



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 12, 2017 REPORT NO. 17-081

HEARING DATE: September 21, 2017

SUBJECT: Otay Mesa Community Plan Amendment Initiation for Sunroad Otay 50

PROJECT NUMBER: 538140

OWNER/APPLICANT: Sunroad Enterprises

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Otay Mesa Community Plan to remove Avenida Costa Azul, a 4-lane Collector, from the Community Plan?

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

Community Planning Group Recommendation: On August 16, 2017, the Otay Mesa Planning Group voted 13-0-1 in support of initiating an amendment to the Otay Mesa Community Plan (Attachment 1).

City Strategic Plan Goal and Objectives: The proposed amendment to the Community Plan is aligned with the following City of San Diego Strategic Plan goals and objectives: Goal 2 (Work in partnership with all of our communities to achieve safe and livable neighborhoods) and Goal 3 (Create and sustain a resilient and economically prosperous City).

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: None.

BACKGROUND

The proposed amendment site is located within the Otay Mesa community planning area and is identified as a 4-lane Collector that connects Otay Mesa Road to a site designated for Heavy Commercial use (Attachment 2). The site is surrounded by a mixture of industrial, heavy commercial, and institutional uses. The site is located north of SR-905, south of Otay Mesa Road, east of La Media Road, and west of SR-125.

The applicant for the 49-acre Sunroad Otay 50 Project site is proposing to build an industrial business park consisting of four buildings totaling approximately 845,000 square feet. An application has been submitted to the City for discretionary review and is currently in process. The proposed industrial business park would be consistent with the Heavy Commercial land use designation of the Community Plan. Otay Mesa's heavy commercial lands allow for a variety of commercial and industrial uses ranging from retail and commercial services to office and light industrial. While the heavy commercial land use designation allows for a diversity of commercial uses, it is intended for heavier commercial uses such as distribution, storage, and large retail establishments.

The subject site of the Sunroad Otay 50 Project is located along Otay Mesa Road, east of Avenida Costa Azul. Avenida Costa Azul is identified as a 4-lane Collector in the Roadway Classification network of the Community Plan (Attachment 3). As part of the community plan update process (completed in 2014), the traffic analysis assumed Avenida Costa Azul would provide vehicle access to two large retail establishments on both sides of the roadway. The proposed 49-acre industrial business park is anticipated to generate fewer vehicle trips as compared to what was envisioned through the community plan update process. Additionally, the adjacent property to the west has submitted a development application titled "La Media Retail", which proposes to develop approximately 129,700 square feet of retail use. The proposed retail project is also anticipated to generate fewer vehicle trips as compared to what was envisioned through the community plan update. Both properties are served by Avenida Costa Azul and are proposed at lower development intensities than originally envisioned through the community plan update process.

As a result, the applicant is requesting the initiation of a community plan amendment to remove the roadway from the Community Plan mobility network. The applicant is proposing to provide access via a 4-lane private driveway designed to accommodate the appropriate number of vehicles accessing both the Sunroad Otay 50 project site and the adjacent "La Media Retail" project. As part of the current discretionary review process for the Sunroad Otay 50 project, a transportation analysis will be conducted regarding vacating Avenida Costa Azul and the construction of a four-lane private drive.

DISCUSSION

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, to remove Avenida Costa Azul from the Otay Mesa Community Plan Roadway Classification network, would not adversely affect the goals and policies of the General Plan and Community Plan. Avenida Costa Azul is identified as a 4-lane collector intended to provide access to Heavy Commercial lands between Otay Mesa Road and SR-905. The planned roadway is approximately 1,800 linear feet and serves two properties; both properties also have frontage on Otay Mesa Road. The proposed Sunroad Otay 50 industrial business park and the adjacent La Media retail project are anticipated to generate fewer vehicle trips as compared to the more intensive commercial uses contemplated as part of the community plan update's traffic analysis.

