



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 19, 2024 REPORT NO. PC-24-048

HEARING DATE: September 26, 2024

SUBJECT: California Coastal Commission's Modifications to the Otay Mesa-Nestor Community Plan Amendment and Local Coastal Program Amendment for the Bella Mar Apartments Project Site, Process Five Decision

PROJECT NUMBER: [631240](#)

REFERENCE: [Report to the Planning Commission, Report No. PC-23-001](#)

OWNER/APPLICANT: Bella Mar Land Investors, LLC (Owner) / RTA PHAIR/HOLLISTER, LLC (Applicant)

### SUMMARY

Issue: Should the Planning Commission recommend to the City Council adoption of the modifications made by the California Coastal Commission to a previously approved amendment to the Otay Mesa-Nestor Community Plan and Local Coastal Program for the 14.62-acre Bella Mar Apartments project site (Bella Mar Site) located at 408 Hollister Street within the Otay Mesa-Nestor Community Plan area?

#### Staff Recommendation:

Recommend the City Council ADOPT a resolution to accept the California Coastal Commission's suggested modifications to the land use plan amendment for the Otay Mesa-Nestor Community Plan and Local Coastal Program.

#### Community Planning Group Recommendation:

On September 11, 2019, the Otay Mesa-Nestor Community Planning Group voted 16-0-0 to recommend approval of the Bella Mar Apartments project without conditions or recommendations (Attachment 1).

#### Environmental Review:

The Coastal Commission modifications identified above were identified to be consistent with the previously analyzed and adopted Mitigated Negative Declaration (MND; PRJ-0631240; SCH No. 2022040642) and the certified Final Program Environmental Impact Report (EIR) and Addenda for the 2008 General Plan (EIR No. 104495/SCH No. 2006091032). A California Environmental Quality Act (CEQA) consistency evaluation was prepared to determine if conditions specified in the CEQA Statute and Guidelines, Section 15162, would require the preparation of additional CEQA review for the project. As the evaluation outlines, the project is consistent with the original adopted MND and

certified EIR and would not result in new impacts. Based on the CEQA Section 15162 consistency analysis, the project would not require any additional environmental review.

Fiscal Impact Statement:

No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Housing Impact Statement:

The Coastal Commission modifications would not change the previously City Council adopted land use designation amendments or rezone for the Bella Mar project site, allowing the future development of the site for up to 380 dwelling units.

BACKGROUND

On July 25, 2023, the City Council approved the Bella Mar Apartments project, which included adopting amendments to the General Plan, Otay Mesa-Nestor Community Plan and Local Coastal Program; and adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP). On September 12, 2023, the City Council adopted an ordinance to rezone the project site from Agriculture Residential (AR-1-2) and Open Space (OF-1-1) zones to Residential Multiple Unit (RM-2-5) and an ordinance to amend the San Diego Municipal Code (SDMC) Section 126.0702, adding reference to Bella Mar Site Coastal Overlay Zone Certification Map No. C-1028, amending Section 132.0402 relating to the Coastal Overlay Zone Jurisdiction area, and amending Coastal Development Permit Jurisdiction Map No. C-730.1 to redesignate the site from Coastal Deferred Certification. The date of final passage for the adopted ordinances was September 18, 2023.

DISCUSSION

The project site is within the Coastal Zone of the Otay Mesa-Nestor Community Plan and Local Coastal Program. State law requires that the California Coastal Commission (Coastal Commission) certify an amendment to a Local Coastal Program, rezonings or other ordinance revisions, before it can take effect in the Coastal Zone. On July 10, 2024, the Coastal Commission conditionally certified the amendment to the Otay Mesa-Nestor Community Plan and Local Coastal Program with requested modifications (Attachment 3). City staff has included the modifications with revised and new policies and a revised coastal jurisdiction map in the Otay Mesa-Nestor Community Plan and Local Coastal Program (Attachment 4).

A summary of the modifications approved by the Coastal Commission includes new policies on the following:

- Site-specific amendments:
  - Prohibits development in the 100-ft wetland buffer near the project, except for a public pedestrian and bicycle access trail to be included with future development which can be within the uppermost ten-foot portion of the biological buffer located along the north side of the Bella Mar Site and adjacent to the Otay Valley Regional Park.
  - Protects equal access to all on-site amenities, open space areas and the Otay River for affordable residential homes developed on the Bella Mar Site.

- Special Study Area:
  - The Otay Mesa-Nestor Community Plan includes a Special Study Area to require a more detailed evaluation of the resources and environmental value of certain lands in the community. The Coastal Commission suggested modification to the Special Study Area section to update the evaluation criteria to remain consistent with the new public access and sensitive resources policies added to the appendices of the plan.
- Public Access and Recreation:
  - Adds new policies that focus on the enhancement, protection and preservation of public access and recreation.
  - Adds new provisions to enforce the protection of natural resources through Open Space designations.
  - Provides regulations for public access trails located in biological buffers while still requiring the preservation of major topographic features, sensitive habitats, and natural drainage systems.
  - Requires the development of lower-cost overnight accommodations in new hotel development or requires developers to pay an in-lieu fee for future lower-cost overnight accommodation development.
  - Encourages new visitor-serving accommodations to provide a range of affordability.
  - Requires no net loss of lower-cost overnight accommodations.
- Environmentally Sensitive Habitat Areas:
  - Creates new policies that prohibit development within wetlands and environmentally sensitive habitat areas as defined in the Coastal Act to help ensure the long-term protection of biological resources.
  - Limits development within biological buffer zones to public access only.
  - Encourages Green Building standards and bird-safe window treatments.
- Tribal, Archeological and Paleontological Resources:
  - Creates additional regulatory guides to identify development's potential impacts on archeological or paleontological resources and requires impacted resources to be avoided or minimized.
  - Promotes early consultation with tribal officials.
  - Provides flexibility for how any identified resources are removed, restored, or protected in place.
- Demographics
  - Adds additional information with housing and population demographics for the Otay Mesa-Nestor Community.
  - Provides forecasts for future growth in the community.
- Environmental Justice

- Adds policies encouraging equal access to and meaningful participation in the decision-making process to have a healthy environment to live, learn and work.
- Multimodal Access
  - Creates new policies that encourage alternative forms of public access to reduce vehicle miles traveled and greenhouse gas emissions.
  - Advances access improvements while ensuring that existing roadway facilities, such as parking, are protected for continued public access to the coast.

## ENVIRONMENTAL ANALYSIS

During the environmental review of the Coastal Commission's modifications to the previously approved General Plan, Otay Mesa-Nestor Community Plan and Local Coastal Program amendments, City Staff prepared a consistency evaluation to determine if conditions specified in the California Environmental Quality Act (CEQA) Statute and Guidelines, Section 15162, would require the preparation of additional CEQA review for the project. The project site was previously analyzed within the adopted Mitigated Negative Declaration (MND; PRJ-0631240; SCH No. 2022040642) and certified Final Program Environmental Impact Report (EIR) and Addenda for the 2008 General Plan (EIR No. 104495/SCH No. 2006091032). As the evaluation outlines, the project is consistent with the original adopted MND and certified EIR and would not result in new impacts. Based on the CEQA Section 15162 consistency analysis, the project would not require any additional environmental review.

## CONCLUSION

For the Otay Mesa-Nestor Community Plan and Local Coastal Program amendment, associated Rezone actions, and Municipal Code amendments to take effect in the Coastal Zone, Staff recommends the Planning Commission recommend to the City Council adoption of the Coastal Commission's suggested modifications to the Otay Mesa-Nestor Community Plan and the Local Coastal Program. If the City Council adopts the modifications to the Otay Mesa-Nestor Community Plan and the Local Coastal Program, the City Council's action will be forwarded to the Coastal Commission's Executive Director for final unconditional certification. When the final certification is provided, the Otay Mesa-Nestor Community Plan amendment, rezone actions, and Municipal Code amendments will go into effect in the Coastal Zone. If the Coastal Commission modifications are not approved, or if any changes to the modifications are made, the project would need to be resubmitted to the Coastal Commission for review.

## ALTERNATIVES

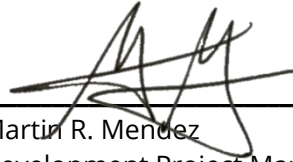
1. RECOMMEND the City Council ADOPT a resolution for an amendment to the Otay Mesa-Nestor Community Plan and Local Coastal Plan No. [2609704](#) with the Coastal Commission modifications.
2. DO NOT RECOMMEND the City Council ADOPT a resolution for an amendment to the Otay Mesa-Nestor Community Plan and Local Coastal Plan No. [2609704](#) with the Coastal Commission modifications.

Respectfully submitted,



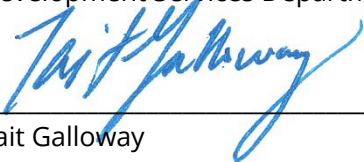
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Renee Mezo  
Assistant Deputy Director  
Development Services Department



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Martin R. Mendez  
Development Project Manager  
Development Services Department



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Tait Galloway  
Deputy Director  
Planning Department

Attachments:

1. Community Planning Group Recommendation
2. Coastal Commission Staff Recommendation Report
3. Coastal Commission Certification letter dated July 17, 2024
4. Draft Otay Mesa-Nestor Community Plan Amendment with Coastal Commission modifications (Strikeout Underline [SOUL] format copy)
5. Draft Otay Mesa-Nestor Community Plan Amendment with Coastal Commission modifications (Clean copy)
6. Draft Resolution - Otay Mesa-Nestor Community Plan Amendment with Coastal Commission Modifications
7. Draft Resolution - Planning Commission Recommendation
8. Ownership Disclosure Statement

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Click here to complete and submit this form online

Page 3		City of San Diego · Information Bulletin 620		May 2020
		City of San Diego Development Services		<b>Community Planning Committee Distribution Form</b>
Project Name: Bella Mar			Project Number: 631240	
Community: Otay Mesa - Nestor				
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>				
<input checked="" type="checkbox"/> 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 16		# of Members No 0		# of Members Abstain 0
Conditions or Recommendations: N/A				
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				
NAME: Edgar Garfias				
TITLE: Secretary			DATE: 4/29/2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>				

Visit our web site at [www.sandiego.gov/development-services](http://www.sandiego.gov/development-services).

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

**OTAY MESA-NESTOR COMMUNITY PLANNING GROUP  
MEETING MINUTES  
September 11, 2019**

**Members Present:**

District 1 John C. Swanson  
 District 2 Johnny E. Swanson  
 District 3 Armond Moore  
 District 4 Patty Swanson  
 District 5 Sabine Prather  
 District 6 Edgar Garfias  
 District 7 Robert Broomfield  
 District 8 Eric Meza  
 District 10 Bob Mikloski  
 District 11 Albert Velasquez  
 District 13 Brian McGonagill  
 District 14 Sam Baltazar

District 15 Walt Zumstein  
 District 16 Bobby Hicks

**Members Absent:**

District 9 Jacki Farrington  
 District 12 Carlos Sanchez

**Vacant District Seat:**

None

**Guests Present:** Please see the  
 OMNCPG Secretary for the sign-  
 in sheet.

1. **Call to Order/Introduction of Members:** Albert Velasquez, Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:33 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The minutes of the August 14, 2019, OMNCPG meeting were unanimously approved.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
  - a. Brian McGonagill stated that street parking on the overpass from Oro Vista to Iris Avenue limits visibility for cars and bus approaching this intersection.
  - b. Bob Mikloski asked about the homeless problem around the Otay Mesa Nestor Branch Library.
  - c. A resident spoke about the 18 single family development (Project #566657) located on Saturn Blvd and Leon Avenue. This project will be reviewed for approval by the San Diego City Council September 17, 2019, at 2 pm.
4. **San Diego Police Department Report:** SDPD Officer Carlos Eddington, [ceddington@pd.sandiego.gov](mailto:ceddington@pd.sandiego.gov) (619) 424-0412. No report.
5. **California State Assembly, 80th District report:** Lucero Chavez, Field Representative, 619-338-8090 [lucero.chavez@asm.gov](mailto:lucero.chavez@asm.gov). No report.
6. **Council District 8 Report:** Karla Mendez, Council District 8 Representative, 619-236-6688 [krmendez@sandiego.gov](mailto:krmendez@sandiego.gov)
  - a. Karla provided handouts from Councilmember Moreno's office.
  - b. She said the Councilmember will have office hours Sept. 12<sup>th</sup> 5-6pm at the Otay Mesa Nestor Branch Library.
  - c. She also said that the grand opening of the new San Ysidro city library was held on September 7, 2019.



7. **Office of the San Diego City Attorney Report:** Mark Robertson, Deputy City Attorney, [mrobertson@sandiego.gov](mailto:mrobertson@sandiego.gov) 619-553-5500. No report.
8. **OMNCPG Sub-Committee Reports:**
- a. Volunteer Code Compliance, By-Laws, and Parks and Recreation subcommittees: No reports.
  - b. Project Review: This Subcommittee reported their recommendations after their review of the two following projects:
    1. **Project Number: 644184 - Palm Avenue Transitional Housing.** Application by the City of San Diego for a Coastal Development Permit (CDP) and the amendment of the recorded Conditional Use Permit (CUP) No. 2053090.  
  
**Voting Results:** The subcommittee chair Robert Broomfield, reported that the subcommittee recommended against approval of the CDP with a 4-1-0 vote.
    2. **Project Number 631240, Bella Mar Apartments - 408 Hollister Street:** The project involves an application for a Tentative Map, Coastal Development Permit, Site Development Permit, and an amendment of the Otay Mesa Nestor Community Plan to re-zone a large parcel of land from agricultural to multi-family residential.  
  
**Voting results:** The subcommittee chair, Robert Broomfield, reported that the subcommittee recommended approval of the project with a 4-0-0 vote.
9. **Action Item:** Project Number: 644184 - Palm Avenue Transitional Housing. Application by the City of San Diego for a Coastal Development Permit (CDP) and the amendment of the recorded Conditional Use Permit (CUP) No. 2053090. The project site is located at 1788 Palm Avenue in the CC-4-2 Zone, within the Otay Mesa-Nestor Community Plan Area, Coastal Overlay Zone (California Coastal Commission Appealable Area), and Council District 8.

Krissy Maier - HUD Programs Coordinator - City of San Diego, [KMaier@sandiego.gov](mailto:KMaier@sandiego.gov) 619-236-6312 and James Arnhart, Project Officer II, City of San Diego Public Works – Engineering [JArnhart@sandiego.gov](mailto:JArnhart@sandiego.gov) (619) 533-5275 will inform the group about the amendment of a (Process 5) CUP and the application for a CDP for this project, which is to remodel and convert an existing motel into a transitional housing facility for the SMART program.

**Background:** The City previously presented this project to the OMNCPG on November 8, 2017 for a recommendation regarding an application for a CUP for this project. The OMNCPG voted 12-0-2 to recommend denial of the application. The San Diego City Council hearing regarding this application occurred December 11, 2017, and the City Council approved the CUP application. A petition was subsequently filed with the court. As a result, the court has ordered the City to also apply to obtain a CDP for this project.

**Current application:** The City of San Diego is now applying for a CDP and to amend the existing recorded CUP No. 2053090, adding a CDP.

Walt Zumstein made a motion not to approve the application for the CDP.

**Voting Result:** The motion passed 12-3-1.

- 10. Action Item:** Project Number 631240, Bella Mar Apartments - 408 Hollister Street: The project involves application for a Tentative Map, Coastal Development Permit, Site Development Permit, and an amendment of the Otay Mesa Nestor Community Plan to rezone a large parcel of land from agricultural to multi-family residential. This development project proposes to construct 390 apartments on the west side of Hollister Avenue, located between Main Street and Palm Avenue. Contact: Jeff Phair, President, The Phair Company, 619-426-0441, [jeff@thephairco.com](mailto:jeff@thephairco.com) and Kyle Stevens, Carrier Johnson, 619-239-2353

Robert Broomfield made the motion to approve the project as presented.

**Voting Result:** The motion passed 16-0-0.

- 11 Informational Item:** Project Number: 644574. Project Address: 920 Saturn Boulevard. Description: Request to Initiate a Community Plan Amendment to re-designate a 1.8-acre site located at 920 Saturn Blvd to change the land use designation from Residential Low (5-9 du/ac) to Residential Medium High (30-44 du/ac). Contact: Michael Prinz, Senior Planner, 619-533-5931 [mprinz@sandiego.gov](mailto:mprinz@sandiego.gov)
- a. This item was not noticed on this agenda as an action item. The applicant asked that the OMNCPG consider this an action item in accordance with ARTICLE VI Community Planning Group and Planning Group Member Duties, Section 2, (a) Meeting Procedures, (viii) ACTION ON AGENDA ITEMS of the OMNCPG Bylaws.
- Alberto made a motion that this project be considered an action item in accordance with the OMNCPG Bylaws.
- Voting result:** per the Bylaws, the motion must pass by a 2/3 majority vote, and therefore passed: the vote was 12-1-3.
- b. Brian McGonagill made a motion not to approve the application for a Community Plan Amendment for this parcel.
- Voting Result:** The motion passed, 12-0-4.
- 12 Chair's Report:** He requested that all new planning OMNCPG members must complete the Community Orientation Workshop (COW) in person or online. The workshop is presented by the City of San Diego Planning Department.
- 12. City Planner Report:** Michael Prinz, Senior Planner, 619-236-6301, [mprinz@sandiego.gov](mailto:mprinz@sandiego.gov)  
No report.
- 13. Adjournment:** Albert Velasquez made a motion to adjourn at 7:46 p.m.

**Respectfully submitted by John C. Swanson, Secretary**

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



# W13b

Date: June 27, 2024

To: COMMISSIONERS AND INTERESTED PERSONS

From: KARL SCHWING, DEPUTY DIRECTOR, SAN DIEGO COAST DISTRICT  
KANANI LESLIE, COASTAL PROGRAM MANAGER, SAN DIEGO DISTRICT  
TONI ROSS, COASTAL PLANNER, SAN DIEGO COAST DISTRICT

Subject: STAFF RECOMMENDATION ON CITY OF SAN DIEGO MAJOR  
AMENDMENT NO. LCP-6-OMN-23-0053-4 (Otay Mesa-Nestor Community  
Plan Update) for Commission Meeting of July 10, 2024

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## SYNOPSIS

The subject LCP land use plan and implementation plan amendment was submitted and filed as complete on November 8, 2023. A one-year time extension was granted on March 15, 2024. As such, the last date for Commission action on this item is March 22, 2025.

### SUMMARY OF AMENDMENT REQUEST

The proposed amendment to the Otay Mesa-Nestor Community Plan, which serves as the City of San Diego's Land Use Plan for the Otay Mesa-Nestor community, involves two components. The first includes a general update to the Otay Mesa-Nestor Community Plan, including removal of outdated information, inclusion of new information regarding the Otay Valley Regional Park, updates to future uses at the existing Salt Ponds, as well as several policy updates and other administrative changes. The second component includes changing the land use designation on a 14.62-acre site located at 408 Hollister Street from Open Space to Medium-Density Residential, as well as changing the requirement for a comprehensive Special Study for a 407-acre area (Special Study Area or SSA) to a site-specific study to facilitate the construction of a 380-unit apartment complex over 15 buildings with 100 units for very-low and low incomes, referred to as the Bella Mar project, on one of the private lots within the Special Study Area.

The City also proposes to amend its Implementation Plan to certify a zoning designation of Residential Multiple-Unit for the Bella Mar site, which is currently in an area of deferred certification. This would result in the transfer of permitting authority for the future development of the site from the Coastal Commission to the City of San Diego, although parts of the newly certified area will be subject to Commission appeal.

### SUMMARY OF STAFF RECOMMENDATION

Staff is recommending denial of the LUP amendment as submitted, then approval with nineteen suggested modifications. The proposed IP amendment is consistent with the LUP, as modified; thus, staff is recommending approval of the IP amendment as submitted.

While the Community Plan, as proposed, includes several updates, including detail about the construction of the Otay Valley Regional Park, direction for redeveloping the Salt Ponds, and several other improvements, several Coastal Act issues are not sufficiently addressed, and staff is recommending suggested modifications to update the plan based on new data and policy direction to ensure continued consistency with the Chapter 3 policies of the Coastal Act. The outstanding issues and concerns are cited below:

With regard to public access and recreation, the proposed Community Plan does not include specific regulations for continued use of the Otay Valley Regional Park, the City's Multiple Species Conservation Program preserve or the San Diego National Wildlife Refuge or how connectivity to existing and future access and recreational areas can be accommodated as part of future development. Suggested modifications ensure development proposals located adjacent to access and recreational amenities include consideration of new public amenities that enhance public access along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek, and that connect with existing and future transit; and signage along view and access points to identify the location of trailheads, parking, public stairways. In addition, ten new policies, when taken collectively, would protect existing recreational access and open space areas; encourage improved waterfront access and access along routes to transit stops; encourage new parks in underserved communities; enforce protection of natural resources through Open Space designations; and provide regulations for public access trails located in biological buffers, while still requiring preservation of major topographic features, sensitive habitat, and natural drainage systems.

With regard to visitor-serving uses within the community, Otay Mesa-Nestor contains one visitor serving overnight accommodation, a lower-cost motel, and a second that is temporarily closed. The Community Plan does not contain policies that would require replacement of these lower-cost rooms if redevelopment occurs. In addition, there are no policies that would prevent a new hotel development within the community from being entirely high cost or, if lower-cost rooms cannot be accommodated in the new development, require the developer to pay an in-lieu fee to financially assist in the future development of lower cost overnight accommodations elsewhere in the community or City's coastal zone. Therefore, Suggested Modification No. 10 adds language that requires: 1) no net loss of lower cost overnight accommodations; 2) new visitor-serving accommodation developments provide a range of affordability; and 3) new high-cost accommodation developments provide at least 25% of the number of proposed units as lower cost or, if this cannot feasibly be provided on-site, require mitigation off-site by contributing to the construction or funding of a new lower-cost accommodation development equal to 25% of the proposed high cost units.

With regard to Environmentally Sensitive Habitat Areas (ESHA), wetlands and water quality, the proposed Community Plan fails to provide the detail necessary to ensure adequate protection of existing sensitive resources and does not adequately promote

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enhancement of these resources in the future. Several suggested modifications are recommended to address these concerns and include: prohibition of development within ESHA unless resource dependent; prohibition of development within wetlands consistent with Section 30233 of the Coastal Act; long-term protections for these resources; biological buffers; limits to development within buffers to public access only; several measures to protect water quality through development standards such as Best Management Practices (BMPs) and Low-Impact Development (LID) practices. An additional suggested modification includes several new policies that will ensure that new development preserve coastal resources from hazards and incorporate sustainable design standards such as Green Building standards and bird safe window treatments.

With regard to environmental justice, while not a standard of review for LCPs, Section 30604(h) of the Coastal Act provides that when acting on a coastal development permit, the issuing agency “may consider environmental justice, or the equitable distribution of environmental benefits,” and the community of Otay Mesa-Nestor has been identified by the California Office of Environmental Health Hazard as a disadvantaged community. However, the proposed Community Plan does not include any provisions to address environmental justice. Thus, Suggested Modification No. 15 includes housing and population demographics, as provided by the City, and Suggested Modification No. 16 adds several policies that will collectively promote the equitable distribution of coastal benefits.

With regard to tribal, cultural, archeological and paleontological resources, the certified Community Plan lacks policies that regulate development if there’s potential for discovery of tribal, cultural, archeological or paleontological resources on a site. Coastal Act Section 30244 requires that where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required. Suggested Modification No. 17 has been included that requires impacts to these resources to be avoided or minimized, promotes early consultation with tribal officials, and provides flexibility for how any identified resources are removed, restored, or protected in place.

With regard to multi-modal transportation, the proposed Community Plan lacks policy language to encourage alternative forms of public access (bike, scooter, bus, etc.), and to reduce vehicle miles traveled and greenhouse gas emissions. Suggested Modification No. 18 has been included to help advance these type of access improvements, while simultaneously including provisions that ensure modifying existing roadways to include multi-modal access will be implemented without significantly impacting the public’s ability to visit the coast.

Finally, as proposed Attachment 8, Figure 10 “Coastal Jurisdictions” Map of the Land Use Plan includes boundaries for Coastal Commission permit and appeals jurisdictions, which is not appropriate at this time, as the City does not have any post-certification maps to confirm permitting or appeals authority (ref. [Exhibit No. 7](#)). Therefore, Suggested Modification No. 19 requires the City to submit a revised exhibit that does not include these boundaries.

With regard to the proposed land use change from Open Space to Medium Density Residential to facilitate development of the Bella Mar apartments, the primary Coastal Act

concern is the site's location within the floodplain. Historically, the Commission has not been supportive of high-density residential development within the 100-year floodplain, although the Commission has approved a much less dense development in the floodplain that was capable of withstanding periodic flooding on the subject site (CDP No. 6-02-103). The certified Community Plan acknowledges that there are areas that could be potentially developed in the future within the Special Study area, even though the entire Special Study area; including the Bella Mar site, is both designated as open space and located entirely within the floodplain.

Commission staff has been working with the City and the project proponent since 2019 to address potential impacts to coastal resources, and in this case, several hydrological reports have been provided using modeling techniques that have concluded that the proposed development will be designed to avoid flood hazards, will not alter the Otay River or tributary streams, will not change the 100-year floodplain elevations or flow velocities on-site, downstream, or upstream, will not alter the hydraulic conditions of on-site or off-site sensitive resources, will not increase on-site or off-site flooding, and will not hydraulically impact coastal resources. The analysis determined that the 100-year flow rates, flow velocities, and flow volumes will remain essentially unchanged following development. The Commission's staff engineer has reviewed the provided reports and agrees with the conclusions.

Additionally, the currently certified Community Plan requires the completion of a comprehensive Special Study for a 407-acre area, prior to redevelopment of any property within the Special Study Area. The intent of this Special Study was to require additional analysis within the portion of the community that contained the most significant biological resources (the Otay River) to address biological resources, habitat value and hydrology in order to help determine appropriate land uses within the area. However, since this policy was certified, there have been several changes within the area, including acquisition of approximately 317-acres (or approximately 72% of the SSA) by the City of San Diego, San Diego Unified Port District, County of San Diego and the US Fish and Wildlife Service. These lands are now part of the Otay Valley Regional Park or preserved by the City's Multiple Species Conservation Program (MSCP) preserve or the San Diego National Wildlife Refuge (ref. [Exhibit No. 5](#)). Given this, the City of San Diego request to update the Community Plan to allow for development of the remaining privately held lands with completion of a site-specific resource analysis, which addresses potential impacts on the preserved lands as well as the surrounding areas that may be developed in the future, instead of a comprehensive study of the entire 407-acre area can be supported as proposed.

Therefore, staff is recommending approval of the proposed land use and zoning changes for this site only, because there are no identifiable impacts to coastal resources. In addition, Suggested Modification No.1 includes requirements that no development is permitted in the proposed 100-ft. wetland buffer with the exception of a 10-ft. wide public access path along the north side of the development, that any low-income units are provided equal access to all on-site amenities and no fencing is permitted that would physically separate the types of units. Only as revised through the inclusion of the proposed suggested modifications can the amendment be found consistent with the applicable policies of the Coastal Act.

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The appropriate motions and resolutions begin on Page 10. The suggested modifications begin on Page 11. The findings for denial of the LUP Amendment as submitted begin on Page 28. The findings for approval of the plan, if modified, begin on Page 40. The findings for approval of the IP Amendment as submitted begin on Page 49.

**ADDITIONAL INFORMATION**

Further information on the City of San Diego LCP amendment No. LCP-6-OMN-23-0053 may be obtained from Toni Ross, Coastal Planner, at (619) 767-2370 or [SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov).

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### EXHIBITS

[Exhibit 1 – Community Plan Area](#)

[Exhibit 2 – Revised Otay Mesa-Nestor Community Plan](#)

[Exhibit 3 – Resolution No. 315071](#)

[Exhibit 4 – Ordinance Nos. 21718, 21719](#)

[Exhibit 5 – Map of Special Study Area and Current Uses](#)

[Exhibit 6 – Bella Mar Site Development Plan](#)

[Exhibit 7 – Proposed Figure 10 “Coastal Jurisdictions” Map](#)



## **I. OVERVIEW**

### **A. LCP HISTORY**

The City of San Diego has a long history of involvement with the community planning process, and in 1977 requested that the Coastal Commission permit segmentation of its LUP into twelve parts in order to conform, to the maximum extent feasible, with the City's various community plan boundaries. In the intervening years, the City has intermittently submitted all of its LUP segments, which are all presently certified, in whole or in part.

When the Commission approved segmentation of the LUP, it found that the implementation phase of the City's LCP would represent a single unifying element. This was achieved in January 1988, and the City of San Diego assumed permit authority on October 17, 1988 for the majority of its coastal zone. Several isolated areas of deferred certification remained at that time, but some have since been certified as LCP amendments. Other areas of deferred certification still remain today and will be acted on by the Coastal Commission in the future.

The Otay Mesa-Nestor community is one of the City of San Diego's twelve LCP segments in the coastal zone. The Otay Mesa-Nestor Community is located within the southern region of the City, in what is generally referred to as the South Bay area. It is bounded on the north by the city of Chula Vista, and on the south by the Tijuana River Valley and the San Ysidro Communities. The City of Imperial Beach and the Salt Ponds (a portion of the Community Plan Area) are on the west and the Otay Mesa community on the east. The community totals approximately 5,240 acres of which approximately 32% percent, or 1640-acres, is located within the coastal zone.

The Otay Mesa-Nestor community is somewhat unique when compared to other communities in the coastal zone as, with the exception of the Salt Ponds which are located immediately adjacent to San Diego Bay, it is primarily removed from the shoreline by several miles. However, it possesses a significant river course (the Otay River) which drains to the San Diego Bay and is the basis for its inclusion within the coastal zone. Other environmental features include Nestor Creek and several hundred acres of salt ponds associated with the Western Salt Company's salt production operation in south San Diego Bay. Associated resources include wetlands, riparian and wildlife habitat. The community is comprised of essentially three neighborhoods known as Otay Mesa, Nestor and Palm City. The most significant issues are primarily focused on the environmental and wildlife resources of the river valley, protection of wetlands and floodplain development.

### **BACKGROUND**

The Otay Mesa-Nestor Community Plan (LUP) is part of the City of San Diego's certified LCP, the latter of which consists of 12 segments, corresponding to community plan boundaries, with separate land use plans submitted and certified for each segment. The Implementing Ordinances were submitted and certified with suggested modifications, first in March of 1984, and again in January of 1988. Subsequent to the 1988 action on the implementation plan, the City of San Diego incorporated the suggested modifications and assumed permit authority for the majority of its coastal zone on October 17, 1988. Isolated areas of deferred certification remain. At the time, the area in the Otay Mesa-Nestor

community was deferred for certification to accommodate the preparation of a specific or comprehensive plan for the river valley. Historically, development was proposed on parcels adjacent to the river in the floodplain that would have resulted in significant impacts to environmentally sensitive resources, including filling of wetlands as well as channelization of the river. At that time, the Commission directed property owners and the City to develop a comprehensive plan for the Otay River Valley that would take into consideration protection of existing environmental resources. The Commission made it clear that, if applicants desired to develop parcels in these sensitive areas, a specific plan would first need to be completed in order to avoid a piecemeal approach to development on parcels that could potentially adversely affect coastal resources.

In 1997, the Community Plan underwent a comprehensive update, which expanded the Community Plan to include 740-acre of salt ponds located in the northwestern portion of the Otay Mesa-Nestor Community and also the salt ponds within the area of deferred certification, adding the salt ponds to the area included in the future comprehensive plan, or Special Study Area. This Special Study Area functions as an overlay designation for that portion of the river valley that is presently an area of deferred certification. Several policies were certified into the Community Plan that addressed the Special Study Area. Primarily among the requirements, is that prior to any specific development request, the City and the collective property owners would have to provide an exhaustive review of the area that would ensure that the most sensitive areas were protected, and that lands suitable for use as community park lands, would be prioritized to be included in the Otay River Regional Park.

With regard to the Bella Mar site, in 1975 the Commission denied (ref. CDP No. F2334, Appeal No. 116-75) a request to construct a 495-space RV park. At that time, the Commission found that the RV use was inconsistent with the agricultural use of the site and would adversely affect the potential for continued agricultural use of the site. The site was not being used for agriculture at the time, but the applicant stated that the site was used as a dairy farm and for livestock grazing before the site was purchased in 1967. At that time, the Commission was concerned that permitting a large RV park on historically agricultural land would set an adverse precedent for other undeveloped land in the area being used for agricultural at that time. However, the permit application record indicated that prime agricultural soils did not exist on the subject site and, although previously used for dairy farming and livestock grazing, these operations subsequently became infeasible due to saltwater intrusion into the aquifer that supplied water for the farm. The applicants indicated that the site was being used for go-cart racing since purchase in 1967, and given this, the use of the lands for non-agricultural purposes pre-dated the Coastal Act.

In 2002, the property owner again proposed an RV Park on the site (ref. CDP No. 6-02-103). This time, the Commission approved a revised project that included construction of a 213 space RV park. At that time, the Commission found that the project was consistent with the Coastal Act given that 1) the site did not contain prime agricultural soils; 2) the proposed development did not result in channelization of the Otay River or substantial alteration of streambeds; 3) no armoring of the banks of the Otay River were proposed or needed; and, 4) that the proposed structures were all designed to be elevated two feet above the level of a 100-year flood on a pier foundation, so that the construction of off-site flood protective works would not be required. Conditions of approval included several

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conditions requiring the establishment of a 100-foot biological buffer, planting native plants within the newly established buffer, a deed restriction prohibiting development within the buffer, and fencing to separate the buffer from the proposed development. Other conditions protected water quality on the site and ensured that the RV park would be used by visitors and would not allow long-term or permanent use of the RV sites. In 2006 the permit was amended to allow 1) reduction in the number of recreational vehicle (RV) sites from 213 to 142; 2) rearrangement of the clubhouse/office complex to facilitate entry; 3) internal circulation improvements; 4) site layout updates; and 5) reduction of the size of clubhouse/office complex by 500 sq. ft. These changes were approved by the Commission in December of 2006. However, the permit was never issued, and the approval has since expired.

The site remains undeveloped, with the exception of a remnant concrete pad. The site is mowed on a regular basis and currently contains very little sensitive biological resources, with the exception of wetland habitat located along and directly adjacent to the Otay River.

## **B. STANDARD OF REVIEW**

The standard of review for land use plans, or their amendments, is found in Section 30512 of the Coastal Act. This section requires the Commission to certify an LUP or LUP amendment if it finds that it meets the requirements of Chapter 3 of the Coastal Act. Specifically, it states:

### **Section 30512**

(c) The Commission shall certify a land use plan, or any amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200). Except as provided in paragraph (1) of subdivision (a), a decision to certify shall require a majority vote of the appointed membership of the Commission.

Pursuant to Section 30513 of the Coastal Act, the Commission may only reject zoning ordinances or other implementing actions, as well as their amendments, on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. The Commission shall take action by a majority vote of the Commissioners present.

## **C. PUBLIC PARTICIPATION**

The City of San Diego has held Planning Commission and City Council meetings with regard to the subject amendment request. All of those local hearings were duly noticed to the public. Notice of the subject amendment has been distributed to all known interested parties.

## II. MOTIONS AND RESOLUTIONS

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation are provided just prior to each resolution.

### 1. MOTION:

I move that the Commission certify the Land Use Plan Amendment for the City of San Diego as submitted.

### **STAFF RECOMMENDATION OF DENIAL OF CERTIFICATION:**

Staff recommends a **NO** vote on the motion. Failure of this motion will result in denial of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion to certify as submitted passes only upon an affirmative vote of a majority of the appointed Commissioners.

### **RESOLUTION TO DENY CERTIFICATION OF LAND USE PLAN AMENDMENT AS SUBMITTED:**

The Commission hereby denies certification of the Land Use Plan Amendment for the City of San Diego as submitted and finds for the reasons discussed below that the submitted Land Use Plan Amendment fails to meet the requirements of and does not conform to the policies of Chapter 3 of the California Coastal Act. Certification of the plan would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures that would substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

### 2. MOTION:

I move that the Commission certify the Land Use Plan Amendment for the City of San Diego as submitted if modified pursuant to the staff recommendation.

### **STAFF RECOMMENDATION: CERTIFICATION IF MODIFIED AS SUGGESTED:**

Staff recommends a YES vote on the motion. Passage of the motion will result in certification with suggested modifications of the submitted land use plan amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

### 3. MOTION:

I move that the Commission reject the Implementation Program Amendment for the City of San Diego certified LCP as submitted.

### **STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:**

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Staff recommends a NO vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

### **RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:**

The Commission hereby certifies the Implementation Program Amendment for the City of San Diego certified LCP as submitted and adopts the findings set forth below on grounds that the Implementation Program Amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan as amended, and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program.

### **III. SUGGESTED MODIFICATIONS**

Staff recommends the following suggested revisions to the proposed Land Use Plan be adopted. The underlined sections represent language that the Commission suggests be added, and the ~~struck-out~~ sections represent language which the Commission suggests be deleted from the language as originally submitted.

1. Revise Page 128, "Appendix J Bella Mar Community Plan Amendment", to include the following after the 4<sup>th</sup> full paragraph:

Future Development of the Bella Mar Site:

1. Incorporate a biological buffer from the outer edge of the riparian canopy 100 feet in width consistent with Environmentally Sensitive Lands regulations, and subject to the following:

a. Vegetate with native habitat, endemic to the area, and include a mix of Coastal Sage Scrub habitat and native grasses within the biological buffer.

b. Maintain the vegetation within the biological buffer consistent with the Environmentally Sensitive Lands regulations and the Biological Guidelines in the Land Development Code.

2. Include a contiguous public pedestrian and bicycle access trail which can be within the uppermost ten-foot portion of the biological buffer located along the north side of the Bella Mar site and adjacent to the Otay Valley Regional Park.

a. Provide public access along the trail.

- b. Include interpretive/educational naturel signage along the trail.
  - 3. Ensure that affordable residential homes included in the development have equal access to the open space areas, the Otay River, and onsite amenities as the market rate homes.
  - 4. Ensure that the affordable residential homes are not separated from the market rate homes by any physical barriers, such as gates, fencing, etc.
2. Revise Page 30, Topic1a Otay Regional Park - the first complete paragraph, as follows:

#### Mace Street and Date Court Sites

Two sites located on the north side of the river adjacent to Chula Vista, between the termini of Mace Street and Date Court, are designated Industrial (one-acre) and Low-Density Residential (four acres), respectively. ~~The wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites, should be maintained in a natural condition as development occurs. Filling or other alteration of this area to provide access between the two sites should not be permitted~~

- 1. Maintain the wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites in a natural condition as development occurs.
  - 2. Include mitigation to lessen the environmental impact of any approved changes to the wetland.
  - 3. Do not allow the filling or other alteration of wetlands to provide access between the two sites.
3. Revise Page 31, Topic1a Otay Regional Park - Zoning Policy No. 5, as follows:
- 5. Ensure that the Ddevelopment of privately owned sites should complies with the Guidelines stated below.
4. Revise Page 93, "Criteria for Preparation of the Site-Specific Special Study Reports, as follows:
- A. Ensure that Site Specific Special Study Reports for land use proposals should include the following:

[...]

6. Where appropriate, contain cCriteria for provision, preservation and enhancement of public access, circulation, view-points, and view corridors. Consider provision of these public amenities particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.

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7. Provide public amenities that enhance public access along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek, and that connect with existing and future transit, where feasible.

~~87. Contain g~~ General design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.

~~98.~~ Be in conformance with applicable local, state, and federal regulations and policies.

B. Ensure that Site Specific Special Study Reports for community plan amendments for proposed developments should also including the following:

5. Revise Page 94, Policy No. 3, as follows:

3. Provision of a continuous connection between the Otay Valley, the Salt works, and San Diego Bay. ~~Where necessary to maintain an important existing connectivity,~~ Ensure that the Special Study Report should incorporate a habitat element in a design and alignment which respects the value and function of that connectivity where necessary to maintain an important existing connectivity.

6. Revise Page 109, View and Access Points, as follows:

- ~~Provide v~~Viewpoints should be developed with seating and dark-sky friendly lighting consistent with the Biological Guidelines in the Land Development Manual and the City's Outdoor Lighting Regulations.
- ~~Place~~ signage should be provided at access points indicating the location of parking areas, trailheads, public stairways, and public parks and open spaces, as appropriate.

### **Revisions to Appendix H "Local Coastal Program"**

7. Revise Page V, Table of Contents as follows:

Appendix H – Local Coastal Program – Supplemental Land Use Plan Policies Applicable within the Coastal Zone

8. Revise the Title on Page 121, as follows:

Appendix H – Local Coastal Program – Supplemental Land Use Plan Policies Applicable within the Coastal Zone

9. Add the following header and LUP policies immediately following the first paragraph on Page 118:

### **Public Access and Recreation**

1. Protect recreation and access opportunities at existing public parks and where feasible, enhance as an important coastal resource. Maintain no-cost parking fees at public parks and maximize hours of use to the extent feasible, to maximize public access and recreation opportunities.
2. Improve waterfront access, linkages and recreational opportunities via a system of public plazas, bike paths, and parks that increase connectivity and improve public access to existing parks and public facilities.
3. Maintain the existing open space, and collaborate with the wildlife agencies, environmental groups and the public to ensure adequate conservation for sensitive biological resources.
4. Maintain existing parks and provide additional park and recreation opportunities consistent with General Plan and Park Master Plan standards.
5. Provide a system of population-based parks to meet the community's needs for recreation.
6. Preserve the natural resources of the community through the appropriate designation and use of open space.
7. Preserve major topographic features and biological resources as undeveloped open space.
8. Establish an open space system that will utilize the terrain and natural drainage system to guide the form of urban development, enhance neighborhood identity and separate incompatible land uses.
9. Improve the pedestrian environment adjacent and along routes to transit stops and stations through the installation and maintenance of signs, shielded downward lighting, crosswalks, and other appropriate measures.
10. Trails in Biological Buffers. Ensure improvements to construct public access within the biological buffer meet the following:
  - a. Ensure that construction of new trails or pathways is consistent with the preservation goals for the adjacent habitat, and that appropriate measures are taken for physical separation from sensitive areas.
  - b. Ensure trails are limited to the upper half of the buffer closest to the development.
  - c. Utilize non-mechanized equipment for trail construction and maintenance for new or formalized trails located adjacent to or within biological buffers.
  - d. Construct trailheads with natural materials.
  - e. Ensure that lighting for the trail or pathway does not spillover into the buffer or habitat areas.



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10. Add the following LUP policies within the “Public Access and Recreation” section of Appendix H:

11. Lower-cost overnight accommodations, defined as overnight accommodations with an annual average daily room rate equal to or less than 75% of the annual statewide average daily room rate, shall be protected and maintained.

a. The City shall proactively work with operators of lower-cost overnight accommodations to maintain and renovate existing properties.

b. Lower-cost overnight accommodations shall not be removed or converted unless replaced at a 1:1 ratio with units comparable in function, amenities, location, and cost to the public.

c. If replacement of lower- or moderate-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City’s Coastal Zone

d. Encourage the addition of overnight accommodations particularly serving the low/moderate cost range in the community. Moderate-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate between 75% and 125% of the statewide average daily room rate.

12. Encourage the rehabilitation of existing visitor accommodation uses, particularly for low/moderate cost accommodations.

13. New hotel and motel development within the City shall provide a range of rooms in order to serve all income ranges.

a. Priority shall be given to developments that include no-cost or lower-cost recreational amenities open to overnight guests and the general public, especially coastal-dependent recreational opportunities.

b. New high-cost overnight accommodations shall provide at least 25% of the proposed units as lower-cost accommodations on-site. High-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate equal to or greater than 125% of the annual statewide average daily room rate.

c. If provision of lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City’s Coastal Zone.

d. If provision of lower-cost units off-site in the City’s Coastal Zone is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide an equivalent amount of lower-cost units elsewhere within the San Diego County Coastal Zone.

e. If it is determined that the project cannot feasibly provide lower-cost units on or offsite, in-lieu fees shall be required.

f. An in-lieu mitigation fee based on approximate construction costs per room, adjusted for inflation using a building cost index as needed, plus land cost

square footage shall be required. Construction costs shall be based on approximate hard and soft costs of building at least 25% of the proposed units as lower-cost accommodations on-site or shall be based on a comparable per-room construction cost estimate. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years. g. The fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations (e.g., motels, hostels, campgrounds, cabins) within the coastal zone in the City.

- h. All in-lieu fee payments shall be deposited into an interest-bearing account, to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission.
- i. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.
- j. If any portion of the in-lieu fee remains seven years after the date of deposit into the interest-bearing account, the funds may be used to provide lower-cost overnight accommodations outside of the City, within the San Diego County Coastal Zone.

11. Add the following LUP policy within the “Public Access and Recreation” section of Appendix H:

14. Provide publicly accessible streets for vehicular, bicycle and pedestrian access for new residential development within ½ mile of the San Diego Bay, the Salt Ponds, the Otay River and Nestor Creek and the Tijuana River Valley.

- a. Provide public on-street parking on all public streets throughout the entire residential development unless determined by the City Engineer to be infeasible.
- b. Do not allow private entrance gates and private streets.
- c. Do not allow public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restriction on use by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas.

12. Add the following header and LUP policies, immediately following the new “Public Access and Recreation” section:

### **Environmentally Sensitive Habitat Areas**

The Otay Mesa-Nestor Community contains significant coastal resources designated as environmentally sensitive habitat areas protected by the Coastal Act.

Environmentally Sensitive Habitat Areas (ESHA) are defined as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments within the Coastal Zone.

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1. Protect Environmentally Sensitive Habitat Areas against any significant disruption of habitat values and only those uses dependent on those resources shall be allowed within those areas.
2. Design and site development in areas adjacent to environmentally sensitive habitat areas to prevent impacts that would significantly degrade those areas.
3. Design and site development in areas adjacent to environmentally sensitive habitat areas to be compatible with the continuance of environmentally sensitive habitat and recreation areas.
4. Ensure future development conforms with the Environmentally Sensitive Lands regulations and Biology Guidelines and Coastal Bluffs and Beaches Manual for preservation, acquisition, restoration, management, and monitoring of biological resources and environmentally sensitive habitat areas over time, in conjunction with up-to-date biological surveys that include an evaluation of vulnerability to sea level rise, where appropriate, and are subject to the following:
  - a. Ensure new development on lands meeting the definition of Environmentally Sensitive Habitat Areas conforms with the Environmentally Sensitive Lands regulations.
  - b. Allow only uses dependent on biological resources that do not have any significant disruption of habitat values in Environmentally Sensitive Habitat Areas.
  - c. Include a site-specific determination as to whether the on-site resources constitute Environmentally Sensitive Habitat Areas, as part of the biological assessment addressed in the Environmentally Sensitive Lands regulations.
  - d. Ensure new development provides open space protection as a component of new development if on-site biological resources are determined to constitute Environmentally Sensitive Habitat areas. This could include, but not be limited to amending the land use designation to open space, rezoning to an open space zone, or a covenant of easement recorded against title of the property.
  - e. Locate and design development adjacent to Environmentally Sensitive Habitat Areas and parks and recreation areas to prevent impacts to biological resources which would significantly degrade those areas.
  - f. Locate and design development adjacent to Environmentally Sensitive Habitat Areas and parks and recreation areas be compatible with the continuance of those habitat and recreation areas.
5. Minimize and evaluate the use of night lighting along the shoreline and adjacent to sensitive habitat areas, consistent with Multiple Habitat Planning Area Adjacency Guidelines and the Environmentally Sensitive Lands and Outdoor Lighting regulations within the Land Development Code.
6. Design lighting to be low intensity, downward-facing, and shielded that is dark-sky friendly adjacent to sensitive habitat areas.

7. Work cooperatively with development applicants and property owners to preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan.
  - a. Preserve and protect vernal pool habitat from vehicular or other human-caused damage, encroachment in their watershed areas, and urban runoff.
  - b. Avoid encroachment into wetlands, including vernal pools.
8. Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitats.
9. Implement the Environmentally Sensitive Lands regulations in the Land Development Code related to biological resources and steep hillsides for all new development to generally minimize impacts on native plant and animal species.
10. Design developments to minimize grading and relate to the existing topography and natural features.
11. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect Environmentally Sensitive Habitat Areas resources by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, to ensure that development conforms to the following:
  - a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and are limited to the upper half of the buffer closest to the development.
  - b. Ensure buffer areas extend from the outer edge of the tree or shrub canopy of Environmentally Sensitive Habitat Areas.
  - c. Consider buffer zones less than 100 feet in width only if the applicant demonstrates that a smaller buffer will sufficiently protect the environmentally sensitive habitat areas through a site-specific study that determines a smaller buffer would provide adequate protection. In such cases, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service must be consulted and agree that a reduced buffer is appropriate, and the City must find that the development could not be feasibly constructed without a reduced buffer. In no case shall the buffer be less than 50-foot wide.
  - d. Ensure that any area that may have contained Environmentally Sensitive Habitat Areas shall not be deprived of protection as Environmentally Sensitive Habitat Areas, as required by the policies and provisions of the LCP, on the basis that habitat has been illegally removed, degraded, or species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated.

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13. Add the following header and LUP policies immediately following the newly added ESHA section:

**Wetlands and Water Quality**

1. Ensure that all new private development adjacent to wetlands, floodplains, vernal pools, and other sensitive resources is designed to minimize or avoid adverse effects to the resources.

2. Ensure development restores hydrologic features such as stream corridors, drainage swales, topographic depression, groundwater recharge areas, floodplains, and wetlands, where appropriate.

3. Ensure long term sustainability of the unique ecosystems in the Tijuana, Nestor and Otay River valley areas and surrounding communities, including all soil, water, air, and biological components that interact to form healthy functioning ecosystems.

4. Protect, preserve, and enhance the variety of natural features within the Otay Mesa-Nestor Community Plan area including the floodplain, the open waters of the lagoon and river, wetlands, marshlands and uplands.

5. Design the Otay River corridor as a natural-appearing waterway with rehabilitation, revegetation, and/or preservation of native wetland habitats. Preserve and restore natural environmental features within the floodway and in areas beyond the floodway boundary to maintain and enhance the habitat and aesthetic values of the creek.

6. Ensure permitted uses in wetlands are limited to those in the Environmentally Sensitive Lands regulations in the Land Development Code.

7. Ensure new development does not encroach into adjacent wetlands, floodplains, vernal pools, and other sensitive resources.

8. Work with development applicants to ensure that new development is designed to avoid, then minimize adverse effects to sensitive resources, avoid-encroaching into adjacent wetlands, floodplains, vernal pools and other sensitive resources, and maintain a 100-foot buffer from wetlands and sensitive resources consistent with the Biology Guidelines and Environmentally Sensitive Lands regulations in the Land Development Code.

9. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect wetlands by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, and shall be subject to the following:

a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to

protect sensitive resources, and are limited to the upper half of the buffer closest to the development.

b. Ensure buffer areas extend from the outer edge of the riparian canopy of any wetland area.

c. Consider buffer zones less than 100 feet in width only if the applicant:

- i. Demonstrates that a smaller buffer will sufficiently protect the resources of the wetland through a site-specific study that determines a smaller buffer would provide adequate protection.
- ii. Consults with, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to ensure that both agencies agree that a reduced buffer is appropriate.
- iii. Provides sufficient analysis to demonstrate that the development could not be feasibly constructed without a reduced buffer.
- iv. Ensures that the buffer is not less than 50-feet wide.

d. Ensure that any area that may have contained wetlands are not deprived of protection, on the basis that the wetlands have been illegally removed or degraded.

10. Incorporate water quality protection measures on new development projects in conformance with the Storm Water Standards Manual in the Land Development Code.

11. Encourage the use of permeable landscaping for yards and driveways in new private and public construction projects.

12. Ensure all stormwater and urban run-off drainage into resource-based parks or open space lands are captured, filtered, or treated before entering the area.

13. Encourage pollution control measures to promote the elimination of pollutant sources, and the proper collection and disposal of pollutants at the source, rather than allowing them to enter the storm drain system and receiving waters.

14. Maintain storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration.

15. Encourage private property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff, and repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.

16. Integrate stormwater Best Management Practices (BMPs) on-site to minimize impacts from stormwater flow as follows:

- a. Encourage use of intensive and extensive green roofs and water collection devices, such as cisterns and rain barrels, to capture rainwater from buildings for re-use.

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b. Use downspouts to discharge into areas that can effectively reduce direct flows of rainwater from buildings to the stormwater drainage system.

c. Minimize on-site impermeable surfaces, such as concrete and asphalt, and encourage use of permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-stone block pavement to effectively detain and infiltrate more run-off on-site.

17. Encourage Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs, that slow runoff and absorb pollutants from roofs, parking areas, and other urban surfaces.

a. Incorporate bioswales or other appropriate LID design practices where sufficient public rights-of-way and other conditions allow throughout the community.

b. Prioritize efforts to capture stormwater before it enters canyons or natural open spaces.

18. Do not allow synthetic rubber surfacing products made from waste vehicle tires or other types of synthetic rubber, as well as the use of artificial turf in the construction of or improvements to parks, playgrounds, schools and public pathways and trails.

14. Add the following header immediately following the new Wetlands/Water Quality Section:

### **New Development**

1. Ensure that development in the Coastal Zone conforms with Section 30253 of the Coastal Act as follows:

a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

b. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

c. Apply requirements imposed by the Air Pollution Control District or the State Air Resources Board consistently to development.

d. Minimize energy consumption and vehicle miles traveled.

e. Protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses, where appropriate.

2. Implement the Environmentally Sensitive Lands regulations in the Land Development Code and the Biology Guidelines and Coastal Bluffs and Beaches Guidelines in the Land Development Code Manual related to biological resources and coastal habitat for all development, as applicable.

3. Encourage the use of special design and window treatments to improve the degree to which developments are bird-safe. Green design that facilitates bird safety includes but is not limited to reduction of reflectivity and transparency in glass, the avoidance of light pollution, reduced disturbance to natural landscapes and biological systems, and lowered energy use.
  4. Encourage development to meet the requirements of the US Green Building Council (USGBC) Leadership in Energy and Environmental Design Program® (LEED®) certification, or equivalent CALGreen standards.
  5. Design buildings to reflect the prevalent pattern and rhythm of spacing between structures, and the bulk and scale of the surrounding neighborhood's character.
  6. Brush Management. Minimize flammable vegetation and implement brush management policies consistent with the following specific standards:
    - a. Locate structures so that Zone One brush management (minimum width of 35 feet) is entirely within the area designated for development and outside open space and environmentally sensitive lands. Increase the width of Zone One when feasible to reduce the width of Zone Two and impacts to native vegetation.
    - b. Consider allowing Zone Two brush management (selective clearing to maximum width of 65 feet) in open space when subject to an approved site-specific brush management plan acceptable to the Fire Marshal that avoids significant disruption of habitat values to the maximum extent possible and where appropriate.
      - i. Implement measures such as replacing cleared or thinned native vegetation with fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat.
      - ii. Maintain at least 50 percent of the existing ground cover of native vegetation when feasible, to avoid significant disruption.
      - iii. Ensure that Zone Two brush management is not allowed within ESHA, wetlands, or habitat buffers in the coastal zone.
15. Insert the following as Appendix 2 – Housing and Population Demographics:

### **Appendix 2 Housing and Population Demographics**

Review of housing and population demographics for Otay Mesa-Nestor in comparison to the City as a whole shows:

- Households in Otay Mesa-Nestor (persons per household) are larger, and the median household size in Otay Mesa-Nestor is larger than the those in the City as a whole as shown in Table 1.
- The larger households in Otay Mesa-Nestor generally live on less income than those in the City as a whole, with the median household income in Otay Mesa-Nestor being



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approximately 29 percent less and forecasted to decrease to 21 percent as shown in Table 2.

• Otay Mesa is forecasted to add more homes, but have a reduction in population by 2050 as household size decreases as shown in Table 3.

• The population in Otay Mesa-Nestor is primarily of Latin or Hispanic descent and this will continue in the future compared to the City as a whole as shown in Table 4.

**Table 1**  
**Median Household Size and Income, and Age Comparisons**  
**Otay Mesa-Nestor and City of San Diego for the Year 2022**

<u>Household Size</u>		<u>Median Household Income</u>	<u>Median Age</u>
Otay Mesa-Nestor	3.56	\$69,914	36.8
City of San Diego	2.54	\$98,835	36.6

Source: SANDAG, 2022 Population and Housing Estimates

**Table 2**  
**Median Household Size and Income, and Age Comparisons**  
**Otay Mesa-Nestor and City of San Diego for the Year 2050**

<u>Household Size</u>		<u>Median Household Income</u>	<u>Median Age</u>
Otay Mesa-Nestor	2.78	\$59,400	40.3
City of San Diego	2.46	\$75,200	41.5

Source: SANDAG, Series 14 Regional Growth Forecast

**Table 3**  
**Otay Mesa-Nestor Potential Development**

<u>Existing (2022)</u>		<u>Future Change</u>	<u>Horizontal Total (2050)</u>
Housing Population	61,074	-9,922	51,152
Housing Units	17,606	1,939	19,545

Source: SANDAG, Series 14 Regional Growth Forecast and SANDAG, Population and Housing Estimates (2022)

**Table 4**  
**Population by Race and Hispanic Origin**  
**Otay Mesa-Nestor and City of San Diego for the Year 2050**

<u>Otay Mesa-Nestor</u>		<u>City of San Diego</u>
Hispanic	70.5%	33.9%
Not Hispanic or Latino		
White	10.6%	30.4%
Black	2.8%	5.0%
American Indian or Alaska Native	0.8%	.06%
Asian	11.2%	24.9%
Hawaiian or Pacific Islander	0.4	0.3%
Other	0.1	0.3%
Two or More Races	3.6%	4.6%

Source: SANDAG, Series 14 Regional Growth Forecast

16. Insert the following as Appendix 3 – Environmental Justice:

### **Appendix 3 Environmental Justice**

Environmental justice is defined by the State of California as “the fair treatment and meaningful involvement of people of all races, cultures, and income levels and national origins, with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies.” Environmental justice includes, but is not limited to, all of the following:

- The availability of a healthy environment for all people.
- The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.
- Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process.
- At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

Environmental justice ensures everyone has equal access to, and meaningful participation in, the decision-making process to have a healthy environment in which to live, learn, and work. The built environment plays a critical role in public health and environmental justice. The Community Plan can influence conditions that affect the community’s health. For example, the Plan can affect how often people walk, ride a bike, drive a car, or take public transportation; their access to healthy food; and the quality of their air and water. The section aims to summarize the elements of the Community Plan that address environmental justice concerns with policy to improve the living conditions and foster better health - both physical and mental - and overall well being for Otay Mesa-Nestor residents and employees.

In 2023, the California Office of Environmental Health Hazard Assessment identified Otay Nestor-Mesa as a disadvantaged community having low to moderate level of air pollution as shown on the state’s CalEnviroScreen<sup>1</sup> mapping tool. The California Air Resources Board has identified Otay Nestor-Mesa as a low-income community, which is generally defined as census tracts with median household incomes at or below 80 percent of the statewide median income, as shown on California’s Climate Investments Priority Populations map<sup>2</sup>. The City of San Diego also identified Otay Nestor-Mesa as a neighborhood with low to moderate access to opportunity based on environmental,

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health, housing, mobility, and socioeconomic indicators as shown on the City's Climate Equity Index<sup>3</sup>.

<sup>1</sup> The latest CalEnviroScreen map can be obtained from the California Office of Environmental Health Hazard Assessment.

<sup>2</sup> The latest California Climate Investments Priority Population map can be obtained from the California Air Resources Board.

<sup>3</sup> The latest Climate Equity Index can be obtained from the City of San Diego Sustainability and Mobility Department. Also, CalEnviro 4.0 can be mapped as well as the CalEnviro indicators which include Clean Up Sites, Solid Waster, Chrome Platers, and others. Review the list to identify what to include on the map.

## Policies

1. Promote social equity and environmental justice, including the fair treatment and meaningful involvement of people of all races, cultures, and incomes as part of the implementation of the community plan.

a. Consider environmental justice and, where applicable, the equitable distribution of environmental benefits.

b. Encourage inclusive public engagement in decision-making processes.

c. Prioritize efforts to engage low-income households and individuals with Limited English Proficiency.

2. Work with underrepresented and disenfranchised community members, to ensure they are meaningfully involved in the decision-making process.

a. Provide engagement opportunities at times the community can attend, providing materials in straightforward and accessible language without extensive use of technical terms and jargon.

b. Conduct focused outreach when actions may have an impact on a given block, street, or portion of Otay Mesa-Nestor.

c. Provide incentives to encourage participation such as stipends, childcare, and food, where feasible.

3. Collaborate with San Diego Unified Port District, MTS and SANDAG on opportunities to implement micro-transit, such as neighborhood electric shuttles, that would provide access between transit stations, residential neighborhoods, parks, beaches, businesses, and the shorefront.

4. Provide translation and interpretation services at public meetings and on meeting and project notices on issues affecting populations whose primary language is not English.

5. Provide wayfinding signage in English and Spanish.

17. Insert the following text within a new Appendix 4:

Appendix 4 Archaeological, Paleontological, Tribal and Cultural Resource Policies

1. Work with development applicants to site and design proposed development to avoid adverse impacts to archaeological, tribal cultural, and paleontological resources to the maximum extent feasible in accordance with the requirements of the San Diego Municipal Code.

a. Evaluate alternatives that would result in the fewest or least significant impacts to archeological, tribal cultural, paleontological, and coastal resources, and the alternative with the least impacts shall be implemented.

b. Provide adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development where development would adversely impact archaeological, tribal, cultural, or paleontological resources. Include measures to monitor, conserve in situ, or recover, as appropriate, buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American monitor.

2. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context when feasible and appropriate on public land.

3. Conduct project specific Native American consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.

4. Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

18. Insert the following as new Appendix 5:

Appendix 5: Multimodal Access in the Coastal Zone

Goal:

Multimodal system that provides access to people who live, work and visit within the community to the biological, cultural, and recreational value that beaches and other coastal resources.

Discussion

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Having a balanced transportation system with multimodal infrastructure that safely and efficiently moves people of all ages, incomes, and abilities will provide additional mobility options that help to reduce greenhouse gas emissions and vehicle miles traveled. This will help to support a healthier future for individuals, families, and the community.

### Policies

1. Pursue mobility improvement projects and programs throughout the community that support sustainable, equitable, and safe ways to move around such as walking, bicycling and transit, in order to help to reduce vehicle miles traveled (VMT) to meet State, regional, and local climate and mobility goals. Mobility improvement projects that repurpose existing streets or other public rights-of-way, and mobility programs that can replace single-occupancy vehicle trips, can include but are not limited to:
  - a. Providing new bicycle and pedestrian lanes or pathways.
  - b. Enhancing existing pedestrian and bicycle facilities to address safety and public access issues.
  - c. Reducing or repurposing vehicle travel lanes to enhance multimodal access within the public right-of-way.
  - d. Modifying or replacing on-street vehicle parking with sustainable transportation facilities where the right-of-way does not yet provide high-quality multimodal access, and where adequate, alternative parking for coastal access will remain available nearby. This can include, but is not limited to, parking conversion through restriping for transit, pedestrian, and bicycle access enhancements.
  - e. Using temporary closures of streets to vehicle traffic, where alternative vehicular access currently exists, to enhance the right-of-way for more vulnerable roadway users during special events.
  - f. Providing transit infrastructure, such as dedicated travel lanes, turnout areas, crosswalks, shelters, and stations.
  - g. Providing improvements for shared mobility services, such as ride-share, electric scooters and bikeshare to increase public access.
2. Encourage public coastal access through increased transit, neighborhood circulator services, and micromobility options.
3. Evaluate paid and time-limited on-street parking options to avoid unreasonably interfering with the public's ability to access coastal resources and recreational areas prior to implementing within the Coastal Zone.
  - a. Establish a minimum time period of four-hours for on-street parking in locations where street parking is used to access to coastal resources and recreational areas, when considering time-limited on-street parking.
  - b. Ensure that parking fees are generally comparable to those charged at similar public parking facilities that provide access to coastal resources in the region and should be considered only as part of a program that provides access for low-income users. Parking revenue collected in the Coastal Zone shall be directed towards the provision of alternative transit options within the Coastal Zone.

4. Consider all forms of travel when providing multimodal access to coastal recreation areas.
  5. Ensure that mobility projects are consistent with habitat protection polices and standards, such as wetland buffers and the protection of environmentally sensitive habitat.
  6. Projects in the Coastal Overlay Zone that result in changes to the planned or ultimate roadway classifications of major coastal access roadways or remove on-street vehicle parking shall assess the project's effects on public coastal access with regard to biking, walking, transit access, and vehicle circulation through a coastal development permit. Where appropriate, this analysis should include assessments of how travel times resulting from the project will affect the ability of the public to access the coast and other public recreational resources such as trails and parks. In particular, the analysis should consider potential impacts to the ability of environmental justice or disadvantaged communities to access the coast and options for avoiding such impacts. Where an analysis identifies unavoidable impacts, roadway modification projects shall be accompanied by additional public access benefit enhancements promoting equitable multimodal access. Public access benefit enhancements may include, but are not limited to, increased transit services, improved pedestrian and cyclist access, and increased public parking.
  7. Monitor the effects of a mobility project improvements on public coastal access and other public recreational resources such as trails and parks, where applicable, for bicycle, pedestrian and transit access, and vehicle circulation.
  8. Where impacts to public access are identified, off-setting public access benefit enhancements shall be pursued.
  9. Maintain existing City-owned parking for coastal access.
19. Revise Attachment 8, Figure 10 "Coastal Jurisdictions" Map, to show the coastal zone boundary, the subject site, and the remaining area of deferred certification, and remove areas described as Coastal Commission Permit Authority and Coastal Commission appeals area.

## **I. FINDINGS FOR DENIAL OF CERTIFICATION OF THE CITY OF SAN DIEGO OTAY MESA-NESTOR LAND USE PLAN AMENDMENT, AS SUBMITTED, AND APPROVAL IF MODIFIED**

### **A. AMENDMENT DESCRIPTION**

The changes proposed to the City's Land Use Plan include updating the Otay Mesa-Nestor Community Plan and changing the Land Use Designation on a 14.62-acre site located at 408 Hollister Street from Open Space to Medium-Density Residential to facilitate the

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construction of a 380-unit apartment complex (with 100 affordable units), over 15 buildings and referred to as the Bella Mar Apartments (ref. [Exhibit No. 6](#)).

## **B. CONFORMANCE WITH SECTION 30001.5 OF THE COASTAL ACT**

The Commission finds, pursuant to Section 30512.2b of the Coastal Act, that portions of the Land Use Plan as set forth in the preceding resolutions, are not in conformance with the policies and requirements of Chapter 3 of the Coastal Act to the extent necessary to achieve the basic state goals specified in Section 30001.5 of the Coastal Act which states:

The legislature further finds and declares that the basic goals of the state for the Coastal Zone are to:

a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources.

b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.

c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

(d) Assure priority for coastal-dependent and coastal-related development over other development on the coast.

(e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The Commission therefore finds, for the specific reasons detailed below, that the land use plan does not conform with Chapter 3 of the Coastal Act or the goals of the state for the coastal zone with regard to public access and recreation, environmentally sensitive habitat areas, wetlands, water quality, new development, environmental justice, and archeological and paleontological resources.

## **C. CONFORMITY OF THE CITY OF SAN DIEGO OTAY MESA-NESTOR LAND USE PLAN WITH CHAPTER 3**

Relevant Coastal Act policies include the following:

Section 30210 of the Coastal Act states:

In carrying out the requirement of [Section 4 of Article X of the California Constitution](#), maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212 of the Coastal Act states, in part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway. [...]

Section 30212.5 of the Coastal Act states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Section 30222 of the Coastal Act states:

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where



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feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233 of the Coastal Act states:

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following: [...]

(6) Restoration purposes.

(7) Nature study, aquaculture, or similar resource dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.

Section 30236 of the Coastal Act states:

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30244 of the Coastal Act states:

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Section 30251 of the Coastal Act states, in part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. [...]

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30253 of the Coastal Act states:

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.
- (d) Minimize energy consumption and vehicle miles traveled.
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.

Section 30255 of the Coastal Act states:

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related

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developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

Section 30270 of the Coastal Act states:

The commission shall take into account the effects of sea level rise in coastal resources planning and management policies and activities in order to identify, assess, and, to the extent feasible, avoid and mitigate the adverse effects of sea level rise.

## 1. FINDINGS FOR DENIAL

### A. Otay Mesa-Nestor Community Plan Update (OMNCPU)

The subject LUP Amendment request includes many revisions to the Otay Mesa-Nestor Community Plan, including policy changes that will affect the entire Community Plan area, as well as changes that specifically address the proposed development of 380 residential units over 15 buildings at the Bella Mar site.

The last time the Commission reviewed the Otay Mesa-Nestor Community Plan was in 1997, and, given this, several of the policies need to be updated. While the City has updated some portions of the Community Plan in the proposed amendment, the changes fail to adequately address several Coastal Act requirements, including the protection of public access, recreation, Environmentally Sensitive Habitat Areas, wetlands and water quality. Additionally, the Community Plan does not currently include any provisions relating to Tribal, Cultural or Archeological resources, Environmental Justice, or multi-modal transportation options, to help ensure that new development occurs in a way that is least impactful to coastal resources.

### Public Access and Recreation

The Otay Mesa-Nestor Community Plan area originally did not contain any lands adjacent to the shoreline. However, as revised in 1997, the Community Plan now includes 740-acres of land adjacent to San Diego Bay. This area is currently developed with the South Bay Salt Works. Additionally, beginning in 1990 the City, in collaboration with the County of San Diego and the City of Chula Vista set aside a planning area within the Otay Mesa-Nestor community to establish the Otay Valley Regional Park. The Otay Valley Regional Park represents one of the major open spaces areas within southern San Diego County and includes playing fields, picnic areas, and hiking trails as well as provides preserve areas to protect open space, wildlife and historic resources ([Otay Valley Regional Park\(sdparks.org\)](https://sdparks.org)). The park extends 11 miles beginning at the southeastern edge of the salt ponds, through the Otay River Valley, ending at the Upper Otay Lakes Resort. While the existing Community Plan does include some provisions that aim to protect the Regional Park and identify public access opportunities through future redevelopment of the Salt Ponds, the Community Plan fails to ensure that these existing resources are protected and, where feasible, enhanced.

Specifically, the Community Plan does not include policies that will ensure that public access to these facilities remains affordable, maximizes hours of use and does not provide clear direction that waterfront access, including linkage from the Salt Ponds to other

recreational opportunities, is created and maintained through the redevelopment of the Salt Ponds area.

The Coastal Act has numerous policies related to the provision and protection of public access. In a community such as Otay Mesa-Nestor that has very little access to the shoreline, protection and enhancement of public access is particularly critical. In this case, the Community Plan lacks policies to ensure that current access is maintained, or that future development within the Community Plan area provides new and connecting public access and recreation opportunities consistent with sections 30210, 30212 and 30222 of the Coastal Act.

### **Visitor-Serving Overnight Accommodations**

Otay Mesa-Nestor contains one visitor-serving overnight accommodation, a lower-cost motel (Motel 6 San Diego – Southbay), that is located within one of the several Visitor-Serving Commercial areas in the Community Plan. There is one additional hotel (Prime Inn San Diego) that would likely also provide lower-cost accommodations; however, the facility is shown as temporarily closed. Additionally, there are a total of eight lots currently zoned for Visitor-Commercial that could be developed with overnight accommodations in the future.

The Coastal Act requires protection, encouragement, and, where feasible, the provision of lower-cost visitor and recreational facilities. As the cost of land in California's Coastal Zone is extremely high, hotel accommodations are often higher priced in order to be profitable and lower-cost accommodations are becoming increasingly rare. However, it is the Commission's responsibility to ensure all people are able to access and recreate at California's coast.

In November 2016, Commission staff presented a comprehensive study of lower-cost visitor accommodations eliminated from the coastal zone since 1989.<sup>1</sup> The study considered six cost categories ranging from "economy" to "luxury" and found that 24,720 total economy rooms had been lost, while only 11,247 rooms of the higher cost categories had been lost since 1989.<sup>2</sup> These survey results indicate that nearly 70% of all hotel rooms eliminated from the coastal zone from 1989 to 2016 were economy rooms, whereas less than 10% of the rooms lost were in the upscale and luxury categories. Of the hotels that are being developed, a greater number of hotels offer high-cost accommodations. The remaining moderate and lower-cost hotels in the coastal zone typically constitute older structures that become less economically viable as time passes. It is often more lucrative for developers to replace these older structures with higher-cost accommodations. Such trends have thus made it difficult for visitors with limited financial means to access the coast; many of these visitors travel from inland locations and cannot easily make the trip to the coast and back home again in a single day. Although statewide demand for lower-cost accommodations in the coastal zone is difficult to quantify, lower-cost hotels, camping, and hostel opportunities are generally in high demand in coastal areas and that there is an

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<sup>1</sup> Ref. Public Workshop: Lower Cost Visitor Serving Accommodations, published by Commission staff on October 26, 2016, available at <https://documents.coastal.ca.gov/reports/2016/11/th6a-11-2016.pdf>.

<sup>2</sup> Public Workshop: Lower Cost Visitor Serving Accommodations, published by Coastal Commission on October 26, 2016

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ongoing need to provide more lower-cost opportunities along California's coast. In a Coastal Conservancy-commissioned survey conducted in 2017, an assessment of lower-cost overnight accommodations found that respondents cited financial concerns as the primary reason they do not stay overnight at the coast. Over 45% of Californians said that overnight accommodations at the coast were inconvenient or unaffordable.<sup>3</sup>

Currently the Community Plan does not contain policies that would protect the existing lower-cost accommodations, require replacement of these lower-cost rooms if redevelopment of the site occurs, or require that new overnight accommodations provide a range of affordability. Without such requirements, the Community Plan does not adequately provide or protect overnight accommodations that will maximize the public's ability to visit and recreate at the coast, inconsistent with sections 30213 and 30222 of the Coastal Act.

