



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: October 18, 2022 REPORT NO. PC-22-054
HEARING DATE: October 27, 2022
SUBJECT: Otay Mesa Community Plan and General Plan Amendment
Initiation – Nakano
PROJECT NUMBER: PRJ-1064760
OWNER/APPLICANT: Tri Pointe Homes

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the General Plan and Otay Mesa Community Plan to designate a 24-acre property to a Residential Low - Medium (10-24 dwelling units per acre) designation and amend the General Plan and community plan boundaries?

Staff Recommendation: INITIATE the community plan amendment process.

Community Planning Group Recommendation: On September 21, 2022, the Otay Mesa Planning Group voted 11-0-0 in support of initiating an amendment to the Otay Mesa Community Plan (Attachment 1).

City of San Diego Strategic Plan: The proposed amendment is aligned with the Strategic Plan Priority Area: Create Homes for All of Us by increasing opportunities for new homes and access to diverse housing types.

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: The proposed amendment has the potential to increase the City's housing capacity for an additional 240 to 336 homes within the Otay Mesa community.

The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and 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 community planning area is divided into five districts. The Community 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 adopted Community Plan estimates having a future communitywide buildout close to 18,800 total homes.

Site Location

The 24-acre vacant property is within the City of Chula Vista and located east of Interstate 805 and south of the Otay Valley Regional Park (Attachment 2). The only feasible primary access to the property is from Dennery Road within the City of San Diego.

Existing Adjacent Land Uses

The vacant property is bounded by Interstate 805 to the west, the Otay Valley Regional Park to the north, existing multifamily development to the east, and existing commercial/medical office to the south.

Adjacent Community Plan Land Use Designations

The site is surrounded by properties designated for Low-Residential 10-14 dwelling units per acre to the east and Regional Commercial (Residential Prohibited) to the south. While outside of the City of San Diego, the area to the north is Otay Valley Regional Park Plan area (Attachment 3).

Adjacent Zoning

Adjacent zoning within the City of San Diego, relative to the site includes RM-2-4 (Residential – Multiple Unit) to the east, CC-1-3 (Commercial – Community) to the south, and AR-1-1 (Agriculture – Residential) to the west Attachment 4).

Mobility

Transit: The site is not within a Transit Priority Area (TPA). The site is approximately 0.27 miles north of the Palm Avenue and Dennery Road transit stop which is served by MTS Route 934 which provides service along Otay Mesa Road and SR-905 to the Iris Transit Center (Attachment 5).

Roadway: The site currently has primary access from Dennerly Road via a separate parcel owned by the applicant within the boundary of the City of San Diego. Dennerly Road is designated as a 4-lane collector that transitions into a 4-lane major towards the Dennerly Road/Ocean View Hills intersection in the Community Plan (Attachment 6).

Bicycle: A Class II bicycle facility currently exists along Dennerly Road (Attachment 7).

Existing Public Facilities and Services

Schools: Ocean View Hills Elementary School, Vista Del Mar Middle School, and San Ysidro High School are located approximately 1.5 to 3 miles southeast of the site.

Parks: The site is located approximately 0.6 miles northeast of Ocean View Hills Neighborhood Park.

Library: There currently is no public library in Otay Mesa. The site is approximately 2.75 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 5 miles east of Fire-Rescue Department Station 43, located on Otay Mesa Road and La Media Road and approximately 1.7 miles from the planned Fire Station 49 which will be on Ocean View Hills Parkway (Attachment 8).

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 homes, 522 were single-family attached home (townhome or duplex), and 2,164 were multifamily homes. Between 2010 and 2020, the community added 1,298 homes, a 31 percent increase from the previous 4,145 homes. The community has a rate of 3.39 persons per household.

Year	Dwelling Units	Population
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.

Year	Jobs
2010	11,457
2020	17,817
Change	6,360

Other Planning Efforts/Developments

Playa Del Sol: The recently completed 46-acre residential development with 912 multifamily homes are located south of Del Sol Boulevard and west of Ocean View Hills Parkway. The site was originally approved with 1,578 multifamily homes.

Central Village Specific Plan: On April 4, 2017, the City Council approved the Central Village Specific Plan which allows up to 4,768 homes and 139,700 square feet of commercial uses. The following projects have been approved consistent with the approved Central Village Specific Plan:

Lumina: On July 26, 2019, the City Council approved a tentative map for 1,868 homes, 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.

Lumina II: On February 25, 2021, the Planning Commission approved a tentative map for 132 homes on a 4.98-acre site

Lumina III: On September 30, 2021, the Planning Commission approved a tentative map for 25 homes on a 1.1-acre site.

Southwest Village Specific Plan: A specific plan has been drafted for the Southwest Village area, which proposes to allow up to 5,277 homes 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 homes 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 homes on 14.16 acres. A Community Plan Amendment application has recently been submitted for 560 multifamily homes.

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 homes, as well as the construction of the missing segment of the Del Sol Boulevard roadway.

Exposition Way: On May 5, 2022, the Planning Commission approved an initiation of a plan amendment to redesignate a 2-acre site located at the northern terminus of Exposition Way from Community Commercial (Residential Prohibited) to Industrial.

