



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: April 26, 2022 REPORT NO. PC-22-022

HEARING DATE: May 5, 2022

SUBJECT: Otay Mesa Community Plan Amendment Initiation –  
Exposition Way

PROJECT NUMBER: 699089

OWNER/APPLICANT: OnPoint Development, LLC

### SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Otay Mesa Community Plan to redesignate a 2-acre site located at the northern terminus of Exposition Way from Community Commercial (Residential Prohibited) to Industrial?

Staff Recommendation: INITIATE the community plan amendment process.

Community Planning Group Recommendation: On December 15, 2021, the Otay Mesa Planning Group voted 9-0-1 in support of initiating an amendment to the Otay Mesa Community Plan (Attachment 1).

City of San Diego Strategic Plan: The proposed amendment to the Community Plan is aligned with the Strategic Plan Priority Area: Foster Regional Prosperity by increasing opportunities for employment and the supply of industrial land to serve local, community, and/or regional needs.

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.

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 adoption of two specific plans: The Central Village Specific Plan which was adopted in 2017 and the Southwest Village Specific Plan, which 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 2-acre vacant property located at the northern terminus of Exposition Way in the Otay Mesa Community Planning Area (Attachment 2).

### Existing Adjacent Land Uses

The site is currently vacant and bounded by open space to the west, vacant properties to the north and east, and existing industrial uses (office, warehouse, and distribution facilities) to the south.

### Community Plan Use Designation

The Otay Mesa Community Plan designates the site as Community Commercial (Residential Prohibited), which provides for shopping areas with retail, services, civic, and office use for the community at-large. This designation does not permit residential development (Attachment 3).

### Zoning

*Base Zone:* The property is currently zoned CN 1-2 (Commercial-Neighborhood) which allows commercial use and one dwelling unit per 1,500 square feet of lot area (Attachment 4). The CN 1-2 zone accommodates limited number of convenient retail and personal service uses while also permitting the development of multifamily development in a mixed-use setting.

### *Overlay Zones:*

CPIOZ: The site is located within the Otay Mesa Community Plan Implementation Overlay Zone (CPIOZ) which includes the majority of industrial and commercial in the community and serves to ensure the protection of sensitive resources, construction of circulation infrastructure, and conformance with appropriate policies from the Urban Design Element of the Community Plan.



ALUCOZ: The property is also within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Brown Field. The ALUCOZ implement adopted Airport Land Use Compatibility Plan to ensure that new development located within the airport influence area is compatible with respect to airport-related noise, safety, airspace protection, and aircraft overflight. The site is within the 65 to 70 dB noise contour and Safety Zone 2 (Attachment 5 and 6). Due to the noise level, residential is not permitted.

#### Multiple Habitat Planning Area

The site is not located within the City's Multiple Habitat Planning Area (MHPA).

#### Vernal Pools

The site does not contain any vernal pools as mapped in the City's Vernal Pool Habitat Conservation Plan.

#### 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 0.4 miles north of the Otay Mesa Road and Corporate Center Drive transit stop and is served by MTS Routes 905A and 950 which provide service along Otay Mesa Road and SR-905 to the Iris Transit Center (Attachment 7).

*Roadway:* The site currently has access from Exposition Way, which is designated as a 2-lane collector in the Community Plan (Attachment 8). A planned connection of the Exposition Way/Vista Santo Domingo is located along the western side of the site. The 660 linear foot connection is identified in the Otay Mesa Public Facilities Financial Plan and Facilities Benefit Assessment as project OM T-12.

*Bicycle:* A Class II bicycle facility is proposed along Exposition Way and through the unimproved extension of Exposition Way/ Vista Santo Domingo (Attachment 9).

#### Existing Public Facilities and Services

*Schools:* Ocean View Hills Elementary School, Vista Del Mar Middle School, and San Ysidro Middle School are located approximately 1 to 1.5 miles southwest of the site.

*Parks:* The site is located approximately 0.3 miles south of Vista Pacifica Neighborhood Park.

*Library:* There currently is no public library in Otay Mesa. The site is approximately 2.60 miles east of the Otay Mesa-Nestor Branch Library

*Public Safety:* The site is served by the Police Department's Southern Division. The site is approximately 2.32 miles east of Fire-Rescue Department Station 43, located on Otay Mesa Road and La Media Road 9 (Attachment 10).



### Housing and Population

As of 2020, SANDAG estimated that there were approximately 18,038 people living in the Otay Mesa Community Planning Area. This is a 21 percent increase from the 14,941 people living in the community in 2010 based on SANDAG estimates. In 2020, the community had 5,443 dwelling units of which 2,757 were single-family detached, 522 were single family attached, and 2,164 were multifamily. Between 2010 and 2020, the community added 1,298 housing units, a 31 percent increase from the previous 4,145 dwelling units. The community has a rate of 3.39 persons per household.

<b>Year</b>	<b>Dwelling Units</b>	<b>Population</b>
2010	4,145	14,941
2020	5,443	18,038
Change	1,298	3,097

### Affordable Housing

As of 2022, according to the San Diego Housing Commission there were 53 deed-restricted affordable dwelling units in the community.

### Employment

As of 2020, SANDAG estimated that there were 17,817 people employed in the Otay Mesa Community. This is a 55.5 percent increase from the 11,457 people employed in the community in 2010 according to the U.S. Census.

<b>Year</b>	<b>Jobs</b>
2010	11,457
2020	17,817
Change	6,360

### 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) from 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.

*Del Sol Villages:* On July 22, 2021, the Planning Commission approved an initiation of plan amendment 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). This would allow the development of 422 to 617 multifamily dwelling units, as well as the construction of the missing segment of the Del Sol Boulevard roadway.

## **DISCUSSION**

### **Commercial Land Uses**

The Otay Mesa Community Plan designates the site as Community Commercial (Residential Prohibited) which provides for goods and services to the residential areas to the north and employment areas to the east in Otay Mesa. As discussed in the Community Plan Land Use Element, the Community Commercial (Residential Prohibited) designation is intended to support commercial uses that cannot be accommodated within the mixed-use areas located within the villages.