Both properties currently have discretionary permit applications in process with the City that are consistent with the Heavy Commercial land use designation. The proposed projects will provide a four-lane private driveway for access. The proposed private driveway would maintain pedestrian and vehicle access to the sites, consistent with the Community Plan Mobility Element Goal to provide a complete and interconnected street system that balances the needs of drivers, bicyclists, pedestrians and others. Additionally, the proposed project will provide public right-of-way improvements along Otay Mesa Road consistent with the Goal to ensure transportation infrastructure and operations investments that facilitate goods movement, while fostering economic prosperity and a high quality of life within the community.

The General Plan Economic Prosperity Element identifies Otay Mesa as a Sub-regional Employment Center. The community plan Land Use Element contains goals and policies for creating employment centers for a strong economy, increased industrial capacity, and support for industry related to international trade and the border economy. With approval of the respective discretionary permits, these community plan goals would be advanced.

- (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.**

Avenida Costa Azul proposes the vacation of the roadway and its removal from the Community Plan Roadway Classification network, since both properties can be adequately served via a four-lane private drive that will be shared by the two adjacent properties. The removal of Avenida Costa Azul from the Mobility Element will allow the street to be vacated by the City thereby eliminating approximately a third-of-a-mile of a four-lane public street and the attendant maintenance costs that would otherwise be a taxpayer responsibility. Additionally, the removal of Avenida Costa Azul and installation of a 4-lane private drive reduces the City's liability related to construction and maintenance of this section of the road. This area of Avenida Costa Azul is not a through street, serving only two property owners who have agreed to construct and maintain a shared 4-lane private drive in its place.

- (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 to both properties along Avenida Costa Azul. 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, it is staff's recommendation that the proposed initiation meets all of the criteria as described. The following land use issues have been identified by City staff. If initiated, these issues, as well as other that may be identified, would be analyzed and evaluated through the community plan amendment review process:

- Impacts of the proposed roadway network change on the broader circulation network;
- Impacts of the proposed roadway network change on bicycle and pedestrian circulation;
- Appropriate size and boundary for the amendment site; and
- Provision for 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 the 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 August 16, 2017
2. Vicinity Map
3. Otay Mesa Community Plan Roadway Classification Map
4. Ownership Disclosure Statement

Otay Mesa Planning Group Meeting

August 16, 2017

Meeting called to order at 3:05 p.m. by Rob Hixson and introductions were made across the room.

Members present:

Rob Hixson
Tony Blas
Mark Freed
Chris Holder
Rita Mahoney
Alejandra Mier y Teran
Kaitlin Arduino
Felipe Nuno
Tom Ricotta
Tom Story
Ronnie Lee Taylor
Clarissa Falcon
Joe Street

Members absent:

Jimmy Ayala
Wayne Dickey
Lisa Golden
Richard Martinez
Antonio Martinez
Ted Shaw

Approval of minutes:

- **Motion:** Approve minutes from June 21, 2017
- **Vote:** Motion carried
- **Resolved:** Minutes from the meeting on June 21, 2017 approved, with modification of Assembly Member Hueso to Senator Hueso and Kim Peterson Future to Kim Peterson

Public Input: Kim Peterson, resident near Dennery Road, had residential parking concerns. Rita Mahoney of Colrich suggested she seek HOA assistance as they are responsible for enforcing residential area parking.

Chairman's Report:

Items received reviewed:

1. Public Notice of Preparation of a Program Environmental Report- Storm Water Department
2. Notice of Future Decision Easement Vacation- Mission Imprintables
3. Notice Application- CUP- 7-11 Otay Mesa, La Media
4. Notice Application- CUP- Ocean View Hills 7-11
5. Notice of Public Hearing- Neighborhood Development Permit - AT&T Romero McNally
6. Notice of Application-Public Right of Way and Tentative Map, Process 5
7. Mission Imprintables ESMT VAC
8. Metropolitan Airpark SCR- Substantial Conformance Review
9. Ocean View 7-11/CUP/SDP
10. Report to the Planning Commission- AT&T Romero McNally- Process Four Decision Four
11. Lumina Tentative Map

