



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 21, 2018 REPORT NO. 18-051
HEARING DATE: August 30, 2018
SUBJECT: Otay Mesa Southwest Village Specific Plan Workshop
PROJECT NUMBER: 614791
OWNER/APPLICANT: Pardee Homes

SUMMARY

Issue: This is a workshop to provide an overview of the Otay Mesa Southwest Village Specific Plan process. No action is required on the part of the Planning Commission at this time.

BACKGROUND

In March 2014, the City of San Diego updated the Otay Mesa Community Plan to provide broad land use designations and policies that seek to establish a bi-national center; provide for economic diversification; enhance and sustain Otay Mesa's industrial capacity; encourage and support international trade; promote the establishment of balanced neighborhoods integrating a mix of land uses; and identify infrastructure needs.

The Community Plan establishes five Districts encompassing specific geographic areas to help organize and form the land uses, facilities, and infrastructure of Otay Mesa. The Community Plan designates the Southwest District and Central District as the two areas to implement the City of Villages strategy through the specific plan process. The core of the Southwest and Central Districts are identified for village development. The Community Plan states that villages will be compact, active areas with sustainable and efficient land use patterns which would be pedestrian-friendly, transit-oriented, and include a variety of residential, commercial, and civic spaces. Each Specific Plan is directed to contain design details for the village core, public spaces, and a complete multi-modal circulation system with linkages to the broader Otay Mesa circulation system. The Central Village Specific Plan was adopted by City Council in April 2017 to implement the Plan's vision for the Central District.

The Southwest District is located immediately north of the United States/Mexico international border; east of Interstate 805 (I-805); south of State Route 905 (SR-905); and west of the Central Village. The

Southwest Village area encompasses approximately 470 acres and is generally bounded by the Moody and Spring Canyon systems to the west, south, and east, and San Ysidro High School and SR-905 to the north (Attachment 1). The district is characterized as a mesa top bounded by open space and extensive canyon systems that are home to sensitive biological resources and habitat areas. The Southwest District includes opportunities for both village development and resource preservation within the Southwest Village area. The Community Plan states that the village will be primarily residential in nature, with a mixed-use center including civic uses and neighborhood-serving commercial uses and services.

In order to comprehensively plan the Southwest Village using the City of Villages Strategy, one Specific Plan covering all property within the Southwest Village is required. The Plan states that all properties to be considered within a specific plan must be contiguous, and specific plans should be privately sponsored and developed in collaboration with the City of San Diego. Pardee Homes, the applicant, has prepared a draft Specific Plan, and is working with Planning Department staff in conducting outreach to community members, property owners and affected stakeholders.

DISCUSSION

Community Plan Direction

The Community Plan designates the Southwest District as one of two areas in the community that will implement the City of Villages strategy of creating housing near job/employment centers and transit with compact, pedestrian-friendly design. The Community Plan describes the Southwest District as comprising compact, active areas with sustainable and efficient land use patterns that are pedestrian friendly, transit-oriented, and include a variety of residential, commercial, and civic spaces, to be further defined through the preparation of a specific plan. The Community Plan establishes the vision for the Southwest District to include areas for medium-density residential development, while respecting the natural topography and sensitive habitat areas. The Community Plan land use designation for the Southwest Village area is Neighborhood Village (15 – 25 dwelling units per acre), which provides housing in a mixed-use setting and convenience shopping, civic uses, and services (Attachment 2).

As outlined in the Community Plan, the Southwest Village Specific Plan will provide detailed design guidelines for the development of the village area. The design details will cover the village core, public spaces, a complete multi-modal circulation system with linkages to the Otay Mesa circulation system, and the precise location of public facilities and amenities. The Specific Plan will include an implementation program identifying the phased provision of infrastructure and public facilities.

The Specific Plan is required to demonstrate consistency with the General Plan and Community Plan goals and policies. This includes ensuring efficient use of remaining land available for residential development, requiring new development meet the density minimums of the applicable plan designations. To achieve the sustainable and efficient land use patterns envisioned in the Community Plan, the Specific Plan is directed to:

- Illustrate the complete circulation system that, where possible, follows a grid pattern, and indicate how the system will relate to the overall Otay Mesa circulation system;
- Incorporate a diversity of housing types that includes market rate and affordable housing;
- Encourage inclusionary housing on-site;

- Include an appropriate balance of single- family and multi-family housing consistent with the projections provided in the plan;
- Provide development at densities that support transit as an integral component of village areas and corridors;
- Require a mixed-use residential/commercial component to be included within village core areas, with neighborhood-serving commercial uses such as an anchor grocery store, restaurants, and other small retail shops;
- Identify centrally located mixed-use core areas within each village area adjacent to key roadways and transit stops;
- Require a minimum of 15 du/ac for core areas designated Neighborhood Village.

Planning Department staff will work with the applicant, property owners, and affected stakeholders to ensure that the Southwest Village Specific Plan implements the City of Villages strategy and Community Plan policies addressing specific plans.

Housing

The Community Plan provides opportunities for a variety of housing types catering to a diversity of economic needs including market rate, workforce, and affordable housing. The Community Plan land use designations are intended to provide a diversity of housing for all income levels and implement the City of Villages strategy. In order to achieve community balance, the residential policies for Otay Mesa promote a diversity of population with respect to income level and household types. This housing diversity, coupled with transit opportunities, could help reduce trips and traffic congestion while improving air quality by allowing residents to live closer to employment centers.

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 larger households. Furthermore, affordable housing opportunities are needed to ensure a diverse mixture of incomes and households in Otay Mesa. The City of Villages strategy encourages future development to increase the housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. To achieve these objectives, the Community Plan designates the Southwest Village as a Neighborhood Village, providing a range of housing types with residential densities averaging between 15 and 25 dwelling units per acre.

The Community Plan estimated a total of 5,880 dwelling units within the Southwest Village area, comprising 1,400 single-family and 4,480 multi-family residential units. Through the Community Plan Update process, known sensitive biological resources within the eastern and southern areas and potential geotechnical issues around the western canyon lands were considered in estimating the residential build out of the Specific Plan area. As a result of constraints within the area, the overall residential density for the Southwest Village is 12.5 dwelling units per acre.

Southwest Village Draft Land Use Concept

The draft Southwest Village Specific Plan assumes development of 3,791 dwelling units located on approximately 295 acres of land. The draft Specific Plan identifies the remaining area for institutional, recreation, and open space uses. The draft Land Use Map identifies lower density residential uses (up to 15 dwelling units per acre) along the southern and western perimeter of the village area, with higher density and mixed-use residential uses (up to 30 dwelling units per acre) located within the village

core (Attachment 3). Of the approximately 470 acres of the Specific Plan area, roughly 70 acres have been incorporated into the City's Vernal Pool Habitat Conservation Plan. Approximately 100 acres of land within the southern and western portion of the Specific Plan area are potentially constrained due to geotechnical issues and are proposed to be designated open space. The draft Land Use Map would result in a residential density of just under 13 dwelling units per acre.

CONCLUSION

Staff is seeking Planning Commission input on the land use concepts and proposed residential densities for the draft Specific Plan. Staff and the applicant will continue to perform outreach to obtain community input and to refine the draft Specific Plan to help implement the goals and policies of the General Plan and Community Plan.

Respectfully submitted,



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Attachments:

1. Vicinity Map
2. Otay Mesa Community Plan Land Use Map
3. Draft Southwest Village Specific Plan Land Use Map