



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 13, 2021 REPORT NO. PC 21-032
HEARING DATE: July 22, 2021
SUBJECT: Del Sol Villages Community Plan Amendment Initiation
PROJECT NUMBER: 690979
OWNER/APPLICANT: Santa Fe Group

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Otay Mesa Community Plan to redesignate a 14.08-acre site located between two existing roadway sections of Del Sol Boulevard, from Open Space to Residential-Medium High (30 - 44 dwelling units per acre)?

Staff Recommendation: INITIATE the community plan amendment process.

Community Planning Group Recommendation: On June 16, 2021, the Otay Mesa Planning Group voted 10-0-1 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: If initiated, subsequent approval of the proposed community plan amendment and corresponding rezone would allow for the development of 422 to 617 multifamily dwelling units where none are currently allowed.

The initiation of a community plan amendment in no way confers adoption of a community plan amendment, that neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and that the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

Otay Mesa Community Plan

The Otay Mesa Community Plan was adopted in 2014. The planning area is divided into five districts. The Plan also includes the seven previously adopted precise plans by reference. It also calls for the adopted of two specific plans. The Central Village Specific Plan was adopted in 2017. The Southwest Specific Plan is currently being prepared. The Community Plan estimates having a buildout close to 18,800 total housing units.

Site Location

The proposed amendment site is a 14.08-acre vacant property with sloping terrain located in the Northwest District of the Otay Mesa Community Planning Area. The site lies just north of State Route 905 (SR-905) and east of Interstate 805 (I-805), between two existing roadway sections of Del Sol Boulevard located immediately on its east and west sides (Attachment 2).

Existing Adjacent Land Uses

The site is bounded on the south by SR-905 and undeveloped land to the north. Single-family residential development abuts the western section of the Del Sol Boulevard and Vista Del Mar Middle School abuts the eastern section. The site is currently vacant and an informal trail connection between the middle school and the adjacent residential area to the west crosses the site.

Community Plan Use Designation

The Otay Mesa Community Plan designates the site as open space, which provides for the preservation of land that has distinctive scenic, natural, or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources (Attachment 3).

California Terraces Precise Plan

The site is within the California Terraces Precise Plan Area which was adopted in 1985. The Precise Plan implements the goals of the Otay Mesa Community Plan.

Zoning

The property is currently zoned AR-1-1 which allows one dwelling unit per 10 acres (Attachment 4). The AR-1-1 zone accommodates a wide range of agricultural uses while also

permitting the development of single dwelling unit homes at a one dwelling unit per lot. The property is also within the Airport Land Use Compatibility Overlay Zone for Brown Field.

Multiple Habitat Planning Area

The site is within the City's Multiple Species Conservation Program (MSCP) Subarea Plan of the County-wide Multi-Habitat Planning Area (MHPA) (Attachment 5). The MSCP Subarea Plan allows for development on 25 percent of a site in an area with lower quality habitat. Adjustments to the MHPA boundaries may be made without the need to amend the Subarea Plan in cases where the new MHPA boundary results in an area of equivalent or higher biological value. The site primary contains sensitive habitat as well as some distributed habitat. The site does not contain any vernal pools as shown in the Vernal Pool Habitat Conservation Plan Area.

Roads are considered a compatible use in the MHPA and would not be included as part of the 25 percent development area of the site. The Subarea Plan recommends modifying street alignments to retain additional natural areas and reducing street classifications and roadbed width where possible to reflect reduced development. It also states that roads in the MHPA are limited to those identified in a community plan, collector streets essential for area circulation, and necessary maintenance/emergency access roads. If a road crosses the MHPA, the design should provide for wildlife movement capability.

Complete Communities Mobility Choices

The project is in Complete Communities Mobility Choices Zone 4. Development in Mobility Zone 4 is required to provide an active transportation in lieu fee.

Mobility

Transit: The site is not within a Transit Priority Area (TPA). The site is approximately 1.0 mile west of the Caliente Avenue Park and Ride Lot #80 which is a state-owned facility maintained by Caltrans. It has 226 parking spaces and is served by MTS Routes 905 and 905A which provides services via SR-905 to the trolley at the Iris Transit Center in Otay Mesa-Nestor community (Attachment 5).

Roadway: Del Sol Boulevard is designated as a 2-lane collector in the Community Plan (Attachment 6). A planned connection of Del Sol Boulevard would bisect the site. The approximate 1,000 linear foot connection of Del Sol Road is listed in the Public Facilities Financial Plan and Facilities Benefit Assessments as project T-4.1.

Bicycle: An existing Class II bicycle lanes are on the two existing sections of Del Sol Boulevard. The Community Plan proposes class II bicycle lanes on Del Sol Boulevard (Attachment 7).

Existing Public Facilities and Services

Schools: The site is located near public education facilities. Vista Del Mar Middle School is adjacent to the site. Ocean View Hills Elementary School is within 0.1 miles of the site and San Ysidro High School is less than 1.5 miles from the site.

Parks: The site is located approximately 0.1 miles from Cesar Solis Community Park, and approximately 1.5 miles from Ocean View Hills Neighborhood Park.

Library: There currently is no public library in Otay Mesa; the site is approximately 4.0 miles from the Otay Mesa-Nestor Branch Library.

Public Safety: The site is served by the Police Department’s Southern Division. The site is approximately 2.3 miles east of Fire-Rescue Station 6 on Palm Avenue and 4.3 miles west of Fire-Rescue Department Station 43, located on Otay Mesa Road and La Media Road (Attachment 8).

Housing and Demographics

As of 2019, SANDAG estimated that there were approximately 17,524 people living in the Otay Mesa Community Planning Area. This is a 17 percent increase from the 14,941 people living in the community in 2010 based on SANDAG estimates. In 2019, the community had 5,356 dwelling units of which 2,705 were single-family detached, 487 were single family attached, and 2,164 were multifamily. Between 2010 and 2019, the community added 1,211 housing units, a 29 percent increase from the previous 4,145 dwelling units. The community has a rate of 3.55 persons per household.

Year	Dwelling Units	Population
2010	4,145	14,941
2019	5,356	17,524
Change	1,211	2,583

Affordable Housing

As of 2019, according to the San Diego Housing Commission there were 53 deed-restricted affordable dwelling units in the community.

Other Planning Efforts/Developments

Playa Del Sol: Currently, 912 multifamily units are under construction on a 46-acre site located south of Del Sol Boulevard and west of Ocean View Hills Parkway. The site was originally approved with 1,578 multifamily units.

Central Village Specific Plan: On April 4, 2017, the City Council approved the Central Village Specific Plan which allows up to 4,768 housing units and 139,700 square feet of commercial uses.

Southwest Village Specific Plan: A specific plan has been drafted for the Southwest Village area, which proposes to allow up to 5,277 dwelling units within the Southwest District of Otay Mesa. The Community Plan identifies up to 5,880 housing units for the specific plan area. Additionally, the draft Specific Plan proposes to allow up to 174,000 square feet of commercial uses to be primarily located near the intersection of Caliente Avenue and Beyer Boulevard.

PA 61 Residential: On June 4, 2019, the City Council approved a community plan amendment to redesignate 9.2 acres of a 14.6-acre site from Community Commercial-Residential Prohibited to Residential – Medium (15 – 29 dwelling units per acre). The action also included a rezone to RM-2-5 to allow residential development on the 9.2-acre portion. The City Council also approved up to 45,000 square feet of commercial uses on the 4.46-acre portion and up to 267 residential dwelling units on 9.2-acre portion.

Otay Mesa Road Residential: On July 25, 2019, the Planning Commission approved a community plan amendment initiation for the properties to the east of the proposed amendment site on southside of Otay Mesa Road between Emerald Crest Court and Corporate Center Drive. The proposed amendment would change the land use from Community Commercial-Residential Prohibited to Residential – Medium High (30 – 44 dwelling units per acre) and allow between 425 to 623 multifamily dwelling units on 14.16 acres. A Community Plan Amendment application has recently been submitted for 560 multifamily dwelling units.

Lumina: On July 26, 2019, the City Council approved a tentative map for 1,868 housing units, 62,525 square feet of commercial uses, 6.3 acres of school/recreation uses, 6.6 acres of parks, and 16.2 acres of public streets on a 93.4-acre site within the Central Village Specific Plan.

PA 61 Commercial: On April 15, 2021, the Planning Commission approved an initiation of a plan amendment to redesignate a 4.46-acre site located on the southeast corner of Caliente Avenue and Otay Mesa Road from Community Commercial-Residential Prohibited to Residential Medium (15 - 29 dwelling units per acre) on the portion of the site amended in June 4, 2019. This would allow for the development of 67 to 129 multifamily dwelling units. A Community Plan Amendment application has recently been submitted for 71 multifamily dwelling units.

DISCUSSION

Proposed Community Plan Amendment

The applicant is requesting an amendment to the Community Plan to redesignate the property from Open Space to Residential-Medium High (30 - 44 dwelling units per acre). The proposed designation would allow for a multifamily residential development. The applicant, in their letter of initiation, stated that the plan amendment would allow for residential development at a time when the City of San Diego and the larger region face a housing shortage and rising home prices (Attachment 9).