Government Liaison Report

- a. **COUNCILMAN ALVAREZ'S OFFICE. - Vivian Moreno** South Bay rapid bus to connect from Otay Mesa to Downtown. Brownfield Airport to hold an open house August 24, 2017. Councilman letter of support of cleaning of Nestor Community.
- b. **MAYOR'S OFFICE. -** No report given
- c. **SUPERVISOR COX'S OFFICE. -** No report given.
- d. **SENATOR HUESOS' OFFICE. -Ana Molina. -**Senator with Community Choice Program to attend a State-wide hearing.
- e. **POLICE DEPARTMENT. - CARLOS LaCarra, Community Relations Officer SDPD. -** Closure of Southbound freeways September 23-25, 2017. Gun buyback program September 30, 2017
- f. **FIRE DEPARTMENT. -** No report given.
- g. **IMMIGRATION & CUSTOMS DEPARTMENT:** No report given.
- h. **CITY ATTORNEY'S OFFICE. -** No report given

Monthly Report:

CPC- Mark Freed: CIP- La Media Road project already submitted. September 2017 last month to submit. No expensive projects. Maintenance of storm water detention 2016-2017 completed. State collation meeting at Mission Valley Library, accessory dwelling meeting for creation of mini dorms- informational presentation held June 23rd.

Border Transportation- Alejandra Mier y Teran: Newsletter sent; proposed modification of transit bus route 905 A & 905B. Freeways to be closed September 23 – 25, 2017.

Community Plan-Kaitlin Arduino: City task force meeting update: Otay Mesa Phase 4, Council meeting September 19, 2017 for approval- Eastern portion only. La Media Truck Route raised level of importance with the City. Next meeting will determine if the City will take over construction. Short window to apply for FBA funds.

La Media West Wetlands- Rob Hixson: Airpark working on design. Approximately four months to finalize renderings. One month for resolution.

San Diego Airport Advisory Committee- Lisa Golden: Project Manager has left for other projects. Richard Sax is Project Manager.

Code Enforcement: None

Chamber Update- Alejandra Mier y Teran: New Administrador Maquiladora Compliance Seminar.

East Otay Mesa Property Owner's Association Update: Caltrans Phase 2 doing appraisals along border. Border prototype protests are concerns. Will handle accordingly. Proposed a tent to house homeless. Not permitted, did not approve new ordinance.

Action Items:

Motion: La Media 7/11 expansion for diesel pumps and new driveway- Travis Vincent