PA 61 Commercial (Lot 1): On September 29, 2022, the Planning Commission approved a community 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 79 multifamily homes.

DISCUSSION

The vacant property is within the City of Chula Vista and was used for agriculture until 2000. In 2021, the City Council approved a Memorandum of Understanding (MOU) with the City of Chula Vista to allow for the processing of a potential residential development on the 24-acre property. If the City Council approves a future Community Plan and General Plan amendment and rezoning action, then the Local Agency Formation Commission (LAFCO) would need to approve the detachment of the property from the City of Chula Vista and the annexation of the property into the City of San Diego.

Proposed Community Plan Amendment

The applicant is requesting to amend the Otay Mesa Community Plan to designate the 24-acre property as Residential Low - Medium (10 - 24 dwelling units per acre) and amend the Otay Mesa Community Plan boundary and the City boundary in the General Plan. The applicant, in their letter of initiation, stated that the Community Plan Amendment would allow for a development consisting of a range of housing types, including the potential for affordable units during a time where there is an urgent need for additional housing to meet existing and project housing needs in the City. (Attachment 9).

Initiation Criteria

The City of San Diego 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 meets the General Plan Land Use Element goal of identifying prospective annexation areas to limit urban sprawl, avoid duplication of urban services in an efficient manner, and preserve open space, as well as to create opportunities for additional housing, which would be consistent with several housing-related policies in the General Plan and Otay Mesa Community Plan.

The proposed amendment would be consistent with General Plan Land Use Element Policy LU-C.2(a)(1) related to increasing the amount of housing types including the potential for affordable homes and Policy LU-C.3 which recommends maintaining or increasing the City's supply of land designated for various residential densities as community plans are prepared, updated, or amended (LU-C.3).

- (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 proposed amendment would create additional opportunities for housing and the potential for more affordable homes in the Northwest District of the Otay Mesa community during a time where the City and the larger region are facing a housing shortage and rising home prices. Additionally, recreation features such as parks, view overlook areas, and trails could be included to serve as amenities for existing residential neighborhood. Given the site's location adjacent to the Otay Valley Regional Park, the proposed amendment would also provide the opportunity to create formal trail access and increase the continuity of connections to the regional park.

- (c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.**

All necessary public services appear to be available to service the site. 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

- Evaluation of the appropriate land use designation and zoning for the site.
- Revision to community plan maps and figures to reflect new City and community boundaries.

Public Facilities

- Provision of public services and facilities including, but not limited to park and recreational facilities.

Site/Urban Design

- Evaluation of noise levels and identification of potential attenuation measures for residential buildings sited near Interstate 805.
- Incorporation of pedestrian amenities, public spaces, and pedestrian-scale elements.
- Incorporation of sustainability features relative to building and site design.

Mobility

- Identification of trail access and improved connectivity to the Otay Valley Regional Park.
- Incorporation of bicycle facilities and connections to the existing community bicycle network.
- Evaluation of fire and emergency access and egress.

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 General Plan and 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
Deputy Director
Planning Department

Attachments:

1. Otay Mesa Planning Group Minutes of September 21, 2022
2. Vicinity Map
3. Otay Mesa Community Plan Land Use Map
4. Current Zoning Map
5. Transit Route Map
6. Roadway Classifications Map

7. Bicycle Network Map
8. Public Facilities Map
9. Applicant's Initiation Request Letter
10. Ownership Disclosure Statement

OTAY MESA PLANNING GROUP
MEETING MINUTES, September 21, 2022
Via ZOOM

Otay Mesa Planning Group member, Mr. Rob Hixson called the meeting to order at 3:00 p.m.
 Introductions are made via the zoom meeting screen.

Members present:	Members absent:
Rob Hixson	Tony Blas
Jimmy Ayala	Tom Simmons
Diane Kirma	James Street
Rita Mahoney	Clarissa Falcon
Felipe Nuno	Tom Ricotta
Ronnie Taylor	Mark Freed
Ted Shaw	
Alejandra Mier y Teran	
Jayson Christopher	
Chris Holder	
Scott Merry	
Jason Wells	

Approval of minutes:

July 2022

- **Vote:** A motion was made by J. Ayala & seconded by F. Nuno. Motion passed (12-0-0)
- **Yes:** R. Hixson, D. Kirma, J. Christopher, R. Taylor, T. Shaw, A. Mier y Teran, C. Holder, R. Mahoney, S. Merry, & J. Wells
- **Abstained:** None.
- **Vote No:** None.

Public Input/Comments on Matters Not on the Agenda:

Felipe Nuno on a Neighborhood update - Del Sol Park should be finished spring 2023.

Chairman's Report:

Items received:

- Notice of Decision – Project No. 1059804 9731 Siempre Viva CPF EOT - Extension of Time, Process Two
- Notice of Decision – Project No. 694597 – AT&T Heritage Road – Neighborhood Use Permit

Government Liaison Reports

A. COUNCILMEMBER MORENO'S OFFICE: Gerardo Ramirez:

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B. MAYOR'S OFFICE: No report provided.