Initiation Criteria

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 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 addition of housing to the site would help implement the housing goals and policies of the General and Otay Mesa Community Plan. The proposed amendment would be consistent with policies in the General Plan Housing Element to increase housing stock and construct affordable units. The proposal would be consistent with specific policies in the General Plan Land Use Element to increase the amount of housing types and sizes and provide affordable housing opportunities (LU-C-2,a. 1), maintain or increase the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended (LU-C.3).

The proposal would be consistent with policies in the Community Plan to incorporate a diversity of housing types that includes market rate and affordable housing. The proposal would be consistent with the following policies in the community plan related to encouraging inclusionary housing on-site (2.1-2, h); providing development at densities that support transit as an integral component of village areas and corridors (2.1-2, j); including in all residential developments housing units that are sized to meet the household family sites anticipated in Otay Mesa (2.2-3); developing housing at different density ranges to provide housing affordable to all income levels (2.2-5); promoting affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature; and promoting the production of very-low and low income affordable housing in all residential and village designations (2.2-7). The applicant has indicated that the future development would also allow the creation of affordable home ownership opportunities for moderate income buyers (2.2-8), encourage development of moderately priced market rate housing affordable to middle income households, promote homebuyer assistance programs for moderate income households (2.2-8, b).

The proposed housing would help implement the goal to provide a variety of housing types, including workforce housing near jobs in the Otay Mesa. The site is a mile to the park and ride and the MTS bus stop for routes 905 and 905A connecting the site to employment areas within Otay Mesa and the Iris Transit Station. The property is also located near regional commercial uses located along Denney Road.

(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.

The requested amendment would benefit the community by providing increased residential development at a time when the City and the larger region face a housing shortage and rising home prices. The proposed density allows for more units with a smaller footprint. The applicant has stated their intention to satisfy the inclusionary housing requirement through provision of affordable housing on-site.

The applicant has indicated their intention to construct the missing section of Del Sol Boulevard in conjunction with the community plan amendment. Connection of the two separate segments of Del Sol Road would improve east-west vehicle and pedestrian connectivity and access in the community by providing a second ingress/egress for the schools and residents of Ocean View Hills, allowing for an alternative evacuation route and a second point of access for emergency vehicles. It would also provide direct access to the Vista Del Mar Middle School and Ocean View Hills Elementary Schools for residents coming from the west and alleviate traffic problems that arise during pick-up and drop off times as vehicles currently make a U-turn at the eastern terminus of Del Sol Boulevard. The accompanying sidewalks would create a convenient path for students who currently use the informal trails on the property as a connection between the school and their homes.

(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. 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, staff has determined that the proposal can meet all the initiation criteria.

Issues

The following issues have been identified by City staff. If initiated, staff would work with the applicant to address the following issues, as well as others that may be identified, through the community plan amendment review process:

Open Space

- Maintain the open space area on the northern portion of the site.
- Evaluate options in consultation with the wildlife agencies for clustering potential development to less habitat-sensitive areas in the southern portions of the site.
- Evaluate the potential for a MHPA boundary line adjustment which includes identifying additional land with equivalent or higher biological value.
- Conformance with land use adjacency MSCP guidelines.

- Incorporate brush management zones into landscaping plans given the proposed structures proximity to native/naturalized vegetation.
- Evaluate options for multiuse paths/wildlife access.

Land Use Designation

- Evaluation of the appropriate land use designation, residential density, and zoning for the site.

Road Alignment

- Evaluate alignment and design options in consultation with the wildlife agencies to reduce the potential impacts for the proposed segment of Del Sol Boulevard.
- Evaluate options for the applicant to construct the missing segment of the Del Sol Boulevard.

Affordable Housing

- Incorporate on-site affordable housing.

Noise

- Evaluate noise levels and identify potential attenuation measures for residential buildings sited near SR-905.

Stormwater

- Evaluate options for offsite alternative stormwater compliance.
- Incorporate stormwater features in the roadway, building, and site design.

Site Design

- Incorporate pedestrian amenities, public spaces, and pedestrian-scale elements.
- Incorporate sustainability features in the building and site design.

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 staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,

Tony Kempton
 Tony Kempton
 Associate Planner
 Planning Department


Tait Galloway
 Tait Galloway
 Program Manager
 Planning Department

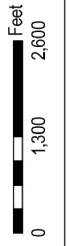
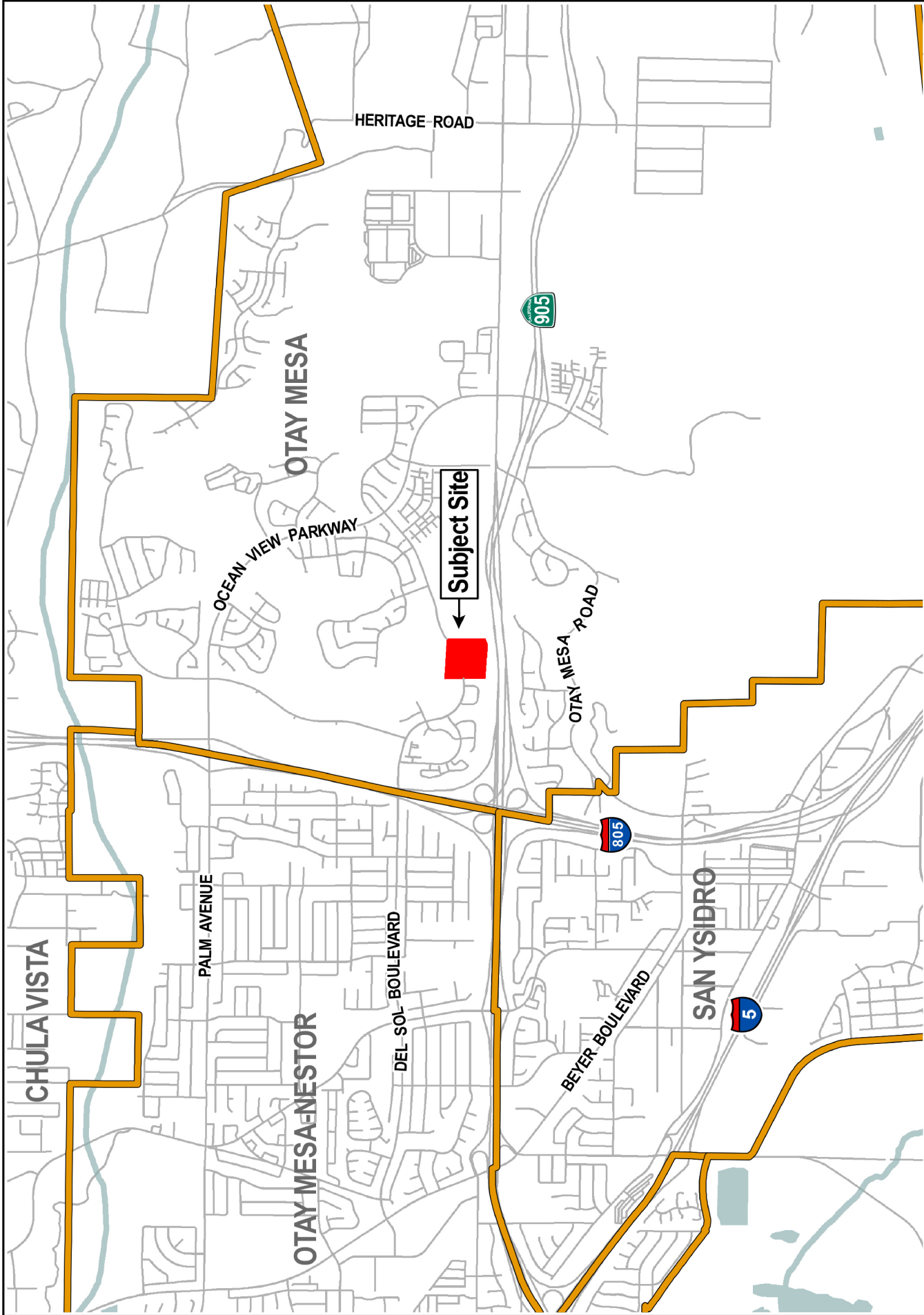
Attachments:

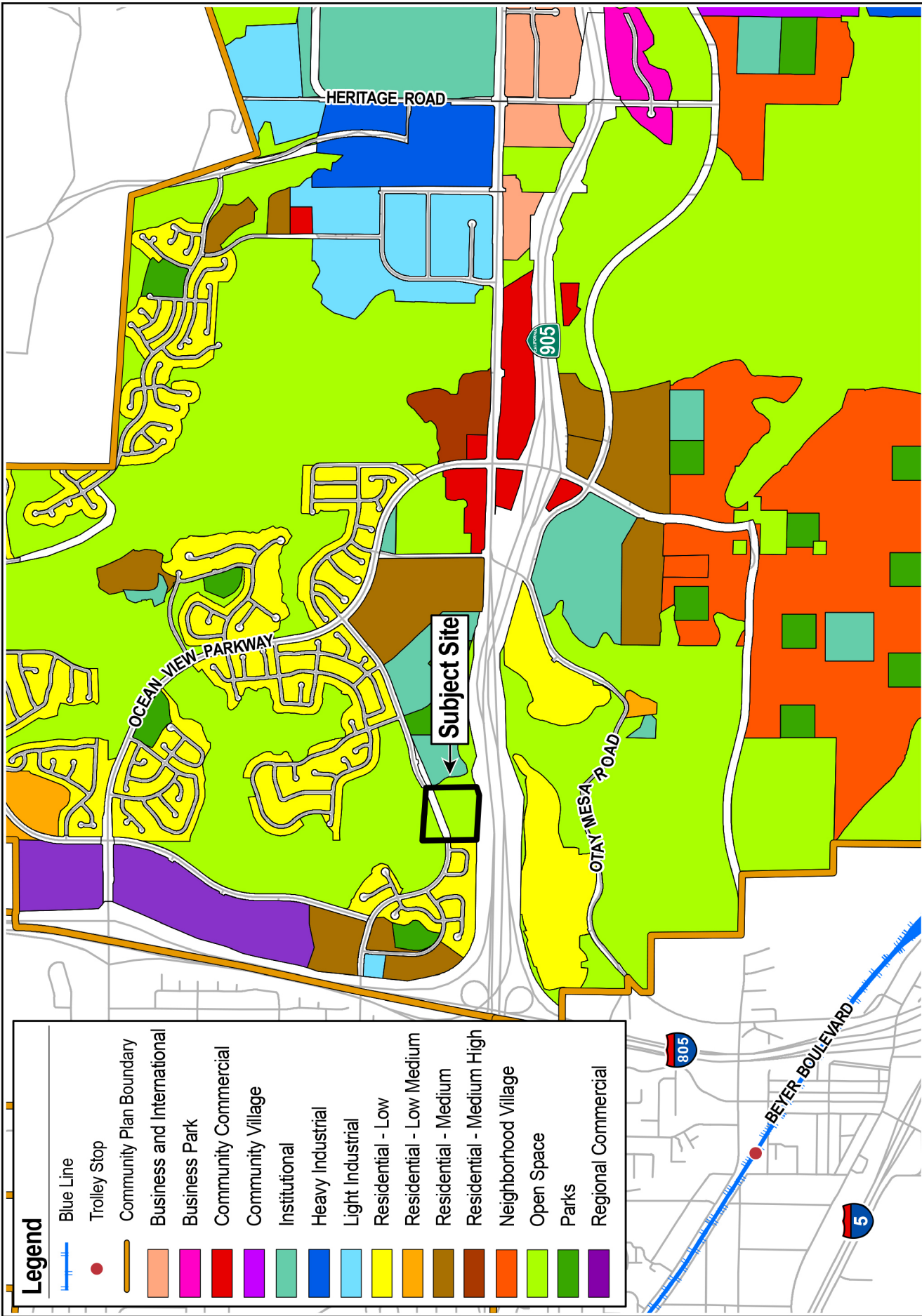
1. Otay Mesa Community Planning Group Voting Summary
2. Vicinity Map

3. Otay Mesa Community Plan Land Use Map
4. Current Zoning Map
5. Multi-Habitat Planning Area Map
6. Transit Route Map
7. Roadway Classifications Map
8. Bicycle Network Map
9. Public Facilities Map
10. Applicant's Initiation Request Letter
11. Ownership Disclosure Statement

ATTACHMENT 1

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		Community Planning Committee Distribution Form
Project Name: Del Sol Village			Project Number: Project No. 690979	
Community: Otay Mesa				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				
# of Members Yes	# of Members No	# of Members Abstain		
10	0	1		
Conditions or Recommendations:				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Rob Hixson				
TITLE: Otay Mesa Planning Group, Chair			DATE: June 22, 2021	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				





Otay Mesa Community Plan Land Use

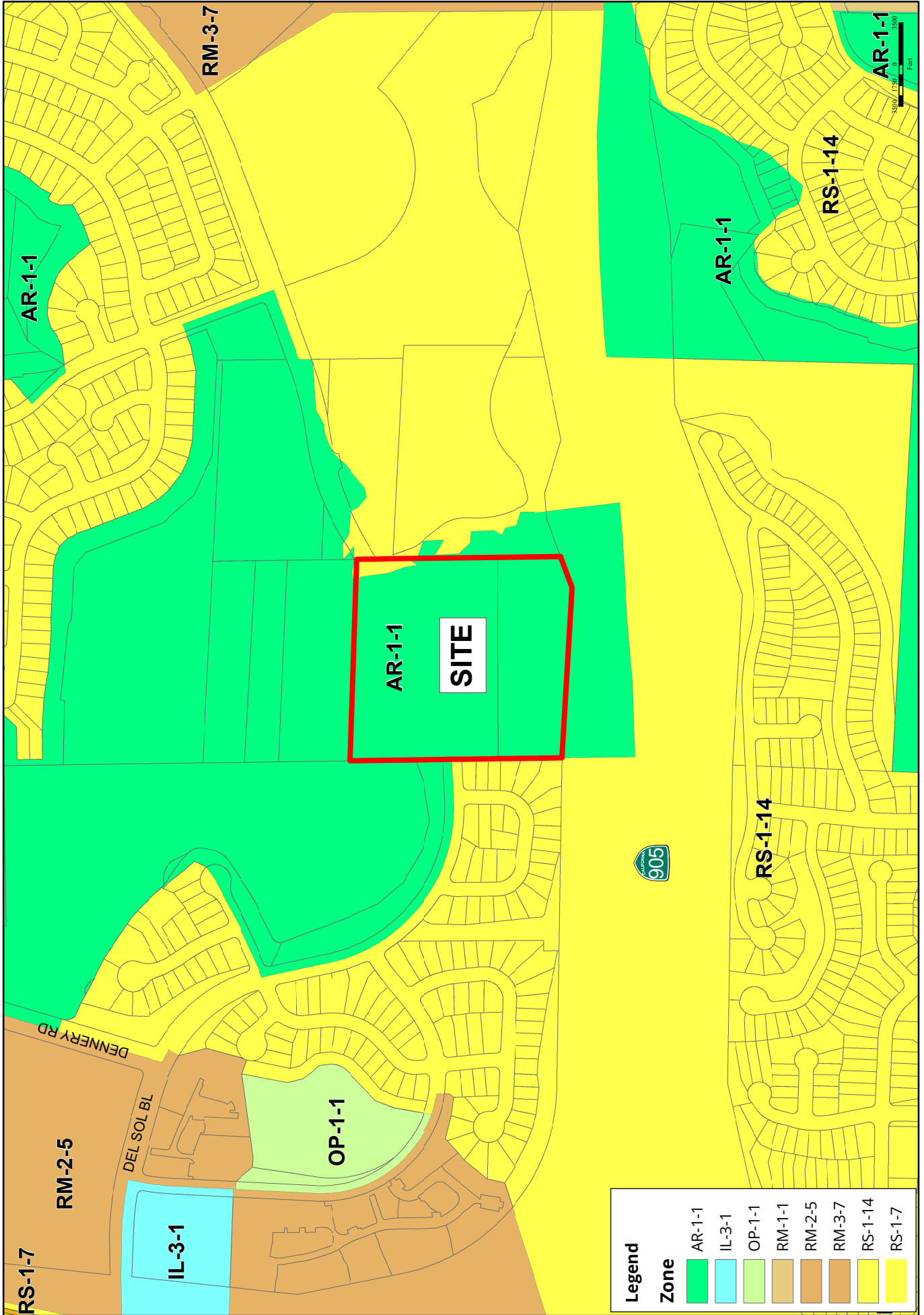
DEL SOL VILLAGE



FIGURE 3

April 2021

Source: County of San Diego SanGIS Database, 2019.