### **Environmentally Sensitive Habitat Areas, Wetlands, and Water Quality**

The Otay Mesa-Nestor Community Plan area includes several sensitive habitat areas, including the Otay River, the San Diego Bay and adjacent salt ponds, Nestor Creek, wetlands, and sensitive riparian and upland habitat areas. The certified Community Plan recognizes the importance of the Otay River Watershed and over the last 20 years significant portions of the river valley have become protected by adding these lands into the Otay Valley Regional Park, by acquiring and conserving land as part of the City's Multi-Species Conservation Plan (MSCP) area and by the U.S. Fish and Wildlife Service through additions to the San Diego National Wildlife Refuge. However, portions of the land surrounding the Otay River, including several privately-owned sites, the Salt Ponds, and lands surrounding Nestor Creek, contain sensitive habitat that is not preserved and could be impacted by future development. Although some of these areas do not contain sensitive resources on site, they are often located directly adjacent to sensitive habitat areas. As proposed, the Community Plan does not include provisions that provide adequate protection of existing habitat through conservation, biological buffers, limits to lighting, etc.

With regard to biological buffers, while the Community Plan includes policy language that requires development to generally minimize impacts to existing wetland or wildlife habitat buffer areas, this policy language is not detailed enough to ensure the buffer will protect sensitive habitat. As currently certified, vegetation removal and various permanent structures could be constructed within the biological buffer, inconsistent with section 30240 of the Coastal Act.

Several wetland areas are also present within the Community Plan area. While some of these areas are protected as Open Space, several privately-owned, undeveloped sites are located adjacent to or within wetlands. The certified LUP recognizes the presence of wetlands and requires reports within the Special Study Area to identify wetlands, but does not identify uses permitted in wetlands, does not provide adequate protection for wetlands, and does not include any buffer requirements when developing adjacent to wetlands inconsistent with Sections 30230, 30231, 30233, and 30236 of the Coastal Act.

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<sup>3</sup> Explore the Coast Overnight- An Assessment of Lower Cost Accommodations, published by State Coastal Conservancy on January 8, 2019, available at <https://scc.ca.gov/projects/etco/>.

Additionally, the Community Plan fails to address protection of water quality within Otay River, Nestor Creek, and the Salt Ponds. Impacts to water quality can occur from allowing inappropriate uses within waterways and inadequate biological buffers. Additionally, the Community Plan does not require new development within the Otay Mesa-Nestor communities to include modern water quality protection, such as green building standards, construction Best Management Practices (BMPs) or Low Impact Development (LID) standards, nor does the Community Plan specify that development must also comply with the City's stormwater requirements.

Land use plan updates should include policies for protecting environmentally sensitive habitat areas (ESHA), consistent with Section 30240, as well as protection for wetlands and water quality consistent with Sections 30230, 30231, 30233, and 30236; both as currently identified and providing for future determinations to be made as resources and conditions change over time.

### **New Development**

While a large portion of the Community Plan area is outside the Coastal Zone, and the majority of the land within the Coastal Zone is part of the San Diego Bay preserve, MSCP lands or the Otay Valley Regional Park, there still remains several privately-owned sites adjacent to the Otay River and the Salt Ponds that may be developed or redeveloped in the future. The current Community Plan does identify preferred uses within areas of the Community Plan but does not include specific policies that will ensure new development will not significantly impact coastal resources.

As proposed, future development may be proposed that could be considered to be consistent with the certified Land Use Plan, but result in impacts to coastal resources, that also may not include measures to enhance public access and coastal views, or provide adequate protection of adjacent sensitive coastal habitats.

Coastal Act Sections 30213, 30251, 30252, 30253, and 30255 taken collectively ensure that new development includes uses that serve visitors, does not obstruct public views or public access, minimizes risk to property and life, and locates development in areas in close proximity to alternate transit facilities. While the Community Plan includes general provisions for some of these concerns, there are no specific restrictions or standards required, inconsistent with the above-cited Coastal Act policies.

### **Environmental Justice**

The community's planning history as part of the City of San Diego (City) began in 1957 when this unincorporated area was annexed to the City from the county of San Diego. In 1957 there were less than 1,000 housing units in the area. Shortly after annexation to the City, single-family residential subdivision development began. By the late 1960s, residential development had accelerated dramatically causing serious problems in supplying adequate public facilities in the Otay Mesa-Nestor and San Ysidro areas. In 1973, the City Council rezoned a number of vacant properties to a lower density to reduce deficiencies in, and future demand on, public facilities and services.

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In 2023, the California Office of Environmental Health Hazard Assessment identified Otay Nestor-Mesa as a disadvantaged community having low to moderate level of air pollution as shown on the state's CalEnviroScreen mapping tool<sup>4</sup>. The California Air Resources Board has identified Otay Nestor-Mesa as a low-income community, which is generally defined as census tracts with median household incomes at or below 80 percent of the statewide median income. Additionally, the City of San Diego also identified Otay Nestor-Mesa as a neighborhood with low to moderate access to opportunity based on environmental, health, housing, mobility, and socioeconomic indicators as shown on the City's Climate Equity Index.

While not the standard of review for LCPs, Section 30604(h) of the Coastal Act provides that when acting on a coastal development permit, the issuing agency "may consider environmental justice, or the equitable distribution of environmental benefits." By referring to "the issuing agency," the Legislature's intention was that both the Coastal Commission and local governments would use this authority and consider environmental justice. As defined in Section 30107.3 (a) of the Coastal Act, "environmental justice" means "the fair treatment and meaningful involvement of people of all races, cultures, incomes and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies," and, pursuant to Coastal Act section 30013, the Commission and all public agencies are charged with advancing environmental justice when implementing the Coastal Act. As currently proposed, the Community Plan does not include any provisions addressing environmental justice. Environmental justice ensures everyone has equal access to, and meaningful participation in, the decision-making process to have a healthy environment in which to live, learn, and work. The Community Plan has the ability to influence conditions that affect the community's health. For example, the Plan can affect how often people walk, ride a bike, drive a car, or take public transportation; their access to healthy food; and the quality of their air and water. Without an understanding of the types of development located in the Community Plan area (Industrial uses that emit a high amount of pollution, lack of safe housing options, inability to access employment), goals for how development should consider such factors in future development, or policies requiring implementation of these goals, the Community Plan fails to ensure development will be undertaken in a manner that ensures the equitable distribution of environmental benefits.

### **Tribal, Cultural, Archeological and Paleontological Resources**

The certified Community Plan does not currently contain policies or regulations that regulate development if there's potential for discovery of tribal, cultural, archeological or paleontological resources on a site. Coastal Act section 30244 requires that where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

The Commission acknowledges that California is home to the largest number of Tribes in the contiguous United States, with the federal government (through the Department of the Interior, Bureau of Indian Affairs (BIA)) currently recognizing 109 California Tribes, and

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<sup>4</sup> The latest CalEnviroScreen map can be obtained from the California Office of Environmental Health Hazard Assessment.

with the State of California (through the Native American Heritage Commission (NAHC)) currently acknowledging 55 additional California Tribes and tribal communities. In 2018, the Commission adopted its first Tribal Consultation Policy<sup>5</sup>, and one of the guiding principles is to communicate with and engage with Tribes at the earliest possible stage in the review and decision-making processes. Additionally, the consideration of tribal and cultural resources, alongside archaeological resources, is required in planning and permitting decisions at the Commission and has been included in several other land use plan updates throughout the state (ref. LCP-6-BRL-22-0022-1/Barrio Logan Community Plan Update, LCP-4-STB-18-0039-1/Gaviota Coast Plan, Hunting Beach LCP Amendment No. 1-06). Without inclusion of similar policy language there is the potential that future development could be approved that doesn't provide adequate tribal consultation and could impact cultural, archeological, or paleontological resources, inconsistent with Section 30244 of the Coastal Act, and with the Commission's Tribal Consultation Policy.

### **Multi-Modal Transportation**

In August 2023, the Commission adopted the California Coastal Commission Sustainability Principles (ref. [Sustainability Principles Adopted August 9 2023 Final.pdf \(ca.gov\)](#)) and the integration of policies promoting the use of multi-modal transportation opportunities are a primary goal within this document. Included were the following findings:

California's ambitious but necessary targets for GHG emission reductions cannot be met without integrated and aligned efforts across relevant sectors. The Commission is dedicated to playing its part in this effort through continued or renewed coordination with its state, regional, and local partners. A key aspect of this will be the Commission's continued participation in CNRA's Cutting Green Tape Initiative, which will help to identify additional opportunities and methods for facilitating conservation and restoration projects. The Commission will also continue to coordinate with Caltrans and other transportation planning entities to integrate multi-modal opportunities, complete streets, zero-emission transportation, and less emission-intensive construction alternatives in transportation projects to reduce VMT, energy consumption, and GHG emissions. (Page 17)

[...]

In the coastal zone, such strategies are inherently connected to Coastal Act mandates for maximizing coastal access for all people, minimizing VMT and energy consumption, and locating new development in areas with adequate public services. The location, density, accessibility, and affordability of housing, jobs, and other land uses in part determine the distances people need to travel to reach various destinations. These factors also influence which mode of transportation can be provided and used (e.g., car, bus, train, walking, or bicycling). By emphasizing sustainable land use practices such as compact land use patterns, inclusionary housing options, complete streets, ZEV infrastructure, and integration of active and multi-modal transportation improvements with new development at the planning and

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<sup>5</sup> <https://documents.coastal.ca.gov/assets/env-justice/tribal-consultation/Adopted-Tribal-Consultation-Policy.pdf>



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project level, the Commission and local jurisdictions can achieve both Coastal Act requirements and statewide GHG emission reduction goals. These strategies can also decrease vehicle dependency, improve community health and climate resiliency, reduce air pollution, and increase public access options to and along the coast. The Commission has and will continue to further these efforts through staff review of LCPs, CDPs, and Sustainable Communities Strategies, which provide the opportunity to harmonize long-term regional transportation and housing planning with Coastal Act requirements for resource protection and hazard avoidance. (Page 22)

Coastal Act Section 30252 specifically states that new development should maintain and enhance public access to the coast by facilitating public transit services, providing commercial facilities in residential and other areas, providing non-automobile circulation options, providing adequate parking or access via public transit, assuring the potential for public transit with new high-density uses, and providing sufficient recreational facilities to not overload nearby coastal recreation areas. Section 30252 thus complements Section 30250 with its emphasis on providing a variety of non-automobile transportation opportunities and a mix of services and land uses to reduce vehicle dependency in concentrated developed areas. Section 30252 also complements Coastal Act Section 30210 and other Coastal Act provisions that call for maximizing public access to the coast for all people, which can be achieved in part through facilitation of multi-modal transportation options.

Multi-modal transportation can be defined as any new or enhanced transportation infrastructure that provides for more than one mode of transportation within a public right-of-way or a development site and that specifically provides for non-automobile transportation. Multi-modal transportation primarily facilitates “active transportation,” which is traditionally considered to be non-motorized (e.g., cycling, walking, scooting, skating, and other non-motorized human powered transportation). Electric bikes and scooters are a more recent form of multi-modal transportation that blends motorized and non-motorized cycling transportation. Multi-modal transportation also includes the facilitation of public transit networks, including dedicated bus infrastructure or lanes and provisions for rail transportation. By encouraging active transportation and the use of shared public transit, multi-modal transportation projects reduce the use of personal vehicles and thereby reduce vehicle miles traveled (VMTs) and greenhouse gases (GHGs). Active transportation also supports healthier lifestyles and more livable communities, while multi-modal improvements can make transportation networks more inclusive for communities from different socioeconomic backgrounds, thereby improving transportation equity. Multi-modal improvements are also key to complete streets designs and intermodal network connectivity. For an example of facilitating multi-modal improvements through a certified LCP, see [City of Pismo Beach LCP No. LCP-3-PSB-18-0076-2 Part B \(Circulation Element Update\)](#).

As proposed, the Community Plan does not include policy language encouraging projects to include multi-modal transportation development. Without such policy language, projects such as reduction in vehicle lanes to provide improved non-motorized access (e.g., bicycle lanes) would require changes to the Land Use Plan, such as Figure 5 which identifies the number of vehicle lanes for major roadways within the Community Plan. Additionally, future access routes should be considering multi-modal options as part of the project

design, and without this, the proposed amendment cannot be found as adequate to carry out the requirements of Sections 30210, 30250, 30252 and 30253 of the Coastal Act.

#### B. Land Use Revision for the Bella Mar Site

The LUP amendment also includes a project-driven land use designation revision on a single, 14.62-acre site from Open Space, a designation reserved for land or water areas generally free from development or developed with low intensity uses that respect natural environmental characteristics, to Medium Density Residential, which will ultimately facilitate the construction of a 380-unit apartment complex (with 100 affordable units for low and very-low incomes), over 15 buildings and referred to as the Bella Mar Apartments (Bella Mar).

The site is located at 408 Hollister Street and is bounded on the west by Interstate-5, Hollister Street to the east, is located south of Hollister Pond and the Otay River and north of a small golf course, and residential development. Vegetation on the site is predominantly ruderal, with the exception of the northernmost portion of the site, which contains wetland habitat. The entire site is located within the 100-year floodplain. When Commission staff was first made aware of the proposed land use change on the site in 2019, the primary concern raised was the location of the site within the floodplain. Historically, the Commission has considered fill and/or permanent structures which have the potential to alter the flow of a river or stream to be "channelization" limited by Section 30236 of the Coastal Act. However, in this case, the applicant has provided significant hydraulic evidence that the development will not significantly alter the flow of the river, nor will the project result in any changes to floodwaters either on or off site. The Commission's staff engineer has reviewed the hydrological analysis and agrees with the conclusions of these reports. However, the proposed Community Plan amendment fails to include specific provisions for future development within the floodplain. The Community Plan amendment also fails to include specific provisions to ensure that construction of the Bella Mar project will not adversely impact wetlands or the river channel in the future.

The site is also located in proximity to trail connections to the Otay Valley Regional Park (OVRP) located to the north of the project site. Additionally, the City's Otay Valley Regional Park Concept Plan identified the subject site as a place for future potential recreational uses. While the Regional Park is now complete, and the site was not acquired by the City and developed for recreational uses, given the proximity to the regional park and existing trails within the regional park, the proposed change from Open Space to a higher-density residential use, without specific provisions for public access to any portion of the site cannot be found as consistent with several policies of the Coastal Act.

Additionally, as proposed the low-cost units will be physically separated from the market rate units, and may not have access to the same amenities, inconsistent with the Coastal Commission's Environmental Justice policy.

## 2. FINDINGS FOR APPROVAL IF MODIFIED

### A. Otay Mesa-Nestor Community Plan Update (OMNCPU)

#### Public Access and Recreation

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The Otay Mesa-Nestor Community Plan area includes several public access amenities including the Otay Valley Regional Park (OVRP) that require protection. While policy language in the existing Community Plan helped facilitate the construction of the OVRP, there continues to be a need to ensure that the park remains open and available to the public, and future development considers the potential to link to existing access amenities or expand access. While the proposed amendment includes some provisions to address this, the Commission finds that as proposed, public access and recreation is not adequately addressed, and have included three suggested modifications to address this concern. **Suggested Modification No. 4** includes a provision that requires that any proposed development within the Special Study Area (lands surrounding Otay River and the Salt Ponds) include, as part of the required Site-Specific Study, the consideration of public amenities that enhance public access along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek, and that connect with existing and future transit. **Suggested Modification No. 6** requires signage along view and access points to make clear the location of trailheads, parking, public stairways, etc. Finally, **Suggested Modification No. 9** adds ten new policies, that when taken collectively protect existing recreational access, and open space areas, encourages improved waterfront access and access along routes to transit stops, encourages new parks in underserved communities, enforces protection of natural resources through Open Space designations, and provides regulations for public access trails located in biological buffers, while still requiring preservation of major topographic features, sensitive habitat, and natural drainage systems.

### Visitor-Serving Overnight Accommodations

In order to ensure that existing lower-cost overnight accommodations are protected, **Suggested Modification No. 10** includes three new policies that will protect both existing lower-cost accommodations as well as ensure future development will include a range of affordability. The first policy within Suggested Modification No. 10 defines lower- moderate- and high-cost accommodations. Lower-cost accommodations are defined as those that have an annual average rate equal to or less than 75% of the statewide average. Moderate-cost is defined as between 75% and 125% of the statewide average. High-cost is defined as 125% or greater than the statewide average. It also requires that replacement of lower-cost units be provided at a 1:1 mitigation ratio within the Coastal Zone. Thus, if it becomes necessary to redevelop the existing motel, or any other future lower-cost overnight accommodations, adequate replacement will be ensured, including that the replacement units will be in proximity to the coast. Suggested Modification No. 10 also requires that new development of high-cost overnight accommodations include at least 25% of the proposed units as lower-cost. If, the provision of the lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then Suggested Modification No. 10 further requires that the new development shall provide lower-cost units elsewhere within the City's Coastal Zone. If it is determined that the project cannot provide lower-cost units on or offsite, in-lieu mitigation fees shall be required.

In 2014, following Commissioner questions regarding the adequacy of the in-lieu fee for lower-cost accommodations at Commission hearings, Hosteling International provided an updated report representing the true construction costs of a new hostel, which stated that new construction costs approximately \$42,120 per hostel bed, without the cost of land

acquisition. In order to verify this information, the Commission consulted Maurice Robinson & Associates. Robinson concurred with the figures and stated:

This lends itself to a two-tiered Index for a representative cost to develop low-cost lodging statewide. The \$42,120 per bed estimate for the structure can be indexed on an annual basis, either by CPI (Consumer Price Index) or, alternatively, with a more construction industry-specific index such as the Turner Building Cost Index.

The Turner Building Cost Index is used widely by federal and state governments to measure costs in the non-residential building construction market in the United States<sup>6</sup> Robinson further expanded on the cost of providing motel or hotel rooms rather than hostel beds and estimated:

These new motel rooms would likely cost nearly \$100,000 per room to develop (excluding land), which is more than twice the cost of a hostel bed, mostly due to the fact that motels require approximately twice the gross square footage per person than hostels.

A standard hotel or motel room (250 sq. ft. average) represents a much larger space than a single hostel bed. The cost of constructing new lower-cost hotel rooms is significantly higher than replacing them with hostel beds. Following this information and suggestion, the Commission required new high-cost hotel projects and projects that eliminated existing lower-cost overnight accommodations to pay an in-lieu mitigation fee of \$100,000 per required lower-cost room not provided onsite<sup>7</sup>. This requirement was based on information provided in 2015. However, when considering the approximate 27% increase in the Turner Building Cost Index in the last seven years (likely related to inflation and other factors), the estimated cost of constructing a lower-cost hotel or motel room has increased from \$100,000 per room to \$137,00 per room, as of December 2022.<sup>8</sup>

In addition, while some visitors may be willing to stay in the type of shared accommodations provided by hostels, many prefer to stay in more traditional rooms. The replacement of lower cost hotel or motel rooms with hostel beds polarizes the overnight visitor-serving accommodation types remaining into two options: high-cost hotel rooms or hostel beds in shared rooms, which may inhibit some members of the public from receiving overnight access to the coast. The mid-range affordable overnight options are effectively eliminated by this replacement method. The same principle is true for mitigating the loss of lower-cost hotel rooms solely with RV parks or campgrounds.

In June 2023, the Commission approved the Barrio Logan Community Plan Update, another community in the City of San Diego, which included similar suggested modifications that require the construction of new lower-cost rooms as part of any high-cost accommodations development, or payment of an in-lieu mitigation fee, that is to be

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<sup>6</sup> The Turner Building Cost Index is used widely by federal and state governments to measure costs in the non-residential building construction market in the United States. (Ref. <http://www.turnerconstruction.com/cost-index>)

<sup>7</sup> Ref. CDP 5-18-0872 (Sunshine Enterprises, LP), CDP 5-20-0181 (B&J Capital Group Investments)

<sup>8</sup> The Turner Building Cost Index was 943 for 2015 and 1295 for 2022. The figures are  $1295 - 943 = 352 / 943 = 0.37 * 100\%$ , which results in a 37% increase since 2015.

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adjusted over time using the Turner Building Cost Index (ref. [Th18b-6-2023-report.pdf \(ca.gov\)](#)/City of San Diego Barrio Logan Community Plan Update. Using the above formula, the mitigation fee was calculated to be \$137,000 per room (using December 2022 costs). However, in this case, Suggested Modification No. 10 does not include a specific dollar amount and instead requires an in-lieu mitigation fee based on approximate construction costs per room, adjusted for inflation using a building cost index as needed, plus land cost square footage. Construction costs shall be based on approximate hard and soft costs of building at least 25% of the proposed units as lower-cost accommodations on-site or shall be based on a comparable per-room construction cost estimate. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years. The fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations (e.g., motels, hostels, campgrounds, cabins) within the coastal zone in the City. The updated mitigation fee requirement allows a more accurate way to determine the actual cost of constructing new lower-cost units, which is likely more than the previous \$137,000 in-lieu fee identified in the Barrio Logan Community Plan update, and would continue to allow costs to increase overtime, based on several factors and not limiting construction costs to the Turner Building Cost index.

The mitigation fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations within the coastal zone in the surrounding area. All in-lieu fee payments shall be deposited into a fund to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission, which shall be in an interest-bearing account and shall only be used for the provision of new lower-cost overnight accommodations. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.

In summary, these suggested modifications will ensure that existing lower cost accommodations are protected from conversion to other uses or to high-cost accommodations and will ensure that new high-cost accommodations development includes lower-cost accommodations. If lower-cost accommodations are found to be infeasible both on- and off-site, in-lieu fees will be required.

### **Environmentally Sensitive Habitat Areas, Wetlands and Water Quality**

The lands included within the Otay Mesa-Nestor Community Plan area include several sensitive habitats, including Environmentally Sensitive Habitat Areas (ESHA), riparian habitat, wetlands, and floodplain. As discussed above, while the City's LUP update does include several new policies that will provide improved regulations, the LUP Amendment cannot be found consistent with several Coastal Act policies. Several suggested modifications have been included in order to better protect these resources. **Suggested Modification No. 12** adds eleven new policies that will better protect ESHA within the Coastal Zone. Collectively, these policies 1) prohibit significant disruption to ESHA and limit uses to those dependent on the resources; 2) require new development to be sited to prevent impacts to adjacent ESHA; 3) require biological surveys aimed to preserve and restore ESHA and include consideration for sea level rise; 4) require open space protection (such as deed restrictions, conservation easements, etc.) to ensure ESHA is protected; 4) minimize lighting; 5) preserve vernal pool habitat, 6) limit development on steep slopes; 7) limit grading to the minimum necessary; and 8) include regulations and

allowable uses in biological buffers. As revised, ESHA will be protected consistent with the requirements of the Coastal Act.

With regard to wetlands and water quality, **Suggested Modification No. 13** includes nine new policies that will provide adequate protection of wetlands. When taken collectively, these policies limit the uses permitted in wetlands consistent with Section 30233 of the Coastal Act, minimize impacts associated with new development adjacent to wetlands, and require restoration of waterways where appropriate, including Tijuana, Nestor and Otay Rivers. Suggested Modification No. 13 further requires protection, preservation and enhancement of the flood plains, open waters or the lagoon, rivers, wetlands and marshlands and specifically requires that the Otay River corridor (which is currently largely degraded) be rehabilitated through preservation and revegetation, where feasible, and requires biological buffers of at least 100-feet separating development from any wetlands. Suggested Modification No. 13 includes water quality protection and enhancement policies consistent with section 30230 of the Coastal Act. As revised, the Community Plan will require new development to incorporate water quality protection measures, encourage permeable landscaping, limit runoff into open space areas, encourage pollution control measures, integrate stormwater Best Management Practices (BMPs) and Low-Impact Development (LID) practices, and prohibit the use of synthetic rubber surfaces, which leach toxins into the environment as they break down over time, on playgrounds, public pathways and trails.

Finally, **Suggested Modification No. 2** requires that the wetlands and drainage areas for two sites (Mace Street and Date Court) are maintained and **Suggested Modification No. 5** requires that for lands located within the Special Study Area a habitat element is included in the design to reflect the connection to Open Space.

### **New Development**

A large portion of the Community Plan area, located in the Coastal Zone, is either undeveloped or has the potential to be redeveloped in the near future. In order to ensure that development is undertaken in a manner that is sensitive to the resources present, **Suggested Modification No. 14** adds six new policies that will help ensure new development will be undertaken consistent with the requirements of the Coastal Act, including language mirroring Section 30253 which requires new development is safe from hazards; limiting air pollution; requiring consistency with the City's Land Development Code, Biology Guidelines and Coastal Bluffs and Beaches Guidelines; encouraging the use of bird-safe window treatments and green design; limiting bulk and scale for new buildings; and brush management provisions for when new development is located in an area subject to potential fire hazards. With the inclusion of these six policies, development will occur in a manner that is protective of the coastal resources present within the Community Plan area.

### **Environmental Justice**

Section 30604(h) of the Coastal Act provides that when acting on a coastal development permit, the issuing agency "may consider environmental justice, or the equitable distribution of environmental benefits."

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As defined in Section 30107.3 (a) of the Coastal Act, “environmental justice” means “the fair treatment and meaningful involvement of people of all races, cultures, incomes and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies,” and, pursuant to Coastal Act Section 30013, the Commission and all public agencies are charged with advancing environmental justice when implementing the Coastal Act.

Finally, although not a Chapter 3 policy, the Coastal Act also requires that environmental justice be considered in terms of all coastal resource areas, requires that coastal development does not unduly burden any particular segment of the population with adverse coastal resource impacts, especially those communities that historically have been overburdened by such impacts, and reflects a focus on explicitly requiring fair treatment of all people in the application of the Coastal Act and LCP. As described in the Findings for Denial, Otay Mesa-Nestor is a community that has been identified as low-income and disadvantaged. To address this, and as requested by the City, **Suggested Modification No. 15** provides housing and population demographics for the community, as well as anticipated housing needs through 2050. Additionally, **Suggested Modification No. 16**, also proposed by the City, includes the definition of environmental justice and includes five new policies that will promote social equity and environmental justice, and because many of the residents of Otay Mesa-Nestor are Spanish speakers it also requires community meeting materials, park information and wayfinding signage to be provided in Spanish.

### **Tribal, Cultural, Archeological and Paleontological Resources**

To ensure that impacts to archaeological, tribal cultural, and paleontological resources are avoided or minimized, **Suggested Modification No. 17** requires development to be sited and designed to avoid or minimize impacts to the maximum extent feasible. When there is a potential to impact archaeological, tribal cultural, or paleontological resources, Suggested Modification No. 17 also requires the submittal of a monitoring plan that identifies monitoring methods and describes the procedures that will be followed if additional or unexpected resources are encountered during development of the site, including the submittal of a mitigation plan.

### **Multi-Modal Transportation**

To address the concerns raised regarding inclusion of multi-modal transportation options in future development and street redesign, **Suggested Modification No. 18** includes policies to encourage the inclusion of multi-modal access through the coastal portion of the Community Plan. This mobility language was first drafted in coordination with the City in order to help expedite the review of multi-modal projects within the Coastal Zone without the need for individual LCP amendments to update roadway configuration figures included in many of the City’s certified community plans. Beginning in July of 2023, City and Commission staffs began coordinating on language to address this concern, with the anticipation that the language would be included in all of the Community Plans within the City’s Coastal Zone. While this has not been completed to date, Figure 5 of the certified Otay Mesa-Nestor Community Plan details the number of vehicle lanes throughout the community, so future mobility projects that include the reduction of vehicle lanes could potentially require another LCP Amendment. To address this, Suggested Modification No.

16 includes a goal to have a balanced transportation system within a multi-modal infrastructure that safely and efficiently moves people of all ages, incomes, and abilities and provide additional mobility options that help to reduce greenhouse gas emissions and vehicle miles traveled. Also included are seven policies that will require the City to pursue mobility projects, reduce or re-purpose vehicle lanes to support multi-modal use, clarifies that reductions in vehicular lanes should include public access enhancements promoting equitable multimodal access if such changes will significantly impact access to the shoreline, monitor the effects of a mobility project on public coastal access and other public recreational resources, and protect existing City-owned parking for coastal access.

Finally, as proposed Attachment 8, Figure 10 “Coastal Jurisdictions” Map of the Land Use Plan includes boundaries for Coastal Commission permit and appeals jurisdictions, which is not appropriate at this time, as the City does not have any post-certification maps to confirm permitting or appeals authority (ref. [Exhibit No. 7](#)). Additionally, Public Resources Code, § 30603 states that appeal jurisdiction is determined by several factors that include but are not limited to developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance. Given that many of these factors can change over time, the appeals jurisdiction is based on facts on the ground and not through certification of a map. Therefore, **Suggested Modification No. 19** requires the City to submit a revised exhibit that does not include these boundaries.

As revised, the LCP amendment is broadly consistent with Section 30210’s goal to maximize public access, Section 30252’s goals to improve transit and provide non-automobile circulation, Section 30253’s goal to reduce vehicle miles traveled, and will not interfere with public access in conflict with 30212 or other public access provisions of the Coastal Act.

#### B. Land Use Revision for the Bella Mar Site

The project site is located within the Special Study Area (SSA) overlay of the Otay Mesa-Nestor Community Plan area. Pursuant to Appendix 1B of the certified Community Plan, the City/property owner is required to prepare a comprehensive Special Study for properties located within the SSA overlay designation, prior to revising the land use on the site. However, this requirement was put in place when the future use of the area was uncertain. Since that time, 300-acres (or approximately 72% of the study area) has been preserved as open space, and the need to address the entire area as a whole is no longer warranted. Therefore, given that the majority of the SSA is now public land and protected as Open Space, a comprehensive study would be limited to a few remaining privately-held parcels and the salt ponds. Although the certified Community Plan requires a comprehensive study of the entire SSA overlay area, with the exception of the Bella Mar site, the remaining privately-held properties are owned by several different property owners who are not requesting development be undertaken on their sites, and site conditions may change between now and when the other remaining sites come forward with proposals for development. Therefore, the developer prepared a project specific SSA which includes all the requirements of the Community Plan (as well as a programmatic discussion of areas within the SSA, outside the project site). This approach allows



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individual property owners within the SSA to pursue development through an LUP amendment process as long as they provide the necessary analysis and demonstrate consistency with General Plan and Community Plan policies. The Community Plan has also been revised by the City in the proposed amendment to reflect the change from the comprehensive plan, to individual plans as they come forward for development. This is supportable by the Coastal Act, given that the presence of coastal resources will change over time, and review of those resources should be completed at the same time development is being proposed.

As described above, the Bella Mar site is located directly south of Otay River and there are wetlands present on the northern portion of the site. As proposed, the Land Use designation would be revised from Open Space to Medium Density Residential. The Open Space designation was certified for every lot within the Special Study area as a placeholder until the special study could be completed. As proposed, there is no remaining Open Space area on the site to protect the wetlands present, or to provide a biological buffer from the proposed development. To address those concerns, **Suggested Modification No. 1** requires that the development include a 100-foot biological buffer, to be revegetated with a mix of Coastal sage scrub and native grasslands. Additionally, **Suggested Modification No. 12** includes new provisions that prohibit development within the biological buffer (including any removal and/or trimming of native vegetation) with the exception of a public trail to be located in the ten feet located closest to the development envelope and that open space, including biological buffers are protected as such through deed restrictions, conservation easements, revisions to Land Use/Zoning designations, or similar open space protection measures. The restriction of development within the 100-ft. biological buffer will also ensure that no armoring of the riverbanks or within 100-feet of the Otay River will be constructed in the future.

**Suggested Modification No. 1** has been included to ensure that a public access trail is constructed on the north side of the property, within the upper 10-feet of the biological buffer. To address the environmental justice concerns raised by the development proposal, **Suggested Modification No. 1** also requires that affordable residential homes included in the development have equal access to the open space areas, the Otay River, and onsite amenities as the market rate homes have, and that the affordable residential homes are not separated by any physical barriers, such as gates, fencing, etc.

As previously discussed, the project site is located entirely outside of the floodway, but within the Federal Emergency Management Agency (FEMA) 100-year floodplain of the Otay River. As currently proposed, fill would be placed over the Bella Mar project site within the flood fringe area to raise the proposed building floor elevations two feet above Base Flood Elevation of the river. As detailed in the Hydraulic Study, the project would meet City and Federal Emergency Management Agency (FEMA) requirements for development within the 100-year floodplain. Based on the hydraulic analysis, the change in ground elevations would not have any impact to the water surface elevation from the existing condition. As currently proposed, the project will also be processing a Conditional Letter of Map Revision (CLOMR) to be approved by FEMA to ensure the project is flood safe. No fill will be placed within the 100-foot biological buffer located between the development and the Otay River and will be left in its natural state, with the exception of a public access trail along the northern perimeter of the development.

The Commission acknowledges that in past actions, projects that require fill or construction of permanent structures in the floodplain are often not approved. This includes a previous Commission action on the Bella Mar site from 2002, where development capable of withstanding flooding (a Recreational Vehicle Park, accessory buildings on stilts) was approved (ref. CDP No. 6-02-103). Additionally, the certified Community Plan does not provide regulations for development adjacent to the floodway. However, the City's Environmentally Sensitive Lands (ESL) regulations, a certified component of the LCP, does allow for development within the floodplain, under certain circumstances. As proposed by the City, the Community Plan will include language regulating development in the floodplain, consistent with the ESL regulations and includes the following:

The ESL regulations allow permanent structures and fill for permanent structures, roads, and other development in the flood fringe area only in limited circumstances when certain conditions are met. These generally include where the development: would not significantly adversely affect the existing sensitive biological resources onsite or offsite, would be capable of withstanding flooding without requiring or causing the construction of offsite flood protective works, would not cause flooding of properties upstream or downstream, would not increase or expand Flood Insurance Rate Maps (FIRM) Zone A (areas of higher risk of flooding), would limit grading and fill to the minimum amount necessary, would minimize harm to environmental values and peak flow storage capacity in the floodplain, would maintain wetlands hydrology, would not significantly increase or contribute to downstream bank erosion and sedimentation, would not cause an increase in flood flow velocity or volume, and would ensure compliance with National Pollutant Discharge Elimination System (NPDES) requirements.

The reason for prohibiting fill or structural improvements is because such development would adversely affect the hydrology of the floodplain or could change the flow and drainage patterns of the affected area; however, in this particular case, the Commission has been working with the City and the applicant since 2019 to address these concerns, and as a result, significant review and modeling were undertaken. All of the information provided by the applicant makes the determination that the development, as proposed, will not alter the Otay River or tributary streams, will not change the 100-year floodplain elevations or flow velocities on-site, downstream, or upstream, will not alter the hydraulic conditions of on-site or off-site sensitive resources, will not increase on-site or off-site flooding, and will not hydraulically impact coastal resources. The analysis determined that the 100-year flow rates, flow velocities, and flow volumes will remain essentially unchanged following development. Furthermore, the analysis found that sea level rise was not expected to change the hydraulic conditions at the site due to floodwaters being controlled by the constriction of the Otay River caused by the San Diego Freeway Bridge. The Commission's staff engineer has reviewed the provided reports and agrees with the conclusions. Given this, there are no adverse impacts to coastal resources, and the Commission can support the project-driven LCP amendment in this particular circumstance.

Additionally, as proposed by the City and included above, a new regulation has been included in the Community Plan that will ensure that only development that will not result in impacts to coastal resources will be supported in the future.

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## Bella Mar Project

While the Bella Mar project is not formally before the Commission at this time, the Commission will have review of the development when the City issues a Coastal Development Permit, which will be appealable to the Coastal Commission. As proposed, 100 of the 380 units (approximately 26%) of the units will provide affordable housing. Affordable housing is defined using the Area Median Income (AMI) for the region. Area median income is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development<sup>[1]</sup>. Typically, Low-Income is rated as at or below 80% of AMI, Very Low Income at or below 50% of AMI, and Extremely Low Income at or below 30% of AMI. As proposed, 11 units will be provided at 30% AMI or extremely low-income, 60 units will be provided at 60% AMI, and 28 units will be provided at 80% AMI (both qualifying as Low-Income), and there will be one manager's unit. All the units will be protected as low-income through a 55-year deed restriction.

Additional coastal resource benefits currently proposed as part of the project include the following:

- The project would provide connection to and improvements of the existing local circulation system. The project is located adjacent to transit, with the Palm Avenue Trolley Station located approximately 1,500 feet south of the project site. Additionally, a bus stop is proposed at the project frontage along Hollister Street in both northbound and southbound directions. The proposed mid-block crosswalk would further facilitate pedestrian connections to transit.
- The project will enhance pedestrian and bicycle connections to trails within the Otay Valley Regional Park. New sidewalks will be constructed through the project site leading pedestrians to Hollister Street where the project includes construction of a multi-use path connection on the east side of Hollister Street from the project frontage north to trail system. A midblock crossing is proposed to provide connections to this multi-use path.
- The project will include striped and buffered bike lanes along the project frontage.
- The project will provide a public path on the west side of Hollister Street for connection to Otay Valley Regional Trail system.
- The project will revegetate the 100-foot biological buffer with native habitat.

## Changes to MHPA Lands

Currently 5.5-acres of the site are included in the City's Multi-Habitat Planning Area (MHPA). Of this, 2.3-acres (100-foot-wide buffer) is also conserved through recordation of an open space easement recorded in 2002, leaving the remaining 3.2-acres of MHPA lands being utilized for private development, and will be removed from the MHPA through a Boundary Line Adjustment. However, no sensitive habitat is currently mapped within this portion of the site, and the removal of the 3.2-acres from the MHPA can be supported. However, to mitigate the loss of land within the MHPA, the project includes a habitat restoration plan to restore the buffer area with native habitat. **Suggested Modification No. 1** requires that the 100-foot biological buffer be revegetated with native habitat, endemic to the area. A report provided by the developer indicates that while no Burrowing Owls were

present on the subject, they were found present on adjacent lands, and because of this, Suggested Modification No. 1 further required that the habitat within the buffer will include a mix of Coastal Sage Scrub as well as native grasses, which have the greatest potential to provide habitat for the Burrowing Owl in future.

## **II. FINDINGS FOR APPROVAL OF THE CITY OF SAN DIEGO IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED**

### **A. AMENDMENT DESCRIPTION**

The proposed IP amendment would revise the zoning designation on the 14.62-acres Bella Mar site from deferred certification to a zoning designation of Residential-Multiple Unit (RM-2-5). This zoning designation is intended to accommodate development of multiple dwelling unit developments at varying densities and permits a maximum density of one (1) dwelling unit for each 1,500 square feet of lot area. The action will also change the permitting authority on the site from the Coastal Commission to the City of San Diego. However, the site would remain within the Commission's appeals authority.

### **B. CONFORMANCE WITH THE CERTIFIED LAND USE PLAN**

The standard of review for LCP implementation plan submittals or amendments is their consistency with and ability to carry out the provisions of the certified LUP. The certified LUP has a number of goals and policies relevant to the proposed amendment; the most applicable LUP standards are as follows:

#### Topic 1B Salt Ponds – Strategies

Require the preparation and adoption of a Special Study for property located within the Special Study Area overlay designation prior to any land use changes.

Deny any requests from adjacent cities for jurisdictional boundary adjustments in the south bay area that would jeopardize the integrity of the natural resource and open space systems or result in loss of development potential for the City.

#### Topic 1B Salt Ponds – Guidelines

Design of future development shall be sensitive to, oriented towards, and enhance the adjacent open space of south San Diego Bay and the Otay River Valley.

#### TOPIC 4D Drainage and Flood Control – Strategies

Apply appropriate land use designations and zoning regulations in the three drainage basins identified above.

Work cooperatively with community residents to obtain historical knowledge of the flooding characteristics in their community to guide the decision process on development proposals.

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## Appendix 1B Salt Ponds

1. A Special Study will not be required for development in the SSA that is consistent with the regulations of the following existing underlying zones: FW; A-1-10 and A-1-1, with FPF overlay zone where applied.

The ten-acre Salt Works site shall be considered to be included in the SSA. Development (on-site expansion or modification) necessary for the continued salt plant operation shall be allowed consistent with the M-2 zone, without the requirement of a Special Study. Any other development proposals (change in use) of this site shall require a Special Study (regardless of the M-2 zone).

2. The Special Study will be required prior to or in conjunction with proposals and application for discretionary actions including, but not limited to, the following:
  - Plan amendments.
  - Rezones.
  - Planned Development or Special Development Permits (PCDs, PIDs, PRDs, etc.).
  - Conditional Use Permits (CUPs) and CUP amendments. Due to the variety of land uses and the duration of CUPs that may be applied for, the requirement for a Special Study will be determined on a case-by-case basis.
3. Any land use proposal for an individual property in the SSA shall require the concurrent planning of all other properties in the SSA to a community plan level. This shall be accomplished by those other property owners or, if necessary, by the City. It shall not be the responsibility of any property owner to process land use proposals for any other property owner.
4. Individual property owners may prepare and submit their own development proposals either concurrently with, or after, preparation and submittal for the Special Study.

The Special Study shall:

1. Comprehensively address all the property located within the designated SSA boundary.
2. Assess the biological, sensitive natural resource, natural habitat, and regional habitat and open space connectivity values with the SSA. Potential habitat restoration need be assessed only on those properties owned by the parties preparing the Special Study.
3. Assess the hydrological conditions within the SSA and describe the relationship of these areas with those adjacent to the SSA. Describe the watershed(s) and drainage characteristics within the SSA; explain whether the southern SSA and the Magnesium Pond SSA are linked hydrologically. Determine wetland areas. Provide recommendations for floodplain management to meet the needs of proposed development.

The Special Study shall serve as the basis for establishing land uses in the community plan, including:

1. Identification of appropriate areas for preservation, enhancement, and restoration. Describe and locate the boundaries on-site of the open space preserved areas and public park (OVRP) areas.
2. Identification and designation of appropriate areas for development. Describe and locate the proposed land uses, densities and intensities. Facilitate the revitalization of the Palm Avenue corridor by incorporating appropriate provisions dealing with architecture and site design, landscaping, and signage.
3. Illustration of the relationship of proposed land uses with adjacent land uses. Land uses which facilitate the economic revitalization of the community are encouraged. Describe how land uses will relate to other existing or planned land uses such as Palm Avenue West, Nestor Town Center, and Palm City.
4. Provision of a continuous connection between the Otay Valley, the Salt works, and San Diego Bay. Where necessary to maintain an important existing connectivity, the Special Study should incorporate a habitat element in a design and alignment which respects the value and function of that connectivity.
5. Description of the proposed circulation systems, including road and street alignment and classifications, and the proposed public transit system. Designate where appropriate public trail corridors (bicycle, pedestrian, and equestrian). Trail corridors should be designed to link public open space areas with each other and also to link with other modes of transportation. Address the impact of proposed development on the community's existing circulation system. Provide recommendations for improving the existing circulation system, meeting the needs of the proposed development, and improving coastal access while striving to maintain the integrity, continuity, and connectivity of the natural resources and habitat.
6. Addressing the provision of public facilities and services and provide a development phasing plan where appropriate.

Specific land use proposals shall:

1. Ensure that improvements to the Otay River and Nestor Creek are designed in a manner which enhances their biological and esthetic functions, and complements the goals of the OVRP and the proposed land uses.
2. Contain specific criteria, where appropriate and feasible, for creating a buffer zone adjacent to identified wetlands and habitat areas, including the Otay River and Nestor Creek. Development shall minimize impacts to existing wetland or wildlife habitat buffer areas.
3. Address the goals of the Otay Valley Regional Park (OVRP), including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience.
4. Where appropriate, contain criteria for provision of public access, circulation, view points and view corridors. Consider provision of these public amenities

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particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.

5. Contain general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.
6. Be in conformance with applicable local, state, and federal regulations and policies.
7. Describe conformance with related planning efforts and adopted plans including the Multiple Species Conservation Program, Otay Valley Regional Park, and the South San Diego National Wildlife Refuge.

#### Attachment H Local Coastal Program

##### Provision of Community Parks and Recreational Areas

The Otay Valley Regional Park Topic recommends developing the Otay Valley, including its coastal areas, as an open space park providing both recreational opportunities and resource protection.

##### Environmentally Sensitive Habitat Areas

The Otay Valley Regional Park Topic and the Salt Ponds Topic both contain strategies to preserve and restore the natural resources and habitat in the Otay Valley and lower San Diego Bay. The Salt Ponds Topic and Appendix 1b address the application of a Special Study Area overlay designation which requires comprehensive analysis of sensitive resources, habitat, and hydrology in the undeveloped coastal areas of lower San Diego Bay prior to approval of development proposals. By designating properties in the southern portion of the planning area for very low-density residential development and open space, the Plan complements the low-intensity uses in the Tijuana River Valley Plan.

Additional provisions proposed by the subject amendment include:

The ESL regulations allow permanent structures and fill for permanent structures, roads, and other development in the flood fringe area only in limited circumstances when certain conditions are met. These generally include where the development: would not significantly adversely affect the existing sensitive biological resources onsite or offsite, would be capable of withstanding flooding without requiring or causing the construction of offsite flood protective works, would not cause flooding of properties upstream or downstream, would not increase or expand Flood Insurance Rate Maps (FIRM) Zone A (areas of higher risk of flooding), would limit grading and fill to the minimum amount necessary, would minimize harm to environmental values and peak flow storage capacity in the floodplain, would maintain wetlands hydrology, would not significantly increase or contribute to downstream bank erosion and sedimentation, would not cause an increase in flood flow velocity or volume, and would ensure compliance with National Pollutant Discharge Elimination System (NPDES) requirements.

## 1. FINDINGS FOR APPROVAL

The only proposed revision to the City's Implementation Plan is to certify a zoning designation on the 14-acre Bella Mar site, from an area of deferred certification to the zoning designation of RM-2-5 (Residential-Multiple Unit). The RM-2-5 (Residential-Multiple Unit) zoning designation is intended to accommodate development of multiple dwelling unit developments at varying densities and permits a maximum density of one (1) dwelling unit for each 1,500 square feet of lot area. The 14.62-acre site (636,847 square feet) would accommodate a maximum density of 424 dwelling units in accordance with the RM-2-5 base zone designation and the Medium Density Residential land use designation. The associated Bella Mar project proposes 380 dwelling units (including 100 affordable units), therefore, the forthcoming project is in conformance with the maximum density regulations of the RM-2-5 Base Zone and within the density range for the proposed Medium-Density Residential land use designation within the Otay Mesa-Nestor Community Plan.

Once this Implementation Plan is effective under Commission regulation section 13544, the City will assume permitting authority for this area. The Commission nevertheless retains jurisdiction over development on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, in this area. (Public Resources Code, § 30519.) Additionally, after the delegation is effective, the newly-certified area will contain areas subject to Commission appeal, as described by Public Resources Code, Section 30603.

As revised, through the inclusion of all Suggested Modifications, the Land Use Plan contains policy language that does not allow development in the floodway, requires protection of sensitive habitat areas, including adequate buffers, minimizes impacts to water quality, addresses public access and recreational requirements, implements Environmental Justice, Archeological and Paleontological requirements, and requires new development to properly protect the coastal resources present within the Otay Mesa-Nestor Community Plan area.

Additionally, the Community Plan, through the approval of Suggested Modification No. 1, will include several policies that directly address the future development of the Bella Mar as follows:

### Future Development of the Bella Mar Site:

1. Incorporate a biological buffer from the outer edge of the riparian canopy 100 feet in width consistent with Environmentally Sensitive Lands regulations, and subject to the following:
  - a. Vegetate with native habitat, endemic to the area, and include a mix of Coastal Sage Scrub habitat and native grasses within the biological buffer.
  - b. Maintain the vegetation within the biological buffer consistent with the Environmentally Sensitive Lands regulations and the Biological Guidelines in the Land Development Code.



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2. Include a contiguous public pedestrian and bicycle access trail which can be within the uppermost ten-foot portion of the biological buffer located along the north side of the Bella Mar site and adjacent to the Otay Valley Regional Park.
  - a. Provide public access along the trail.
  - b. Include interpretive/educational naturel signage along the trail.
3. Ensure that affordable residential homes included in the development have equal access to the open space areas, the Otay River, and onsite amenities as the market rate homes.
4. Ensure that the affordable residential homes are not separated from the market rate homes by any physical barriers, such as gates, fencing, etc.

The change to the zoning can be supported given that measures have been included in the Otay Mesa-Nestor Community Plan as suggested mods, discussed above, that will ensure that the future development of the site will provide adequate protection of the coastal resources present on the site, will require the construction of a public access trail, and will ensure that low-income and market-rate units will have similar design elements, will have equal access to the proposed amenities, and will not fence the low-income units separately from the market-rate development. Given this, all potential LUP inconsistencies with the proposed zoning have been addressed through the suggested changes to the Community Plan, and the proposed zoning for the 14-acre site can be approved as proposed.

Finally, all lands remaining within the Special Study Area, the area considered to be the most sensitive portion of the Community Plan area, will remain as deferred certification and will remain within the Commission's permit authority and subject to the requirements of the Coastal Act.

### **III. CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

Section 21080.9 of the California Environmental Quality Act (CEQA) exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its local coastal program. The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP submission. Nevertheless, the Commission is required in an LCP submittal or, as in this case, an LCP amendment submittal, to find that the LCP, or LCP, as amended, does conform with CEQA. On December 5, 2022, the City Council of the City of San Diego adopted Resolution No. 315071 certifying the Final Environmental Impact Report for the Bella Mar Apartments (SCH No. 2022040642). An Errata to the 2022 Final EIR was approved by the City on March 28, 2023 to correct typographical errors.

The Commission finds that approval of the proposed land use and ordinance amendments, as submitted, would result in significant impacts under the meaning of the California Environmental Quality Act, including impacts relating to public access, public recreation opportunities, protection of lower-cost overnight accommodations, and protection for Environmentally Sensitive Habitat Areas, wetlands and water quality. However, as suggested to be modified, the changes to the City's Land Use and Implementation Plans would not result in significant impacts to the environment within the meaning of the California Environmental Quality Act. Therefore, the Commission finds that approval of the LCP amendment, as modified, will not result in any significant adverse environmental impacts.

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## Substantive File Documents

- Letter from Coastal Commission staff dated June 25, 2021
- Letter from Coastal Commission staff dated March 9, 2023
- Letter from Coastal Commission staff dated May 23, 2024
- Letter from the developer dated May 26, 2022
- Letter from the developer dated March 12, 2024
- Letter from Applicant's representative David A Goldberg dated July 20, 2023
- Letter from the City of San Diego dated June 11, 2023
- Letter from the City of San Diego dated March 29, 2024
- Letter from the City of San Diego dated May 10, 2024
- Special Study Report for the Otay Mesa-Nestor Special Study Area and the Bella Mar Project drafted by Recon and dated April 5, 2022
- Hydraulic Study prepared by Fuscoe Engineering and dated September 20, 2019
- Supplemental Hydraulic Analysis prepared by Chang Consultants and dated April 10, 2023
- Hydraulic Study & No-Rise drafted by Fuscoe Engineering and dated December 19, 2019
- Habitat Assessment and Western Burrowing Owl Focused Survey Results at the Bella Mar Survey, drafted by RECON and dated January 13, 2020
- Summary Assessment for Burrowing Owl for the Approximately 14.6 Bella Mar Project Site, drafted by Glenn Lukos Associated and dated December 1, 2021
- Habitat Assessment and Western Burrowing Owl Focused Survey Results at the Bella Mar Survey, drafted by RECON and dated September 1, 2022
- Conservation Easement No. 2010-0503415

**CALIFORNIA COASTAL COMMISSION**

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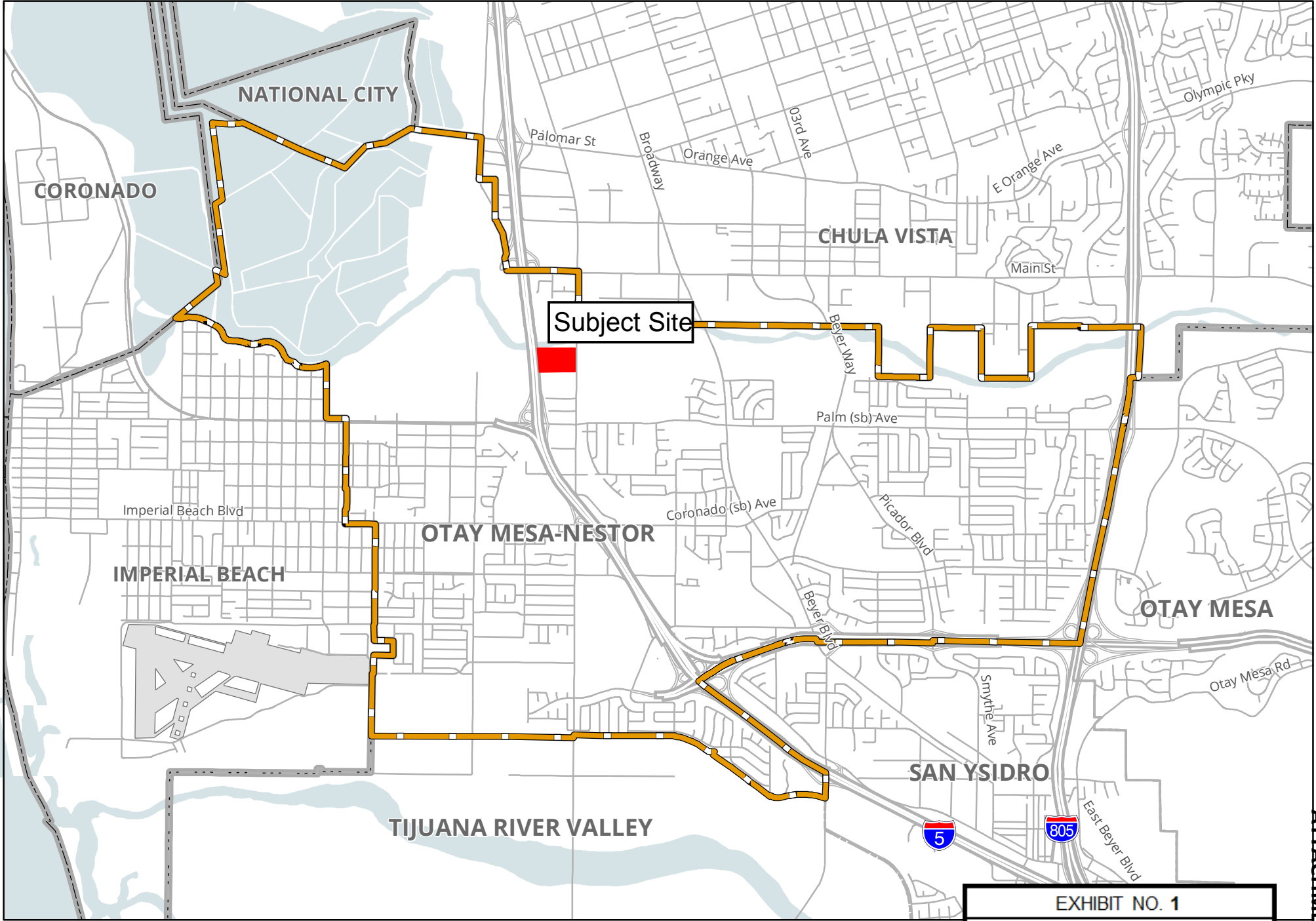
**LCP-6-OMN-23-0053-4 (Otay Mesa Nestor Community Plan Update)**

**July 10, 2024**

**EXHIBITS**

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- EXHIBIT 1: Community Plan Area**
- EXHIBIT 2: Revised Otay Mesa-Nestor Community Plan**
- EXHIBIT 3: Resolution No. 315071**
- EXHIBIT 4: Ordinance Nos. 21718, 21719**
- EXHIBIT 5: Map of Special Study Area**
- EXHIBIT 6: Bella Mar Site Development Plan**
- EXHIBIT 7: Proposed Figure 10 “Coastal Jurisdictions” Map**





# Otay Mesa-Nestor Community Plan and Local Coastal Program



City Planning and Community Investment

Jerry Sanders  
Mayor

EXHIBIT NO. 2
Revised Community Plan
LCP-6-OMN-23-0053-4 California Coastal Commission

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# OTAY MESA-NESTOR

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## COMMUNITY PLAN and Local Coastal Program



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This information, or this document (or portions thereof), will be made available in alternative formats upon request.



## OTAY MESA-NESTOR COMMUNITY PLAN

The following amendments have been incorporated into this ~~February 2016~~ posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Adopted the Otay Mesa-Nestor Community Plan Update	December 12, 1996	2331-PC	May 6, 1997	R-288632
Redesignated 18 acres from School to Low-Medium Density Residential (10- <15 du/net acre).	October 9, 2014	2331-PC	November 17, 2014	R-309313
<u>Redesignate 14.62 acres from Open Space to Medium Density Residential (15- &lt;30 du/net acre). (Bella Mar)</u>				
Certified Environmental Negative Declaration No. 95-0233 on May 6, 1997 by R-288630				
Certified by the California Coastal Commission on August 13, 1997 by Amendment No. 1-97B/Otay Mesa-Nestor Community Plan				

**(Editors Note:** In an effort to create a single, comprehensive document, this Otay Mesa-Nestor Community Plan has been reformatted.)





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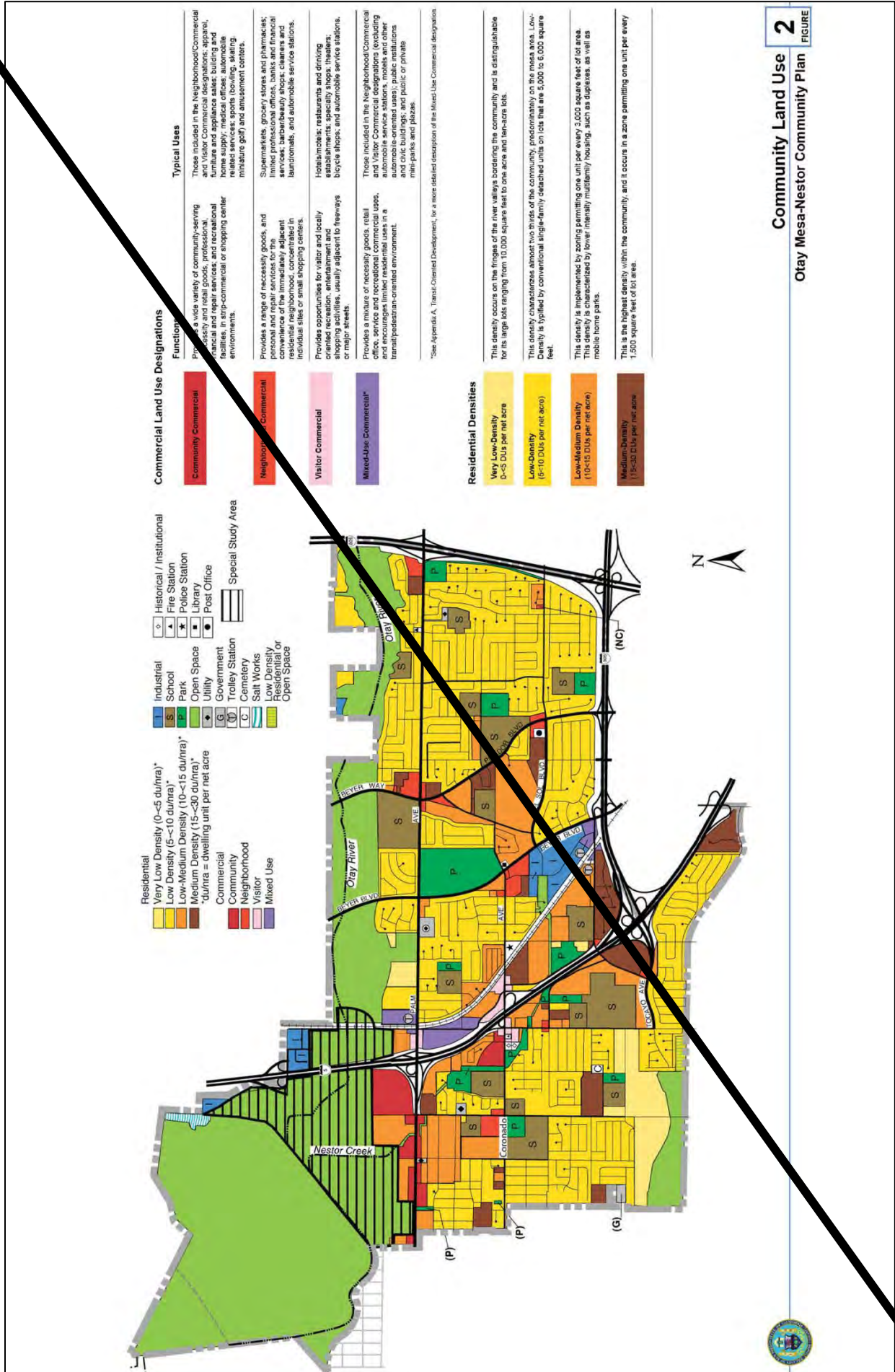
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- Residential**
- Very Low Density (0-5 du/ma)\*
  - Low Density (5-10 du/ma)\*
  - Low-Medium Density (10-15 du/ma)\*
  - Medium Density (15-30 du/ma)\*
  - \*du/ma = dwelling unit per net acre
  - Community
  - Neighborhood
  - Visitor
  - Mixed Use

- Historical / Institutional**
- Fire Station
  - Police Station
  - Library
  - Post Office
  - Special Study Area

- Commercial Land Use Designations**
- Community Commercial
  - Neighborhood Commercial
  - Visitor Commercial
  - Mixed-Use Commercial\*

- Industrial**
- School
  - Park
  - Open Space
  - Utility
  - Government
  - Trolley Station
  - Cemetery
  - Salt Works
  - Residential
  - Open Space

**Functions**

Provides a wide variety of community-serving personal and retail goods, professional, financial and repair services, and recreational facilities, in strip-commercial or shopping center environments.

Provides a range of necessary goods, and personal and repair services for the convenience of the immediately adjacent residential areas, in neighborhood commercial or individual sites or small shopping centers.

Provides opportunities for visitor and locally oriented recreation, entertainment and services, usually adjacent to freeways or major streets.

Provides a mixture of necessary goods, retail office, service and recreational commercial uses, in a single or mixed-use environment in a transportation-oriented environment.

**Typical Uses**

Those included in the Neighborhood/Commercial and Visitor Commercial designations: apparel, furniture and appliance sales; building and construction materials; home furnishings; health services; sports (bowling, skating, miniature golf) and amusement centers.

Supermarkets, grocery stores and pharmacies; limited professional offices, banks and financial services; laboratory shops; cleaners and laundromats; and automobile service stations.

Hotels/motels; restaurants and drinking establishments; specialty shops; theaters; bicycle shops; and automobile service stations.

Those included in the Neighborhood/Commercial and Visitor Commercial designations (excluding strip-commercial uses): public restaurants and civic buildings; and public or private mini-parks and plazas.

\*See Appendix A, Transit-Oriented Development, for a more detailed description of the Mixed-Use Commercial designation.

- Residential Densities**
- Very Low-Density (0-5 DUs per net acre)
  - Low-Density (5-10 DUs per net acre)
  - Low-Medium Density (10-15 DUs per net acre)
  - Medium-Density (15-30 DUs per net acre)

This density occurs on the fringes of the river valleys bordering the community and is distinguishable for its large lots ranging from 10,000 square feet to one acre and ten-acre lots.

This density characterizes almost two thirds of the community, predominantly on the mesa area. Low-Density is typified by conventional single-family detached units on lots that are 5,000 to 6,000 square feet.

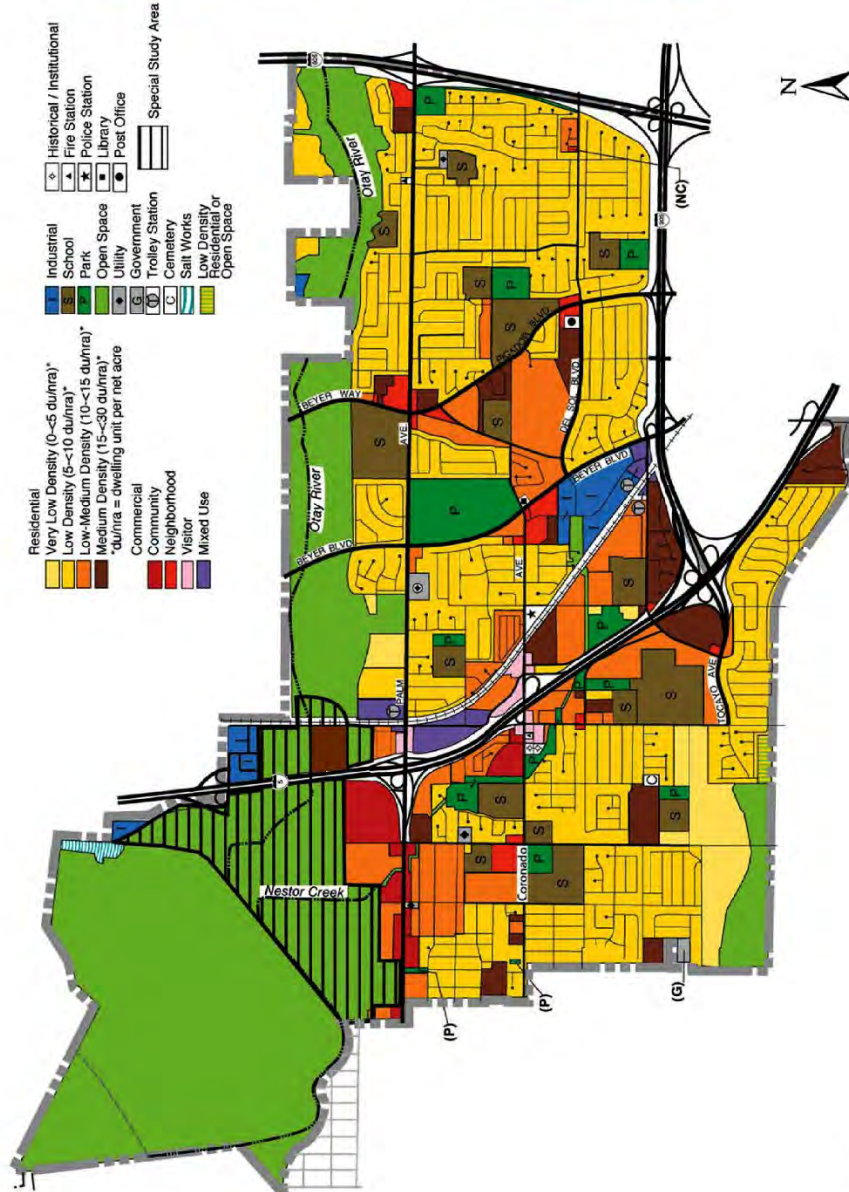
This density is implemented by zoning permitting one unit per every 3,000 square feet of lot area. This density is characterized by lower intensity multifamily housing, such as duplexes, as well as mobile home parks.

This is the highest density within the community, and it occurs in a zone permitting one unit per every 1,500 square feet of lot area.



Community Land Use 2  
Otay Mesa-Nestor Community Plan FIGURE

DRAFT - 11/21/2022



- Residential**
- Very Low Density (0-5 du/acre)\*
  - Low Density (6-10 du/acre)\*\*
  - Low-Medium Density (10-15 du/acre)\*\*
  - Medium Density (15-30 du/acre)\*\*
  - High Density (30+ du/acre)\*\*
  - du/acre = dwelling unit per net acre
- Commercial**
- Community
  - Neighborhood
  - Visitor
  - Mixed Use
- Industrial**
- School
  - Park
  - Open Space
  - Utility
  - Government
  - Trolley Station
  - Cemetery
  - Salt Works
  - Low Density Residential or Open Space
- Historical / Institutional**
- Fire Station
  - Police Station
  - Library
  - Post Office
- Special Study Area**

Commercial Land Use Designations	Functions	Typical Uses
<b>Community Commercial</b>	Provides a wide variety of community-serving services, including financial, professional, furniture and appliance sales, building and home supply, medical offices, automobile related services, sports bowling, skating, miniature golf and amusement centers.	Those included in the Neighborhood/Commercial designations, including furniture and home supply, medical offices, automobile related services, sports bowling, skating, miniature golf and amusement centers.
<b>Neighborhood Commercial</b>	Provides a range of necessary goods, and personal and repair services for the convenience of the immediately adjacent residential neighborhood, concentrated in individual sites or small shopping centers.	Supermarkets, grocery stores and pharmacies; limited professional offices, banks and financial services; barber/beauty shops; cleaners and laundromats, and automobile service stations.
<b>Visitor Commercial</b>	Provides opportunities for visitor and locally oriented recreation, entertainment and shopping activities, usually adjacent to freeways or major streets.	Hotels/motels; restaurants and drinking establishments, specialty shops; theaters; bicycle shops; and automobile service stations.
<b>Mixed-Use Commercial*</b>	Provides a mixture of necessary goods, retail office, service and recreational commercial uses, and encourages limited residential uses in a transit/pedestrian-oriented environment.	Those included in the Neighborhood/Commercial and Visitor Commercial designations (including automobile service stations, models and other shops, restaurants, bars, public institutions and civic buildings, age, parks or plazas) mini-parks and plazas.

\*See Appendix A, Transit-Oriented Development, for a more detailed description of the Mixed-Use Commercial designation.

Residential Densities	Functions
<b>Very Low-Density</b> 0-5 DU/s per net acre	This density occurs on the fringes of the river valleys screening the community and is distinguishable for its large lots ranging from 10,000 square feet to one acre and ten-acre lots.
<b>Low-Density</b> (5-10 DU/s per net acre)	This density characterizes almost two thirds of the community, predominantly on the mesa area. Low-Density is typified by conventional single-family detached units on lots that are 5,000 to 6,000 square feet.
<b>Low-Medium Density</b> (10-15 DU/s per net acre)	This density is implemented by zoning permitting one unit per every 3,000 square feet of lot area. This density is characterized by lower intensity multifamily housing, such as duplexes, as well as mobile home parks.
<b>High-Density</b> (15-20 DU/s per net acre)	This is the highest density within the community, and it occurs in a zone permitting one unit per every 1,500 square feet of lot area.

Community Land Use 2  
Oray Mesa-Nestor Community Plan FIGURE





## PLANNING CONTEXT

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### THE COMMUNITY PLANNING AREA

The Otay Mesa-Nestor Community is located within the southern region of the City, in what is generally referred to as the South Bay area. It is bounded on the north by the city of Chula Vista, and on the south by the Tijuana River Valley and the San Ysidro Communities. The city of Imperial Beach is on the west and the Otay Mesa community on the east.

The community extends about a mile and a half from north to south and four miles from east to west, and totals approximately 4,500 acres. Adoption of this update will expand the community planning area further north and west to include 740 acres of the Salt Ponds.

### DEVELOPMENT AND PLANNING HISTORY

The community's planning history as part of the City of San Diego (City) began in 1957 when this unincorporated area was annexed to the City from the county of San Diego. In 1957 there were less than 1,000 housing units in the area. Shortly after annexation to the City, single-family residential subdivision development began. By the late 1960s, residential development had accelerated dramatically causing serious problems in supplying adequate public facilities in the Otay Mesa-Nestor and San Ysidro areas. In 1973, the City Council rezoned a number of vacant properties to a lower density to reduce deficiencies in, and future demand on, public facilities and services.

The City Council directed City staff to work with the then newly recognized Otay Mesa Community Planning Group in the preparation of a Community Plan. In February 1976, the City Council authorized expansion of the study area to include the Nestor Community, to consolidate planning efforts within the South Bay area. The first Otay Mesa-Nestor Community Plan was adopted in 1979 to serve as a comprehensive guide for development within the area through the ensuing 15 to 20 years.

Since the adoption of the 1979 Plan, there have been fifteen plan amendments varying from one-acre redesignations to a 320-acre southerly extension of the plan area boundary, which resulted in an adjustment to the Tijuana River Valley community planning area. The cumulative effect of the plan amendments was to permit 1,200-1,500 more residential units than had originally been designated in the 1979 Plan.

Many of the land use recommendations of the 1979 Plan, and its subsequent amendments, have been implemented and the community has generally developed according to plan. This updated Plan has considered existing and anticipated conditions which will influence future development, and includes recommendations for the expected final buildout and future redevelopment of the Otay Mesa-Nestor Community.



## URBAN AND ENVIRONMENTAL SETTING

The Otay Mesa-Nestor Community is located in the southern portion of the Coastal Plain of San Diego County. The community is characterized by river valleys, steep slopes, mesas and hydrologic features including Nestor Creek and the salt evaporation ponds of southern San Diego Bay.

### *Otay and Tijuana River Valleys*

#### *Sand and Gravel Operations*

The Otay Valley riverbed has been a source of sand and gravel extraction for many years. Extraction operations existed in the vicinity of Beyer Boulevard. Terrace escarpments in the vicinity of Beyer Way, north of Montgomery High School, are currently being excavated. These operations have resulted in substantial landform alteration, scarring and loss of native vegetation on the valley's floor and southern slopes.

#### *Steep Slopes and Mesas*

Steep, north-facing slopes on the south side of the Otay River Valley approach 200 feet in height and are home to sensitive vegetation resources. Steep topography also occurs south of the Otay River Valley and north of Palm Avenue between Hollister Street and Beyer Way. Development on the slopes is constrained by topography and [by application of the Environmental Sensitive Lands regulations in the Land Development Code](#)~~the Hillside Review Overlay Zone.~~

Contrasting with the valleys and steep bluffs are the community's level marine terraces and transitional areas. Elevations range from 25 to 100 feet within the western Nestor Terrace. Elevations from approximately 125 feet to 250 feet form a transition zone between the Nestor Terrace and the Otay Terrace, which lies east of the community and is greater than 400 feet in elevation. Mesa rims at the crest of the steep slopes, and high mesa ridgelines located throughout the eastern portion of the planning area offer excellent view opportunities in all directions.

#### *Nestor Creek and the Salt Ponds*

In addition to the two river valleys, Nestor Creek is a less significant, but still important hydrologic feature of the community. Nestor Creek flows generally aboveground in open channels from 30th Street westerly, meets the Otay River in the marshlands of the lower Otay River Valley, and then empties into San Diego Bay.



The salt evaporation ponds comprise the majority of the approximately 740-acre portion of the community located in San Diego Bay. Terrestrial-based uses, including the salt processing plant, auxiliary buildings, storage yards and vacant land, comprise the remainder of the area.

#### *Development and Circulation Patterns*

Otay Mesa-Nestor is an urbanized community that is primarily developed with residential land uses. Over 57 percent of the planning area (not including the Salt Ponds) is covered with residential land uses (approximately 17,000 housing units). In comparison, commercial and industrial land uses comprise only eight percent (five percent and three percent, respectively) of the plan area. Twenty percent of the planning area consists of schools, parks, transit and other public facilities. Vacant, undeveloped, agricultural and mineral extraction and processing uses comprise the remaining 15 percent of the planning area, and occur predominately in portions of the Otay and Tijuana River Valleys.

The community's circulation system includes three interstate freeways (I-5, I-805, I-905) that intersect in a grid pattern of local streets within the community. A light rail transit system connects the community to downtown San Diego and the Mexican border. Bus routes link the two transit stops at Palm Avenue and Iris Avenue to connect passengers to outlying areas.





