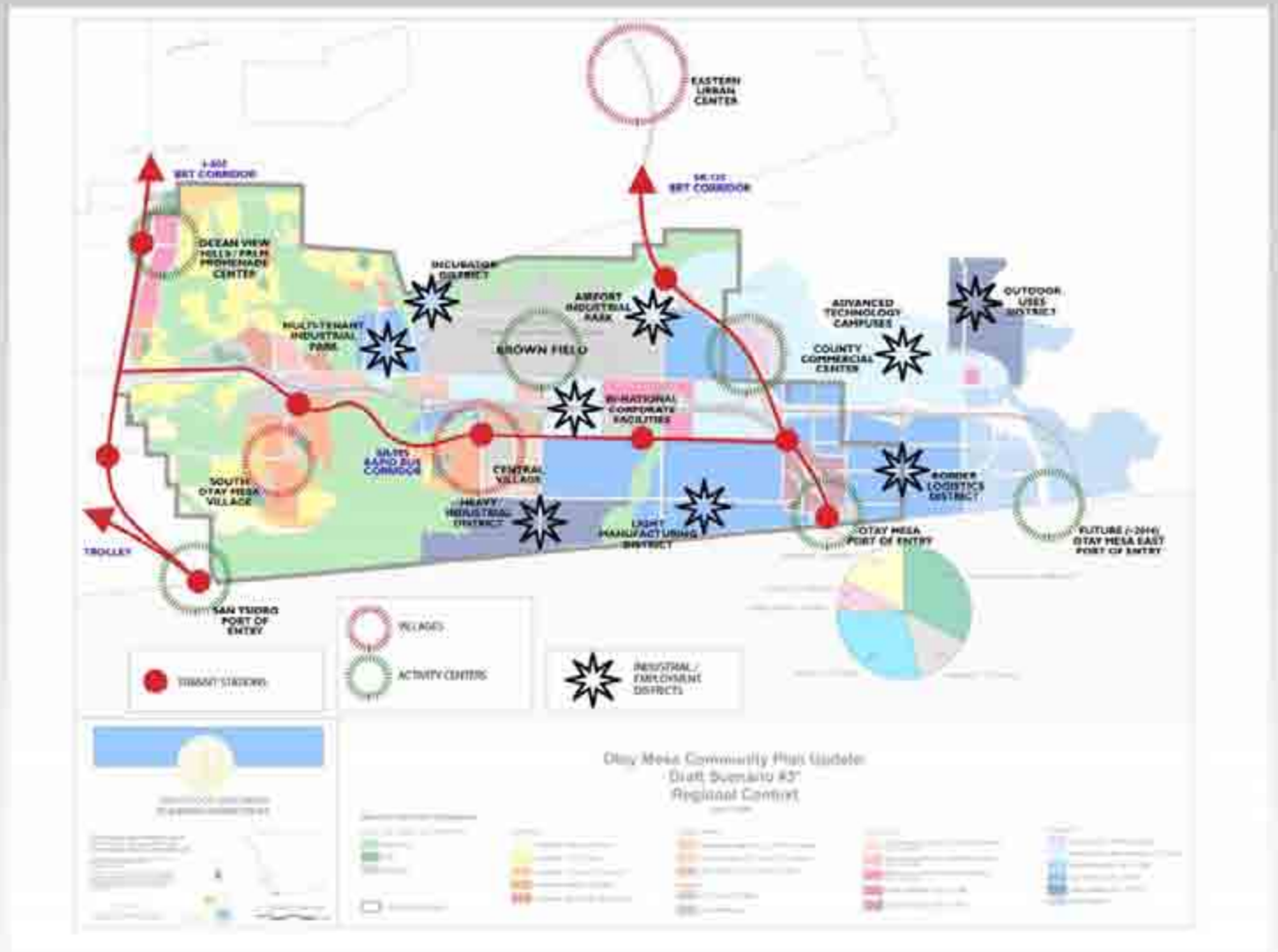
Scenario #3



2030 Forecast	Available	Needed	Remaining
Industrial (acres)	2,370	1,750	620
Housing (units)	18,800	20,400	-1,600

- Regional Center
- Create Complete Places
- Transit
- Build Needed Infrastructure
- Diversify
- Industrial Capacity
- International Trade
- Housing