While the Community Plan recommends maintaining community commercial areas in Otay Mesa to support the development of retail, office and other commercial services to serve the surrounding areas, this site commercial site have remained undeveloped. The Community Plan designates over 290 acres for commercial uses (not including mixed-use commercial land within village areas), of which 46 acres are designated for Community Commercial use. Palm Promenade in the Northwest District is a regional shopping center with approximately 489,000 square feet that includes large retail establishments, restaurants, and a multi-plex movie theatre that serves the existing residential uses in Otay Mesa and the surrounding communities in South County.

Heavy commercial lands are in the eastern portion of the community, near two major freeways (SR-905 and SR-125) to provide auto-oriented commercial businesses with high visibility. The approximately 140 acres designated heavy commercial meet the demand of border-related activity that occurs near the Otay Mesa Port of Entry.

Within the village areas, the Central Village Specific Plan allows up to 139,700 square feet of commercial uses to serve the residents of Central Village. The draft Southwest Village Specific Plan currently proposes to allow up to 174,240 square feet of commercial uses to serve the residents of the village and the Southwest District.

#### Proposed Community Plan Amendment

The applicant is requesting an amendment to the Community Plan to redesignate the property from Community Commercial (Residential Prohibited) to Industrial. The proposed designation would allow industrial development consistent with existing, surrounding land uses. The applicant, in their letter of initiation, stated that the plan amendment would allow for industrial development within the Ocean View Hills Corporate Center which provides for high quality and easily accessible industrial buildings to support San Diego's economy. (Attachment 9).

#### Land Use and Urban Design Considerations

In addition to the land use designation, the proposed amendment would need to address land use compatibility with the adjacent property to the north with is designated for multifamily residential. The proposed amendment would need to propose a site design and landscaping that shields and limits incompatibility activities and operations such as truck parking and load adjacent to the residential area to minimize excessive noise levels.

#### 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 proposed amendment would be consistent with the Economic Prosperity Element goal in the General Plan of having a city with sufficient land capacity for base sector industries to sustain a strong economic base, by adding more industrial-designated land to the City. As proposed, the amendment would implement Policy EP-A.1. of the Economic Prosperity Element which recommends that when considering plan amendments industrial land use designations should be appropriately applied to protect viable sites for base sector and related employment uses. The proposed amendment to re-designate a 2-acre site from Community Commercial (Residential Prohibited) to Industrial could facilitate the development and expansion of base sector manufacturing, research and development and support industries in the City.

The proposed amendment would also meet the Economic Prosperity Element goal of the Otay Mesa Community Plan for employment and economic growth through diversified industrial land uses, by the expanding the capacity of industrial land that could serve industrial activities related to high technology and multinational businesses given its proximity to the border with Mexico, as well as additional employment opportunities in the community.

- (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 property has remained undeveloped as a commercial site. The proposed amendment would benefit to the community through the provision of additional industrial land and employment opportunities, that would support economic growth in the community. The industrial designation is consistent with the adjacent to industrially designated properties to the east and south. The property has the potential to be developed with the adjacent vacant industrial property.

- (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:

#### Land Use Designation

- Evaluation of the appropriate land use designation and zoning for the site, including the identification of limited uses under CPIOZ.
- Market analysis on whether the reduction in commercial would impact community.

#### Road Alignment

- Design of the site to not preclude the construct the missing segment of the Exposition Way/Vista Santa Domingo road connection.

#### Site Design

- Incorporation of screening and buffer elements for adjacent future residential development.
- Place loading and truck parking away from the adjacent future residential development.

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,



Marlon I. Pangilinan  
Senior Planner  
Planning Department



Tait Galloway  
Interim Deputy Director  
Planning Department

### Attachments:

1. Otay Mesa Planning Group Minutes of December 15, 2021
2. Vicinity Map
3. Otay Mesa Community Plan Land Use Map
4. Current Zoning Map
5. Airport Land Use Compatibility: Noise Map
6. Airport Land Use Compatibility: Safety Zones Map
7. Transit Route Map



8. Roadway Classifications Map
9. Bicycle Network Map
10. Public Facilities Map
11. Applicant's Initiation Request Letter
12. Ownership Disclosure Statement



Otay Mesa Planning Group member, Mr. Rob Hixson called the meeting to order at 3:04 p.m.

Introductions are made via the zoom meeting screen.

<b>Members present:</b>	<b>Members absent:</b>
Rob Hixson	Tony Blas
Jimmy Ayala	Tom Simmons
Jayson Christopher	James Street
Chris Holder	Clarissa Falcon
Rodolfo Jr. Lopez	Felipe Nuno
Alejandra Mier y Teran	Diane Kirma
Rita Mahoney	Ronnie Taylor
Scott Merry	Tom Ricotta
Ted Shaw	
Mark Freed	

**Approval of minutes:**

December 2021

- **Vote:** A motion was made by R. Mahoney & seconded by C. Holder Motion passed (8-2-0)
- **Yes:** J. Ayala, R. Lopez, J. Christopher, S. Merry, M. Freed, & A. Mier y Teran.
- **Abstained:** R. Hixson & T. Shaw.
- **Vote No:** None.

**Public Input/Comments on Matters Not on the Agenda:**

None.

**Chairman's Report:**

Items received:

1. Metropolitan Airpark Substantial Conformance Review - No.664354-AssessmentLetter\_SCR
2. Notice of Decision EPOCA – G – No. 678601
3. Notice of Public Hearing - No. 615398

**Government Liaison Reports**

**A. COUNCILMEMBER MORENO'S OFFICE: Gerardo Ramirez:**

**Committee Appointments**

- The San Diego City Council Approved Council Committee appointments and outside organizations for 2022. Chair, Committee on Land Use and Housing
- Vice Chair, Audit Committee
- Vice Chair, Public Safety and Livable Neighborhoods Committee
- Member, Budget and Government Efficiency Committee

**Beyer Park-Prop 68 Grant Funding**

- Mayor Todd Gloria and Councilmember Vivian Moreno joined U.S. Secretary of the Interior Deb Haaland, to announce that the City of San Diego will be receiving \$8.5 million in grant funding for the construction of Beyer Park in San Ysidro.
- This funding will be utilized for the first phase of construction for the park.