## TOPIC 1A OTAY VALLEY REGIONAL PARK

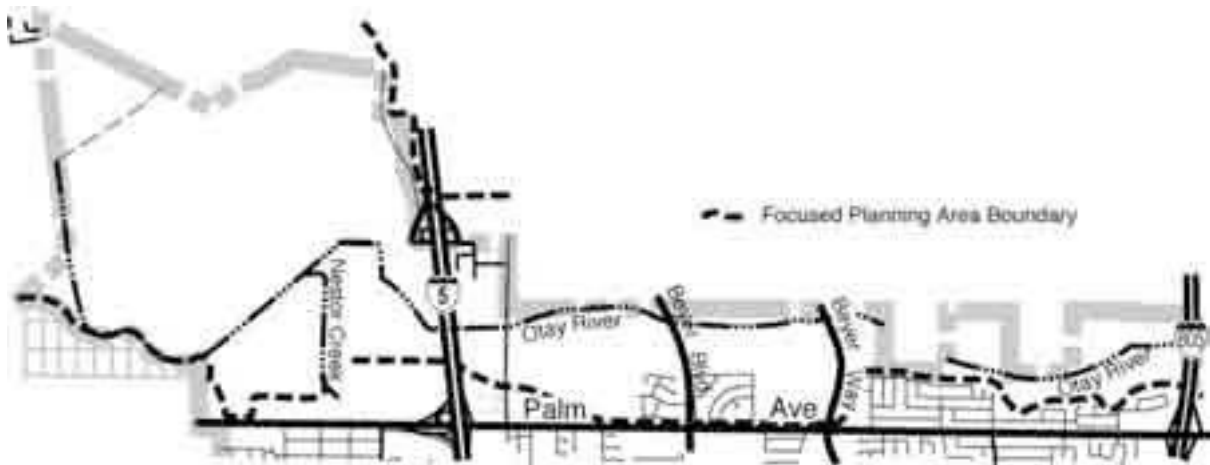
### VISION

The Otay Valley Regional Park (OVRP), currently is transitioning from a valley degraded by mineral extraction, industrial and commercial uses, and decades of neglect, will be considered to one of the community's greatest sources of identity and pride. The park, which will link San Diego Bay to the Otay Lakes with a continuous east-west wildlife corridor and multipurpose trail system, will offer residents and visitors outstanding natural scenic and cultural features, and provide community and regional recreational and educational opportunities. Inherent from its inception is the preservation and enhancement of environmentally sensitive resources, natural floodplain management, and control of urbanization, coupled with reclamation of the valley as a source of public enjoyment.

### ISSUES

The value of the Otay Valley as the community's greatest natural asset has dis either gone unrecognized or been ignored. Urban development has turned its back on the edges of this area. Unsightly industrial uses primary outside of the City's jurisdiction, including automobile junkyards and truck storage line the northwestern edges of the valley. Private development adjacent to the valley has resulted in minimal public opportunities for physical and visual access to this valuable resource. Few public overlooks, viewpoints, or access opportunities exist.

~~Trash dumping throughout the Otay Valley is another indicator of the low value that is currently placed on this resource. Compounding the problem of the perception of the valley being uninviting and inaccessible is the existence of homeless/transient encampments. Many of these camp sites are considered permanent residences by their inhabitants. These unsafe and substandard living conditions contribute to the potential for the degradation of sensitive natural habitat, and adjacent homes and businesses. The densely vegetated areas, where the encampments occur, are considered unsafe by property owners and community residents. Residents also attribute responsibility for some local crimes to the transients.~~



See the Community Land Use Map for planned land use designations in this area.



Some agricultural uses prevail. Extractive operations continue, but are minimal in comparison to former years. Concrete and asphalt batching, and concrete I-beam construction now occur on these sites, and are allowed by Conditional Use permits. The mineral resource value of the Otay Valley has been almost completely exhausted. The valley has been mined, depleted, and its natural landforms have been altered. Prior excavation operations have left the land scarred and degraded.

Development conditions and planning priorities have changed since the mineral extraction and processing operations first began in the Otay Valley. Residential uses have developed adjacent to the valley, particularly on the ridges along the southern edge of the valley. Residents identify noise, air pollution, and negative visual impacts created by the industrial uses as incompatible with the neighboring residential uses. The city of Chula Vista has designated the north side of the valley as a redevelopment area; future redevelopment plans will address appropriate land uses and design considerations for sites adjacent to the valley. Growing environmental awareness has shifted emphasis towards preservation and restoration of the environmentally sensitive resources within the valley, and has guided the City in making a strong commitment to planning and establishing the Otay Valley Regional Park.

The cities of San Diego and Chula Vista and the county of San Diego have undertaken a joint planning effort to develop a regional park in this area that offers potential for both natural resource protection and enhancement, and opportunities for recreational and educational activities.

The County of San Diego and the Cities of Chula Vista and San Diego entered into an agreement for coordinated planning, acquisition, and design for Otay Valley Regional Park (OVRP). The jurisdictions prepared a Concept Plan that provides planning area boundary for OVRP and provides policy direction to protect environmentally sensitive areas and important cultural resources, identifies areas adjacent to the open space core for active and passive recreational development opportunities, includes a trail system with staging areas, viewpoints and overlooks, and connections to recreation areas and adjacent public lands and trails; and envisions interpretive centers for environmental and educational programs.

The Otay Valley Regional Park Focused Planning Area (FPA) boundary in the Concept Plan defines a



~~16,000-acre study area for planning purposes. The study area~~ extends approximately eleven miles eastward from south San Diego Bay along the Otay Valley to the Otay Lakes ~~and Bureau of Land Management property boundaries~~. The northern portion of the Otay Mesa-Nestor community planning area is located within the FPAOVRP planning area.



## STRATEGIES

- 0.1. Preserve those areas of the Otay Valley containing outstanding scenic, natural and cultural resources and recreational opportunities as a resource-based park. Creation of the Otay Valley Regional Park will help to reclaim the valley for public enjoyment and focus attention on this unique area as a source of community identity and pride.
- 2. ~~Prepare an~~ Coordinate with the County of San Diego and the City of Chula Vista to amend the Otay Valley Regional Park Concept Plan to address needs and issues. ~~for adoption by the three participating jurisdictions.~~
- 1.3. Identify, and pursue acquisition of, properties within the Otay Valley for inclusion within the Otay Valley Regional Park.
- 4. Protect and preserve the environmentally sensitive areas, and the rural character of the Otay Valley.
- 2.5. Restore and enhance environmentally degraded areas, particularly those currently used for extraction, mineral processing and other industrial activities. Remove and prevent illegal encampments.
- 3.6. Provide active and passive regional recreational opportunities.
- 1.7. Provide opportunities for educating the public about the natural and cultural resources of the Otay Valley. This could be accomplished through nature interpretive centers, interpretive trails, historical markers, demonstration gardens and similar exhibits.
- 2.8. ~~Encourage~~ Consider agricultural uses within the non-environmentally sensitive areas of the valley.



9. Preserve a continuous east-west wildlife corridor and contiguous natural habitat linkages throughout the Otay Valley.
- 4.10. Provide connections from the Otay Valley to adjacent habitat corridors including Nestor Creek and Poggi Creek.
11. Provide a continuous east-west trail system for hiking, bicycling, and equestrian use along the Otay Valley.
- a. Conduct future environmental review for the aAppropriate alignment and location of trails ~~shall be based on future environmental review.~~
- e.b. Incorporate existing trails and utility easement roads, where appropriate.
- 6.12. Maintain the natural floodplain; prohibit channelization of the floodplain.
- 7.13. Discourage new industrial and ~~general~~ commercial uses within the Otay Valley. Commercial recreation may be permitted consistent with the ~~future~~ OVRP Concept Plan.
14. ~~All mineral processing and batching operation~~ Support the expiration of Conditional Use Permits for all mineral processing and batching operations. shall be allowed to expire;
- a. ~~S~~strongly discourage approving extensions of time ~~of these for all mineral processing and batching operation~~ Conditional Use Permits.
- b. Strongly discourage ~~the approving granting of~~ new mineral processing and batching operation Conditional Use Permits.
- 9.15. Require existing mineral extraction and processing operations to submit and implement ~~r~~Reclamation, restoration and enhancement plans ~~shall be submitted and implemented for mineral extraction and processing operations~~ as required by the State Surface Mining and Reclamation Act of 1975 (SMARA).



## RESPONSIBILITY

### FUNDING

1. Pursue funding, including bond issues, and federal, state, and independent organization grants, for the purposes of acquiring, restoring and enhancing, improving and maintaining sites for inclusion in the Otay Valley Regional Park.
- ~~1.2.~~ Actively solicit the assistance of private conservation organizations ~~(such as the Nature Conservancy and The Trust For Public Lands).~~
3. Negotiate the dedication of parkland as part of future development proposals.
- ~~2.4.~~ Solicit the dedication of trail easements from private property owners.

### SCHEDULE

Ongoing.

### LAND USE

1. ~~Open Space.~~ Designate publicly owned property within the Otay Valley Regional Park as a Resource-Based Park ~~upon approval of a Concept Plan by the City Council.~~
- ~~1.2.~~ Amend this community plan, as appropriate, to be consistent with the ~~future adopted~~ OVRP Concept Plan.

Two sites located on the north side of the river adjacent to Chula Vista, between the termini of Mace Street and Date Court, are designated Industrial (one-acre) and Low-Density Residential (four acres), respectively. The wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites, should be maintained in a natural condition as development occurs. Filling or other alteration of this area to provide access between the two sites should not be permitted. ~~See Zoning recommendations for these sites, below.~~

### ZONING

1. Use Citywide zones to implement the community plan land use designations.
- ~~1.2.~~ Rezone all non-FW (Floodway) zoned City-owned property within the Otay Valley Regional Park Focused Planning Area to an appropriate open space or park zone to preserve the area's natural resources and park opportunities.
- ~~2.3.~~ Rezone all City-owned, dedicated park sites to an appropriate park zone.
- ~~3.4.~~ Protect existing sensitive natural resources on privately owned property by applying zoning that will permit very low-density residential development but prohibit agricultural uses.



~~4.5. Condition the rezone of the one-acre Industrial site from A-1-10 to M-1B upon approval of a Planned Industrial Development permit (PID). Condition the rezone of the four-acre Low-Density Residential site from A-1-10 to R-1-5000 upon approval of a Planned Residential Development permit (PRD). Development of privately owned these sites should comply with the Guidelines stated below.~~



## GUIDELINES

~~Design of future development shall be sensitive to, oriented towards, and enhance adjacent natural open space.~~ The following design guidelines apply to all development within or adjacent to the Otay Valley:



### Site Design

1. Design future development to be sensitive to, oriented towards, and enhance adjacent natural open space.
2. Incorporate single-loaded streets adjacent to open space Where new public or private streets are proposed or required in projects adjacent to existing or planned open space, development ~~shall incorporate single-loaded streets adjacent to open space. This will to~~ provide a setback of buildings from open space as well as public visual access along open space areas.

### Viewsheds, Visual Access and Visual Buffers

- ~~10.3.~~ Preserve pPublic views from proposed developments to the bay, valley and steep hillsides ~~shall be preserved.~~
- ~~11.4.~~ Proposed Design development ~~shall be designed to~~ sensitively ~~to~~ blend with the natural landscape.
- ~~12.5.~~ Incorporate non-building view lots into site plans to provide public visual access to adjacent natural features. ~~These sites shall occur~~ at the ends of streets or cul-de-sacs where possible.
- ~~13.6.~~ Design bBuilding elevations, including rear elevations, which face natural open space ~~shall be designed~~ to provide architectural interest and articulation.
7. Design fFencing ~~shall to~~ be attractive from both the development and open space sides;
  - a. Design fencing ~~shall not to prevent creating present~~ a blank wall to the open space.
  - ~~-b.~~ Design fFencing ~~design shall permit provide~~ views to and from adjacent open space.

### Trail Access and Parking

- ~~3.8.~~ Provide trails and trail access through or adjacent to the Otay Valley, where appropriate. ~~Trails shall be~~ Coordinated trails with the Otay Valley Regional Park plans.
- ~~15.9.~~ Provide public automobile and bicycle parking for, and bicycle and pedestrian access to, established or future trail systems.





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**Reference:** Community Vision Map; Topic 1a, Otay Valley Regional Park; Appendix C, View Corridors Map.



## TOPIC 1B SALT PONDS

### VISION

*Providing a combination of benefits including salt production, preservation of sensitive wildlife habitat, recreation and economic development, the Salt Ponds will become the western gateway to the Otay Valley Regional Park and an integral part of the South San Diego Bay National Wildlife Refuge. Select areas will be developed in ways to enhance the Palm Avenue corridor, promote economic revitalization, and improve access and circulation in the area. Just as freshwater habitats are linked to the bay, so too will residents be linked to neighboring communities by an extensive trail system including the Bayshore Bikeway. New development will be designed to preserve and be compatible with the sensitive biological resources of south San Diego Bay while providing an economic stimulus through creative site planning and design.*

### ISSUES

With adoption of this Plan, the Salt Ponds and adjacent areas within the City's jurisdiction officially become part of the community planning area. Previously, they were not included in any community planning area, and were addressed only by the ~~Progress Guide and General Plan (General Plan)~~. Inclusion in this planning area facilitates comprehensive monitoring and planning of the Salt Ponds environs as an integral natural extension of the Otay Valley and Nestor Creek floodplain, and links Otay Mesa-Nestor with other South Bay communities.



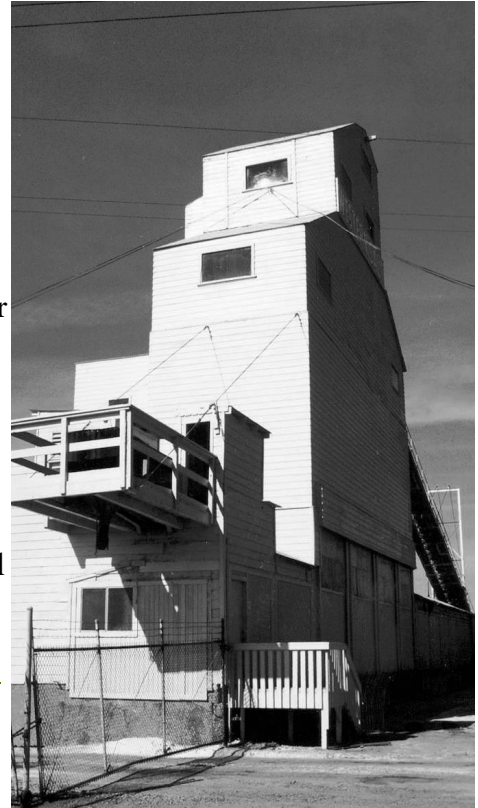
Conservation Program (MSCP) preserve, and the Otay Valley Regional Park (OVRP).

*See the Community Land Use Map for planned land use designations in this area.*



The complex combination of the salt production industry and wildlife habitat has evolved over many decades; any changes to the physical characteristics of the salt ponds would disrupt the delicate balance. Both the salt production and the wildlife habitat, as well as the open space and potential recreational opportunities of the south bay area, are considered valuable resources. The City is committed to and supports the long-term operation of the salt works. Inclusion of all or part of the salt works within a habitat management program, a wildlife refuge or other resource management plan is not intended to interfere with the ongoing operation of the salt works. Over the years the City has received many preliminary inquiries about various development schemes along the bayfront, although none have been pursued or approved to date. Any future development proposals for this area should ensure the continued salt evaporation operations and the preservation of the unique natural and cultural resources.

The area located south of Main Street contains discontinued salt ponds, vacant undeveloped parcels, fallow agriculture land, several residences and properties developed with interim uses. The area north of Main Street is comprised of magnesium chloride ponds, which hold the waste material remaining after the salt evaporation process.



The salt ponds area and portions of the Nestor Creek and Otay Valley floodplains west and east of I-5 are located within the Coastal zone. The State-California Coastal Commission (SCCCCC) has designated this a deferred certification area due to current industrial zoning, salt extraction operations and the uncertainty of future plans for the area. The preparation of a comprehensive Special Study Report, that addresses habitat protection, floodplain management and proposed development, is required prior to any plan land use changes in the area. Future permit authority may be transferred to the City when appropriate amendments to zoning and the Special Study community plan land use are adopted by the City and also approved by the SCCCCC.

An existing Class II bicycle lane is located on the section of Palm Avenue between Saturn Boulevard and the Imperial Beach boundary. This congested stretch of road is not an appropriate environment for a safe, comfortable and enjoyable bicycle riding experience. It has long been the desire of community residents to reroute this bicycle link between Imperial Beach and the community. The multi-jurisdictional Bayshore Bikeway Policy Advisory Committee, coordinated by SANDAG, is planning a bicycle route around San Diego Bay.

This committee also recommends rerouting the community's connection from Palm Avenue to the vicinity of the Salt Ponds, north of Palm Avenue. Alternative routes utilizing the SDG&E railroad easement are being considered. A specific route location must consider potential impacts to sensitive biological habitat, connections with existing or planned Bayshore Bikeway sections in Imperial Beach and Chula Vista, and linkage with future OVRP bicycle trails.



The Western Salt Company's 1930's era wooden salt processing building, located on Bay Boulevard, is a local landmark signifying over eight decades of the company's presence (since 1914) and almost a century-and-a-half of salt extraction from seawater in south San Diego Bay. This elegant expression of functional industrial architecture should be preserved and maintained in working condition.

## STRATEGIES

- Encourage and permit the Western Salt Company to continue the salt extraction operation. Continuation of this industry is consistent with the City's natural resource conservation and open space preservation goals. Inclusion of all or part of the salt works within a habitat management program, a wildlife refuge or other resource management plan is not intended to interfere with the ongoing operation of the salt works. Encourage the long-term operation of the salt works by supporting the extension of Western Salt's leases with the State Lands Commission of land used in the operation.
- Coordinate the Refuge, OVRP, MSCP and private development planning efforts to ensure that the natural resource and wildlife habitat areas of the Salt Ponds are preserved.
- Require the preparation and adoption of a [Site-Specific Special Study Report](#) for property located within the Special Study Area overlay designation prior to any [proposed community plan](#) land use changes.
- Deny any requests from adjacent cities for jurisdictional boundary adjustments in the south bay area that would jeopardize the integrity of the natural resource and open space systems or result in loss of development potential for the City.
- Plan and implement a section of the Bayshore Bikeway route in the vicinity of the Salt Ponds or open space areas north of Palm Ave. Maintain the existing bike lane located on Palm Avenue between Saturn Boulevard and Imperial Beach until a new section of the Bayshore Bikeway route is implemented. Provide a bicycle trail linkage connecting the Bayshore Bikeway route to the future OVRP bicycle trail system in the Otay Valley.
- Preserve the Western Salt Company's salt processing building. Evaluate its historical significance and consider designating it an historic structure. In conjunction with the planning and improvements for the OVRP and the Refuge, create an interpretive center in this general vicinity to educate the public about the unique natural resources of south San Diego Bay and the history and operations of the evaporative salt production industry.





## RESPONSIBILITY

Community Plan Implementation Team, community members, the Fenton-Western Properties/Western Salt Company, regulatory agencies including the US Fish and Wildlife Service, State-California Coastal Commission, State-California Department of Fish and Game, and the San Diego Unified Port District, the OVRP Joint Staff and the Bayshore Bikeway Policy Advisory Committee (SANDAG).

## FUNDING

Encourage public acquisition and private dedication of land and trail easements within the proposed OVRP, MSCP and Refuge areas. Explore leases and cooperative use agreements, in addition to purchases.

## SCHEDULE

Resource preservation and park improvements are ongoing and should be coordinated with the OVRP, MSCP and Refuge planning and acquisition efforts.

## LAND USE

Open Space and Special Study Area overlay designation. The intent, application and criteria ~~of for~~ the Site-Specific Special Study Area are presented in detail in **Appendix 1b, Salt Ponds Special Study Area**.

The approximately ten-acre salt plant site, where the salt processing buildings are located, is designated Salt Works. Any change of use of this site will require analysis as part of the Site-Specific Special Study Report.

Amend this Plan, to achieve consistency if necessary, upon adoption of the future OVRP Concept Plan.

## ZONING

Maintain the M-2 industrial zoning on the Salt Works site as long as the Salt Works designation is maintained. Future rezones may be required to achieve consistency with the future OVRP Concept Plan.

## GUIDELINES

Design of future development shall be sensitive to, oriented towards, and enhance the adjacent open space of south San Diego Bay and the Otay River Valley.

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**Reference:** Topic 1a, Otay Valley Regional Park; Topic 2c, Palm Avenue West; Appendix 1a, Otay Valley Regional Park; Appendix 1b, Special Study Area Salt Ponds; Appendix C, View Corridors and View Points; Appendix H, Local Coastal Program.



## TOPIC 2A PALM CITY

### VISION

*A uniquely revitalized neighborhood center of distinctive character, will be built upon the viable existing single-family residential core and transit center, and will incorporate multifamily and single-family residential, commercial and civic uses. This site will be redeveloped as a cohesively planned transit-oriented development, providing linkages and access to the Otay Valley Regional Park, and transit serving residential and shopping opportunities.*

### ISSUES

Palm City, centered at Palm Avenue and Hollister Street, is one of the oldest neighborhoods of the community. It is characterized by a multitude of inconsistent land use designations, zones, and existing uses. Land divisions are comprised of many small, irregularly shaped lots. Existing development includes light industrial and warehousing, automobile repair shops, a variety of commercial uses, bars, religious facilities, single-family and multifamily residential and mobile home parks, and motels. The quality of existing development ranges from poorly maintained to well maintained. Landscaping, including street trees, is minimal, and a variety of signage types contributes to the general lack of visual cohesiveness. It is well served by transit, including the Palm Avenue trolley station, and has great potential for revitalization. It is an ideal location for pedestrian-oriented developments incorporating commercial, residential and civic uses.



*See the Community Land Use Map for planned land use designations in this area.*

In 2023, the Bella Mar Community Plan Amendment redesignated 14.62 acres from Open Space to Medium Density Residential (15-<30 du/net acre). This site had been used as an off-road racetrack and was previously graded. The site is within the flood fringe area. The City Environmental Sensitive Lands Regulations allows development in the flood fringe area where the development will not significantly adversely affect the existing sensitive biological resources onsite or offsite and is capable of withstanding flooding and does not require or cause the construction of offsite flood protective works, nor will it increase or expand a Flood Insurance Rate Maps Zone A published by the Federal Emergency Management Agency.

### STRATEGIES

- 0.1. Improve this area as one of the community's key mixed-use neighborhood centers through physical rehabilitation and economic revitalization.
- 1.2. Redevelopment of this area shall be pedestrian/transit-oriented and be based on Transit-Oriented Development (TOD) guidelines.



## Otay Mesa-Nestor Community Plan

3. Develop the Palm Avenue transit center site, including the Park-and-Ride lot and, if possible, other adjoining parcels, as the cornerstone of the Palm City neighborhood center.

~~a.b.~~ Plans shall incorporate the trolley station and shall consider a mix of commercial, residential, civic, public plaza, and shared parking uses.

- ~~2.4.~~ Consider preservation, reconfiguration and relocation options for the existing mobile home parks in this area, and integrate these sites with planned redevelopment. Explore undeveloped areas in Otay Mesa as possible sites for mobile home relocation.

### RESPONSIBILITY

Community ~~Plan Implementation Team, community~~ members, landowners and business owners working with City Departments ~~and Sections (including Planning, Economic Development, Redevelopment, Park and Recreation, and Arts and Culture)~~ and other responsible agencies including ~~MTDB, MTS~~ and the Housing Commission.

### FUNDING

1. Pursue City Capital Improvement Project (CIP) allocations and private investment.
- ~~1.2.~~ Pursue Community Development Block Grant (CDBG) funds, Federal transportation planning grants and formation of a Business Improvement District or other similar entity.

### SCHEDULE

~~To be determined.~~ On going

### LAND USE

1. Mixed-Use Commercial. A Planned Commercial Development permit (PCD) shall be required for all sites developed within the Mixed-Use designated areas.
- ~~1.2.~~ Designate the Bella Mar site for multifamily residential.

### ZONING

1. Use Citywide zones to implement the community plan land use designations.
- ~~1.2.~~ Apply a zone that implements the Transit-Oriented Development intent, permitted uses, design standards and criteria. Condition rezones upon approval of a PCD.
- ~~2.3.~~ Consider removal of the Mobile Home Park Overlay Zone if relocation of a mobile home park is considered as part of a proposed site redevelopment.

### GUIDELINES

- ~~3.1.~~ Any redevelopment or improvement in this area shall incorporate Transit-Oriented Development (TOD) Guidelines, (Appendix A).
- ~~4.2.~~ Ensure that TOD guidelines, pedestrian orientation, and streetscape recommendations are incorporated into the design for future improvements to Hollister Street.
3. Development of sites located north of Palm Avenue, adjacent to the Otay Valley shall be required to meet specific development criteria (see Topic 1a, Otay Valley Regional Park).

**Reference:** Topic 1a, Otay Valley Regional Park; Topic 2c, Palm Avenue West; Appendix 1a, Otay Valley Regional Park; Appendix 1b, ~~Salt Ponds~~ Special Study Area; Appendix C, View Corridors and View



Points; Appendix H, Local Coastal Program; [Bella Mar Special Study Report](#).





## **IV. APPENDICES**

- 1A OTAY VALLEY REGIONAL PARK**
- 1B SPECIAL STUDY AREA SALT PONDS**
- 4 COMMUNITY FACILITIES AND SERVICES**
- 6 TRANSPORTATION FACILITIES**
- A TRANSIT-ORIENTED DEVELOPMENT**
- B OTAY MESA-NESTOR STREET TREE PLAN**
- C VIEW CORRIDORS AND VIEW POINTS**
- D GENERAL RECOMMENDATIONS AND GUIDELINES**
- E EXISTING ZONING AND REZONING**
- F LEGISLATIVE FRAMEWORK**
- G RELATIONSHIP TO THE GENERAL PLAN**
- H LOCAL COASTAL PROGRAM**
- I PLAN UPDATE AND AMENDMENT PROCESS**
- J LIST OF REFERENCES AND SUPPLEMENTAL DOCUMENTS**



## APPENDIX 1A OTAY VALLEY REGIONAL PARK

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This appendix consists of the Otay Valley Regional Park Focused Planning Area map, park planning history and goal statement.

### PLANNING HISTORY

This Otay Valley Regional Park (OVRP, Regional Park) Concept Plan is the result of a multi-jurisdictional planning effort in the Otay River Valley by the County of San Diego and the Cities of Chula Vista and San Diego. In 1990, the jurisdictions entered into a Joint Exercise of Powers Agreement (JEPA) for coordinated planning, acquisition, and design for OVRP. The JEPA established a 3-member Policy Committee (PC) of elected officials and a 30-member Citizen Advisory Committee (CAC). In 1995 the PC and the CAC reviewed a draft map for the Concept Plan and directed that the Concept Plan be completed after additional public review and comment. The plan was adopted in 1997, revised in 2001, and revised again in 2016. In 2006, the JEPA was rescinded and a new JEPA was adopted with added provisions to address management, maintenance, and operations between jurisdictions, and set a term of 25 years for the enforcement of the JEPA. In 2012, the JEPA was amended to reduce the number of CAC members to 21, seven per jurisdiction. In 2016, the Concept Plan was reviewed and updated for changes in existing conditions and potential Regional Park enhancements. The Joint Exercise of Powers Agreement (JEPA), dated January 30, 1990, between the cities of San Diego and Chula Vista and the county of San Diego, was adopted by the City Council on April 30, 1990. This Agreement established a framework for coordinated planning, design and acquisition for the regional park. The JEPA created a three-member Policy Committee, comprised of one elected official from each jurisdiction, to act as the decision-making body on matters concerning park planning. A thirty member Citizen's Advisory Committee provides a forum for public input and advises the Policy Committee. The multi-jurisdictional Joint Staff team is responsible for the ongoing park planning and acquisition effort.

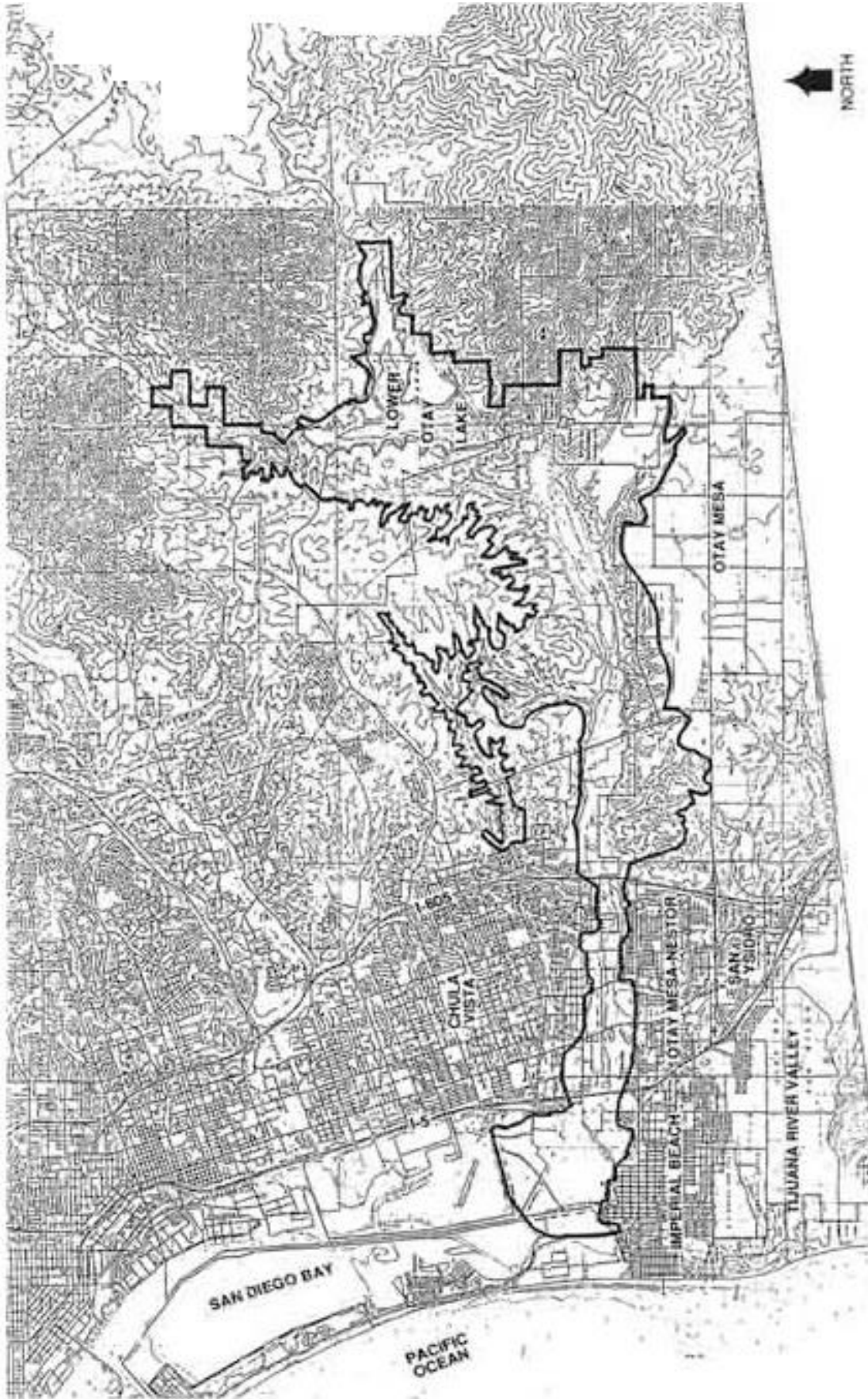
The majority of the property in the FPA is currently privately owned. During 1993-1994 a total of 78.07 acres were acquired for permanent inclusion in the regional park. Sixty-six and one-third acres of this property are located in several sites within the community planning area; the remaining 11.74 acres are located adjacent to some of these sites, in Chula Vista. These acquisitions were made possible by a State of California Coastal Conservancy grant. The property was acquired specifically for restoration and enhancement of wetland and riparian habitat.

Planning and acquisition for the regional park is ongoing. To date, the Otay Valley Regional Park Progress Plan (accepted by the Policy Committee in October, 1990) and the preliminary draft Concept Plan (November, 1996) have been prepared as preliminary planning documents for the regional park. Several technical documents which address various portions of the FPA have assisted Joint Staff in preparation of the draft Concept Plan.

**GOAL STATEMENT**

The Otay Valley Regional Park Focused Planning Area (FPA) boundary and Goal Statement were established by the Policy Committee on June 1, 1990, and were subsequently adopted by the San Diego City Council on December 8, 1992. The goal statement provides policy direction for the ongoing park planning, design and acquisition effort. The Goal Statement follows:

*"Otay Valley Regional Park will represent one of the major open space areas within the southern area of San Diego County linking south San Diego Bay with lower Otay Lake. The park will fulfill the need to provide a mix of active and passive recreational activities while protecting environmentally sensitive areas, protecting cultural and scenic resources, and encouraging compatible agricultural uses in the park.*



3  
Otay Valley Regional Park Focused Concept Planning Area  
Otay Mesa - Nestor Community Plan  
FIGURE



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*To ensure that Otay Valley Regional Park meets the diverse goals of a regional park, attention shall be focused not only on providing facilities and protecting resources, but on adjacent land uses to ensure compatible development, buffering, and linkages with other regional resources.*

*A comprehensive management plan shall be implemented that will not only address the long-term management of the park, but will also provide for the protection of visitors and park neighbors, develop environmental and recreational programs, and enhance park/open space activities and resources."*



## APPENDIX 1B SALT PONDS SPECIAL STUDY AREA

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### SPECIAL STUDY AREA (SSA)

The following is a description of the Definition and Intent, Application, and Criteria for the Special Study Area:

#### DEFINITION AND INTENT

When the Community Plan was adopted, until more detailed information is known was needed about the resource and environmental value of lands located within the Special Study Area (SSA), it is intended that these lands to retain their current uses, and Open Space land use designation, until a Special Study Report was comprehensively prepared for the entire SSA. Since the Community Plan was adopted a majority of the SSA should become wholly or partially has been included in the future Otay Valley Regional Park (OVRP), the Multiple Species Conservation Program (MSCP) Preserve and/or the U.S. Fish and Wildlife Service proposed San Diego National Wildlife Refuge. These areas included should have or are planned to be restored and managed as natural resource areas, regional recreation areas or part of the salt production industry.

In 2023, a Special Study was prepared for the Bella Mar Community Plan Amendment which compressively addressed the SSA by following the criteria established by the Community Plan. The Special Study Report provided an ecological analysis of the SSA. The analysis addressed biological resources, habitat value, and hydrology within the entire SSA and can be used as a basis for additional analysis for future community plan amendments within the SSA.

At the time the Special Study Report was prepared, only 91 acres (23 percent of the SSA) in the SSA were in private ownership. Those areas, not included for natural resource areas, regional recreation areas, or part of the salt production industry, should be used in ways which promote development and economic revitalization in the community, help to revitalize the Palm Avenue corridor, and improve public access and circulation in the community. At the time the Special Study Report was prepared To implement these goals, the existing zoning and current Open Space designation should be retained until the Special Study analysis and planning process has been completed. All properties within the SSA are were in Coastal Commission Deferred Certification Areas.

This Plan supports sensitive development in the SSA, including but not limited to the ongoing salt production industry, as long as such development is designed to achieve the variety of objectives identified below. It recognizes that a process exists whereby the landowner(s) have the right to propose other uses than those which exist today.

In order to ensure that Proposed development of any property within the area consider the following in a comprehensive manner, the SSA overlay designation has been applied should prepare a study for the development area that uses the criteria in this appendix; the biological,



~~sensitive natural resource, and habitat values and protection; regional habitat and open space connectivity issues; hydrological considerations including floodplain management; creation of new development opportunities; potential to provide new revenue sources; improvement to traffic circulation; ability to enhance design qualities and aesthetics in the community; recreational potential; and potential environmental mitigation requirements.~~

~~Prior to any land use changes within the SSA, a Special Study will be required. The Study will provide the framework and facilitate informed decision-making about the use, management, and disposition of the land within this context, while evaluating and considering the development opportunities in the area.~~

## **APPLICATION**

The SSA overlay designation is delineated on the community plan Land Use map. An SSA has been ~~created~~ retained to provide the property owners with the potential for more flexibility in pursuing development proposals by preparing site-specific study reports using the criteria in this appendix.

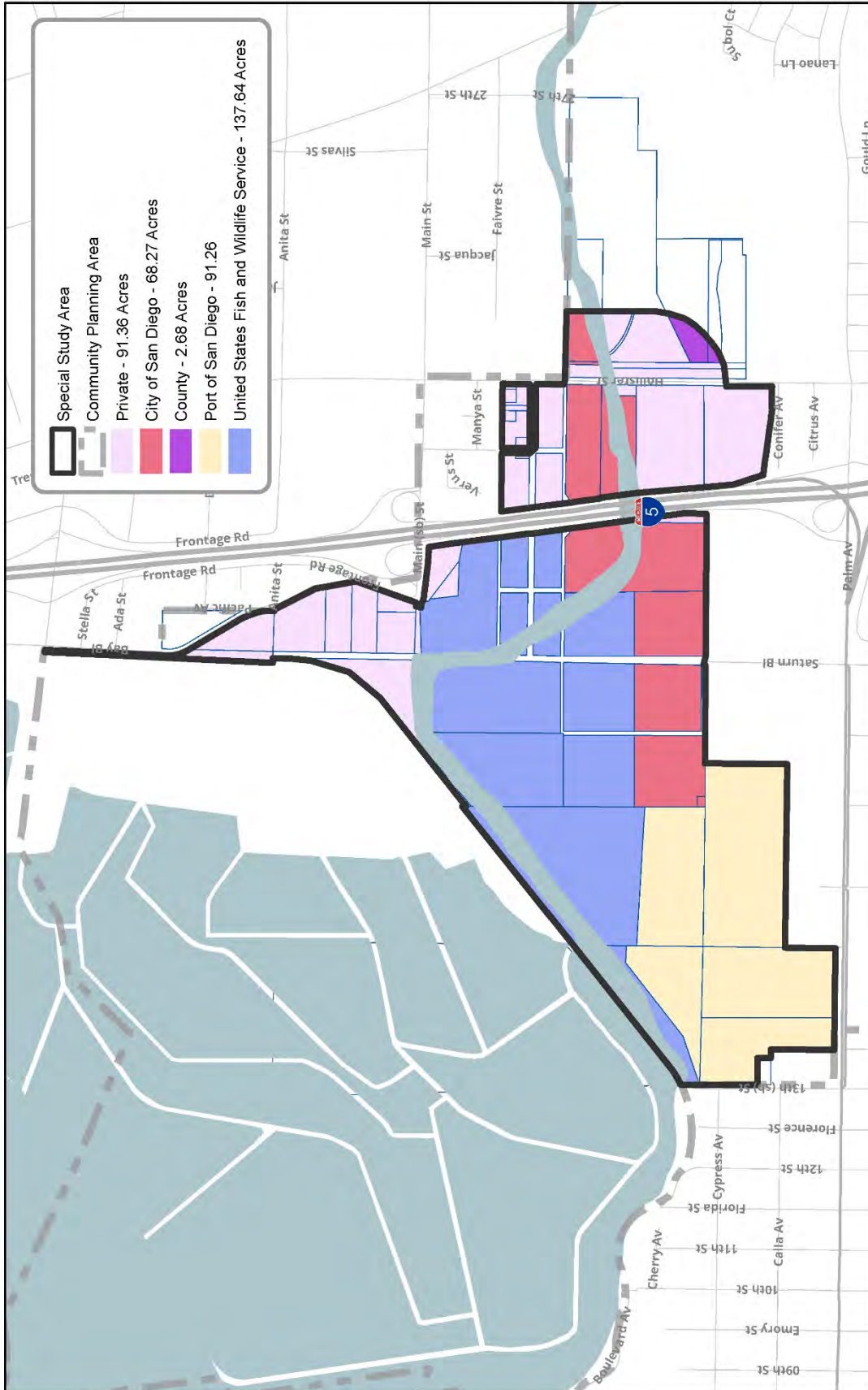
~~The area located south of Main Street contains discontinued salt ponds, vacant undeveloped parcels, fallow agriculture land, several residences and properties developed with interim uses. The area north of Main Street is comprised of magnesium chloride ponds, which hold the waste material remaining after the salt evaporation process.~~

~~salt ponds, vacant undeveloped parcels, fallow agriculture land, several residences and properties developed with interim uses. The area north of Main Street is comprised of magnesium chloride ponds, which hold the waste material remaining after the salt evaporation process.~~



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Special Study Area Parcel Ownership

Otay Mesa - Nestor Community Plan

3a

FIGURE

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~~The Special Study is intended to be an ecological analysis of the SSA. The analysis should address biological resources, habitat value, and hydrology within the entire SSA and shall be used as a basis for determining land uses.~~

The following application requirements and criteria apply to the SSA:

1. A site-specific Special Study will not be required for development in the SSA that is consistent with the regulations of the ~~following~~ existing underlying open space and agricultural zones: ~~FW; A-1-10 and A-1-1, with FPF overlay zone where applied.~~

~~—~~The ten-acre Salt Works site ~~shall be considered to be~~ included in the SSA.

- ~~•~~—Development (on-site expansion or modification) necessary for the continued salt plant operation shall be allowed consistent with the M-2 underlying industrial zone, without the requirement of a site-specific Special Study.

Any other development proposals (change in use) of this site shall require a site-specific Special Study (regardless of the M-2 underlying industrial zone).

2. The site-specific Special Study will be required ~~prior to or~~ in conjunction with proposals and application for discretionary actions for properties in private ownership including, but not limited to, the following:
  - Plan amendments.
  - Rezones.
  - ~~Planned Development or Special Development~~ Permits (~~PCDs, PIDs, PRDs, etc.~~).
  - Conditional Use Permits (CUPs) and CUP amendments. Due to the variety of land uses and the duration of CUPs that may be applied for, the requirement for a Special Study will be determined on a case-by-case basis.
3. Any land use proposal for an individual property in the SSA shall not require the concurrent planning of all other properties in the SSA to a community plan level. This shall be accomplished by those other property owners or, if necessary, by the City. It shall not be the responsibility of any property owner to process land use proposals for any other property owner.

~~Reference: Bella Mar Community Plan Amendment Special Study Report~~

## CRITERIA FOR PREPARATION OF THE SITE-SPECIFIC SPECIAL STUDY REPORTS



~~B.A.~~ Site Specific Special Study Reports for land use proposals should address the following~~The Special Study shall:~~

~~Comprehensively address all the property located within the designated SSA boundary.~~

~~2.1.~~ Assess the biological, sensitive natural resource, natural habitat, and regional habitat and open space connectivity values ~~with the SSA of development site.~~ Potential on and offsite habitat restoration ~~need be assessed only on~~ related to the development of the site.~~those properties owned by the parties preparing the Special Study.~~

~~2.~~ Assess the hydrological conditions within the SSA development site and describe the relationship of these areas with those adjacent to the SSA development site. Describe the watershed(s) and drainage characteristics within the SSA development site; For proposed developments within the Salt Ponds, explain whether the southern SSA and the Magnesium Pond SSA are linked hydrologically. Determine wetland areas. Provide recommendations for floodplain management to meet the needs of proposed development.

~~3.~~ Ensure that improvements to the Otay River and Nestor Creek are designed in a manner which enhances their biological and esthetic functions, and complements the goals of the OVRP and the proposed land uses where applicable.

~~4.~~ Contain specific criteria, where appropriate and feasible, for creating a buffer zone adjacent to identified wetlands and habitat areas, including the Otay River and Nestor Creek. Development shall minimize impacts to existing wetland or wildlife habitat buffer areas.

~~5.~~ Address the goals of the Otay Valley Regional Park (OVRP), including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience.

~~6.~~ Where appropriate, contain criteria for provision of public access, circulation, view points, and view corridors. Consider provision of these public amenities particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.

~~7.~~ Contain general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.

~~8.~~ Be in conformance with applicable local, state, and federal regulations and policies.

~~C.B.~~ Site Specific Special Study Reports for ~~The Special Study shall serve as the basis for establishing land uses in the ecommunity plan~~ amendments for proposed developments, should also including the following:

~~1.~~ Identification of appropriate areas for preservation, enhancement, and restoration. Describe and locate the boundaries on site of the open space preserved areas and public park (OVRP) areas.



- 2.1. Identification and designation of appropriate areas for development. Describe and locate the proposed land uses, densities and intensities. ~~Facilitate the revitalization of the Palm Avenue corridor by incorporating appropriate provisions dealing with architecture and site design, landscaping, and signage.~~
2. Illustration of the relationship of proposed land uses with adjacent land uses.
- a. Land uses which facilitate the economic revitalization of the community are encouraged.
- ~~-b.~~ Describe how land uses will relate to other existing or planned land uses such as Palm Avenue West, Nestor Town Center, and Palm City.
- 4.3. Provision of a continuous connection between the Otay Valley, the Salt works, and San Diego Bay. Where necessary to maintain an important existing connectivity, the Special Study Report should incorporate a habitat element in a design and alignment which respects the value and function of that connectivity.
4. Description of the proposed circulation systems, including road and street alignment and classifications, and the proposed public transit system.
- a. Designate where appropriate public trail corridors (bicycle, pedestrian, and equestrian).
- b. Trail corridors should be designed to link public open space areas with each other and also to link with other modes of transportation.
- c. Address the impact of proposed development on the community's existing circulation system.
- ~~e.d.~~ Provide recommendations for improving the existing circulation system, meeting the needs of the proposed development, and improving coastal access while striving to maintain the integrity, continuity, and connectivity of the natural resources and habitat.
- 6.5. Addressing the provision of public facilities and services and provide a development phasing plan where appropriate.



Specific land use proposals shall:

1. ~~Ensure that improvements to the Otay River and Nestor Creek are designed in a manner which enhances their biological and esthetic functions, and complements the goals of the OVRP and the proposed land uses.~~
2. ~~Contain specific criteria, where appropriate and feasible, for creating a buffer zone adjacent to identified wetlands and habitat areas, including the Otay River and Nestor Creek. Development shall minimize impacts to existing wetland or wildlife habitat buffer areas.~~
3. ~~Address the goals of the Otay Valley Regional Park (OVRP), including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience.~~
4. ~~Where appropriate, contain criteria for provision of public access, circulation, view points and view corridors. Consider provision of these public amenities particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.~~
5. ~~Contain general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.~~
6. ~~Be in conformance with applicable local, state, and federal regulations and policies.~~
7. ~~Describe conformance with related planning efforts and adopted plans including the Multiple Species Conservation Program, Otay Valley Regional Park, and the South San Diego National Wildlife Refuge.~~



## APPENDIX C VIEW CORRIDORS AND VIEW AND ACCESS POINTS

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Provide opportunities for residents and visitors to enjoy and appreciate features of the natural and built environment that make this community unique by preserving, enhancing, and creating public view corridors, and view and access points. View Corridors, and View and Access Points, are listed in the accompanying map and table.

In addition to providing a sense of openness and delineation of the boundaries of urban development, views to landmarks help to create a sense of place and orient the viewer within the community. View opportunities include the Otay River Valley; the Western Salt Company's building, salt ponds and salt stacks, and the downtown San Diego skyline across San Diego Bay; and the riparian habitat, farmlands, and horse stables of the rural Tijuana River Valley terminated by the steep hillside bluffs which form the border with Mexico.

### VIEW CORRIDORS

View corridors may be any length, and include streets, alleys, street right-of-ways and edges of development. Examples include Thermal Street, which offers continuous views between the Otay and Tijuana River Valleys; Rodear Road, a small corridor that offers views both south to the Tijuana Valley and north to rural style residential development including horse corrals; and Granger Street, a portion of which is an unused right-of-way that is a proposed mini park.

- Prohibit development of any structures that would obstruct views within designated view corridors. Incorporate designated view corridors into future redevelopment plans for sites that may be partially or completely blocked by existing development.
- Reinforce view corridors with appropriate site planning, landscaping and building placement. An excellent example of site planning and landscaping that reinforces view corridors is the parallel plantings of mature palm trees located in the Capri Trailer Lodge mobile home park on Palm Avenue.

### VIEW AND ACCESS POINTS

View and access points are designated in areas where view corridors do not exist, and are intended as places that encourage and invite public use. They are described in more detail, below:

- View points should be developed with seating and lighting. Signage should be provided at access points indicating the location of parking areas, trailheads, public stairways, and public parks and open spaces, as appropriate.
- Several Otay River Valley view and access points are proposed as amenities to augment the Otay Valley Regional Park (Topic 1a). These locations may provide opportunities for incorporating access, trailheads, and passive viewing areas into the future park.





### **View and Access Points: Otay River Valley**

- A. Palm Avenue Transit Center/Park-and-Ride: Provide a viewpoint overlooking the valley, north of the trolley station parking lot. Provide physical access, via a stairway, into the valley.
- B. Midway Baptist Church: Encourage the Church to provide a public viewpoint overlooking the valley.
- C. Palm Avenue: This site is the only area between I-5 and I-805 that provides direct views into the valley from Palm Avenue. Preserve visual access and provide a public viewpoint from Palm Avenue. Provide public trail and vehicular access along the existing unimproved road alignment from Palm Avenue into the valley.
- D. Montgomery High School: Provide pedestrian access through the school campus to the sites north of the ball fields and stadium. Improve this area of natural bluffs overlooking the valley as a passive recreation and viewing area.
- E. Cochran Avenue: This site is proposed as a mini park (Topic 4e). Provide a public viewpoint overlooking the valley, including landscaping and seating. Design of this area should prevent vehicular access north of Lindbergh Street, and should discourage and prevent trash dumping over the cliff.
- F. Finney Elementary School: Provide pedestrian access through the school campus to the sites north of the ball field and playground. Improve this area of natural bluffs overlooking the valley and finger canyons as a passive viewing area.
- G. Murrieta Circle: An existing utility easement road provides access from Murrieta Circle down to the valley. Work with SDG&E to provide public access to this trailhead and viewpoint overlooking the valley.

### **View and Access Points: Tijuana River Valley**

- A. Servando Avenue: Provide viewpoints along the alignments of Valentino Street and Bluehaven Court by clearing non-sensitive vegetation along the south side of this street, adjacent to the Tijuana River Valley. The viewpoints will provide aesthetic enjoyment for local residents and assist the U.S. Border Patrol in their operations.



View Corridor or View and Access Point	Location
<b>San Diego Bay:</b> View Corridor	A. 13 <sup>th</sup> Street B. Georgia Street C. Alley between Georgia Street and 14 <sup>th</sup> Street D. 14 <sup>th</sup> Street E. Alley between 14 <sup>th</sup> Street and Granger Street F. Granger Street G. 16 <sup>th</sup> Street H. Thermal Avenue I. Saturn Boulevard
<b>Tijuana River Valley:</b> View Corridor	A. Bubbling Well Drive B. Thermal Avenue C. Leon Avenue/Tremaine Way D. Saturn Boulevard E. Rodear Road F. Hollister Street G. International Road H. Valentino Street and Bluehaven Court
<b>Otay River Valley:</b> View and Access Points	A. Palm Avenue Transit Center/Park and Ride B. Midway Baptist Church C. Palm Avenue D. Montgomery High School E. Cochran Avenue F. Finney Elementary School G. Murietta Circle
<b>Tijuana River Valley:</b> View and Access Points	A. Servando Avenue

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- VIEW CORRIDORS**
  - (A) Views to San Diego Bay
  - (B) Views to Tijuana River Valley
- VIEW AND ACCESS POINTS**
  - (A) Views/access to Otay River Valley
  - (B) Views/access to Tijuana River Valley
- Open Space Areas

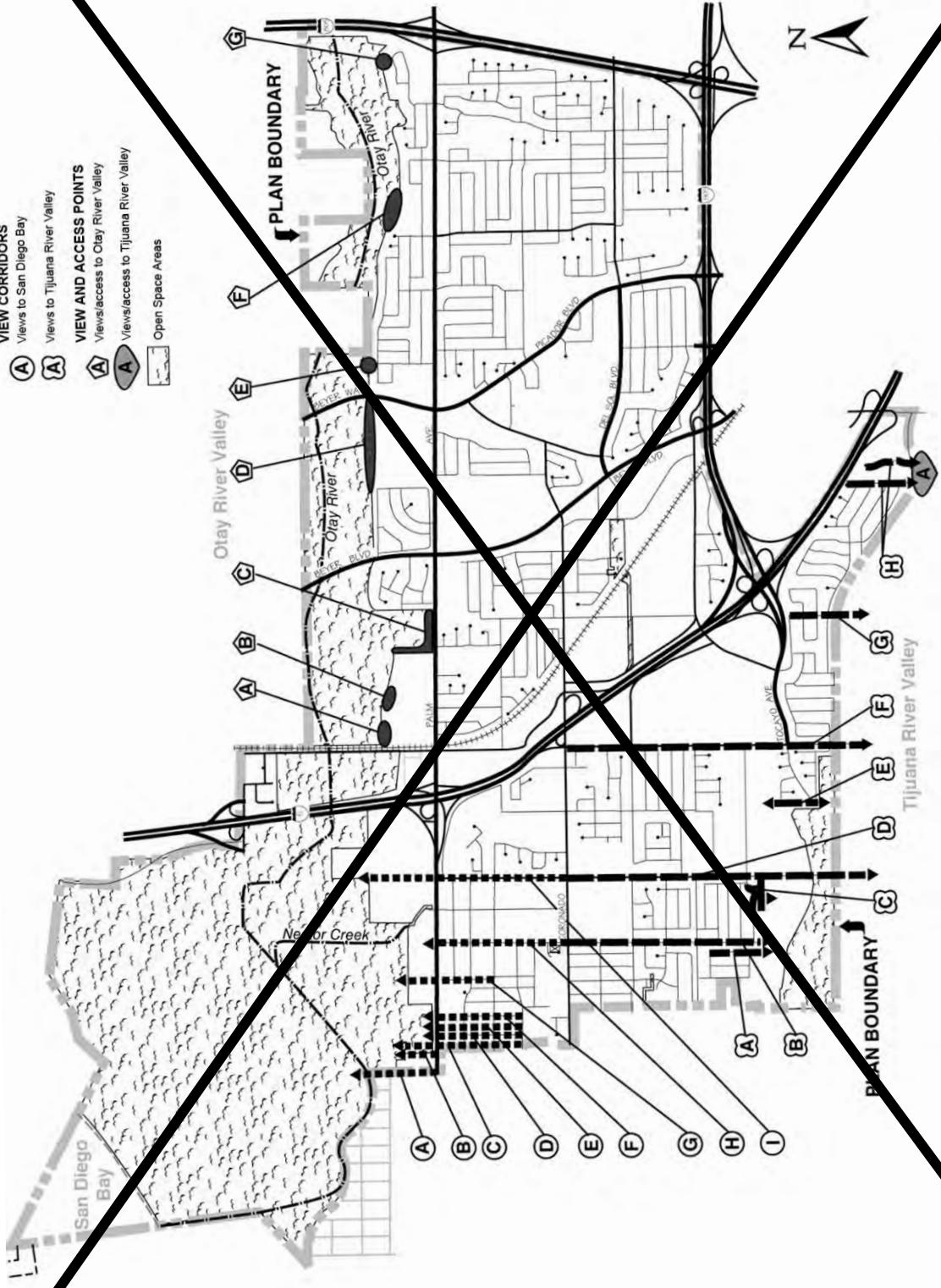
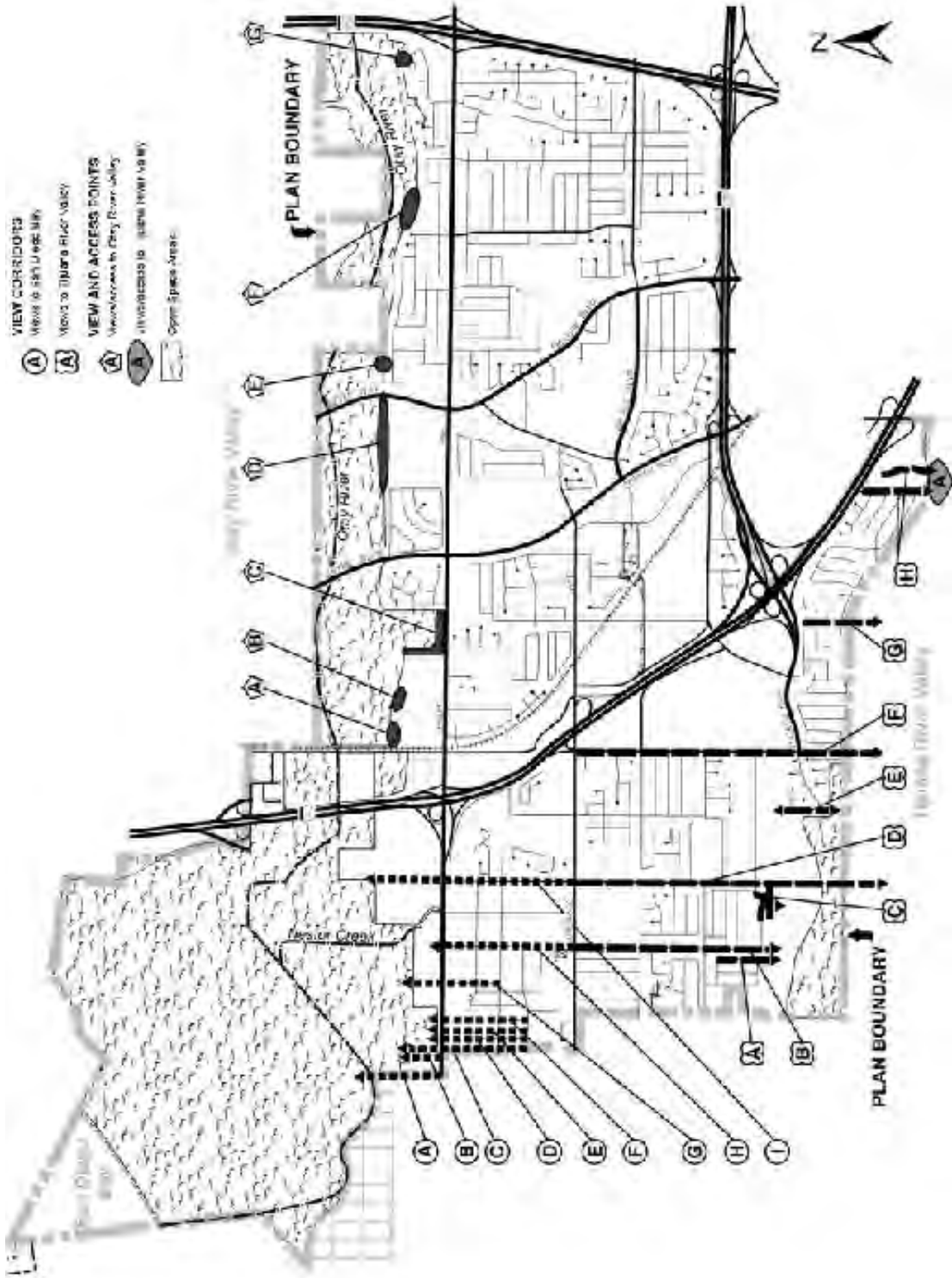


FIGURE 9

**View Corridors Map**  
 Otay Mesa-Nestor Community Plan

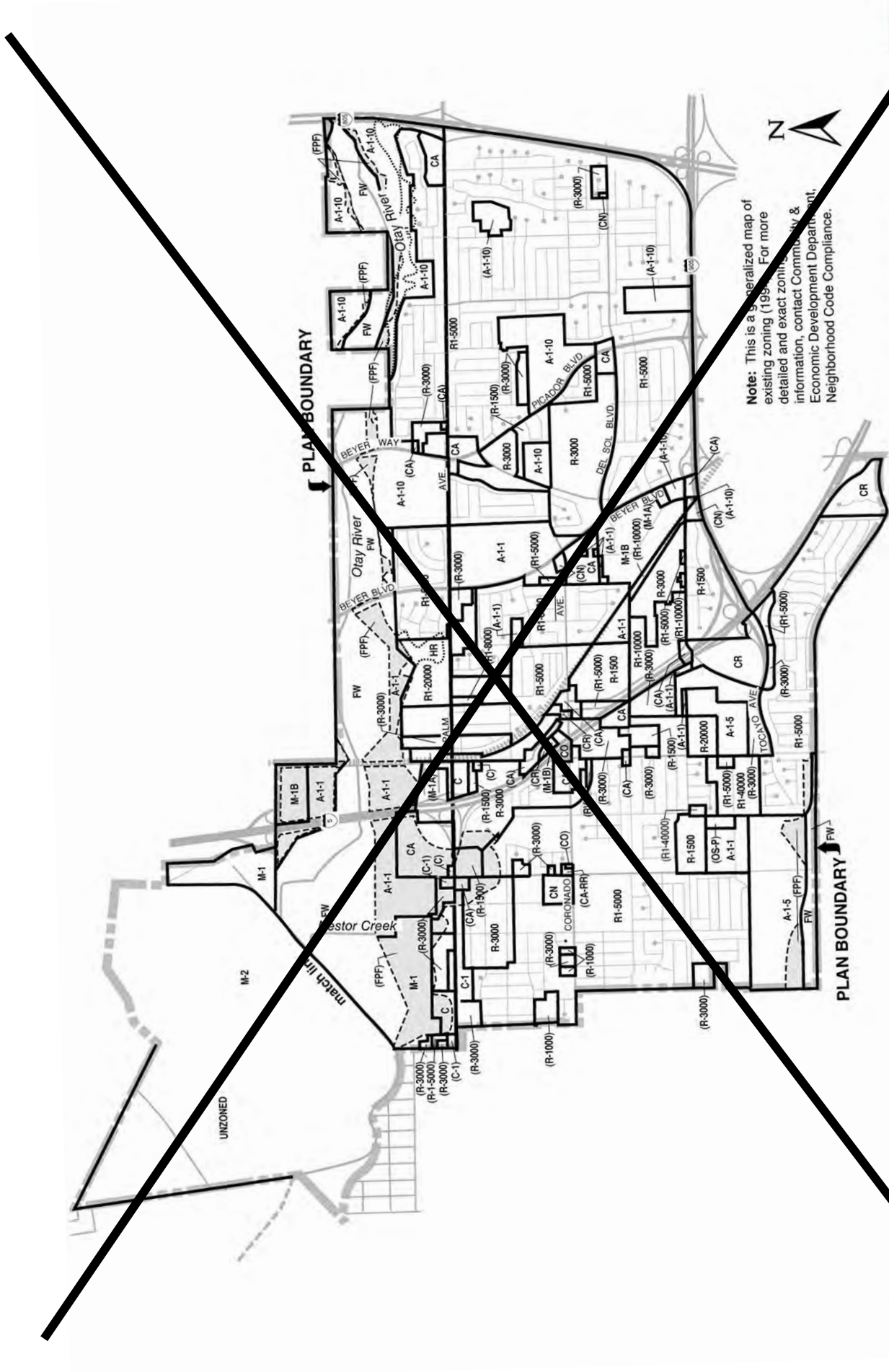


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**9**  
 View Corridors Map  
 Okay Mesa-Nestor Community Plan  
 FIGURE

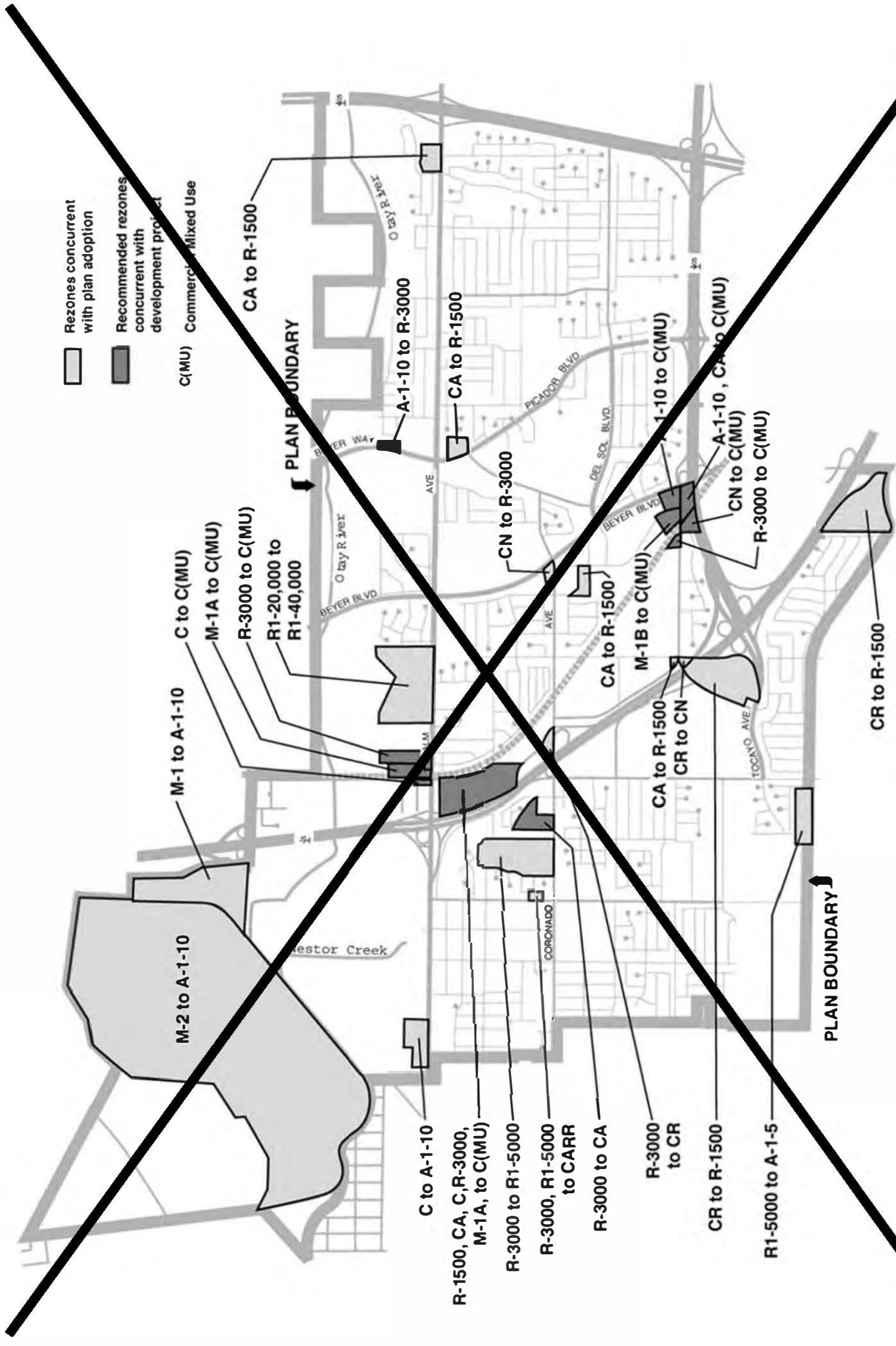




Note: This is a generalized map of existing zoning (1994). For more detailed and exact zoning information, contact Community & Economic Development Department, Neighborhood Code Compliance.

Existing Zoning (1994) Map 10  
Otay Mesa-Nestor Community Plan







## APPENDIX F LEGISLATIVE FRAMEWORK

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The Otay Mesa-Nestor Community Plan was prepared within the context of laws enacted at the federal, state and local levels. Some of the more significant areas of legislation are discussed below:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) gives authority for the preparation of Community Plans and specifies the elements that must appear in each plan. It also provides the procedure for adoption and administration of these plans.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires that environmental analysis be prepared for all community plans. Separate, detailed environmental review is also required for all projects that may significantly affect the environment, including actions related to implementing this Plan.
- The California Coastal Act of 1976 requires that all local jurisdictions that include lands located within the designated Coastal Zone develop a Local Coastal Program that is consistent with the Coastal Resources Planning and Management Policies as set forth in Chapter 3 of the Act.
- Part of the community planning area, including a small portion of the Otay River and the southern end of San Diego Bay, is located within the planning jurisdiction of the Port of San Diego. This plan's designation of these areas as open space is consistent with the Port Master Plan's designated conservation uses including wetlands and estuary.
- The General Plan establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals and recommendations of this plan. Should differences occur between this Plan and the ~~Progress Guide and~~ General Plan, they may be resolved during the course of related public hearings. ~~This procedure is consistent with the intent of City Council Policy 600-7.~~
- The citywide zoning and subdivision ordinances regulate the development and subdivision of land in the City.
- In addition to legislation and ordinances, the City Council has adopted a series of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and are used in implementing community plan recommendations.





## APPENDIX H LOCAL COASTAL PROGRAM

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The California Coastal Act of 1976 established a coastal zone boundary and mandated that all jurisdictions within that boundary prepare a Local Coastal Program (LCP). This Otay Mesa-Nestor Community Plan and LCP Land Use Plan brings the City's planning process into conformance with the 1976 Coastal Act. Approximately 20 percent of the community is located in the Coastal Zone ([see Figure 11 Coastal Jurisdiction Map](#)). The Plan includes planning and development recommendations and guidelines to protect and preserve the state's coastal resources. It has incorporated the coastal issues that have been identified for the community and has developed strategies to address those issues, as summarized below:

### **PUBLIC ACCESS TO THE BAY**

The Transportation Facilities Topic, the Salt Ponds Topic and the Otay Valley Regional Park Topic incorporate recommendations for improving vehicular, bicycle, and pedestrian access to the south San Diego Bay and coastal resource areas. The Plan also provides for improved public access to the Tijuana River Valley to the south of the community.

### **PROVISION OF COMMUNITY PARKS AND RECREATION AREAS**

The Otay Valley Regional Park Topic recommends developing the Otay Valley, including its coastal areas, as an open space park providing both recreational opportunities and resource protection.

### **RECREATION AND VISITOR SERVING FACILITIES AND SERVICES**

The Palm Avenue West Topic recommends retention and rehabilitation of the existing hotels, retail, and visitor-oriented commercial areas along the southern edge of the San Diego Bay in order to maintain visitor-oriented uses and public access to coastal resources.

### **HERITAGE RESOURCES**

The Salt Ponds Topic encourages the preservation of the Western Salt company building and creation of educational and interpretive programs addressing the salt works and San Diego Bay.

### **ENVIRONMENTALLY SENSITIVE HABITAT AREAS**

Otay Mesa Nestor has approximately 990 acres designated as open space within the Coastal Zone. Approximately 890 acres of the open space area consists of the San Diego Bay Preserve which is comprised of wetland habitat, and one of the community's major natural resources.

The Otay Valley Regional Park Topic and the Salt Ponds Topic both contain strategies to preserve and restore the natural resources and habitat in the Otay Valley and lower San Diego Bay. The Salt Ponds Topic and Appendix 1b address the application of a Special Study Area overlay designation which requires [comprehensive-site-specific](#) analysis of sensitive resources, habitat, and hydrology in the undeveloped coastal areas of lower San



Diego Bay prior to approval of development proposals. By designating properties in the southern portion of the planning area for very low-density residential development and open space, the Plan complements the low-intensity uses in the Tijuana River Valley Plan.

### **MULTIPLE SPECIES CONSERVATION PROGRAM**

Some lands within the coastal zone are within the Multiple Species Conservation Program (MSCP) and Multi Habitat Planning Area (MHPA). The Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP preserves a network of habitat and open space, protecting biodiversity, and enhancing the region's quality of life.

### **ENVIRONMENTALLY SENSITIVE LANDS (ESL) REGULATIONS**

The purpose of the City's Environmentally Sensitive Lands (ESL) regulations are to protect, preserve, and where damaged, restore, the environmentally sensitive lands of San Diego and the viability of the species supported by those lands. The ESL regulations, as part of the Land Development Code, and the accompanying Biology, Steep Hillside, and Coastal Bluffs and Beach's Guidelines serve as standards for the determination of impacts and mitigation under the California Environmental Quality Act and the California Coastal Act. These standards also serve to implement the Multiple Species Conservation Program by placing priority on the preservation of biological resources within the Multiple Habitat Planning Area, as identified in the City of San Diego Subarea Plan. Within wetland areas, state, and federal laws and regulations regulate adverse impacts to wetlands and listed species habitat.

### **FLOODPLAIN**

As shown on Figure 12, a portion of the community is within the 100 -year floodplain of the Otay River and is mapped by the Federal Emergency Management Agency (FEMA). The ESL regulations apply to all development proposing to encroach into a Special Flood Hazard Area, including both the floodway and flood fringe areas. A floodplain is comprised of the floodway and the flood fringe areas. The floodway includes the channel and adjacent overbank areas necessary to effectively convey floodwaters.

The ESL regulations allow permanent structures and fill for permanent structures, roads, and other development in the flood fringe area only in limited circumstances when certain conditions are met. These generally include where the development: would not significantly adversely affect the existing sensitive biological resources onsite or offsite, would be capable of withstanding flooding without requiring or causing the construction of offsite flood protective works, would not cause flooding of properties upstream or downstream, would not increase or expand Flood Insurance Rate Maps (FIRM) Zone A (areas of higher risk of flooding), would limit grading and fill to the minimum amount necessary, would minimize harm to environmental values and peak flow storage capacity in the floodplain, would maintain wetlands hydrology, would not significantly increase or contribute to downstream bank erosion and sedimentation, would not cause an increase in flood flow velocity or volume, and would ensure compliance with National Pollutant Discharge Elimination System (NPDES) requirements.