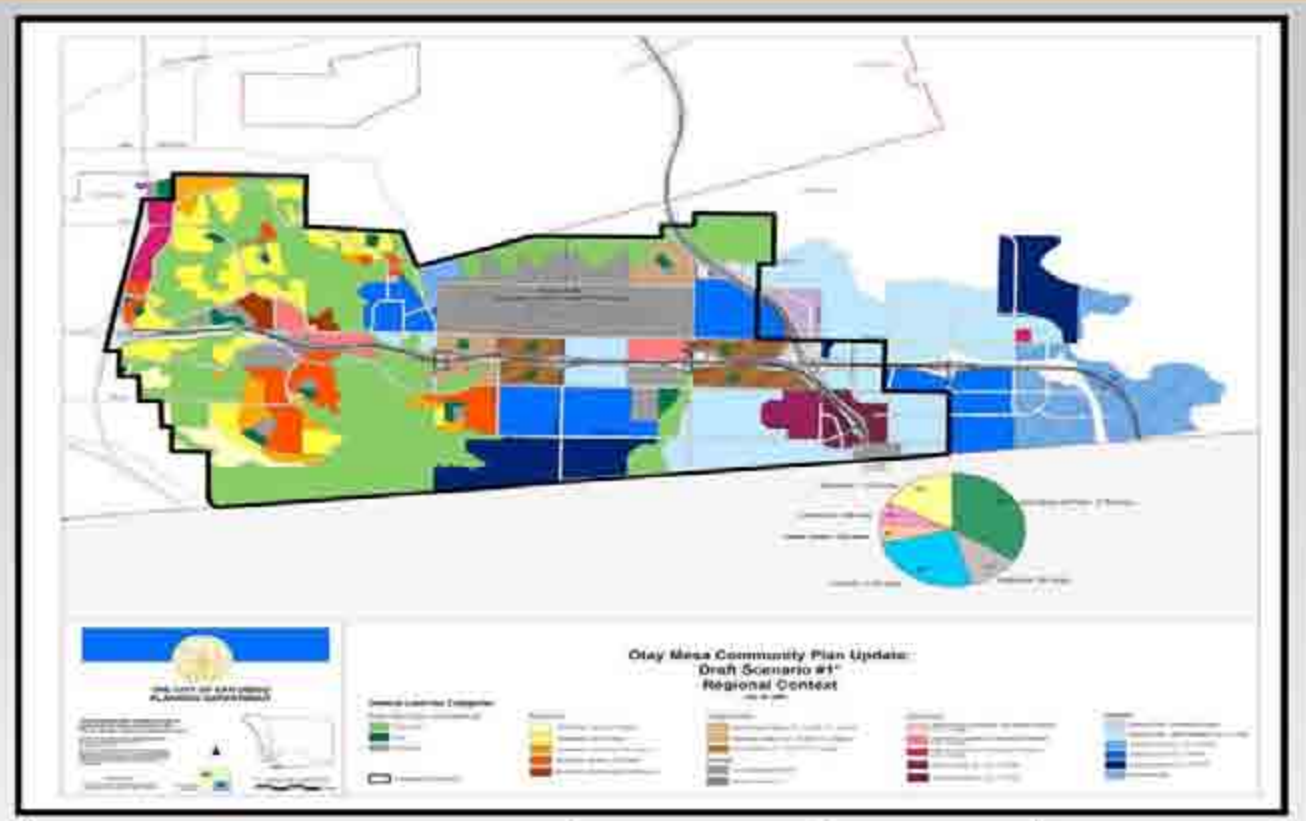
Scenario #3


EASTERN URBAN CENTER
I-805 BRT CORRIDOR
SR-125 BRT CORRIDOR
OCEAN VIEW HILLS / PALM PROMENADE CENTER
INCUBATOR DISTRICT
AIRPORT INDUSTRIAL PARK
ADVANCED TECHNOLOGY CAMPUSES
OUTDOOR USES DISTRICT
MULTI-TENANT INDUSTRIAL PARK
BROWN FIELD
COUNTY COMMERCIAL CENTER
BI-NATIONAL CORPORATE FACILITIES
SR-905 RAPID BUS CORRIDOR
CENTRAL VILLAGE
SOUTH OTAY MESA VILLAGE
BORDER LOGISTICS DISTRICT
HEAVY INDUSTRIAL DISTRICT
LIGHT MANUFACTURING DISTRICT
OTAY MESA PORT OF ENTRY
FUTURE (~2014) OTAY MESA EAST PORT OF ENTRY
TROLLEY
SAN YSIDRO PORT OF ENTRY
VILLAGES
ACTIVITY CENTERS
INDUSTRIAL / EMPLOYMENT DISTRICTS
Otay Mesa Community Plan Update
Draft Scenario #3
Regional Context

Recap of Scenario #3

- Increases housing unit yield in southwestern residential areas
- Expands residential uses east within a relatively contained village area south of SR-905 and west of Britannia Boulevard
- Recaptures the 6,000 housing units lost through the designation of MHPA open space
- Seeks to enhance the image of the community along SR-905 with a corridor of flex space and corporate office users flanking the freeway
- Light Industrial remains the dominant industrial land use theme in this scenario
- Outdoor storage and heavy industry uses are encouraged to shift to the border in the vicinity of Britannia Boulevard, as in all other scenarios