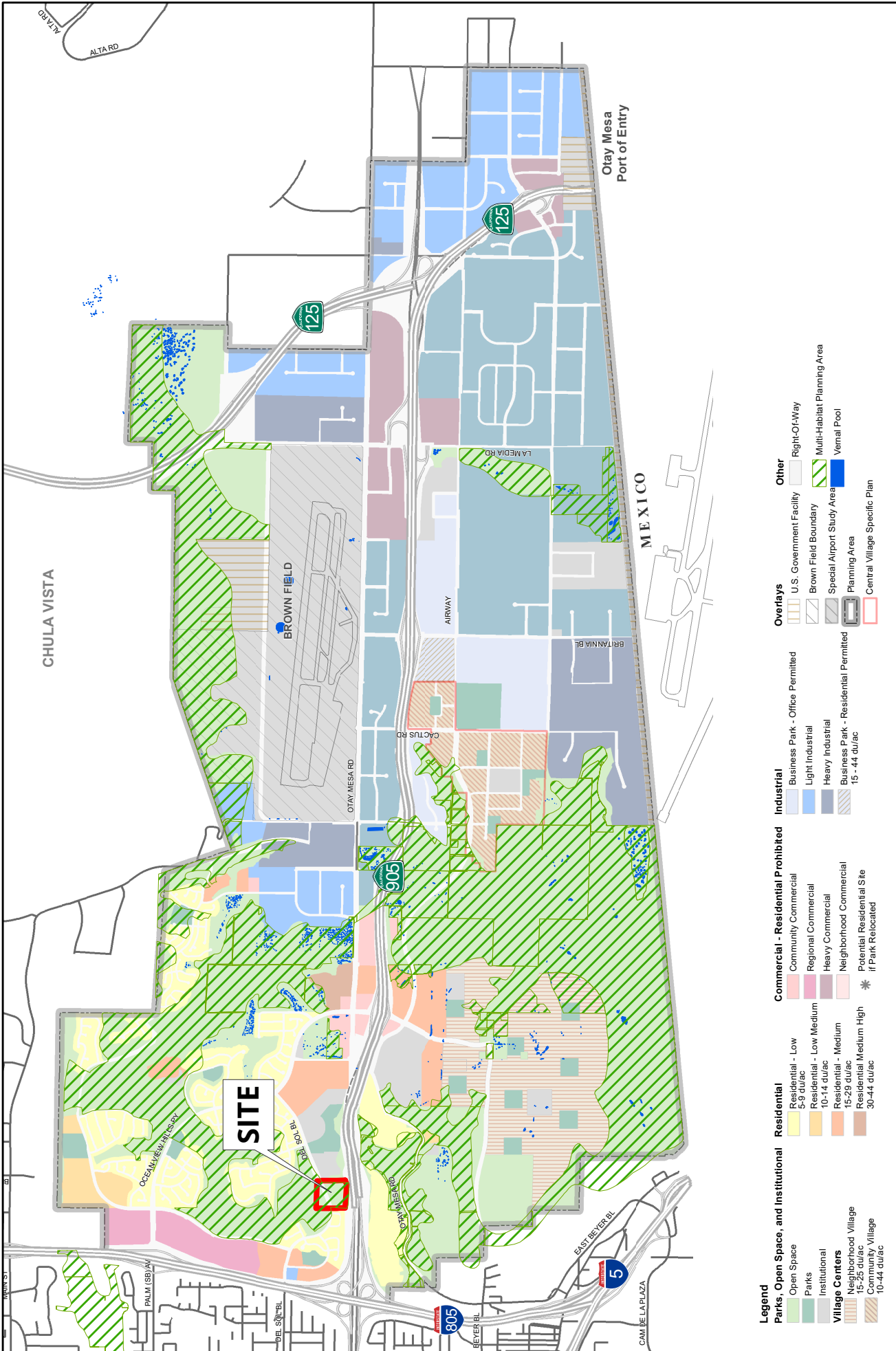
Legend	Zone
	AR-1-1
	IL-3-1
	OP-1-1
	RM-1-1
	RM-2-5
	RM-3-7
	RS-1-14
	RS-1-7

Date: 6/28/2022 Document Path: L:\GIS\GIS Community Planning\Otay Mesa\Archive - 1887 Plan\CA_PROJECTS\ITEMS\ITEMS\DATA\CR1\Otay_Mesa_So_SalVillage_Zoning.mxd

SAN GIS

THE CITY OF SAN DIEGO
 OFFICE OF COMMUNITY PLANNING
 1275 K STREET, SUITE 100, SAN DIEGO, CA 92101
 TEL: 619.441.3200 FAX: 619.441.3201
 WWW.CITYOFSD.GOV

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- Legend**
- Parks, Open Space, and Institutional**
 - Open Space
 - Parks
 - Institutional
 - Village Centers**
 - Neighborhood Village
 - Community Village
 - Commercial - Residential Prohibited**
 - Community Commercial
 - Regional Commercial
 - Heavy Commercial
 - Neighborhood Commercial
 - Potential Residential Site * if Park Relocated
 - Industrial**
 - Business Park - Office Permitted
 - Light Industrial
 - Heavy Industrial
 - Business Park - Residential Permitted 15 - 44 du/ac
 - Overlays**
 - U.S. Government Facility
 - Brown Field Boundary
 - Special Airport Study Area
 - Planning Area
 - Central Village Specific Plan
 - Other**
 - Right-Of-Way
 - Multi-Habitat Planning Area
 - Vernal Pool

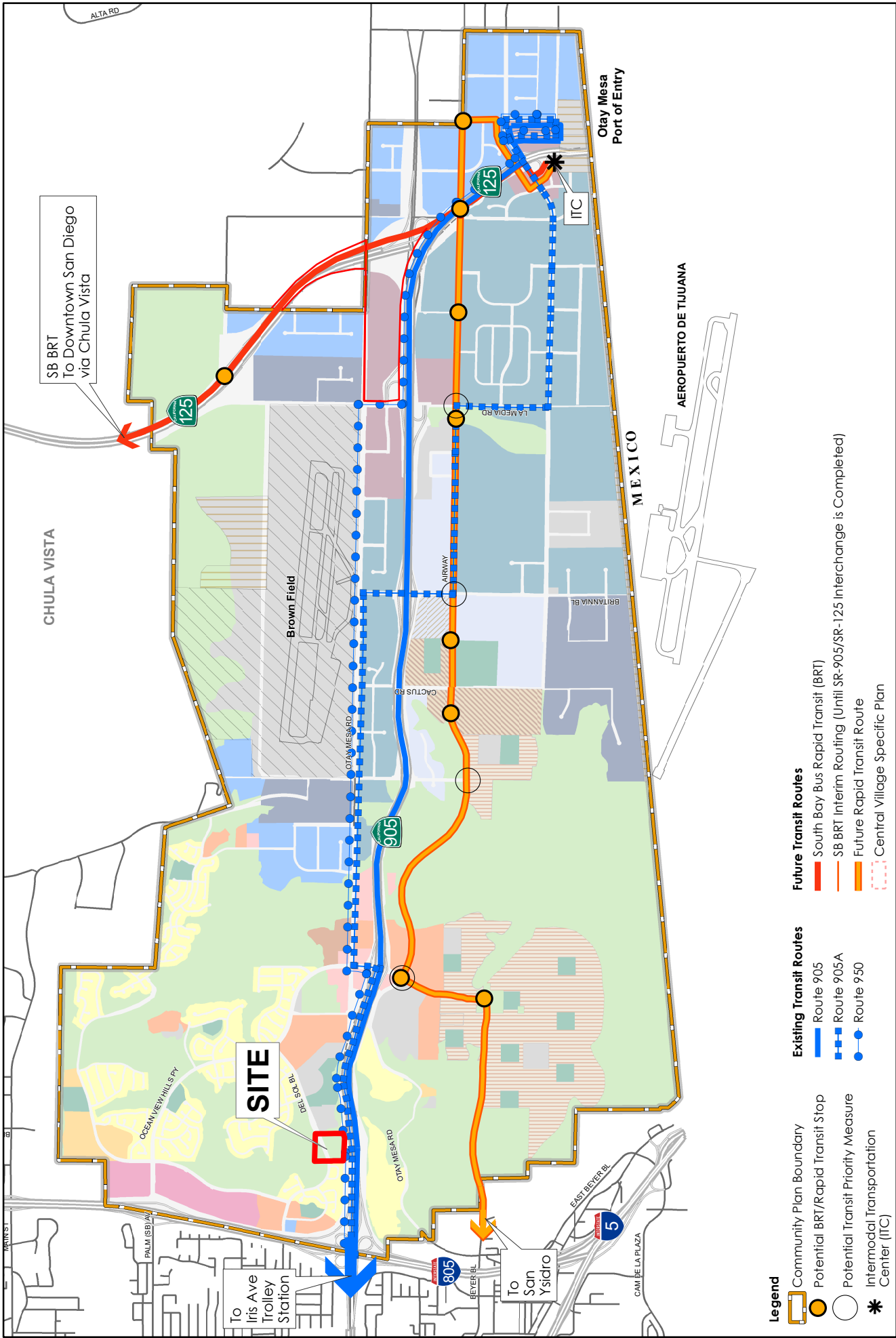


Otay Mesa MHPA & Vernal Pool

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SB BRT
To Downtown San Diego
via Chula Vista

SITE

Otay Mesa
Port of Entry

ITC

MEXICO

AEROPUERTO DE TIJUANA

Legend

- Community Plan Boundary
- Potential BRT/Rapid Transit Stop
- Potential Transit Priority Measure
- Intermodal Transportation Center (ITC)