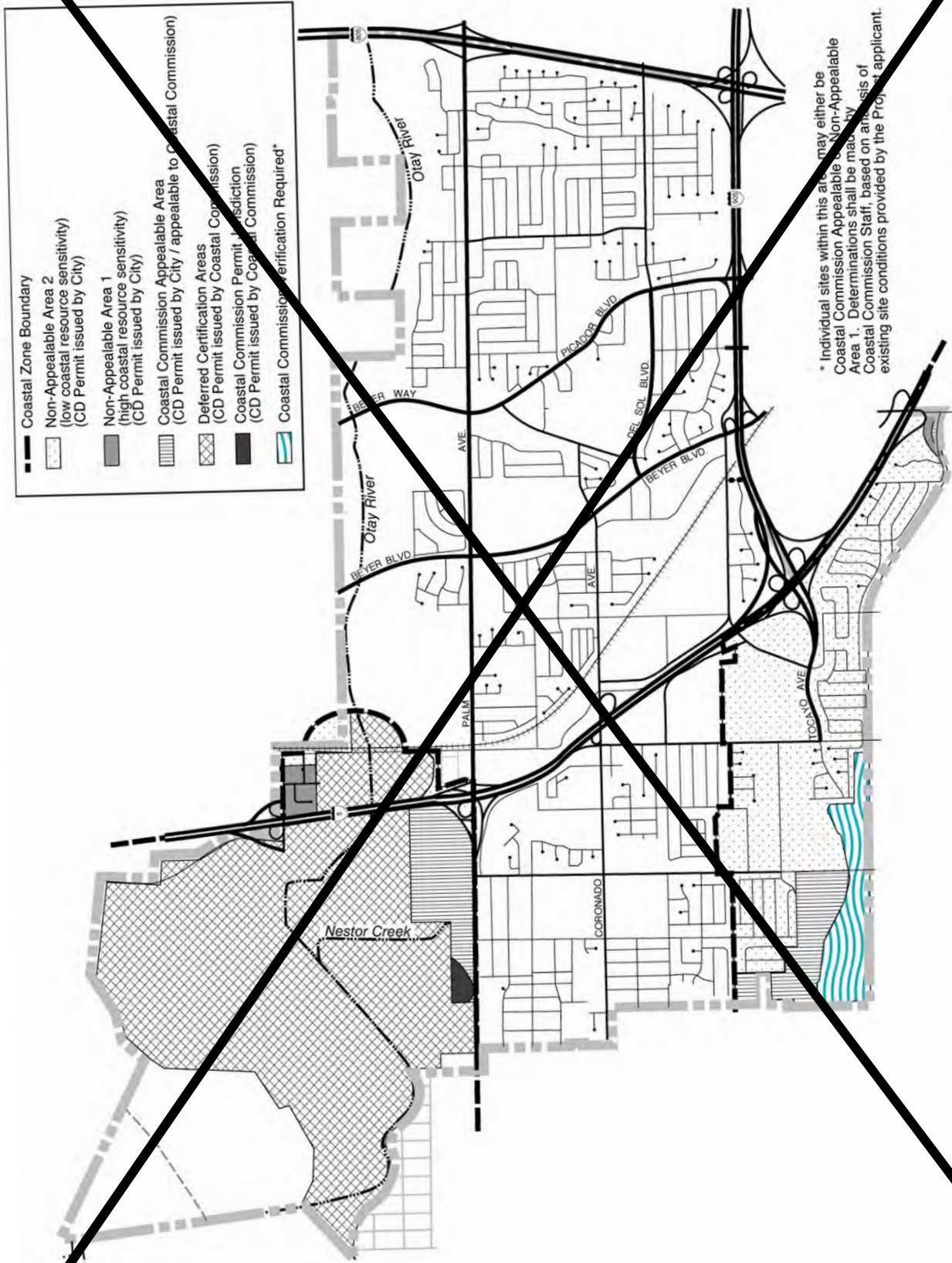


### **CONDITIONAL LETTER OF MAP REVISION**

A Conditional Letter of Map Revision (CLOMR) is a letter from FEMA commenting on whether a proposed project, if constructed per the design submitted to and approved by FEMA, would justify a revision to the FIRM. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the flood map. Once a project has been completed, a request to revise to the FIRM to reflect a project needs to be submitted to FEMA to receive a Letter of Map Revision (LOMR).

### **NO-RISE CERTIFICATION**

FEMA requires that any project in a floodway must be reviewed to determine if the project will increase flood heights. An engineering analysis must be conducted before a permit can be issued. The project must have a record of the results of this analysis, which can be in the form of a No-Rise Certification. The No-Rise Certification must be supported by technical data and signed by a registered professional engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the FIRM or Flood Boundary and Floodway Map (FBFM).



**DRAFT**

	Coastal Zone Boundary
	Non-Applicable Area 2 (low coastal resource sensitivity) (CD Permit issued by City)
	Non-Applicable Area 1 (high coastal resource sensitivity) (CD Permit issued by City)
	Coastal Commission Appealable Area (CD Permit issued by City / appealable to Coastal Commission)
	Deferred Certification Areas (CD Permit issued by Coastal Commission)
	Coastal Commission Permit Jurisdiction (CD Permit issued by Coastal Commission)
	Coastal Commission Verification Required*

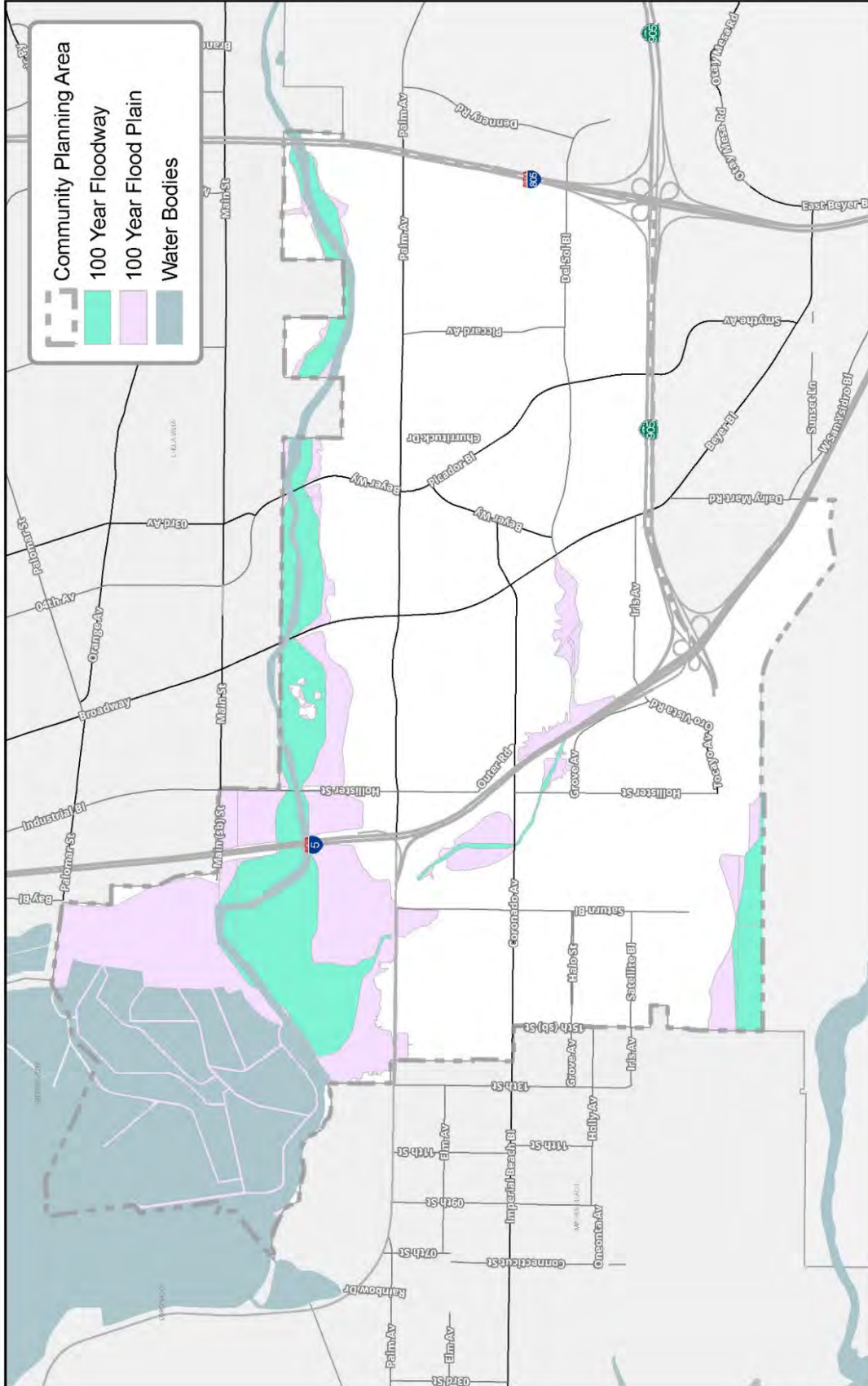


\* Individual sites within this area may either be Coastal Commission Appealable or Non-Applicable Area 1. Determinations shall be made by Coastal Commission Staff, based on analysis of existing site conditions provided by the Project applicant.



**Coastal Jurisdictions**  
Otay Mesa-Nesfor Community Plan

DRAFT



100 Year Flood Plain / 100 Year Floodway

11

FIGURE

Otay Mesa - Nestor Community Plan

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## **APPENDIX J Bella Mar Community Plan Amendment**

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In 2023, the Bella Mar Community Plan Amendment (CPA) redesignated 14.62 acres from Open Space to Medium Density Residential (15-<30 du/net acre). The site is within the Federal Emergency Management Agency (FEMA) 100-year flood fringe of the Otay River. This site has been previously graded but remains undeveloped with a history of use as an off-road racetrack. In 2003, a RV park was proposed for the site. The Coastal Commission's review of the proposal focused on whether the development within the flood fringe could withstand periodic flooding, would not impede the flow of floodwaters, and would not require the development off-site flood protective works.

### **SPECIAL STUDY AREA REPORT**

The Special Study Area Report prepared for the Bella Mar CPA concluded that, through compliance with the Environmental Sensitive Land (ESL) regulations applicable to development within the flood fringe, the development will not impact hydrological conditions throughout the special study area. The ESL regulations for flood fringe development will ensure consistency with Coastal Act Section 30236 by protecting on and off-site biological and hydrological resources through ensuring that channelization or fill within the flood fringe does not substantially change or redirect stream flows. The flood fringe development regulations will ensure that the Bella Mar development will not constitute a dangerous condition or an impediment to the flow of flood waters.

The SSA Report concluded that the Bella Mar development, which is in the flood fringe, will not alter the Otay River or tributary streams. The analysis for SSA Report concluded that the Bella Mar development will not change the 100-year floodplain elevations nor flow velocities on-site, downstream, or upstream. It also concluded that the development will not alter the hydraulic conditions of on-site or off-site sensitive resources, will not increase on-site or off-site flooding, and will not hydraulically impact coastal resources. The analysis determined that the 100-year flow rates, flow velocities, and flow volumes will remain essentially unchanged following development.

In accordance with the ESL floodplain development regulations, the development's permanent structures will be elevated at least 2-feet above the 100-year floodplain. This would be above the flood level with a factor of safety and would not be impacted by flood events. The fill placed on-site to elevate the structures will be entirely within the flood fringe and does not involve any off-site protective works. The Bella Mar development received a CLOMR that includes hydraulic analyses showing no impacts and that the development is in conformance with the floodplain and floodway regulations. The Bella Mar development also received a No-Rise Certification which certified that, based on technical data conducted, the Bella Mar Development will not have an impact to the 100-year flood elevation, floodway elevation, or floodway width.



## APPENDIX JK LIST OF REFERENCE AND SUPPLEMENTAL DOCUMENTS

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*Otay Mesa-Nestor Community Plan*, 1979 (December 1978), City of San Diego Planning Department.

*Otay Mesa/Nestor Community Conditions Report*, October 1993, City of San Diego Planning Department.

*Otay Mesa-Nestor Community Plan Update Project Citizen Survey*, distributed with the Chula Vista Star News, and available at the Otay Mesa Public Library and Montgomery-Waller Park Recreation Center, January 1994, City of San Diego Planning Department.

*City of San Diego Land Guidance System, Transit-Oriented Development Design Guidelines*, August 4, 1992, prepared by Calthorpe associates for the City of San Diego.

*A Plan For Equestrian Trails and Facilities*, February 6, 1975, City of San Diego Planning Department.

*Progress Guide and General Plan*, June 1989, City of San Diego Planning Department.

*California Coastal Act of 1976*, as of January 1994, California Coastal Commission.

[Bella Mar Community Plan Amendment Special Study Report, 2022, RECON Environmental](#)

RESOLUTION NUMBER R- 315071

DATE OF FINAL PASSAGE AUG 04 2023

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN TO REDESIGNATE A 14.62-ACRE SITE LOCATED AT 408 HOLLISTER STREET, FROM PARK, OPEN SPACE AND RECREATION TO RESIDENTIAL AND AN AMENDMENT TO THE OTAY MESA-NESTOR COMMUNITY PLAN TO REDESIGNATE LAND FROM OPEN SPACE TO RESIDENTIAL – MEDIUM DENSITY, AND LOCAL COASTAL PROGRAM AMENDMENT FOR THE BELLA MAR APARTMENTS – PROJECT NO. 631240.

WHEREAS, RTA PHAIR/HOLLISTER, LLC, a Delaware Limited Liability Company, requested an amendment to the General Plan to redesignate a 14.62-acre site located at 408 Hollister Street from Park, Open Space and Recreation to Residential; and

WHEREAS, the action includes an amendment to the Otay Mesa-Nestor Community Plan (Community Plan), which would also be an amendment to the Local Coastal Program, to redesignate the land use from Open Space to Residential -- Medium Density; and

WHEREAS, the site is legally described as the South Half of the Northeast Quarter of the Southeast Quarter, excepting the South 40.00 feet all being in Section 21, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof. Excepting therefrom that portion thereof lying westerly of a line described as follows: Beginning at a point on the northerly line of Coughlin Subdivision, according to Map Thereof No. 1806, filed in the Office of the County Recorder of San Diego County, October 23, 1924, distant along said northerly line north 81°29'22" west 21.20 feet from the northeasterly corner of Lot 62 of said Coughlin Subdivision; thence north 13°22'42" west 9.09 feet; thence north 14°53'19" west 276.24 feet; thence north 06°42'47" west 411.70 feet; thence north 07°51'19" west 487.97 feet; thence north 07°19'00"

EXHIBIT NO. 3
<b>Resolution No. 315071</b>
LCP-6-OMN-23-0053-4 California Coastal Commission

west 26.73 feet to a point on the north line of distant along said last north line 89°24'21" west 1059.90 feet from the northeast corner of said south half. Also excepting therefrom all oil, gas and other materials in and under said land, expressly excluding therefrom, any and all rights of ingress and egress to enter upon or use all or any part of the surface of the land at a depth of less than 500 feet to exercise the mineral rights so that grantor shall have the free, complete and uninterrupted use of the surface of the land and such area at a depth of less than 500 feet. Said oil, gas and other minerals having been conveyed to PCA Mineral Rights, LLC, a Delaware Limited Liability Company by deed recorded March 28, 2016, as Instrument No. 2016-0138942 of Official Records; and

WHEREAS, on March 30, 2023, the Planning Commission of the City of San Diego found the proposed amendments consistent with the General Plan and the Community Plan, and pursuant to Resolution No. 5240-PC, voted to recommend the San Diego City Council (City Council) approve the amendments; and

WHEREAS, on July 25, 2023, the City Council held a public hearing for the purpose of considering amendments to the General Plan, Community Plan, and Local Coastal Program; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation, as well as all maps, exhibits, and written documents contained in the file for these amendments on record in the City, and has considered the oral presentations given at the public hearing; and

WHEREAS, the amendments retain internal consistency with the General Plan and the Otay Mesa-Nestor Community Plan and helps achieve long-term community and citywide goals; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

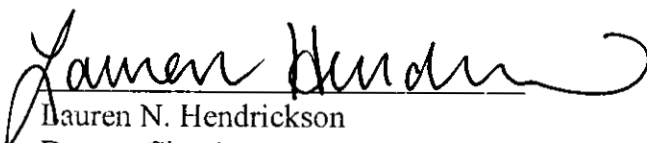
BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendment to the General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 315071-1.

BE IT FURTHER RESOLVED that the City Council adopts the amendments to the Otay Mesa-Nestor Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 315071-2.

BE IT FURTHER RESOLVED, that this project is located in the Coastal Zone; therefore, the City Council's decision requires amending the City's Local Coastal Program. As a result, these amendments will not become effective in the Coastal Zone until the California Coastal Commission unconditionally certifies the Local Coastal Program amendment.

APPROVED: MARA W. ELLIOTT, City Attorney

By

  
Lauren N. Hendrickson  
Deputy City Attorney

LNH:cm  
June 6, 2023  
Or.Dept: DSD  
Doc. No. 3325009

I certify that this Resolution was passed by the Council of the City of San Diego, at this meeting of JUL 25 2023.

DIANA J.S. FUENTES  
City Clerk

By Connie Patterson  
Deputy City Clerk

Approved: 8/4/23  
(date)

Todd Gloria  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on JUL 25 2023, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage AUG 04 2023

**(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)**

AUTHENTICATED BY:

TODD GLORIA  
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- <b>315071</b>

ORDINANCE NUMBER O- 21718 (NEW SERIES)

DATE OF FINAL PASSAGE SEP 18 2023

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 14.62-ACRES LOCATED AT 408 HOLLISTER STREET WITHIN THE OTAY MESA-NESTOR COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE OF-1-1 (OPEN SPACE – FLOODPLAIN) AND AR-1-2 (AGRICULTURAL – RESIDENTIAL) ZONES TO THE RM-2-5 (RESIDENTIAL MULTIPLE-UNIT) ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0205, 131.0303, AND 131.0406; REPEALING SAN DIEGO ORDINANCE O-12554 (NEW SERIES), ADOPTED JANUARY 22, 1979, AND SAN DIEGO ORDINANCE O-10862 (NEW SERIES), ADOPTED JUNE 29, 1972, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INSOFAR AS THE SAME CONFLICTS HERewith; AND AMENDING THE LOCAL COASTAL PROGRAM.

WHEREAS, RTA PHAIR/HOLLISTER, LLC, a Delaware Limited Liability Company, applied to rezone approximately 14.62 acres of land located at 408 Hollister Street, as legally described below, within the Otay Mesa-Nestor Community Plan area, from the OF-1-1 (Open Space – Floodplain) zone and AR-1-2 (Agricultural – Residential) zones to the RM-2-5 (Residential Multiple- Unit) zone; and

WHEREAS, San Diego Resolution R-315071 (General Plan, Otay Mesa-Nestor Community Plan, and Local Coastal Program Amendments), which was considered along with this ordinance, proposes an amendment to the General Plan to redesignate the 14.62-acre site located at 408 Hollister Street within the Otay Mesa-Nestor Community Plan, from park, open space and recreation to residential and an amendment to the Otay Mesa-Nestor Community Plan to redesignate the designated land use from Open Space to Residential – Medium Density; and

EXHIBIT NO. 4
<b>Ordinance Nos. 21718, 21719</b>
LCP-6-OMN-23-0053-4 California Coastal Commission

WHEREAS, on March 30, 2023, the Planning Commission of the City of San Diego considered the rezone of the property and pursuant to Resolution No. 5240-PC voted to recommend the San Diego City Council (City Council) approve the rezone; and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council; and

WHEREAS, the Office of the City Attorney has drafted this Ordinance based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT ORDAINED, by the City Council of the City of San Diego, as follows:

Section 1. That 14.62 acres located at 408 HOLLISTER STREET, and legally described as the South Half of the Northeast Quarter of the Southeast Quarter, excepting the South 40.00 feet all being in Section 21, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof. Excepting therefrom that portion thereof lying westerly of a line described as follows: Beginning at a point on the northerly line of Coughlin Subdivision, according to Map Thereof No. 1806, filed in the Office of the County Recorder of San Diego County, October 23, 1924, distant along said northerly line north  $81^{\circ}29'22''$  west 21.20 feet from the northeasterly corner of Lot 62 of said Coughlin Subdivision; thence north  $13^{\circ}22'42''$  west 9.09 feet; thence north  $14^{\circ}53'19''$  west 276.24 feet; thence north  $06^{\circ}42'47''$  west 411.70 feet; thence north  $07^{\circ}51'19''$  west 487.97 feet; thence north  $07^{\circ}19'00''$  west 26.73 feet to a point on the north line of distant along said last north line  $89^{\circ}24'21''$  west 1059.90 feet from the northeast corner of said south half. Also excepting therefrom all oil, gas and other materials in and under said land, expressly



excluding therefrom, any and all rights of ingress and egress to enter upon or use all or any part of the surface of the land at a depth of less than 500 feet to exercise the mineral rights so that grantor shall have the free, complete and uninterrupted use of the surface of the land and such area at a depth of less than 500 feet. Said oil, gas and other minerals having been conveyed to PCA Mineral Rights, LLC, a Delaware Limited Liability Company by deed recorded March 28, 2016, as Instrument No. 2016-0138942 of Official Records, in the Otay Mesa-Nestor Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4363, filed in the office of the City Clerk as Document No. OO- 21718 are rezoned from the OF-1-1 (OPEN SPACE – FLOODPLAIN) and AR-1-2 (AGRICULTURAL - RESIDENTIAL) zones to the RM-2-5 (RESIDENTIAL - MULTIPLE-UNIT) described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 2, 3, and 4. This action amends the Official Zoning Map adopted by San Diego Resolution R-301263 (Mar. 14, 2006) on February 28, 2006.

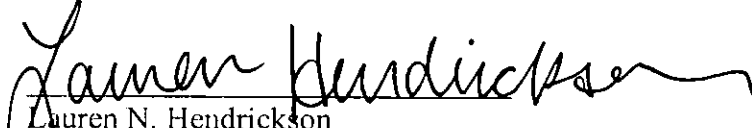
Section 2. San Diego Ordinance O-12554, adopted on January 22, 1979, and San Diego Ordinance O-10862, adopted on June 29, 1972, of the ordinances of the City of San Diego, are repealed insofar as the same conflicts with the rezoned uses of the land.

Section 3. A full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. The provisions of this Ordinance shall not be applicable within the Coastal Zone until the thirtieth day following the date the California Coastal Commission certifies this ordinance as a Local Coastal Program amendment. If this Ordinance is not certified or is certified with suggested modifications by the California Coastal Commission, the provisions of this ordinance shall be null and void.

Section 5. No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless an application was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By   
Lauren N. Hendrickson  
Deputy City Attorney

LNH:cm  
June 6, 2023  
Or.Dept: DSD  
Doc. No. 3325010

Attachment: Rezoning Map No. B-4363

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of SEP 12 2023.

DIANA J.S. FUENTES  
City Clerk

By Kristell Medina  
Deputy City Clerk

Approved: 9/15/23  
(date)

Todd Gloria  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

(Note: The date of final passage is September 18, 2023, which represents the day this ordinance was returned to the Office of the City Clerk with the Mayor's signature of approval.)



Passed by the Council of The City of San Diego on SEP 12 2023, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Date of final passage SEP 18 2023

AUTHENTICATED BY:

TODD GLORIA  
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By Kristell Medina, Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

JUL 25 2023, and on SEP 18 2023

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By Kristell Medina, Deputy

<p>Office of the City Clerk, San Diego, California</p> <p style="text-align: center;"><b>21718</b></p> <p>Ordinance Number O-_____</p>
--

ORDINANCE NUMBER O- 21719 (NEW SERIES)

DATE OF FINAL PASSAGE SEP 18 2023

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 6, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 126.0702, AND AMENDING CHAPTER 13, ARTICLE 2, DIVISION 4 BY AMENDING SECTION 132.0402 RELATING TO THE COASTAL OVERLAY ZONE JURISDICTION AREA AND AMENDING COASTAL DEVELOPMENT PERMIT JURISDICTION MAP NO. C-730.1.

WHEREAS, RTA PHAIR/HOLLISTER, LLC, a Delaware Limited Liability Company, applied to amend the Coastal Overlay Zone designation of approximately 14.62 acres of land located at 408 Hollister Street, as legally described below, within the Otay Mesa-Nestor Community Plan area, from the Coastal Deferred Certification Overlay Zone to the Coastal Appealable or Non-Appealable Overlay Zone (to be determined by the California Coastal Commission); and

WHEREAS, the Coastal Deferred Certification Overlay Zone means development on the property remains within the permit jurisdiction of the California Coastal Commission; and

WHEREAS, amending the Coastal Overlay Zone designation for the site from the Coastal Deferred Certification Overlay Zone to the Coastal Appealable or Non-Appealable Overlay Zone grants permit jurisdiction to the City, subject to decisions potentially being appealed to the Coastal Commission, dependent on the zone.

WHEREAS, San Diego Resolution R- 315071 (General Plan, Otay Mesa-Nestor Community Plan, and Local Coastal Program Amendments), which was considered along with this Ordinance, proposes an amendment to the General Plan to redesignate the 14.62-acre site located at 408 Hollister Street within the Otay Mesa-Nestor Community Plan, from Parks, Open

Space and Recreation to Residential and an amendment to the Otay Mesa-Nestor Community Plan to redesignate the designated land use from Open Space to Residential – Medium Density; and

WHEREAS, San Diego Ordinance O- 21718 (Rezone), which was considered along with Ordinance, proposed to rezone the 14.62-acre site from the OF-1-1 (OPEN SPACE – FLOODPLAIN) and AR-1-2 (AGRICULTURAL - RESIDENTIAL) zones to the RM-2-5 (RESIDENTIAL - MULTIPLE-UNIT) zone described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 2, 3, and 4; and

WHEREAS, on March 30, 2023, the Planning Commission of the City of San Diego considered the rezone of the site, amendments to the General Plan and Otay Mesa-Nestor Community Plan, as well as amendments to the Coastal Overlay Zone, and pursuant to Resolution No. 5240-PC voted to recommend the San Diego City Council (City Council) approve the actions; and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council; and

WHEREAS, the Office of the City Attorney has drafted this Ordinance based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT ORDAINED, by the City Council of the City of San Diego, as follows:

Section 1. That 14.62 acres located at 408 Hollister Street, and legally described as the South Half of the Northeast Quarter of the Southeast Quarter, excepting the South 40.00 feet all being in Section 21, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of

San Diego, County of San Diego, State of California, according to the official plat thereof.

Excepting therefrom that portion thereof lying westerly of a line described as follows: Beginning at a point on the northerly line of Coughlin Subdivision, according to Map Thereof No. 1806, filed in the Office of the County Recorder of San Diego County, October 23, 1924, distant along said northerly line north  $81^{\circ}29'22''$  west 21.20 feet from the northeasterly corner of Lot 62 of said Coughlin Subdivision; thence north  $13^{\circ}22'42''$  west 9.09 feet; thence north  $14^{\circ}53'19''$  west 276.24 feet; thence north  $06^{\circ}42'47''$  west 411.70 feet; thence north  $07^{\circ}51'19''$  west 487.97 feet; thence north  $07^{\circ}19'00''$  west 26.73 feet to a point on the north line of distant along said last north line  $89^{\circ}24'21''$  west 1059.90 feet from the northeast corner of said south half. Also excepting therefrom all oil, gas and other materials in and under said land, expressly excluding therefrom, any and all rights of ingress and egress to enter upon or use all or any part of the surface of the land at a depth of less than 500 feet to exercise the mineral rights so that grantor shall have the free, complete and uninterrupted use of the surface of the land and such area at a depth of less than 500 feet. Said oil, gas and other minerals having been conveyed to PCA Mineral Rights, LLC, a Delaware Limited Liability Company by deed recorded March 28, 2016, as Instrument No. 2016-0138942 of Official Records, in the Otay Mesa-Nestor Community Plan area, in the City of San Diego, California, as shown on Coastal Overlay Zone Certification Map Drawing No. C-1028, filed in the office of the City Clerk as Document No. OO- 21719, are redesignated from the Coastal Deferred Certification Overlay Zone to Coastal Appealable or Non-Appealable Overlay Zone (to be determined by the California Coastal Commission), described and defined by San Diego Municipal Code Chapter 13, Article 2, Division 4. This action amends the Official Coastal Development Permit Jurisdiction Map No. C-730.1, filed in



the office of the City Clerk as Document No. OO-17067-1, adopted on October 17, 1988 to the extent it conflicts herewith and with Coastal Overlay Zone Certification Map No. C-1028.

Section 2. That San Diego Ordinance O-17067 (Apr. 18, 1988), and San Diego Ordinance O-21164 (Jan. 8, 2020), of the ordinances of the City of San Diego are repealed insofar as the same conflicts with the redesignation of the land.

Section 3. That Chapter 12, Article 6, Division 7 of the San Diego Municipal Code is amended by amending section 126.0702, to read as follows:

**§126.0702 When a Coastal Development Permit Is Required**

- (a) [No change in text.]
- (b) Permits Issued by the Coastal Commission. A Coastal Development Permit or exemption for all *coastal development* on a project site located completely within the Coastal Commission Permit Jurisdiction or in the Deferred Certification Area must be obtained from the Coastal Commission. The Coastal Commission Permit Jurisdiction and the Deferred Certification Area are shown on Map No. C-730.1 and Map No. C-1028, on file in the Planning and Development Review Department, the San Diego office of the Coastal Commission, and in the office of the City Clerk as Document No. 00-17067-1 and Document No. 00- 21719.
- (c) [No change in text.]

2

Section 4. That Chapter 13, Article 2, Division 4 of the San Diego Municipal Code is amended by amending section 132.0402, to read as follows:

**§132.0402 Where the Coastal Overlay Zone Applies**

(a) This overlay zone applies to all property located within the boundaries designated on Map No. C-908 and Map No. C-1028, filed in the office of the City Clerk as Document No. OO-18872 and Document No. OO-21719. These areas are shown generally on Diagram 132-04A.

(b) [No change in text.]

Section 5. That this Ordinance contains a notice that a full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 6. That the City Clerk is instructed to insert the document numbers, once known, in Sections 126.0702(b) and 132.0402(a).

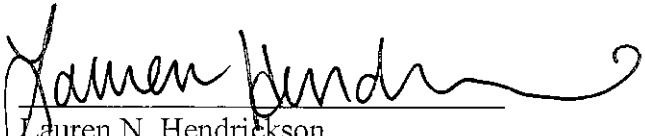
Section 7. That this Ordinance shall not take effect until the date the California Coastal Commission unconditionally certifies these provisions as a local coastal program amendment, or until the thirtieth day from and after its final passage, whichever occurs later. If this Ordinance is not certified or is certified with suggested modifications by the California Coastal Commission, the provisions of this Ordinance shall be null and void.

Section 8. That no building permits for development inconsistent with the provisions of this Ordinance shall be issued unless deemed complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective, which date is determined above.

(O-2024-5)

A complete copy of this Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C Street, San Diego, CA 92101.

APPROVED: MARA W. ELLIOTT, City Attorney

By   
Lauren N. Hendrickson  
Deputy City Attorney

LNH:cm  
June 6, 2023  
Or.Dept: DSD  
Doc. No. 3347709\_3

Attachment: Coastal Overlay Certification Map No. C-1028

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of SEP 12 2023.

DIANA J.S. FUENTES  
City Clerk

By   
Deputy City Clerk

Approved: 9/15/23  
(date)

  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

(Note: The date of final passage is September 18, 2023, which represents the day this ordinance was returned to the Office of the City Clerk with the Mayor's signature of approval.)



Passed by the Council of The City of San Diego on SEP 12 2023, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SEP 18 2023**

Date of final passage \_\_\_\_\_

AUTHENTICATED BY:

TODD GLORIA  
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By Kristell Medina, Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

JUL 25 2023

SEP 18 2023

\_\_\_\_\_, and on \_\_\_\_\_

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By Kristell Medina, Deputy

<p>Office of the City Clerk, San Diego, California</p> <p>Ordinance Number O- <u>21719</u></p>
--

## STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 6, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 126.0702, AND AMENDING CHAPTER 13, ARTICLE 2, DIVISION 4 BY AMENDING SECTION 132.0402 RELATING TO THE COASTAL OVERLAY ZONE JURISDICTION AREA AND AMENDING COASTAL DEVELOPMENT PERMIT JURISDICTION MAP NO. C-730.1.

**§-126.0702 When a Coastal Development Permit Is Required**

- (a) [No change in text.]
- (b) Permits Issued by the Coastal Commission. -A Coastal Development Permit or exemption for all *coastal development* on a project site located completely within the Coastal Commission Permit Jurisdiction or in the Deferred Certification Area must be obtained from the Coastal Commission. -The Coastal Commission Permit Jurisdiction and the Deferred Certification Area are shown on Map No. C-730.1 and Map No. C-1028, on file in the Planning and Development Review Department, the San Diego office of the Coastal Commission, and in the office of the City Clerk as Document No. 00-17067-1 and Document No.
- \_\_\_\_\_.
- (c) [No change in text.]

**§132.0402 Where the Coastal Overlay Zone Applies**

- (a) This overlay zone applies to all property located within the boundaries designated on Map No. C-908 and Map No. C-1028, filed in the office of the City Clerk as Document No. OO-18872 and Document No. \_\_\_\_\_ . -These areas are shown generally on Diagram 132-04A.
- (b) [No change in text.]

LNH:cm  
July 11, 2023  
Or.Dept: DSD  
Doc. No. 3354248\_3

CITY ATTORNEY DIGEST

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, ARTICLE 6, DIVISION 7 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 126.0702, AND AMENDING CHAPTER 13, ARTICLE 2, DIVISION 4 BY AMENDING SECTION 132.0402 RELATING TO THE COASTAL OVERLAY ZONE JURISDICTION AREA AND AMENDING COASTAL DEVELOPMENT PERMIT JURISDICTION MAP NO. C-730.1.

This Ordinance proposes to update the Coastal Overlay Zone Jurisdiction Map to remove a 14.62-acre site located at 408 Hollister Street in the Otay Mesa-Nestor Community Plan area from the Coastal Deferred Certification Overlay Zone to the Coastal Appealable or Non-Appealable Overlay Zone, to be determined by the California Coastal Commission.

This Ordinance contains a notice that a full reading of this Ordinance is dispensed with prior to passage, a written copy having been available to the Council and the public prior to the day of its passage.

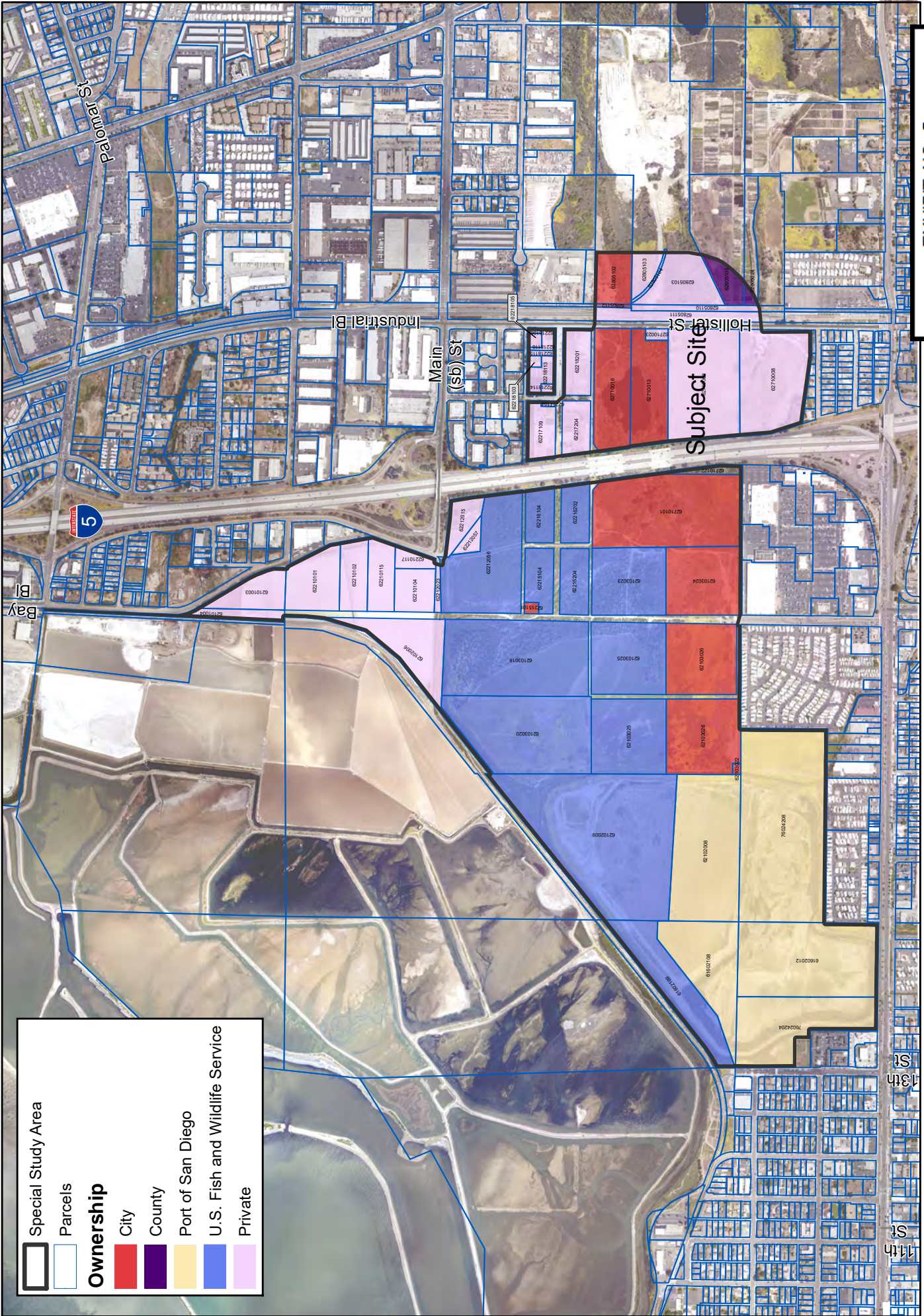
The provisions of this Ordinance shall not take effect until the date the California Coastal Commission unconditionally certifies these provisions as a local coastal program amendment, or until the thirtieth day from and after its final passage, whichever occurs later. If this Ordinance is not certified or is certified with suggested modifications by the California Coastal Commission, the provisions of this Ordinance shall be null and void.

No building permits for development inconsistent with the provisions of this Ordinance shall be issued unless deemed complete applications for such permits are submitted to the City prior to the date on which the applicable provisions of this Ordinance become effective.



A complete copy of this Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C Street, San Diego, CA 92101.

LNH:cm  
July 11, 2023  
Or.Dept: DSD  
Doc. No. 3354263\_2



**Special Study Area**

- Parcels

**Ownership**

- City
- County
- Port of San Diego
- U.S. Fish and Wildlife Service
- Private

EXHIBIT NO. 5

Special Study Area

LCP-6-OMN-23-0053-4

California Coastal Commission

DRAFT

The City of

**SAN DIEGO**

Special Study Area

PLANNING DEPARTMENT

# LEGEND

- 1 POOL + LOUNGE
- 2 SPA
- 3 GRILL + DINE
- 4 FIRE PIT
- 5 PLAY AREA
- 6 SCREENING HEDGE
- 7 PASEO
- 8 BIOSWALE
- 9 DROP OFF + RIDE SHARE
- 10 BUS STOP
- 11 MULTI-PURPOSE AREA
- 12 PLAY FIELD- multi-purpose
- 13 ENTRY LANDSCAPE- specimen material
- 14 BIKE RACKS
- 15 TRASH ENCLOSURES
- 16 FENCE- perimeter, 5' ht. metal
- 18 VISIBILITY AREA TRIANGLE
- 19 MHPA PERIMETER WALL
- 20 6' BIKELANE
- 21 CROSS WALK
- 22 MONUMENT SIGN
- 23 MHPA

# PLANTING LEGEND

- TREE
- CERCIDIMUM 'DESERT MUSEUM'
  - CITRUS X LIMON 'EUREKA'
  - LAGERSTROEMIA INDICA
  - OLEA EUROPAEA 'WILSONII'
  - PHOENIX DACTYLIFERA
  - PLATANUS MACCOSA
  - QUERCUS AGRIFOLIA
  - QUERCUS ENGELMANNII
  - QUERCUS ILEX
  - ULMUS PARVIFOLIA / RHUS LANCEA

- PLANTING ZONES
- ENTRY AND RESIDENTIAL PLANTING
  - COURTYARD & POOL PLANTING
  - RIPARIAN PLANTING- PARKING LOT BIOSWALES
  - PARK AND EDGE PLANTING
  - DOG PARK-PUK
  - URBAN GARDEN
  - ADJACENT TO MHPA PLANTING



# LANDSCAPE CALCULATIONS

## NOTE:

1. FOR PROJECT SUMMARY INFORMATION, PLEASE SEE SHEET 2
2. FOR PROJECT LANDSCAPE CALCULATION, PLEASE SEE SHEET L-6
3. MONUMENT SIGN TO BE LOCATED OUTSIDE THE VISIBILITY TRIANGLE
4. MHPA PERIMETER WALL TO VARY, SEE CIVIL FOR TOP OF WALL.

## BIKE PARKING COUNTS

- 44 Market Rate
- 48 Affordable Rate

## PLANTING NOTES

WATER USE CLASSIFICATION OF LANDSCAPE SPECIES  
 WUCOLS: Water Use Classification of Landscape Species is a OWNER of California Cooperative Extension Publication and is a guide to the water needs of landscape plants.

CATEGORY/ABV:	PERCENT OF ETO
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 10%

## MINIMUM TREE SEPARATION DISTANCE

- TRAFFIC SIGNALS/STOP SIGNS - 20 FEET
- UTILITY LINES - 5 FEET (10' FOR SEWER)
- STRUCTURES - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET ON RESIDENTIAL STREETS
- 1. SOIL DEPTH TO BE 18" IN THE ROOT ZONE AREA WHERE SHRUBS ARE TO BE USED. RATED AT 25 MPH OR LOWER.

## NOTES:

1. All required landscape as shown on these plans, including in the right-of-way, shall be maintained by Red Tail Acquisitions, LLC and Chelsea Investment Corp. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition consistent with the City of San Diego Landscape Regulations and Standards.

## NOTES BIOFILTRATION BASIN SOIL MEDIA:

1. SOIL DEPTH TO BE 18" IN THE ROOT ZONE AREA WHERE SHRUBS ARE TO BE USED.

**EXHIBIT NO. 6**

**Bella Mar Plans**

LCP-6-OMN-23-0053-4

California Coastal Commission

10/23/2023  
03/06/2023

# BELLA MAR | DEVELOPMENT PERMIT PACKAGE

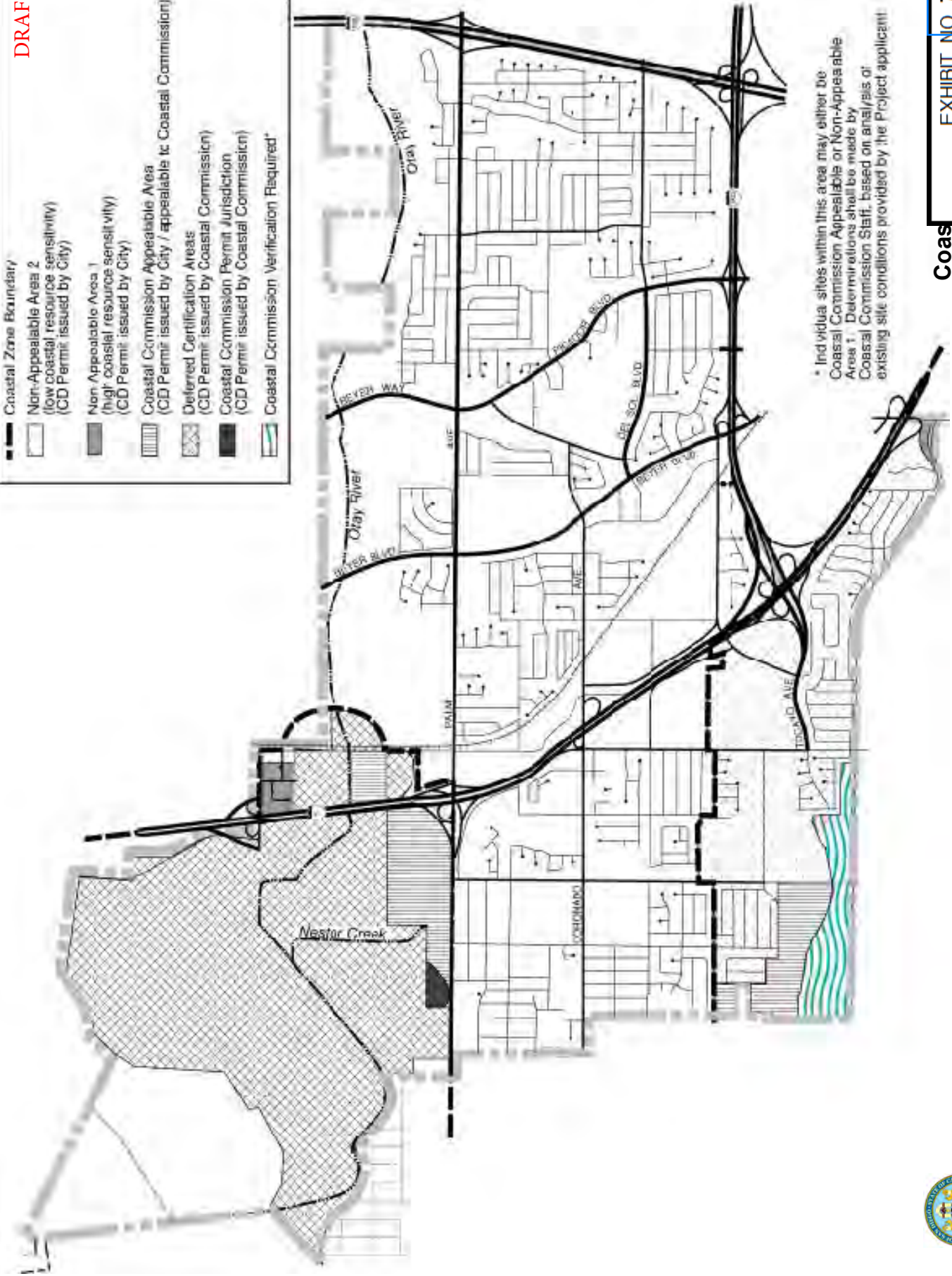
408 HOLLISTER STREET, SAN DIEGO, CALIFORNIA





**DRAFT**

	Coastal Zone Boundary
	Non-Applicable Area 2 (low coastal resource sensitivity) (CD Permit issued by City)
	Non-Applicable Area 1 (high coastal resource sensitivity) (CD Permit issued by City)
	Coastal Commission Applicable Area (CD Permit issued by City / appealable to Coastal Commission)
	Deferred Certification Areas (CD Permit issued by Coastal Commission)
	Coastal Commission Permit Jurisdiction (CD Permit issued by Coastal Commission)
	Coastal Commission Verification Required*



Coastal  
Otay Mesa-Nes

EXHIBIT NO. 7

Figure 10 "Coastal Jurisdictions"

LCP-6-0003-0053-4  
California Coastal Commission

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**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



July 17, 2024

SENT VIA EMAIL ONLY

Tait Galloway  
City of San Diego  
1222 First Ave  
San Diego, CA 92101

Re: Certification of City of San Diego LCP Amendment No. LCP-6-OMN-23-0053-4  
(Otay Mesa-Nestor Community Plan Update)

Dear Tait:

On July 10, 2024, the California Coastal Commission approved the above referenced amendment to the City of San Diego Local Coastal Program (LCP). The amendment involves revisions to both the certified Land Use Plan (LUP) and the certified Implementation Plan (IP) in order to update to the Otay Mesa-Nestor Community Plan and to revise the land use designation and zoning on a 14.62-acre site located at 408 Hollister Street from Open Space to Medium-Density Residential and Deferred Certification to Residential Multiple Unit, respectively.

The Commission approved the LCP amendment with suggested modifications that update policies regarding public access and recreation, Environmentally Sensitive Habitat Areas, wetlands, water quality, new development, Environmental Justice, Tribal, Cultural, Archeological and Paleontological resource protection, multi-modal transportation projects, and to revise a map exhibit (Figure 10) in the Community Plan. Attachment A contains the specific changes adopted by the Coastal Commission.

Before the amendment request can become effectively certified, the Executive Director must determine that implementation of the approved amendment will be consistent with the Commission's certification order. This is necessary because the amendment was certified with suggested modifications.

In order for the Executive Director to make this determination, the local government must formally acknowledge receipt of the Commission's resolution of certification, including any terms or suggested modifications; and take any formal action which is required to satisfy them, such as revised plan policies, rezonings or other ordinance revisions. This certification must also include production of new LCP text, demonstrating that the amendment, as approved by the Commission and accepted by the City, will be incorporated into the City's certified Local Coastal Program immediately upon concurrence by the Commission of the Executive Director's determination. The local government's action must be completely consistent with the Commission's certification order; if you are

July 17, 2024

Page 2

considering any change from what is presented in the attached suggested modifications, you should contact this office immediately.

The Commission's certification order remains valid for six months from the date of its action; therefore, it is necessary for the City of San Diego to take the necessary steps within six months, or by January 10, 2025. If you believe that the City of San Diego will need additional time, you may request up to a one-year time extension, but such an extension must be granted by the Coastal Commission at a subsequent hearing. As soon as the necessary documentation is received in this office and accepted, the Executive Director will report his/her determination to the Commission at its next regularly scheduled public hearing. If you have any questions about the Commission's action or this final certification procedure, please contact our office. Thank you and the other staff members who worked on this planning effort. We remain available to assist you and your staff in any way possible to continue the successful implementation of the local coastal program.

Sincerely,

A handwritten signature in black ink, appearing to read "Kanani Leslie".

For:

Kanani Leslie

Coastal Program Manager

Cc: Victoria Ortiz



July 17, 2024  
Page 3

Attachment A  
Modifications to LCP Amendment No. LCP-6-OCN-23-0035-1

1. Revise Page 128, "Appendix J Bella Mar Community Plan Amendment", to include the following after the 4<sup>th</sup> full paragraph:

Future Development of the Bella Mar Site:

1. Incorporate a biological buffer from the outer edge of the riparian canopy 100 feet in width consistent with Environmentally Sensitive Lands regulations, and subject to the following:
    - a. Vegetate with native habitat, endemic to the area, and include a mix of Coastal Sage Scrub habitat and native grasses within the biological buffer.
    - b. Maintain the vegetation within the biological buffer consistent with the Environmentally Sensitive Lands regulations and the Biological Guidelines in the Land Development Code.
  2. Include a contiguous public pedestrian and bicycle access trail which can be within the uppermost ten-foot portion of the biological buffer located along the north side of the Bella Mar site and adjacent to the Otay Valley Regional Park.
    - a. Provide public access along the trail.
    - b. Include interpretive/educational signage along the trail.
  3. Ensure that affordable residential homes included in the development have equal access to the open space areas, the Otay River, and onsite amenities as the market rate homes.
  4. Ensure that the affordable residential homes are not separated from the market rate homes by any physical barriers, such as gates, fencing, etc.
2. Revise Page 30, Topic1a Otay Regional Park - the first complete paragraph, as follows:

Mace Street and Date Court Sites

Two sites located on the north side of the river adjacent to Chula Vista, between the termini of Mace Street and Date Court, are designated Industrial (one-acre) and Low-Density Residential (four acres), respectively. ~~The wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites, should be maintained in a natural condition as development occurs. Filling or other alteration of this area to provide access between the two sites should not be permitted~~

July 17, 2024  
Page 4

1. Maintain the wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites in a natural condition as development occurs.
  2. Include mitigation to lessen the environmental impact of any approved changes to the wetland.
  3. Do not allow the filling or other alteration of wetlands to provide access between the two sites.
3. Revise Page 31, Topic1a Otay Regional Park - Zoning Policy No. 5, as follows:
5. Ensure that the development of privately owned sites should complies with the Guidelines stated below.
4. Revise Page 93, "Criteria for Preparation of the Site-Specific Special Study Reports, as follows:
- A. Ensure that Site Specific Special Study Reports for land use proposals ~~should~~ include the following:
 

[...]

    6. ~~Where appropriate, contain~~ Criteria for provision, preservation and enhancement of public access, circulation, view-points, and view corridors. Consider provision of these public amenities particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.
    7. Provide public amenities that enhance public access along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek, and that connect with existing and future transit, where feasible.
    - ~~87. Contain~~ g General design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.
    - ~~98.~~ Be in conformance with applicable local, state, and federal regulations and policies.
  - B. Ensure that Site Specific Special Study Reports for community plan amendments for proposed developments ~~should~~ also including the following:
5. Revise Page 94, Policy No. 3, as follows:

July 17, 2024  
Page 5

3. Provision of a continuous connection between the Otay Valley, the Salt works, and San Diego Bay. ~~Where necessary to maintain an important existing connectivity,~~ Ensure that the Special Study Report should incorporate a habitat element in a design and alignment which respects the value and function of that connectivity ~~where necessary to maintain an important existing connectivity.~~

6. Revise Page 109, View and Access Points, as follows:

- ~~Provide viewpoints should be developed~~ with seating and dark-sky friendly lighting consistent with the Biological Guidelines in the Land Development Manual and the City's Outdoor Lighting Regulations.
- ~~Place signage should be provided~~ at access points indicating the location of parking areas, trailheads, public stairways, and public parks and open spaces, as appropriate.

### **Revisions to Appendix H "Local Coastal Program"**

7. Revise Page V, Table of Contents as follows:

Appendix H – Local Coastal Program – Supplemental Land Use Plan Policies Applicable within the Coastal Zone

8. Revise the Title on Page 121, as follows:

Appendix H – Local Coastal Program – Supplemental Land Use Plan Policies Applicable within the Coastal Zone

9. Add the following header and LUP policies immediately following the first paragraph on Page 118:

#### **Public Access and Recreation**

1. Protect recreation and access opportunities at existing public parks and where feasible, enhance as an important coastal resource. Maintain no-cost parking fees at public parks and maximize hours of use to the extent feasible, to maximize public access and recreation opportunities.

2. Improve waterfront access, linkages and recreational opportunities via a system of public plazas, bike paths, and parks that increase connectivity and improve public access to existing parks and public facilities.

3. Maintain the existing open space, and collaborate with the wildlife agencies, environmental groups and the public to ensure adequate conservation for sensitive biological resources.

July 17, 2024

Page 6

4. Maintain existing parks and provide additional park and recreation opportunities consistent with General Plan and Park Master Plan standards.
  5. Provide a system of population-based parks to meet the community's needs for recreation.
  6. Preserve the natural resources of the community through the appropriate designation and use of open space.
  7. Preserve major topographic features and biological resources as undeveloped open space.
  8. Establish an open space system that will utilize the terrain and natural drainage system to guide the form of urban development, enhance neighborhood identity and separate incompatible land uses.
  9. Improve the pedestrian environment adjacent and along routes to transit stops and stations through the installation and maintenance of signs, shielded downward lighting, crosswalks, and other appropriate measures.
  10. Trails in Biological Buffers. Ensure improvements to construct public access within the biological buffer meet the following:
    - a. Ensure that construction of new trails or pathways is consistent with the preservation goals for the adjacent habitat, and that appropriate measures are taken for physical separation from sensitive areas.
    - b. Ensure trails are limited to the upper half of the buffer closest to the development.
    - c. Utilize non-mechanized equipment for trail construction and maintenance for new or formalized trails located adjacent to or within biological buffers.
    - d. Construct trailheads with natural materials.
    - e. Ensure that lighting for the trail or pathway does not spillover into the buffer or habitat areas.
10. Add the following LUP policies within the "Public Access and Recreation" section of Appendix H:
11. Lower-cost overnight accommodations, defined as overnight accommodations with an annual average daily room rate equal to or less than 75% of the annual statewide average daily room rate, shall be protected and maintained.
    - a. The City shall proactively work with operators of lower-cost overnight accommodations to maintain and renovate existing properties.
    - b. Lower-cost overnight accommodations shall not be removed or converted unless replaced at a 1:1 ratio with units comparable in function, amenities, location, and cost to the public.

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Page 7

- c. If replacement of lower- or moderate-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone
  - d. Encourage the addition of overnight accommodations particularly serving the low/moderate cost range in the community. Moderate-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate between 75% and 125% of the statewide average daily room rate.
- 12. Encourage the rehabilitation of existing visitor accommodation uses, particularly for low/moderate cost accommodations.
- 13. New hotel and motel development within the City shall provide a range of rooms in order to serve all income ranges.
  - a. Priority shall be given to developments that include no-cost or lower-cost recreational amenities open to overnight guests and the general public, especially coastal-dependent recreational opportunities.
  - b. New high-cost overnight accommodations shall provide at least 25% of the proposed units as lower-cost accommodations on-site. High-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate equal to or greater than 125% of the annual statewide average daily room rate.
  - c. If provision of lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone.
  - d. If provision of lower-cost units off-site in the City's Coastal Zone is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide an equivalent amount of lower-cost units elsewhere within the San Diego County Coastal Zone.
  - e. If it is determined that the project cannot feasibly provide lower-cost units on or offsite, in-lieu fees shall be required.
  - f. An in-lieu mitigation fee based on approximate construction costs per room, adjusted for inflation using a building cost index as needed, plus land cost square footage shall be required. Construction costs shall be based on approximate hard and soft costs of building at least 25% of the proposed units as lower-cost accommodations on-site or shall be based on a comparable per-room construction cost estimate. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years. g. The fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations (e.g., motels, hostels, campgrounds, cabins) within the coastal zone in the City.

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- h. All in-lieu fee payments shall be deposited into an interest-bearing account, to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission.
- i. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.
- j. If any portion of the in-lieu fee remains seven years after the date of deposit into the interest-bearing account, the funds may be used to provide lower-cost overnight accommodations outside of the City, within the San Diego County Coastal Zone.

11. Add the following LUP policy within the “Public Access and Recreation” section of Appendix H:

14. Provide publicly accessible streets for vehicular, bicycle and pedestrian access for new residential development within ½ mile of the San Diego Bay, the Salt Ponds, the Otay River and Nestor Creek and the Tijuana River Valley.

- a. Provide public on-street parking on all public streets throughout the entire residential development unless determined by the City Engineer to be infeasible.
- b. Do not allow private entrance gates and private streets.
- c. Do not allow public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restriction on use by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas.

12. Add the following header and LUP policies, immediately following the new “Public Access and Recreation” section:

### **Environmentally Sensitive Habitat Areas**

The Otay Mesa-Nestor Community contains significant coastal resources designated as environmentally sensitive habitat areas protected by the Coastal Act.

Environmentally Sensitive Habitat Areas (ESHA) are defined as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments within the Coastal Zone.

- 1. Protect Environmentally Sensitive Habitat Areas against any significant disruption of habitat values and only those uses dependent on those resources shall be allowed within those areas.
- 2. Design and site development in areas adjacent to environmentally sensitive habitat areas to prevent impacts that would significantly degrade those areas.

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3. Design and site development in areas adjacent to environmentally sensitive habitat areas to be compatible with the continuance of environmentally sensitive habitat and recreation areas.
4. Ensure future development conforms with the Environmentally Sensitive Lands regulations and Biology Guidelines and Coastal Bluffs and Beaches Manual for preservation, acquisition, restoration, management, and monitoring of biological resources and environmentally sensitive habitat areas over time, in conjunction with up-to-date biological surveys that include an evaluation of vulnerability to sea level rise, where appropriate, and are subject to the following:
  - a. Ensure new development on lands meeting the definition of Environmentally Sensitive Habitat Areas conforms with the Environmentally Sensitive Lands regulations.
  - b. Allow only uses dependent on biological resources that do not have any significant disruption of habitat values in Environmentally Sensitive Habitat Areas.
  - c. Include a site-specific determination as to whether the on-site resources constitute Environmentally Sensitive Habitat Areas, as part of the biological assessment addressed in the Environmentally Sensitive Lands regulations.
  - d. Ensure new development provides open space protection as a component of new development if on-site biological resources are determined to constitute Environmentally Sensitive Habitat areas. This could include, but not be limited to amending the land use designation to open space, rezoning to an open space zone, or a covenant of easement recorded against title of the property.
  - e. Locate and design development adjacent to Environmentally Sensitive Habitat Areas and parks and recreation areas to prevent impacts to biological resources which would significantly degrade those areas.
  - f. Locate and design development adjacent to Environmentally Sensitive Habitat Areas and parks and recreation areas be compatible with the continuance of those habitat and recreation areas.
5. Minimize and evaluate the use of night lighting along the shoreline and adjacent to sensitive habitat areas, consistent with Multiple Habitat Planning Area Adjacency Guidelines and the Environmentally Sensitive Lands and Outdoor Lighting regulations within the Land Development Code.
6. Design lighting to be low intensity, downward-facing, and shielded that is dark-sky friendly adjacent to sensitive habitat areas.
7. Work cooperatively with development applicants and property owners to preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan.

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- a. Preserve and protect vernal pool habitat from vehicular or other human-caused damage, encroachment in their watershed areas, and urban runoff.
  - b. Avoid encroachment into wetlands, including vernal pools.
8. Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitats.
9. Implement the Environmentally Sensitive Lands regulations in the Land Development Code related to biological resources and steep hillsides for all new development to generally minimize impacts on native plant and animal species.
10. Design developments to minimize grading and relate to the existing topography and natural features.
11. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect Environmentally Sensitive Habitat Areas resources by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, to ensure that development conforms to the following:
  - a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and are limited to the upper half of the buffer closest to the development.
  - b. Ensure buffer areas extend from the outer edge of the tree or shrub canopy of Environmentally Sensitive Habitat Areas.
  - c. Consider buffer zones less than 100 feet in width only if the applicant demonstrates that a smaller buffer will sufficiently protect the environmentally sensitive habitat areas through a site-specific study that determines a smaller buffer would provide adequate protection. In such cases, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service must be consulted and agree that a reduced buffer is appropriate, and the City must find that the development could not be feasibly constructed without a reduced buffer. In no case shall the buffer be less than 50-foot wide.
  - d. Ensure that any area that may have contained Environmentally Sensitive Habitat Areas shall not be deprived of protection as Environmentally Sensitive Habitat Areas, as required by the policies and provisions of the LCP, on the basis that habitat has been illegally removed, degraded, or species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated.



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13. Add the following header and LUP policies immediately following the newly added ESHA section:

### **Wetlands and Water Quality**

1. Ensure that all new private development adjacent to wetlands, floodplains, vernal pools, and other sensitive resources is designed to minimize or avoid adverse effects to the resources.

2. Ensure development restores hydrologic features such as stream corridors, drainage swales, topographic depression, groundwater recharge areas, floodplains, and wetlands, where appropriate.

3. Ensure long term sustainability of the unique ecosystems in the Tijuana, Nestor and Otay River valley areas and surrounding communities, including all soil, water, air, and biological components that interact to form healthy functioning ecosystems.

4. Protect, preserve, and enhance the variety of natural features within the Otay Mesa-Nestor Community Plan area including the floodplain, the open waters of the lagoon and river, wetlands, marshlands and uplands.

5. Design the Otay River corridor as a natural-appearing waterway with rehabilitation, revegetation, and/or preservation of native wetland habitats. Preserve and restore natural environmental features within the floodway and in areas beyond the floodway boundary to maintain and enhance the habitat and aesthetic values of the creek.

6. Ensure permitted uses in wetlands are limited to those in the Environmentally Sensitive Lands regulations in the Land Development Code.

7. Ensure new development does not encroach into adjacent wetlands, floodplains, vernal pools, and other sensitive resources.

8. Work with development applicants to ensure that new development is designed to avoid, then minimize adverse effects to sensitive resources, avoid-encroaching into adjacent wetlands, floodplains, vernal pools and other sensitive resources, and maintain a 100-foot buffer from wetlands and sensitive resources consistent with the Biology Guidelines and Environmentally Sensitive Lands regulations in the Land Development Code.

9. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect wetlands by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, and shall be subject to the following:

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- a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and are limited to the upper half of the buffer closest to the development.
  - b. Ensure buffer areas extend from the outer edge of the riparian canopy of any wetland area.
  - c. Consider buffer zones less than 100 feet in width only if the applicant:
    - i. Demonstrates that a smaller buffer will sufficiently protect the resources of the wetland through a site-specific study that determines a smaller buffer would provide adequate protection.
    - ii. Consults with, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to ensure that both agencies agree that a reduced buffer is appropriate.
    - iii. Provides sufficient analysis to demonstrate that the development could not be feasibly constructed without a reduced buffer.
    - iv. Ensures that the buffer is not less than 50-feet wide.
  - d. Ensure that any area that may have contained wetlands are not deprived of protection, on the basis that the wetlands have been illegally removed or degraded.
10. Incorporate water quality protection measures on new development projects in conformance with the Storm Water Standards Manual in the Land Development Code.
11. Encourage the use of permeable landscaping for yards and driveways in new private and public construction projects.
12. Ensure all stormwater and urban run-off drainage into resource-based parks or open space lands are captured, filtered, or treated before entering the area.
13. Encourage pollution control measures to promote the elimination of pollutant sources, and the proper collection and disposal of pollutants at the source, rather than allowing them to enter the storm drain system and receiving waters.
14. Maintain storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration.
15. Encourage private property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff, and repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.
16. Integrate stormwater Best Management Practices (BMPs) on-site to minimize impacts from stormwater flow as follows:

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- a. Encourage use of intensive and extensive green roofs and water collection devices, such as cisterns and rain barrels, to capture rainwater from buildings for re-use.
  - b. Use downspouts to discharge into areas that can effectively reduce direct flows of rainwater from buildings to the stormwater drainage system.
  - c. Minimize on-site impermeable surfaces, such as concrete and asphalt, and encourage use of permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-stone block pavement to effectively detain and infiltrate more run-off on-site.
17. Encourage Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs, that slow runoff and absorb pollutants from roofs, parking areas, and other urban surfaces.
- a. Incorporate bioswales or other appropriate LID design practices where sufficient public rights-of-way and other conditions allow throughout the community.
  - b. Prioritize efforts to capture stormwater before it enters canyons or natural open spaces.
18. Do not allow synthetic rubber surfacing products made from waste vehicle tires or other types of synthetic rubber, as well as the use of artificial turf in the construction of or improvements to parks, playgrounds, schools and public pathways and trails.
14. Add the following header immediately following the new Wetlands/Water Quality Section:

### **New Development**

- 1. Ensure that development in the Coastal Zone conforms with Section 30253 of the Coastal Act as follows:
  - a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
  - b. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
  - c. Apply requirements imposed by the Air Pollution Control District or the State Air Resources Board consistently to development.
  - d. Minimize energy consumption and vehicle miles traveled.
  - e. Protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses, where appropriate.

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2. Implement the Environmentally Sensitive Lands regulations in the Land Development Code and the Biology Guidelines and Coastal Bluffs and Beaches Guidelines in the Land Development Code Manual related to biological resources and coastal habitat for all development, as applicable.
  3. Encourage the use of special design and window treatments to improve the degree to which developments are bird-safe. Green design that facilitates bird safety includes but is not limited to reduction of reflectivity and transparency in glass, the avoidance of light pollution, reduced disturbance to natural landscapes and biological systems, and lowered energy use.
  4. Encourage development to meet the requirements of the US Green Building Council (USGBC) Leadership in Energy and Environmental Design Program® (LEED®) certification, or equivalent CALGreen standards.
  5. Design buildings to reflect the prevalent pattern and rhythm of spacing between structures, and the bulk and scale of the surrounding neighborhood's character.
  6. Brush Management. Minimize flammable vegetation and implement brush management policies consistent with the following specific standards:
    - a. Locate structures so that Zone One brush management (minimum width of 35 feet) is entirely within the area designated for development and outside open space and environmentally sensitive lands. Increase the width of Zone One when feasible to reduce the width of Zone Two and impacts to native vegetation.
    - b. Consider allowing Zone Two brush management (selective clearing to maximum width of 65 feet) in open space when subject to an approved site-specific brush management plan acceptable to the Fire Marshal that avoids significant disruption of habitat values to the maximum extent possible and where appropriate.
      - i. Implement measures such as replacing cleared or thinned native vegetation with fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat.
      - ii. Maintain at least 50 percent of the existing ground cover of native vegetation, when feasible, to avoid significant disruption.
      - iii. Ensure that Zone Two brush management is not allowed within ESHA, wetlands, or habitat buffers in the coastal zone.
15. Insert the following as Appendix 2 – Housing and Population Demographics:

### **Appendix 2 Housing and Population Demographics**

Review of housing and population demographics for Otay Mesa-Nestor in comparison to the City as a whole shows:

- Households in Otay Mesa-Nestor (persons per household) are larger, and the median household size in Otay Mesa-Nestor is larger than the those in the City as a whole as shown in Table 1.
- The larger households in Otay Mesa-Nestor generally live on less income than those in the City as a whole, with the median household income in Otay Mesa-Nestor being approximately 29 percent less and forecasted to decrease to 21 percent as shown in Table 2.
- Otay Mesa is forecasted to add more homes, but have a reduction in population by 2050 as household size decreases as shown in Table 3.
- The population in Otay Mesa-Nestor is primarily of Latin or Hispanic descent and this will continue in the future compared to the City as a whole as shown in Table 4.

**Table 1**  
**Median Household Size and Income, and Age Comparisons**  
**Otay Mesa-Nestor and City of San Diego for the Year 2022**

<u>Household Size</u>		<u>Median Household Income</u>	<u>Median Age</u>
Otay Mesa-Nestor	3.56	\$69,914	36.8
City of San Diego	2.54	\$98,835	36.6

Source: SANDAG, 2022 Population and Housing Estimates

**Table 2**  
**Median Household Size and Income, and Age Comparisons**  
**Otay Mesa-Nestor and City of San Diego for the Year 2050**

<u>Household Size</u>		<u>Median Household Income</u>	<u>Median Age</u>
Otay Mesa-Nestor	2.78	\$59,400	40.3
City of San Diego	2.46	\$75,200	41.5

Source: SANDAG, Series 14 Regional Growth Forecast

**Table 3**  
**Otay Mesa-Nestor Potential Development**

<u>Existing (2022)</u>		<u>Future Change</u>	<u>Horizontal Total (2050)</u>
Housing Population	61,074	-9,922	51,152
Housing Units	17,606	1,939	19,545

Source: SANDAG, Series 14 Regional Growth Forecast and SANDAG, Population and Housing Estimates (2022)

**Table 4**  
**Population by Race and Hispanic Origin**  
**Otay Mesa-Nestor and City of San Diego for the Year 2050**

<u>Otay Mesa-Nestor</u>		<u>City of San Diego</u>
<u>Hispanic</u>	<u>70.5%</u>	<u>33.9%</u>
<u>Not Hispanic or Latino</u>		
<u>White</u>	<u>10.6%</u>	<u>30.4%</u>
<u>Black</u>	<u>2.8%</u>	<u>5.0%</u>
<u>American Indian or Alaska Native</u>	<u>0.8%</u>	<u>.06%</u>
<u>Asian</u>	<u>11.2%</u>	<u>24.9%</u>
<u>Hawaiian or Pacific Islander</u>	<u>0.4</u>	<u>0.3%</u>
<u>Other</u>	<u>0.1</u>	<u>0.3%</u>
<u>Two or More Races</u>	<u>3.6%</u>	<u>4.6%</u>

Source: SANDAG, Series 14 Regional Growth Forecast

16. Insert the following as Appendix 3 – Environmental Justice:

**Appendix 3 Environmental Justice**

Environmental justice is defined by the State of California as “the fair treatment and meaningful involvement of people of all races, cultures, and income levels and national origins, with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies.” Environmental justice includes, but is not limited to, all of the following:

- The availability of a healthy environment for all people.
- The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.
- Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process.
- At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

Environmental justice ensures everyone has equal access to, and meaningful participation in, the decision-making process to have a healthy environment in which to live, learn, and work. The built environment plays a critical role in public health and environmental justice. The Community Plan can influence conditions that affect the community’s health. For example, the Plan can affect how often people walk, ride a bike, drive a car, or take public transportation; their access to healthy food; and the quality of their air and water. The section aims to summarize the elements of the

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Community Plan that address environmental justice concerns with policy to improve the living conditions and foster better health - both physical and mental - and overall well being for Otay Mesa-Nestor residents and employees.

In 2023, the California Office of Environmental Health Hazard Assessment identified Otay Nestor-Mesa as a disadvantaged community having low to moderate level of air pollution as shown on the state's CalEnviroScreen<sup>1</sup> mapping tool. The California Air Resources Board has identified Otay Nestor-Mesa as a low-income community, which is generally defined as census tracts with median household incomes at or below 80 percent of the statewide median income, as shown on California's Climate Investments Priority Populations map<sup>2</sup>. The City of San Diego also identified Otay Nestor-Mesa as a neighborhood with low to moderate access to opportunity based on environmental, health, housing, mobility, and socioeconomic indicators as shown on the City's Climate Equity Index<sup>3</sup>.

<sup>1</sup> The latest CalEnviroScreen map can be obtained from the California Office of Environmental Health Hazard Assessment.

<sup>2</sup> The latest California Climate Investments Priority Population map can be obtained from the California Air Resources Board.

<sup>3</sup> The latest Climate Equity Index can be obtained from the City of San Diego Sustainability and Mobility Department. Also, CalEnviro 4.0 can be mapped as well as the CalEnviro indicators which include Clean Up Sites, Solid Waster, Chrome Platers, and others. Review the list to identify what to include on the map.

## Policies

1. Promote social equity and environmental justice, including the fair treatment and meaningful involvement of people of all races, cultures, and incomes as part of the implementation of the community plan.

a. Consider environmental justice and, where applicable, the equitable distribution of environmental benefits.

b. Encourage inclusive public engagement in decision-making processes.

c. Prioritize efforts to engage low-income households and individuals with Limited English Proficiency.

2. Work with underrepresented and disenfranchised community members, to ensure they are meaningfully involved in the decision-making process.

a. Provide engagement opportunities at times the community can attend, providing materials in straightforward and accessible language without extensive use of technical terms and jargon.

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- b. Conduct focused outreach when actions may have an impact on a given block, street, or portion of Otay Mesa-Nestor.
  - c. Provide incentives to encourage participation such as stipends, childcare, and food, where feasible.
  - 3. Collaborate with San Diego Unified Port District, MTS and SANDAG on opportunities to implement micro-transit, such as neighborhood electric shuttles, that would provide access between transit stations, residential neighborhoods, parks, beaches, businesses, and the shorefront.
  - 4. Provide translation and interpretation services at public meetings and on meeting and project notices on issues affecting populations whose primary language is not English.
  - 5. Provide wayfinding signage in English and Spanish.
17. Insert the following text within a new Appendix 4:

Appendix 4 Archaeological, Paleontological, Tribal and Cultural Resource Policies

- 1. Work with development applicants to site and design proposed development to avoid adverse impacts to archaeological, tribal cultural, and paleontological resources to the maximum extent feasible in accordance with the requirements of the San Diego Municipal Code.
  - a. Evaluate alternatives that would result in the fewest or least significant impacts to archeological, tribal cultural, paleontological, and coastal resources, and the alternative with the least impacts shall be implemented to the maximum extent feasible.
  - b. Provide adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development where development would adversely impact archaeological, tribal, cultural, or paleontological resources. Include measures to monitor, conserve in situ, or recover, as appropriate, buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American monitor.
- 2. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context when feasible and appropriate on public land.
- 3. Conduct project specific Native American consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native



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American community in accordance with all applicable local, state, and federal regulations and guidelines.

4. Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

18. Insert the following as new Appendix 5:

Appendix 5: Multimodal Access in the Coastal Zone

Goal:

Multimodal access to the biological, cultural, and recreational value that beaches and other coastal resources offer is important for people who live, work and visit within the community.