C. ASSEMBLYMEMBER WEBER'S OFFICE: No report provided.

D. SUPERVISOR VARGAS' OFFICE: Andrew Harvey:

- The supervisor Vargas will be the guest speaker at the anti-member breakfast on October 20
- We are having a town hall this Thursday at 6pm at the Imperial Beach library.
- The county has its community enhancement and neighborhood reinvestment grants. So, if you know any nonprofit organizations looking to expand programs, feel free to connect them with me.

E. ASSEMBLY MEMBER DAVID ALVAREZ OFFICE: No report was provided.

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

G. POLICE DEPARTMENT & CODE COMPLIANCE: Officer Carlos LaCarra:

- For those that do have some complaints please go through the Get It Done app.
- I've been dealing with some vacant properties, with actual squatters. They left a lot of junk on site. I remind everybody please keep in mind that you know if anybody has some abandoned properties out there; please make sure that it gets checked frequently, because a lot of the squatters that are out there really bring in a lot of property to the site which will be an expense for the owner.

OTAY MESA PLANNING GROUP
MEETING MINUTES, September 21, 2022
Via ZOOM

ATTACHMENT 1

- We have noticed an increase in stolen vehicles and just reminding everybody to make sure lock your doors & park in a secure spot. Take any steps you can to secure property alarms, clubs, anything that will be individually more difficult for them to take.
- 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, Business Representative)**
 - **CPC Meeting Minutes 6/28/22**
https://www.sandiego.gov/sites/default/files/draft_cpc_minutes_6-28_22.pdf
 - **CPC meeting Agenda 7/26/22**
https://www.sandiego.gov/sites/default/files/cpc_agenda_2022_july_26_mp072022.pdf
 - 1. LAND DEVELOPMENT CODE UPDATE** – Planning Dept. presentation on Code Update schedule for review. The City Requests the CPC form a subcommittee to meet with Planning to review and discuss the nearly 50 proposed revisions to the code.
 - 2. CREATION OF AFFORDABLE HOUSING SUBCOMMITTEE** - Linda Vista Planning Group member has proposed forming a subcommittee to review and advocate for policies to promote affordable housing. **(See attached LV Planning Group Affordable Housing Final)**
 - Mayor Todd Gloria- Second Housing Action Package** - <https://www.sandiego.gov/outreach2-article/mayor-gloria-unveils-second-housing-action-package-produce-more-homes-san-diegans>
 - **CPC Meeting Adjournment 8/23/22**
https://www.sandiego.gov/sites/default/files/cpcadjourned-notice_08-23-22_0.pdf
Next CPC meeting September 27, 2022.
- B. Southwest Village Committee – (Felipe Nuno, Resident)**
 - The southwest village 5th environmental report was submitted to the city. There is one more report pending for the summer of 2023.
 - Once it is approved by the city it will come to the Otay Mesa Planning Group for approval.
- C. Border Transportation – (Alejandra Mier y Teran, Business Representative)**
 - East Otay Mesa Border Project received a \$150 million-dollar federal grant for the infrastructure bill.
 - Scheduled to be open late 2024 or early 2025.
- D. La Media Truck Route- (David Wick, Business Representative)**
 - La Media CIP Project is moving forward at a great pace.
 - that they are not going to reopen airway road
 - Construction will take all of 2023 and probably early 2024 when we see full improvements.
- E. San Diego Airport Advisory Committee – (Jayson Christopher, Business Representative)**
 - Some of the Biden infrastructure bill money came in for the airports.
 - The city's going to start implementing a reduction in lead gas emissions for the prop planes.
- F. Otay Mesa Chamber of Commerce – (Alejandra Mier y Teran, Business Representative)**
 - Member breakfast tomorrow and we're really excited to have Assemblymember David Alvarez as a speaker.
 - USMCA Webinar with CPB on November 3
- G. East Otay Mesa Property Owner's Association Update – (David Wick, Business Representative)**
 - The future of industrial development is going to largely occur in San Diego County.
 - Otay II grading will start in 60 days.
- H. La Media West Wetlands - No report was provided.**
- Informational Items-** None.

OTAY MESA PLANNING GROUP
MEETING MINUTES, September 21, 2022
Via ZOOM

ATTACHMENT 1

I. Action Items:

- A. **Motion:** 9731 Nakano Project CPAI, presented by
- B. **Presented by:** Allen Kashani, Senior Project Manager of Tri Pointe Homes, San Diego
- **Vote:** A motion was made by R. Taylor & seconded by R. Mahoney Motion passed (11-0-0-1)
 - **Yes:** R. Hixson, D. Kirma, J. Christopher, J. Wells, R. Taylor, T. Shaw, A. Mier y Teran & F. Nuno
 - **Abstained:** None.
 - **Vote No:** None.
 - **Recusal:** J. Ayala

J. Closing remarks:

Thank you.