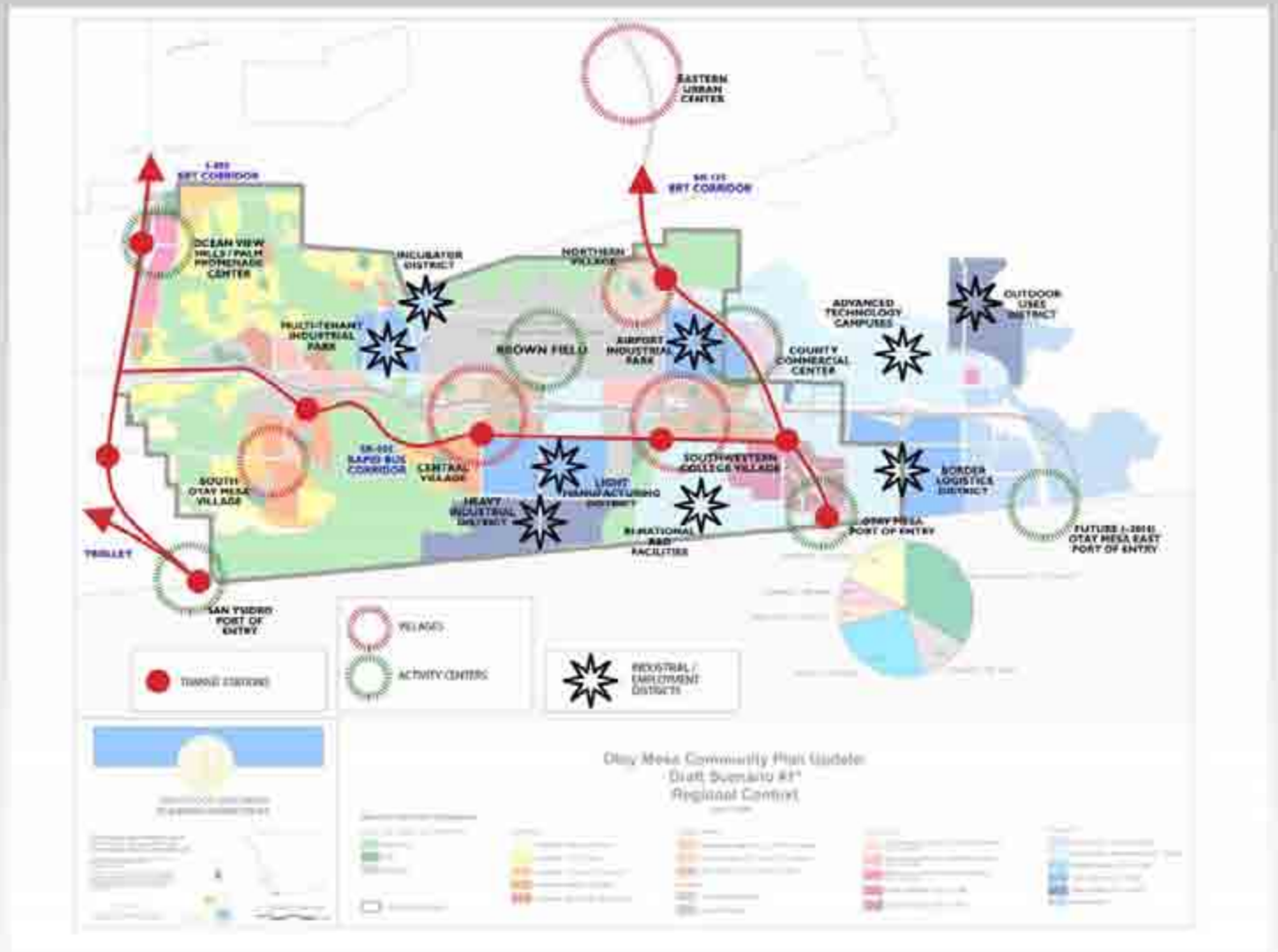
Scenario #1



2030 FORECAST	Available	Needed	Remaining
Industrial (acres)	2,070	1,660	410
Housing (units)	29,400	20,400	9,000

- Regional Center
- Create Complete Places
- Transit