Discussion

Having a balanced transportation system with multimodal infrastructure that safely and efficiently moves people of all ages, incomes, and abilities will provide additional mobility options that help to reduce greenhouse gas emissions and vehicle miles traveled. This will help to support a healthier future for individuals, families, and the community.

Policies

1. Pursue mobility improvement projects and programs throughout the community that support sustainable, equitable, and safe ways to move around such as walking, bicycling and transit, in order to help to reduce vehicle miles traveled (VMT) to meet State, regional, and local climate and mobility goals. Mobility improvement projects that repurpose existing streets or other public rights-of-way, and mobility programs that can replace single-occupancy vehicle trips, can include but are not limited to:

- a. Providing new bicycle and pedestrian lanes or pathways.
- b. Enhancing existing pedestrian and bicycle facilities to address safety and public access issues.
- c. Reducing or repurposing vehicle travel lanes to enhance multimodal access within the public right-of-way.
- d. Modifying or replacing on-street vehicle parking with sustainable transportation facilities where the right-of-way does not yet provide high-quality multimodal access, and where adequate, alternative parking for coastal access will remain available nearby. This can include, but is not limited to, parking conversion through restriping for transit, pedestrian, and bicycle access enhancements.

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- e. Using temporary closures of streets to vehicle traffic, where alternative vehicular access currently exists, to enhance the right-of-way for more vulnerable roadway users during special events.
    - f. Providing transit infrastructure, such as dedicated travel lanes, turnout areas, crosswalks, shelters, and stations.
    - g. Providing improvements for shared mobility services, such as ride-share, electric scooters and bikeshare to increase public access.
  2. Encourage public coastal access through increased transit, neighborhood circulator services, and micromobility options.
  3. Evaluate paid and time-limited on-street parking options to avoid unreasonably interfering with the public's ability to access coastal resources and recreational areas prior to implementing within the Coastal Zone.
    - a. Establish a minimum time period of four-hours for on-street parking in locations where street parking is used to access to coastal resources and recreational areas, when considering time-limited on-street parking.
    - b. Ensure that parking fees are generally comparable to those charged at similar public parking facilities that provide access to coastal resources in the region and should be considered only as part of a program that provides access for low-income users. Parking revenue collected in the Coastal Zone shall be directed towards the provision of alternative transit options within the Coastal Zone.
  4. Consider all forms of travel when providing multimodal access to coastal recreation areas.
  5. Ensure that mobility projects are consistent with habitat protection polices and standards, such as wetland buffers and the protection of environmentally sensitive habitat.
  6. Projects in the Coastal Overlay Zone that result in changes to the planned or ultimate roadway classifications of major coastal access roadways or remove on-street vehicle parking shall assess the project's effects on public coastal access with regard to biking, walking, transit access, and vehicle circulation through a coastal development permit. Where appropriate, this analysis should include assessments of how travel times resulting from the project will affect the ability of the public to access the coast and other public recreational resources such as trails and parks. In particular, the analysis should consider potential impacts to the ability of environmental justice or disadvantaged communities to access the coast and options for avoiding such impacts. Where an analysis identifies unavoidable impacts, roadway modification projects shall be accompanied by additional public access benefit enhancements promoting equitable multimodal access. Public access benefit enhancements may include, but are not limited to, increased transit services, improved pedestrian and cyclist access, and increased public parking.

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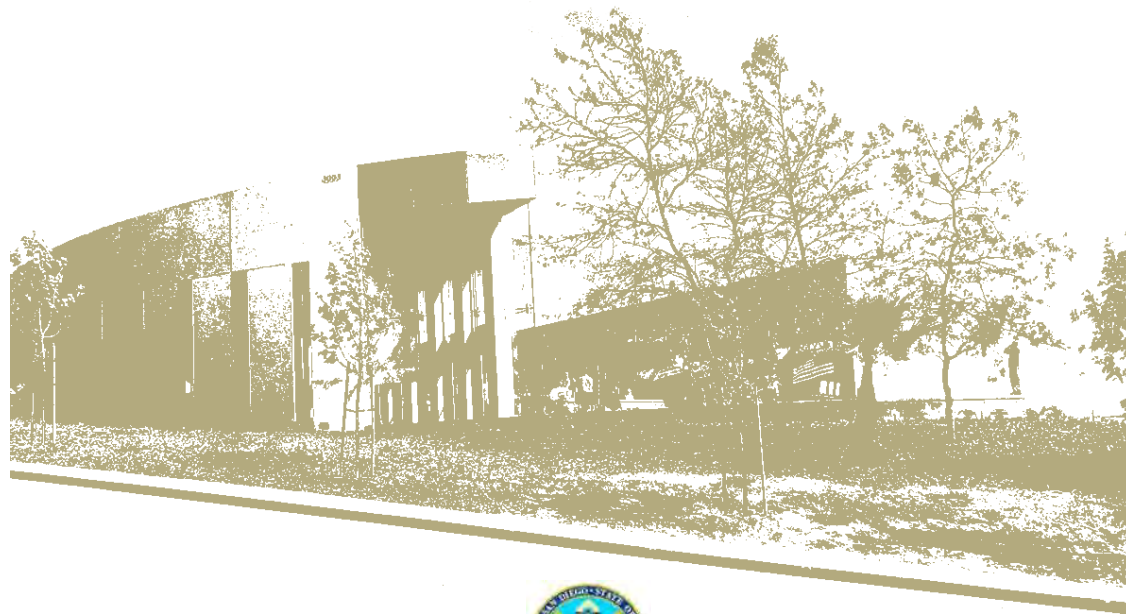
7. Monitor the effects of a mobility project improvements on public coastal access and other public recreational resources such as trails and parks, where applicable, for bicycle, pedestrian and transit access, and vehicle circulation.
  8. Where impacts to public access are identified, off-setting public access benefit enhancements shall be pursued.
  9. Maintain existing City-owned parking for coastal access.
19. Revise Attachment 8, Figure 10 “Coastal Jurisdictions” Map, to show the coastal zone boundary, the subject site, and the remaining area of deferred certification, and remove areas described as Coastal Commission Permit Authority and Coastal Commission appeals area.

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# Otay Mesa-Nestor

## Community Plan and Local Coastal Program



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# OTAY MESA-NESTOR

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## COMMUNITY PLAN and Local Coastal Program



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This information, or this document (or portions thereof), will be made available in alternative formats upon request.



Otay Mesa-Nestor Community Plan

**OTAY MESA-NESTOR COMMUNITY PLAN**

The following amendments have been incorporated into this posting of this Plan:

<b>Amendment</b>	<b>Date Approved by Planning Commission</b>	<b>Resolution Number</b>	<b>Date Adopted by City Council</b>	<b>Resolution Number</b>
Adopted the Otay Mesa-Nestor Community Plan Update	December 12, 1996	2331-PC	May 6, 1997	R-288632
Redesignated 18 acres from School to Low-Medium Density Residential (10- <15 du/net acre).	October 9, 2014	2331-PC	November 17, 2014	R-309313
Redesignate 14.62 acres from Open Space to Medium Density Residential (15- <30 du/net acre). (Bella Mar)	March 30, 2023	5420-PC	August 4, 2023	R-315071
Redesignate 0.8 acres from Low Density to High Density Residential (45-73 du/ac).	May 16, 2024	PC-24-025	July 16, 2024	R-315652
<u>California Coastal Commission modifications to the Otay Mesa-Nestor Community and Local Coastal Program Land Use Plan</u>				

Certified by the California Coastal Commission on August 13, 1997  
 by Amendment No. 1-97B/Otay Mesa-Nestor Community Plan  
 Certified Environmental Negative Declaration No. 95-0233 on May 6, 1997 by R-288630  
~~\*Pending Coastal Commission Certification~~

**(Editors Note:** In an effort to create a single, comprehensive document, this Otay Mesa-Nestor Community Plan has been reformatted.)

*Otay Mesa-Nestor Community Plan*



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*Otay Mesa-Nestor Community Plan*

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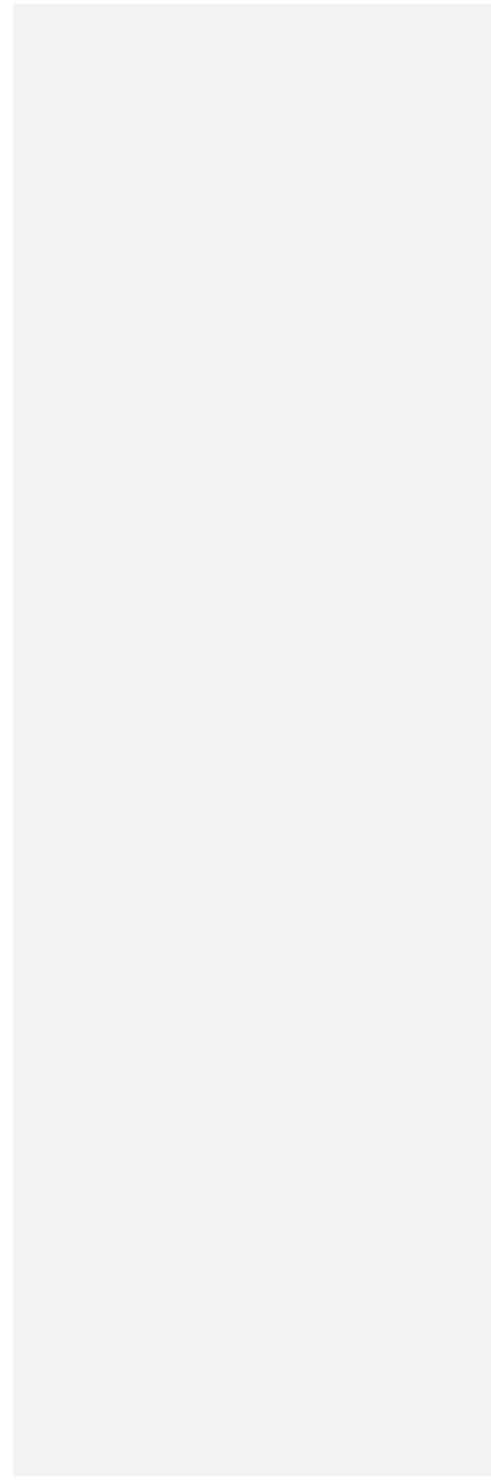
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## EXECUTIVE SUMMARY

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The Otay Mesa-Nestor Community Plan (Plan) process analyzed existing conditions to determine the community's positive attributes and identified areas or conditions in need of improvement. The Plan identifies issues, articulates community visions, and recommends strategies for improvement and for achieving the visions.

One of the most significant issues identified by residents is the general lack of identity of the community as a unique part of San Diego. Due to its conventional residential character, the absence of a distinct business center, the fragmentation of the community into several neighborhoods, and the neglect of Otay Mesa-Nestor's natural resources, a strong, recognizable community image has not been established. Residents feel that their community has been neglected by the City, and that they are not receiving an equitable share of City services and resources.

Unexpected growth in the area has brought additional problems. One-third of the population is school age or younger. School overcrowding is increasing. A series of amendments to the adopted community plan resulted in the addition of residential areas and increased residential densities, thus exacerbating school and other public facility deficiencies. The increase of residentially planned land reduced opportunities for commercial development. Future planned growth in Otay Mesa will place an added strain on the community's facilities until adequate facilities are provided to serve Otay Mesa. Older neighborhoods are showing signs of deterioration and are in need of rehabilitation. Border related commercial traffic through the community impacts previously quiet residential streets. Graffiti and lack of street maintenance are issues of growing concern.

Recognizing that Otay Mesa-Nestor is a mostly built out, urbanized community, this Plan employs a new approach. It focuses on specific geographic areas and communitywide issues in a comprehensive manner, unlike more traditional community plans that address land uses and services in independent elements.

The Plan introduces the concept of neighborhood centers as potential opportunity areas for improvement and revitalization. The Plan proposes a concentration of neighborhood and community-serving uses in neighborhood centers, including the augmentation of existing, and the establishment of new neighborhood centers. The Plan acknowledges that Otay Mesa-Nestor is a conglomeration of distinct neighborhoods, and that existing development patterns dictate the form of the community. Rather than try to create one artificial central community core, each center will provide a neighborhood focus and help create local identity and pride. Combined, the neighborhood centers will provide a wide range of shopping and commercial services, open space and recreation, civic and transit-oriented uses, and residential opportunities to the community. The cumulative effect of building the community incrementally by reinforcing and modifying the unique aspects of existing neighborhoods will result in a distinct community identity.



*Otay Mesa-Nestor Community Plan*

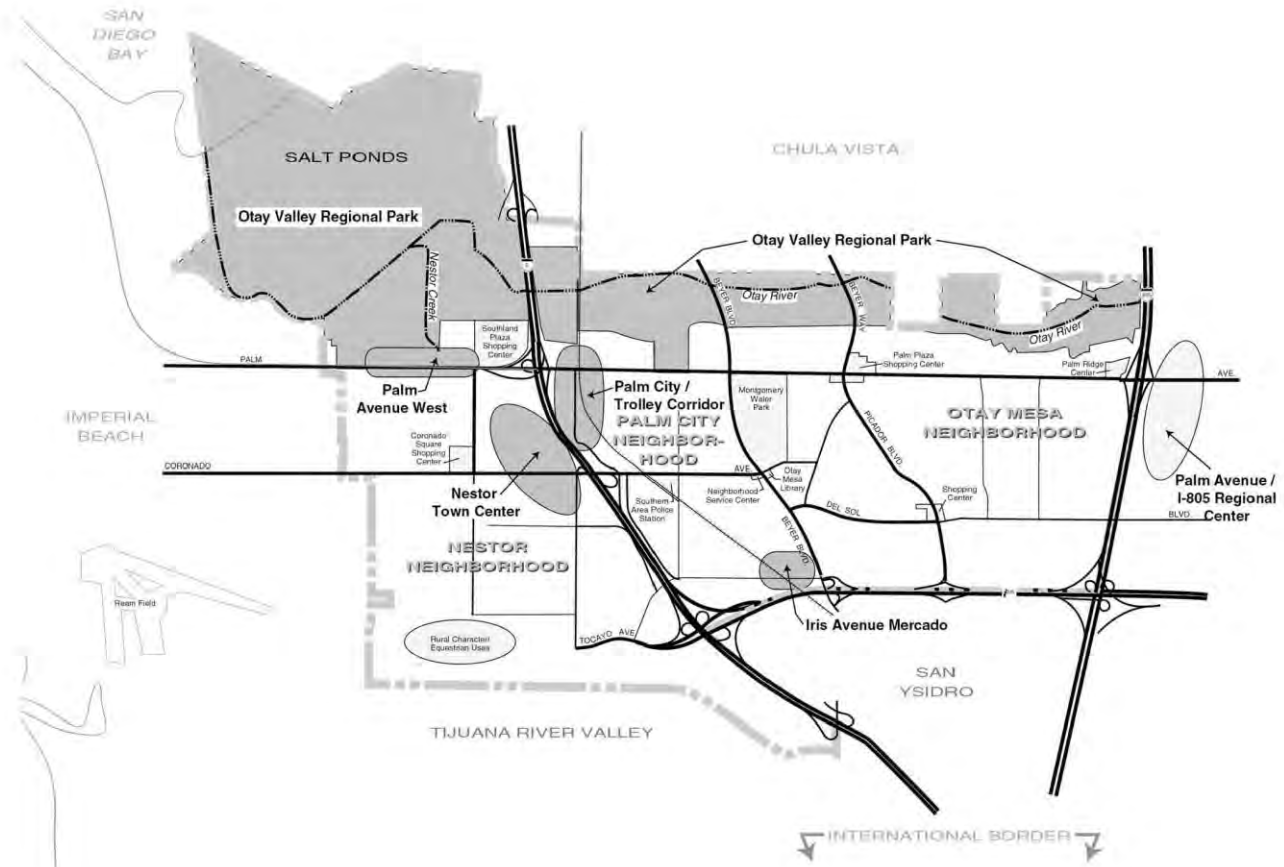
In addition to the neighborhood centers addressed by the Topic Sheets and highlighted on the Vision Map, other existing neighborhood centers are also identified on the Community Vision map (see **Figure 1**) and discussed in the Introduction. Continued development consistent with the planned land use is recommended in these areas, which contributes to strengthening the community fabric.

The community improvement programs and strategies address communitywide issues that are not specific to one neighborhood center or geographic area. They include housing programs and provision of community facilities and services. They also recommend strategies for public education about the community planning process, and citizen involvement and responsibility for improving the community.

Fundamental to the successful implementation of this action-oriented Plan, is the creation of the Community Plan Implementation Team (described on page 10). It is intended that this Plan will be a guide for the orderly and deliberate improvement of the community by the cooperative efforts of community members, private interests, the City and other development and regulatory agencies.







Community Vision  
Otay Mesa-Nestor Community Plan

**1**  
FIGURE



## INTRODUCTION

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### SCOPE AND PURPOSE

This Otay Mesa-Nestor Community Plan (Plan) represents the first comprehensive update of the original Otay Mesa-Nestor Community Plan that was adopted in December, 1978. Development of the Plan was a joint effort of the Otay Mesa-Nestor Community Planning Committee and City Planning Department staff. Because the community is approximately 95 percent developed, the planning process used in creating this Plan went beyond the scope of the traditional land use plan. A wide range of issues identified by community members, business operators, and residents was addressed. The purpose of the Plan is to serve as a guide for the future development and improvement of the community. This Plan incorporates the Local Coastal Program for the Otay Mesa-Nestor community.

### PLAN APPROACH

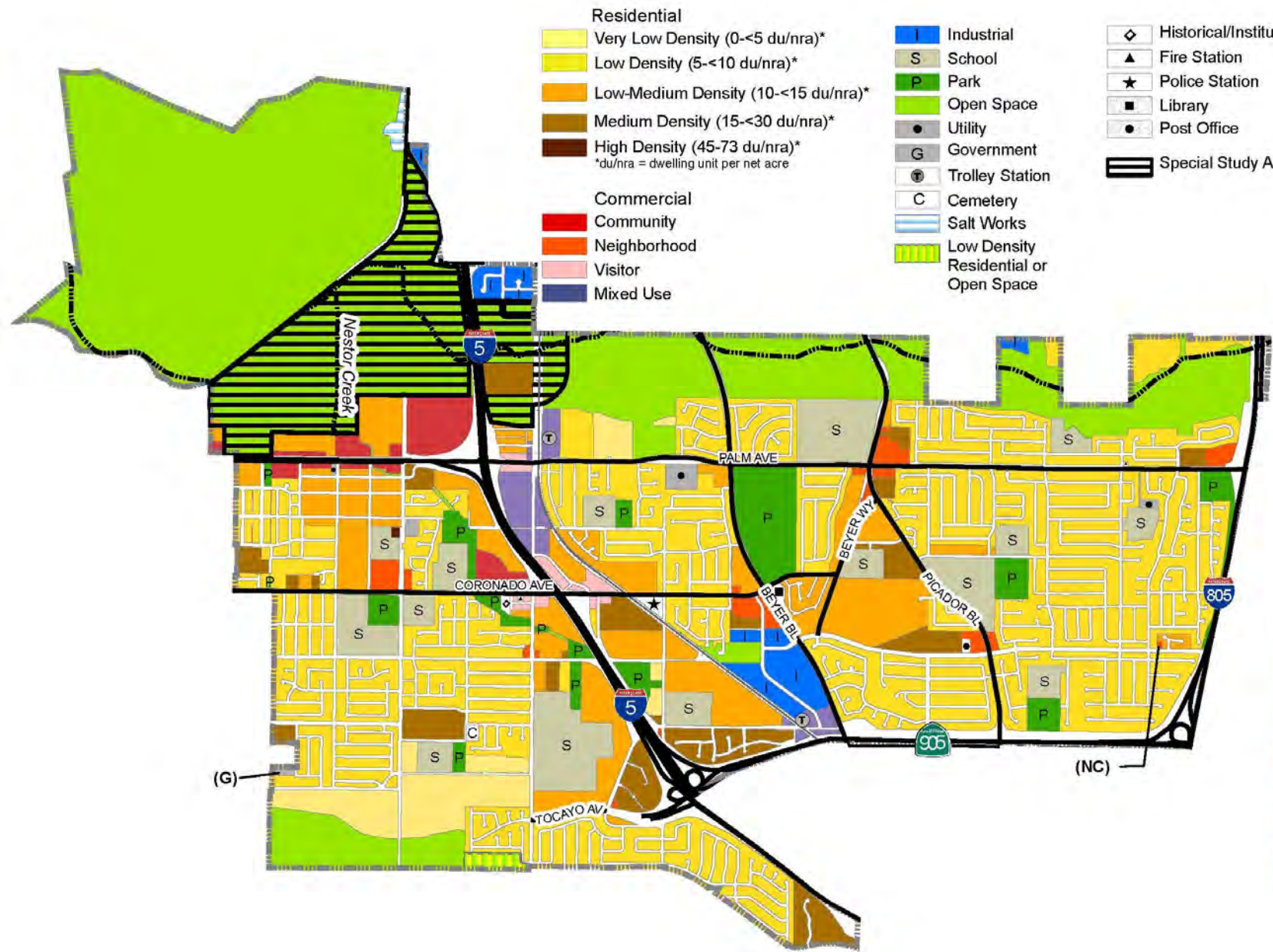
The approach used in creating this Plan relied heavily upon the foundation provided in the Community Conditions Report (October, 1993), a comprehensive assessment of existing conditions that provided a basic knowledge of the community. It includes detailed information about the history of the community, its demographics, and existing land uses. The Otay Mesa-Nestor Community Conditions Report is available for review or purchase through the City Publications Center.

In addition to the Community Conditions Report, the update process utilized a community survey. The survey provided community members an opportunity to provide their opinions about the community. It was designed to identify issues, problems, strengths, and positive attributes that are desired to be preserved.

A prevailing issue identified during the plan update process is the general lack of identity and lack of a strong community core. By addressing individual neighborhood centers and unique natural areas that have potential for improvement, the Plan emphasizes opportunity areas that could augment the community's existing strengths and provide neighborhood identity. The combination of the existing vital neighborhood areas with the future improved areas recommended in this Plan will create the foundation for a vibrant, balanced community.

Each of the community's neighborhoods is unique, reflecting different eras of development, different topography and natural features, and distinct neighborhood centers. Together, these areas provide a wide range of residential, civic, shopping, employment and recreational opportunities. Collectively, they contribute to a community of neighborhoods.

The following are some of the strengths and attributes that were identified as worthy of perpetuation and preservation:



**Commercial Land Use Designations**

Designation	Functions	Typical Uses
Community Commercial	Provides a wide variety of community-serving necessity and retail goods, professional, financial and repair services, and recreational facilities, in strip-commercial or shopping center environments.	Those included in the Neighborhood/Commercial and Visitor Commercial designations; apparel, furniture and appliance sales; building and home supply; medical offices; automobile related services; sports (bowling, skating, miniature golf) and amusement centers.
Neighborhood Commercial	Provides a range of necessity goods, and personal and repair services for the convenience of the immediately adjacent residential neighborhood, concentrated in individual sites or small shopping centers.	Supermarkets, grocery stores and pharmacies; limited professional offices, banks and financial services; barber/beauty shops; cleaners and laundromats, and automobile service stations.
Visitor Commercial	Provides opportunities for visitor and locally oriented recreation, entertainment and shopping activities, usually adjacent to freeways or major streets.	Hotels/motels; restaurants and drinking establishments; specialty shops; theaters; bicycle shops; and automobile service stations.
Mixed-Use Commercial	Provides a mixture of necessity goods, retail office, service and recreational commercial uses, and encourages limited residential uses in a transit/pedestrian-oriented environment.	Those included in the Neighborhood/Commercial and Visitor Commercial designations (excluding automobile service stations, motels and other automobile-oriented uses), public institutions and civic buildings, and public or private mini-parks and plazas.

\*See Appendix A, Transit-Oriented Development, for a more detailed description of the Mixed-Use Commercial designation.

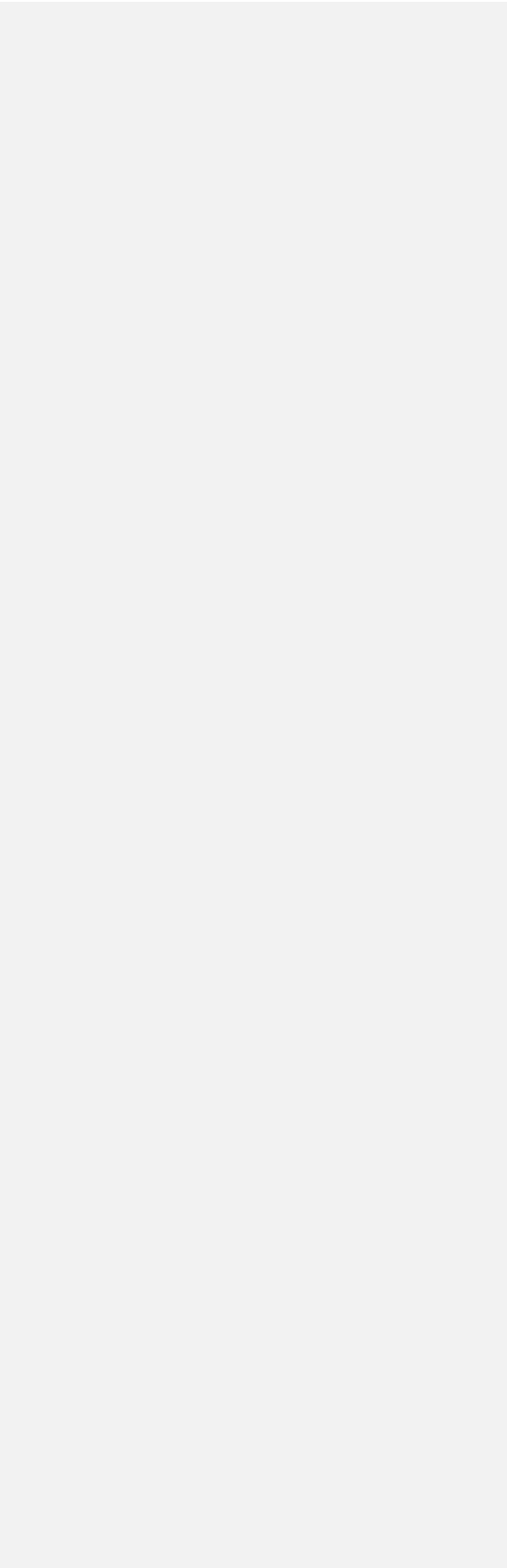
**Residential Densities**

Very Low-Density (0-5 DUs per net acre)	This density occurs on the fringes of the river valleys bordering the community and is distinguishable for its large lots ranging from 10,000 square feet to one acre and ten-acre lots.
Low-Density (5-10 DUs per net acre)	This density characterizes almost two thirds of the community, predominately on the mesa area. Low-Density is typified by conventional single-family detached units on lots that are 5,000 to 6,000 square feet.
Low-Medium Density (10-15 DUs per net acre)	This density is implemented by zoning permitting one unit per every 3,000 square feet of lot area. This density is characterized by lower intensity multifamily housing, such as duplexes, as well as mobile home parks.
Medium Density (15-30 DUs per net acre)	This density is implemented by zoning permitting one unit per every 1,500 square feet of lot area.
High Density (45-73 DUs per net acre)	This is the highest density in the community and is implemented by zoning permitting one unit per every 600 square feet of lot area.



Community Land Use  
Otay Mesa-Nestor Community Plan

*Otay Mesa-Nestor Community Plan*







- Quiet and safe neighborhoods.
- Single-family homes mostly owner occupied.
- Affordable housing.
- Ethnically diverse community.
- Close knit neighborhoods.
- Feeling of "small town" community where there is no fear of letting children out to play.
- Good neighbors - less crime and fear.
- Recreational facilities and programs.
- Proximity to Otay River Valley and Tijuana River Valley.

### **OTAY MESA-NESTOR NEIGHBORHOODS**

Otay Mesa-Nestor is comprised of several neighborhoods, each including one or more neighborhood centers or focal points, in addition to parks and schools. Some of these neighborhood centers have been identified as having revitalization potential or providing opportunities for enhancement, and are addressed by the Topics. Other existing neighborhood centers and unique areas are considered to be in healthier condition and contribute to the community's cultural and economic diversity and vitality. The centers are identified on the Community Vision map (**Figure 1**). The following is a brief description of the community's principal neighborhoods and their neighborhood centers.

#### *Nestor*

This older neighborhood is located between Interstate 5 (I-5) and Saturn Boulevard, and bordered by the Salt Ponds on the north and the Tijuana River Valley to the south. In addition to containing Nestor Town Center (Topic 2B) it includes several small neighborhood commercial centers. The portion of the neighborhood south of Leon and Tocayo Avenues retains a rural character by maintaining existing large lot residential development and equestrian uses.

#### *Egger Highlands*

Located west of Saturn Boulevard between the Salt Ponds and the Tijuana River Valley, Egger Highlands is the gateway to the City and the community from Imperial Beach. It includes Palm Avenue West (Topic 2C), which is the main commercial and circulation corridor in this part of the community, and has revitalization potential. The community's largest shopping centers, Southland Plaza and Coronado Square, are also located in this neighborhood.

#### *Palm City*

Palm City, historically the transportation hub for the community, is characterized by the variety of land uses located along the trolley corridor, including the community's two industrial parks. The proposed mixed use Palm City (Topic 2A) and Iris Avenue Mercado (Topic 2D) neighborhood centers will revitalize the areas of the community's two transit stations. The Southern Area Police Station is centrally located in this neighborhood.



### *Otay Mesa-Nestor Community Plan*

#### *Otay Mesa*

This newer, primarily residential neighborhood, contains several smaller commercial centers including Palm Plaza and the Palm Ridge Shopping Center. A neighborhood commercial center is located at the intersection of Del Sol and Picador Boulevards. Montgomery-Waller Park, the Otay Mesa Branch Library, the City's Neighborhood Service Center and another shopping center form a civic and commercial focus in the vicinity of Coronado Avenue and Beyer Boulevard.

Although not specifically addressed by the plan Topics, the plan supports the established neighborhood centers by designating appropriate land uses and applying corresponding zoning. Continued development consistent with the planned land use is recommended in these areas.

#### **COMMUNITY PLAN IMPLEMENTATION AND CITIZEN PARTICIPATION**

It is intended that by focusing on the key community issues in a concise, topic-oriented format, that this Plan is an effective planning and communication tool for community improvement. The plan approach should not only facilitate plan implementation, but also foster community involvement. It provides strategies and direction for numerous community improvement projects. While not being able to fully control all the factors that will contribute to plan implementation such as private investment, public funding, and unforeseen social and economic trends, community members can use this Plan as a guide for future development. By prioritizing the topics, community members can begin working with the City, other agencies, and private interests to direct funding and revitalization resources to those areas of the community where they are needed most.

Another prevailing issue identified during the plan update process is the community members' perception that their voice, and the interests of their community, are not heard and considered as strongly as those of other communities. Through the formation of the Community Plan Implementation Team and the direction provided by this plan, community members can increase their involvement and commitment to improving their own community and improve their effectiveness in influencing local government and other forces that ultimately shape the quality of life in Otay Mesa-Nestor.

#### **COMMUNITY PLAN IMPLEMENTATION TEAM**

##### *Issues*

Community improvement recommendations contained in community plans frequently go unrealized. This is due in part because of poor communication and coordination within the City organization and because community-based organizations are often poorly connected with City Hall. Also, funding for implementation programs is almost always inadequate. Plan implementation has particularly been a problem in urbanized areas where most neighborhood improvement projects require services and expertise from a variety of City departments, outside agencies and community groups.

*Otay Mesa-Nestor Community Plan**Strategies*

Develop and put into effect a multi-disciplinary approach (a team comprised of City staff, community representatives, community planning members, business operators, students, and other agencies as needed) toward implementing the community plan.

The team shall be involved in implementing the visions, strategies and other recommendations contained in the maps, topics and appendices in this community plan.

The team shall create a community plan implementation work plan and assign priorities and develop a schedule to carry out the plan.

Foster public participation through focused outreach and education programs. Fully utilize the services provided by the Neighborhood Service Center as a community-City agencies liaison. Provide technical support to the community as needed. Represent the community's interest at City Hall.

The Team will ensure its commitment and accountability to the community by holding regular meetings, biannual community meetings, and issuing progress reports annually to the Planning Commission and City Council on the team's progress in implementing the community plan.

*Responsibility*

The City Manager, working with the community, shall be responsible for creating the Team. The Team shall have representatives from City departments as needed.

To ensure its long-term commitment, the City will strive to adequately staff the Team.

*Schedule*

Create the Team and commence community plan implementation immediately following plan adoption.









## PLANNING CONTEXT

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### THE COMMUNITY PLANNING AREA

The Otay Mesa-Nestor Community is located within the southern region of the City, in what is generally referred to as the South Bay area. It is bounded on the north by the city of Chula Vista, and on the south by the Tijuana River Valley and the San Ysidro Communities. The city of Imperial Beach is on the west and the Otay Mesa community on the east.

The community extends about a mile and a half from north to south and four miles from east to west, and totals approximately 4,500 acres. Adoption of this update will expand the community planning area further north and west to include 740 acres of the Salt Ponds.

### DEVELOPMENT AND PLANNING HISTORY

The community's planning history as part of the City of San Diego (City) began in 1957 when this unincorporated area was annexed to the City from the county of San Diego. In 1957 there were less than 1,000 housing units in the area. Shortly after annexation to the City, single-family residential subdivision development began. By the late 1960s, residential development had accelerated dramatically causing serious problems in supplying adequate public facilities in the Otay Mesa-Nestor and San Ysidro areas. In 1973, the City Council rezoned a number of vacant properties to a lower density to reduce deficiencies in, and future demand on, public facilities and services.

The City Council directed City staff to work with the then newly recognized Otay Mesa Community Planning Group in the preparation of a Community Plan. In February 1976, the City Council authorized expansion of the study area to include the Nestor Community, to consolidate planning efforts within the South Bay area. The first Otay Mesa-Nestor Community Plan was adopted in 1979 to serve as a comprehensive guide for development within the area through the ensuing 15 to 20 years.

Since the adoption of the 1979 Plan, there have been fifteen plan amendments varying from one-acre redesignations to a 320-acre southerly extension of the plan area boundary, which resulted in an adjustment to the Tijuana River Valley community planning area. The cumulative effect of the plan amendments was to permit 1,200-1,500 more residential units than had originally been designated in the 1979 Plan.

Many of the land use recommendations of the 1979 Plan, and its subsequent amendments, have been implemented and the community has generally developed according to plan. This updated Plan has considered existing and anticipated conditions which will influence future development, and includes recommendations for the expected final buildout and future redevelopment of the Otay Mesa-Nestor Community.



*Otay Mesa-Nestor Community Plan*

## URBAN AND ENVIRONMENTAL SETTING

The Otay Mesa-Nestor Community is located in the southern portion of the Coastal Plain of San Diego County. The community is characterized by river valleys, steep slopes, mesas and hydrologic features including Nestor Creek and the salt evaporation ponds of southern San Diego Bay.

### *Otay and Tijuana River Valleys*

Two river valleys, the Otay and the Tijuana, generally define the northern and southern boundaries, respectively, of the community. The valleys, which are characterized by wetlands and riparian habitats, are predominately influenced by seasonal rains and stream flow. Land uses in the fertile and productive valleys have included agriculture and mineral extraction. Development within the valleys is constrained by application of the Environmental Sensitive Lands regulations in the Land Development Code..

### *Sand and Gravel Operations*

The Otay Valley riverbed has been a source of sand and gravel extraction for many years. Extraction operations existed in the vicinity of Beyer Boulevard. Terrace escarpments in the vicinity of Beyer Way, north of Montgomery High School, are currently being excavated. These operations have resulted in substantial landform alteration, scarring and loss of native vegetation on the valley's floor and southern slopes.

### *Steep Slopes and Mesas*

Steep, north-facing slopes on the south side of the Otay River Valley approach 200 feet in height and are home to sensitive vegetation resources. Steep topography also occurs south of the Otay River Valley and north of Palm Avenue between Hollister Street and Beyer Way. Development on the slopes is constrained by topography and by application of the Environmental Sensitive Lands regulations in the Land Development Code.

Contrasting with the valleys and steep bluffs are the community's level marine terraces and transitional areas. Elevations range from 25 to 100 feet within the western Nestor Terrace. Elevations from approximately 125 feet to 250 feet form a transition zone between the Nestor Terrace and the Otay Terrace, which lies east of the community and is greater than 400 feet in elevation. Mesa rims at the crest of the steep slopes, and high mesa ridgelines located throughout the eastern portion of the planning area offer excellent view opportunities in all directions.

### *Nestor Creek and the Salt Ponds*

In addition to the two river valleys, Nestor Creek is a less significant, but still important hydrologic feature of the community. Nestor Creek flows generally aboveground in open channels from 30th Street westerly, meets the Otay River in the marshlands of the lower Otay River Valley, and then empties into San Diego Bay.

*Otay Mesa-Nestor Community Plan*

The salt evaporation ponds comprise the majority of the approximately 740-acre portion of the community located in San Diego Bay. Terrestrial-based uses, including the salt processing plant, auxiliary buildings, storage yards and vacant land, comprise the remainder of the area.

*Development and Circulation Patterns*

Otay Mesa-Nestor is an urbanized community that is primarily developed with residential land uses. Over 57 percent of the planning area (not including the Salt Ponds) is covered with residential land uses (approximately 17,000 housing units). In comparison, commercial and industrial land uses comprise only eight percent (five percent and three percent, respectively) of the plan area. Twenty percent of the planning area consists of schools, parks, transit and other public facilities. Vacant, undeveloped, agricultural and mineral extraction and processing uses comprise the remaining 15 percent of the planning area, and occur predominately in portions of the Otay and Tijuana River Valleys.

The community's circulation system includes three interstate freeways (I-5, I-805, I-905) that intersect in a grid pattern of local streets within the community. A light rail transit system connects the community to downtown San Diego and the Mexican border. Bus routes link the two transit stops at Palm Avenue and Iris Avenue to connect passengers to outlying areas.





## PLAN ORGANIZATION

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The Otay Mesa-Nestor Community Plan is comprised of the following three main components:

### 1. COMMUNITY VISION/COMMUNITY LAND USE MAP

The Community Vision Map and statements represent the future and describe the vision of an improved quality of community life that includes conservation of natural resources, adequate provision of public services and facilities, and revitalized neighborhoods. The Visions found at the beginning of each Topic or section, set the tone of the Plan and are the basis for the Plan's recommendations. The Vision map illustrates the general setting of the community relative to other South Bay communities and highlights its distinct existing and proposed neighborhood features.

The Community Land Use Map designates land uses for the entire community planning area. These land uses are consistent with the strategies and guidelines recommended in the Topic Sheets and the Appendix. The Commercial Land Use Designations and Residential Densities charts explain the predominant land use designations of the Land Use Map. The Street Classifications map designates community streets according to City standards.

The Community Land Use Map may be used as an independent document that conveys the community's basic characteristics, planned land uses, and vision for the future. Readers interested in learning more about the community including specific issues, strategies, and guidelines can refer to the Introduction, and the two other main plan components, the Topic Sheets and Appendix.

### 2. TOPIC SHEETS

Each Topic Sheet includes a discussion of the issues and provides strategies to implement the related community vision. Each Topic Sheet addresses either a geographic area within the community or a subject relevant to the entire community. Topics are grouped in chapters by subject. Most chapters address more than one Topic, although two chapters are single-Topic.

The format organizes categories of information in a similar outline on each of the Topic Sheets. The format allows flexible arrangement of individual map and graphic information. Each Topic Sheet contains all or some of the following categories of information:

- **Vision**

Vision statements represent community members' desires for a future improved quality of community life, relative to the particular Topic. Written in the future tense, they present an image of the community as it will be after the community plan



*Otay Mesa-Nestor Community Plan*

strategies, guidelines and recommendations have been implemented. Visions are either provided at the beginning of each Topic category when there is only one Vision for several sub-Topics (e.g., Community Facilities, Topic 4), or provided for individual sub-Topics, as appropriate (e.g., Palm City, Topic 2a).

- **Issues**

This category identifies the existing and potential future conditions that warrant attention and are the focus of this Plan. Issues can explore the range of conditions from significant problems requiring abatement or improvement to opportunities for enhancement.

- **Strategies**

Strategies respond to the items addressed in the Issues category. They are the recommendations for land use and physical improvement, provision of infrastructure and services, and development of neighborhood improvement programs.

- **Implementation Block**

The Implementation Block includes the following five sub-categories:

*Responsibility*

This category recommends the participation of the agencies, organizations or ad hoc groups that should be involved in the implementation of the strategies recommended in the particular Topic. Inclusion in this listing is based on areas of expertise, regulatory authority, ownership or business interest. This listing should be considered a guide; and as the implementation process for particular strategies evolves, additional or other more appropriate responsible parties may be identified. Community members and the Community Plan Implementation Team are always included in this category.

*Funding*

Most projects identified by the strategies in this Plan are unfunded. Except for a few cases where funds have been specifically identified, these recommendations identify potential funding sources and suggest funding strategies for Plan implementation. The potential sources may include a combination of City, other public agency and private funding sources.

*Schedule*

The implementation schedule shall be established by prioritization of all the plan strategies by the Community Plan Implementation Team and community members. Available or potential funding will be a consideration when establishing priorities. Except for projects or programs which are ongoing, or for which a schedule is identified, the recommendation is: "To be determined."



### *Land Use*

Indicates the planned land use, which is designated on the Community Land Use map, and provides recommendations for interim, future or alternative land uses. Also provided are listings of discretionary permits or other actions required in conjunction with the planned land use, and references to other guidelines or policy documents which provide direction for development of particular sites.

### *Zoning*

This category provides recommendations for future zoning, consistent with planned or future land uses, and identifies requirements or conditions for future application of recommended zones.

At the time this Plan was being prepared, the City of San Diego zoning code was being updated. Since new or revised citywide zone classifications were not adopted by the time this Plan was completed, proposed zoning was described by land use and development criteria rather than specifying a particular zone. Future rezonings should be based on selecting those zones that best match the prescribed criteria.

- **Guidelines**

Guidelines are provided in the Otay Valley Regional Park & Salt Ponds, Neighborhood Centers and Parks Topics. These Topics address anticipated or recommended physical site development. The guidelines may address land use, pedestrian and transit orientation, site planning, and architectural and landscape design associated with future project development.

- **Vicinity Maps**

Vicinity maps are provided in the geographically oriented Topics - the Otay Valley Regional Park & Salt Ponds, and Neighborhood Centers. They indicate the general Topic vicinity, which corresponds to the Topic areas shown on the Community Vision Map.

- **Reference Block**

Reference Blocks, located in the lower right corner of the first page of each Topic Sheet, refer the reader to related or supporting information located elsewhere in the Topic, in other related Topics, on the Community Vision map, or in the Appendix. References are not typically made within the Topic text.

### **3. APPENDIX**

The Appendix contains generic information or recommendations applicable to the entire community or this plan update process, and specific detailed information referred to in the Topic Sheets. A complete list of Appendices is provided in the Index.





- 1 OTAY VALLEY REGIONAL PARK AND  
SALT PONDS**
- 2 NEIGHBORHOOD CENTERS**
- 3 HOUSING**
- 4 COMMUNITY FACILITIES**
- 5 PUBLIC SAFETY AND ENFORCEMENT**
- 6 TRANSPORTATION FACILITIES**



# **OTAY VALLEY REGIONAL PARK AND SALT PONDS**

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Otay Valley Regional Park	1a
Salt Ponds	1b





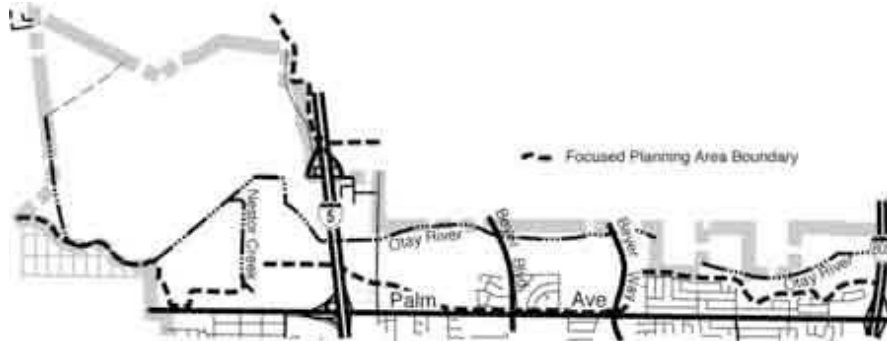
**TOPIC 1A OTAY VALLEY REGIONAL PARK**

**VISION**

*The Otay Valley Regional Park (OVRP), is transitioning from a valley degraded by mineral extraction, industrial and commercial uses, and decades of neglect, to one of the community's greatest sources of identity and pride. The park, which will link San Diego Bay to the Otay Lakes with a continuous east-west wildlife corridor and multipurpose trail system, will offer residents and visitors outstanding natural scenic and cultural features, and provide community and regional recreational and educational opportunities. Inherent from its inception is the preservation and enhancement of environmentally sensitive resources, natural floodplain management, and control of urbanization, coupled with reclamation of the valley as a source of public enjoyment.*

**ISSUES**

The value of the Otay Valley as the community's greatest natural asset had either gone unrecognized or been ignored. Urban development has turned its back on the edges of this area. Unsightly industrial uses primary outside of the City's jurisdiction, including automobile junkyards and truck storage line the northwestern edges of the valley. Private development adjacent to the valley has resulted in minimal public opportunities for physical and visual access to this valuable resource. Few public overlooks, viewpoints, or access opportunities exist.



*See the Community Land Use Map for planned land use designations in this area.*



### *Otay Mesa-Nestor Community Plan*

Uses within the area designated for the Regional Park include an asphalt and concrete batch plant, and a variety of agricultural operations including retail nurseries. Sand and gravel resources have been exhausted; however, the remnants of sand and gravel extraction activities remain in the form of material and equipment stockpiles, ponds, and assorted debris.



The County of San Diego and the Cities of Chula Vista and San Diego entered into an agreement for coordinated planning, acquisition, and design for Otay Valley Regional Park (OVRP). The jurisdictions prepared a Concept Plan that provides planning area boundary for OVRP and provides policy direction to protect environmentally sensitive areas and important cultural resources, identifies areas adjacent to the open space core for active and passive recreational development opportunities, includes a trail system with staging areas, viewpoints and overlooks, and connections to recreation areas and adjacent public lands and trails; and envisions interpretive centers for environmental and educational programs.

The Otay Valley Regional Park Focused Planning Area boundary in the Concept Plan extends approximately eleven miles eastward from south San Diego Bay along the Otay Valley to the Otay Lakes. The northern portion of the Otay Mesa-Nestor community planning area is located within the OVRP planning area.

### **STRATEGIES**

1. Preserve those areas of the Otay Valley containing outstanding scenic, natural and cultural resources and recreational opportunities as a resource-based park. Creation of the Otay Valley Regional Park will help to reclaim the valley for public enjoyment and focus attention on this unique area as a source of community identity and pride.
2. Coordinate with the County of San Diego and the City of Chula Vista to amend the Otay Valley Regional Park Concept Plan to address needs and issues.
3. Identify, and pursue acquisition of, properties within the Otay Valley for inclusion within the Otay Valley Regional Park.
4. Protect and preserve the environmentally sensitive areas, and the rural character of the Otay Valley.
5. Restore and enhance environmentally degraded areas, particularly those currently used for extraction, mineral processing and other industrial activities. Remove and prevent illegal encampments.

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6. Provide active and passive regional recreational opportunities.
7. Provide opportunities for educating the public about the natural and cultural resources of the Otay Valley. This could be accomplished through nature interpretive centers, interpretive trails, historical markers, demonstration gardens and similar exhibits.
8. Consider agricultural uses within the non-environmentally sensitive areas of the valley.
9. Preserve a continuous east-west wildlife corridor and contiguous natural habitat linkages throughout the Otay Valley.
10. Provide connections from the Otay Valley to adjacent habitat corridors including Nestor Creek and Poggi Creek.
11. Provide a continuous east-west trail system for hiking, bicycling, and equestrian use along the Otay Valley.
  - a. Conduct future environmental review for the appropriate alignment and location of trails.
  - b. Incorporate existing trails and utility easement roads, where appropriate.
12. Maintain the natural floodplain; prohibit channelization of the floodplain.
13. Discourage new industrial and commercial uses within the Otay Valley. Commercial recreation may be permitted consistent with the OVRP Concept Plan.
14. Support the expiration of Conditional Use Permits for all mineral processing and batching operations.
  - a. Strongly discourage approving extensions of time for all mineral processing and batching operation Conditional Use Permits.
  - b. Strongly discourage approving new mineral processing and batching operation Conditional Use Permits.
15. Require existing mineral extraction and processing operations to submit and implement reclamation, restoration and enhancement plans as required by the State Surface Mining and Reclamation Act of 1975 (SMARA).



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#### RESPONSIBILITY

The implementation of the OVRP Concept Plan including amendments is an ongoing cooperative effort of the OVRP joint staff from the City of San Diego, the County of San Diego and the City of Chula Vista. The OVRP joint staff will include community members, landowners, and regulatory and other responsible agencies in the planning process.

#### FUNDING

1. Pursue funding, including bond issues, and federal, state, and independent organization grants, for the purposes of acquiring, restoring and enhancing, improving and maintaining sites for inclusion in the Otay Valley Regional Park.
2. Actively solicit the assistance of private conservation organizations.
3. Negotiate the dedication of parkland as part of future development proposals.
4. Solicit the dedication of trail easements from private property owners.

#### SCHEDULE

Ongoing.

#### LAND USE

1. Designate publicly owned property within the Otay Valley Regional Park as a Resource-Based Park.
2. Amend this community plan, as appropriate, to be consistent with the OVRP Concept Plan.
3. Two sites located on the north side of the river adjacent to Chula Vista, between the termini of Mace Street and Date Court, are designated Industrial (one-acre) and Low-Density Residential (four acres), respectively.
  - a. Maintain the wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites in a natural condition as development occurs.
  - b. Include mitigation to lessen the environmental impact of any approved changes to the wetland.
  - c. Do not allow the filling or other alteration of wetlands to provide access between the two sites.

#### MACE STREET AND DATE COURT SITES

~~Two sites located on the north side of the river adjacent to Chula Vista, between the termini of Mace Street and Date Court, are designated Industrial (one-acre) and Low-Density Residential (four acres), respectively. The wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites, should be maintained in a natural condition as development occurs. Filling or other alteration of this area to provide access between the two sites should not be permitted.~~

- ~~1. Maintain the wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites in a natural condition as development occurs.~~
- ~~2. Include mitigation to lessen the environmental impact of any approved changes to~~



~~the wetland.~~

~~3. Do not allow the filling or other alteration of wetlands to provide access between the two sites.~~

**ZONING**

1. Use Citywide zones to implement the community plan land use designations.
2. Rezone all non-FW (Floodway) zoned City-owned property within the Otay Valley Regional Park Focused Planning Area to an appropriate open space or park zone to preserve the area's natural resources and park opportunities.
3. Rezone all City-owned, dedicated park sites to an appropriate park zone.
4. Protect existing sensitive natural resources on privately owned property by applying zoning that will permit very low-density residential development but prohibit agricultural uses.
5. Ensure that ~~D~~development of privately owned sites ~~should comply~~ complies with the Guidelines stated below.





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## GUIDELINES

The following design guidelines apply to all development within or adjacent to the Otay Valley:

### *Site Design*

1. Design future development to be sensitive to, oriented towards, and enhance adjacent natural open space.
2. Incorporate single-loaded streets adjacent to open space where new public or private streets are proposed or required in projects adjacent to existing or planned open space, development to provide a setback of buildings from open space as well as public visual access along open space areas.



### *Viewsheds, Visual Access and Visual Buffers*

3. Preserve public views from proposed developments to the bay, valley and steep hillsides.
4. Design development to sensitively blend with the natural landscape.
5. Incorporate non-building view lots into site plans to provide public visual access to adjacent natural features at the ends of streets or cul-de-sacs where possible.
6. Design building elevations, including rear elevations, which face natural open space to provide architectural interest and articulation.
7. Design fencing to be attractive from both the development and open space sides.
  - a. Design fencing to prevent creating a blank wall to the open space.
  - b. Design fencing provide views to and from adjacent open space.

### *Trail Access and Parking*

8. Provide trails and trail access through or adjacent to the Otay Valley, where appropriate. Coordinated trails with the Otay Valley Regional Park plans.
9. Provide public automobile and bicycle parking for, and bicycle and pedestrian access to, established or future trail systems.

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**Reference:** Community Vision Map; Topic 1a, Otay Valley Regional Park; Appendix C, View Corridors Map.



## TOPIC 1B SALT PONDS

### VISION

*Providing a combination of benefits including salt production, preservation of sensitive wildlife habitat, recreation and economic development, the Salt Ponds will become the western gateway to the Otay Valley Regional Park and an integral part of the South San Diego Bay National Wildlife Refuge. Select areas will be developed in ways to enhance the Palm Avenue corridor, promote economic revitalization, and improve access and circulation in the area. Just as freshwater habitats are linked to the bay, so too will residents be linked to neighboring communities by an extensive trail system including the Bayshore Bikeway. New development will be designed to preserve and be compatible with the sensitive biological resources of south San Diego Bay while providing an economic stimulus through creative site planning and design.*

### ISSUES

With adoption of this Plan, the Salt Ponds and adjacent areas within the City's jurisdiction officially become part of the community planning area. Previously, they were not included in any community planning area, and were addressed only by the General Plan. Inclusion in this planning area facilitates comprehensive monitoring and planning of the Salt Ponds environs as an integral natural extension of the Otay Valley and Nestor Creek floodplain, and links Otay Mesa-Nestor with other South Bay communities.

The Western Salt Company's salt production operation in south San Diego Bay and adjoining areas provides community and regional economic, open space, wildlife habitat and historic value. Situated where the Otay River and Nestor Creek join and empty into San Diego Bay, this area contains a diversity of wildlife habitats including shallow bay waters, mudflats and salt marshes. These environments provide nesting and feeding areas for local and migratory birds, and breeding grounds for many varieties of marine life. Salt pond dikes are used as nesting habitat. Several federally listed endangered species inhabit the salt ponds environs. Due to its unique natural resources, this area has been proposed for inclusion in the South San Diego Bay National Wildlife Refuge (Refuge), the Multiple Species Conservation Program (MSCP) preserve, and the Otay Valley Regional Park (OVRP).



*See the Community Land Use Map for planned land use designations in this area.*



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The complex combination of the salt production industry and wildlife habitat has evolved over many decades; any changes to the physical characteristics of the salt ponds would disrupt the delicate balance. Both the salt production and the wildlife habitat, as well as the open space and potential recreational opportunities of the south bay area, are considered valuable resources. The City is committed to and supports the long-term operation of the salt works. Inclusion of all or part of the salt works within a habitat management program, a wildlife refuge or other resource management plan is not intended to interfere with the ongoing operation of the salt works. Over the years the City has received many preliminary inquiries about various development schemes along the bayfront, although none have been pursued or approved to date. Any future development proposals for this area should ensure the continued salt evaporation operations and the preservation of the unique natural and cultural resources.



The area located south of Main Street contains discontinued salt ponds, vacant undeveloped parcels, fallow agriculture land, several residences and properties developed with interim uses. The area north of Main Street is comprised of magnesium chloride ponds, which hold the waste material remaining after the salt evaporation process.

The salt ponds area and portions of the Nestor Creek and Otay Valley floodplains west and east of I-5 are located within the Coastal zone. The California Coastal Commission (CCC) has designated this a deferred certification area due to current industrial zoning, salt extraction operations and the uncertainty of future plans for the area. The preparation of a Special Study Report, that addresses habitat protection, floodplain management and proposed development, is required prior to any plan land use changes in the area. Future permit authority may be transferred to the City when appropriate amendments to zoning and community plan land use are adopted by the City and also approved by the CCC.

An existing Class II bicycle lane is located on the section of Palm Avenue between Saturn Boulevard and the Imperial Beach boundary. This congested stretch of road is not an appropriate environment for a safe, comfortable and enjoyable bicycle riding experience. It has long been the desire of community residents to reroute this bicycle link between Imperial Beach and the community. The multi-jurisdictional Bayshore Bikeway Policy Advisory Committee, coordinated by SANDAG, is planning a bicycle route around San Diego Bay.

This committee also recommends rerouting the community's connection from Palm Avenue to the vicinity of the Salt Ponds, north of Palm Avenue. Alternative routes utilizing the SDG&E railroad easement are being considered. A specific route location must consider potential impacts to sensitive biological habitat, connections with existing or planned Bayshore Bikeway sections in Imperial Beach and Chula Vista, and linkage with future OVRP bicycle trails.



The Western Salt Company's 1930's era wooden salt processing building, located on Bay Boulevard, is a local landmark signifying over eight decades of the company's presence (since 1914) and almost a century-and-a-half of salt extraction from seawater in south San Diego Bay. This elegant expression of functional industrial architecture should be preserved and maintained in working condition.

## STRATEGIES

- Encourage and permit the Western Salt Company to continue the salt extraction operation. Continuation of this industry is consistent with the City's natural resource conservation and open space preservation goals. Inclusion of all or part of the salt works within a habitat management program, a wildlife refuge or other resource management plan is not intended to interfere with the ongoing operation of the salt works. Encourage the long-term operation of the salt works by supporting the extension of Western Salt's leases with the State Lands Commission of land used in the operation.
- Coordinate the Refuge, OVRP, MSCP and private development planning efforts to ensure that the natural resource and wildlife habitat areas of the Salt Ponds are preserved.
- Require the preparation and adoption of a Site-Specific Special Study Report for property located within the Special Study Area overlay designation prior to any proposed community plan land use changes.
- Deny any requests from adjacent cities for jurisdictional boundary adjustments in the south bay area that would jeopardize the integrity of the natural resource and open space systems or result in loss of development potential for the City.
- Plan and implement a section of the Bayshore Bikeway route in the vicinity of the Salt Ponds or open space areas north of Palm Ave. Maintain the existing bike lane located on Palm Avenue between Saturn Boulevard and Imperial Beach until a new section of the Bayshore Bikeway route is implemented. Provide a bicycle trail linkage connecting the Bayshore Bikeway route to the future OVRP bicycle trail system in the Otay Valley.
- Preserve the Western Salt Company's salt processing building. Evaluate its historical significance and consider designating it an historic structure. In conjunction with the planning and improvements for the OVRP and the Refuge, create an interpretive center in this general vicinity to educate the public about the unique natural resources of south San Diego Bay and the history and operations of the evaporative salt production industry.





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## **RESPONSIBILITY**

Community Plan Implementation Team, community members, the Fenton-Western Properties/Western Salt Company, regulatory agencies including the US Fish and Wildlife Service, California Coastal Commission, California Department of Fish and Game, and the San Diego Unified Port District, the OVRP Joint Staff and the Bayshore Bikeway Policy Advisory Committee (SANDAG).

## **FUNDING**

Encourage public acquisition and private dedication of land and trail easements within the proposed OVRP, MSCP and Refuge areas. Explore leases and cooperative use agreements, in addition to purchases.

## **SCHEDULE**

Resource preservation and park improvements are ongoing and should be coordinated with the OVRP, MSCP and Refuge planning and acquisition efforts.

## **LAND USE**

Open Space and Special Study Area overlay designation. The intent, application and criteria for the Site-Specific Special Study Area are presented in detail in **Appendix 1b, Special Study Area**.

The approximately ten-acre salt plant site, where the salt processing buildings are located, is designated Salt Works. Any change of use of this site will require analysis as part of the Site-Specific Special Study Report.

Amend this Plan, to achieve consistency if necessary, upon adoption of the future OVRP Concept Plan.

## **ZONING**

Maintain the industrial zoning on the Salt Works site as long as the Salt Works designation is maintained. Future rezones may be required to achieve consistency with the future OVRP Concept Plan.

## **GUIDELINES**

Design of future development shall be sensitive to, oriented towards, and enhance the adjacent open space of south San Diego Bay and the Otay River Valley.

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**Reference:** Topic 1a, Otay Valley Regional Park; Topic 2c, Palm Avenue West; Appendix 1a, Otay Valley Regional Park; Appendix 1b, Special Study Area; Appendix C, View Corridors and View Points; Appendix G#H, Local Coastal Program – Supplemental Land Use Plan Policies Applicable within the Coastal Zone.



## **NEIGHBORHOOD CENTERS**

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Palm City	2a
Nestor Town Center	2b
Palm Avenue West in Egger Highlands	2c
Iris Avenue Mercado	2d
Palm Avenue/I-805 Regional Center	2e





## TOPIC 2A PALM CITY

### VISION

*A uniquely revitalized neighborhood center of distinctive character, will be built upon the viable existing single-family residential core and transit center, and will incorporate multifamily and single-family residential, commercial and civic uses. This site will be redeveloped as a cohesively planned transit-oriented development, providing linkages and access to the Otay Valley Regional Park, and transit serving residential and shopping opportunities.*

### ISSUES

Palm City, centered at Palm Avenue and Hollister Street, is one of the oldest neighborhoods of the community. It is characterized by a multitude of inconsistent land use designations, zones, and existing uses. Land divisions are comprised of many small, irregularly shaped lots. Existing development includes light industrial and warehousing, automobile repair shops, a variety of commercial uses, bars, religious facilities, single-family and multifamily residential and mobile home parks, and motels. The quality of existing development ranges from poorly maintained to well maintained. Landscaping, including street trees, is minimal, and a variety of signage types contributes to the general lack of visual cohesiveness. It is well served by transit, including the Palm Avenue trolley station, and has great potential for revitalization. It is an ideal location for pedestrian-oriented developments incorporating commercial, residential and civic uses.



*See the Community Land Use Map for planned land use designations in this area.*

In 2023, the Bella Mar Community Plan Amendment redesignated 14.62 acres from Open Space to Medium Density Residential (15-<30 du/net acre). This site had been used as an off-road racetrack and was previously graded. The site is within the flood fringe area. The City Environmental Sensitive Lands Regulations allows development in the flood fringe area the development will not significantly adversely affect the existing sensitive biological resources onsite or offsite and is capable of withstanding flooding and does not require or cause the construction of offsite flood protective works, nor will it increase or expand a Flood Insurance Rate Maps Zone A published by the Federal Emergency Management Agency.

### STRATEGIES

1. Improve this area as one of the community's key mixed-use neighborhood centers through physical rehabilitation and economic revitalization.
2. Redevelopment of this area shall be pedestrian/transit-oriented and be based on Transit-Oriented Development (TOD) guidelines.
3. Develop the Palm Avenue transit center site, including the Park-and-Ride lot and, if possible,





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other adjoining parcels, as the cornerstone of the Palm City neighborhood center.

- a. Include the northern portion of the triangular-shaped site, located at the southeast corner of the intersection of Palm Avenue and Hollister Street, west of the trolley tracks in these improvements.
  - b. Plans shall incorporate the trolley station and shall consider a mix of commercial, residential, civic, public plaza, and shared parking uses.
4. Consider preservation, reconfiguration and relocation options for the existing mobile home parks in this area, and integrate these sites with planned redevelopment. Explore undeveloped areas in Otay Mesa as possible sites for mobile home relocation.

#### **RESPONSIBILITY**

Community members, landowners and business owners working with City Departments and other responsible agencies including MTS and the Housing Commission.

#### **FUNDING**

1. Pursue City Capital Improvement Project (CIP) allocations and private investment.
2. Pursue Community Development Block Grant (CDBG) funds, Federal transportation planning grants and formation of a Business Improvement District or other similar entity.

#### **SCHEDULE**

On going

#### **LAND USE**

1. Mixed-Use Commercial. A Planned Commercial Development permit (PCD) shall be required for all sites developed within the Mixed-Use designated areas.
2. Designate the Bella Sol site for multifamily residential.

#### **ZONING**

1. Use Citywide zones to implement the community plan land use designations.
2. Apply a zone that implements the Transit-Oriented Development intent, permitted uses, design standards and criteria. Condition rezones upon approval of a PCD.
3. Consider removal of the Mobile Home Park Overlay Zone if relocation of a mobile home park is considered as part of a proposed site redevelopment.

#### **GUIDELINES**

1. Any redevelopment or improvement in this area shall incorporate Transit-Oriented Development (TOD) Guidelines, (Appendix A).
2. Ensure that TOD guidelines, pedestrian orientation, and streetscape recommendations are incorporated into the design for future improvements to Hollister Street.
3. Development of sites located north of Palm Avenue, adjacent to the Otay Valley shall be required to meet specific development criteria (see Topic 1a, Otay Valley Regional Park).

**Reference:** Topic 1a, Otay Valley Regional Park; Topic 2c, Palm Avenue West; Appendix 1a, Otay Valley Regional Park; Appendix 1b, Special Study Area; Appendix C, View Corridors and View Points; Appendix 1H, Local Coastal Program; Bella Mar Special Study Report.



## TOPIC 2B NESTOR TOWN CENTER

### VISION

*A vibrant town center will be revitalized through a combination of public projects and private infill development including provision of civic facilities, housing, neighborhood shopping and commercial recreation opportunities. Nestor Creek Greenway, a key feature and natural linear spine of the town center, will provide pedestrian and bicycle linkages with the future double elementary school, historic church, commercial uses and adjacent residential areas. This significant natural asset will be restored and enhanced, and returned to public use, and will become an incomparable source of community pride.*

### ISSUES

The Nestor area of the community, centered at the intersection of Coronado Avenue and Hollister Street, currently lacks a focal point. This area is dominated by a confusing mixture of gas stations, motels, and deteriorating convenience commercial uses. The interchange with I-5, and its traffic congestion, adds to the confusion.

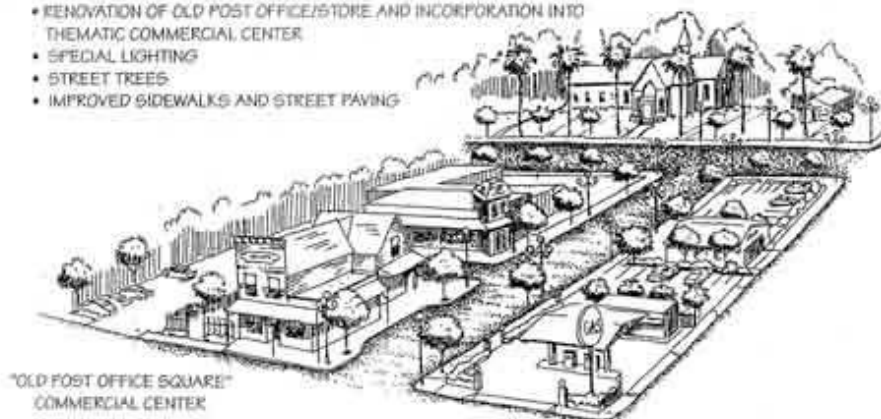
The area contains approximately 30 acres of vacant land, ten acres of which include the Nestor Creek channel and floodplain. The other 20 acres is planned as a double elementary school by the South Bay Union School District. A joint-use park would also be included in the 20-acre site.

An 11-acre site, located on the north side of Coronado Avenue east of Green Street is currently occupied by the South Bay Drive-in, a multi-screen movie theater. It operates as a theater, as well as a swap meet, and has recently been upgraded. This site presents an excellent opportunity for redevelopment as a commercial center that could provide a variety of shopping and recreational services to the community.

#### CHARACTER SKETCH OF RENOVATION OF FLOWER STREET HISTORIC AREA

##### SUGGESTED IMPROVEMENTS

- RENOVATION OF OLD POST OFFICE/STORE AND INCORPORATION INTO THEMATIC COMMERCIAL CENTER
- SPECIAL LIGHTING
- STREET TREES
- IMPROVED SIDEWALKS AND STREET PAVING



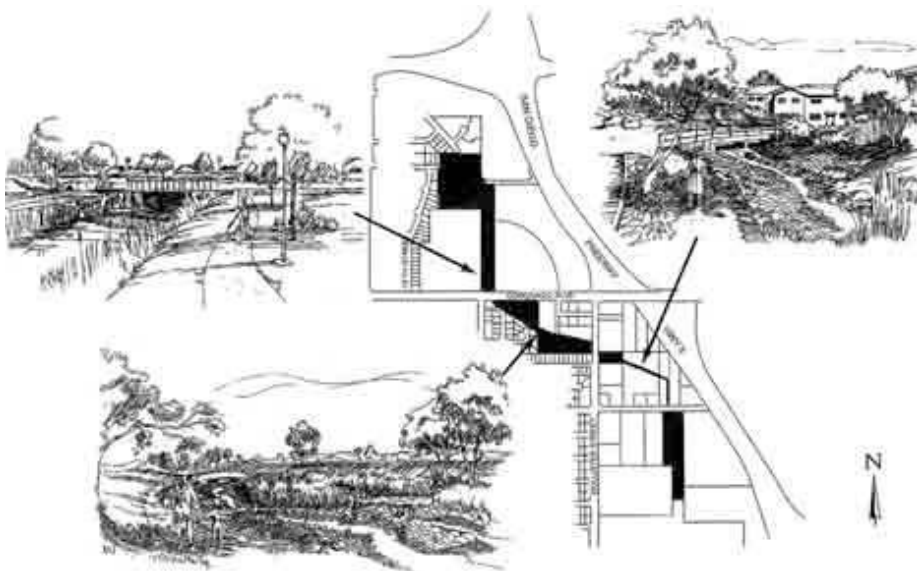


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The Methodist Church south of Coronado Avenue on Flower Street is a visually prominent historical landmark. The 115-year old church is a very positive feature in this area of underutilized and deteriorating structures.



Nestor Creek, an unimproved drainage channel runs in a southeast to northwest direction through the area. It could provide opportunities for community enjoyment, identity, and pride. Virtually all of the creek has been channelized, but only a small portion of it is underground. Much of the land adjacent to the creek in this area is undeveloped. Like the Otay Valley, Nestor Creek has been largely ignored and subjected to trash dumping. Well trodden footpaths along portions of the creek, and frequent visits by local and migrating water fowl attest to the potential of the creek as a natural riparian greenway through the Nestor neighborhood. The creek corridor provides an excellent opportunity for development of multi-purpose trails linking residential, commercial, and public uses while creating a break in urban development and providing aesthetic relief.



Nestor Creek Park & Greenway

**STRATEGIES**

- A. Develop Nestor Creek Greenway as a public open space corridor following Nestor Creek through the Nestor Town Center. Provide public infrastructure in the form of a linear park and a neighborhood park. Provide necessary traffic controls to connect the park where it crosses Coronado Avenue. Restoration and enhancement efforts will establish Nestor Creek Greenway as the natural linear spine of the Nestor Town Center.
- Facilitate the redevelopment of the drive-in theater site as a community commercial center or mixed commercial/residential development. Permit a wide range of community commercial uses and encourage commercial recreation uses.
- Develop a double elementary school and joint use neighborhood park on the 20-acre site west of the drive-in theater. This park will be the northern anchor of the Nestor Creek Greenway.
- Investigate the possibility of preserving the 115-year old Methodist Church as a State Historical Landmark.
- Implement the Nestor Town Center design guidelines through public projects and private project design review.
- Determine floodplain boundaries and apply appropriate land use designations and zoning.



*See the Community Land Use Map for planned land use designations in this area.*

**RESPONSIBILITY**

Community Plan Implementation Team, community members, City Departments and South Bay Union School District.

**FUNDING**

City CIP, private development, and potential CDBG funds, South Bay Union School District.

**SCHEDULE**

To be determined.

**LAND USE**

Community Commercial, Elementary School, Neighborhood Park, and Public Facilities (flood control).



## Otay Mesa-Nestor Community Plan

### ZONING

Apply a community-commercial zone on the drive-in theater that permits, but is not limited to the following uses in a shopping center environment: commercial recreation including theaters, restaurants, indoor sports and health clubs, supermarket; pharmacy; and professional offices. Condition the rezone upon approval of a Planned Commercial Development permit (PCD) incorporating the design criteria found below. Apply Floodway (FW) and Floodplain Fringe (FPF) zoning to Nestor Creek.

### GUIDELINES

- Redevelop the drive-in theater site with a community shopping center that provides commercial recreational uses. Incorporate the Nestor Creek Greenway design into the site plan.
- Orient building fronts along Nestor Creek with pedestrian-friendly design elements such as display windows and building entries facing the creek. Provide outdoor dining areas where appropriate.
- Provide pedestrian and bicycle linkages from the commercial center to the Nestor Creek Greenway and continue those linkages along the Greenway.
- Utilize a riparian vegetation landscape theme along Nestor Creek.
- Develop Nestor Creek Greenway as a passive park incorporating shade trees, open turf areas, picnic areas, areas for outdoor dining establishments, and a pedestrian and bicycle path.
- Construct a traffic signal and crosswalk at Green Bay Street to link Nestor Creek Greenway across Coronado Avenue. Incorporate enhanced paving, unique landscaping, and Greenway entry signs.
- Prohibit further channelization, undergrounding, or piping of Nestor Creek within the designated Greenway unless absolutely necessary for health or safety reasons. If channelization is needed, require a natural earthen channel.
- Provide special landscaping or unique street lighting to unify the Flower Street area in conjunction with efforts to preserve the 115-year old Methodist Church.
- Preserve Nestor Creek as an open channel and incorporate a pedestrian bridge and linkages, enhanced landscaping, and public art into the proposed pump station site on the North Side of Grove Avenue adjacent to I-5.



**Reference:** Vision Map, Topic 4, Community Facilities and Services.



## TOPIC 2C PALM AVENUE WEST IN EGGER HIGHLANDS

### VISION

*This traditional automobile-oriented strip will become an attractive, revitalized commercial area that emphasizes the energy, movement, and vitality of its dominant linear form while providing a safe environment for pedestrians and transit users. Commercial uses will be intensified through redevelopment, infill development and efficient land utilization.*

### ISSUES

This older portion of Palm Avenue, from Saturn Boulevard to the Imperial Beach boundary and beyond into Imperial Beach, is lined with approximately 35 acres of automobile-oriented strip commercial development and contains a wide variety of uses including convenience stores, liquor stores, restaurants, bars, auto repair shops, service stations and mini-malls. Interspersed with these uses are motels and mobile home parks. There is a mix of thriving and marginal businesses, well maintained and poorly maintained property, and underutilized land. This nondescript and deteriorated area is characterized by the presence of large billboards, freestanding and fixed signs, and a lack of sidewalks and landscaping, resulting in negative visual images.