K. Old Business:

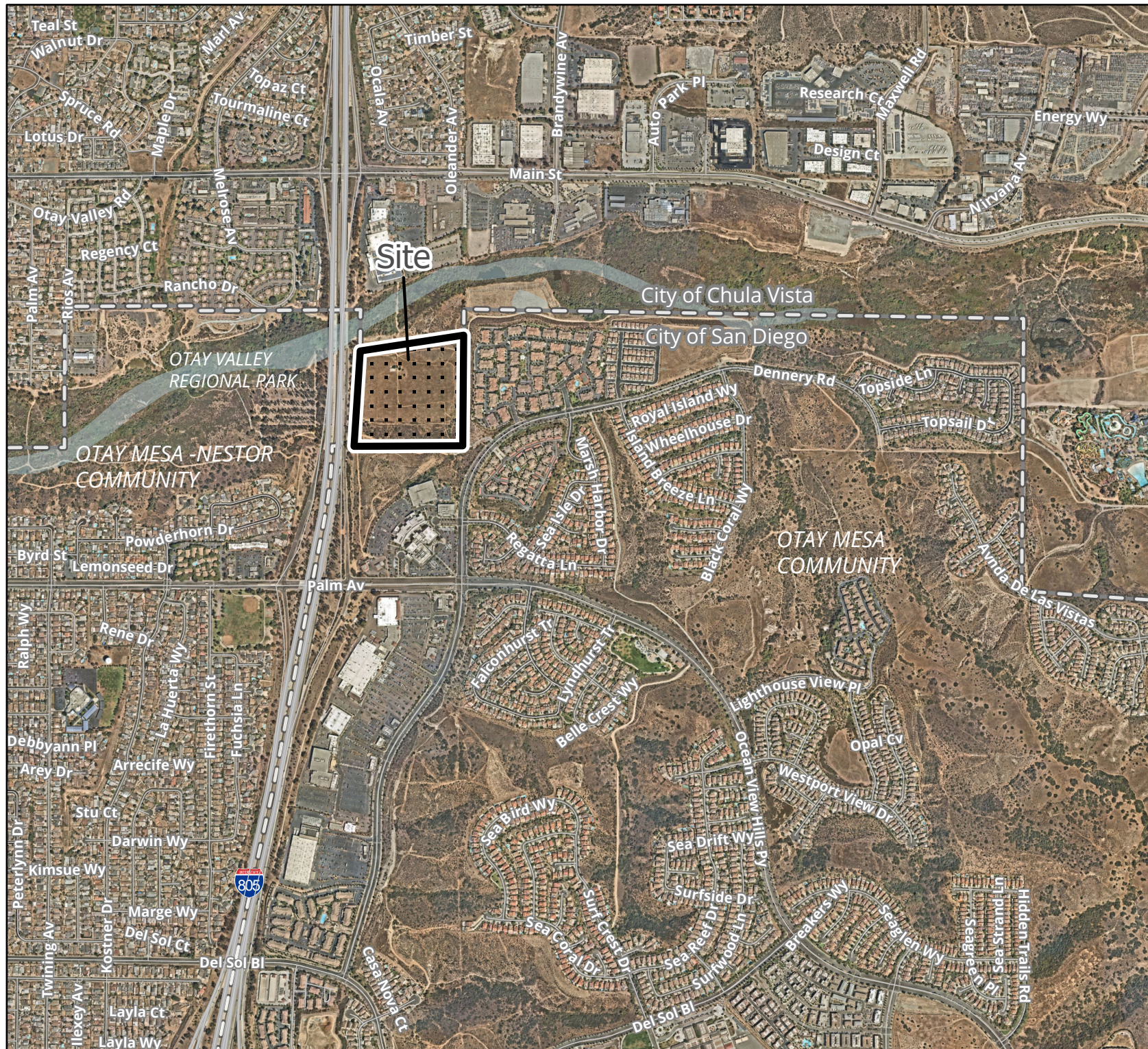
No old business.

Meeting adjourned at 3:39 p.m. by Rob Hixson, Planning Group Chair.