Vote: None- needs to come back with Environmental and Traffic Impact Report

Resolved: None

Abstained: None

Motion: Vacate Costa Azul, east of La Media Plan Amendment-Tom Story

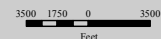
Vote: Kaitlin Arduino

Resolved: Motion carried

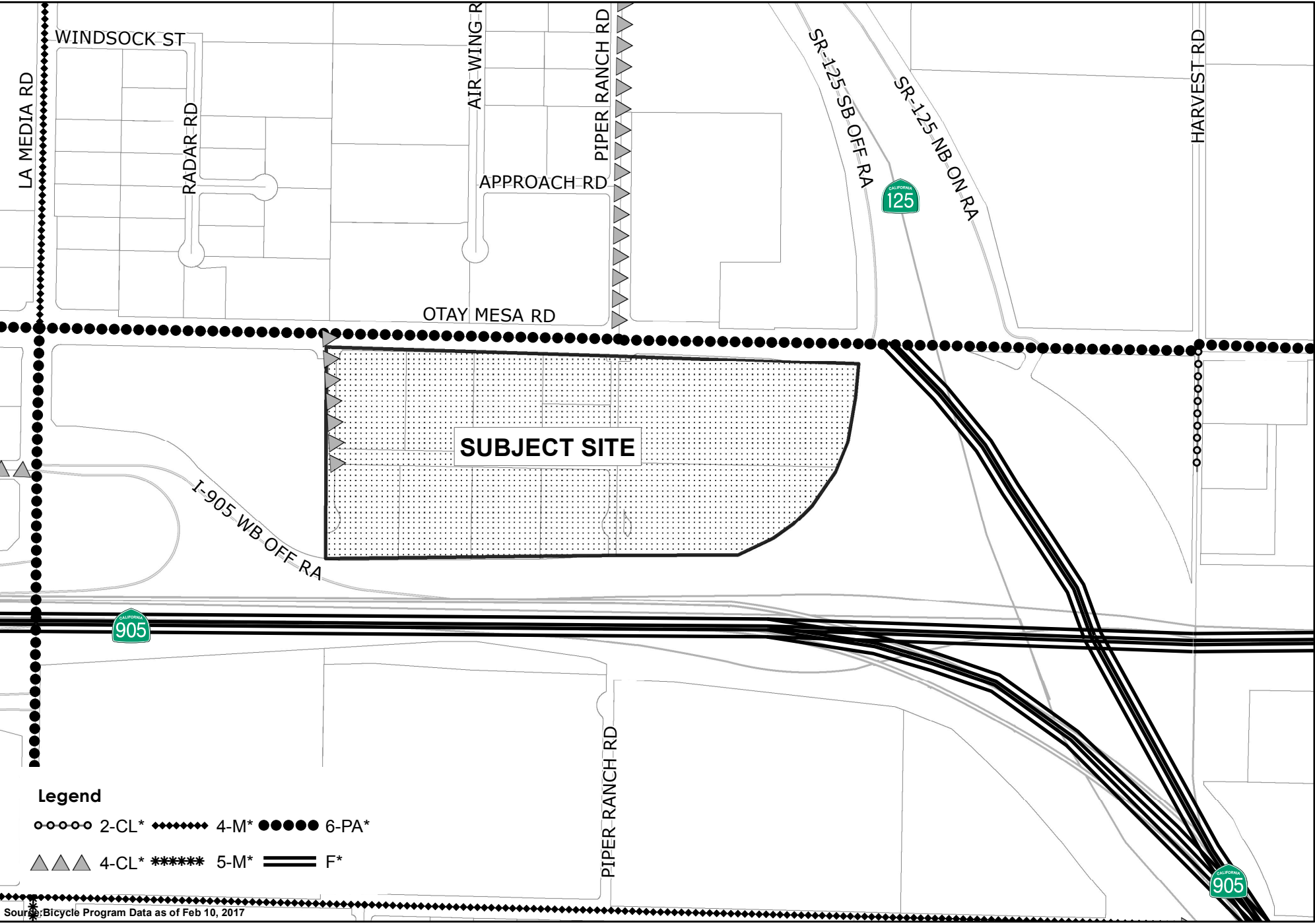
Abstained: Chris Holder

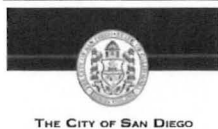
Old Business: No old business

Meeting adjourned at 4:15 p.m. by Chairman, Rob Hixson



DRAFT





City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

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 Street Vacation

Project Title

Sunroad Otay

Project No. For City Use Only

538140

Project Address:

East and west of Piper Ranch Road, south of Otay Mesa Road and north of SR-905

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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.

Additional pages attached ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title: Sunroad Otay	Project No. (For City Use Only)
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Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. Additional pages attached ☐ Yes ☐ No

Corporate/Partnership Name (type or print):
 Sunroad Otay Partners,L.P.

☒ Owner ☐ Tenant/Lessee

Street Address:
 4445 Eastgate Mall Road, Suite 400


City/State/Zip:
 San Diego,CA 92121

Phone No:
(858) 362-8500

Fax No:
(858)362-8448

Name of Corporate Officer/Partner (type or print):
 Dan Feldman

Title (type or print):
 President

Signature:


Date:
January 26,2016

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date: