



THE CITY OF SAN DIEGO

**Planning Department
Otay Mesa Community Plan Update
June 7, 2006 Workshop Notes**

On June 7, 2006, the Planning Department held a community workshop/open house as part of its ongoing public outreach program for the Otay Mesa Community Plan Update. The workshop began with a background of the plan update process and an overview of the three current draft discussion alternatives. During two 30-minute breakout sessions, the approximately 80 participants were asked to provide feedback on focused areas within Otay Mesa based upon the draft alternatives. After the breakout sessions, each group was asked to present their feedback and concerns for the focused areas. The feedback notes from the focus groups are listed below.

Focus Area #1 (A)

1. Reduce noise with less trucks, reduced commercial and industrial components
2. Keep Caliente/905 interchange as much residential as possible
3. Leave residential densities/development as is, why “recapture” the 6000 units?
4. Increase Parks, Open Space
5. Improve pedestrian component
6. Schools should be positioned away from main thoroughfares

Focus Area #1 (B)

1. Need grocery stores south of SR-905
2. Mixed-use development is OK
 - a. Shops/restaurants on ground floor
 - b. Shop owner/residential on upper floor
3. Improve pedestrian and bicycle access to shopping village, parks, school – purpose for walking and being active
4. ASAP – pedestrian bridge from housing (Ocean View Hills) to SYHS
5. Streetscaping (beautiful landscaping, sidewalks, etc.)
6. Bike routes
7. TRULY affordable housing, low-income residential (mid-density)
8. Trolley/BRT access

Focus Area #1 (C)

1. Need for Parks and Open Space
 - a. 3.0 acres/1000 persons instead of the current 2.4/1000
2. Balance Town Center and villages with equal Open Space and Parks
3. Eliminate truck traffic through residential
4. Residential is OK south of SR-905, not along airport route

Focus Area #2 (A)

1. North and south of Industrial lands – no houses , less traffic
2. We don't like any of the alternatives
3. Best choice – no project alternative with some changes
 - a. Light Industrial/Office is OK on north side of Brown Field
 - b. No houses on south side of Brown Field
4. Public transportation to all 3 border crossings
5. Native species /fire breaks/drought tolerant landscaping - this is a gateway to the US

Focus Area #2 (B)

1. No residential next to the airport - concerns about noise, liability, danger from planes
2. Move office, retail, commercial at Heritage and Otay Mesa Road
3. Concerns over density in crash zones
4. Cal ARB recommends buffers between residential and industrial uses
5. Eliminate the airport
6. Alternative #3 is better – retail/commercial around the airport
7. Can City do land use planning on Brown Field?
 - a. If so, a master plan with a single developer could work, like NTC scenario
 - b. Use Hillsboro, OR airport as example
 - c. Concern about adjacent residential
 - d. Office uses on west side
 - e. Hotels southwesterly
 - f. High research and development to the north

Focus Area #3 (A)

1. Alternative #3 preserves integrity of industrial area, but does not work well for community college
2. Completion of SR-905 is critical to any plan
3. Infrastructure is critical to any plan
4. Differing opinions on whether mixed-use works on the 905 corridor, no consensus was reached

Focus Area #3 (B)

1. Different views on mixed-use
 - a. Commercial/industrial mixed-use is OK
 - b. Don't introduce residential use in industrial areas
 - c. Plan well – build infrastructure first – follow Chula Vista example
 - d. Finish infrastructure for existing development
2. How to separate truck traffic from residential
3. Truck traffic is unique in Otay Mesa
 - a. What are Caltrans plans to deal with trucks, freight, and residential use?
 - b. City should wait for SANDAG's study before building
4. High Tech
 - a. Keep in industrial areas, away from residential
 - b. Won't come to Otay Mesa if we build residential

Focus Area #4 (A)

1. Preserve existing industrial
2. Improve industrial uses to attract middle income jobs
3. Methods and hours of operation are concern for the future
4. Some additional residential okay; residential should provide buffers

Focus Area #4 (B)

1. Plan Open Space more efficiently and be sensitive to maintenance costs of Open Space – City has no money
2. Rodriguez Field – designate as a study area
3. Heavy Industrial
 - a. Definition should allow truck storage/auto dismantling/auto sales by right
 - b. Govern by IH1 and IH2 zones, not CUP
 - c. Expand heavy industrial area south of Siempre Viva Road
4. Emphasize Siempre Viva and Britannia Roads as key industrial roads to minimize residential conflict
5. No residential south of Siempre Viva Road – keep as industrial
6. Positive impacts of mixed-use development on Otay Mesa to get SR-905/”grid” in place on an accelerated schedule

Focus Area #4 (C)

1. Keep Area #4 generally industrial
 - a) Industrial uses should be able to accommodate logistics, warehousing
 - b) Office park uses located up in 905/125 area
 - c) City should move truck route from La Media to Britannia
2. Alternative #3 is closest to what all would support, but not perfect
 - a) Concerns about the Open Space and mixed-use with residential
 - b) Border is important key
 - c) Cross border terminal seen as opportunity
 - d) Why so much Open Space/Park
3. Amount of Heavy Industrial is good in Alternatives 1 and 3, but be careful with any residential development
4. Residential too close to truck routes

Focus Area #4 (D)

1. No High School, schools in industrial areas
2. Housing and industry should be safely separated
3. Move toxic/noxious industries east and cleaner commercial and industrial uses closer to residential in the west
4. Important to have the employment – more jobs, good jobs, diversified jobs
5. Increase services/amenities for existing residential before expanding residential development