ATTACHMENT 2

SD Planning

Aerial Map



Legend

-  Planning Area
-  Subject Site

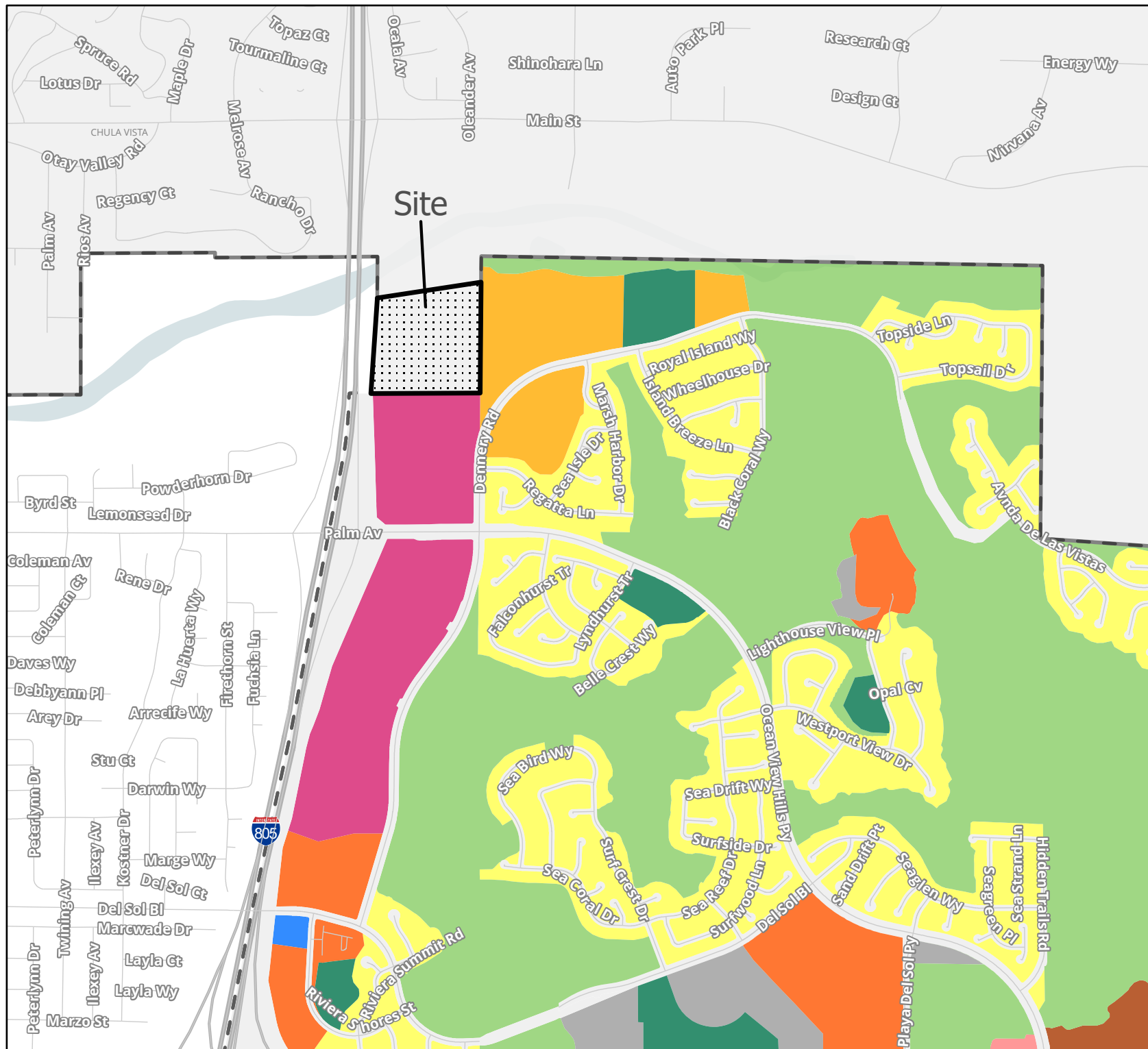
General Disclaimer:
This is a draft community plan amendment map.
The boundaries and features on this map are intended to show existing or proposed conditions.
When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.



0 840 1,680 Feet

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ATTACHMENT 3 SD Planning Land Use Map



Planned Land Use

- COMMUNITY COMMERCIAL - NO RESIDENTIAL
- INSTITUTIONAL
- LIGHT INDUSTRIAL
- LOW
- LOW MEDIUM
- MEDIUM
- MEDIUM HIGH
- OPEN SPACE
- PARKS
- REGIONAL COMMERCIAL - NO RESIDENTIAL
- RIGHT-OF-WAY
- Planning Areas