Due to small lot sizes in a majority of the area, and existing adjacent residential development, potential for development of commercial sites with adequate on-site parking is constrained. The considerable street width and fast moving traffic divides this commercial strip (north/south) making it difficult for motorists to enter and exit the flow of traffic and for pedestrians to cross Palm Avenue, thereby limiting patronage of these businesses.

### STRATEGIES

- Plan, promote and implement the street design, streetscape and architectural improvements described in the Guidelines, below.
- Explore the potential for creating a redevelopment project along the Palm Avenue West corridor. Coordinate these efforts with those of the Imperial Beach Palm Avenue/Commercial Redevelopment Project.
- Preserve the existing mobile home parks and integrate these sites with planned redevelopment.



*See the Community Land Use Map for planned land use designations in this area.*



*Otay Mesa-Nestor Community Plan*

**RESPONSIBILITIES**

Community Plan Implementation Team, community members and business owners working with City Departments and Sections (Planning, Redevelopment, Economic Development, Park and Recreation, Arts and Culture, Public Works) and other responsible agencies including Caltrans, MTDB and the Imperial Beach Redevelopment Agency.



**FUNDING**

City CIP allocations and private investment. Pursue Community Development Block Grant (CDBG) funds, and formation of a Business Improvement District or other similar entity.

**SCHEDULE**

To be determined.

**LAND USE**

Community Commercial

**ZONING**

Apply a zone that permits a wide range of commercial services and products in a linear pattern, intended primarily for automobile-oriented use. Maintain the Mobile Home Park Overlay Zone.





## GUIDELINES

- Provide opportunities for intensified land use. Promote building expansion by reducing building setbacks, bringing buildings close to sidewalks and streets, and reducing on-site (off-street) parking requirements. On-site parking requirements may be reduced where it can be determined that the quantity of proposed parking would adequately serve the site or that additional adequate on-street or shared parking is provided.
- Maximize on-street parking. Explore opportunities for creation of additional parking lanes by reducing the width of the center median. Street design modifications shall be planned with Caltrans and City engineers, and shall not unduly impede the flow of traffic. Reduce the quantity of driveway curb cuts; consolidate proposed curb cuts and promote shared driveways.
- Create a pedestrian-friendly environment in this automobile-oriented streetscape by providing landscape or on-street parking areas as buffers between the sidewalk and the traffic lanes; and by providing sidewalk "pop-outs" at intersections. Provide bus shelters at established bus stops. Where possible, create opportunities for bus stops to be located where they will not impede the flow of traffic.
- Create a streetscape along Palm Avenue West that establishes a sense of place, and highlights the commercial strip as a gateway from Coronado and Imperial Beach to San Diego. Improve the appearance of the strip by implementing building repairs and upgrades; paving and repairing sidewalks; creating and implementing signage plans and controls; and providing banners, street furniture and landscaping.
- Capitalize on the name Palm Avenue by planting a variety of palm trees. Plants adapted to local coastal conditions shall be planted in the medians and along both sides of the street, both within the City right-of-way and on adjacent private property.

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**Reference:** Vision Map, Topic 4, Community Facilities and Services.







## TOPIC 2D IRIS AVENUE MERCADO

### VISION

*A lively mercado, or marketplace, will provide a wide variety of neighborhood commercial services and retail uses, serving transit commuters, employees of the adjacent industrial park, and nearby residents. Housing opportunities will be incorporated in the project. By sharing parking facilities with the adjoining transit center, the use of the site for retail and pedestrian spaces will be maximized in this transit-oriented development.*

### ISSUES

This neighborhood center includes the existing trolley station and Park-and-Ride site, and adjacent properties located on Iris Avenue. Uses adjacent to the trolley station include a junk yard, truck storage, and a pre-school. A Plan amendment, rezone and planned commercial development (PCD) permit for transit-oriented commercial uses was previously approved for the pre-school site, but never implemented. Commercial uses are not currently provided in this area. These sites would make ideal locations for small-scale commercial projects.

### STRATEGIES

- Develop this neighborhood center with commercial retail and service uses which would serve transit commuters, employees at the adjacent industrial park and nearby residents.
- Encourage multifamily residential uses as part of the commercial development; inclusion of housing shall be consistent with Transit-Oriented Development (TOD) guidelines.
- Provide opportunities for retailers and service providers to locate small businesses in this area without incurring substantial start-up costs.
- Explore opportunities for developing commercial uses on the Park-and-Ride site. Ensure that adequate parking space for transit patrons is maintained.



*See the Community Land Use Map for planned land use designations in this area.*

### RESPONSIBILITY

Community Plan Implementation Team, community members, landowners and business owners working with City Departments and Sections (Planning, Economic Development, Public Works and others as appropriate) and MTDB.



*Otay Mesa-Nestor Community Plan*

**FUNDING**

Private investment.

**SCHEDULE**

To be determined.

**LAND USE**

Mixed-Use Commercial. A Planned Commercial Development permit (PCD) shall be required for all sites developed within the Mixed Use designated areas.

**ZONING**

Apply a zone that implements the Transit-Oriented Development intent, permitted uses, design standards and criteria. Condition rezones upon approval of a PCD.

**GUIDELINES**

- Project design shall incorporate features of a market or mercado. Include pedestrian plazas and outdoor eating areas within the development.
- Lease spaces could be small to encourage a variety of neighborhood retail services and provide opportunity for small business owners to locate here.
- Commercial uses shall serve transit commuters as well as local residents.
- Require minimal or no on-site parking. Encourage shared parking with the adjacent transit center Park-and-Ride parking facility and all newly developing commercial sites within the mixed-use neighborhood center area.
- Redevelopment of these sites shall be pedestrian-/transit-oriented and incorporate Transit-Oriented Development (TOD) guidelines.



**Reference:** Vision Map; Appendix A, Transit-Oriented Development.



## TOPIC 2E PALM AVENUE/I-805 REGIONAL CENTER

### VISION

*A regional center, that offers a wide range of civic and commercial uses, will be planned with the participation of all south San Diego communities, developers, and City staff. The development and evolution of this center will build upon the projects already approved for the Gateway Fair center at the northwest quadrant of the Palm Avenue/I-805 interchange, and the Promenade (Wal-Mart) center on the south side of the same interchange.*

### ISSUES

This center, which is located in the westernmost area of the Otay Mesa community, has a development area of approximately 100 acres. Its location, adjacent to the eastern boundary of the Otay Mesa-Nestor community is convenient to the residents of this, and other South San Diego communities.

For years, residents in South San Diego and particularly eastern Otay Mesa-Nestor, have identified the lack of a community or regional center that provides a wide variety of civic and commercial uses as a serious problem.



### STRATEGIES

- Work with the City in the comprehensive update of the Otay Mesa Community Plan to achieve the development of a regional center that serves the needs of Otay Mesa-Nestor residents as well as all South San Diego communities.
- In addition to commercial uses, explore the possibility of locating other regional facilities such as a full service post office, South San Diego branch library, fire station, a medical center, and neighborhood service center.
- Provide transit service to this center to ensure convenient access to residents of Otay Mesa-Nestor and to all existing and proposed residents of South San Diego.
- Maximize the efficiency of the site by incorporating Transit-Oriented Design guidelines.



*See the Community Land Use Map for planned land use designations in this area.*



*Otay Mesa-Nestor Community Plan*

**RESPONSIBILITY**

Community Plan Implementation Team, community members, private developers and community planning groups working with Community and Economic Development, other City departments, and outside agencies as needed.

**FUNDING**

General and other public funds for community plan update, CIP and public funding for institutional uses, private development for commercial uses.

**SCHEDULE**

Future additional development and plan update to be determined.

**LAND USE**

Community and regional commercial per the Otay Mesa Community Plan.

**ZONING**

Apply zoning that permits a wide range of commercial, civic, and quasi-public uses and services.

**GUIDELINES**

Guidelines for the development of this center will be proposed in conjunction with the Otay Mesa Community Plan update.

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**Reference:** Vision Map; Appendix A, Transit-Oriented Development; Otay Mesa Community Plan update process (contact Planning Department).



## HOUSING

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## TOPIC 3 HOUSING

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### VISION

*A wide range of housing opportunities in well maintained neighborhoods and developments will be available to the residents of this community. Housing alternatives will include: affordable single-family detached housing, very low-density rural housing along the fringes of the river valleys, multifamily units, rehabilitated unique older units in the Palm City and Nestor areas, mobile homes, and senior housing in mixed-use transit-oriented developments near the trolley stations. Housing will be maintained through a variety of financial assistance programs, public outreach programs, and code enforcement. Community facilities and services needed to support the additional population associated with the development of new housing will be provided.*

### ISSUES

Otay Mesa-Nestor is an urbanized community that is almost completely built out with approximately 17,000 housing units. Approximately two-thirds of these housing units are single-family detached, and another third are multifamily (including approximately 2,000 mobile homes).



An estimated 95 percent of the residential land has been developed. Undeveloped areas are comprised of a mix of large vacant lots along the river valleys, small one-half to one-quarter acre vacant parcels and underdeveloped R-3000 lots in the Nestor area, and some

ten- to fifteen-acre sites located throughout the community. When developed, these vacant and underdeveloped sites will add an estimated 700 residential units (250 single-family and 450 multifamily) to the community.

Otay Mesa-Nestor's most significant housing feature is its existing supply of affordable single-family detached homes. The community's median housing price was \$134,379 in 1990. This was significantly lower than the overall City's \$189,412 median housing price.

Local residents want to preserve and possibly expand the supply of large lot housing that is located along the edges of the two river valleys (i.e. Leon Avenue and the portion of Palm Avenue between 24<sup>th</sup> Street and Beyer Boulevard). Housing in these areas is characteristic of the community's rural past.

Much residential development occurred in the later 1970s and throughout the 1980s. Some of this development occurred on land zoned and designated for commercial use. Because this development was not anticipated, it resulted in straining some community facilities and services such as streets, libraries, public safety and particularly schools.





### Otay Mesa-Nestor Community Plan

Although the community is proud of its affordable single-family housing, local residents are concerned about a gradual decline in single-family home maintenance, as well as overall neighborhood maintenance. Problems include housing disrepair, abandoned vehicles, overgrown lots, illegal storage of boats and vehicles, illegal tractor trailer parking, the accumulation of junk and litter in public and private areas, and illegal home businesses.



Housing disrepair is most apparent in the community's oldest neighborhoods, Palm City and Nestor. Approximately one thousand structures in these areas date back fifty years or more and some of these units need to be rehabilitated or replaced. The deteriorating housing contributes to a negative neighborhood image and discourages new investment in these areas.

Otay Mesa-Nestor contains approximately 40 percent of the City's mobile homes. Mobile homes provide single family housing that is affordable and secure. Most of the community's mobile home coaches and parks are in good to fair condition. Many of the older deteriorating mobile home parks are located in Palm City. The older deteriorating coaches are located in parks that also have substandard infrastructure.



Notwithstanding mobile home parks, the community has only one senior housing project with the facilities typically needed by seniors. The community would like to expand the supply of senior housing in order to provide housing opportunities for its older residents. This is consistent with the City's policy to promote balanced communities within the City of San Diego.

The City's Housing Element promotes the goal of providing housing assistance to 9,316 additional lower-income households citywide during the period of 1991 to 1998. This number has been distributed by community to ensure that all communities provide their "Fair Share" of low-income housing needs, without concentrating such units in any one community. The seven-year goal for Otay Mesa-Nestor is 300 households. Some of the following strategies identify ways in which the City's goal is tailored to meet the community's goals for first-time homebuyers assistance, rehabilitation, and preservation of mobile home parks.



Prior to adoption of this Plan, River Trails, a proposed low-density residential project of 45 units on 10.5 acres located south of Madreselva Way and west of Hollister Street, was denied on the basis that the City Council could not make the finding that the proposed development would not expose future residents to a level of unacceptable risk to their property or their health and safety from potential flooding. Community residents have long believed that the site is subject to flooding, and have recommended either preservation of the site as open space or development of it as a public park. Based on these actions and recommendations, and the potential for alternative land uses, the site has been designated Low-Density Residential or Open Space and zoned R1-5000.

### **STRATEGIES**

- Develop outreach programs that provide available financial and counseling assistance to potential first-time homebuyers within the community. Federal Mortgage Credit Certificate funds will be the primary funding source for this program. Since this program maintains the market value of housing and targets existing units, it should be applied throughout the community as funds become available.
- Assist in the enforcement of building and zoning codes in residential areas to abate zoning, building, and health code violations. Emphasize self-enforcement through community awareness and education. Provide training programs that will allow the Police Department's community patrol groups to identify and facilitate the prosecution of zoning violations.
- Work with local financial institutions and City Departments to develop "home improvement loan programs," and provide information on these programs at the library, schools, and the Neighborhood Service Center.
- Develop and implement a program to preserve and rehabilitate existing single-family and multifamily housing within the Palm City area. Focus efforts on available housing rehabilitation programs. Survey existing structures and conduct special outreach programs to notify residents of available housing programs. Study the possibility of increasing rehabilitation opportunities using Community Development Block Grant (CDBG) funding.
- Work with mobile home park owners and residents to preserve and rehabilitate mobile homes by targeting available state and local funds for mobile home preservation. Participate on the Mobile Home Issues Committee, or similar committees, to identify solutions for mobile home park preservation. Study preservation alternatives such as tenant ownership of parks or the creation of non-profit housing corporations.
- Provide senior multifamily housing opportunities at the Palm City Station and Iris Avenue Mercado, in a mixed-use setting where residents can benefit from access to transit and commercial services.
- Maintain planned residential land use intensities to ensure conservation of neighborhood character. Do not permit rezones to higher densities inconsistent with the community's land use designations. This will ensure preservation of neighborhoods such as "Leon Avenue," as well as the stock of affordable single-family housing.



*Otay Mesa-Nestor Community Plan*

- Work with the school districts to ensure that new housing is adequately served by a full range of educational facilities. Provide all other community facilities and services concurrent with development.
- Seek public funds for acquisition of the 10.5-acre former proposed River Trails site.

**RESPONSIBILITY**

Community Plan Implementation Team, Community Members, Housing Commission, Non-Profit Housing Groups, City Departments as needed.

**FUNDING**

City Housing Commission funds, additional CDBG Funds, Federal mortgage credit certificates, local lending institutions and Private Development.

**SCHEDULE**

To be determined.

**LAND USE**

The 10.5-acre River Trails site has a land use designation of Low-Density Residential or Open Space.

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**Reference:** Vision Map; Land Use Map; Topic 2a, Palm City, Topic 2d, Iris Avenue Mercado; Topic 4, Community Facilities; Topic 5, Public Safety and Enforcement.



## COMMUNITY FACILITIES

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Schools	4a
Library Service	4b
Postal Service	4c
Drainage and Flood Control	4d
Parks	4e

**VISION** *A key group of community facilities and services will be provided to all who reside and conduct business in this community. All school-aged children will have convenient access to schools adequately provided with both staff and facilities. An expanded and upgraded library will provide improved service in a facility that is properly sized for a community of 60,000+ residents. Complete postal service will be conducted from a new regional post office in Otay Mesa. While not located in Otay Mesa-Nestor, this facility will be conveniently located for residents and businesses of all south San Diego communities. Public safety issues associated with drainage systems and flood control facilities will be resolved as a result of improvements to the community's three major drainage systems (Otay River Valley, Tijuana River Valley and Nestor Creek). Population-based parks with sufficient area, facilities, and a full range of recreational programs will be available to all community residents. Standards and levels of service for the provision of all facilities and services in Otay Mesa-Nestor will be equal to those in any other areas of the City.*





## TOPIC 4A SCHOOLS

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### ISSUES

The provision of educational facilities has lagged behind development of the community since a rapid period of growth in the 1960s, 1970s, and 1980s. Today, Otay Mesa-Nestor is almost fully developed, yet overcrowded school conditions remain the community's most significant facilities and service issue. Some residential development continues to occur in Otay Mesa-Nestor. As new residential development occurs the problem of overcrowded schools becomes worse. Extensive use of portable classrooms has helped to relieve overcrowding. Where used, however, portable classrooms have created the problem of preempting the use of outdoor areas including recreational areas.



Three school districts currently provide service to the community (Sweetwater Union High School, Chula Vista Elementary, and South Bay Union Elementary). The districts have partially addressed their capacity problems through year round school schedules. Some temporary relief may be available when new schools in newly developing areas such as Otay Mesa are built. The South Bay Union Elementary School District is also in the process of purchasing a 20-acre site at Coronado Avenue and Green Street. It plans to build a double elementary school as soon as funding becomes available.

### STRATEGIES

- Work cooperatively with the school districts in the processing of residential projects that are seeking discretionary approvals in conjunction with legislative actions. Council Policy 600-22, Availability of Schools, is a mechanism for ensuring adequacy of schools. Consider recommending denial of legislative actions that would result in additional strain on the provision of school facilities or the ability of the school districts to provide adequate educational services.
- Cooperate with the school districts to develop legislation that would enable them to obtain maximum funding from future residential development proposals.
- Work with the South Bay Union School District in the development of a double elementary school and joint-use neighborhood park on the 20-acre site on Coronado Avenue at Green Street.



*Otay Mesa-Nestor Community Plan*

**RESPONSIBILITY**

Community Plan Implementation Team, Community Members, School Districts, and City Departments.

**FUNDING**

State for school improvements, Park and Recreation Department for development of park site at Nestor Town Center. Possible CDBG funding for park and Nestor Creek Greenway improvements.

**SCHEDULE**

Ongoing.

**LAND USE AND ZONING**

Alternative land use designations and zoning should be reflective of surrounding land uses in the event the facilities are not developed.

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**Reference:** Vision Map; Topic 2b, Nestor Town Center, Appendix 4, Community Facilities and Services.



## TOPIC 4B LIBRARY SERVICE

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### ISSUES

The community is currently served by a 10,000 square-foot branch library located at Coronado Avenue and Beyer Boulevard.

The existing library is undersized for a community of 60,000 residents. A 5,000 square-foot expansion is being planned for this facility. The expansion is programmed to be completed with the beginning of development in Otay Mesa.



The expanded Otay Mesa-Nestor library will provide service not only for Otay Mesa-Nestor residents, but also for residents occupying the beginning phases of development in the Otay Mesa community easterly of I-805. Development in Otay Mesa will contribute to the funding of the expansion. As Otay Mesa develops, the Otay Mesa-Nestor branch library will continue to experience crowded conditions. Eventually, a branch library is planned for the Otay Mesa community. When this branch is built, the crowded conditions in Otay Mesa-Nestor should abate.

### STRATEGIES

- Work with the Library Department to implement plans to expand the Otay Mesa-Nestor branch library as soon as possible.
- Early development of the permanent Otay Mesa branch library will benefit the residents of Otay Mesa-Nestor as Otay Mesa residents shift their usage to their own branch. Therefore, efforts should be made to develop the Otay Mesa branch as soon as development warrants its construction.

### RESPONSIBILITY

Community Plan Implementation Team, Community Members, Community & Economic Development Department.

### FUNDING

Capital Improvement Project, Otay Mesa development impact fees.

### SCHEDULE

Dependent upon pace of development in Otay Mesa.

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**Reference:** Vision Map; Appendix 4, Community Facilities and Services.





## TOPIC 4C POSTAL SERVICE

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### ISSUES

The Otay Mesa-Nestor community (92154 zip code) has a small post office at 1270 Picador Boulevard. This office does not process the 92154 zip code mail. Otay Mesa-Nestor residents travel to the Chula Vista branch post office at 340 Oxford Street in Chula Vista to receive special mail deliveries since this is where their community's mail is processed. Other South Bay post offices are the San Ysidro and Imperial Beach facilities and the main post office in Chula Vista.



Community representatives have been working with the 50<sup>th</sup> Congressional District office to establish a regional postal facility in South San Diego.

The Postal Service has recognized the need to provide a regional postal facility in South San Diego. The Service is investigating the Otay Mesa area and anticipates developing a new facility there within the next five years. Preliminary plans call for a post office of 25,000-30,000 square feet on a three- to five-acre site.

### STRATEGIES

- Continue to work with the Postal Service and the 50<sup>th</sup> Congressional District to ensure provision of a full service regional facility that will serve all residents in South San Diego.
- Strive to ensure the development of a facility that is centrally located to the region's postal patrons. Ensure a location that is accessible by transit.

### RESPONSIBILITY

Community Plan Implementation Team Community Members and U.S. Postal Service.

### FUNDING

U.S. Postal Service.

### SCHEDULE

Project anticipated to be built by 2000.

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**Reference:** Vision Map; Appendix 4, Community Facilities and Services.



## TOPIC 4D DRAINAGE AND FLOOD CONTROL

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### ISSUES

Otay Mesa-Nestor is located between two major drainage systems, the Otay River and Tijuana River. During times of heavy precipitation both of these rivers are prone to flooding. Properties, both improved and unimproved, have been damaged as a result of periodic flooding.

In addition to the Otay River and the Tijuana River, Nestor Creek, a smaller drainage system in the interior of the community, is also subject to flooding during periods of heavy precipitation. Flooding of Nestor Creek has also resulted in damage to properties.

### STRATEGIES

- Apply appropriate land use designations and zoning regulations in the three drainage basins identified above.
- Improve Nestor Creek from its source at the southern termini of Lauriston and Paxton Drives to the point where it drains into the Otay River. Utilize the strategies and guidelines provided in Topic 2b, Nestor Town Center, in designing and implementing improvements to the creek system.
- Temporarily designate the area of the flooded Lauriston and Paxton site Open Space. Conduct a comprehensive analysis of this area to determine the most appropriate future land use. The City shall retain ownership of this property until a permanent future land use has been designated for this area.
- Work cooperatively with community residents to obtain historical knowledge of the flooding characteristics in their community to guide the decision process on development proposals.





*Otay Mesa-Nestor Community Plan*

**RESPONSIBILITY**

Community Plan Implementation Team, community members and various City Departments & Divisions including: Real Estate Assets for Lauriston and Paxton properties, Park and Recreation for Nestor Creek Greenway and State Coastal Commission.

**FUNDING**

Capital Improvement Project, potential CDBG grants, private development.

**SCHEDULE**

To be determined.

**LAND USE**

Designate flood prone areas as open space or public facility.

**ZONING**

Rezone all areas subject to flooding to the Floodplain Fringe (FPF) or Floodway (FW) zones.

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**Reference:** Vision Map; Topic 2b, Nestor Town Center.

**TOPIC 4E PARKS**

**ISSUES**

Otay Mesa-Nestor is deficient by approximately ten acres of population-based parks.

Although the community is fairly well served in terms of designated parks, several of its parks are either not developed at all, or are only partially developed. For years, community residents have sought to have improvements to these parks implemented.



**STRATEGIES**

- Work with the South Bay Union School District to develop the neighborhood park planned to be built in conjunction with the elementary school at Green Street. Development of this park should overcome the ten-acre population-based park deficiency.
- Bring all population-based parks up to standard as soon as possible by providing all necessary development and improvements.
- Develop Granger Street, 15<sup>th</sup> Street (Eucalyptus Tree), and Cochran Avenue mini parks.

**RESPONSIBILITY**

Community Plan Implementation Team, Community Members, Community & Economic Development Department and South Bay Union School District.

**FUNDING**

Capital Improvement Project, and potential CDBG grants.

**SCHEDULE**

To be determined.





*Otay Mesa-Nestor Community Plan*

**LAND USE AND ZONING**

Alternative land use designations and zoning should be reflective of surrounding land uses in the event the facilities are not developed.

**GUIDELINES**

- Develop all parks with the facilities and according to the guidelines, recommended in **Appendix 4**.

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**Reference:** Vision Map; Topic 2b, Nestor Town Center, Appendix 4, Community Facilities and Services.



## PUBLIC SAFETY AND ENFORCEMENT

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Police Protection 5a

Fire Protection 5b

Neighborhood Maintenance 5c

**VISION** *Safe, clean, and attractive neighborhoods will be achieved through community improvement and maintenance programs involving local residents, business representatives, volunteer groups and City staff. Police, youth groups, the elderly, and all local citizens will work together to prevent crime before it happens. Fire protection will be improved by locating a new fire station in the nearby Otay Mesa community. Clean neighborhoods and open space areas will become sources of local pride.*



## TOPIC 5A POLICE PROTECTION

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### ISSUES

The Southern Area Police Station that serves all of South San Diego is located in the center of Otay Mesa-Nestor at 27th Street and Coronado Avenue. In addition, Community Relations Officers are located in the Palm Ridge Shopping Center at I-805 and Palm Avenue, as well as at the Neighborhood Service Center at 30th Street and Coronado Avenue.



Community Relations Officers are part of the Police Department's "Neighborhood Policing Program" that was initiated in September of 1994. These officers are highly visible in the neighborhoods on a daily basis, at community events, schools, and local organizations' meetings, working in partnership with citizens to create safer neighborhoods. Citizens can participate in the Neighborhood Policing Program through active involvement in the Citizen's Patrol Program, the Retired Seniors Volunteer Program (R.S.V.P), and in Neighborhood Watch Programs.

The Neighborhood Policing Program is a success story in South San Diego. Crime levels are down communitywide and local residents greatly appreciate the Police Department's commitment, as well as their own efforts, toward making their community a safer and more pleasant place to live and work.

### STRATEGIES

- Maintain the staffing effort for the Community Policing Program in the Southern Area Division in order to ensure its continued involvement and success.
- Expand the community's role in the Neighborhood Policing Program through increased participation in Neighborhood Watch Programs and through community policing outreach programs.

### RESPONSIBILITY

Police Department, Community Plan Implementation Team, Community members, and the Community & Economic Development Department.

### FUNDING

General Fund, Local Volunteers and Private Donations.

### SCHEDULE

Ongoing.

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**Reference:** Vision Map; Topic 2a, Palm City; Topic 2d, Iris Avenue Mercado; Topic 4, Community Facilities; Topic 5, Public Safety and Enforcement.



## TOPIC 5B FIRE PROTECTION

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### ISSUES

The Otay Mesa-Nestor community currently has two fire stations. Fire Station No. 30 is located on Coronado Avenue and Flower Street, and Fire Station No. 6 is located in a renovated house at Palm Avenue and Twining Avenue.

When the areas east of I-805 eventually develop, the Fire Department plans to relocate Fire Station No. 6 at a site not yet determined within the Otay Mesa Community. The Otay Mesa-Nestor community is concerned that the relocation of Fire Station No. 6 may jeopardize service response times in their own community.



### STRATEGIES

- Maintain Fire Station No. 6 as a permanently operating facility at its current location in addition to locating a future new facility in western Otay Mesa. Enhance Fire Station No. 6 or build a new facility at this existing site to meet minimum fire station facility standards.
- Review the need for two fire stations before funding the reconstruction and expansion of Fire Station No. 6 and before building a new fire station in western Otay Mesa.

### RESPONSIBILITY

Fire Department, Community Plan Implementation Team, community members, and the Community and Economic Development Department.

### FUNDING

Otay Mesa Development Impact Fees (DIF), C.I.P.

### SCHEDULE

Land Acquisition-2002, Construction-2004.

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**Reference:** Vision Map.





## TOPIC 5C NEIGHBORHOOD MAINTENANCE

### ISSUES

Zoning and building code violations, litter, and graffiti are three problematic neighborhood maintenance issues in the Otay Mesa-Nestor Community. Violations include housing disrepair, abandoned vehicles, illegal home businesses, illegal storage of boats and vehicles, and the accumulation of junk and litter in public and private areas.



The City currently attempts to address these issues through an approach that relies on local residents to recognize and report potential violations. The City then acts to bring the violation into compliance.

The strength of a complaint basis program is its employment of local residents as a resource in the process. However, with this type of approach many violations are not reported because local residents are not certain of what constitutes a violation. They may also be hesitant to get involved. The violations often continue for unnecessarily long periods of time and in the interim create unsightly conditions or hazards. When left untreated, violations may also escalate into more complicated and serious offenses that may require legal action.



Community residents consider overhead utilities to be an unsightly public nuisance. They feel that too many subdivisions in their community were exempted from the City's requirement to underground utilities, and now the community is left with miles of overhead utility lines in addition to being left with the expensive bill for undergrounding in order to upgrade their neighborhoods. They feel it is more economical and more efficient for both the City, as well as individual property owners, if the City requires the undergrounding as part of the subdivision approval process.

The City, in conjunction with local utility companies, currently provides funding for undergrounding utilities along major streets through a State Public Utility Program titled 20B.



*Otay Mesa-Nestor Community Plan*

**STRATEGIES**

- Develop a Neighborhood Code Compliance Program similar to those in effect in other communities. Code Enforcement staff, together with local residents, will actively seek out violations within the community and develop methods of achieving compliance.
- Develop litter control and graffiti control programs to supplement the complaint-based programs currently in effect.
- Waivers for underground utilities should not be permitted.
- Prioritize State Public Utility Program (20B) projects within the community according to the highest level of public benefit and ensure that the community receives its fair share of this funding resource.

**RESPONSIBILITY**

Community Plan Implementation Team, Community Members, Police Department, Community and Economic Development Department, Fire Department, Public Works and SDG&E.

**SCHEDULE**

Upon Plan adoption.

**FUNDING**

Pursue CDBG and other grants. State Public Utility Program (20B).

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**Reference:** Vision Map; Topic 3, Housing



# **TRANSPORTATION FACILITIES**

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## TOPIC 6 TRANSPORTATION FACILITIES

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### VISION

*A safe, efficient, attractive, and environmentally sensitive transportation system consisting of vehicular, pedestrian, bicycle, and transit facilities will be provided to all who reside and conduct business in Otay Mesa-Nestor. Transportation improvement projects will enhance the community through the creative use of street lighting, public art, community signs and landscaping.*

### ISSUES

The community is served by a convenient grid-style street system, three accessible freeways, several bicycle routes and five bus routes which connect to the South Line Trolley. The San Diego Trolley is a regional light rail system that stops at two locations within the community.



Both Hollister Street south of Coronado Avenue, and Saturn Boulevard between Leon Avenue and Palm Avenue are not wide enough to accommodate projected traffic volumes. In addition, these streets have two below standard intersections; Saturn Boulevard at Palm Avenue, and Hollister Street at Coronado Avenue.

Over the course of the community's development, very little landscaping or streetscaping was designed into transportation projects. As a result, the community has only one half-mile of landscaped area along Del Sol Boulevard, thirty street trees along Palm Avenue, and a few street trees along Coronado Avenue.


Community members also report inadequate landscaping along the trolley right-of-way as compared to other jurisdictions. Other transit issues in the past have included bus service and conditions inferior to those elsewhere in the region. Although in recent years timed transfers have improved and newer buses have been added to the fleet, the community wants to ensure continued progress in this direction.

The bicycle system adopted in the 1979 Plan has never been completed. However, in response to regional goals to better recognize the aesthetic and cultural value of the San Diego Bay, efforts are underway to improve and finish various links of a regional bike system called the "Bayshore Bikeway." The Bayshore Bikeway currently takes bicyclists from Chula Vista, down along the Otay River Valley bike path, to the bike lane along Saturn Boulevard, then westwardly along the Palm Avenue bike lane to Imperial Beach.



*Otay Mesa-Nestor Community Plan*

## STRATEGIES

- Widen Hollister Street to a four-lane collector street between Coronado Avenue and Tocayo Avenue to accommodate the projected traffic for this roadway. Coordinate this project with Caltrans' plans for improving the Hollister Street and Coronado Avenue intersection by adding a southbound to eastbound left-turn lane, and a southbound to westbound right-turn lane.
- 
- Widen Saturn Boulevard to a four-lane collector street from Leon Avenue to Palm Avenue to accommodate the projected traffic for this roadway. Coordinate this project with Caltrans' plans to add the following improvements to the Palm Avenue and Saturn Boulevard intersection:
    - 1) A westbound to southbound left-turn lane.
    - 2) An extension of the length of the westbound to northbound right-turn lane.
    - 3) An eastbound to southbound right-turn lane.
    - 4) A southbound to westbound right-turn lane.

(The segment of Saturn Boulevard between Palm Avenue and Coronado Avenue is included in the City's Capital Improvement Program and funding is scheduled for FY 1999.)

- Improve traffic flow along Palm Avenue, Coronado Avenue, Beyer Boulevard, Beyer Way, and Picador Boulevard by coordinating the traffic signals with the City's Master Traffic Control System.
- Monitor bus service and conditions to ensure appropriate service and facilities equal to those elsewhere in the City of San Diego.
- Utilize remaining Palm Avenue Improvement project funds to install community identification signs at both ends of Palm Avenue.
- Incorporate landscaping, street lights, unique community identification signs, and public art in transportation Capital Improvement Projects.

*Otay Mesa-Nestor Community Plan*

- Strategically place additional street lights in the community. Utilize thematic streetlights in unique areas such as Nestor Town Center.
- Provide additional landscaping within the Trolley right-of-way.
- Seek City Council approval for site-specific weight restrictions in residential areas to minimize tractor trailer traffic and parking impacts within the community.
- Complete the Bicycle System Plan as outlined in **Appendix 6**.
- Study alternative routes for the Bayshore Bikeway to bypass the auto traffic on Palm Avenue. Coordinate this effort with the Otay Valley Regional Park Planning efforts and with the SANDAG Bayshore Bikeway Project. (See **Topic 1, Otay Valley Regional Park and Salt Ponds** for additional discussion on the Bayshore Bikeway.)

**RESPONSIBILITY**

Community Plan Implementation Team, community members, City departments including Community and Economic Development Department, Engineering and Capital Projects, and Transportation, CalTrans and MTDB.

**FUNDING**

Capital Improvement Project, Transnet, CDBG, Non-profit sources.

**SCHEDULE**

Hollister Street Improvement Project by year 2000. Improvements to Transit Plan beginning in 1996. Others to be determined.



**Reference:** Community Vision Map; Community Land Use Map; Appendix 6, Transportation Facilities; Appendix B, Street Tree Plan.



# IV. APPENDICES

- 1A OTAY VALLEY REGIONAL PARK
- 1B SPECIAL STUDY AREA
- 2 HOUSING AND POPULATION DEMOGRAPHICS
- 3 ENVIRONMENTAL JUSTICE
- 4 COMMUNITY FACILITIES AND SERVICES
- 5 ARCHAEOLOGICAL, PALEONTOLOGICAL, TRIBAL, AND CULTURAL RESOURCE
- 6 TRANSPORTATION FACILITIES
- 7 MULTIMODAL ACCESS IN THE COASTAL ZONE
  - A TRANSIT-ORIENTED DEVELOPMENT
  - B OTAY MESA-NESTOR STREET TREE PLAN
  - C VIEW CORRIDORS AND VIEW POINTS
  - D GENERAL RECOMMENDATIONS AND GUIDELINES
  - ~~E EXISTING ZONING AND REZONING~~
  - ~~F LEGISLATIVE FRAMEWORK~~
  - ~~G RELATIONSHIP TO THE GENERAL PLAN~~
  - ~~H LOCAL COASTAL PROGRAM~~
  - ~~I PLAN UPDATE AND AMENDMENT PROCESS~~
  - ~~J LIST OF REFERENCES AND SUPPLEMENTAL DOCUMENTS~~



## APPENDIX 1A OTAY VALLEY REGIONAL PARK

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This appendix consists of the Otay Valley Regional Park Focused Planning Area map, park planning history and goal statement.

### PLANNING HISTORY

This Otay Valley Regional Park (OVRP, Regional Park) Concept Plan is the result of a multi-jurisdictional planning effort in the Otay River Valley by the County of San Diego and the Cities of Chula Vista and San Diego. In 1990, the jurisdictions entered into a Joint Exercise of Powers Agreement (JEPA) for coordinated planning, acquisition, and design for OVRP. The JEPA established a 3-member Policy Committee (PC) of elected officials and a 30-member Citizen Advisory Committee (CAC). In 1995 the PC and the CAC reviewed a draft map for the Concept Plan and directed that the Concept Plan be completed after additional public review and comment. The plan was adopted in 1997, revised in 2001, and revised again in 2016. In 2006, the JEPA was rescinded and a new JEPA was adopted with added provisions to address management, maintenance, and operations between jurisdictions, and set a term of 25 years for the enforcement of the JEPA. In 2012, the JEPA was amended to reduce the number of CAC members to 21, seven per jurisdiction. In 2016, the Concept Plan was reviewed and updated for changes in existing conditions and potential Regional Park enhancements.

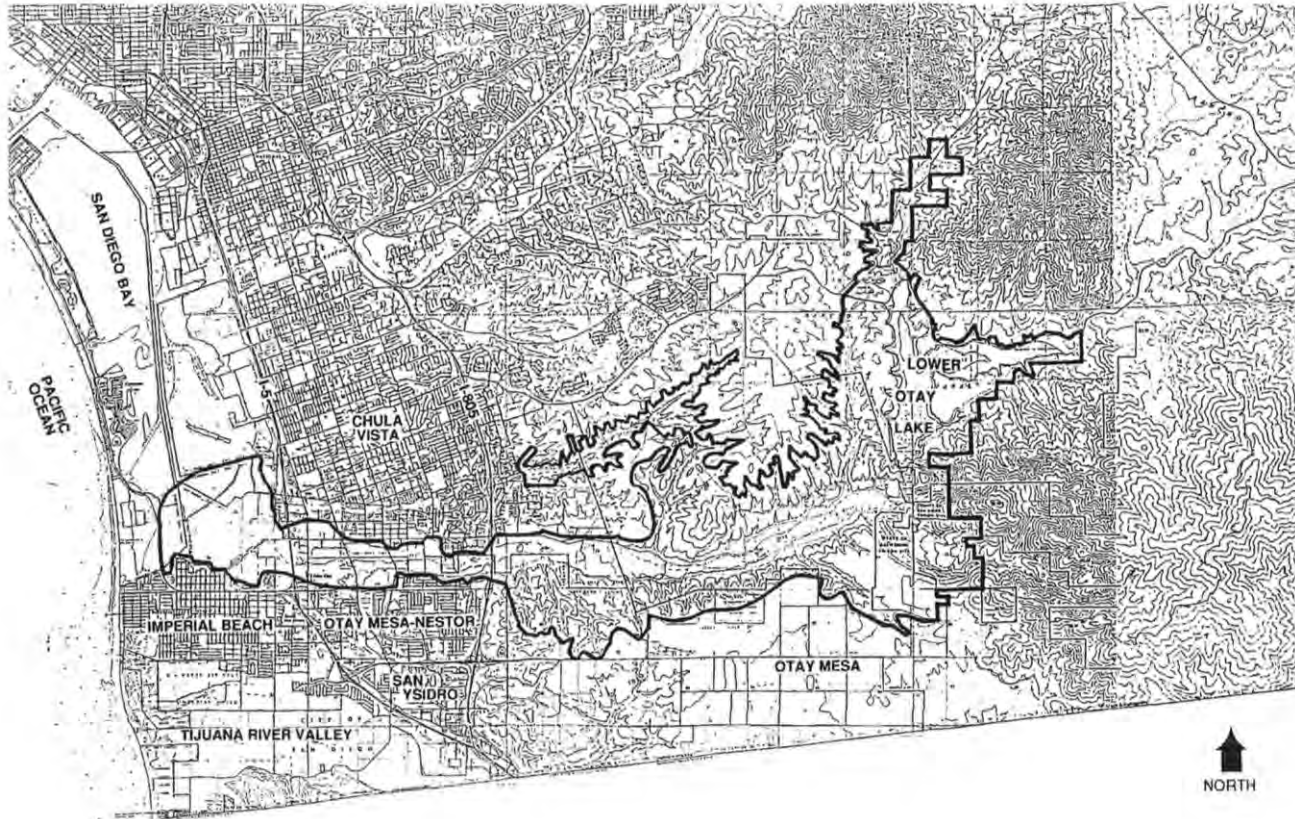
During 1993-1994 a total of 78.07 acres were acquired for permanent inclusion in the regional park. Sixty-six and one-third acres of this property are located in several sites within the community planning area; the remaining 11.74 acres are located adjacent to some of these sites, in Chula Vista. These acquisitions were made possible by a State of California Coastal Conservancy grant. The property was acquired specifically for restoration and enhancement of wetland and riparian habitat.

### GOAL STATEMENT

The Otay Valley Regional Park Focused Planning Area (FPA) boundary and Goal Statement were established by the Policy Committee on June 1, 1990, and were subsequently adopted by the San Diego City Council on December 8, 1992. The goal statement provides policy direction for the ongoing park planning, design and acquisition effort. The Goal Statement follows:

*"Otay Valley Regional Park will represent one of the major open space areas within the southern area of San Diego County linking south San Diego Bay with lower Otay Lake. The park will fulfill the need to provide a mix of active and passive recreational activities while protecting environmentally sensitive areas, protecting cultural and scenic resources, and encouraging compatible agricultural uses in the park."*





Otay Valley Regional Park Focused Planning Area Map  
Otay Mesa-Nestor Community Plan

**3**  
FIGURE

*Otay Mesa-Nestor Community Plan*



*To ensure that Otay Valley Regional Park meets the diverse goals of a regional park, attention shall be focused not only on providing facilities and protecting resources, but on adjacent land uses to ensure compatible development, buffering, and linkages with other regional resources.*

*A comprehensive management plan shall be implemented that will not only address the long-term management of the park, but will also provide for the protection of visitors and park neighbors, develop environmental and recreational programs, and enhance park/open space activities and resources."*



## APPENDIX 1B SPECIAL STUDY AREA

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### SPECIAL STUDY AREA (SSA)

The following is a description of the Definition and Intent, Application, and Criteria for the Special Study Area:

#### DEFINITION AND INTENT

When the Community Plan was adopted, more detailed information was needed about the resource and environmental value of lands located within the Special Study Area (SSA). The intent was for these lands to retain their current uses, and Open Space land use designation, until a Special Study Report was comprehensively prepared for the entire SSA. Since the Community Plan was adopted a majority of the SSA has been included in the Otay Valley Regional Park (OVRP), the Multiple Species Conservation Program (MSCP) Preserve and/or the U.S. Fish and Wildlife Service San Diego National Wildlife Refuge. These areas have or are planned to be restored and managed as natural resource areas, regional recreation areas or part of the salt production industry.

In 2023, a Special Study was prepared for the Bella Mar Community Plan Amendment which compressively addressed the SSA by following the criteria established by the Community Plan. The Special Study Report provided an ecological analysis of the SSA. The analysis addressed biological resources, habitat value, and hydrology within the entire SSA and can be used as a basis for additional analysis for future community plan amendments within the SSA.

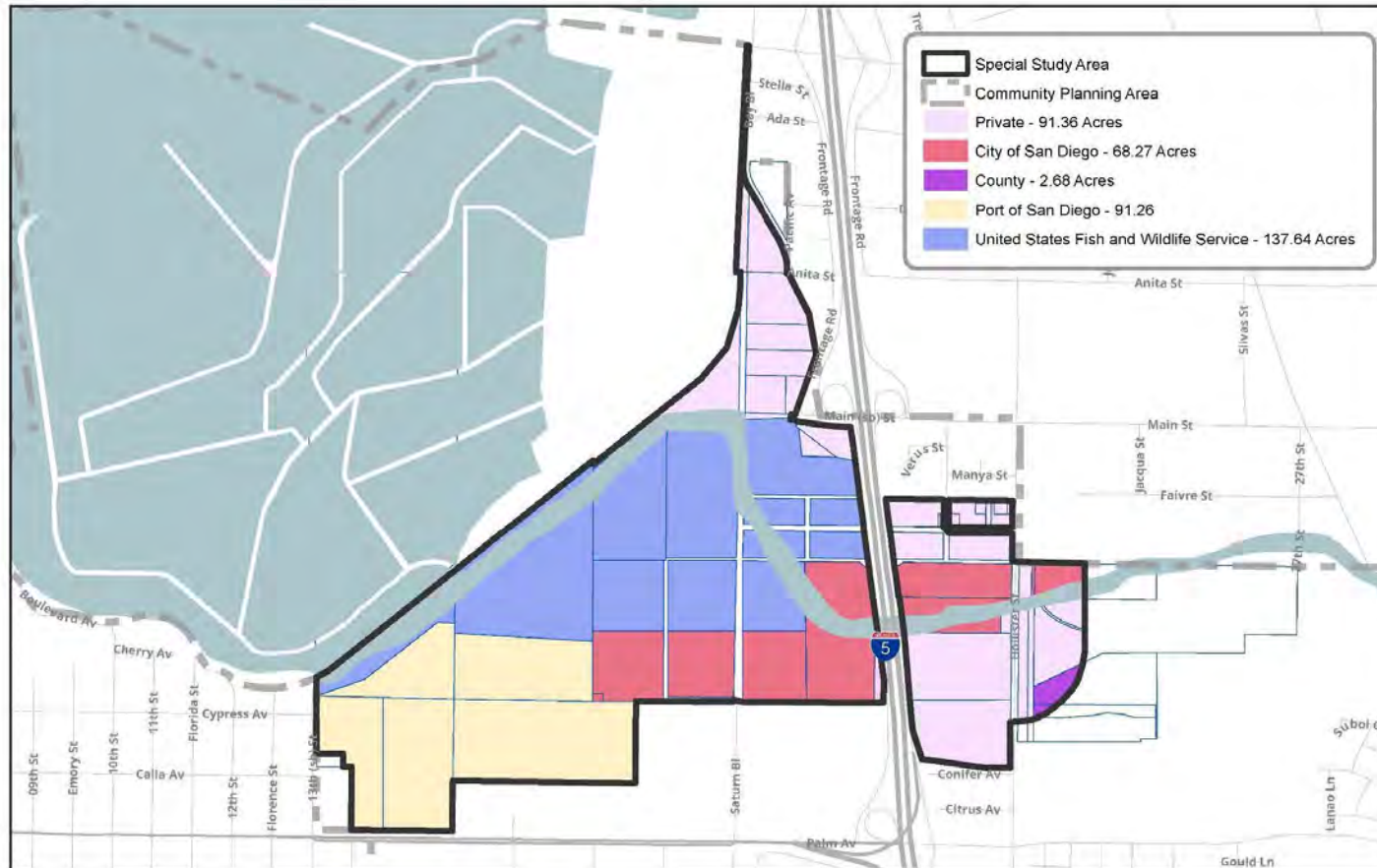
At the time the Special Study Report was prepared, only 91 acres (23 percent of the SSA) in the SSA were in private ownership. Those areas, not included for natural resource areas, regional recreation areas, or part of the salt production industry, should be used in ways which promote development and economic revitalization in the community, and improve public access and circulation in the community. At the time the Special Study Report was prepared all properties within the SSA were in Coastal Commission Deferred Certification Areas.

This Plan supports sensitive development in the SSA, including but not limited to the ongoing salt production industry, as long as such development is designed to achieve the variety of objectives identified below. It recognizes that a process exists whereby the landowner(s) have the right to propose other uses than those which exist today. Proposed development of property within the SSA should prepare a study for the development area that uses the criteria in this appendix.

#### APPLICATION

The SSA overlay designation is delineated on the community plan Land Use map. An SSA has been retained to provide the property owners with the potential for more flexibility in pursuing development proposals by preparing site-specific study reports using the criteria in this appendix.

Otay Mesa-Nestor Community Plan



Special Study Area Parcel Ownership

Otay Mesa - Nestor Community Plan

3a  
FIGURE



*Otay Mesa-Nestor Community Plan*

The following application requirements and criteria apply to the SSA:

1. A site-specific Special Study will not be required for development in the SSA that is consistent with the regulations of the existing underlying open space and agricultural zones.

The ten-acre Salt Works site is included in the SSA. Development (on-site expansion or modification) necessary for the continued salt plant operation shall be allowed consistent with the underlying industrial zone, without the requirement of a site-specific Special Study.

Any other development proposals (change in use) of this site shall require a site-specific Special Study (regardless of the underlying industrial zone).

2. The site-specific Special Study will be required in conjunction with proposals and application for discretionary actions for properties in private ownership including, but not limited to, the following:
  - Plan amendments.
  - Rezones.
  - Development Permits.
  - Conditional Use Permits (CUPs) and CUP amendments. Due to the variety of land uses and the duration of CUPs that may be applied for, the requirement for a Special Study will be determined on a case-by-case basis.
3. Any land use proposal for an individual property in the SSA shall not require the concurrent planning of all other properties in the SSA to a community plan level. This shall be accomplished by those other property owners or, if necessary, by the City. It shall not be the responsibility of any property owner to process land use proposals for any other property owner.

#### **CRITERIA FOR PREPARATION OF SITE-SPECIFIC SPECIAL STUDY REPORTS**

- A. Ensure that Site Specific Special Study Reports for land use proposals ~~should address~~ include the following:
  1. Assess the biological, sensitive natural resource, natural habitat, and regional habitat and open space connectivity values of development site. Potential on and offsite habitat restoration related to the development of the site.
  2. Assess the hydrological conditions within the development site and describe the relationship of these areas with those adjacent to the development site. Describe the watershed(s) and drainage characteristics within the development site; For proposed developments within the Salt Ponds, explain whether the southern SSA and the Magnesium Pond SSA are linked hydrologically. Determine wetland areas. Provide recommendations for floodplain management to meet the needs of proposed development.

*Otay Mesa-Nestor Community Plan*

3. Ensure that improvements to the Otay River and Nestor Creek are designed in a manner which enhances their biological and esthetic functions, and complements the goals of the OVRP and the proposed land uses where applicable.
  4. Contain specific criteria, where appropriate and feasible, for creating a buffer zone adjacent to identified wetlands and habitat areas, including the Otay River and Nestor Creek. Development shall minimize impacts to existing wetland or wildlife habitat buffer areas.
  5. Address the goals of the Otay Valley Regional Park (OVRP), including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience.
  6. ~~Where appropriate, contain~~ Include criteria for provision, preservation and enhancement of public access, circulation, view points, and view corridors. ~~Consider provision of these public amenities particularly along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek.~~
  7. Provide public amenities that enhance public access along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek, and that connect with existing and future transit, where feasible.
  - ~~7-8. Contain~~ Include general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.
  - ~~8-9.~~ Be in conformance with applicable local, state, and federal regulations and policies.
  - ~~9-10.~~ Describe conformance with the Multiple Species Conservation Program.
- B. Ensure that Site Specific Special Study Reports for community plan amendments for proposed developments, ~~should also including include~~ the following:
1. Identification and designation of appropriate areas for development. Describe and locate the proposed land uses, densities and intensities.
  2. Illustration of the relationship of proposed land uses with adjacent land uses.
    - a. Land uses which facilitate the economic revitalization of the community are encouraged.
    - b. Describe how land uses will relate to other existing or planned land uses such as Palm Avenue West, Nestor Town Center, and Palm City.
  3. Provision of a continuous connection between the Otay Valley, the Salt works, and San Diego Bay. ~~Where necessary to maintain an important existing connectivity,~~ Ensure that the Special Study Report ~~should~~ incorporates a habitat element in a design and alignment which respects the value and function of that connectivity, where necessary to maintain an important existing connectivity.
  4. Description of the proposed circulation systems, including road and street alignment and classifications, and the proposed public transit system.



*Otay Mesa-Nestor Community Plan*

- a. Designate where appropriate public trail corridors (bicycle, pedestrian, and equestrian).
  - b. Trail corridors should be designed to link public open space areas with each other and also to link with other modes of transportation.
  - c. Address the impact of proposed development on the community's existing circulation system.
  - d. Provide recommendations for improving the existing circulation system, meeting the needs of the proposed development, and improving coastal access while striving to maintain the integrity, continuity, and connectivity of the natural resources and habitat.
5. Addressing the provision of public facilities and services and provide a development phasing plan where appropriate.



**APPENDIX 2 HOUSING AND POPULATION DEMOGRAPHICS**

Review of housing and population demographics for Otay Mesa-Nestor in comparison to the City as a whole shows:

- Households in Otay Mesa-Nestor (persons per household) are larger, and the median household size in Otay Mesa-Nestor is larger than the those in the City as a whole as shown in Table 1.
- The larger households in Otay Mesa-Nestor generally live on less income than those in the City as a whole, with the median household income in Otay Mesa-Nestor being approximately 29 percent less and forecasted to decrease to 21 percent as shown in Table 2.
- Otay Mesa is forecasted to add more homes, but have a reduction in population by 2050 as household size decreases as shown in Table 3.
- The population in Otay Mesa-Nestor is primarily of Latin or Hispanic descent and this will continue in the future compared to the City as a whole as shown in Table 4.

**Table 1: Median Household Size and Income, and Age Comparisons  
Otay Mesa-Nestor and City of San Diego for the Year 2022**

	<u>Household Size</u>	<u>Median Household Income</u>	<u>Median Age</u>
Otay Mesa-Nestor	3.56	\$69,914	36.8
City of San Diego	2.54	\$98,835	36.6

Source: San Diego Association of Governments: 2022 Population and Housing Estimates

**Table 2: Median Household Size and Income, and Age Comparisons  
Otay Mesa-Nestor and City of San Diego for the Year 2050**

	<u>Household Size</u>	<u>Median Household Income</u>	<u>Median Age</u>
Otay Mesa-Nestor	2.78	\$59,400	40.3
City of San Diego	2.46	\$75,200	41.5

Source: San Diego Association of Governments, Series 14 Regional Growth Forecast





Otay Mesa-Nestor Community Plan

**Table 3: Otay Mesa-Nestor Potential Development between the Years 2022 and 2050**

	<u>Existing (2022)</u>	<u>Future Change</u>	<u>Horizontal Total (2050)</u>
<u>Household Population</u>	<u>61,074</u>	<u>-9,922</u>	<u>51,152</u>
<u>Housing Units</u>	<u>17,606</u>	<u>1,939</u>	<u>19,545</u>

Source: San Diego Association of Governments, Series 14 Regional Growth Forecast and SANDAG, Population and Housing Estimates (2022)

**Table 4: Population by Race and Hispanic Origin  
Otay Mesa-Nestor and City of San Diego for the Year 2050**

	<u>Otay Mesa-Nestor</u>	<u>City of San Diego</u>
<u>Hispanic</u>	<u>70.5%</u>	<u>33.9%</u>
<u>White (Not Hispanic or Latino)</u>	<u>10.6%</u>	<u>30.4%</u>
<u>Black</u>	<u>2.8%</u>	<u>5.0%</u>
<u>American Indian or Alaska Native</u>	<u>0.8%</u>	<u>0.6%</u>
<u>Asian</u>	<u>11.2%</u>	<u>24.9%</u>
<u>Hawaiian or Pacific Islander</u>	<u>0.4%</u>	<u>0.3%</u>
<u>Other</u>	<u>0.1%</u>	<u>0.3%</u>
<u>Two or More Races</u>	<u>3.6%</u>	<u>4.6%</u>

Source: San Diego Association of Governments, Series 14 Regional Growth Forecast



## APPENDIX 3 ENVIRONMENTAL JUSTICE

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Environmental justice is defined by the State of California as “the fair treatment and meaningful involvement of people of all races, cultures, and income levels and national origins, with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies.” Environmental justice includes, but is not limited to, all of the following:

- The availability of a healthy environment for all people.
- The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.
- Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process.
- At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

Environmental justice ensures everyone has equal access to, and meaningful participation in, the decision-making process to have a healthy environment in which to live, learn, and work. The built environment plays a critical role in public health and environmental justice. The Community Plan can influence conditions that affect the community’s health. For example, the Plan can affect how often people walk, ride a bike, drive a car, or take public transportation; their access to healthy food; and the quality of their air and water. The section aims to summarize the elements of the Community Plan that address environmental justice concerns with policy to improve the living conditions and foster better health - both physical and mental - and overall well being for Otay Mesa-Nestor residents and employees.

In 2023, the California Office of Environmental Health Hazard Assessment identified Otay Nestor-Mesa as a disadvantaged community having low to moderate level of air pollution as shown on the state’s CalEnviroScreen<sup>1</sup> mapping tool. The California Air Resources Board has identified Otay Nestor-Mesa as a low-income community, which is generally defined as census tracts with median household incomes at or below 80 percent of the statewide median income, as shown on California’s Climate Investments Priority Populations map<sup>2</sup>. The City of San Diego also identified Otay Nestor-Mesa as a neighborhood with low to moderate access to opportunity based on environmental, health, housing, mobility, and socioeconomic indicators as shown on the City’s Climate Equity Index<sup>3</sup>.

<sup>1</sup> The latest CalEnviroScreen map can be obtained from the California Office of Environmental Health Hazard Assessment.

<sup>2</sup> The latest California Climate Investments Priority Population map can be obtained from the California Air Resources Board.

<sup>3</sup> The latest Climate Equity Index can be obtained from the City of San Diego Sustainability and Mobility Department. Also, CalEnviro 4.0 can be mapped as well as the CalEnviro indicators which include Clean Up Sites, Solid Waster, Chrome Platers, and others. Review the list to identify what to include on the map.



*Otay Mesa-Nestor Community Plan*

**POLICIES**

1. Promote social equity and environmental justice, including the fair treatment and meaningful involvement of people of all races, cultures, and incomes as part of the implementation of the community plan.
  - a. Consider environmental justice and, where applicable, the equitable distribution of environmental benefits.
  - b. Encourage inclusive public engagement in decision-making processes.
  - c. Prioritize efforts to engage low-income households and individuals with Limited English Proficiency.
2. Work with underrepresented and disenfranchised community members, to ensure they are meaningfully involved in the decision-making process.
  - a. Provide engagement opportunities at times the community can attend, providing materials in straightforward and accessible language without extensive use of technical terms and jargon.
  - b. Conduct focused outreach when actions may have an impact on a given block, street, or portion of Otay Mesa-Nestor.
  - c. Provide incentives to encourage participation such as stipends, childcare, and food, where feasible.
3. Collaborate with San Diego Unified Port District, MTS and SANDAG on opportunities to implement micro-transit, such as neighborhood electric shuttles, that would provide access between transit stations, residential neighborhoods, parks, beaches, businesses, and the shorefront.
4. Provide translation and interpretation services at public meetings and on meeting and project notices on issues affecting populations whose primary language is not English.
5. Provide wayfinding signage in English and Spanish.



**APPENDIX 4 COMMUNITY FACILITIES AND SERVICES**

This appendix consists of a map that identifies the location of public facilities in the community. It also includes park acreages, recommended improvements to population-based neighborhood and community parks, and strategies for the development of three non-population-based mini parks. General recommendations and guidelines are also provided.

**POPULATION-BASED PARKS**

The General Plan establishes guidelines and standards for population-based parks which are intended to serve the immediately surrounding residential population.

Population-based park requirements for Otay Mesa-Nestor will be based on a buildout population of 64,500. With credits for parks located adjacent to schools, a total of 117 useable park acres will be required. Currently, the community has a deficit of approximately ten useable park acres. Due to locational criteria, if the residentially designated sites located north of the Otay River in the northeast portion of the community planning area are developed, additional useable park acreage will be required as part of their development.

Future park improvements may include upgrades that are necessary to meet the federal Americans With Disabilities Act (ADA) standards, including modification of restrooms, play equipment, walkways, and parking areas; and may also include facilities identified in the Park and Recreation Board's General Development Plan or the community's Twenty-Year Needs List. Implementation of planned and recommended improvements will proceed when funding is available.

**STANDARDS FOR POPULATION-BASED PARKS**

Facility	Population Served	Proximity (Radius in Miles)	Minimum Useable Area (Acres)	Min. Area (if adjacent to a School)
Community Park	18,000 - 25,0000	1.5	20	13 <sup>1</sup>
Neighborhood Park	3,500 - 5,000	0.5	10	5 <sup>2</sup>
Swimming Pool	50,000	2.5	—	—

1 Junior High School or High School

2 Elementary School



Otay Mesa-Nestor Community Plan

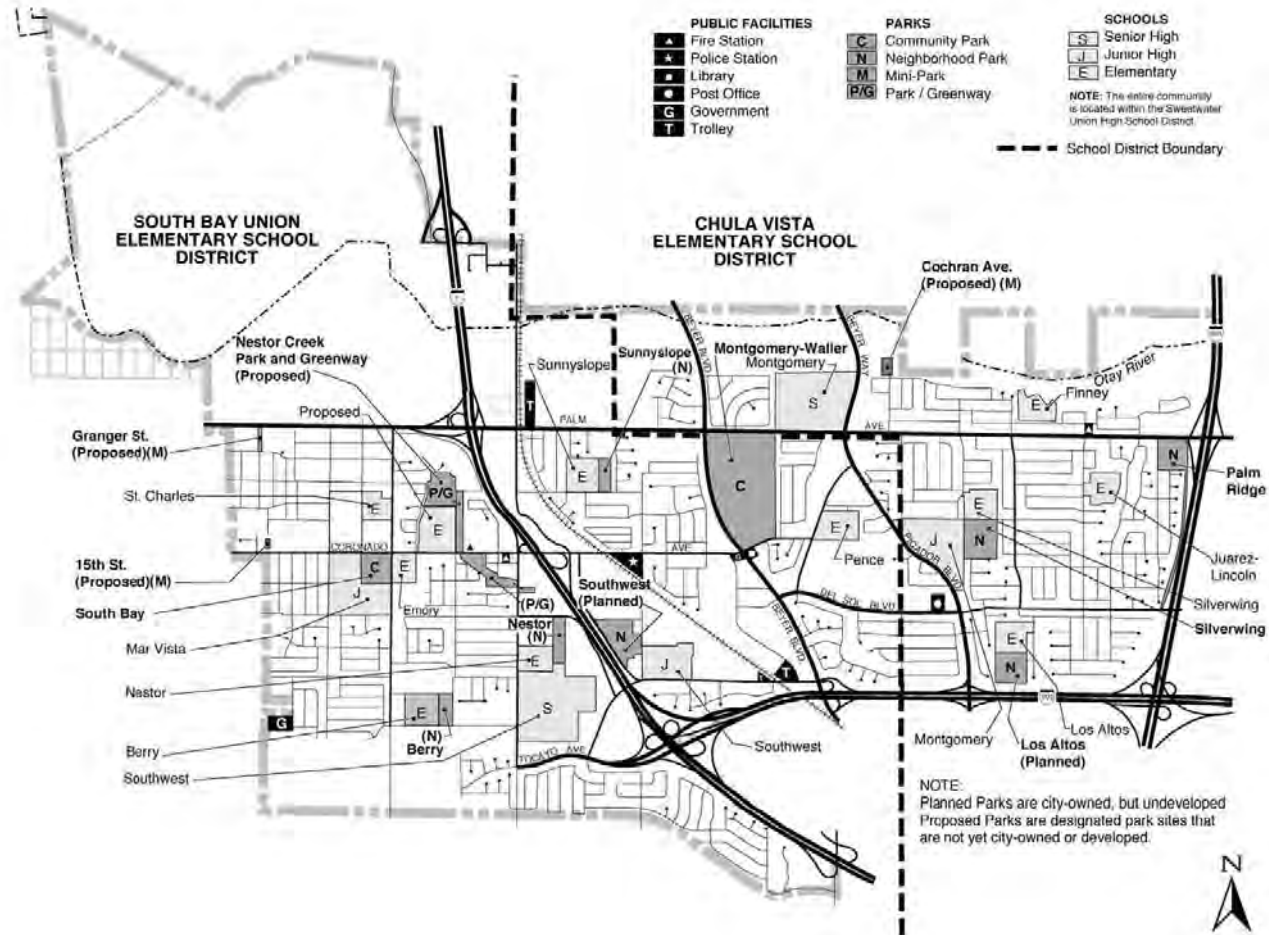
**OTAY MESA-NESTOR PARK ACREAGES**

<b>City-Owned Parks</b>	<b>Total Acreage</b>	<b>Usable Acreage</b>	<b>Developed Acreage</b>
<b>Community Parks (Existing)</b>			
Montgomery-Waller	60.02	54.00	30.00
South Bay	8.62	8.62	8.62
<b>Neighborhood Parks (Existing)</b>			
Berry	3.76	3.76	3.76
Los Altos	10.00	7.00	0.00
Nestor	5.04	5.04	5.04
Palm Ridge	8.16	8.16	8.16
Silver Wing	12.99	12.99	12.99
Southwest	9.72	5.00	0.00
Sunnyslope	4.17	3.00	3.00
	<b>122.48</b>	<b>107.57</b>	<b>71.57</b>
<b>Neighborhood Parks (Proposed)</b>			
Southwest (Additional Acquisition)	0.25	0.25	0.00
Nestor Creek	7.00	7.00	0.00
	<b>7.25</b>	<b>7.25</b>	<b>0.00</b>
<b>Mini Parks (Proposed)</b>			
Granger Street	0.85	0.85	0.00
15 <sup>th</sup> Street	0.10	0.10	0.00
Cochran Avenue	0.10	0.10	0.00
	<b>1.05</b>	<b>1.05</b>	<b>0.00</b>



### POPULATION-BASED PARK RECOMMENDATIONS

<b>Community Parks</b>	<b>Status</b>	<b>Recommended Improvements</b>
Montgomery-Waller	Partially developed. Facilities include ball fields, tot-lots, a City-owned recreation center building (operated by the YMCA), picnic areas, landscaping and parking. The Montgomery Memorial and Silver Wing monument are located in the southwest portion of the park.	Lighted multipurpose courts, lighted tennis courts, lighted multi-sports fields, additional parking north and south, enlarged recreation building, new tot-lot, upgrade of existing tot-lot, picnic shelters, a standard 25-yard by 25-meter swimming pool, and rehabilitation/upgrading of existing amenities.
South Bay	Developed facilities include a recreation center building, a multi-sports field, tot-lots, picnic facilities, landscaping and parking.	Lighted multi-sports field at adjacent junior high, picnic shelter, upgraded tot-lots, remodel and enlarge existing recreation building, provide additional parking and rehabilitation/upgrading of existing amenities.
<b>Neighborhood Parks</b>	<b>Status</b>	<b>Recommended Improvements</b>
Berry	Developed facilities include ball fields, landscaping and walkways, which are integrated with the adjacent school grounds.	Development of a joint-use area as a lighted multi-sports field, an ADA accessible tot-lot picnic shelter, security lights, and rehabilitation/upgrading of existing amenities.
Los Altos	Undeveloped. Design for this park was completed in 1986.	Parking, lighted multi-purpose courts, picnic shelter, access to elementary school, turf and open play areas.
Nestor	Developed.	Multi-sports field on joint-use property, security lights, picnic shelter, and rehabilitation/upgrading of existing amenities.
Palm Ridge	Developed. Facilities include ball fields, tot-lot, and picnic facilities.	Lighted multi-purpose courts and multi-sports field, a picnic shelter, security lighting, and rehabilitation/upgrading of existing amenities.
Silver Wing	Developed. Facilities include a fieldhouse, tot-lot, picnic facilities, multipurpose courts, multi-sports fields, landscaping and parking.	Enlargement or construction of recreation building, picnic shelter, security lighting, redesign tot-lot, and rehabilitation/upgrading of existing amenities.
Southwest	Undeveloped. The City currently owns 9.72 acres of this site.	Multi-sports field (lighted), multi-purpose courts, picnic area shelter, parking lots, comfort station, security lighting.
Sunnyslope	Developed. Facilities include basketball courts, tot-lots and picnic areas.	Picnic shelter and rehabilitation/upgrading of existing amenities.
Nestor Creek	Proposed. The site is privately owned. Park development is proposed concurrent with adjacent elementary school.	Multi-sports field, multi-purpose courts, tot-lots, picnic area and shelter, open play lawn and other amenities desired by the community.



Parks, Schools and Public Facilities  
Otay Mesa-Nestor Community Plan

4  
FIGURE





**MINI PARKS**

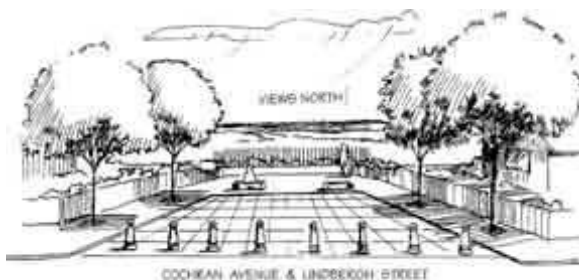
**Granger Street Mini Park (0.85 AC)**

Create a passive recreational park on the unimproved section of the Granger Street right-of-way, between Palm Avenue and Donax Avenue. The park will provide visual relief from the adjacent commercial development along Palm Avenue and will implement the Granger Street view corridor. Exclude vehicular use, yet provide pedestrian access between Palm Avenue and Donax Avenue. Recommended plantings include a double row of palm trees (Washingtonian spp.) which would continue the planting theme from the adjacent Capri Tailer Lodge.

**15<sup>th</sup> Street Mini Park (Landmark Eucalyptus Tree) (.10 AC)**

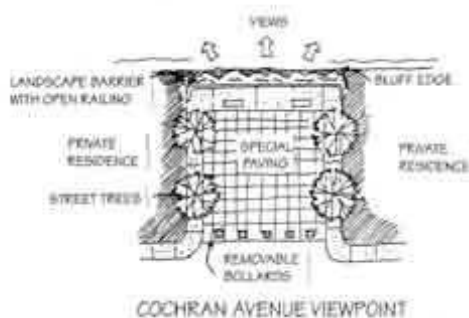
Preserve the specimen eucalyptus tree by creating a mini park. This community landmark is located in the 15<sup>th</sup> Street right-of-way between Elder Avenue and Coronado Avenue. Care should be taken not to disturb the existing grades surrounding the tree. Vehicular access should be blocked on both the north and south sides of the tree, thereby creating a pedestrian-only area. Vehicular access from Coronado Avenue should be maintained to the three residences situated south of the tree.

- The Park and Recreation Department shall work with adjacent landowners to either acquire the real property or obtain easements, as necessary, which will implement the establishment of this park.



**Cochran Avenue Mini Park (.10 AC)**

Create a public viewpoint by closing the northern 100 feet of Cochran Avenue. This mini park will provide outstanding views of the proposed Otay Valley Regional Park. Design of this park should prohibit vehicular access north of Lindbergh Street. It should also prevent trash dumping into the Otay Valley.







*Otay Mesa-Nestor Community Plan*

**GENERAL PARK RECOMMENDATIONS AND GUIDELINES**

1. Design and develop all existing and proposed park and recreation facilities in a manner that will not adversely impact the environmentally sensitive areas of the community.
2. Encourage the development of private recreational facilities to supplement publicly provided facilities and increase the types of recreational opportunities available to the community.
3. Integrate development of parks with school sites where possible.
4. Create mini parks from rights-of-way sites which are no longer required for street circulation purposes.
5. Develop each park site in a unique manner to meet specific neighborhood needs; to take advantage of the site's visual and natural resources; and to connect to an open space and park network and trail system where the opportunity exists.

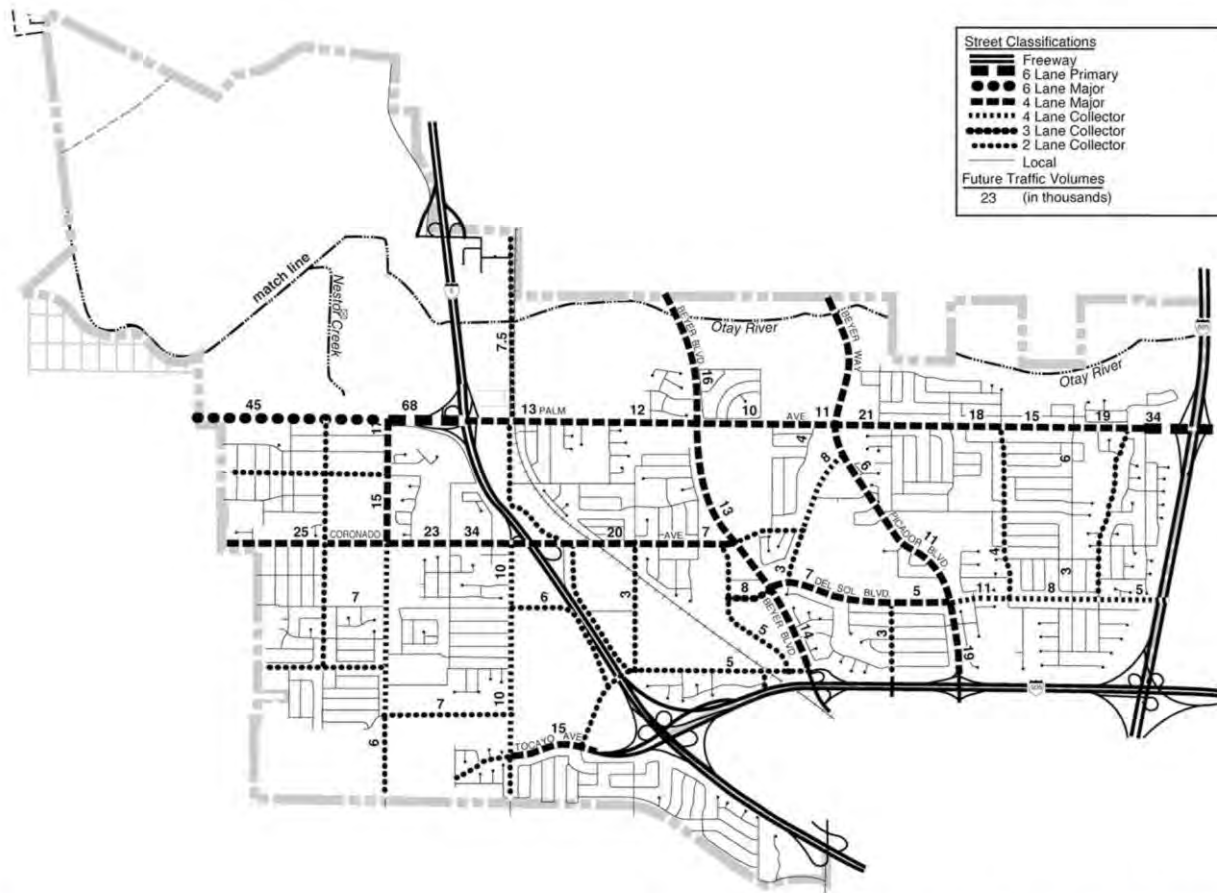


## **APPENDIX 5 ARCHAEOLOGICAL, PALEONTOLOGICAL, TRIBAL AND CULTURAL RESOURCES**

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1. Work with development applicants to site and design proposed development to avoid adverse impacts to archaeological, tribal cultural, and paleontological resources to the maximum extent feasible in accordance with the requirements of the San Diego Municipal Code.
  - a. Evaluate alternatives that would result in the fewest or least significant impacts to archeological, tribal cultural, paleontological, and coastal resources, and the alternative with the least impacts shall be implemented to the maximum extent feasible.
  - b. Provide adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development where development would adversely impact archaeological, tribal, cultural, or paleontological resources. Include measures to monitor, conserve in situ, or recover, as appropriate, buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American monitor.
2. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context when feasible and appropriate on public land.
3. Conduct project specific Native American consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
4. Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

APPENDIX 6 TRANSPORTATION FACILITIES



Street Classification with Future Traffic Volumes  
Otay Mesa-Nestor Community Plan

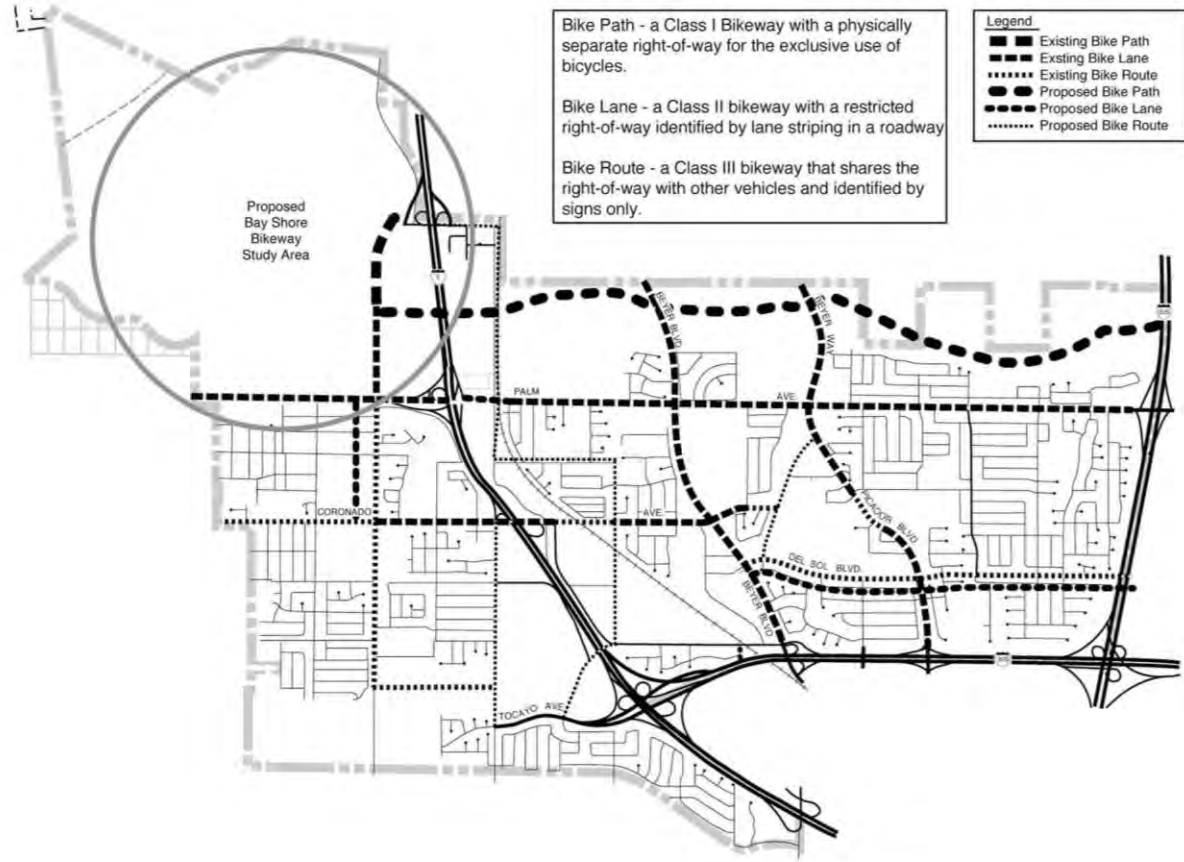
**5**  
FIGURE





Intersection Level of Service  
Otay Mesa-Nestor Community Plan

**6**  
FIGURE



**Bikeways**  
Otay Mesa-Nestor Community Plan

**7**  
FIGURE



## APPENDIX 7 MULTIMODAL ACCESS IN THE COASTAL ZONE

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### GOAL

Multimodal access to the biological, cultural, and recreational value that beaches and other coastal resources offer is important for people who live, work and visit within the community.