**La Media Road Project**

- Last week city staff provided an update on the project, the construction start date was pushed back from July to November of 2022. In addition, the overall cost of the project also increased from \$42.7M to \$51M.
- This is a significant cost increase however staff noted they're currently looking for funding sources and they believe funding will not be an issue.



**B. MAYOR'S OFFICE: Stephanie Estrada:****Housing Action Package**

- The Mayor announced the [Housing Action Package](#) as a part of his [Homes for All of Us](#) initiative. The package is aimed at producing more affordable homes across the City.
- The Package will be heard at the Community Planners Committee yesterday on December 14th and the Planning Commission on December 16th.
- The Housing Action Package aims to implement new state law related to housing development, align the state law with existing city housing programs, and incentivize and promote new housing opportunities throughout the city that San Diegans of all income levels can afford.
  - For example, the Package implements SB9 (allows property owners to split lots and build more homes on parcels zoned for single family) and select amendments of the City's ADU regulations (to address urban tree canopy, privacy, and development fees).
- We encourage residents to participate in our [survey](#) and provide feedback on the proposed initiatives and new ideas for the City to consider as part of Homes for All of Us.

**Resumption of Travel at U.S./Mexico Border**

- The U.S./Mexico border has been closed to non-essential travel since March 2020. On November 8th, after months of Mayor Gloria's advocacy to lift restrictions, the border opened for non-essential travel.
  - As of November 8th, all individuals crossing the border over the age of 18 who are not U.S. citizens or legal permanent residents are required to carry proof of vaccination. Starting in January 2022, all individuals who are not U.S. Citizens or legal permanent residents must be fully vaccinated in order to cross the border. More information on what is considered fully vaccinated and proof of vaccination can be found on the [CDC](#) website.
- This area of crossing is one of, if not the most, important and highly trafficked borders in North America.
- The closure caused millions of dollars of economic loss for the San Ysidro and Otay Mesa communities.
- This re-opening comes at an especially critical time because it allows for families to reunite for the holiday season and for local businesses to seize the economic opportunity of holiday shopping and travel.

**Formation of Military, Veteran and Families Advisory Council**

- Local leadership plays a vital role to assist the state's 1.6 million veterans.
- The council is made up of eight females and seven males, the group includes representation from each service branch, as well as representatives spanning the continuum of those with lived experiences, including a transitioning active duty to veteran status representative, veteran small business owner, a military spouse, and a veteran and military family caregiver.
- As their first formal action, the Military, Veteran and Families Advisory Council will review the City of San Diego's current policies and procedures and propose new opportunities for the City to connect, mobilize and empower San Diego's Veteran and military communities, as well as their caregivers.

**City Makes Additional Shelter Available for Inclement Weather**

- The City's HSSD, SDHC, RTFH, Alpha Project, Father Joe's Villages, PATH, San Diego Rescue Mission, and other organizations have worked to expand daily shelter options.
- During COVID-19, there has been reduced capacities to prevent spread of the virus. The City continues to work with the County and other organizations to provide safe practices for virus prevention.
- These groups have worked together to result in the addition of 65 beds to be activated during inclement weather —55 beds at Father Joe's Villages' Paul Mirable Center and 10 beds operated by the San Diego



Rescue Mission. Additional sites are still under evaluation by the City, RTFH and SDHC for even greater capacity.

**C. ASSEMBLY MEMBER WEBER'S OFFICE:** *No report was provided.*

**D. SUPERVISOR VARGAS' OFFICE:** *No report was provided.*

**E. ASSEMBLY MEMBER LORENA GONZALEZ OFFICE:** *No report was provided.*

**F. SENATOR HUESOS' OFFICE:** *No report was provided.*

**G. POLICE DEPARTMENT & CODE COMPLIANCE:**

- Series of burglaries have been going on in Otay Mesa, anywhere from 20 to 30 businesses that have been broken into. We're pretty confident we have a good lead on suspect, and we are hoping to get we're just gathering evidence still but we're pretty positive that it's going lead to arrest shortly.
- Code enforcement hasn't had a meeting.
- Citing RV's - So basically what in regard to that currently there's litigation going on with the city in regard to the vehicle habitat, at this point because of the lawsuit, we're not enforcing that ordinance. But hopefully, we'll get a little bit more direction in the near future. We're trying to be creative in regard to some of the vehicles that are out, but it has to do with vehicle habitation. We're not precisely citing for that violation.

**H. FIRE DEPARTMENT:** *No report was provided.*

**I. IMMIGRATION & CUSTOMS DEPARTMENT:** *No report was provided.*

**J. CITY ATTORNEY'S OFFICE:** *No report was provided.*

### **Monthly Report:**

**A. CPC- Mark Freed**

CPC Update is for the regular November 30, 2021, meeting, and the Dec. 14 Special meeting

- **Nov. 30, 2021, Meeting Agenda:** [https://www.sandiego.gov/sites/default/files/cpc-agenda-211130rev2\\_0.pdf](https://www.sandiego.gov/sites/default/files/cpc-agenda-211130rev2_0.pdf)

- The meeting Minutes for the Nov. 30, 2021 meeting have not been posted yet. Please see below and attached for information on items discussed/presented.

**ITEM #5 Councilmember Joe LaCava** (<https://www.sandiego.gov/citycouncil/cd1/policies-priorities>) discussing draft revisions to Council Policies 660-24 and 600-9

See attached prepared documents regarding draft revisions.