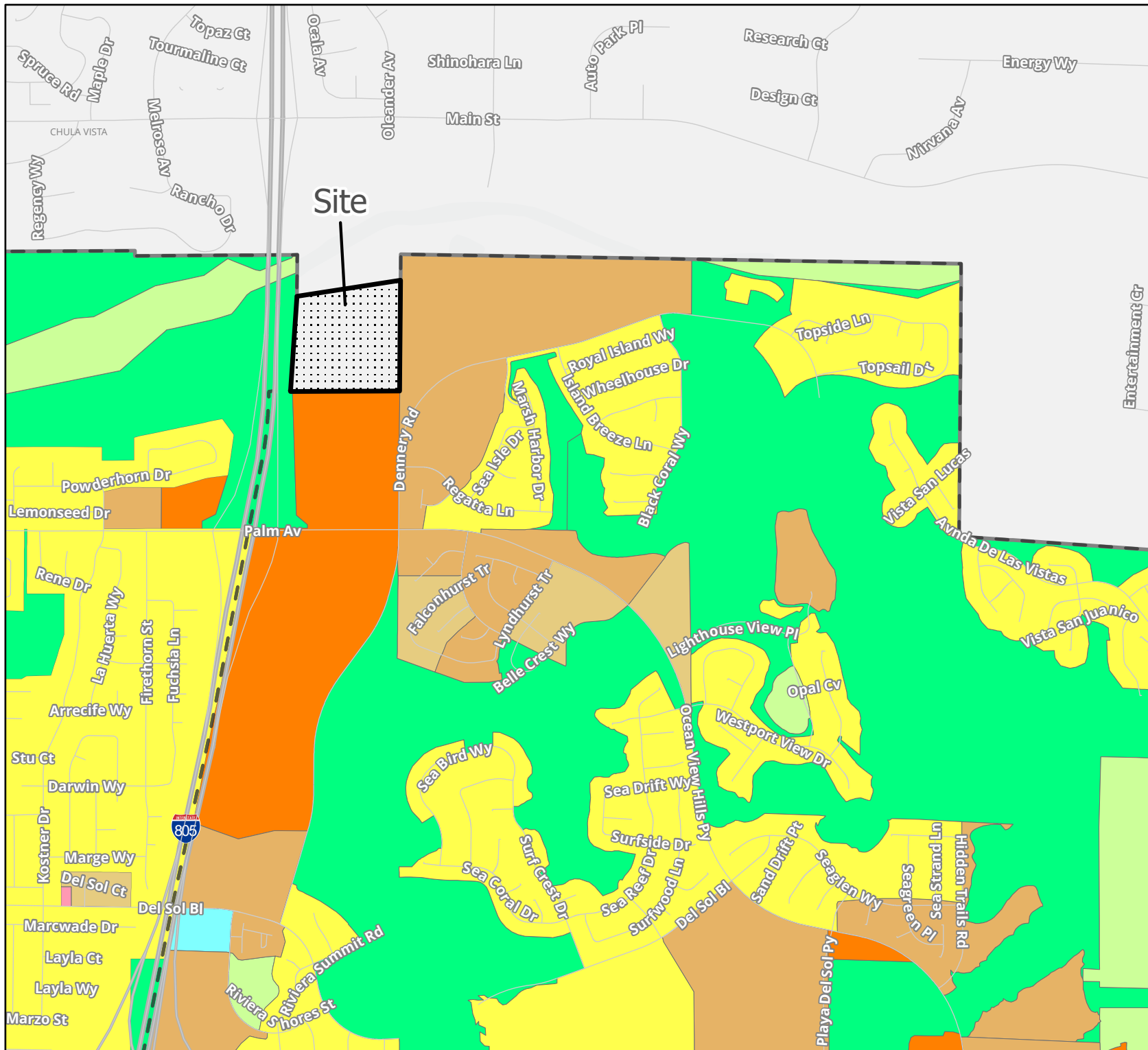
PLAN LAND USE LAYER NOTICE:
This map is for illustrative purposes only. Refer to the Adopted Community Plan document for official land use boundaries. Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes. If you notice 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



■ Subject Site

Zone

- AR-1-1
- AR-1-2
- CC-1-3
- CC-2-3
- CN-1-2
- IL-3-1
- OC-1-1
- OF-1-1
- OP-1-1
- OP-2-1
- RM-1-1
- RM-1-3
- RM-2-4
- RM-2-5
- RM-2-6
- RM-3-7
- RS-1-14
- RS-1-7

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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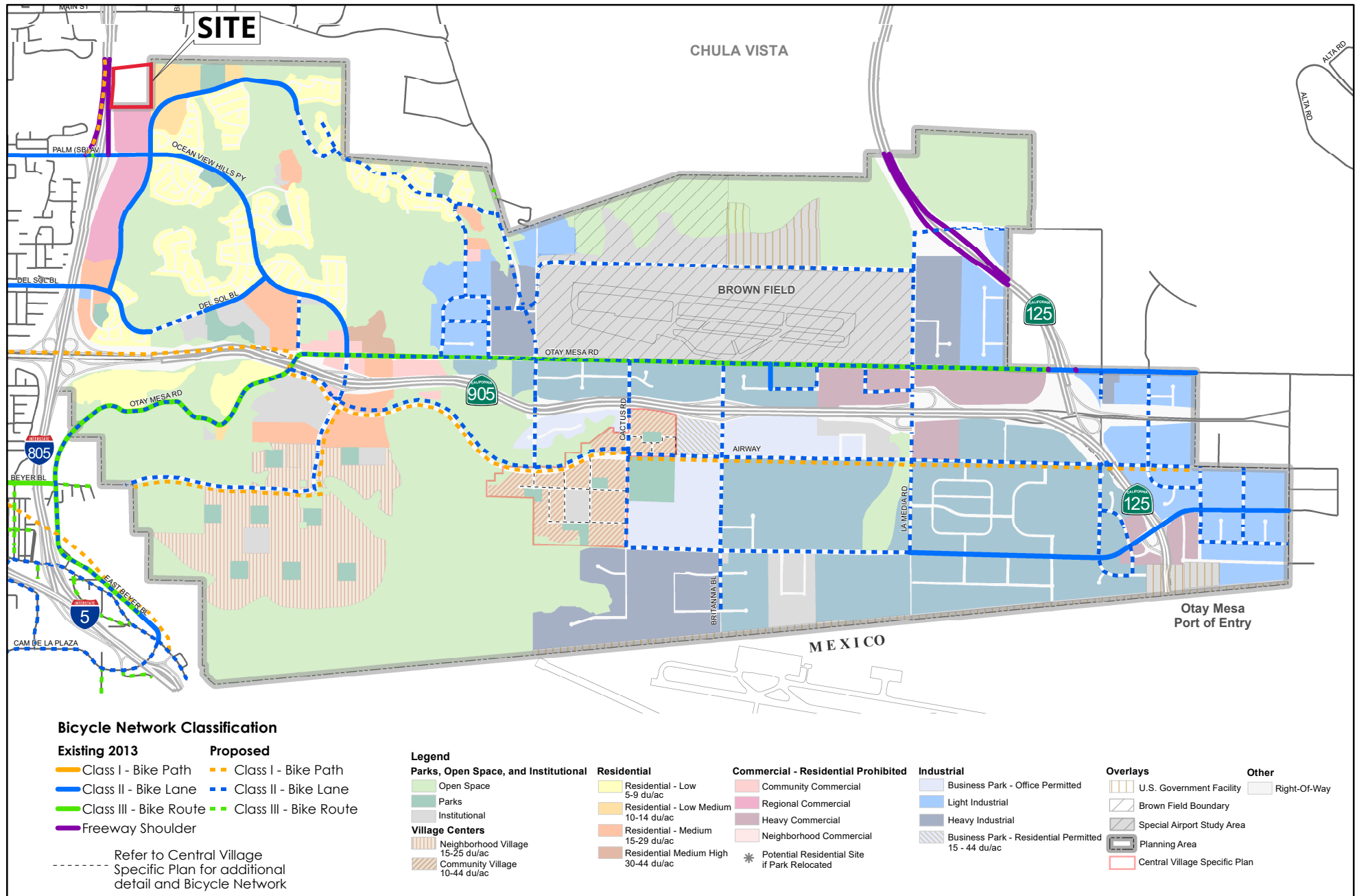
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CAP PROJECT TO BE NAMED