### DISCUSSION

Having a balanced transportation system with multimodal infrastructure that safely and efficiently moves people of all ages, incomes, and abilities will provide additional mobility options that help to reduce greenhouse gas emissions and vehicle miles traveled. This will help to support a healthier future for individuals, families, and the community.

### POLICIES

1. Pursue mobility improvement projects and programs throughout the community that support sustainable, equitable, and safe ways to move around such as walking, bicycling and transit, in order to help to reduce vehicle miles traveled (VMT) to meet State, regional, and local climate and mobility goals. Mobility improvement projects that repurpose existing streets or other public rights-of-way, and mobility programs that can replace single-occupancy vehicle trips, can include but are not limited to:
  - a. Providing new bicycle and pedestrian lanes or pathways.
  - b. Enhancing existing pedestrian and bicycle facilities to address safety and public access issues.
  - c. Reducing or repurposing vehicle travel lanes to enhance multimodal access within the public right-of-way.
  - d. Modifying or replacing on-street vehicle parking with sustainable transportation facilities where the right-of-way does not yet provide high-quality multimodal access, and where adequate, alternative parking for coastal access will remain available nearby. This can include, but is not limited to, parking conversion through restriping for transit, pedestrian, and bicycle access enhancements.
  - e. Using temporary closures of streets to vehicle traffic, where alternative vehicular access currently exists, to enhance the right-of-way for more vulnerable roadway users during special events.
  - f. Providing transit infrastructure, such as dedicated travel lanes, turnout areas, crosswalks, shelters, and stations.
  - g. Providing improvements for shared mobility services, such as ride-share, electric scooters and bikeshare to increase public access.
2. Encourage public coastal access through increased transit, neighborhood circulator services, and micromobility options.



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3. Evaluate paid and time-limited on-street parking options to avoid unreasonably interfering with the public's ability to access coastal resources and recreational areas prior to implementing within the Coastal Zone.
  - a. Establish a minimum time period of four-hours for on-street parking in locations where street parking is used to access to coastal resources and recreational areas, when considering time-limited on-street parking.
  - b. Ensure that parking fees are generally comparable to those charged at similar public parking facilities that provide access to coastal resources in the region and should be considered only as part of a program that provides access for low-income users. Parking revenue collected in the Coastal Zone shall be directed towards the provision of alternative transit options within the Coastal Zone.
4. Consider all forms of travel when providing multimodal access to coastal recreation areas.
5. Ensure that mobility projects are consistent with habitat protection polices and standards, such as wetland buffers and the protection of environmentally sensitive habitat.
6. Projects in the Coastal Overlay Zone that result in changes to the planned or ultimate roadway classifications of major coastal access roadways or remove on-street vehicle parking shall assess the project's effects on public coastal access with regard to biking, walking, transit access, and vehicle circulation through a coastal development permit. Where appropriate, this analysis should include assessments of how travel times resulting from the project will affect the ability of the public to access the coast and other public recreational resources such as trails and parks. In particular, the analysis should consider potential impacts to the ability of environmental justice or disadvantaged communities to access the coast and options for avoiding such impacts. Where an analysis identifies unavoidable impacts, roadway modification projects shall be accompanied by additional public access benefit enhancements promoting equitable multimodal access. Public access benefit enhancements may include, but are not limited to, increased transit services, improved pedestrian and cyclist access, and increased public parking.
7. Monitor the effects of a mobility project improvements on public coastal access and other public recreational resources such as trails and parks, where applicable, for bicycle, pedestrian and transit access, and vehicle circulation.
8. Where impacts to public access are identified, off-setting public access benefit enhancements shall be pursued.
9. Maintain existing City-owned parking for coastal access.



## APPENDIX A TRANSIT-ORIENTED DEVELOPMENT

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### DEFINITION

For the purposes of this community plan, a Transit-Oriented Development (TOD) is a compact pattern of development which includes commercial, residential and civic land uses, is located adjacent to the public transit system, reinforces transit use, and is pedestrian oriented.

### PERMITTED/RECOMMENDED USES

The Mixed-Use designated areas of Otay Mesa-Nestor shall be developed as TODs. A wide range of uses are permitted in these areas. Land uses which are encouraged include the following:

- Medium-Density Residential development (maximum 29 du/ac). Residential development shall only be permitted as an element of a commercial project. Senior housing opportunities are encouraged.
- Typical land uses that serve transit commuters and pedestrians are recommended within these areas, and include: day care center, news stand, record and video sales/rental, bakery and donut shops, butcher, produce, florist, shoe repair, dry cleaning, drug store, convenience/sundries, photocopying/printing, a post office or mailing service, and banks or automated teller machines (ATMs).
- Additional permitted uses that will add variety and vitality to the TODs include: Restaurants, drinking establishments, coffee houses, sidewalk cafes, artists studios and galleries, public buildings and parks.

### DESIGN STANDARDS AND CRITERIA

Proposed developments shall comply with the City of San Diego's Transit-Oriented Development Design Guidelines (Approved by the City Council on August 4, 1992). The following criteria is presented to provide the reader with a basic understanding of design intent and philosophy within a TOD:

- Minimize building setbacks, bringing buildings close to sidewalks and streets; locate parking to the rear of lots. Front and street side yard setbacks shall be a minimum of zero (0) feet and a maximum of ten (10) feet.
- Articulate building facades, particularly shop fronts, through the use of arcades, porches, bays, balconies, and display windows, which provide variety, add architectural interest, and create a pedestrian-friendly environment. Promote outdoor display and dining areas.





*Otay Mesa-Nestor Community Plan*

- Orient primary building entrances to the pedestrian-oriented street, as opposed to parking lots.
- Develop a coordinated streetscape which sets the character of the TOD and ties the varied uses together. The streetscape shall include public and private theme street trees, street furniture, and areas of enhanced paving.
- Provide bus shelters at established bus stops.
- Encourage bicycling; provide bicycle racks in areas that are visible and easily accessible from identified bicycle routes.
- Provide public plazas or courtyards along pedestrian-oriented streets.
- Incorporate public art throughout TODs, and particularly in public and public-oriented spaces.
- Utilize parking structures instead of surface parking for larger developments. Locate useable building spaces on the street level and street facades of parking structures.

**PLANNED DEVELOPMENT PERMITS AND REZONES**

A Planned Commercial Development Permit (PCD) shall be required for all sites developed within the Mixed-Use designated areas. All sites proposed for development within these areas shall be rezoned to a zone that implements the TOD intent, permitted uses, and design standards and criteria described in this Appendix. The rezones shall be conditioned upon approval of a PCD.



## APPENDIX B OTAY MESA-NESTOR STREET TREE PLAN

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Street trees provide aesthetic and design benefits by visually unifying individual streets and also provide continuity within neighborhoods and throughout the community, thus helping to create a physical community character. Trees help to reduce the heat gain and glare effects of the built environment, and provide fresh air and shade. These tree planting recommendations consider environmental characteristics including climate, exposure, maintenance requirements, existing plantings, views, and existing development. This streetscape program encompasses both a communitywide and neighborhood scope.

### COMMUNITY CORRIDORS

Principal thoroughfares will be consistently planted with selected theme trees, establishing strong, recognizable communitywide design elements.

- Theme Trees are the dominant species and will establish the character of the street.
- Alternate Trees are also appropriate for the particular street and should be used when conditions for the Theme Tree are inappropriate, or when there is a need to separate the dominant species for disease prevention purposes.

### LANDSCAPE DISTRICTS

For purposes of neighborhood street tree selection, the community has been divided into the following four districts based on their unique natural and built environments: Coastal Lowlands, Urban Corridor, Mesa Residential, and Riparian Hillside. Each district will be distinguished by a unique selection of trees. Within each selection, there is not a dominant or theme tree; any of the listed trees can be established as the theme tree for a particular block, street or area. Street tree planting is encouraged in the public right of way, but can also be considered for use in front or side yards of private property. Consistent tree planting within neighborhoods will help to foster a cohesive sense of place.

### STRATEGIES

- Encourage neighborhood and block associations to organize and implement tree planting programs consistent with the Landscape Districts recommendations. Selection of one tree species, from the Landscape District list, for each neighborhood street or block is recommended to create local continuity and identity.
- Existing street tree planting adjacent to community parks and schools is minimal. Work with the local School Districts, the Park and Recreation Department, community residents, students and private non-profit organizations, such as People for Trees, to implement the streetscape recommendations in these areas. This effort, alone, will have a significant positive impact on the community, and can serve as a catalyst for additional tree planting.



Otay Mesa-Nestor Community Plan

- Provide landscape parkways between the curb and sidewalk in new developments and redeveloped areas. Maintain existing parkways. Provide street trees in mixed-use, transit-oriented development (TOD) areas. Consider use of tree grates in TODs where an urban scale may be more appropriate than parkways.

**OTAY MESA-NESTOR STREET TREE PLAN COMMUNITY CORRIDOR TREE LIST**

Map Key	Community Corridor	Tree Botanical Name	Tree Common Name	Category
A	Palm Avenue	Washingtonia robusta	Mexican Fan Palm	Theme Tree
		Jacaranda mimosifolia	Jacaranda	Theme Tree
		Phoenix canariensis	Canary Island Palm	Medians
		Prunus pissardii	Purple-Leaf Plum	Alternate*
B	Coronado Avenue	Podocarpus gracilior	Fern Pine	Theme Tree
		Tristania conferta	Brisbane Box	Alternate*
C	Tocayo Avenue/ Iris Avenue	Eucalyptus sideroxylon	Red Ironbark	Theme Tree
		Acacia baileyana	Bailey Acacia	Alternate*
D	Del Sol Boulevard	Koelreuteria bipinnata	Chinese Flame Tree	Theme Tree
		Agonis flexuosa	Peppermint Tree	Alternate*
E	Saturn Boulevard and Hollister Street	Calodendrum capense	Cape Chestnut	Theme Tree
		Albizia julibrissin	Silk Tree (Mimosa)	Alternate*
F	Beyer Blvd., Beyer Way and Picador Boulevard	Eucalyptus nicholii	Willowleaf Peppermint	Theme Tree
		Lagerstroemia indica	Crape Myrtle	Alternate*
G	Saturn Boulevard (†) Hollister Street (†) Beyer Boulevard and Beyer Way (‡)	Platanus racemosa	California Sycamore	Theme Tree
		Metrosideros excelsus	New Zealand Christmas Tree	Alternate*

**Notes:** (Apply to Community Corridor and Landscape District Tree Lists, and to tree planting generally):

\* Alternate Tree used when the planting area is less than 4' wide or there are overhead wires present.

(†) Northern and southern end of each street.

(‡) Northern end of street only.

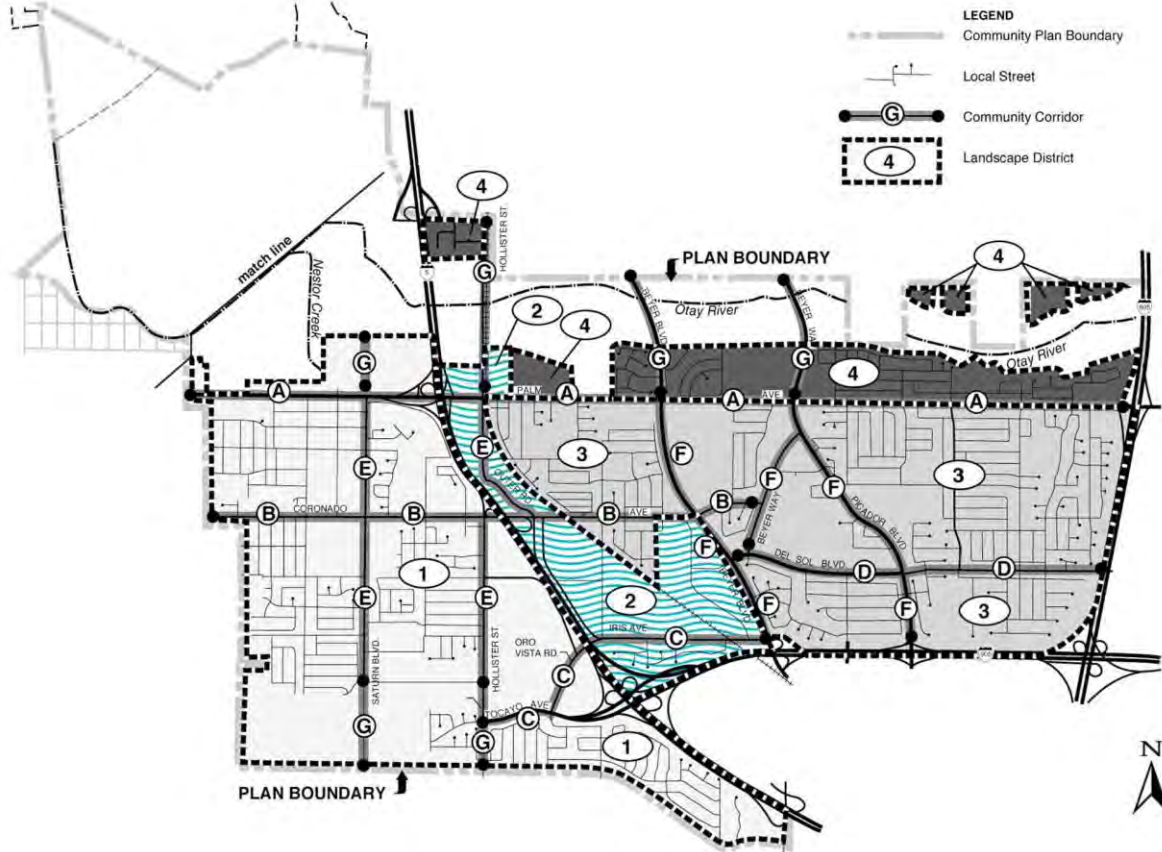
1. All street trees shall be selected per the Citywide Landscape regulations (which set criteria for quantity and size; minimum size is a 24" box) and the Landscape Technical Manual (which sets criteria for location, selection, installation, maintenance, medians and irrigation requirements).
2. Palm trees shall be a minimum of eight (8') feet tall (brown trunk height).
3. Tree grates, where necessary to provide a required clear path, shall be ADA approved.
4. Flexibility of tree placement, to facilitate commercial visibility, may be approved by the Development Services Director.
5. Tree pruning shall comply with the standards of the National Arborist Association according to Class 1 Fine Pruning.
6. All tree species not specifically identified herein require approval of the Development Services Department and the City's Urban Forester.

## Otay Mesa-Nestor Community Plan



## OTAY MESA-NESTOR STREET TREE PLAN LANDSCAPE DISTRICT TREE LIST

Map Key	Landscape District	Tree Botanical Name	Tree Common Name	Planting Area Width
1	Coastal Lowlands	<i>Albizia julibrissin</i>	Silk Tree (Mimosa)	4' - 6'
		<i>Casuarina cunninghamiana</i>	She-Oak	6' - 8'
		<i>Magnolia grandiflora</i> 'St. Mary'	St. Mary's Magnolia	4' - 6'
		<i>Melaleuca leucadendron</i>	Cajeput Tree	4' - 6'
		<i>Metrosideros excelsus</i>	New Zealand Christmas Tree	3' - 4'
2	Urban Corridor	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	6' - 8'
		<i>Podocarpus gracilior</i>	Fern Pine	6' - 8'
		<i>Tipuana tipu</i>	Tipu Tree	8'+
		<i>Tristania conferta</i>	Brisbane Box	4' - 6'
		<i>Washingtonia robusta</i>	Mexican Fan Palm	4' - 6'
3	Mesa Residential	<i>Brachychiton populneus</i>	Bottle Tree	4' - 6'
		<i>Eucalyptus nicholii</i>	Willowleaf Peppermint	4' - 6'
		<i>Jacaranda mimosifolia</i>	Jacaranda	6' - 8'
		<i>Lagerstroemia indica</i>	Crape Myrtle	3' - 4'
		<i>Pinus canariensis</i>	Canary Island Pine	6' - 8'
		<i>Pistacia chinensis</i>	Chinese Pistache	6' - 8'
4	Riparian Hillsides	<i>Agonis flexuosa</i>	Peppermint Tree	4' - 6'
		<i>Albizia julibrissin</i>	Silk Tree	4' - 6'
		<i>Magnolia grandiflora</i> 'St. Mary'	St. Mary's Magnolia	4' - 6'
		<i>Platanus racemosa</i>	California Sycamore	6' - 8'



Otay Mesa-Nestor Street Tree Plan  
 Otay Mesa-Nestor Community Plan

**8**  
 FIGURE



## APPENDIX C VIEW CORRIDORS AND VIEW AND ACCESS POINTS

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Provide opportunities for residents and visitors to enjoy and appreciate features of the natural and built environment that make this community unique by preserving, enhancing, and creating public view corridors, and view and access points. View Corridors, and View and Access Points, are listed in the accompanying map and table.

In addition to providing a sense of openness and delineation of the boundaries of urban development, views to landmarks help to create a sense of place and orient the viewer within the community. View opportunities include the Otay River Valley; the Western Salt Company's building, salt ponds and salt stacks, and the downtown San Diego skyline across San Diego Bay; and the riparian habitat, farmlands, and horse stables of the rural Tijuana River Valley terminated by the steep hillside bluffs which form the border with Mexico.

### VIEW CORRIDORS

View corridors may be any length, and include streets, alleys, street right-of-ways and edges of development. Examples include Thermal Street, which offers continuous views between the Otay and Tijuana River Valleys; Rodear Road, a small corridor that offers views both south to the Tijuana Valley and north to rural style residential development including horse corrals; and Granger Street, a portion of which is an unused right-of-way that is a proposed mini park.

- Prohibit development of any structures that would obstruct views within designated view corridors. Incorporate designated view corridors into future redevelopment plans for sites that may be partially or completely blocked by existing development.
- Reinforce view corridors with appropriate site planning, landscaping and building placement. An excellent example of site planning and landscaping that reinforces view corridors is the parallel plantings of mature palm trees located in the Capri Trailer Lodge mobile home park on Palm Avenue.

### VIEW AND ACCESS POINTS

View and access points are designated in areas where view corridors do not exist, and are intended as places that encourage and invite public use. They are described in more detail, below:

- Provide view points ~~should be developed~~ with seating and dark-sky friendly lighting consistent with the Biological Guidelines in the Land Development Manual and the City's Outdoor Lighting Regulations.
- Place ~~Signage should be provided~~ at access points indicating the location of parking areas, trailheads, public stairways, and public parks and open spaces, as appropriate.
- Several Otay River Valley view and access points are proposed as amenities to augment the Otay Valley Regional Park (Topic 1a). These locations may provide opportunities for incorporating access, trailheads, and passive viewing areas into the future park.



*Otay Mesa-Nestor Community Plan*

**View and Access Points: Otay River Valley**





- A. Palm Avenue Transit Center/Park-and-Ride: Provide a viewpoint overlooking the valley, north of the trolley station parking lot. Provide physical access, via a stairway, into the valley.
- B. Midway Baptist Church: Encourage the Church to provide a public viewpoint overlooking the valley.
- C. Palm Avenue: This site is the only area between I-5 and I-805 that provides direct views into the valley from Palm Avenue. Preserve visual access and provide a public viewpoint from Palm Avenue. Provide public trail and vehicular access along the existing unimproved road alignment from Palm Avenue into the valley.
- D. Montgomery High School: Provide pedestrian access through the school campus to the sites north of the ball fields and stadium. Improve this area of natural bluffs overlooking the valley as a passive recreation and viewing area.
- E. Cochran Avenue: This site is proposed as a mini park (Topic 4e). Provide a public viewpoint overlooking the valley, including landscaping and seating. Design of this area should prevent vehicular access north of Lindbergh Street, and should discourage and prevent trash dumping over the cliff.
- F. Finney Elementary School: Provide pedestrian access through the school campus to the sites north of the ball field and playground. Improve this area of natural bluffs overlooking the valley and finger canyons as a passive viewing area.
- G. Murrieta Circle: An existing utility easement road provides access from Murrieta Circle down to the valley. Work with SDG&E to provide public access to this trailhead and viewpoint overlooking the valley.

**View and Access Points: Tijuana River Valley**

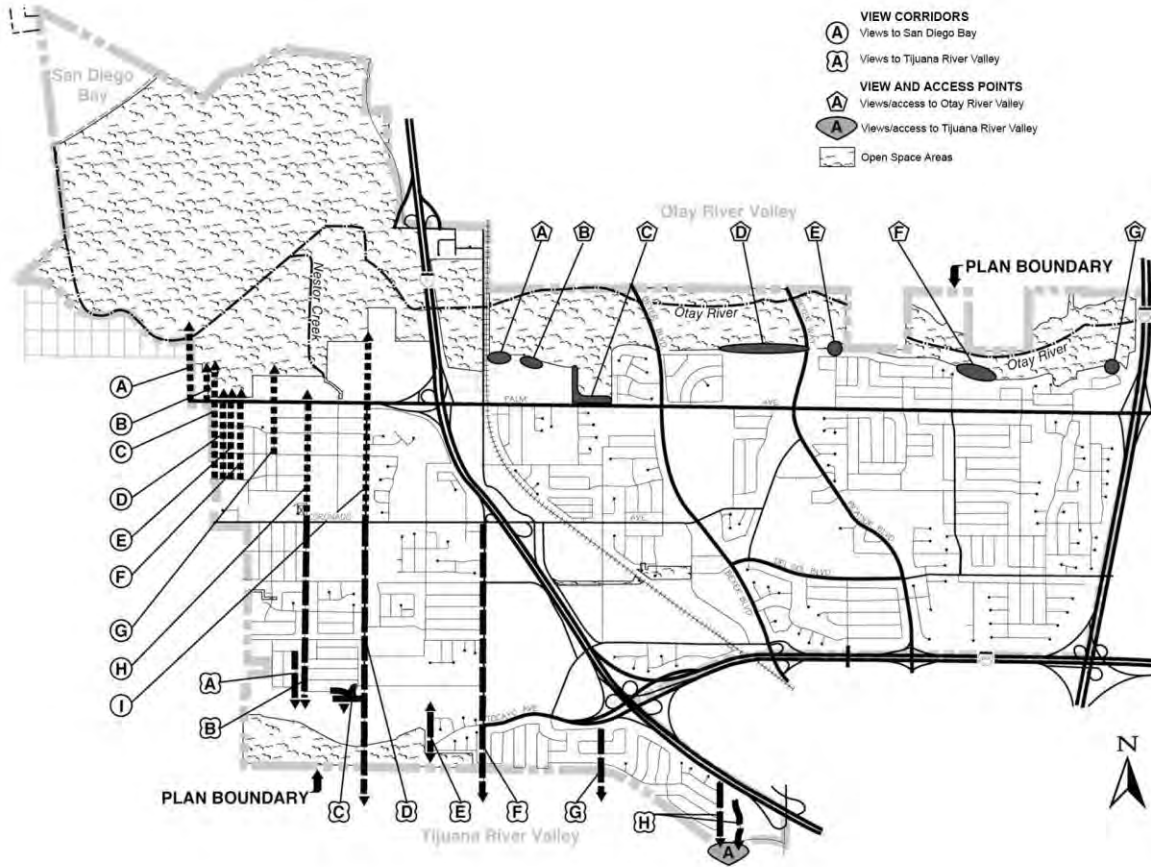
- A. Servando Avenue: Provide viewpoints along the alignments of Valentino Street and Bluehaven Court by clearing non-sensitive vegetation along the south side of this street, adjacent to the Tijuana River Valley. The viewpoints will provide aesthetic enjoyment for local residents and assist the U.S. Border Patrol in their operations.

Otay Mesa-Nestor Community Plan



View Corridor or View and Access Point	Location
<p><b>San Diego Bay:</b> View Corridor</p> 	<p>A. 13<sup>th</sup> Street                      B. Georgia Street                      C. Alley between Georgia Street and 14<sup>th</sup> Street                      D. 14<sup>th</sup> Street                      E. Alley between 14<sup>th</sup> Street and Granger Street                      F. Granger Street                      G. 16<sup>th</sup> Street                      H. Thermal Avenue                      I. Saturn Boulevard</p>
<p><b>Tijuana River Valley:</b> View Corridor</p> 	<p>A. Bubbling Well Drive                      B. Thermal Avenue                      C. Leon Avenue/Tremaine Way                      D. Saturn Boulevard                      E. Rodear Road                      F. Hollister Street                      G. International Road                      H. Valentino Street and Bluehaven Court</p>
<p><b>Otay River Valley:</b> View and Access Points</p> 	<p>A. Palm Avenue Transit Center/Park and Ride                      B. Midway Baptist Church                      C. Palm Avenue                      D. Montgomery High School                      E. Cochran Avenue                      F. Finney Elementary School                      G. Murietta Circle</p>
<p><b>Tijuana River Valley:</b> View and Access Points</p> 	<p>A. Servando Avenue</p>





View Corridors Map  
 Otay Mesa-Nestor Community Plan

9  
 FIGURE



## APPENDIX D GENERAL RECOMMENDATIONS AND GUIDELINES

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These recommendations and guidelines apply communitywide. They pertain to both private and public development projects and community improvement strategies.

### NATURAL RESOURCES AND OPEN SPACE

1. Minimize the alteration of natural landforms.
2. Site and design development to prevent adverse impacts to, and enhance or restore, environmentally sensitive areas.
3. Require mitigation measures where development would adversely impact sensitive resources.
4. Improve the appearance of the community through the undergrounding of utilities.

### HERITAGE RESOURCES

1. Identify potential heritage resources.
2. Heritage resource sites should be marked with informational signs. Encourage local community groups and schools to participate in a program of increasing public awareness of, and accessibility to, heritage resources.
3. Encourage adaptive reuse of historic structures, or relocation to another site within the community, as a means of preserving the significant resources while stimulating economic revitalization.
4. The City shall provide where possible, financial and development incentives to encourage private conservation and designation of heritage resources. The public educational use of private resources shall be encouraged.

### COMMERCIAL AND INDUSTRIAL

1. Enhance the streetscape with hard and soft landscape elements, including street trees, and street furniture such as benches and kiosks.
2. All building street facades should have three-dimensional relief to provide visual interest at the street level; this may include pop-outs, offsetting planes, overhangs, and recessed or protruding doorways and windows.
3. The rear elevations of buildings shall be as well detailed and visually interesting as the front elevations if they will be visible from a public street, or any of the open space systems contiguous with the Otay Valley, Tijuana Valley or Nestor Creek.



*Otay Mesa-Nestor Community Plan*

4. Design projects to be more compatible with adjacent residential and open space areas by providing setbacks and landscaped buffers.
5. Roof-mounted equipment should be avoided. If roof-mounted equipment must be provided, all equipment and appurtenances shall be designed so that they appear to be an integral part of the overall architectural design of the building.
6. All outdoor storage areas, refuse collection areas, and loading areas shall be located in interior side or rear yards only and shall be screened with a similar material and color as the primary building.
7. Encourage provision of outdoor employee seating and picnic areas.
8. Encourage child care centers to locate in commercial and industrial developments, for use by employees and community residents.
9. Provide pedestrian, bicycling, and mass transit opportunities for residents to commute from residential areas to the commercial and industrial areas of the community.
10. Provide transit service between Otay Mesa-Nestor and the large employment center in Otay Mesa so that residents can easily commute to jobs in Otay Mesa.
11. Develop programs to link industrial jobs in Otay Mesa with residents of Otay Mesa-Nestor. For example, create a job training center in the community targeting unemployed and underemployed residents.



## APPENDIX ~~F~~E LEGISLATIVE FRAMEWORK

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The Otay Mesa-Nestor Community Plan was prepared within the context of laws enacted at the federal, state and local levels. Some of the more significant areas of legislation are discussed below:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) gives authority for the preparation of Community Plans and specifies the elements that must appear in each plan. It also provides the procedure for adoption and administration of these plans.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires that environmental analysis be prepared for all community plans. Separate, detailed environmental review is also required for all projects that may significantly affect the environment, including actions related to implementing this Plan.
- The California Coastal Act of 1976 requires that all local jurisdictions that include lands located within the designated Coastal Zone develop a Local Coastal Program that is consistent with the Coastal Resources Planning and Management Policies as set forth in Chapter 3 of the Act.
- Part of the community planning area, including a small portion of the Otay River and the southern end of San Diego Bay, is located within the planning jurisdiction of the Port of San Diego. This plan's designation of these areas as open space is consistent with the Port Master Plan's designated conservation uses including wetlands and estuary.
- The General Plan establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals and recommendations of this plan. Should differences occur between this Plan and the General Plan, they may be resolved during the course of related public hearings.
- The citywide zoning and subdivision ordinances regulate the development and subdivision of land in the City.
- In addition to legislation and ordinances, the City Council has adopted a series of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and are used in implementing community plan recommendations.



## APPENDIX G-F RELATIONSHIP TO THE GENERAL PLAN

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The Otay Mesa-Nestor Community Plan is a component of the General Plan. The community plan provides specific strategies to implement many of the goals, guidelines and standards of the General Plan. The community plan area was expanded, and this expansion has been reflected in an amendment to the General Plan. Additional land use amendments have also been incorporated into the General Plan map.

This appendix provides a general description of how the Otay Mesa-Nestor Community Plan's strategies serve to implement the City's General Plan.

### **RESIDENTIAL**

The Plan recommends the retention and redevelopment of the residentially designated areas of the community at their existing densities. It further provides for residential development opportunities in commercial areas through mixed-use projects, conditioned upon adequate provision of public facilities. It also contains strategies for housing rehabilitation and housing programs for residents in mobile home parks.

### **COMMERCIAL**

This Plan contains strategies to retain and revitalize existing commercial districts through the provision of landscaping, pedestrian-oriented amenities, and roadway improvements. These strategies are consistent with General Plan recommendations to encourage the rehabilitation of older commercial centers. It also recommends additional commercial development to meet the community's existing and future commercial needs.

### **INDUSTRIAL**

The community plan recommends the retention of industrially-designated land consistent with the General Plan's goals to ensure conservation of industrial lands within the City of San Diego. It recommends changing the underlying zone of the salt ponds from industrial to agriculture to preserve the salt industry as a unique and valuable resource within the City of San Diego.

### **CIRCULATION**

This community plan provides for vehicular circulation improvements that will not disrupt community character nor jeopardize open space preservation. It contains numerous recommendations to promote public transit into and throughout the community, as well as enhanced bicycle and pedestrian amenities to reduce dependence on the automobile. These recommendations are consistent with the General Plan's recommendations to place equal emphasis on the aesthetic, functional, and noise design considerations of streets, the maintenance and increased efficiency of the existing street system, and the development of an improved mass transit system. With two trolley stations and an efficient bus network, the Plan advocates the application of the City's transit-oriented development guidelines.

*Otay Mesa-Nestor Community Plan***PUBLIC FACILITIES, SERVICES, AND SAFETY**

The Plan recommends General Plan standards for the provision of public facilities and recommends the provision of these facilities concurrent with need.

**OPEN SPACE AND RECREATION**

The Plan identifies an open space system for the community to meet the open space goals of the General Plan. It identifies opportunities for joint-use park and recreational facilities with the public schools to help meet General Plan standards for population-based parks.

**CONSERVATION OF RESOURCES**

This Plan contains strategies to reduce the impact of development on the community's natural resources. These strategies serve to implement General Plan goals to minimize grading; control soil runoff, sedimentation and erosion; retain existing vegetation; and provide attractive, less polluting alternatives to the use of the private automobile.

**CULTURAL RESOURCES MANAGEMENT**

The Plan contains strategies to rehabilitate and preserve significant historic resources through adaptive reuse, which are consistent with General Plan recommendations to inventory cultural resources and to preserve structures and complexes of importance to community identity.

**URBAN DESIGN**

The Plan contains urban design recommendations to upgrade and physically enhance the commercial and residential areas of the community. The guidelines have been developed to incorporate General Plan recommendations for the avoidance of radical and intrusive changes to existing residential areas, reductions in the amount of visual clutter, the encouragement of mixed uses, and the provision of safe and convenient pedestrian circulation.



## **APPENDIX H-G LOCAL COASTAL PROGRAM – SUPPLEMENTAL LAND USE PLAN POLICIES APPLICABLE WITHIN THE COASTAL ZONE**

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The California Coastal Act of 1976 established a coastal zone boundary and mandated that all jurisdictions within that boundary prepare a Local Coastal Program (LCP). This Otay Mesa-Nestor Community Plan and LCP Land Use Plan brings the City's planning process into conformance with the 1976 Coastal Act. Approximately 20 percent of the community is located in the Coastal Zone (see Figure 11 Coastal Jurisdiction Map). The Plan includes planning and development recommendations and guidelines to protect and preserve the state's coastal resources. It has incorporated the coastal issues that have been identified for the community and has developed strategies to address those issues, as summarized below:

### **PUBLIC ACCESS AND RECREATION**

1. Protect recreation and access opportunities at existing public parks and where feasible, enhance as an important coastal resource. Maintain no-cost parking fees at public parks and maximize hours of use to the extent feasible, to maximize public access and recreation opportunities.
2. Improve waterfront access, linkages and recreational opportunities via a system of public plazas, bike paths, and parks that increase connectivity and improve public access to existing parks and public facilities.
3. Maintain the existing open space, and collaborate with the wildlife agencies, environmental groups and the public to ensure adequate conservation for sensitive biological resources.
4. Maintain existing parks and provide additional park and recreation opportunities consistent with General Plan and Park Master Plan standards.
5. Provide a system of population-based parks to meet the community's needs for recreation.
6. Preserve the natural resources of the community through the appropriate designation and use of open space.
7. Preserve major topographic features and biological resources as undeveloped open space.
8. Establish an open space system that will utilize the terrain and natural drainage system to guide the form of urban development, enhance neighborhood identity and separate incompatible land uses.
9. Improve the pedestrian environment adjacent and along routes to transit stops and stations through the installation and maintenance of signs, shielded downward lighting, crosswalks, and other appropriate measures.
10. Trails in Biological Buffers. Ensure improvements to construct public access within the biological buffer meet the following:

*Otay Mesa-Nestor Community Plan*

- a. Ensure that construction of new trails or pathways is consistent with the preservation goals for the adjacent habitat, and that appropriate measures are taken for physical separation from sensitive areas.
  - b. Ensure trails are limited to the upper half of the buffer closest to the development.
  - c. Utilize non-mechanized equipment for trail construction and maintenance for new or formalized trails located adjacent to or within biological buffers.
  - d. Construct trailheads with natural materials.
  - e. Ensure that lighting for the trail or pathway does not spillover into the buffer or habitat areas.
11. Lower-cost overnight accommodations, defined as overnight accommodations with an annual average daily room rate equal to or less than 75% of the annual statewide average daily room rate, shall be protected and maintained.
- a. The City shall proactively work with operators of lower-cost overnight accommodations to maintain and renovate existing properties.
  - b. Lower-cost overnight accommodations shall not be removed or converted unless replaced at a 1:1 ratio with units comparable in function, amenities, location, and cost to the public.
  - c. If replacement of lower- or moderate-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone
  - d. Encourage the addition of overnight accommodations particularly serving the low/moderate cost range in the community. Moderate-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate between 75% and 125% of the statewide average daily room rate.
12. Encourage the rehabilitation of existing visitor accommodation uses, particularly for low/moderate cost accommodations.
13. New hotel and motel development within the City shall provide a range of rooms in order to serve all income ranges.
- a. Priority shall be given to developments that include no-cost or lower-cost recreational amenities open to overnight guests and the general public, especially coastal-dependent recreational opportunities.
  - b. New high-cost overnight accommodations shall provide at least 25% of the proposed units as lower-cost accommodations on-site. High-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate equal to or greater than 125% of the annual statewide average daily room rate.
  - c. If provision of lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere





within the City's Coastal Zone.

- d. If provision of lower-cost units off-site in the City's Coastal Zone is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide an equivalent amount of lower-cost units elsewhere within the San Diego County Coastal Zone.
  - e. If it is determined that the project cannot feasibly provide lower-cost units on or offsite, in-lieu fees shall be required.
  - f. An in-lieu mitigation fee based on approximate construction costs per room, adjusted for inflation using a building cost index as needed, plus land cost square footage shall be required. Construction costs shall be based on approximate hard and soft costs of building at least 25% of the proposed units as lower-cost accommodations on-site or shall be based on a comparable per-room construction cost estimate. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years. g. The fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations (e.g., motels, hostels, campgrounds, cabins) within the coastal zone in the City.
  - h. All in-lieu fee payments shall be deposited into an interest-bearing account, to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission.
  - i. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.
  - j. If any portion of the in-lieu fee remains seven years after the date of deposit into the interest-bearing account, the funds may be used to provide lower-cost overnight accommodations outside of the City, within the San Diego County Coastal Zone.
14. Provide publicly accessible streets for vehicular, bicycle and pedestrian access for new residential development within ½ mile of the San Diego Bay, the Salt Ponds, the Otay River and Nestor Creek and the Tijuana River Valley.
- a. Provide public on-street parking on all public streets throughout the entire residential development unless determined by the City Engineer to be infeasible.
  - b. Do not allow private entrance gates and private streets.
  - c. Do not allow public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restriction on use by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas.

#### **ENVIRONMENTALLY SENSITIVE HABITAT AREAS**

The Otay Mesa-Nestor Community contains significant coastal resources designated as Environmentally Sensitive Habitat Areas protected by the Coastal Act. Environmentally Sensitive Habitat Areas (ESHA) are defined as any area in which plant or animal life or their



habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments within the Coastal Zone.

1. Protect Environmentally Sensitive Habitat Areas against any significant disruption of habitat values and only those uses dependent on those resources shall be allowed within those areas.
2. Design and site development in areas adjacent to Environmentally Sensitive Habitat Areas to prevent impacts that would significantly degrade those areas.
3. Design and site development in areas adjacent to Environmentally Sensitive Habitat Areas to be compatible with the continuance of environmentally sensitive habitat and recreation areas.
4. Ensure future development conforms with the Environmentally Sensitive Lands regulations and Biology Guidelines and Coastal Bluffs and Beaches Manual for preservation, acquisition, restoration, management, and monitoring of biological resources and Environmentally Sensitive Habitat Areas over time, in conjunction with up-to-date biological surveys that include an evaluation of vulnerability to sea level rise, where appropriate, and are subject to the following:
  - a. Ensure new development on lands meeting the definition of Environmentally Sensitive Habitat Areas conforms with the Environmentally Sensitive Lands regulations.
  - b. Allow only uses dependent on biological resources that do not have any significant disruption of habitat values in Environmentally Sensitive Habitat Areas.
  - c. Include a site-specific determination as to whether the on-site resources constitute Environmentally Sensitive Habitat Areas, as part of the biological assessment addressed in the Environmentally Sensitive Lands regulations.
  - d. Ensure new development provides open space protection as a component of new development if on-site biological resources are determined to constitute Environmentally Sensitive Habitat Areas. This could include, but not be limited to amending the land use designation to open space, rezoning to an open space zone, or a covenant of easement recorded against title of the property.
  - e. Locate and design development adjacent to Environmentally Sensitive Habitat Areas and parks and recreation areas to prevent impacts to biological resources which would significantly degrade those areas.
  - f. Locate and design development adjacent to Environmentally Sensitive Habitat Areas and parks and recreation areas be compatible with the continuance of those habitat and recreation areas.
5. Minimize and evaluate the use of night lighting along the shoreline and adjacent to sensitive habitat areas, consistent with Multiple Habitat Planning Area Adjacency Guidelines and the Environmentally Sensitive Lands and Outdoor Lighting regulations within the Land Development Code.
6. Design lighting to be low intensity, downward-facing, and shielded that is dark-sky friendly



adjacent to sensitive habitat areas.

7. Work cooperatively with development applicants and property owners to preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan.
  - a. Preserve and protect vernal pool habitat from vehicular or other human-caused damage, encroachment in their watershed areas, and urban runoff.
  - b. Avoid encroachment into wetlands, including vernal pools.
8. Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitats.
9. Implement the Environmentally Sensitive Lands regulations in the Land Development Code related to biological resources and steep hillsides for all new development to generally minimize impacts on native plant and animal species.
10. Design developments to minimize grading and relate to the existing topography and natural features.
11. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect Environmentally Sensitive Habitat Areas resources by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, to ensure that development conforms to the following:
  - a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and are limited to the upper half of the buffer closest to the development.
  - b. Ensure buffer areas extend from the outer edge of the tree or shrub canopy of Environmentally Sensitive Habitat Areas.
  - c. Consider buffer zones less than 100 feet in width only if the applicant demonstrates that a smaller buffer will sufficiently protect the Environmentally Sensitive Habitat Areas through a site-specific study that determines a smaller buffer would provide adequate protection. In such cases, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service must be consulted and agree that a reduced buffer is appropriate, and the City must find that the development could not be feasibly constructed without a reduced buffer. In no case shall the buffer be less than 50-feet wide.
  - d. Ensure that any area that may have contained Environmentally Sensitive Habitat Areas shall not be deprived of protection as Environmentally Sensitive Habitat Areas, as required by the policies and provisions of the LCP, on the basis that habitat has been illegally removed, degraded, or species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated.



## **WETLANDS AND WATER QUALITY**

1. Ensure that all new private development adjacent to wetlands, floodplains, vernal pools, and other sensitive resources is designed to minimize or avoid adverse effects to the resources.
2. Ensure development restores hydrologic features such as stream corridors, drainage swales, topographic depression, groundwater recharge areas, floodplains, and wetlands, where appropriate.
3. Ensure long term sustainability of the unique ecosystems in the Tijuana, Nestor and Otay River valley areas and surrounding communities, including all soil, water, air, and biological components that interact to form healthy functioning ecosystems.
4. Protect, preserve, and enhance the variety of natural features within the Otay Mesa-Nestor Community Plan area including the floodplain, the open waters of the lagoon and river, wetlands, marshlands and uplands.
5. Design the Otay River corridor as a natural-appearing waterway with rehabilitation, revegetation, and/or preservation of native wetland habitats. Preserve and restore natural environmental features within the floodway and in areas beyond the floodway boundary to maintain and enhance the habitat and aesthetic values of the creek.
6. Ensure permitted uses in wetlands are limited to those in the Environmentally Sensitive Lands regulations in the Land Development Code.
7. Ensure new development does not encroach into adjacent wetlands, floodplains, vernal pools, and other sensitive resources.
8. Work with development applicants to ensure that new development is designed to avoid, then minimize adverse effects to sensitive resources, avoid encroaching into adjacent wetlands, floodplains, vernal pools and other sensitive resources, and maintain a 100-foot buffer from wetlands and sensitive resources consistent with the Biology Guidelines and Environmentally Sensitive Lands regulations in the Land Development Code.
9. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect wetlands by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, and shall be subject to the following:
  - a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and are limited to the upper half of the buffer closest to the development.
  - b. Ensure buffer areas extend from the outer edge of the riparian canopy of any wetland



area.

c. Consider buffer zones less than 100 feet in width only if the applicant:

- i. Demonstrates that a smaller buffer will sufficiently protect the resources of the wetland through a site-specific study that determines a smaller buffer would provide adequate protection.
- ii. Consults with, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to ensure that both agencies agree that a reduced buffer is appropriate.
- iii. Provides sufficient analysis to demonstrate that the development could not be feasibly constructed without a reduced buffer.
- iv. Ensures that the buffer is not less than 50-feet wide.

d. Ensure that any area that may have contained wetlands are not deprived of protection, on the basis that the wetlands have been illegally removed or degraded.

10. Incorporate water quality protection measures on new development projects in conformance with the Storm Water Standards Manual in the Land Development Code.

11. Encourage the use of permeable landscaping for yards and driveways in new private and public construction projects.

12. Ensure all stormwater and urban run-off drainage into resource-based parks or open space lands are captured, filtered, or treated before entering the area.

13. Encourage pollution control measures to promote the elimination of pollutant sources, and the proper collection and disposal of pollutants at the source, rather than allowing them to enter the storm drain system and receiving waters.

14. Maintain storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration.

15. Encourage private property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff, and repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.

16. Integrate stormwater Best Management Practices (BMPs) on-site to minimize impacts from stormwater flow as follows:

- a. Encourage use of intensive and extensive green roofs and water collection devices, such as cisterns and rain barrels, to capture rainwater from buildings for re-use.
- b. Use downspouts to discharge into areas that can effectively reduce direct flows of rainwater from buildings to the stormwater drainage system.
- c. Minimize on-site impermeable surfaces, such as concrete and asphalt, and encourage use of permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-



stone block pavement to effectively detain and infiltrate more run-off on-site.

17. Encourage Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs, that slow runoff and absorb pollutants from roofs, parking areas, and other urban surfaces.
  - a. Incorporate bioswales or other appropriate LID design practices where sufficient public rights-of-way and other conditions allow throughout the community.
  - b. Prioritize efforts to capture stormwater before it enters canyons or natural open spaces.
18. Do not allow synthetic rubber surfacing products made from waste vehicle tires or other types of synthetic rubber, as well as the use of artificial turf in the construction of or improvements to parks, playgrounds, schools and public pathways and trails.

#### **NEW DEVELOPMENT**

1. Ensure that development in the Coastal Zone conforms with Section 30253 of the Coastal Act as follows:
  - a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
  - b. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
  - c. Apply requirements imposed by the Air Pollution Control District or the State Air Resources Board consistently to development.
  - d. Minimize energy consumption and vehicle miles traveled.
  - e. Protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses, where appropriate.
2. Implement the Environmentally Sensitive Lands regulations in the Land Development Code and the Biology Guidelines and Coastal Bluffs and Beaches Guidelines in the Land Development Code Manual related to biological resources and coastal habitat for all development, as applicable.
3. Encourage the use of special design and window treatments to improve the degree to which developments are bird-safe. Green design that facilitates bird safety includes but is not limited to reduction of reflectivity and transparency in glass, the avoidance of light pollution, reduced disturbance to natural landscapes and biological systems, and lowered energy use.
4. Encourage development to meet the requirements of the US Green Building Council (USGBC) Leadership in Energy and Environmental Design Program® (LEED®) certification, or equivalent CALGreen standards.



5. Design buildings to reflect the prevalent pattern and rhythm of spacing between structures, and the bulk and scale of the surrounding neighborhood's character.
6. Brush Management. Minimize flammable vegetation and implement brush management policies consistent with the following specific standards:
  - a. Locate structures so that Zone One brush management (minimum width of 35 feet) is entirely within the area designated for development and outside open space and environmentally sensitive lands. Increase the width of Zone One when feasible to reduce the width of Zone Two and impacts to native vegetation.
  - b. Consider allowing Zone Two brush management (selective clearing to maximum width of 65 feet) in open space when subject to an approved site-specific brush management plan acceptable to the Fire Marshal that avoids significant disruption of habitat values to the maximum extent possible and where appropriate.
    - i. Implement measures such as replacing cleared or thinned native vegetation with fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat.
    - ii. Maintain at least 50 percent of the existing ground cover of native vegetation-, when feasible, to avoid significant disruption.
    - iii. Ensure that Zone Two brush management is not allowed within ESHA, wetlands, or habitat buffers in the coastal zone.

#### **PUBLIC ACCESS TO THE BAY**

The Transportation Facilities Topic, the Salt Ponds Topic and the Otay Valley Regional Park Topic incorporate recommendations for improving vehicular, bicycle, and pedestrian access to the south San Diego Bay and coastal resource areas. The Plan also provides for improved public access to the Tijuana River Valley to the south of the community.

#### **PROVISION OF COMMUNITY PARKS AND RECREATION AREAS**

The Otay Valley Regional Park Topic recommends developing the Otay Valley, including its coastal areas, as an open space park providing both recreational opportunities and resource protection.

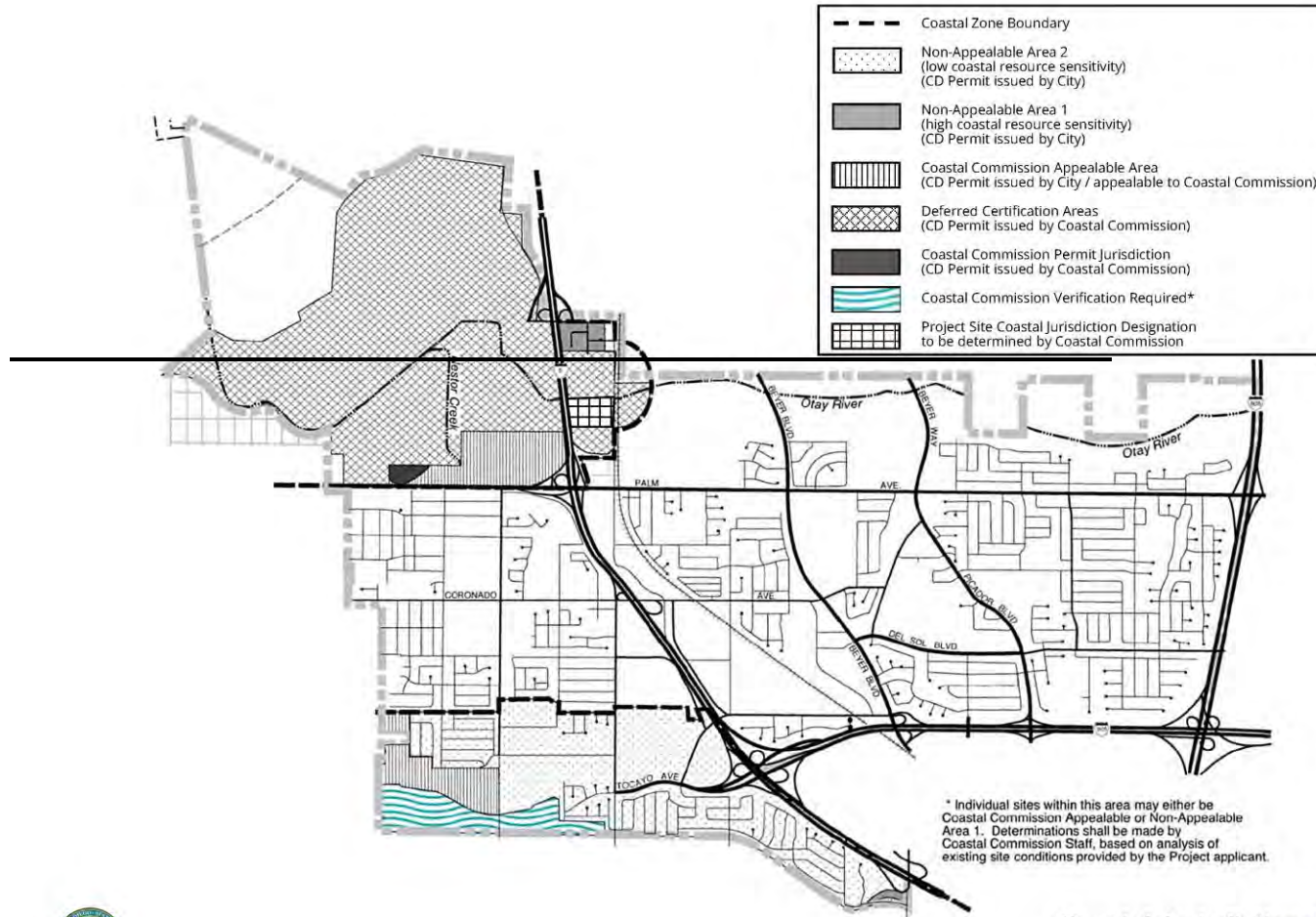
#### **RECREATION AND VISITOR SERVING FACILITIES AND SERVICES**

The Palm Avenue West Topic recommends retention and rehabilitation of the existing hotels, retail, and visitor-oriented commercial areas along the southern edge of the San Diego Bay in order to maintain visitor-oriented uses and public access to coastal resources.

#### **HERITAGE RESOURCES**

The Salt Ponds Topic encourages the preservation of the Western Salt company building and creation of educational and interpretive programs addressing the salt works and San Diego Bay.

Otay Mesa-Nestor Community Plan



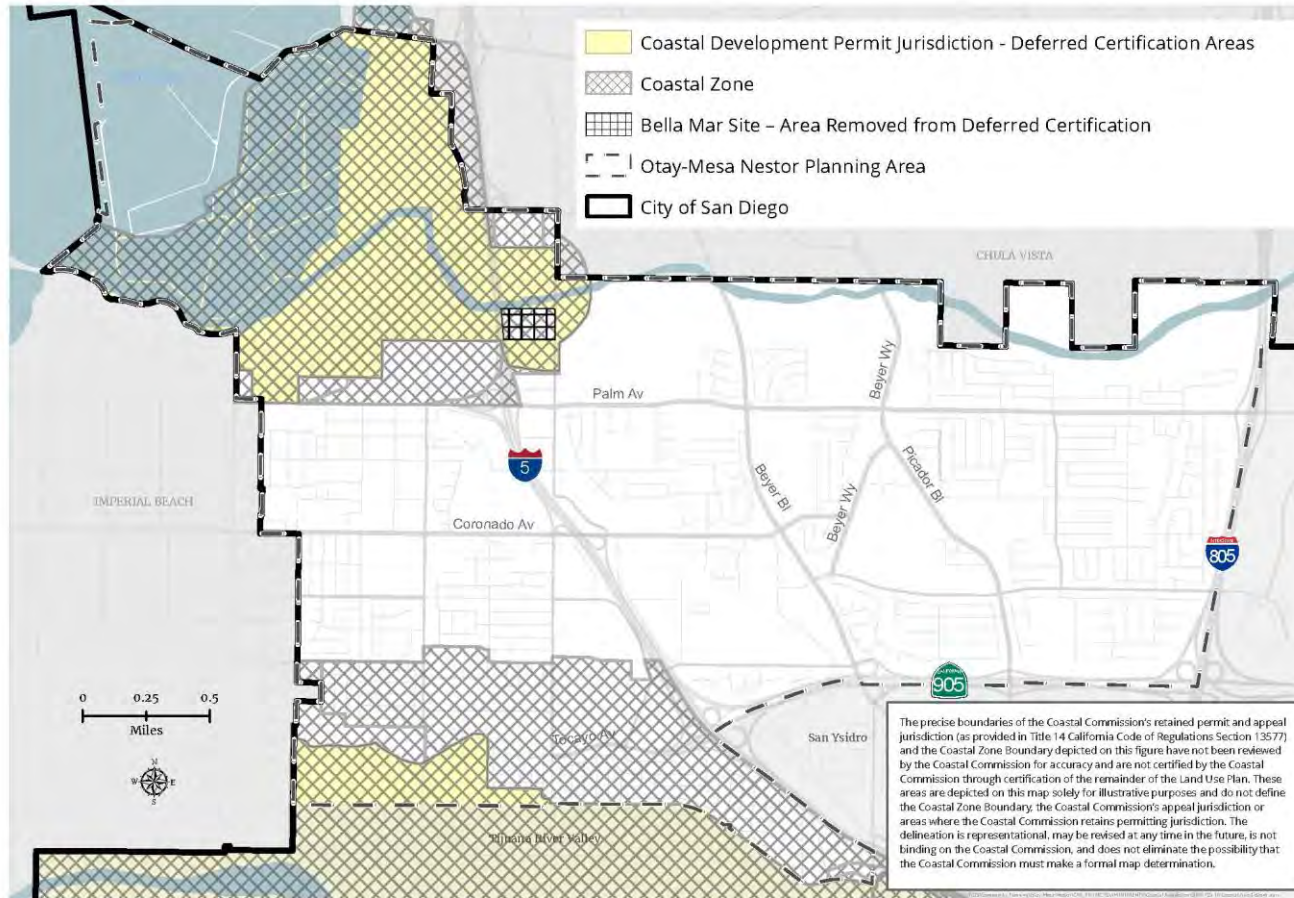
\* Individual sites within this area may either be Coastal Commission Appealable or Non-Appealable Area 1. Determinations shall be made by Coastal Commission Staff, based on analysis of existing site conditions provided by the Project applicant.



Coastal Jurisdictions **10**  
Otay Mesa-Nestor Community Plan **FIGURE**



Otay Mesa-Nestor Community Plan 



**Coastal Jurisdictions** **10**  
 Otay Mesa-Nestor Community Plan **FIGURE**





### **ENVIRONMENTALLY SENSITIVE HABITAT AREAS**

Otay Mesa Nestor has approximately 990 acres designated as open space within the Coastal Zone. Approximately 890 acres of the open space area consists of the San Diego Bay Preserve which is comprised of wetland habitat, and one of the community's major natural resources.

The Otay Valley Regional Park Topic and the Salt Ponds Topic both contain strategies to preserve and restore the natural resources and habitat in the Otay Valley and lower San Diego Bay. The Salt Ponds Topic and Appendix 1b address the application of a Special Study Area overlay designation which requires site-specific analysis of sensitive resources, habitat, and hydrology in the undeveloped coastal areas of lower San Diego Bay prior to approval of development proposals. By designating properties in the southern portion of the planning area for very low-density residential development and open space, the Plan complements the low-intensity uses in the Tijuana River Valley Plan.

### **MULTIPLE SPECIES CONSERVATION PROGRAM**

Some lands within the coastal zone are within the Multiple Species Conservation Program (MSCP) and Multi Habitat Planning Area (MHPA). The Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP preserves a network of habitat and open space, protecting biodiversity, and enhancing the region's quality of life.

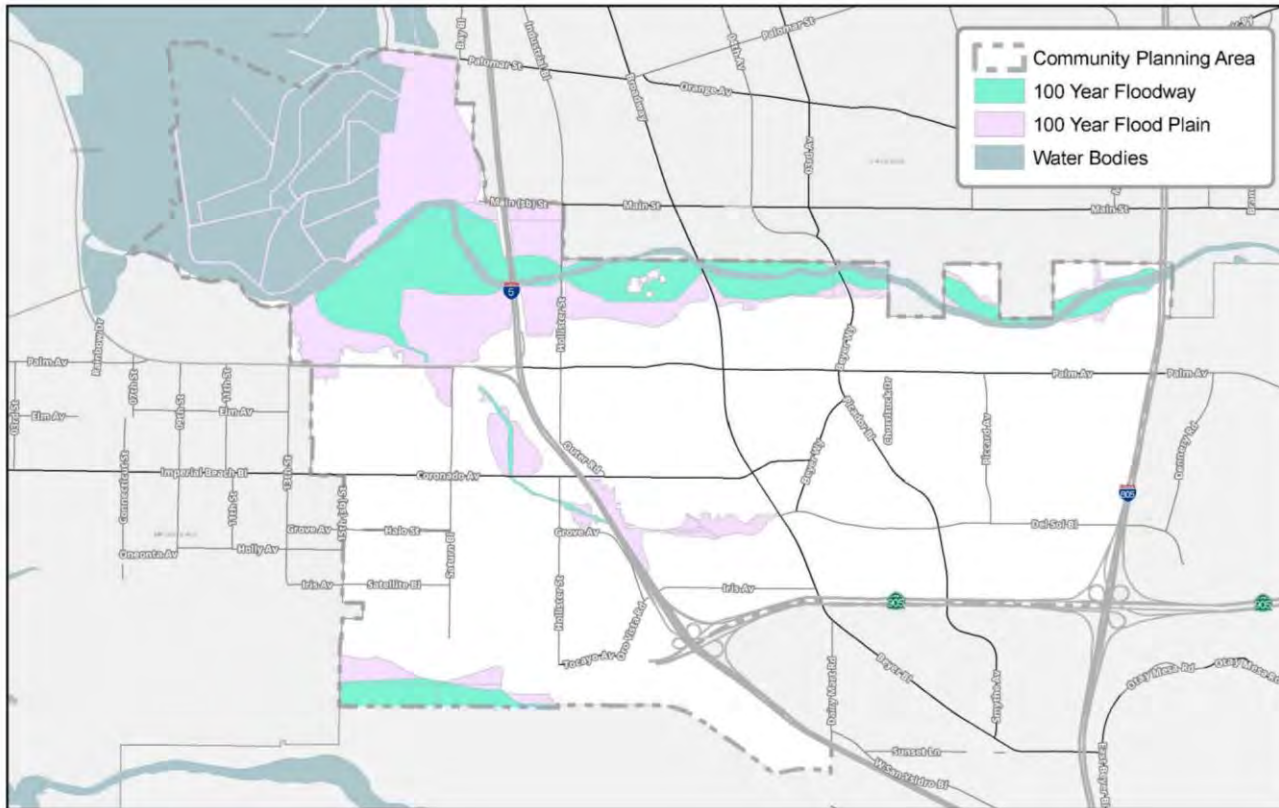
### **ENVIRONMENTALLY SENSITIVE LANDS (ESL) REGULATIONS**

The purpose of the City's Environmentally Sensitive Lands (ESL) regulations are to protect, preserve, and where damaged, restore, the environmentally sensitive lands of San Diego and the viability of the species supported by those lands. The ESL regulations, as part of the Land Development Code, and the accompanying Biology, Steep Hillside, and Coastal Bluffs and Beach's Guidelines serve as standards for the determination of impacts and mitigation under the California Environmental Quality Act and the California Coastal Act. These standards also serve to implement the Multiple Species Conservation Program by placing priority on the preservation of biological resources within the Multiple Habitat Planning Area, as identified in the City of San Diego Subarea Plan. Within wetland areas, state, and federal laws and regulations regulate adverse impacts to wetlands and listed species habitat.

### **FLOODPLAIN**

As shown on Figure 12, a portion of the community is within the 100 -year floodplain of the Otay River and is mapped by the Federal Regulatory Emergency Management Agency (FEMA). The ESL regulations apply to all development proposing to encroach into a Special Flood Hazard Area, including both the floodway and flood fringe areas. A floodplain is comprised of the floodway and the flood fringe areas. The floodway includes the channel and adjacent overbank areas necessary to effectively convey floodwaters.

Otay Mesa-Nestor Community Plan



100 Year Flood Plain / 100 Year Floodway

Otay Mesa - Nestor Community Plan

11  
FIGURE



## **FLOOD FRINGE**

The ESL regulations allow permanent structures and fill for permanent structures, roads, and other development in the flood fringe area only in limited circumstances when certain conditions are met. These generally include where the development: would not significantly adversely affect the existing sensitive biological resources onsite or offsite, would be capable of withstanding flooding without requiring or causing the construction of offsite flood protective works, would not cause flooding of properties upstream or downstream, would not increase or expand Flood Insurance Rate Maps (FIRM) Zone A (areas of higher risk of flooding), would limit grading and fill to the minimum amount necessary, would minimize harm to environmental values and peak flow storage capacity in the floodplain, would maintain wetlands hydrology, would not significantly increase or contribute to downstream bank erosion and sedimentation, would not cause an increase in flood flow velocity or volume, and would ensure compliance with National Pollutant Discharge Elimination System (NPDES) requirements.

## **CONDITIONAL LETTER OF MAP REVISION**

A Conditional Letter of Map Revision (CLOMR) is a letter from FEMA commenting on whether a proposed project, if constructed per the design submitted to and approved by FEMA, would justify a revision to the FIRM. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the flood map. Once a project has been completed, a request to revise to the FIRM to reflect a project needs to be submitted to FEMA to receive a Letter of Map Revision (LOMR).

## **NO-RISE CERTIFICATION**

FEMA requires that any project in a floodway must be reviewed to determine if the project will increase flood heights. An engineering analysis must be conducted before a permit can be issued. The project must have a record of the results of this analysis, which can be in the form of a No-Rise Certification. The No-Rise Certification must be supported by technical data and signed by a registered professional engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the FIRM or Flood Boundary and Floodway Map (FBFM).

## **VISUAL RESOURCES**

The Community Facilities Topic recommends undergrounding overhead utilities; the Palm Avenue West Topic contains strategies for improved signage; and Appendix C, View Corridors and View Points, contains recommendations for provision and preservation of public views and physical access opportunities.

## **PROVISION OF AFFORDABLE HOUSING**

The Palm Avenue West Topic recommends retention and restoration of the mobile home parks north of Palm Avenue.

*Otay Mesa-Nestor Community Plan*



### **IMPACT OF BUILDOUT ON RESIDENTIAL DEVELOPMENT**

The residential areas of the community within the coastal zone are essentially developed. The land uses designated for these areas reflect the intensities of existing development. There will be limited opportunities for infill, and opportunities also exist for revitalization and redevelopment.

### **PUBLIC WORKS**

The Community Facilities Topic and the Public Safety and Enforcement Topic contain strategies for providing a core grouping of facilities including schools, library service, postal service, drainage and flood control, and parks.

## APPENDIX III PLAN UPDATE AND AMENDMENT PROCESS

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While the Otay Mesa-Nestor Community Plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Some rezonings are recommended to achieve consistency with the proposals of the Plan, and public hearings for these rezonings will be held in conjunction with hearings for this Plan. Should the land use recommendations in the Plan necessitate future rezonings, subsequent public hearings would be held so that future development is consistent with the Plan proposals.

This Plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in the legislative framework, or environmental, social, or economic conditions, the Plan must be continually monitored and updated as necessary to remain relevant to community and City needs.

Once the Plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting plan recommendations into effect. Review is the process of monitoring the community and recommending changes to the Plan as conditions in the community change. Guidelines for implementation are provided in the Plan, but the process must be based on a cooperative effort of private citizens, City officials and other agencies. The Otay Mesa-Nestor Community Planning Committee, as well as other private neighborhood organizations, will provide the continuity needed for an effective implementation program.



## APPENDIX JI Bella Mar Community Plan Amendment

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In 2023, the Bella Mar Community Plan Amendment (CPA) redesignated 14.62 acres from Open Space to Medium Density Residential (15-<30 du/net acre). The site is within the Federal Emergency Management Agency (FEMA) 100-year flood fringe of the Otay River. This site has been previously graded but remains undeveloped with a history of use as an off-road racetrack. In 2003, a RV park was proposed for the site. Coastal Commission's review of the proposal focused on whether the development within the flood fringe could withstand periodic flooding, would not impede the flow of floodwaters, and would not require the development off-site flood protective works.

### SPECIAL STUDY AREA REPORT

The Special Study Area Report prepared for the Bella Mar CPA concluded that, through compliance with the Environmental Sensitive Land (ESL) regulations applicable to development within the flood fringe, the development will not impact hydrological conditions throughout the special study area. The ESL regulations for flood fringe development will ensure consistency with Coastal Act Section 30236 by protecting on and off-site biological and hydrological resources through ensuring that channelization or fill within the flood fringe does not substantially change or redirect stream flows. The flood fringe development regulations will ensure that the Bella Mar development will not constitute a dangerous condition or an impediment to the flow of flood waters.

The SSA Report concluded that the Bella Mar development, which is in the flood fringe, will not alter the Otay River or tributary streams. The analysis for SSA Report concluded that the Bella Mar development will not change the 100-year floodplain elevations nor flow velocities on-site, downstream, or upstream. It also concluded that the development will not alter the hydraulic conditions of on-site or off-site sensitive resources, will not increase on-site or off-site flooding, and will not hydraulically impact coastal resources. The analysis determined that the 100-year flow rates, flow velocities, and flow volumes will remain essentially unchanged following development.

In accordance with the ESL floodplain development regulations, the development's permanent structures will be elevated at least 2-feet above the 100-year floodplain. This would be above the flood level with a factor of safety and would not be impacted by flood events. The fill placed on-site to elevate the structures will be entirely within the flood fringe and does not involve any off-site protective works. The Bella Mar development received a CLOMR that includes hydraulic analyses showing no impacts and that the developing is in conformance with the floodplain and floodway regulations. The Bella Mar development also received a No-Rise Certification which certified that base on technical data conducted the Bella Development will not have an impact to the 100-year flood elevation, floodway elevation, or floodway width.



**FUTURE DEVELOPMENT OF THE BELLA MAR SITE**

1. Incorporate a biological buffer from the outer edge of the riparian canopy 100 feet in width consistent with Environmentally Sensitive Lands regulations, and subject to the following:
  - a. Vegetate with native habitat, endemic to the area, and include a mix of Coastal Sage Scrub habitat and native grasses within the biological buffer.
  - b. Maintain the vegetation within the biological buffer consistent with the Environmentally Sensitive Lands regulations and the Biological Guidelines in the Land Development Code.
2. Include a contiguous public pedestrian and bicycle access trail which can be within the uppermost ten-foot portion of the biological buffer located along the north side of the Bella Mar site and adjacent to the Otay Valley Regional Park.
  - a. Provide public access along the trail.
  - b. Include interpretive/educational signage along the trail.
3. Ensure that affordable residential homes included in the development have equal access to the open space areas, the Otay River, and onsite amenities as the market rate homes.
4. Ensure that the affordable residential homes are not separated from the market rate homes by any physical barriers, such as gates, fencing, etc.

*Otay Mesa-Nestor Community Plan*



## APPENDIX **KJ** LIST OF REFERENCE AND SUPPLEMENTAL DOCUMENTS

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*Otay Mesa-Nestor Community Plan*, 1979 (December 1978), City of San Diego Planning Department.

*Otay Mesa/Nestor Community Conditions Report*, October 1993, City of San Diego Planning Department.

*Otay Mesa-Nestor Community Plan Update Project Citizen Survey*, distributed with the Chula Vista Star News, and available at the Otay Mesa Public Library and Montgomery-Waller Park Recreation Center, January 1994, City of San Diego Planning Department.

*City of San Diego Land Guidance System, Transit-Oriented Development Design Guidelines*, August 4, 1992, prepared by Calthorpe associates for the City of San Diego.

*A Plan For Equestrian Trails and Facilities*, February 6, 1975, City of San Diego Planning Department.