- Build Needed Infrastructure
- Diversify
- Industrial Capacity
- International Trade
- Housing

Scenario #1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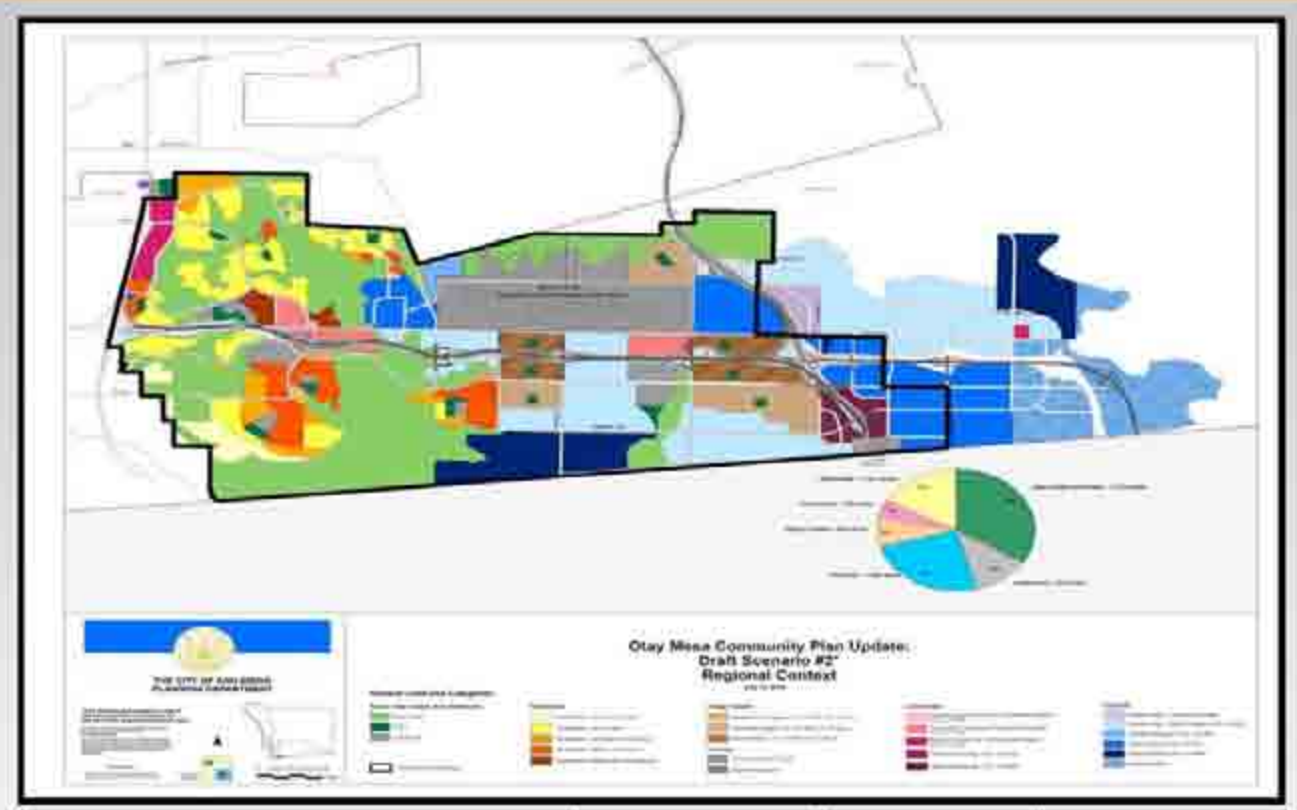
Draft Scenario #1
Regional Context