- Existing Transit Routes**
- Route 905
 - Route 905A
 - Route 950

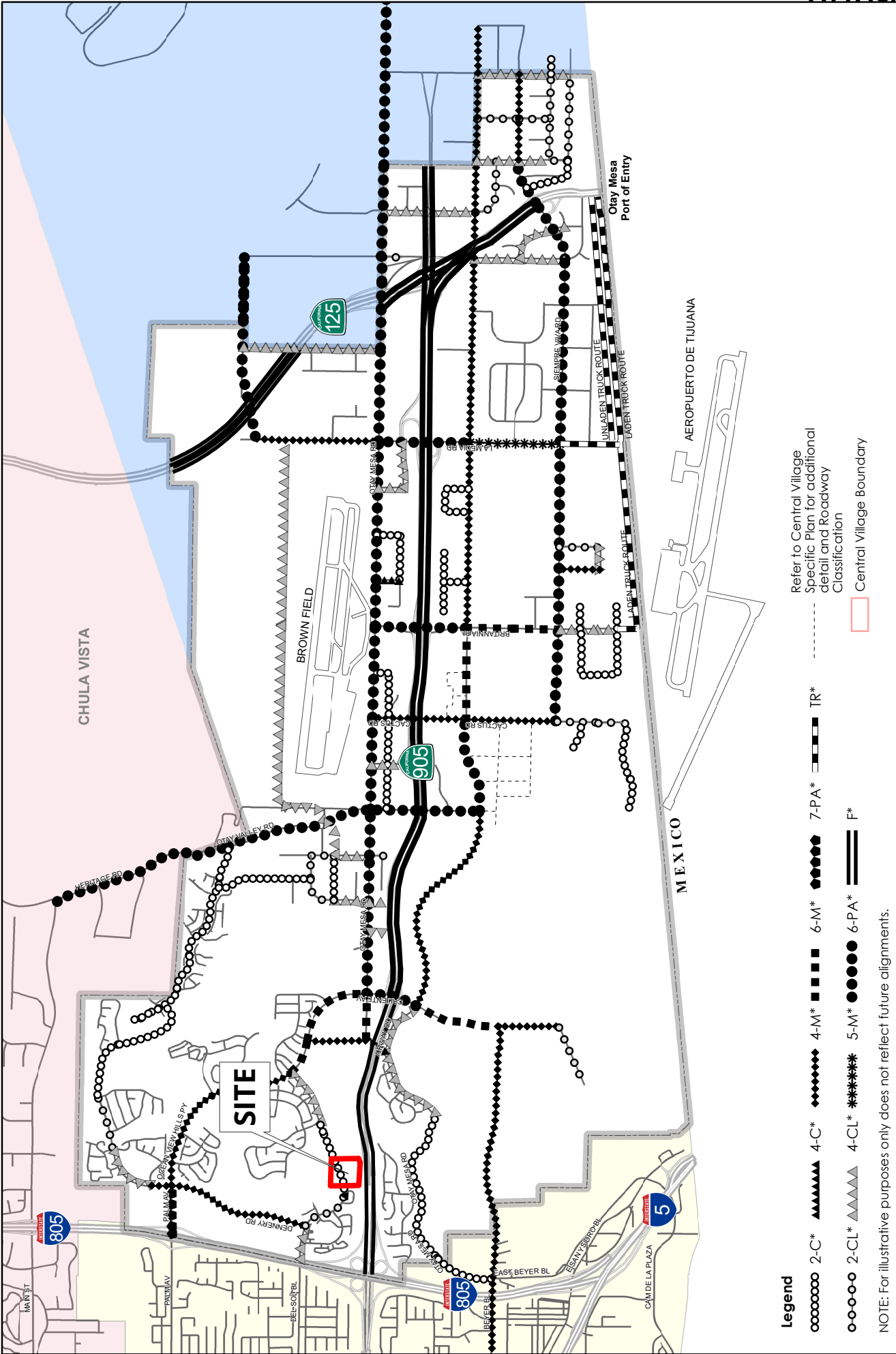
- Future Transit Routes**
- South Bay Bus Rapid Transit (BRT)
 - SB BRT Interim Routing (Until SR-905/SR-125 Interchange is Completed)
 - Future Rapid Transit Route
 - Central Village Specific Plan



SanGIS

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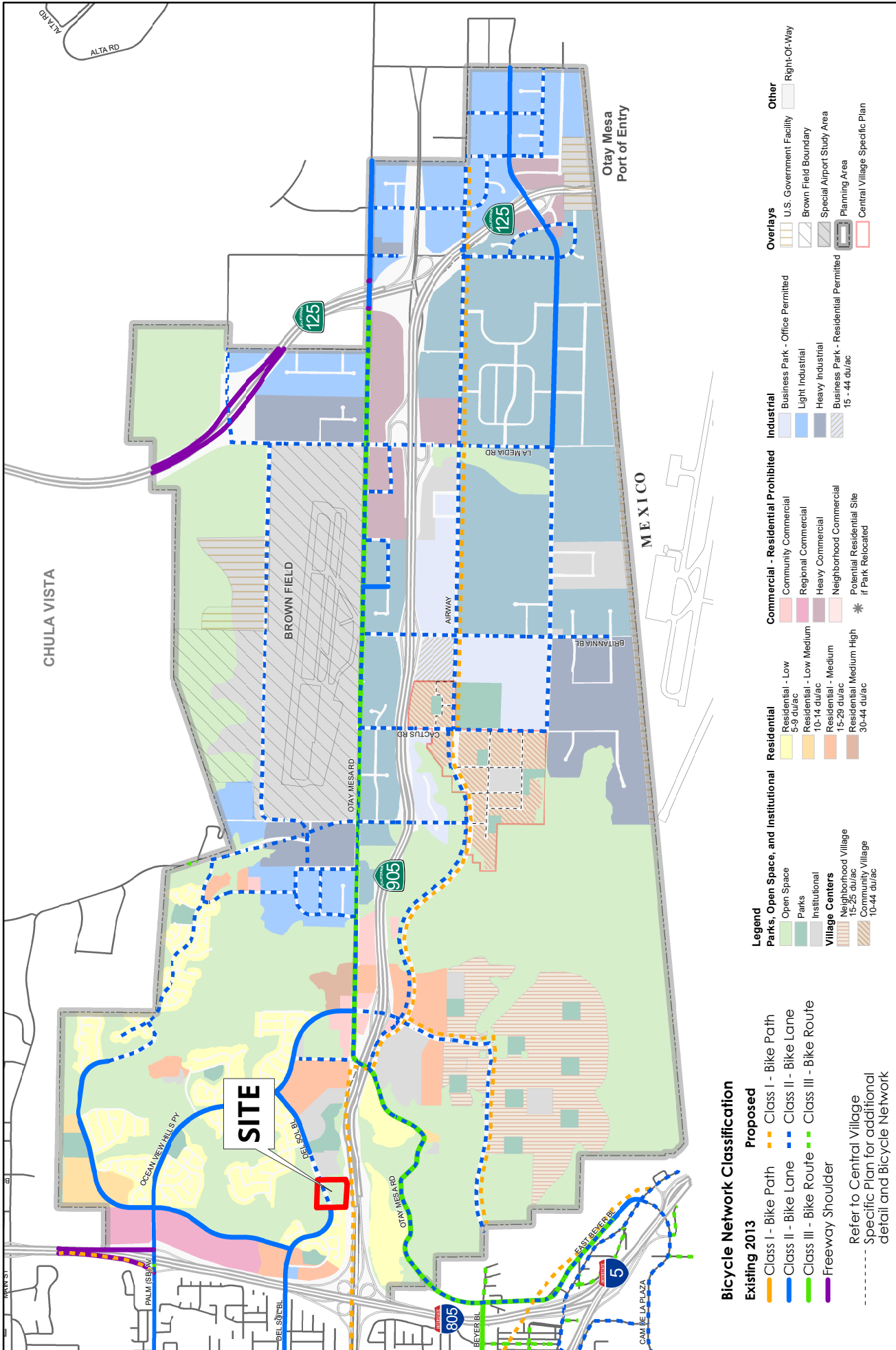
Legend

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Refer to Central Village Specific Plan for additional detail and Roadway Classification

Central Village Boundary

NOTE: For illustrative purposes only does not reflect future alignments.