**Dec. 14 Special Meeting Agenda:** [https://www.sandiego.gov/sites/default/files/cpc-agenda-special-2021\\_dec\\_14\\_mp.pdf](https://www.sandiego.gov/sites/default/files/cpc-agenda-special-2021_dec_14_mp.pdf)

**Item #4 Dam Maintenance Program** [https://apps.sandiego.gov/directories/development-services/docs/696140\\_Development\\_Plans.pdf](https://apps.sandiego.gov/directories/development-services/docs/696140_Development_Plans.pdf)

- Public Utilities Department discussing the establishment of a program that provides guidelines for inspection and maintenance of the dams, conduits, and infrastructure located on City property.

**Item #5 Draft Housing Action Package-Amendments to the Muni Code.**

- Presentation by Planning regarding local housing programs and incentives, Calif. Senate Bill (SB9), and amendments to the ADU and Junior ADU regulations.

**B. Southwest Village Committee** – *No report was provided.*

**C. Border Transportation** – *(Alejandra Mier y Teran, Business Representative)*

- Southbound ramps for the South Bay expressway are opening this Friday. West 905 to SR-11
- Travel restrictions were lifted.
- Mexican truck drivers need to now prove that they're vaccinated.

**D. La Media Truck Route-** *No report was provided.*



**E. San Diego Airport Advisory Committee - (Jayson Christopher, Business Representative)**

- They've approved about a \$3.1 million funding from the committee for a temporary Customs and Border Protection facilities. Brownfield still needs to go through the traditional city processes to get the funds appropriated.

**F. Otay Mesa Chamber of Commerce – (Alejandra Mier y Teran, Business Representative)**

- Webinar on legal, HR new laws January 20<sup>th</sup>.
- Two vaccination clinics coming up. One is December 30<sup>th</sup>.

**G. East Otay Mesa Property Owner's Association Update – No report was provided.**

**H. La Media West Wetlands - No report was provided.**

**I. Informational Items - None**

**J. Action Items:**

- A. **Motion:** Neighborhood Use Permit for two ground monument signs at the La Brisa Development - Project No. 696756

**Presented by:** Jon Becker/Ross Whitehead, Project Design Consultants

- **Vote:** A motion was made by R. Mahoney & seconded by T. Shaw. Motion passed (09-01-0) **Yes:** R. Hixson, , C. Holder, R. Lopez, S. Merry, M. Freed, J. Christopher & A. Mier y Teran
- **Abstained:** J. Ayala
- **Vote No:** None.

- B. **Motion:** Developing two parcels for industrial use at the end of Exposition Way and Innovative Dr– Project No. 0699089

**Presented by:** Austin Dias, Dias Development

- **Vote:** A motion was made by R. Mahoney & seconded by J. Ayala. Motion passed (09-01-0) **Yes:** R. Hixson, C. Holder, R. Lopez, S. Merry, M. Freed, J. Christopher & A. Mier y Teran
- **Abstained:** T. Shaw
- **Vote No:** None.

- C. **Motion:** Easement Vacation St. Andrews Lot 3 Project No. 608832

**Presented by:** Josh Zeigler

- **Vote:** None.

**K. Closing remarks:**

Thank you.

**L. Old Business:**

No old business.

**Meeting adjourned at 3:50 p.m. by Rob Hixson, Planning Group Chair.**





# ATTACHMENT 2

## SD Planning

### Vicinity Map

#### Legend

-  Subject Site
-  Planning Area

#### Summary

To provide a compiled GIS dataset to spatially represent the General Plan and Community Plan designated land uses. Subject to revision as Community plan amendments and updates are processed. Not designed for site planning purposes. Refer to the adopted Community Plan for specific land use policies.

#### Description

City of San Diego draft community plan land use. Represents adopted planned land use polygons for City of SD community planning areas.



0 630 1,260 Feet



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# ATTACHMENT 3

## SD Planning

### Land Use Map

#### Legend

-  BUSINESS AND INTERNATIONAL TRADE
-  BUSINESS PARK
-  COMMUNITY COMMERCIAL - RESIDENTIAL PROHIBITED
-  HEAVY INDUSTRIAL
-  INSTITUTIONAL
-  LIGHT INDUSTRIAL
-  LOW (5-9 DU/AC)
-  MEDIUM (15-29 DU/AC)
-  MEDIUM HIGH (30-44 DU/AC)
-  OPEN SPACE
-  PARKS
-  RIGHT-OF-WAY
-  Planning Areas

**PLAN LAND USE LAYER NOTICE:**  
 This map is for illustrative purposes only.  
 Refer to the Adopted Community Plan document for official land use boundaries.  
 Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes.  
 If you notice areas of land use on this map that differ from adopted plan, please inform GIS staff to request a change to this map.



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# ATTACHMENT 4

## SD Planning

### Zoning Map

#### Legend

- Subject Site
- Planning Areas
- AR-1-1
- CN-1-2
- IH-1-1
- IL-2-1
- OC-1-1
- RM-2-4
- RS-1-14

This dataset is a collection of the current base zone designations applied to property in the City of San Diego, as per the Official Zoning Map adopted by the City Council on February 28, 2006, and all subsequent updates