Recap of Scenario #1

- Threads a one-half mile wide corridor of mixed use along the planned SR-905 freeway
- Density and intensity of uses are intended to be higher to support high frequency, rapid transit service across Otay Mesa
- Land uses within the mixed use corridor are intended to be distributed with a relatively fine grain to support walkability and the vibrancy of urban villages
- This plan results in two focused village areas roughly centered within the community, but remain segregated from industrial areas
- Business Park is the dominant industrial land use theme in this scenario

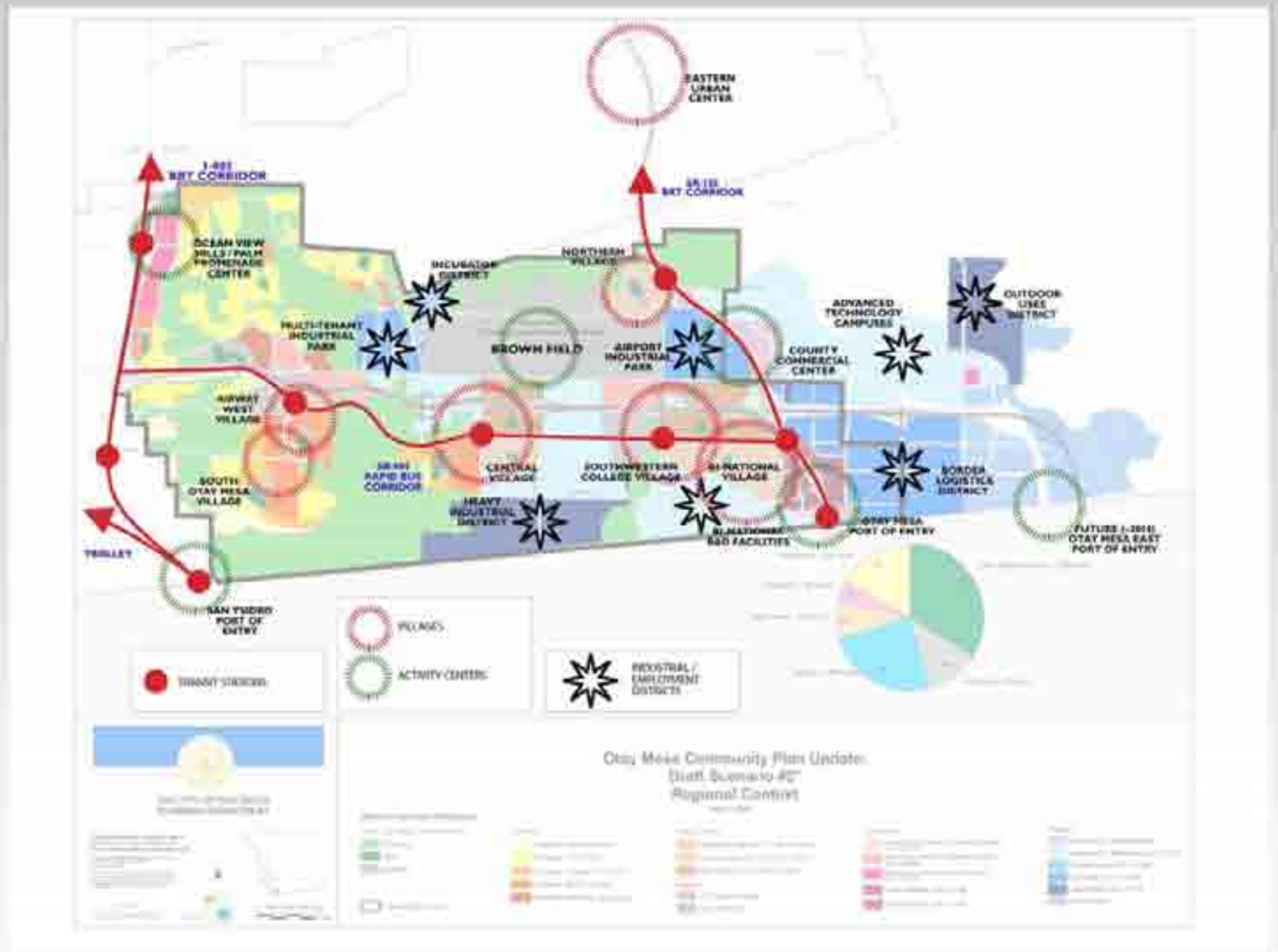
Scenario #2



2030 Forecast	Available	Needed	Remaining
Industrial (acres)	1,990	1,650	340
Housing (units)	31,800	20,400	11,400

- Regional Center
- Create Complete Places
- Transit
- Build Needed Infrastructure
- Diversify
- Industrial Capacity
- International Trade
- Housing

Scenario #2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Draft Scenario #2
Regional Context

Recap of Scenario #2

- Two substantial urban village centers are created by expanding village areas south of Airway Road and strengthening a cultural and business linkage to Tijuana, Mexico via the Otay Mesa Port of Entry
- Industrial areas are differentiated into four principal themes to create sanctuaries conducive to the types of primary industries within each themed industrial designation