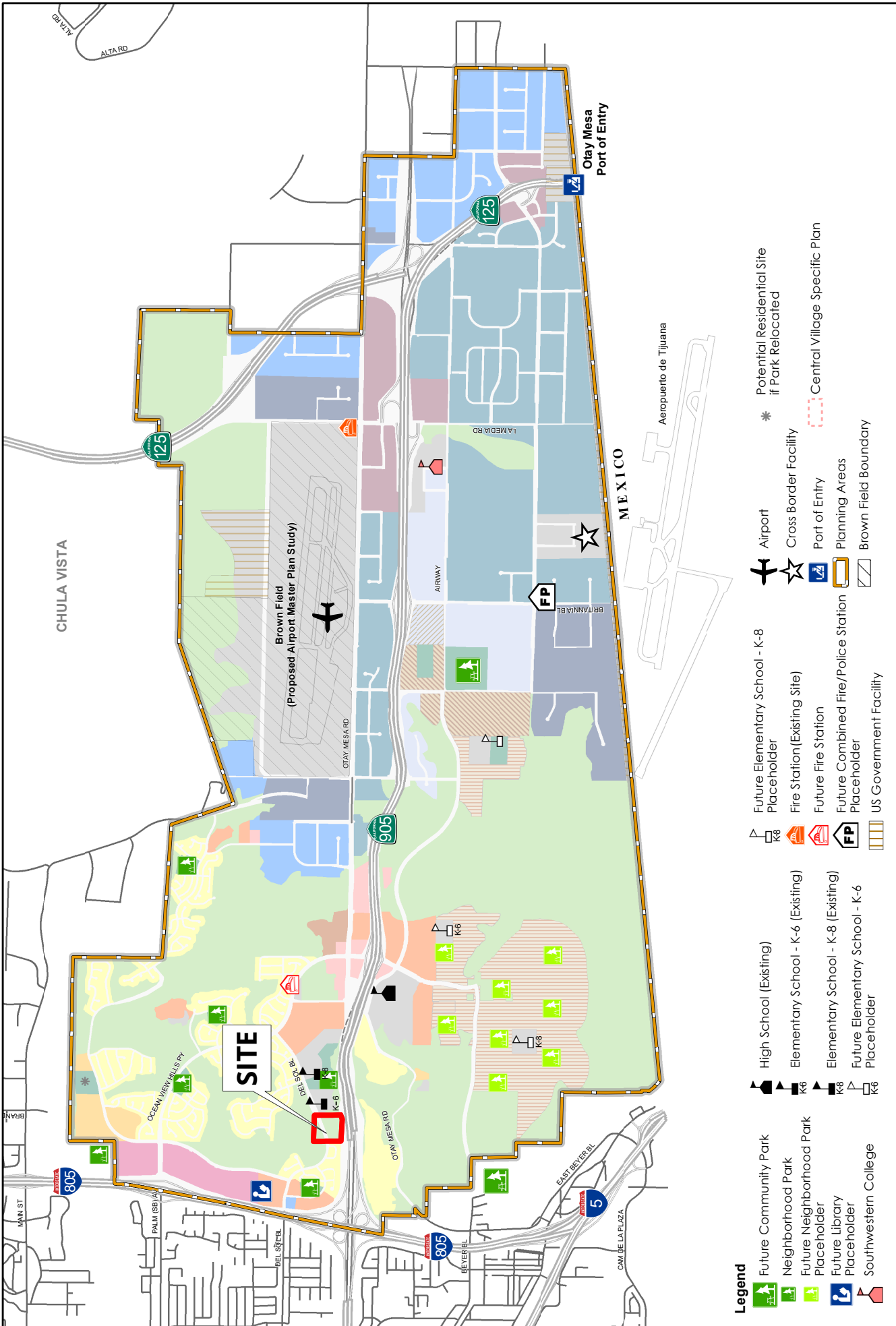
Bicycle Network Classification

- Existing 2013**
- Class I - Bike Path
 - Class II - Bike Lane
 - Class III - Bike Route
 - Freeway Shoulder
- Proposed**
- Class I - Bike Path
 - Class II - Bike Lane
 - Class III - Bike Route
 - Freeway Shoulder
- Refer to Central Village Specific Plan for additional detail and Bicycle Network

- Legend**
- Parks, Open Space, and Institutional**
 - Open Space
 - Parks
 - Institutional
 - Village Centers**
 - Neighborhood Village 16-25 du/ac
 - Community Village 10-44 du/ac
 - Residential**
 - Residential - Low 5-9 du/ac
 - Residential - Low Medium 10-14 du/ac
 - Residential - Medium 15-29 du/ac
 - Residential Medium High 30-44 du/ac
 - Commercial - Residential Prohibited**
 - Community Commercial
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 - Neighborhood Commercial
 - Potential Residential Site if Park Relocated *
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 - Business Park - Office Permitted
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 - U.S. Government Facility
 - Brown Field Boundary
 - Special Airport Study Area
 - Planning Area
 - Central Village Specific Plan
 - Other**
 - Right-Of-Way



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Legend

- Future Community Park
- Neighborhood Park
- Future Neighborhood Park
- Future Library
- Placeholder
- Southwestern College
- High School (Existing)
- Elementary School - K-6 (Existing)
- Elementary School - K-8 (Existing)
- Future Elementary School - K-6
- Placeholder
- Future Elementary School - K-8
- Placeholder
- Fire Station (Existing Site)
- Future Fire Station
- Future Combined Fire/Police Station
- Placeholder
- US Government Facility
- Future Elementary School - K-8
- Placeholder
- Airport
- Cross Border Facility
- Part of Entry
- Planning Areas
- Brown Field Boundary
- Potential Residential Site if Park Relocated
- Central Village Specific Plan

Otay Mesa Community Facilities

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0 1,000 2,000 3,000 4,000 5,000 Feet



Civil Engineering
Environmental
Land Surveying

2442 Second Avenue
San Diego, California 92101

Phone: 619.232.9200
Fax: 619.232.9210

April 30, 2021

City of San Diego
Development Services Department
Project Submittal and Management Division
1222 First Avenue
San Diego, CA 92101

Subject: Del Sol Village Otay Mesa Community Plan Amendment (Community Plan Amendment Initiation)

To Whom It May Concern:

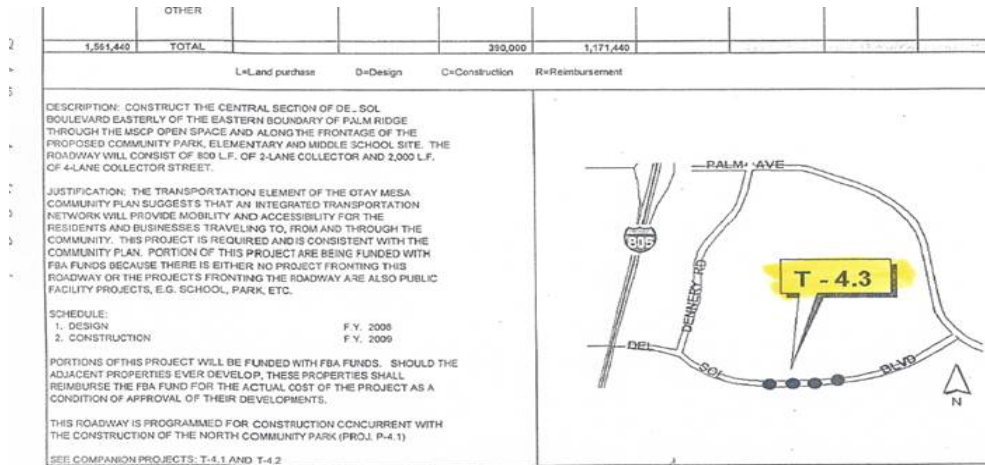
Initiation of a Community Plan Amendment (CPA) is being sought by the Santa Fe Group for the development of a residential project on the vacant land located at Del Sol Blvd, San Diego, California, Assessor Parcel Numbers: 645-040-24-00 & 645-040-27-00 ("Project Site"). The Project Site is approximately 14.08 acres in size and is within the Otay Mesa Community Plan ("Community Plan") area. This CPA Initiation Request ("Initiation Request") has been prepared in accordance with the City CPA Manual and General Plan.

Background

The Project Site is located in between two existing roadway sections of Del Sol Boulevard on its east and west sides, with a planned future extension of the road bisecting the site. Single-family residential development abuts the western section of the road and Vista Del Mar Middle School abuts the eastern section. The Project Site is bounded on its south side by State Route 905 and by undeveloped land to its north.

The Project Site is currently vacant of structures. Foot trails created by school children and other trespassing pedestrians traverse the site, especially as the property is used as an informal connection between the middle school and the adjacent residential area.

Per the Public Facilities Financial Plan and Facilities Benefit Assessments prepared by the Planning & Development Review Department Long Range Planning in the early to mid-2000s, the connection of Del Sol Boulevard was addressed between Ocean View Hills Parkway and Dennery Road. With the completion of the Dolphin Cove / Riviera del Sol property to the west of the subject property, the City's intent was to build the extension. Funding was set aside and it was anticipated that the construction of the road would occur in the mid-2000s.



The later purchase of the property to the east by the San Ysidro School District facilitated the building of another small section of Del Sol Boulevard to its current extent and terminus to the east of the subject property. This further lessened the financial and construction burden on the City to connect the road. However, the road was never built.

Land Use

The 14.08-acre site is composed of two parcels guided by the 2014 Otay Mesa Community Plan Update, which designates the land use as Open Space. The Site is zoned as AR-1-1, which allows for residential uses of 1 unit per 10 acres in accordance with the City’s Land Development Code. The Project Site is within the California Terraces Specific Plan Area, an area characterized primarily by low-density residential and open space land use designations.

It is located within the City of San Diego’s Multiple-Species Conservation Program (“MSCP”) Subarea Plan of the County-wide Multi-Habitat Planning Area (“MHPA”) preserve system, as well as being within the Airport Land Use Compatibility Overlay Zone of Brown Field.

Community Plan Amendments

The requested change to the community plan is as follows:

1. Revise the land use designation from “Open Space” to “Residential – Medium High” on Figure 2-1, Land Use Map

Initiation Criteria

Before the initiation of a Community Plan Amendment, LU-D.10 requires compliance with all three of the following criteria:

- 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 requested amendment would be consistent with the General Plan Housing Element’s objectives of increasing general housing stock and construction of affordable units. The Housing Element also calls for the construction of more infill housing given the constraints on available

land in the city. While this project is not an absolute infill project, it is proposed to be constructed on a parcel of land already surrounded on three sides by development, in a largely developed area with easily accessible community amenities.