CITY OF SAN DIEGO • CITY PLANNING





July 01, 2022

City of San Diego Planning Commission
City of San Diego
1222 First Avenue
San Diego, CA 92101

Re: Initiation of the Otay Mesa Community Plan Amendment for APN 624-071-02-00.

Dear City of San Diego Development Services,

On behalf of TriPointe Homes ("TriPointe"), we respectfully submit this request to initiate a plan amendment to the Otay Mesa Community Plan ("Community Plan Amendment"). This initiation letter was prepared in accordance with the City of San Diego's General Plan and Community Plan Amendment Manual.

Project Description:

The Community Plan Amendment would allow the development of up to 221 detached and attached condominium units with supporting recreational amenities and infrastructure on approximately 24 acres ("Project"). The Project is currently being entitled in City of Chula Vista and the City of San Diego is the reviewer. The Project is located to the northeast of Dennery Road, south of the Otay River, and east of Interstate 805 (I-805). It will require access from Dennery Road through APN 645-400-05-00, which is designated as Residential – Low Medium within the City of San Diego. At the moment, the Property is within the City of Chula Vista but will be annexed into the City of San Diego and become a part of the Otay Mesa Community planning area.

TriPointe aims to choose the highest and best use of the property for the community, so that it balances with land uses in the area and keeps with the goals of the Otay Mesa Community Plan. The purpose of the Community Plan Amendment is to amend the City Boundary and the Otay Mesa Community Plan to include the Project Property and designate the parcel as Residential – Low Medium (10-14 du/ac).

The Project Site was historically used for agriculture until 2000 and now remains vacant with some unpaved roads and trails. While it is currently a part of the City of Chula Vista, the City of San Diego bounds the Property to the east, south, and west. The Project's point of access is to the southeast from Dennery Road. It is surrounded by multi-family developments to the east and southeast (Riveredge Terrace and Ocean View Hills), Otay Valley Regional Park to the north, and medical offices to the south. Amending the City of San Diego's boundary and the Otay Mesa Community planning area to include the Property, will provide the opportunity to ensure continuity and balance within the entire community.

The current site plan of the proposed Project, as described in this Community Plan Amendment letter, will provide 221 condominium units consisting of detached condominiums, duplexes, and multi-family dwelling units, with a portion of the units dedicated as affordable. The City of San Diego currently is in a housing crisis. There is an urgent need for additional housing to meet existing and projected housing

needs, as well as its share of the Regional Housing Needs Allocation. Recently, Mayor Todd Gloria announced the initiative, “Homes for All of Us,” that aims at expediting the creation of homes for residents at all income levels. TriPointe aims to aid in achieving the goals set out by the City and region for additional housing for a range of incomes. By including the Project in the City of San Diego, it will be entitled to provide 221 dwelling units, with a total of 22 affordable dwelling units. Thus, allowing an expedited process for a range of homes for residents at various income levels. Based on our assessment of the City’s and community housing goals, allowing the Property to be designated for residential in Otay Mesa will be its best use.