- The distribution of industrial themes in this scenario is relatively balanced between the four industrial themes
- Principal warehousing, distribution, and outdoor uses are provided distinct sanctuaries

What Needs to Be Studied?

- Air Quality/Odor
- Airport
- Biological Resources
- Energy Conservation
- Geology/Soils
- Historical Resources
- Human Health/Public Safety/Hazardous Materials
- Hydrology/Water Quality
- Infrastructure Financing & Phasing
- Land Use Compatibility
- Natural Resources/Agriculture
- Noise
- Paleontological Resources
- Pedestrian Access
- Population & Housing
- Public Services
- Traffic/Circulation
- Truck Traffic
- Utilities
- Vernal Pools
- Visual Effects & Neighborhood Character
- Water Supply

Next Steps

Remaining Process
Otay Mesa Community Planning Group Input
Public & Stakeholder Input
Analytical (EIR)
Additional Public Input
Modify Scenarios

Plan Scenario Selected by City Council & Community Update is Completed

Project Schedule

- **July 2006**: Revised Plan Scenarios Available
- **Summer 2006**: Analytical Evaluation of Scenarios Commences (EIR)
- **Spring 2007**: Draft Environmental Impact Report (EIR) Available
- **Fall 2007**: City Council Takes Final Action on the Community Plan Update

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Scheduled City Council Action:
Fall 2007