The requested amendment would be consistent with several of the policies outlined in the Otay Mesa Community Plan's Land Use and Housing Element. These include LU 2.2-5 – LU 2.2-9. These policies call for developing housing at different density ranges to provide housing affordable to all income levels, promoting affordable housing development through the provision of a variety of housing types, promoting production of low-income housing in all residential designations, and encouraging development of moderately-priced, market rate housing affordable to middle income households. Del Sol Village addresses these policies by proposing housing consistent with the inclusionary requirement and with Urban Design Element Policy 4.1-1.

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

The requested amendment would benefit the community by providing for increased residential development at a time when the City of San Diego and the larger region face a housing shortage and rising home prices. The proposed project density allows for more units with a smaller footprint that may be marketed to moderate-income home buyers such as first-time buyers, service men and women, and retirees interested in downsizing.

The completion of the final segment of Del Sol Boulevard is long overdue and would provide several benefits for the community. The roadway would improve fire safety by providing a second ingress/egress for the schools and residents of Ocean View Hills, allowing for an alternative evacuation route and a second point of access for emergency vehicles. It would provide direct access to the Vista Del Mar and Ocean View Hills schools for residents coming from the west and alleviate traffic problems that arise during pick-up and drop off times as vehicles are forced to make a U-turn at the eastern terminus of Del Sol Boulevard. The accompanying sidewalks that would come with completion of the roadway would create a safer, more convenient path for students who currently use the pedestrian trails on the property as a connection between the school and their homes.

It should also be noted that the residential area to the west of the subject property is serviced by a water pump station. This was meant to be a temporary solution in order for the development to create sufficient water pressure to meet fire requirements. More than 16 years later, this water pump station is still in operation and being maintained by the City. With the completion of Del Sol Boulevard, this station can be retired.

The existing Open Space land use designation and AR-1-1 zoning only allow for one dwelling unit on minimum ten-acre lots. Although the site is located within the Multiple-Habitat Planning Area, the environmental value of the site is already greatly diminished by the freeway to its south and adjacent development, with its northern side being the only undeveloped boundary.

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 needed public services are available or will be upon completion of the final planned segment of Del Sol Boulevard. Water and sewer utilities are already located in the terminal ends of the

existing Del Sol Boulevard roadway to the east and west of the proposed project. Sufficient road, highways, (SR-905, SR-805) and transit (Bus line 933) serve the site.

Issues for Consideration

City of San Diego Planning Staff have identified the following issues and directed for them to be analyzed and evaluated through the community plan amendment review process:

1. Financing of new Del Sol Boulevard roadway section
2. MHPA issues:
 - a. Satisfaction of criteria required for a MHPA Boundary Line Adjustment (BLA), given the project's location in the MHPA
 - b. Approval of BLA from U.S. Fish and Wildlife Service and California Department of Fish and Game
 - c. Consultation with California Native American tribes during BLA consistent with California Senate Bill 18
 - d. Conformance with Land Use Adjacency Guidelines of the MSCP Subarea Plan that avoid impacts from project drainage, lighting, noise and landscaping to the MHPA.
3. Conformance with Environmentally Sensitive Lands (ESL) Regulations, given the presence of Steep Hillside and Sensitive Biological Resources on-site.
4. Incorporation of Brush Management Zones into landscaping plans given the proposed structures proximity to native/naturalized vegetation on several sides
5. Noise effects from the CA-905 freeway and incorporation of sound attenuation measures given Residential use's consideration as a sensitive receptor
6. Conformance with General Plan Conservation Element policies and incorporation of sustainable site design features to meet Climate Action Plan objectives
7. Feasibility of maintaining existing public trail as identified in the Community Plan
8. Consistency of project design features with the character of the neighborhood and adjacent uses

Summary

The proposed amendment will provide housing needed in the area, improve circulation in Otay Mesa, facilitate connection between western neighborhoods and local schools, improve fire safety, and provide a safer route to and from school for local students.

We respectfully request that the Planning Commission initiate a Community Plan Amendment for the Proposed Project to amend the land use designation for the Property from "Open Space" to "Residential – Medium High". This amendment would allow for residential development of the Property which would assist in achieving the City's goal of alleviating the ongoing housing shortage in the San Diego area and support the Otay Mesa Community Plan's policies of increasing affordable and low-income housing supply in the area.

The proposed project on this Property is in line with the larger vision, goals, and objectives of the City's General Plan and Housing Element, as well as with those of the Otay Mesa Community Plan. This redevelopment would provide a long overdue connection in the area, create a significant number of homes in a well-connected area, and respect the sensitive environmental resources of the region.

Sincerely,

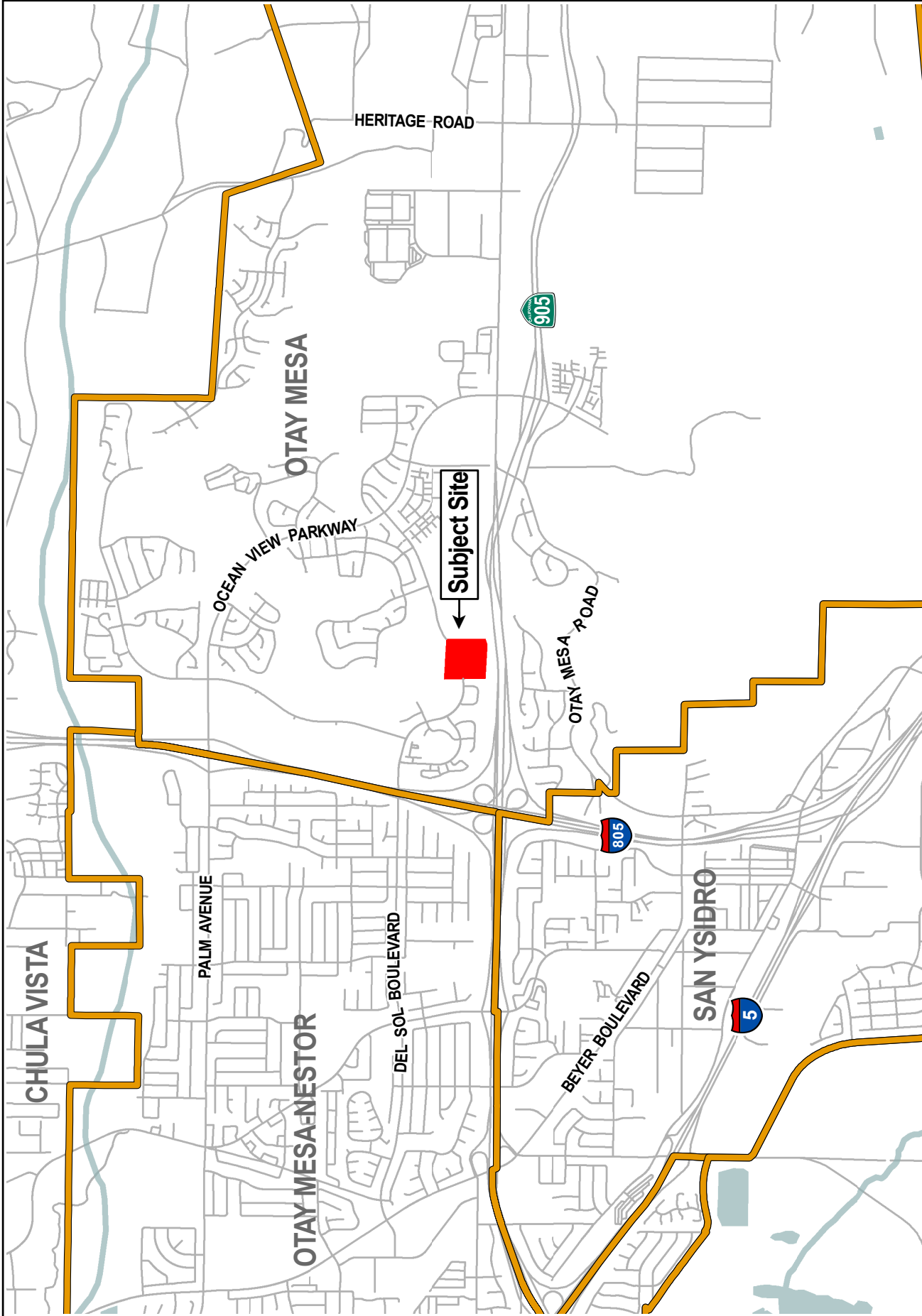
A handwritten signature in black ink that reads "Hedy Levine". The signature is fluid and cursive, with the first name "Hedy" and last name "Levine" clearly distinguishable.