Plan Amendment Initiation Criteria: This letter serves as the first point of consideration by the City of San Diego for a Plan Amendment to occur. The decision made by the Planning Commission is whether the proposed change to the General Plan and the Community Plan is worthy of further analysis. The 2008 San Diego General Plan Land Use and Community Planning Element LU-D.10 identifies three initiation criteria for an amendment to be approved. Below are the criteria and a discussion of how the Plan Amendment and Project are worthy of further analysis for approval of a General Plan and Otay Mesa Community Plan 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 General Plan is the City of San Diego’s constitution for development. It provides goals and policies for long-range growth and development for the City. A few of the core values of the City of San Diego that guide development are: (i) an open space network formed by parks, canyons, river valleys, habitats, beaches, and ocean; (ii) diverse residential communities formed by the open space network; (iii) balanced communities that offer opportunities for all San Diegans and share citywide responsibilities. The Otay Mesa Community Plan provides location-based policies and recommendations to further the General Plan’s citywide policies. The Plan provides clear goals and policies to achieve the community vision of a diverse international community with attention to the long term needs for business and residential uses in Otay Mesa.

The proposed Community Plan Amendment will allow for the development of detached condominiums, duplexes, and multi-family dwelling units with recreational amenities. These amenities would include a private neighborhood park, a regional overlook associated with the Otay Valley Regional Park, and a trail connection to the Otay Valley Regional Park. The Otay Valley Regional Park has an extensive network of trails that reach all the way to Imperial Beach and the Pacific Ocean. The Project’s amenities would provide an additional connection point to the network of trails for the community. In addition to the HOA maintained private neighborhood park, the Project provides two pocket parks and several paseos to enhance the character of the neighborhood and the pedestrian connections. By providing a range of pedestrian access on-site and to the existing neighborhood, there are more opportunities to create a diverse and balanced 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 Northwest District of the Otay Mesa Community Planning Area is almost completely developed, so there is no projected change in the existing neighborhoods’ densities nor an increase in the regional housing supply. The Community Plan Amendment will include the vacant land as a part of

Otay Mesa and thus will allow for the opportunity to expand the Northwest District for potential development. Additionally, allowing the Residential – Low Medium land use designation for the Property will provide additional housing that would not otherwise occur within the City including affordable housing as the inclusionary housing ordinance was implemented after the area's master plan was approved. As mentioned above, the Project will also provide continuity to the community and new access to the Otay Valley Regional Park, which are both aspects of the Community Plan's goals and policies, as well as an overlook the Park staff and Citizens Advisory Committee expressed a desire for as part of previous projects proposed for the site. The Project will be consistent with existing aesthetics and community character in the design of new development, following the Nakano Specific Plan design guidelines.

Further, the Project site has long been contemplated to be annexed into the City of San Diego and part of the master planned community of Ocean View Hills, which was developed by the applicant. The Project site was the subject of several Letters of Intent between the cities of Chula Vista and San Diego dating back to the 1990s and a City of San Diego LU&H committee action on November 9, 2011. In 2021, the cities of San Diego and Chula Vista entered into an MOU to allow for the processing of the Project and annexation of the site into San Diego. Incorporating the property into the City's General and Community plans will allow the Ocean View Hills community to be completed fully.

c) Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be address as a component of the amendment process.

The proposed Property is currently a part of the City of Chula Vista but anticipates access to public services and facilities through the City of San Diego to be taken from Dennerly Road. Dennerly Road is maintained by the City of San Diego. The proposed Community Plan Amendment will allow the Property to easily receive public services and facilities from the City. The Project is not expected to have an adverse impact on the existing public services and facilities. An analysis of the public services and facilities will be conducted as a component of the Plan Amendment and environmental review process. Additionally, because the Project site was long ago identified for annexation into the City of San Diego as it cannot be served by Chula Vista.

We respectfully request that the City of San Diego Planning Department staff process and the Planning Commission approve the initiation of the proposed Community Plan Amendment. We believe that the Community Plan Amendment serves the relevant goals and policies of the Otay Mesa Community Plan and the City of San Diego General Plan and will enable TriPointe Homes to move forward with a project that will be an asset to the City of San Diego and the Otay Mesa planning area.

If you have any questions or require any additional information, please feel free to contact, myself or MayKia Vang at Civil Sense, maykia@civil-sense.com.

Sincerely,

Jimmy Ayala
President, TriPointe Homes San Diego

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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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: Nakano Community Plan Amendment **Project No. For City Use Only:** _____

Project Address: Dennerly Road, San Diego, CA 92154

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

☒ Corporation ☐ Limited Liability -or- ☐ General - What State? _____ Corporate Identification No. C3531086
☐ 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: Tri Pointe Homes - David Stearn, VP of Project Mgmt and Land Acquisition ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 13400 Sabre Springs Parkway, Suite 200

City: San Diego State: CA Zip: 92128

Phone No.: 858-794-2559 Fax No.: 858-794-2599 Email: David.Stearn@TriPointeHomes.com

Signature: [Signature] Date: 7/1/22

Additional pages Attached: ☐ Yes ☐ No

Applicant

Name of Individual: MayKia Vang - Civil Sense, Inc. ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 13475 Daniel Street, Suite 150

City: Poway State: CA Zip: 92064

Phone No.: 858-663-8642 Fax No.: _____ Email: maykia@civil-sense.com

Signature: [Signature] Date: 8/15/2022

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