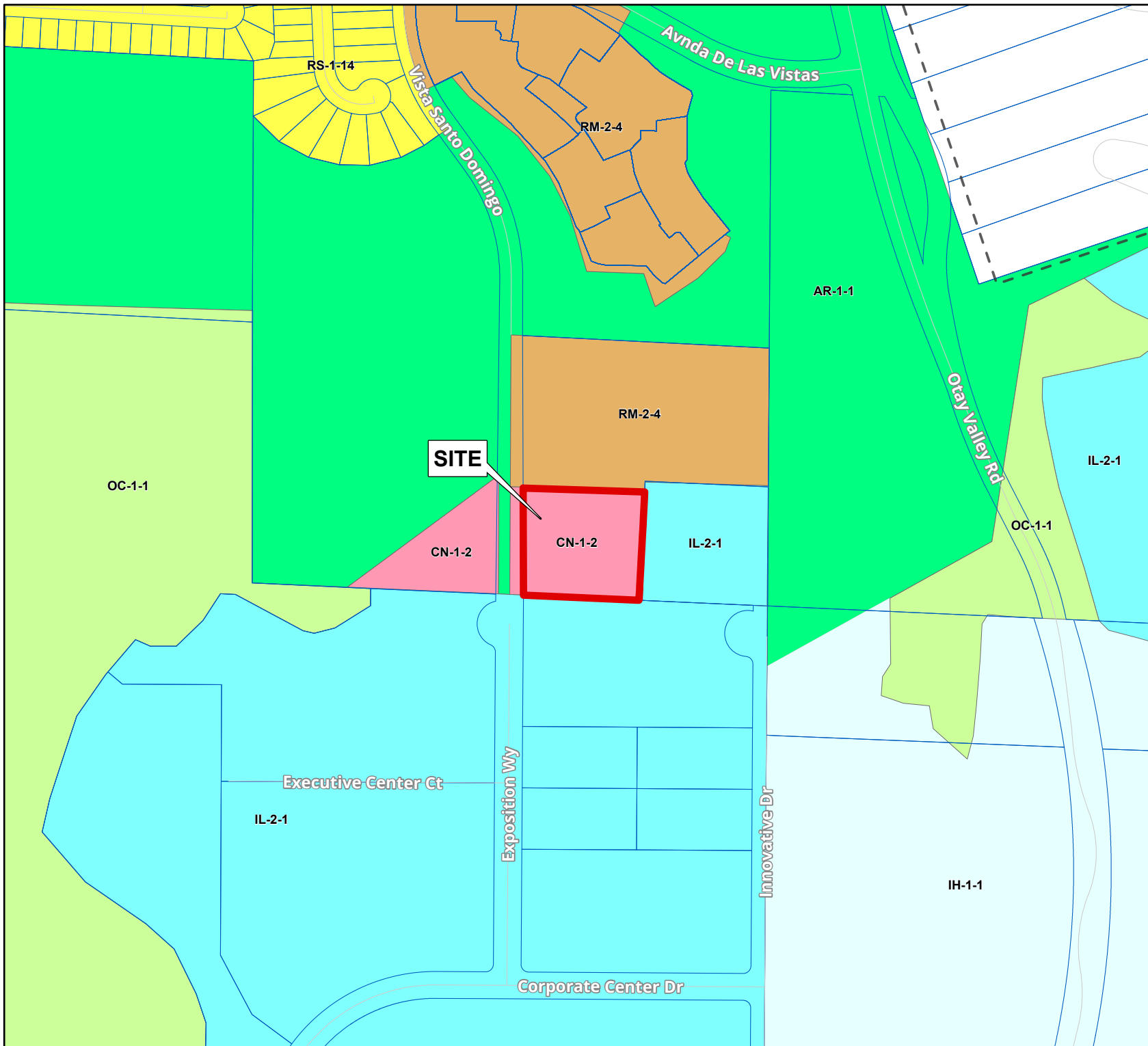


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SanGIS

Document Path: L:\GIS\PGIS\Community Planning\Otay Mesa\Adopted Plan\AMENDMENTS\Exposition Way\CPAI Exposition Way.aprx





# Airport Land Use Compatibility:

## Noise Contours Map

### Legend

- Noise Contours
- Planning Areas
- BUSINESS AND INTERNATIONAL TRADE
- BUSINESS PARK
- BUSINESS PARK - RESIDENTIAL
- COMMUNITY COMMERCIAL - NO RESIDENTIAL
- COMMUNITY VILLAGE (0-44 DU/AC)
- HEAVY COMMERCIAL
- HEAVY INDUSTRIAL
- INSTITUTIONAL
- LIGHT INDUSTRIAL
- LOW (5-9 DU/AC)
- LOW MEDIUM (10-14 DU/AC)
- MEDIUM (15-29 DU/AC)
- MEDIUM HIGH (30-44 DU/AC)
- NEIGHBORHOOD VILLAGE (15-25 DU/AC)
- NEIGHBORHOOD VILLAGE (10-44 DU/AC)
- OPEN SPACE
- PARKS
- REGIONAL COMMERCIAL - NO RESIDENTIAL
- RIGHT-OF-WAY

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If you notice areas of land use on this map that differ from adopted plan, please inform GIS staff to request a change to this map.



0 2,500 5,000 Feet
























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# Airport Land Use Compatibility:

## Safety Zones Map

### Legend

-  Safety Zones
-  Planning Areas
-  BUSINESS AND INTERNATIONAL TRADE
-  BUSINESS PARK
-  BUSINESS PARK - RESIDENTIAL
-  COMMUNITY COMMERCIAL - NO RESIDENTIAL
-  COMMUNITY VILLAGE (0-44 DU/AC)
-  HEAVY COMMERCIAL
-  HEAVY INDUSTRIAL
-  INSTITUTIONAL
-  LIGHT INDUSTRIAL
-  LOW (5-9 DU/AC)
-  LOW MEDIUM (10-14 DU/AC)
-  MEDIUM (15-29 DU/AC)
-  MEDIUM HIGH (30-44 DU/AC)
-  NEIGHBORHOOD VILLAGE (15-25 DU/AC)
-  NEIGHBORHOOD VILLAGE (10-44 DU/AC)
-  OPEN SPACE
-  PARKS
-  REGIONAL COMMERCIAL - NO RESIDENTIAL
-  RIGHT-OF-WAY

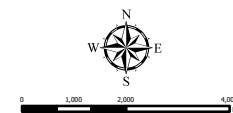
### PLAN LAND USE LAYER NOTICE:

This map is for illustrative purposes only. Refer to the Adopted Community Plan document for official land use boundaries. Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes. If you notice areas of land use on this map that differ from adopted plan, please inform GIS staff to request a change to this map.