Hedy Levine
Director of Environmental Division
hedy@rec-consultants.com

Attachments

Figure 1 – Vicinity Map
Figure 2 – Aerial Map
Figure 3 – Otay Mesa Community Plan Land Use
Figure 4 – Drone Aerial Photograph of the Existing Site

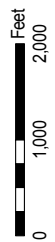
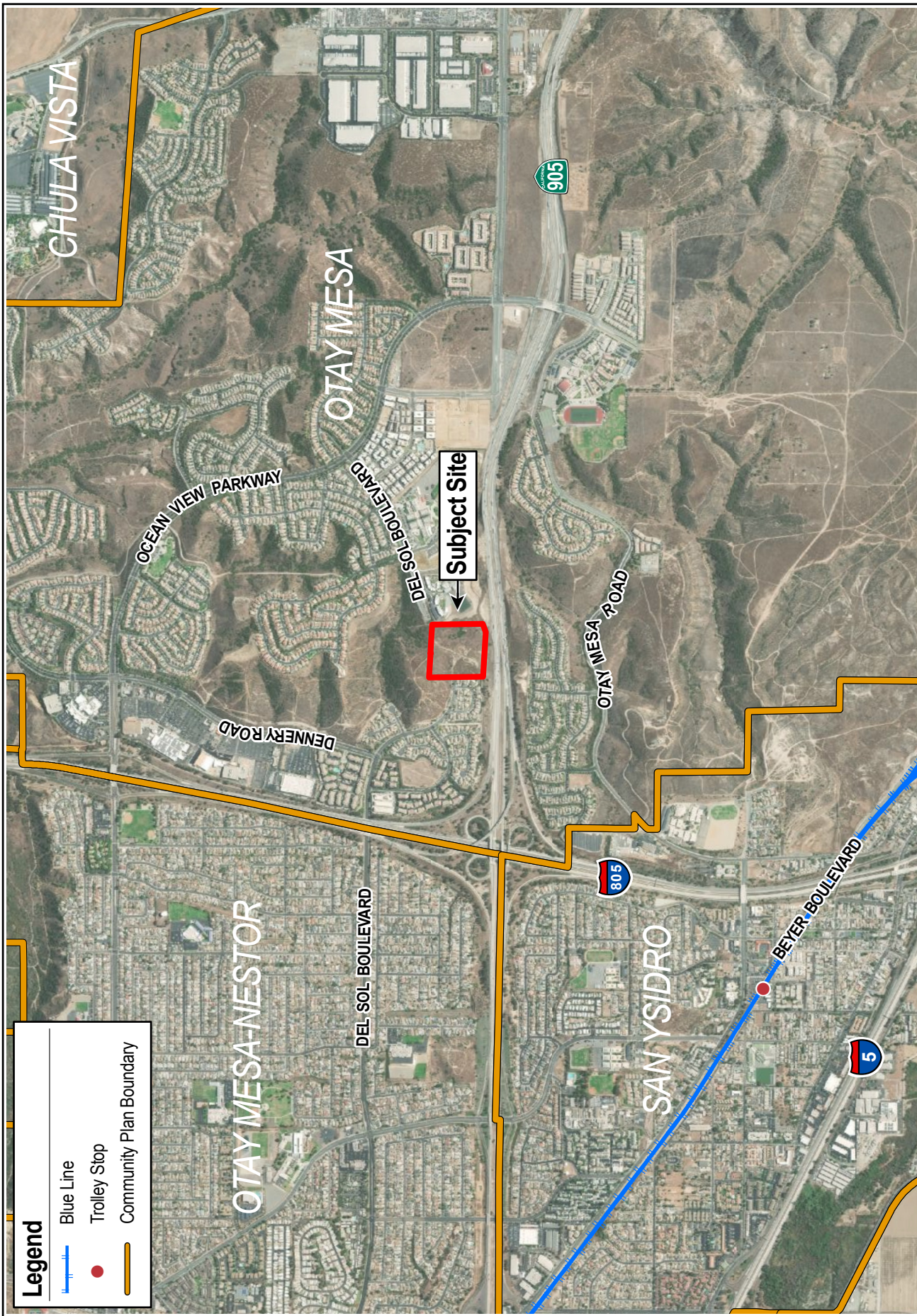
Cc: Walter Marucci, Santa Fe Group

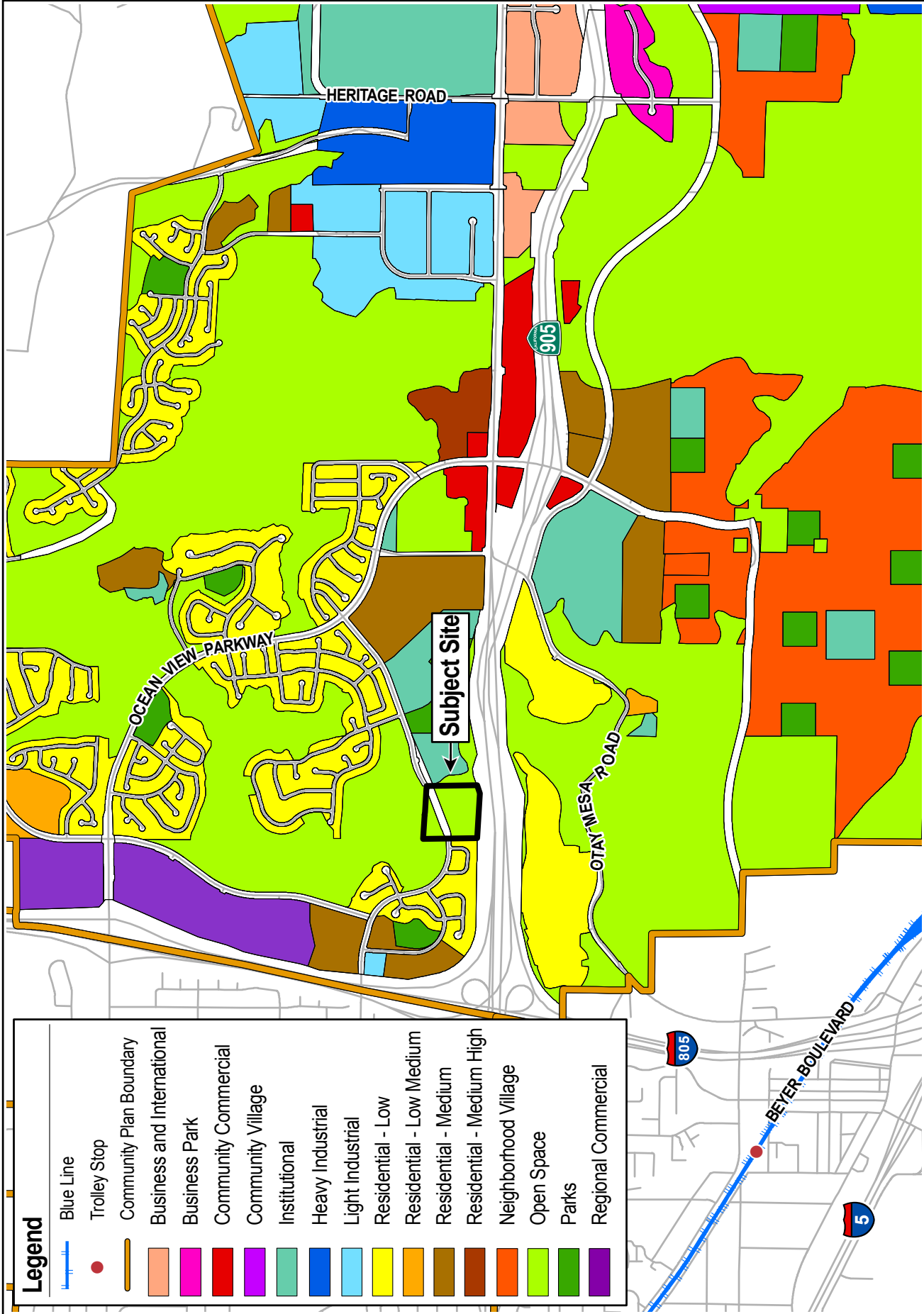


1
FIGURE



Source: County of San Diego SanGIS Database, 2019. April 2021





Facing East above Del Sol Boulevard



Facing West Above Del Sol Boulevard



	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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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 _____

Project Title: Del Sol Village **Project No. For City Use Only:** _____
Project Address: Del Sol Blvd, San Diego, CA 92154

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner
Name of Individual: Del Sol Village LP c/o Walter Marucci Owner Tenant/Lessee Successor Agency
Street Address: 11253 Vinedale Street
City: Sun Valley State: CA Zip: 91352
Phone No.: (818) 768-5202 x229 Fax No.: _____ Email: walter@santafegroup.com
Signature: *Walter Marucci* Date: 5/13/21
Additional pages Attached: Yes No

Applicant
Name of Individual: Walter Marucci, Santa Fe Group, General Partner of Del Sol Village LP Owner Tenant/Lessee Successor Agency
Street Address: 11253 Vinedale Street
City: Sun Valley State: CA Zip: 91352
Phone No.: 818) 768-5202 x229 Fax No.: _____ Email: walter@santafegroup.com
Signature: *Walter Marucci* Date: 5/13/21
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No