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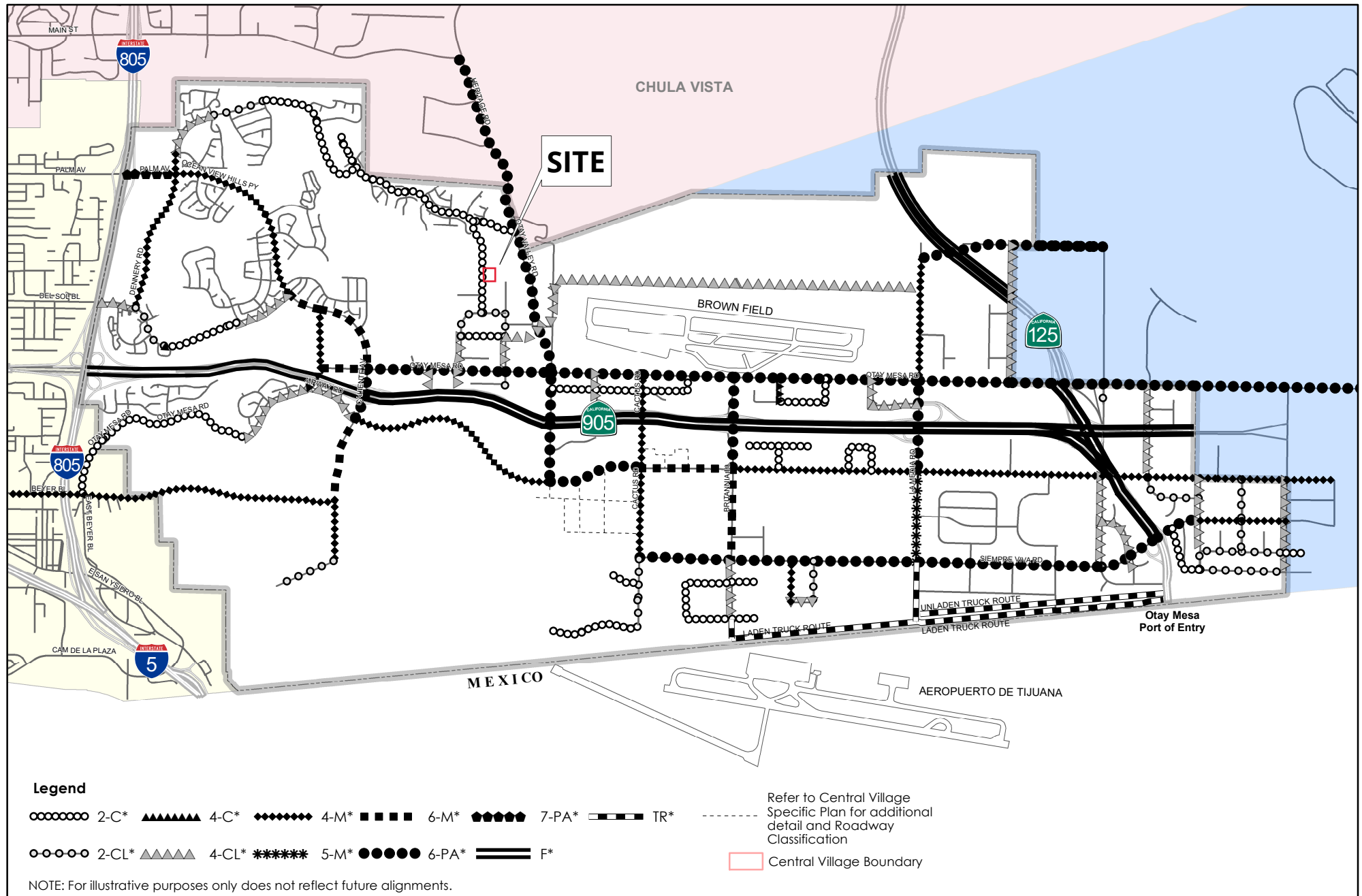
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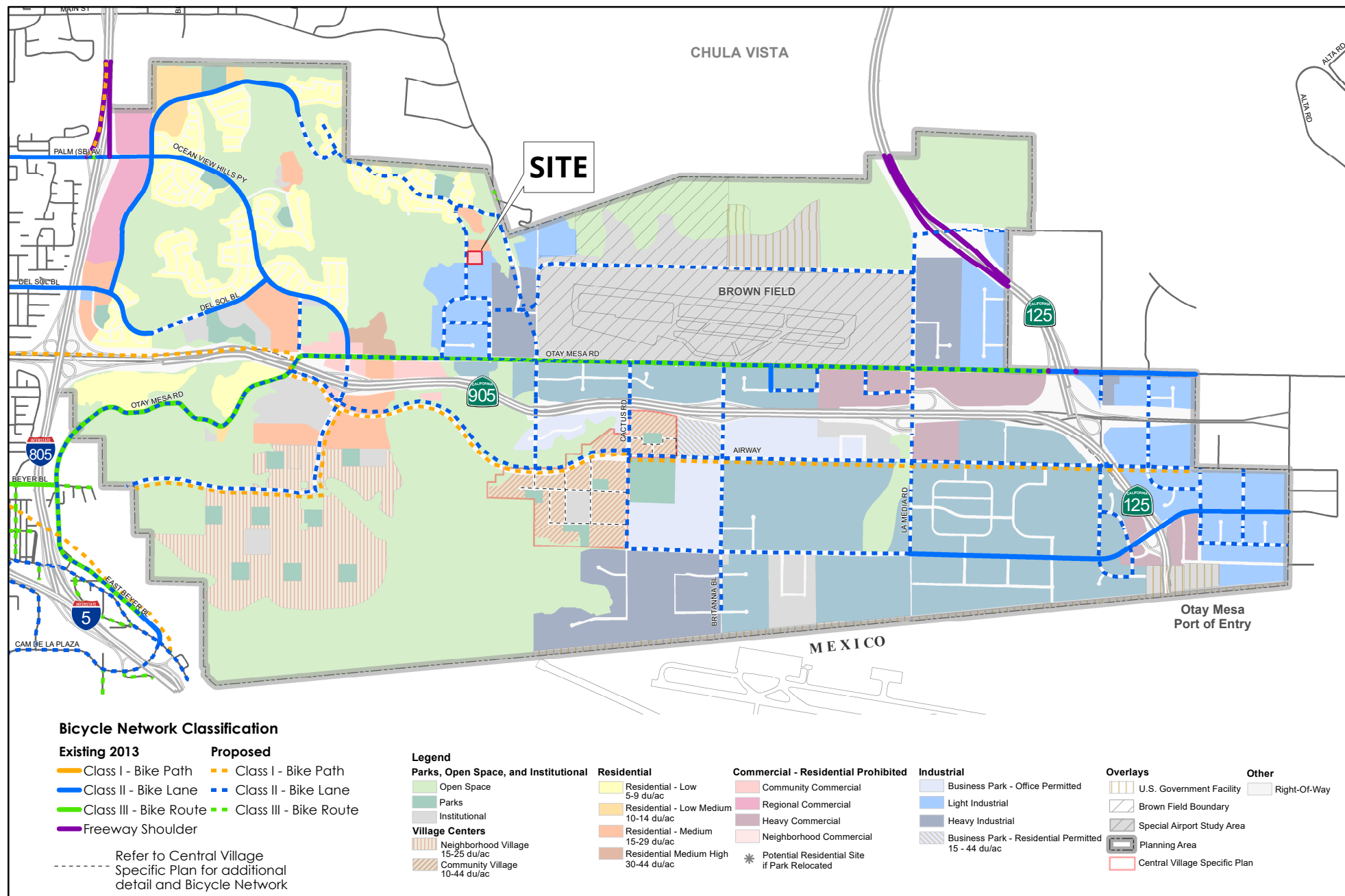
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## CITY OF SAN DIEGO • CITY PLANNING





Chairperson Hofman and Members of the Planning Commission  
City of San Diego  
202 C Street, 5th Floor  
San Diego, CA 92101

November 22, 2021

RE: Initiation of a Community Plan Amendment  
Otay Mesa Community Plan  
Land Use Change from Commercial to Industrial  
APN: 6450504500 (Terminus of Exposition Way)

Dear Chairperson Hofman and Members of the Planning Commission,

OnPoint Development is seeking to initiate a Community Plan Amendment (CPA) for the property located at the terminus of Exposition Way, San Diego, California, Assessor Parcel Number: 6450504500 ("Project Site"). The project site is approximately 2 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 General Plan and CPA Manual ("Manual").

This Initiation Request is appropriate for the Property because upon approval of the CPA, the Property would be consistent with the surrounding land uses, which include industrial, medium density residential, and commercial. Approval of this initiation will allow further study into the proposed development of the site, which will require a re-zone and CPA to allow an industrial development in conjunction with the currently zoned industrial land immediately adjacent to the East.

## **PROJECT DESCRIPTION**

The 2-acre property will be developed in a manner that matches Otay Mesa's history of first-class industrial facilities. The site is located in the Ocean View Hills Corporate Center which has a reputation for high quality and easily accessible industrial buildings to support San Diego's thriving economy. The parcel's current commercial zoning does not allow for a viable project.

## **BACKGROUND**

### **Site Location**

The 2-acre site, located at terminus of Exposition Way in the Otay Mesa Community Plan area, is currently vacant land (exhibit A). The property has an access points from Exposition Way at the South West corner of the site.

### **Adjacent Uses**



The property is bounded by industrial (IL 2-1) to the South and East, commercial (CN 1-2) to the West, and medium density residential (RM 2-4) to the North.

## Community Plan Land Use Designation and Zoning

The City of San Diego Official Zoning Map designates the site as CN 1-2 (see exhibit B). The Otay Mesa Community Plan (OMCP) calls for Community Commercial (exhibit C).

## Mobility

The property currently has access from the Southwest via Exposition Way.

## Public Facilities

The property is well located with existing public services within close proximity.

Library-	2.60 miles	(San Ysidro Branch Library)
Park-	0.30 miles	(Vista Pacifica Park)
Elementary School-	1.30 miles	(Ocean View Hills)
Middle School-	1.49 miles	(Vista Del Mar)
High School-	1.06 miles	(San Ysidro)
Fire Station-	2.32 miles	(Station #43)

## **INITIATION CRITERIA (LU-D. 10)**

***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 Community Plan identifies goals to guide the community's development. The proposed amendment would implement the Community Plan Goals including the following:

Goal 1- The proposed project increases the capacity of industrial land in an area that has almost no vacancy and high demand.

Goal 2- The proposed project increases the industrial land supply to allow for more places for San Diego citizens to work.

Goal 5- The proposed project increases the industrial land supply to serve local, community, and regional needs since there is currently a shortage of available industrial space.

Goal 6- The area currently has adequate public facilities to support this project.

Goal 7- The proposed industrial land use is more compatible with the surrounding industrial land uses than the current zoning.

Goal 8- The proposed project provides a border facility that will facilitate safe and efficient movement of passengers and cargo.



***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 current land use designation of commercial is not a viable land use for the property. With the current land use designation the land will remain undeveloped and vacant.

The proposed industrial project will help fulfill the current shortage of industrial space and provide job and economic growth opportunity for the City and the citizens.

***c) The 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***

The project is surrounded by fully built out industrial centers and is an ideal location for a high-quality infill development that utilizes existing infrastructure. The Community Plan Amendment will include a full study of all public facilities.

Sincerely,



Todd Dwyer



Austin Dias



Exhibit A

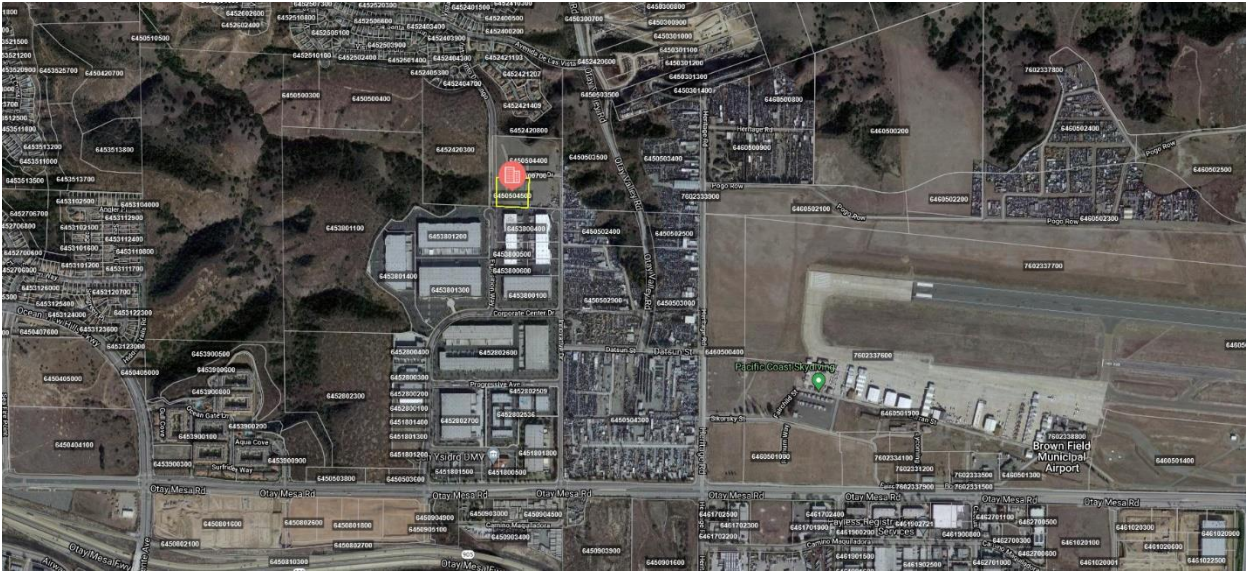
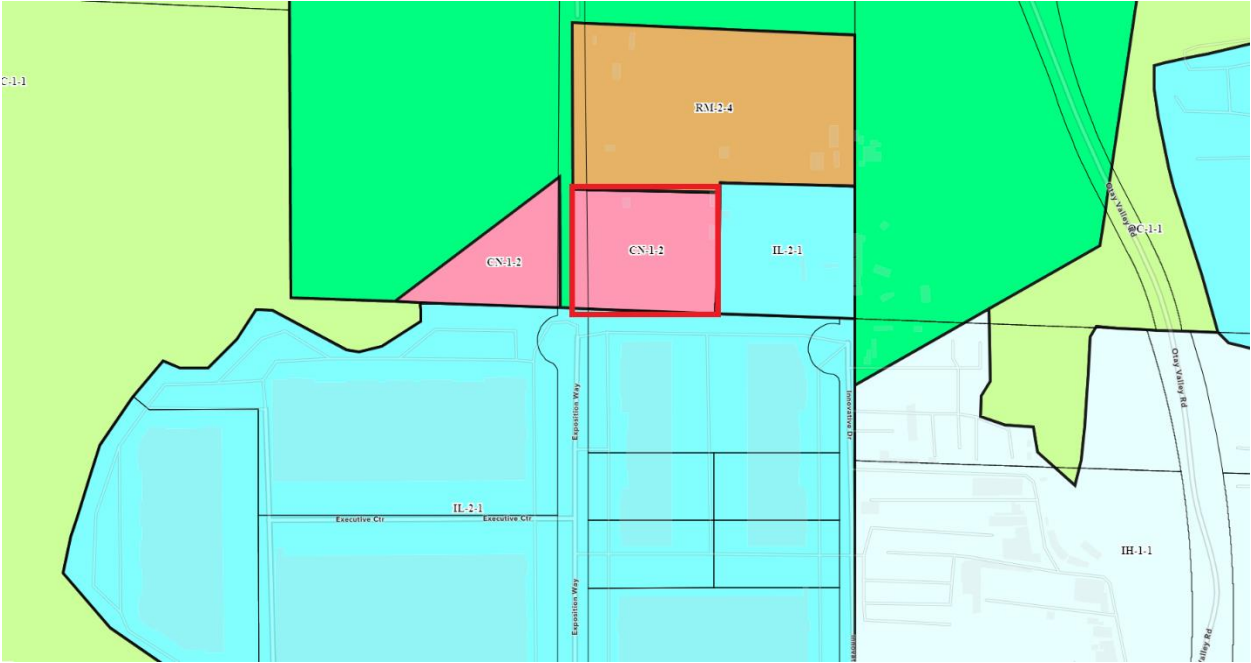








Exhibit B





	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b>
			<b>DS-318</b>
			<b>October 2017</b>

**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** Community Plan Amendment Initiation

**Project Title:** OnPoint Exposition **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** APN 6450504500 Terminus of Exposition Way

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☒ General – What State? Trust, CA 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: Melvyn Ingalls Living Trust ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 171 Mace St. Suite A5,

City: Chula Vista State: CA Zip: 91911

Phone No.: (858) 459-3297 Fax No.: \_\_\_\_\_ Email: todd@ingallsenterprises.com

Signature: Todd Ingalls Date: 1/10/2022

Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: OnPoint Development LLC (In Escrow) ☐ Owner ☒ Tenant/Lessee ☐ Successor Agency

Street Address: 7514 Girard Ave., Suite 1515

City: La Jolla State: CA Zip: 92037

Phone No.: (760) 855-3851 Fax No.: \_\_\_\_\_ Email: todd@onpointdev.com

Signature: Todd Dwyer Date: 1/11/2022

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