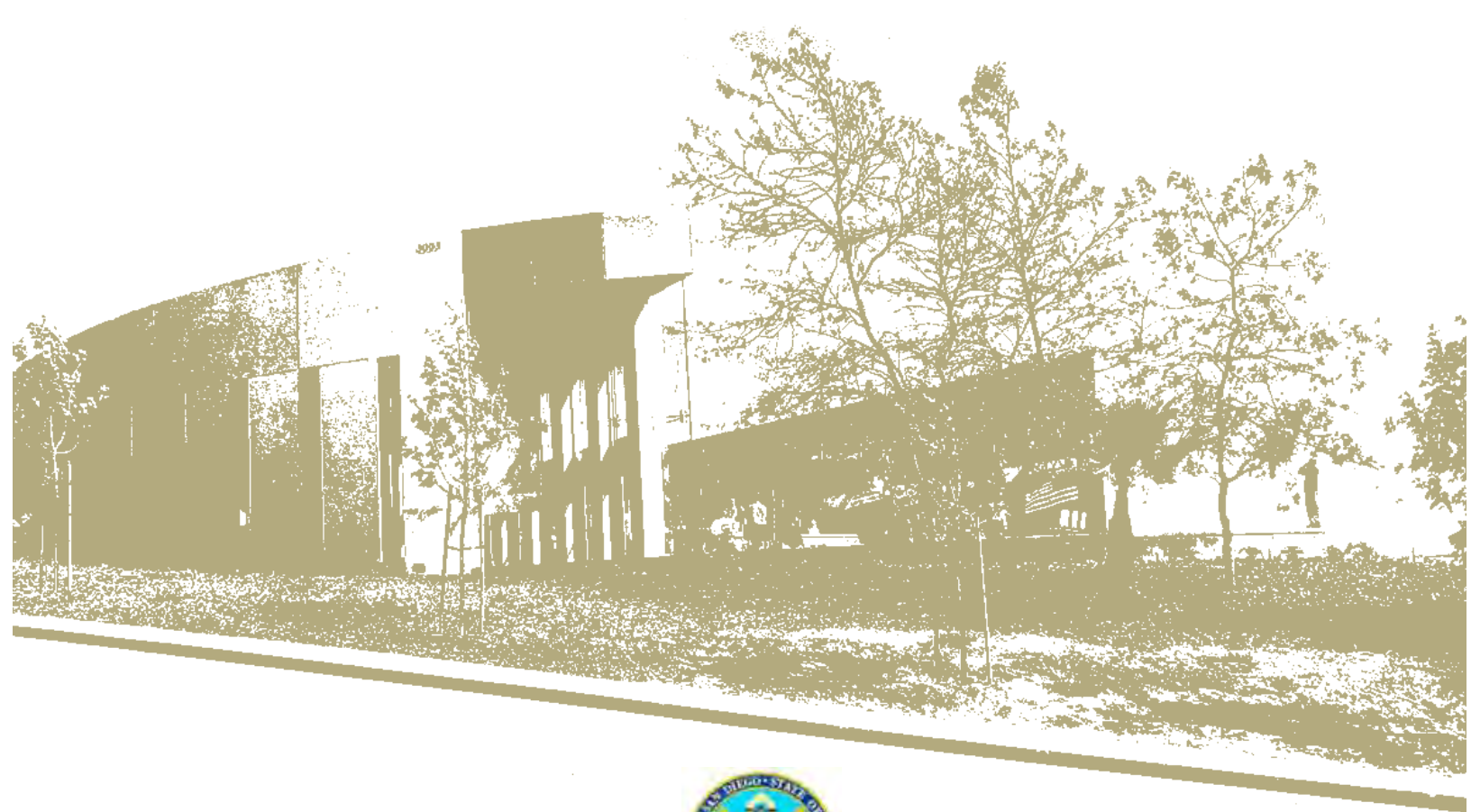
*Progress Guide and General Plan*, June 1989, City of San Diego Planning Department.

*California Coastal Act of 1976*, as of January 1994, California Coastal Commission.

Bella Mar Community Plan Amendment Special Study Report, 2022, RECON Environmental



# Otay Mesa-Nestor Community Plan and Local Coastal Program



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# OTAY MESA-NESTOR

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## COMMUNITY PLAN and Local Coastal Program



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This information, or this document (or portions thereof), will be made available in alternative formats upon request.



### OTAY MESA-NESTOR COMMUNITY PLAN

The following amendments have been incorporated into this posting of this Plan:

Amendment	Date Approved by Planning Commission	Resolution Number	Date Adopted by City Council	Resolution Number
Adopted the Otay Mesa-Nestor Community Plan Update	December 12, 1996	2331-PC	May 6, 1997	R-288632
Redesignated 18 acres from School to Low-Medium Density Residential (10-<15 du/net acre).	October 9, 2014	2331-PC	November 17, 2014	R-309313
Redesignate 14.62 acres from Open Space to Medium Density Residential (15-<30 du/net acre). (Bella Mar)	March 30, 2023	5420-PC	August 4, 2023	R-315071
Redesignate 0.8 acres from Low Density to High Density Residential (45-73 du/ac).	May 16, 2024	PC-24-025	July 16,2024	R-315652
California Coastal Commission modifications to the Otay Mesa-Nestor Community and Local Coastal Program Land Use Plan				

Certified by the California Coastal Commission on August 13, 1997  
 by Amendment No. 1-97B/Otay Mesa-Nestor Community Plan  
 Certified Environmental Negative Declaration No. 95-0233 on May 6, 1997 by R-288630

**(Editors Note:** In an effort to create a single, comprehensive document, this Otay Mesa-Nestor Community Plan has been reformatted.)



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Harvey Swinford

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# I. EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

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The Otay Mesa-Nestor Community Plan (Plan) process analyzed existing conditions to determine the community's positive attributes and identified areas or conditions in need of improvement. The Plan identifies issues, articulates community visions, and recommends strategies for improvement and for achieving the visions.

One of the most significant issues identified by residents is the general lack of identity of the community as a unique part of San Diego. Due to its conventional residential character, the absence of a distinct business center, the fragmentation of the community into several neighborhoods, and the neglect of Otay Mesa-Nestor's natural resources, a strong, recognizable community image has not been established. Residents feel that their community has been neglected by the City, and that they are not receiving an equitable share of City services and resources.

Unexpected growth in the area has brought additional problems. One-third of the population is school age or younger. School overcrowding is increasing. A series of amendments to the adopted community plan resulted in the addition of residential areas and increased residential densities, thus exacerbating school and other public facility deficiencies. The increase of residentially planned land reduced opportunities for commercial development. Future planned growth in Otay Mesa will place an added strain on the community's facilities until adequate facilities are provided to serve Otay Mesa. Older neighborhoods are showing signs of deterioration and are in need of rehabilitation. Border related commercial traffic through the community impacts previously quiet residential streets. Graffiti and lack of street maintenance are issues of growing concern.

Recognizing that Otay Mesa-Nestor is a mostly built out, urbanized community, this Plan employs a new approach. It focuses on specific geographic areas and communitywide issues in a comprehensive manner, unlike more traditional community plans that address land uses and services in independent elements.

The Plan introduces the concept of neighborhood centers as potential opportunity areas for improvement and revitalization. The Plan proposes a concentration of neighborhood and community-serving uses in neighborhood centers, including the augmentation of existing, and the establishment of new neighborhood centers. The Plan acknowledges that Otay Mesa-Nestor is a conglomeration of distinct neighborhoods, and that existing development patterns dictate the form of the community. Rather than try to create one artificial central community core, each center will provide a neighborhood focus and help create local identity and pride. Combined, the neighborhood centers will provide a wide range of shopping and commercial services, open space and recreation, civic and transit-oriented uses, and residential opportunities to the community. The cumulative effect of building the community incrementally by reinforcing and modifying the unique aspects of existing neighborhoods will result in a distinct community identity.



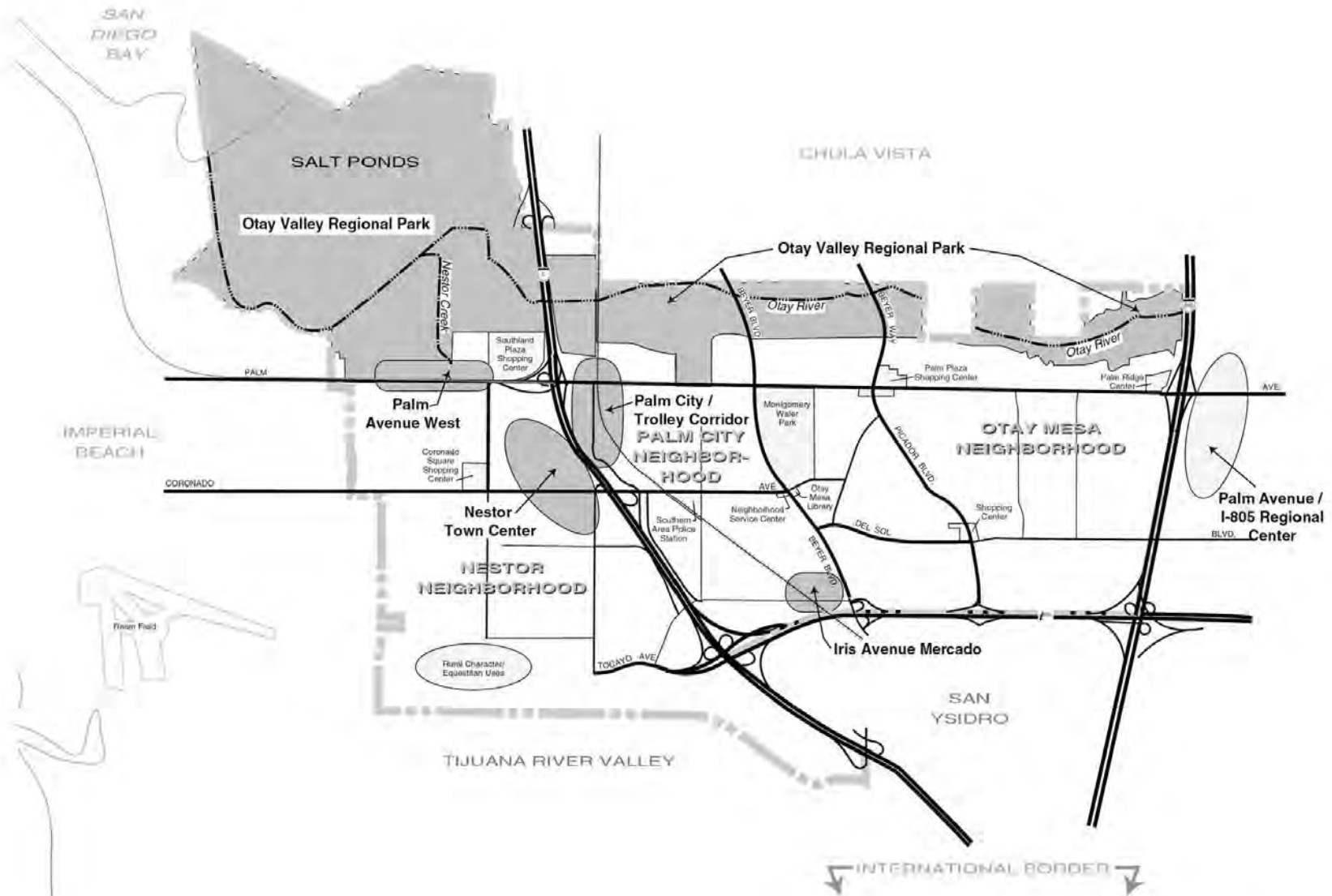
In addition to the neighborhood centers addressed by the Topic Sheets and highlighted on the Vision Map, other existing neighborhood centers are also identified on the Community Vision map (see **Figure 1**) and discussed in the Introduction. Continued development consistent with the planned land use is recommended in these areas, which contributes to strengthening the community fabric.

The community improvement programs and strategies address communitywide issues that are not specific to one neighborhood center or geographic area. They include housing programs and provision of community facilities and services. They also recommend strategies for public education about the community planning process, and citizen involvement and responsibility for improving the community.

Fundamental to the successful implementation of this action-oriented Plan, is the creation of the Community Plan Implementation Team (described on page 10). It is intended that this Plan will be a guide for the orderly and deliberate improvement of the community by the cooperative efforts of community members, private interests, the City and other development and regulatory agencies.



## **II. INTRODUCTION**



## INTRODUCTION

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### SCOPE AND PURPOSE

This Otay Mesa-Nestor Community Plan (Plan) represents the first comprehensive update of the original Otay Mesa-Nestor Community Plan that was adopted in December, 1978. Development of the Plan was a joint effort of the Otay Mesa-Nestor Community Planning Committee and City Planning Department staff. Because the community is approximately 95 percent developed, the planning process used in creating this Plan went beyond the scope of the traditional land use plan. A wide range of issues identified by community members, business operators, and residents was addressed. The purpose of the Plan is to serve as a guide for the future development and improvement of the community. This Plan incorporates the Local Coastal Program for the Otay Mesa-Nestor community.

### PLAN APPROACH

The approach used in creating this Plan relied heavily upon the foundation provided in the Community Conditions Report (October, 1993), a comprehensive assessment of existing conditions that provided a basic knowledge of the community. It includes detailed information about the history of the community, its demographics, and existing land uses. The Otay Mesa-Nestor Community Conditions Report is available for review or purchase through the City Publications Center.

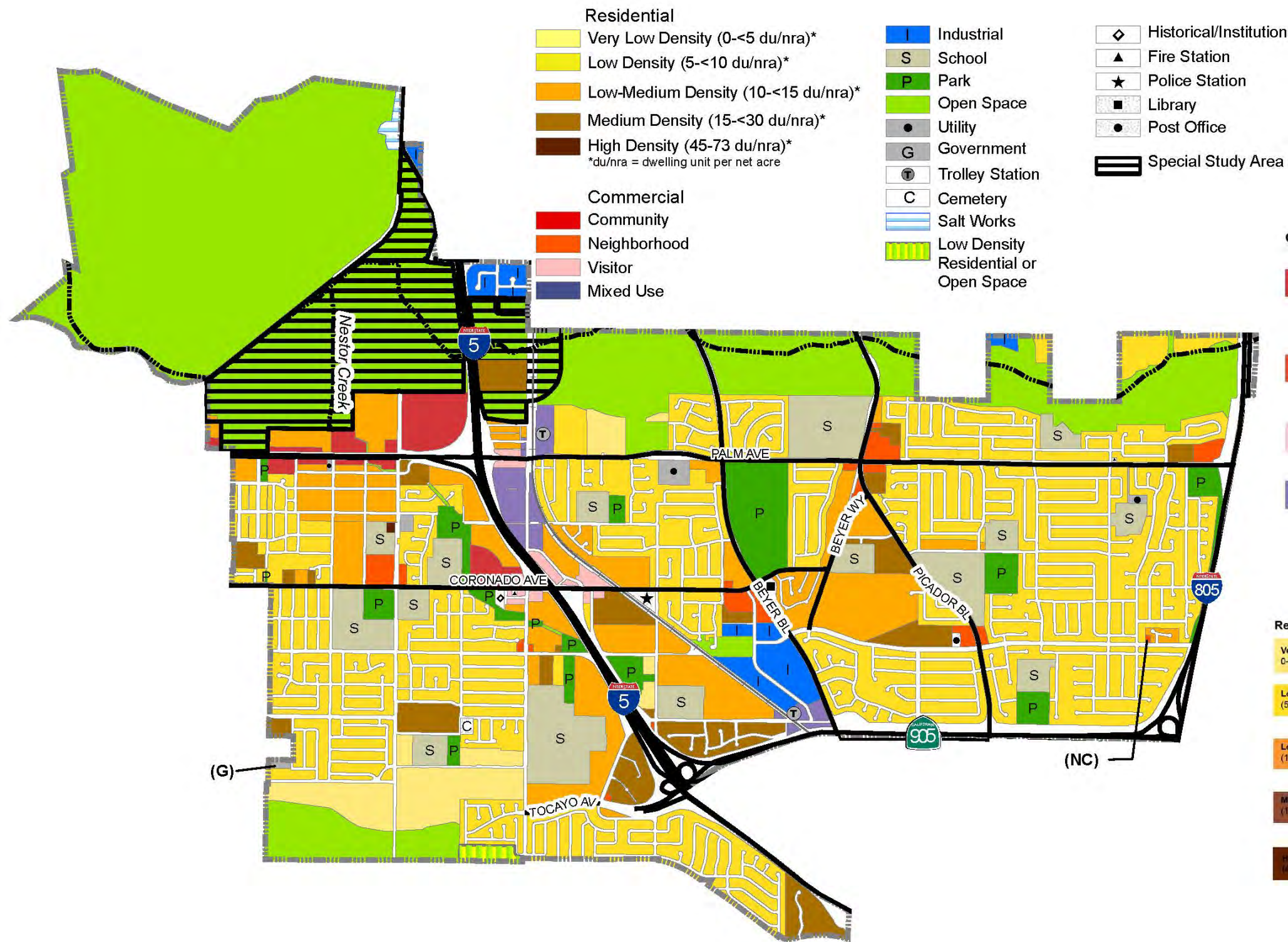
In addition to the Community Conditions Report, the update process utilized a community survey. The survey provided community members an opportunity to provide their opinions about the community. It was designed to identify issues, problems, strengths, and positive attributes that are desired to be preserved.

A prevailing issue identified during the plan update process is the general lack of identity and lack of a strong community core. By addressing individual neighborhood centers and unique natural areas that have potential for improvement, the Plan emphasizes opportunity areas that could augment the community's existing strengths and provide neighborhood identity. The combination of the existing vital neighborhood areas with the future improved areas recommended in this Plan will create the foundation for a vibrant, balanced community.

Each of the community's neighborhoods is unique, reflecting different eras of development, different topography and natural features, and distinct neighborhood centers. Together, these areas provide a wide range of residential, civic, shopping, employment and recreational opportunities. Collectively, they contribute to a community of neighborhoods.

The following are some of the strengths and attributes that were identified as worthy of perpetuation and preservation:





**Commercial Land Use Designations**

Designation	Functions	Typical Uses
Community Commercial	Provides a wide variety of community-serving necessity and retail goods, professional, financial and repair services; and recreational facilities, in strip-commercial or shopping center environments.	Those included in the Neighborhood/Commercial and Visitor Commercial designations; apparel, furniture and appliance sales; building and home supply; medical offices; automobile related services; sports (bowling, skating, miniature golf) and amusement centers.
Neighborhood Commercial	Provides a range of necessity goods, and personal and repair services for the convenience of the immediately adjacent residential neighborhood, concentrated in individual sites or small shopping centers.	Supermarkets, grocery stores and pharmacies; limited professional offices, banks and financial services; barber/beauty shops; cleaners and laundromats, and automobile service stations.
Visitor Commercial	Provides opportunities for visitor and locally oriented recreation, entertainment and shopping activities, usually adjacent to freeways or major streets.	Hotels/motels; restaurants and drinking establishments; specialty shops; theaters; bicycle shops; and automobile service stations.
Mixed-Use Commercial*	Provides a mixture of necessity goods, retail office, service and recreational commercial uses, and encourages limited residential uses in a transit/pedestrian-oriented environment.	Those included in the Neighborhood/Commercial and Visitor Commercial designations (excluding automobile service stations, motels and other automobile-oriented uses); public institutions and civic buildings; and public or private mini-parks and plazas.

\*See Appendix A, Transit-Oriented Development, for a more detailed description of the Mixed-Use Commercial designation.

**Residential Densities**

Very Low-Density 0-5 DUs per net acre	This density occurs on the fringes of the river valleys bordering the community and is distinguishable for its large lots ranging from 10,000 square feet to one acre and ten-acre lots.
Low-Density (5-10 DUs per net acre)	This density characterizes almost two thirds of the community, predominately on the mesa area. Low-Density is typified by conventional single-family detached units on lots that are 5,000 to 6,000 square feet.
Low-Medium Density (10-15 DUs per net acre)	This density is implemented by zoning permitting one unit per every 3,000 square feet of lot area. This density is characterized by lower intensity multifamily housing, such as duplexes, as well as mobile home parks.
Medium-Density (15-30 DUs per net acre)	This density is implemented by zoning permitting one unit per every 1,500 square feet of lot area.
High Density (45-75 DUs per net acre)	This is the highest density in the community and is implemented by zoning permitting one unit per every 600 square feet of lot area.



- Quiet and safe neighborhoods.
- Single-family homes mostly owner occupied.
- Affordable housing.
- Ethnically diverse community.
- Close knit neighborhoods.
- Feeling of "small town" community where there is no fear of letting children out to play.
- Good neighbors - less crime and fear.
- Recreational facilities and programs.
- Proximity to Otay River Valley and Tijuana River Valley.

### **OTAY MESA-NESTOR NEIGHBORHOODS**

Otay Mesa-Nestor is comprised of several neighborhoods, each including one or more neighborhood centers or focal points, in addition to parks and schools. Some of these neighborhood centers have been identified as having revitalization potential or providing opportunities for enhancement, and are addressed by the Topics. Other existing neighborhood centers and unique areas are considered to be in healthier condition and contribute to the community's cultural and economic diversity and vitality. The centers are identified on the Community Vision map (**Figure 1**). The following is a brief description of the community's principal neighborhoods and their neighborhood centers.

#### *Nestor*

This older neighborhood is located between Interstate 5 (I-5) and Saturn Boulevard, and bordered by the Salt Ponds on the north and the Tijuana River Valley to the south. In addition to containing Nestor Town Center (Topic 2B) it includes several small neighborhood commercial centers. The portion of the neighborhood south of Leon and Tocayo Avenues retains a rural character by maintaining existing large lot residential development and equestrian uses.

#### *Egger Highlands*

Located west of Saturn Boulevard between the Salt Ponds and the Tijuana River Valley, Egger Highlands is the gateway to the City and the community from Imperial Beach. It includes Palm Avenue West (Topic 2C), which is the main commercial and circulation corridor in this part of the community, and has revitalization potential. The community's largest shopping centers, Southland Plaza and Coronado Square, are also located in this neighborhood.

#### *Palm City*

Palm City, historically the transportation hub for the community, is characterized by the variety of land uses located along the trolley corridor, including the community's two industrial parks. The proposed mixed use Palm City (Topic 2A) and Iris Avenue Mercado (Topic 2D) neighborhood centers will revitalize the areas of the community's two transit stations. The Southern Area Police Station is centrally located in this neighborhood.



### *Otay Mesa*

This newer, primarily residential neighborhood, contains several smaller commercial centers including Palm Plaza and the Palm Ridge Shopping Center. A neighborhood commercial center is located at the intersection of Del Sol and Picador Boulevards. Montgomery-Waller Park, the Otay Mesa Branch Library, the City's Neighborhood Service Center and another shopping center form a civic and commercial focus in the vicinity of Coronado Avenue and Beyer Boulevard.

Although not specifically addressed by the plan Topics, the plan supports the established neighborhood centers by designating appropriate land uses and applying corresponding zoning. Continued development consistent with the planned land use is recommended in these areas.

## **COMMUNITY PLAN IMPLEMENTATION AND CITIZEN PARTICIPATION**

It is intended that by focusing on the key community issues in a concise, topic-oriented format, that this Plan is an effective planning and communication tool for community improvement. The plan approach should not only facilitate plan implementation, but also foster community involvement. It provides strategies and direction for numerous community improvement projects. While not being able to fully control all the factors that will contribute to plan implementation such as private investment, public funding, and unforeseen social and economic trends, community members can use this Plan as a guide for future development. By prioritizing the topics, community members can begin working with the City, other agencies, and private interests to direct funding and revitalization resources to those areas of the community where they are needed most.

Another prevailing issue identified during the plan update process is the community members' perception that their voice, and the interests of their community, are not heard and considered as strongly as those of other communities. Through the formation of the Community Plan Implementation Team and the direction provided by this plan, community members can increase their involvement and commitment to improving their own community and improve their effectiveness in influencing local government and other forces that ultimately shape the quality of life in Otay Mesa-Nestor.

### **COMMUNITY PLAN IMPLEMENTATION TEAM**

#### *Issues*

Community improvement recommendations contained in community plans frequently go unrealized. This is due in part because of poor communication and coordination within the City organization and because community-based organizations are often poorly connected with City Hall. Also, funding for implementation programs is almost always inadequate. Plan implementation has particularly been a problem in urbanized areas where most neighborhood improvement projects require services and expertise from a variety of City departments, outside agencies and community groups.

*Strategies*

Develop and put into effect a multi-disciplinary approach (a team comprised of City staff, community representatives, community planning members, business operators, students, and other agencies as needed) toward implementing the community plan.



The team shall be involved in implementing the visions, strategies and other recommendations contained in the maps, topics and appendices in this community plan.

The team shall create a community plan implementation work plan and assign priorities and develop a schedule to carry out the plan.

Foster public participation through focused outreach and education programs. Fully utilize the services provided by the Neighborhood Service Center as a community-City agencies liaison. Provide technical support to the community as needed. Represent the community's interest at City Hall.

The Team will ensure its commitment and accountability to the community by holding regular meetings, biannual community meetings, and issuing progress reports annually to the Planning Commission and City Council on the team's progress in implementing the community plan.

*Responsibility*

The City Manager, working with the community, shall be responsible for creating the Team. The Team shall have representatives from City departments as needed.

To ensure its long-term commitment, the City will strive to adequately staff the Team.

*Schedule*

Create the Team and commence community plan implementation immediately following plan adoption.



## PLANNING CONTEXT

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### THE COMMUNITY PLANNING AREA

The Otay Mesa-Nestor Community is located within the southern region of the City, in what is generally referred to as the South Bay area. It is bounded on the north by the city of Chula Vista, and on the south by the Tijuana River Valley and the San Ysidro Communities. The city of Imperial Beach is on the west and the Otay Mesa community on the east.

The community extends about a mile and a half from north to south and four miles from east to west, and totals approximately 4,500 acres. Adoption of this update will expand the community planning area further north and west to include 740 acres of the Salt Ponds.

### DEVELOPMENT AND PLANNING HISTORY

The community's planning history as part of the City of San Diego (City) began in 1957 when this unincorporated area was annexed to the City from the county of San Diego. In 1957 there were less than 1,000 housing units in the area. Shortly after annexation to the City, single-family residential subdivision development began. By the late 1960s, residential development had accelerated dramatically causing serious problems in supplying adequate public facilities in the Otay Mesa-Nestor and San Ysidro areas. In 1973, the City Council rezoned a number of vacant properties to a lower density to reduce deficiencies in, and future demand on, public facilities and services.

The City Council directed City staff to work with the then newly recognized Otay Mesa Community Planning Group in the preparation of a Community Plan. In February 1976, the City Council authorized expansion of the study area to include the Nestor Community, to consolidate planning efforts within the South Bay area. The first Otay Mesa-Nestor Community Plan was adopted in 1979 to serve as a comprehensive guide for development within the area through the ensuing 15 to 20 years.

Since the adoption of the 1979 Plan, there have been fifteen plan amendments varying from one-acre redesignations to a 320-acre southerly extension of the plan area boundary, which resulted in an adjustment to the Tijuana River Valley community planning area. The cumulative effect of the plan amendments was to permit 1,200-1,500 more residential units than had originally been designated in the 1979 Plan.

Many of the land use recommendations of the 1979 Plan, and its subsequent amendments, have been implemented and the community has generally developed according to plan. This updated Plan has considered existing and anticipated conditions which will influence future development, and includes recommendations for the expected final buildout and future redevelopment of the Otay Mesa-Nestor Community.



## URBAN AND ENVIRONMENTAL SETTING

The Otay Mesa-Nestor Community is located in the southern portion of the Coastal Plain of San Diego County. The community is characterized by river valleys, steep slopes, mesas and hydrologic features including Nestor Creek and the salt evaporation ponds of southern San Diego Bay.

### *Otay and Tijuana River Valleys*

Two river valleys, the Otay and the Tijuana, generally define the northern and southern boundaries, respectively, of the community. The valleys, which are characterized by wetlands and riparian habitats, are predominately influenced by seasonal rains and stream flow. Land uses in the fertile and productive valleys have included agriculture and mineral extraction. Development within the valleys is constrained by application of the Environmental Sensitive Lands regulations in the Land Development Code..

### *Sand and Gravel Operations*

The Otay Valley riverbed has been a source of sand and gravel extraction for many years. Extraction operations existed in the vicinity of Beyer Boulevard. Terrace escarpments in the vicinity of Beyer Way, north of Montgomery High School, are currently being excavated. These operations have resulted in substantial landform alteration, scarring and loss of native vegetation on the valley's floor and southern slopes.

### *Steep Slopes and Mesas*

Steep, north-facing slopes on the south side of the Otay River Valley approach 200 feet in height and are home to sensitive vegetation resources. Steep topography also occurs south of the Otay River Valley and north of Palm Avenue between Hollister Street and Beyer Way. Development on the slopes is constrained by topography and by application of the Environmental Sensitive Lands regulations in the Land Development Code.

Contrasting with the valleys and steep bluffs are the community's level marine terraces and transitional areas. Elevations range from 25 to 100 feet within the western Nestor Terrace. Elevations from approximately 125 feet to 250 feet form a transition zone between the Nestor Terrace and the Otay Terrace, which lies east of the community and is greater than 400 feet in elevation. Mesa rims at the crest of the steep slopes, and high mesa ridgelines located throughout the eastern portion of the planning area offer excellent view opportunities in all directions.

### *Nestor Creek and the Salt Ponds*

In addition to the two river valleys, Nestor Creek is a less significant, but still important hydrologic feature of the community. Nestor Creek flows generally aboveground in open channels from 30th Street westerly, meets the Otay River in the marshlands of the lower Otay River Valley, and then empties into San Diego Bay.

The salt evaporation ponds comprise the majority of the approximately 740-acre portion of the community located in San Diego Bay. Terrestrial-based uses, including the salt processing plant, auxiliary buildings, storage yards and vacant land, comprise the remainder of the area.

*Development and Circulation Patterns*

Otay Mesa-Nestor is an urbanized community that is primarily developed with residential land uses. Over 57 percent of the planning area (not including the Salt Ponds) is covered with residential land uses (approximately 17,000 housing units). In comparison, commercial and industrial land uses comprise only eight percent (five percent and three percent, respectively) of the plan area. Twenty percent of the planning area consists of schools, parks, transit and other public facilities. Vacant, undeveloped, agricultural and mineral extraction and processing uses comprise the remaining 15 percent of the planning area, and occur predominately in portions of the Otay and Tijuana River Valleys.

The community's circulation system includes three interstate freeways (I-5, I-805, I-905) that intersect in a grid pattern of local streets within the community. A light rail transit system connects the community to downtown San Diego and the Mexican border. Bus routes link the two transit stops at Palm Avenue and Iris Avenue to connect passengers to outlying areas.





## PLAN ORGANIZATION

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The Otay Mesa-Nestor Community Plan is comprised of the following three main components:

### 1. COMMUNITY VISION/COMMUNITY LAND USE MAP

The Community Vision Map and statements represent the future and describe the vision of an improved quality of community life that includes conservation of natural resources, adequate provision of public services and facilities, and revitalized neighborhoods. The Visions found at the beginning of each Topic or section, set the tone of the Plan and are the basis for the Plan's recommendations. The Vision map illustrates the general setting of the community relative to other South Bay communities and highlights its distinct existing and proposed neighborhood features.

The Community Land Use Map designates land uses for the entire community planning area. These land uses are consistent with the strategies and guidelines recommended in the Topic Sheets and the Appendix. The Commercial Land Use Designations and Residential Densities charts explain the predominant land use designations of the Land Use Map. The Street Classifications map designates community streets according to City standards.

The Community Land Use Map may be used as an independent document that conveys the community's basic characteristics, planned land uses, and vision for the future. Readers interested in learning more about the community including specific issues, strategies, and guidelines can refer to the Introduction, and the two other main plan components, the Topic Sheets and Appendix.

### 2. TOPIC SHEETS

Each Topic Sheet includes a discussion of the issues and provides strategies to implement the related community vision. Each Topic Sheet addresses either a geographic area within the community or a subject relevant to the entire community. Topics are grouped in chapters by subject. Most chapters address more than one Topic, although two chapters are single-Topic.

The format organizes categories of information in a similar outline on each of the Topic Sheets. The format allows flexible arrangement of individual map and graphic information. Each Topic Sheet contains all or some of the following categories of information:

- **Vision**

Vision statements represent community members' desires for a future improved quality of community life, relative to the particular Topic. Written in the future tense, they present an image of the community as it will be after the community plan



strategies, guidelines and recommendations have been implemented. Visions are either provided at the beginning of each Topic category when there is only one Vision for several sub-Topics (e.g., Community Facilities, Topic 4), or provided for individual sub-Topics, as appropriate (e.g., Palm City, Topic 2a).

- **Issues**

This category identifies the existing and potential future conditions that warrant attention and are the focus of this Plan. Issues can explore the range of conditions from significant problems requiring abatement or improvement to opportunities for enhancement.

- **Strategies**

Strategies respond to the items addressed in the Issues category. They are the recommendations for land use and physical improvement, provision of infrastructure and services, and development of neighborhood improvement programs.

- **Implementation Block**

The Implementation Block includes the following five sub-categories:

*Responsibility*

This category recommends the participation of the agencies, organizations or ad hoc groups that should be involved in the implementation of the strategies recommended in the particular Topic. Inclusion in this listing is based on areas of expertise, regulatory authority, ownership or business interest. This listing should be considered a guide; and as the implementation process for particular strategies evolves, additional or other more appropriate responsible parties may be identified. Community members and the Community Plan Implementation Team are always included in this category.

*Funding*

Most projects identified by the strategies in this Plan are unfunded. Except for a few cases where funds have been specifically identified, these recommendations identify potential funding sources and suggest funding strategies for Plan implementation. The potential sources may include a combination of City, other public agency and private funding sources.

*Schedule*

The implementation schedule shall be established by prioritization of all the plan strategies by the Community Plan Implementation Team and community members. Available or potential funding will be a consideration when establishing priorities. Except for projects or programs which are ongoing, or for which a schedule is identified, the recommendation is: "To be determined."

*Land Use*

Indicates the planned land use, which is designated on the Community Land Use map, and provides recommendations for interim, future or alternative land uses. Also provided are listings of discretionary permits or other actions required in conjunction with the planned land use, and references to other guidelines or policy documents which provide direction for development of particular sites.

*Zoning*

This category provides recommendations for future zoning, consistent with planned or future land uses, and identifies requirements or conditions for future application of recommended zones.

At the time this Plan was being prepared, the City of San Diego zoning code was being updated. Since new or revised citywide zone classifications were not adopted by the time this Plan was completed, proposed zoning was described by land use and development criteria rather than specifying a particular zone. Future rezonings should be based on selecting those zones that best match the prescribed criteria.

- **Guidelines**

Guidelines are provided in the Otay Valley Regional Park & Salt Ponds, Neighborhood Centers and Parks Topics. These Topics address anticipated or recommended physical site development. The guidelines may address land use, pedestrian and transit orientation, site planning, and architectural and landscape design associated with future project development.

- **Vicinity Maps**

Vicinity maps are provided in the geographically oriented Topics - the Otay Valley Regional Park & Salt Ponds, and Neighborhood Centers. They indicate the general Topic vicinity, which corresponds to the Topic areas shown on the Community Vision Map.

- **Reference Block**

Reference Blocks, located in the lower right corner of the first page of each Topic Sheet, refer the reader to related or supporting information located elsewhere in the Topic, in other related Topics, on the Community Vision map, or in the Appendix. References are not typically made within the Topic text.

### 3. APPENDIX

The Appendix contains generic information or recommendations applicable to the entire community or this plan update process, and specific detailed information referred to in the Topic Sheets. A complete list of Appendices is provided in the Index.



- 1 OTAY VALLEY REGIONAL PARK AND SALT PONDS**
- 2 NEIGHBORHOOD CENTERS**
- 3 HOUSING**
- 4 COMMUNITY FACILITIES**
- 5 PUBLIC SAFETY AND ENFORCEMENT**
- 6 TRANSPORTATION FACILITIES**



# **OTAY VALLEY REGIONAL PARK AND SALT PONDS**

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Otay Valley Regional Park	1a
Salt Ponds	1b



## TOPIC 1A OTAY VALLEY REGIONAL PARK

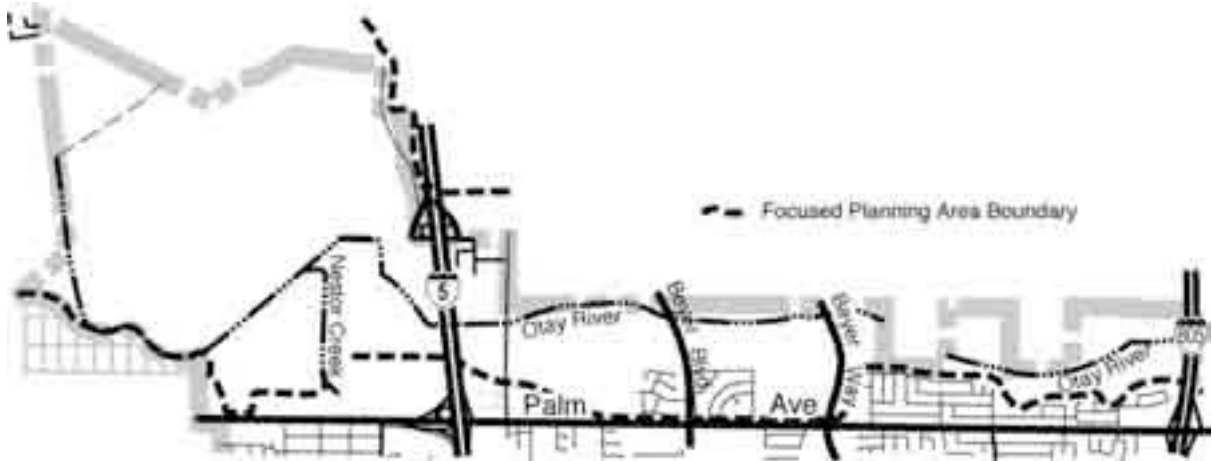
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### VISION

*The Otay Valley Regional Park (OVRP), is transitioning from a valley degraded by mineral extraction, industrial and commercial uses, and decades of neglect, to one of the community's greatest sources of identity and pride. The park, which will link San Diego Bay to the Otay Lakes with a continuous east-west wildlife corridor and multipurpose trail system, will offer residents and visitors outstanding natural scenic and cultural features, and provide community and regional recreational and educational opportunities. Inherent from its inception is the preservation and enhancement of environmentally sensitive resources, natural floodplain management, and control of urbanization, coupled with reclamation of the valley as a source of public enjoyment.*

### ISSUES

The value of the Otay Valley as the community's greatest natural asset had either gone unrecognized or been ignored. Urban development has turned its back on the edges of this area. Unsightly industrial uses primary outside of the City's jurisdiction, including automobile junkyards and truck storage line the northwestern edges of the valley. Private development adjacent to the valley has resulted in minimal public opportunities for physical and visual access to this valuable resource. Few public overlooks, viewpoints, or access opportunities exist.



*See the Community Land Use Map for planned land use designations in this area.*



Uses within the area designated for the Regional Park include an asphalt and concrete batch plant, and a variety of agricultural operations including retail nurseries. Sand and gravel resources have been exhausted; however, the remnants of sand and gravel extraction activities remain in the form of material and equipment stockpiles, ponds, and assorted debris.



The County of San Diego and the Cities of Chula Vista and San Diego entered into an agreement for coordinated planning, acquisition, and design for Otay Valley Regional Park (OVRP). The jurisdictions prepared a Concept Plan that provides planning area boundary for OVRP and provides policy direction to protect environmentally sensitive areas and important cultural resources, identifies areas adjacent to the open space core for active and passive recreational development opportunities, includes a trail system with staging areas, viewpoints and overlooks, and connections to recreation areas and adjacent public lands and trails; and envisions interpretive centers for environmental and educational programs.

The Otay Valley Regional Park Focused Planning Area boundary in the Concept Plan extends approximately eleven miles eastward from south San Diego Bay along the Otay Valley to the Otay Lakes. The northern portion of the Otay Mesa-Nestor community planning area is located within the OVRP planning area.

## **STRATEGIES**

1. Preserve those areas of the Otay Valley containing outstanding scenic, natural and cultural resources and recreational opportunities as a resource-based park. Creation of the Otay Valley Regional Park will help to reclaim the valley for public enjoyment and focus attention on this unique area as a source of community identity and pride.
2. Coordinate with the County of San Diego and the City of Chula Vista to amend the Otay Valley Regional Park Concept Plan to address needs and issues.
3. Identify, and pursue acquisition of, properties within the Otay Valley for inclusion within the Otay Valley Regional Park.
4. Protect and preserve the environmentally sensitive areas, and the rural character of the Otay Valley.
5. Restore and enhance environmentally degraded areas, particularly those currently used for extraction, mineral processing and other industrial activities. Remove and prevent illegal encampments.

6. Provide active and passive regional recreational opportunities.
7. Provide opportunities for educating the public about the natural and cultural resources of the Otay Valley. This could be accomplished through nature interpretive centers, interpretive trails, historical markers, demonstration gardens and similar exhibits.
8. Consider agricultural uses within the non-environmentally sensitive areas of the valley.
9. Preserve a continuous east-west wildlife corridor and contiguous natural habitat linkages throughout the Otay Valley.
10. Provide connections from the Otay Valley to adjacent habitat corridors including Nestor Creek and Poggi Creek.
11. Provide a continuous east-west trail system for hiking, bicycling, and equestrian use along the Otay Valley.
  - a. Conduct future environmental review for the appropriate alignment and location of trails.
  - b. Incorporate existing trails and utility easement roads, where appropriate.
12. Maintain the natural floodplain; prohibit channelization of the floodplain.
13. Discourage new industrial and commercial uses within the Otay Valley. Commercial recreation may be permitted consistent with the OVRP Concept Plan.
14. Support the expiration of Conditional Use Permits for all mineral processing and batching operations.
  - a. Strongly discourage approving extensions of time for all mineral processing and batching operation Conditional Use Permits.
  - b. Strongly discourage approving new mineral processing and batching operation Conditional Use Permits.
15. Require existing mineral extraction and processing operations to submit and implement reclamation, restoration and enhancement plans as required by the State Surface Mining and Reclamation Act of 1975 (SMARA).

**RESPONSIBILITY**

The implementation of the OVRP Concept Plan including amendments is an ongoing cooperative effort of the OVRP joint staff from the City of San Diego, the County of San Diego and the City of Chula Vista. The OVRP joint staff will include community members, landowners, and regulatory and other responsible agencies in the planning process.

**FUNDING**

1. Pursue funding, including bond issues, and federal, state, and independent organization grants, for the purposes of acquiring, restoring and enhancing, improving and maintaining sites for inclusion in the Otay Valley Regional Park.
2. Actively solicit the assistance of private conservation organizations.
3. Negotiate the dedication of parkland as part of future development proposals.
4. Solicit the dedication of trail easements from private property owners.

**SCHEDULE**

Ongoing.

**LAND USE**

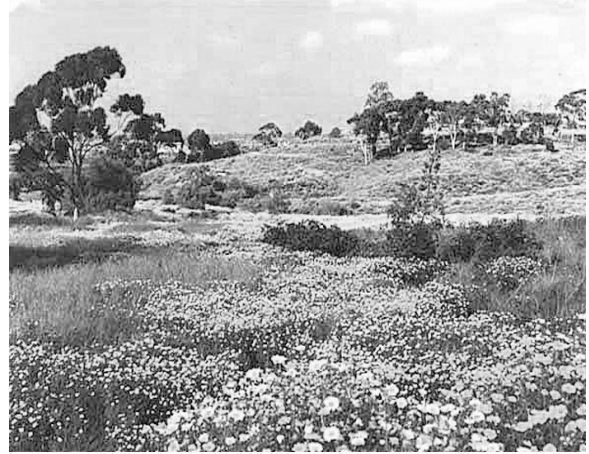
1. Designate publicly owned property within the Otay Valley Regional Park as a Resource-Based Park.
2. Amend this community plan, as appropriate, to be consistent with the OVRP Concept Plan.
3. Two sites located on the north side of the river adjacent to Chula Vista, between the termini of Mace Street and Date Court, are designated Industrial (one-acre) and Low-Density Residential (four acres), respectively.
  - a. Maintain the wetland drainage area, running north-south from Chula Vista to the Otay Valley between these sites in a natural condition as development occurs.
  - b. Include mitigation to lessen the environmental impact of any approved changes to the wetland.
  - c. Do not allow the filling or other alteration of wetlands to provide access between the two sites.

**ZONING**

1. Use Citywide zones to implement the community plan land use designations.
2. Rezone all non-FW (Floodway) zoned City-owned property within the Otay Valley Regional Park Focused Planning Area to an appropriate open space or park zone to preserve the area's natural resources and park opportunities.
3. Rezone all City-owned, dedicated park sites to an appropriate park zone.
4. Protect existing sensitive natural resources on privately owned property by applying zoning that will permit very low-density residential development but prohibit agricultural uses.
5. Ensure that development of privately owned sites complies with the Guidelines stated below.

## GUIDELINES

The following design guidelines apply to all development within or adjacent to the Otay Valley:



### *Site Design*

1. Design future development to be sensitive to, oriented towards, and enhance adjacent natural open space.
2. Incorporate single-loaded streets adjacent to open space where new public or private streets are proposed or required in projects adjacent to existing or planned open space, development to provide a setback of buildings from open space as well as public visual access along open space areas.

### *Viewsheds, Visual Access and Visual Buffers*

3. Preserve public views from proposed developments to the bay, valley and steep hillsides.
4. Design development to sensitively blend with the natural landscape.
5. Incorporate non-building view lots into site plans to provide public visual access to adjacent natural features at the ends of streets or cul-de-sacs where possible.
6. Design building elevations, including rear elevations, which face natural open space to provide architectural interest and articulation.
7. Design fencing to be attractive from both the development and open space sides.
  - a. Design fencing to prevent creating a blank wall to the open space.
  - b. Design fencing provide views to and from adjacent open space.

### *Trail Access and Parking*

8. Provide trails and trail access through or adjacent to the Otay Valley, where appropriate. Coordinated trails with the Otay Valley Regional Park plans.
9. Provide public automobile and bicycle parking for, and bicycle and pedestrian access to, established or future trail systems.

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**Reference:** Community Vision Map; Topic 1a, Otay Valley Regional Park; Appendix C, View Corridors Map.



## TOPIC 1B SALT PONDS

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### VISION

*Providing a combination of benefits including salt production, preservation of sensitive wildlife habitat, recreation and economic development, the Salt Ponds will become the western gateway to the Otay Valley Regional Park and an integral part of the South San Diego Bay National Wildlife Refuge. Select areas will be developed in ways to enhance the Palm Avenue corridor, promote economic revitalization, and improve access and circulation in the area. Just as freshwater habitats are linked to the bay, so too will residents be linked to neighboring communities by an extensive trail system including the Bayshore Bikeway. New development will be designed to preserve and be compatible with the sensitive biological resources of south San Diego Bay while providing an economic stimulus through creative site planning and design.*

### ISSUES

With adoption of this Plan, the Salt Ponds and adjacent areas within the City's jurisdiction officially become part of the community planning area. Previously, they were not included in any community planning area, and were addressed only by the General Plan. Inclusion in this planning area facilitates comprehensive monitoring and planning of the Salt Ponds environs as an integral natural extension of the Otay Valley and Nestor Creek floodplain, and links Otay Mesa-Nestor with other South Bay communities.

The Western Salt Company's salt production operation in south San Diego Bay and adjoining areas provides community and regional economic, open space, wildlife habitat and historic value. Situated where the Otay River and Nestor Creek join and empty into San Diego Bay, this area contains a diversity of wildlife habitats including shallow bay waters, mudflats and salt marshes. These environments provide nesting and feeding areas for local and migratory birds, and breeding grounds for many varieties of marine life. Salt pond dikes are used as nesting habitat. Several federally listed endangered species inhabit the salt ponds environs. Due to its unique natural resources, this area has been proposed for inclusion in the South San Diego Bay National Wildlife Refuge (Refuge), the Multiple Species Conservation Program (MSCP) preserve, and the Otay Valley Regional Park (OVRP).



*See the Community Land Use Map for planned land use designations in this area.*

The complex combination of the salt production industry and wildlife habitat has evolved over many decades; any changes to the physical characteristics of the salt ponds would disrupt the delicate balance. Both the salt production and the wildlife habitat, as well as the open space and potential recreational opportunities of the south bay area, are considered valuable resources. The City is committed to and supports the long-term operation of the salt works. Inclusion of all or part of the salt works within a habitat management program, a wildlife refuge or other resource management plan is not intended to interfere with the ongoing operation of the salt works. Over the years the City has received many preliminary inquiries about various development schemes along the bayfront, although none have been pursued or approved to date. Any future development proposals for this area should ensure the continued salt evaporation operations and the preservation of the unique natural and cultural resources.

The area located south of Main Street contains discontinued salt ponds, vacant undeveloped parcels, fallow agriculture land, several residences and properties developed with interim uses. The area north of Main Street is comprised of magnesium chloride ponds, which hold the waste material remaining after the salt evaporation process.



The salt ponds area and portions of the Nestor Creek and Otay Valley floodplains west and east of I-5 are located within the Coastal zone. The California Coastal Commission (CCC) has designated this a deferred certification area due to current industrial zoning, salt extraction operations and the uncertainty of future plans for the area. The preparation of a Special Study Report, that addresses habitat protection, floodplain management and proposed development, is required prior to any plan land use changes in the area. Future permit authority may be transferred to the City when appropriate amendments to zoning and community plan land use are adopted by the City and also approved by the CCC.

An existing Class II bicycle lane is located on the section of Palm Avenue between Saturn Boulevard and the Imperial Beach boundary. This congested stretch of road is not an appropriate environment for a safe, comfortable and enjoyable bicycle riding experience. It has long been the desire of community residents to reroute this bicycle link between Imperial Beach and the community. The multi-jurisdictional Bayshore Bikeway Policy Advisory Committee, coordinated by SANDAG, is planning a bicycle route around San Diego Bay.

This committee also recommends rerouting the community's connection from Palm Avenue to the vicinity of the Salt Ponds, north of Palm Avenue. Alternative routes utilizing the SDG&E railroad easement are being considered. A specific route location must consider potential impacts to sensitive biological habitat, connections with existing or planned Bayshore Bikeway sections in Imperial Beach and Chula Vista, and linkage with future OVRP bicycle trails.

The Western Salt Company's 1930's era wooden salt processing building, located on Bay Boulevard, is a local landmark signifying over eight decades of the company's presence (since 1914) and almost a century-and-a-half of salt extraction from seawater in south San Diego Bay. This elegant expression of functional industrial architecture should be preserved and maintained in working condition.

## STRATEGIES

- Encourage and permit the Western Salt Company to continue the salt extraction operation. Continuation of this industry is consistent with the City's natural resource conservation and open space preservation goals. Inclusion of all or part of the salt works within a habitat management program, a wildlife refuge or other resource management plan is not intended to interfere with the ongoing operation of the salt works. Encourage the long-term operation of the salt works by supporting the extension of Western Salt's leases with the State Lands Commission of land used in the operation.
- Coordinate the Refuge, OVRP, MSCP and private development planning efforts to ensure that the natural resource and wildlife habitat areas of the Salt Ponds are preserved.
- Require the preparation and adoption of a Site-Specific Special Study Report for property located within the Special Study Area overlay designation prior to any proposed community plan land use changes.
- Deny any requests from adjacent cities for jurisdictional boundary adjustments in the south bay area that would jeopardize the integrity of the natural resource and open space systems or result in loss of development potential for the City.
- Plan and implement a section of the Bayshore Bikeway route in the vicinity of the Salt Ponds or open space areas north of Palm Ave. Maintain the existing bike lane located on Palm Avenue between Saturn Boulevard and Imperial Beach until a new section of the Bayshore Bikeway route is implemented. Provide a bicycle trail linkage connecting the Bayshore Bikeway route to the future OVRP bicycle trail system in the Otay Valley.
- Preserve the Western Salt Company's salt processing building. Evaluate its historical significance and consider designating it an historic structure. In conjunction with the planning and improvements for the OVRP and the Refuge, create an interpretive center in this general vicinity to educate the public about the unique natural resources of south San Diego Bay and the history and operations of the evaporative salt production industry.





## **RESPONSIBILITY**

Community Plan Implementation Team, community members, the Fenton-Western Properties/Western Salt Company, regulatory agencies including the US Fish and Wildlife Service, California Coastal Commission, California Department of Fish and Game, and the San Diego Unified Port District, the OVRP Joint Staff and the Bayshore Bikeway Policy Advisory Committee (SANDAG).

## **FUNDING**

Encourage public acquisition and private dedication of land and trail easements within the proposed OVRP, MSCP and Refuge areas. Explore leases and cooperative use agreements, in addition to purchases.

## **SCHEDULE**

Resource preservation and park improvements are ongoing and should be coordinated with the OVRP, MSCP and Refuge planning and acquisition efforts.

## **LAND USE**

Open Space and Special Study Area overlay designation. The intent, application and criteria for the Site-Specific Special Study Area are presented in detail in **Appendix 1b, Special Study Area**.

The approximately ten-acre salt plant site, where the salt processing buildings are located, is designated Salt Works. Any change of use of this site will require analysis as part of the Site-Specific Special Study Report.

Amend this Plan, to achieve consistency if necessary, upon adoption of the future OVRP Concept Plan.

## **ZONING**

Maintain the industrial zoning on the Salt Works site as long as the Salt Works designation is maintained. Future rezones may be required to achieve consistency with the future OVRP Concept Plan.

## **GUIDELINES**

Design of future development shall be sensitive to, oriented towards, and enhance the adjacent open space of south San Diego Bay and the Otay River Valley.

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**Reference:** Topic 1a, Otay Valley Regional Park; Topic 2c, Palm Avenue West; Appendix 1a, Otay Valley Regional Park; Appendix 1b, Special Study Area; Appendix C, View Corridors and View Points; Appendix G, Local Coastal Program – Supplemental Land Use Plan Policies Applicable within the Coastal Zone .



## NEIGHBORHOOD CENTERS

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	Palm City	2a
	Nestor Town Center	2b
Palm Avenue West in Egger Highlands		2c
	Iris Avenue Mercado	2d
Palm Avenue/I-805 Regional Center		2e



## TOPIC 2A PALM CITY

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### VISION

*A uniquely revitalized neighborhood center of distinctive character, will be built upon the viable existing single-family residential core and transit center, and will incorporate multifamily and single-family residential, commercial and civic uses. This site will be redeveloped as a cohesively planned transit-oriented development, providing linkages and access to the Otay Valley Regional Park, and transit serving residential and shopping opportunities.*

### ISSUES

Palm City, centered at Palm Avenue and Hollister Street, is one of the oldest neighborhoods of the community. It is characterized by a multitude of inconsistent land use designations, zones, and existing uses. Land divisions are comprised of many small, irregularly shaped lots. Existing development includes light industrial and warehousing, automobile repair shops, a variety of commercial uses, bars, religious facilities, single-family and multifamily residential and mobile home parks, and motels. The quality of existing development ranges from poorly maintained to well maintained. Landscaping, including street trees, is minimal, and a variety of signage types contributes to the general lack of visual cohesiveness. It is well served by transit, including the Palm Avenue trolley station, and has great potential for revitalization. It is an ideal location for pedestrian-oriented developments incorporating commercial, residential and civic uses.



*See the Community Land Use Map for planned land use designations in this area.*

In 2023, the Bella Mar Community Plan Amendment redesignated 14.62 acres from Open Space to Medium Density Residential (15-<30 du/net acre). This site had been used as an off-road racetrack and was previously graded. The site is within the flood fringe area. The City Environmental Sensitive Lands Regulations allows development in the flood fringe area the development will not significantly adversely affect the existing sensitive biological resources onsite or offsite and is capable of withstanding flooding and does not require or cause the construction of offsite flood protective works, nor will it increase or expand a Flood Insurance Rate Maps Zone A published by the Federal Emergency Management Agency.

### STRATEGIES

1. Improve this area as one of the community's key mixed-use neighborhood centers through physical rehabilitation and economic revitalization.
2. Redevelopment of this area shall be pedestrian/transit-oriented and be based on Transit-Oriented Development (TOD) guidelines.
3. Develop the Palm Avenue transit center site, including the Park-and-Ride lot and, if possible,

other adjoining parcels, as the cornerstone of the Palm City neighborhood center.

- a. Include the northern portion of the triangular-shaped site, located at the southeast corner of the intersection of Palm Avenue and Hollister Street, west of the trolley tracks in these improvements.
  - b. Plans shall incorporate the trolley station and shall consider a mix of commercial, residential, civic, public plaza, and shared parking uses.
4. Consider preservation, reconfiguration and relocation options for the existing mobile home parks in this area, and integrate these sites with planned redevelopment. Explore undeveloped areas in Otay Mesa as possible sites for mobile home relocation.

**RESPONSIBILITY**

Community members, landowners and business owners working with City Departments and other responsible agencies including MTS and the Housing Commission.

**FUNDING**

1. Pursue City Capital Improvement Project (CIP) allocations and private investment.
2. Pursue Community Development Block Grant (CDBG) funds, Federal transportation planning grants and formation of a Business Improvement District or other similar entity.

**SCHEDULE**

On going

**LAND USE**

1. Mixed-Use Commercial. A Planned Commercial Development permit (PCD) shall be required for all sites developed within the Mixed-Use designated areas.
2. Designate the Bella Sol site for multifamily residential.

**ZONING**

1. Use Citywide zones to implement the community plan land use designations.
2. Apply a zone that implements the Transit-Oriented Development intent, permitted uses, design standards and criteria. Condition rezones upon approval of a PCD.
3. Consider removal of the Mobile Home Park Overlay Zone if relocation of a mobile home park is considered as part of a proposed site redevelopment.

**GUIDELINES**

1. Any redevelopment or improvement in this area shall incorporate Transit-Oriented Development (TOD) Guidelines, (Appendix A).
2. Ensure that TOD guidelines, pedestrian orientation, and streetscape recommendations are incorporated into the design for future improvements to Hollister Street.
3. Development of sites located north of Palm Avenue, adjacent to the Otay Valley shall be required to meet specific development criteria (see Topic 1a, Otay Valley Regional Park).

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**Reference:** Topic 1a, Otay Valley Regional Park; Topic 2c, Palm Avenue West; Appendix 1a, Otay Valley Regional Park; Appendix 1b, Special Study Area; Appendix C, View Corridors and View Points; Appendix I, Local Coastal Program; Bella Mar Special Study Report.

## TOPIC 2B NESTOR TOWN CENTER

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### VISION

*A vibrant town center will be revitalized through a combination of public projects and private infill development including provision of civic facilities, housing, neighborhood shopping and commercial recreation opportunities. Nestor Creek Greenway, a key feature and natural linear spine of the town center, will provide pedestrian and bicycle linkages with the future double elementary school, historic church, commercial uses and adjacent residential areas. This significant natural asset will be restored and enhanced, and returned to public use, and will become an incomparable source of community pride.*

### ISSUES

The Nestor area of the community, centered at the intersection of Coronado Avenue and Hollister Street, currently lacks a focal point. This area is dominated by a confusing mixture of gas stations, motels, and deteriorating convenience commercial uses. The interchange with I-5, and its traffic congestion, adds to the confusion.

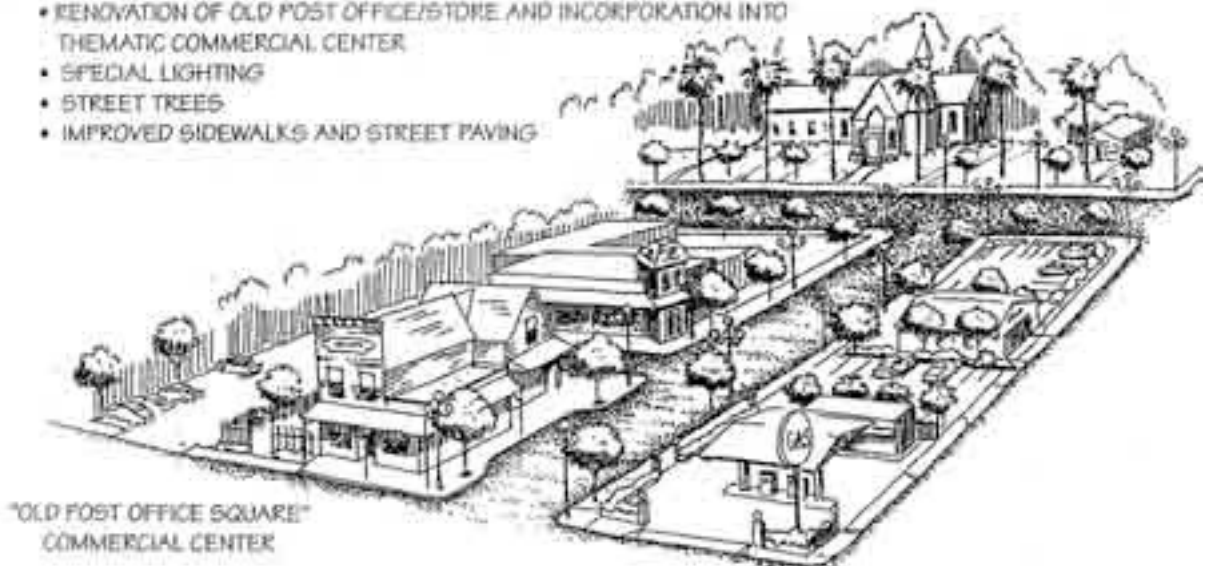
The area contains approximately 30 acres of vacant land, ten acres of which include the Nestor Creek channel and floodplain. The other 20 acres is planned as a double elementary school by the South Bay Union School District. A joint-use park would also be included in the 20-acre site.

An 11-acre site, located on the north side of Coronado Avenue east of Green Street is currently occupied by the South Bay Drive-in, a multi-screen movie theater. It operates as a theater, as well as a swap meet, and has recently been upgraded. This site presents an excellent opportunity for redevelopment as a commercial center that could provide a variety of shopping and recreational services to the community.

#### CHARACTER SKETCH OF RENOVATION OF FLOWER STREET HISTORIC AREA

##### SUGGESTED IMPROVEMENTS

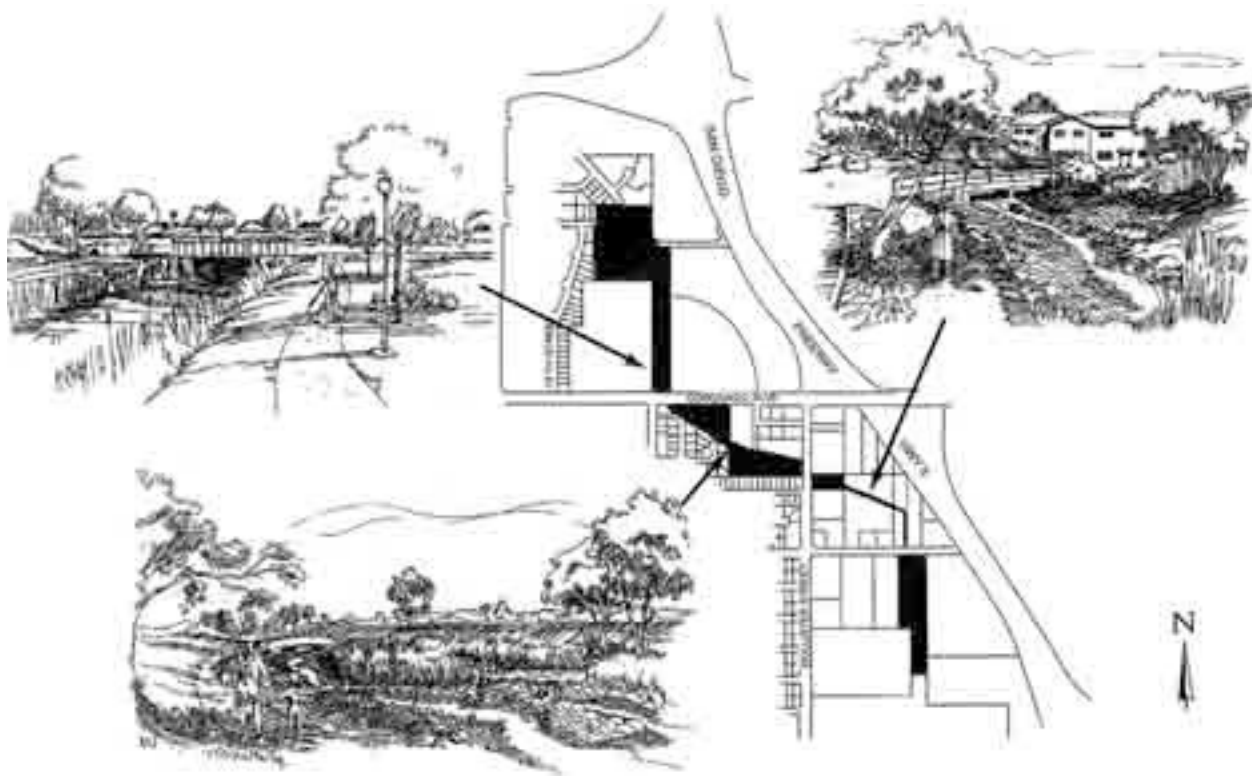
- RENOVATION OF OLD POST OFFICE/STORE AND INCORPORATION INTO THEMATIC COMMERCIAL CENTER
- SPECIAL LIGHTING
- STREET TREES
- IMPROVED SIDEWALKS AND STREET PAVING



The Methodist Church south of Coronado Avenue on Flower Street is a visually prominent historical landmark. The 115-year old church is a very positive feature in this area of underutilized and deteriorating structures.



Nestor Creek, an unimproved drainage channel runs in a southeast to northwest direction through the area. It could provide opportunities for community enjoyment, identity, and pride. Virtually all of the creek has been channelized, but only a small portion of it is underground. Much of the land adjacent to the creek in this area is undeveloped. Like the Otay Valley, Nestor Creek has been largely ignored and subjected to trash dumping. Well trodden footpaths along portions of the creek, and frequent visits by local and migrating water fowl attest to the potential of the creek as a natural riparian greenway through the Nestor neighborhood. The creek corridor provides an excellent opportunity for development of multi-purpose trails linking residential, commercial, and public uses while creating a break in urban development and providing aesthetic relief.



Nestor Creek Park & Greenway

## STRATEGIES

- A. Develop Nestor Creek Greenway as a public open space corridor following Nestor Creek through the Nestor Town Center. Provide public infrastructure in the form of a linear park and a neighborhood park. Provide necessary traffic controls to connect the park where it crosses Coronado Avenue. Restoration and enhancement efforts will establish Nestor Creek Greenway as the natural linear spine of the Nestor Town Center.
- Facilitate the redevelopment of the drive-in theater site as a community commercial center or mixed commercial/residential development. Permit a wide range of community commercial uses and encourage commercial recreation uses.
  - Develop a double elementary school and joint use neighborhood park on the 20-acre site west of the drive-in theater. This park will be the northern anchor of the Nestor Creek Greenway.
  - Investigate the possibility of preserving the 115-year old Methodist Church as a State Historical Landmark.
  - Implement the Nestor Town Center design guidelines through public projects and private project design review.
  - Determine floodplain boundaries and apply appropriate land use designations and zoning.



*See the Community Land Use Map for planned land use designations in this area.*

## RESPONSIBILITY

Community Plan Implementation Team, community members, City Departments and South Bay Union School District.

## FUNDING

City CIP, private development, and potential CDBG funds, South Bay Union School District.

## SCHEDULE

To be determined.

## LAND USE

Community Commercial, Elementary School, Neighborhood Park, and Public Facilities (flood control).



## ZONING

Apply a community-commercial zone on the drive-in theater that permits, but is not limited to the following uses in a shopping center environment: commercial recreation including theaters, restaurants, indoor sports and health clubs, supermarket; pharmacy; and professional offices. Condition the rezone upon approval of a Planned Commercial Development permit (PCD) incorporating the design criteria found below. Apply Floodway (FW) and Floodplain Fringe (FPF) zoning to Nestor Creek.

## GUIDELINES

- Redevelop the drive-in theater site with a community shopping center that provides commercial recreational uses. Incorporate the Nestor Creek Greenway design into the site plan.
- Orient building fronts along Nestor Creek with pedestrian-friendly design elements such as display windows and building entries facing the creek. Provide outdoor dining areas where appropriate.
- Provide pedestrian and bicycle linkages from the commercial center to the Nestor Creek Greenway and continue those linkages along the Greenway.
- Utilize a riparian vegetation landscape theme along Nestor Creek.
- Develop Nestor Creek Greenway as a passive park incorporating shade trees, open turfed areas, picnic areas, areas for outdoor dining establishments, and a pedestrian and bicycle path.
- Construct a traffic signal and crosswalk at Green Bay Street to link Nestor Creek Greenway across Coronado Avenue. Incorporate enhanced paving, unique landscaping, and Greenway entry signs.
- Prohibit further channelization, undergrounding, or piping of Nestor Creek within the designated Greenway unless absolutely necessary for health or safety reasons. If channelization is needed, require a natural earthen channel.
- Provide special landscaping or unique street lighting to unify the Flower Street area in conjunction with efforts to preserve the 115-year old Methodist Church.
- Preserve Nestor Creek as an open channel and incorporate a pedestrian bridge and linkages, enhanced landscaping, and public art into the proposed pump station site on the North Side of Grove Avenue adjacent to I-5.



**Reference:** Vision Map, Topic 4, Community Facilities and Services.

## TOPIC 2C PALM AVENUE WEST IN EGGER HIGHLANDS

### VISION

*This traditional automobile-oriented strip will become an attractive, revitalized commercial area that emphasizes the energy, movement, and vitality of its dominant linear form while providing a safe environment for pedestrians and transit users. Commercial uses will be intensified through redevelopment, infill development and efficient land utilization.*

### ISSUES

This older portion of Palm Avenue, from Saturn Boulevard to the Imperial Beach boundary and beyond into Imperial Beach, is lined with approximately 35 acres of automobile-oriented strip commercial development and contains a wide variety of uses including convenience stores, liquor stores, restaurants, bars, auto repair shops, service stations and mini-malls. Interspersed with these uses are motels and mobile home parks. There is a mix of thriving and marginal businesses, well maintained and poorly maintained property, and underutilized land. This nondescript and deteriorated area is characterized by the presence of large billboards, freestanding and fixed signs, and a lack of sidewalks and landscaping, resulting in negative visual images.

Due to small lot sizes in a majority of the area, and existing adjacent residential development, potential for development of commercial sites with adequate on-site parking is constrained. The considerable street width and fast moving traffic divides this commercial strip (north/south) making it difficult for motorists to enter and exit the flow of traffic and for pedestrians to cross Palm Avenue, thereby limiting patronage of these businesses.

### STRATEGIES

- Plan, promote and implement the street design, streetscape and architectural improvements described in the Guidelines, below.
- Explore the potential for creating a redevelopment project along the Palm Avenue West corridor. Coordinate these efforts with those of the Imperial Beach Palm Avenue/Commercial Redevelopment Project.
- Preserve the existing mobile home parks and integrate these sites with planned redevelopment.



*See the Community Land Use Map for planned land use designations in this area.*

**RESPONSIBILITIES**

Community Plan Implementation Team, community members and business owners working with City Departments and Sections (Planning, Redevelopment, Economic Development, Park and Recreation, Arts and Culture, Public Works) and other responsible agencies including Caltrans, MTDB and the Imperial Beach Redevelopment Agency.



**FUNDING**

City CIP allocations and private investment. Pursue Community Development Block Grant (CDBG) funds, and formation of a Business Improvement District or other similar entity.

**SCHEDULE**

To be determined.

**LAND USE**

Community Commercial

**ZONING**

Apply a zone that permits a wide range of commercial services and products in a linear pattern, intended primarily for automobile-oriented use. Maintain the Mobile Home Park Overlay Zone.



**GUIDELINES**

- Provide opportunities for intensified land use. Promote building expansion by reducing building setbacks, bringing buildings close to sidewalks and streets, and reducing on-site (off-street) parking requirements. On-site parking requirements may be reduced where it can be determined that the quantity of proposed parking would adequately serve the site or that additional adequate on-street or shared parking is provided.
- Maximize on-street parking. Explore opportunities for creation of additional parking lanes by reducing the width of the center median. Street design modifications shall be planned with Caltrans and City engineers, and shall not unduly impede the flow of traffic. Reduce the quantity of driveway curb cuts; consolidate proposed curb cuts and promote shared driveways.
- Create a pedestrian-friendly environment in this automobile-oriented streetscape by providing landscape or on-street parking areas as buffers between the sidewalk and the traffic lanes; and by providing sidewalk "pop-outs" at intersections. Provide bus shelters at established bus stops. Where possible, create opportunities for bus stops to be located where they will not impede the flow of traffic.
- Create a streetscape along Palm Avenue West that establishes a sense of place, and highlights the commercial strip as a gateway from Coronado and Imperial Beach to San Diego. Improve the appearance of the strip by implementing building repairs and upgrades; paving and repairing sidewalks; creating and implementing signage plans and controls; and providing banners, street furniture and landscaping.
- Capitalize on the name Palm Avenue by planting a variety of palm trees. Plants adapted to local coastal conditions shall be planted in the medians and along both sides of the street, both within the City right-of-way and on adjacent private property.



## TOPIC 2D IRIS AVENUE MERCADO

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### VISION

*A lively mercado, or marketplace, will provide a wide variety of neighborhood commercial services and retail uses, serving transit commuters, employees of the adjacent industrial park, and nearby residents. Housing opportunities will be incorporated in the project. By sharing parking facilities with the adjoining transit center, the use of the site for retail and pedestrian spaces will be maximized in this transit-oriented development.*

### ISSUES

This neighborhood center includes the existing trolley station and Park-and-Ride site, and adjacent properties located on Iris Avenue. Uses adjacent to the trolley station include a junk yard, truck storage, and a pre-school. A Plan amendment, rezone and planned commercial development (PCD) permit for transit-oriented commercial uses was previously approved for the pre-school site, but never implemented. Commercial uses are not currently provided in this area. These sites would make ideal locations for small-scale commercial projects.

### STRATEGIES

- Develop this neighborhood center with commercial retail and service uses which would serve transit commuters, employees at the adjacent industrial park and nearby residents.
- Encourage multifamily residential uses as part of the commercial development; inclusion of housing shall be consistent with Transit-Oriented Development (TOD) guidelines.
- Provide opportunities for retailers and service providers to locate small businesses in this area without incurring substantial start-up costs.
- Explore opportunities for developing commercial uses on the Park-and-Ride site. Ensure that adequate parking space for transit patrons is maintained.



*See the Community Land Use Map for planned land use designations in this area.*

### RESPONSIBILITY

Community Plan Implementation Team, community members, landowners and business owners working with City Departments and Sections (Planning, Economic Development, Public Works and others as appropriate) and MTDB.

**FUNDING**

Private investment.

**SCHEDULE**

To be determined.

**LAND USE**

Mixed-Use Commercial. A Planned Commercial Development permit (PCD) shall be required for all sites developed within the Mixed Use designated areas.



**ZONING**

Apply a zone that implements the Transit-Oriented Development intent, permitted uses, design standards and criteria. Condition rezones upon approval of a PCD.

**GUIDELINES**

- Project design shall incorporate features of a market or mercado. Include pedestrian plazas and outdoor eating areas within the development.
- Lease spaces could be small to encourage a variety of neighborhood retail services and provide opportunity for small business owners to locate here.
- Commercial uses shall serve transit commuters as well as local residents.
- Require minimal or no on-site parking. Encourage shared parking with the adjacent transit center Park-and-Ride parking facility and all newly developing commercial sites within the mixed-use neighborhood center area.
- Redevelopment of these sites shall be pedestrian-/transit-oriented and incorporate Transit-Oriented Development (TOD) guidelines.



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**Reference:** Vision Map; Appendix A, Transit-Oriented Development.

## TOPIC 2E PALM AVENUE/I-805 REGIONAL CENTER

### VISION

*A regional center, that offers a wide range of civic and commercial uses, will be planned with the participation of all south San Diego communities, developers, and City staff. The development and evolution of this center will build upon the projects already approved for the Gateway Fair center at the northwest quadrant of the Palm Avenue/I-805 interchange, and the Promenade (Wal-Mart) center on the south side of the same interchange.*

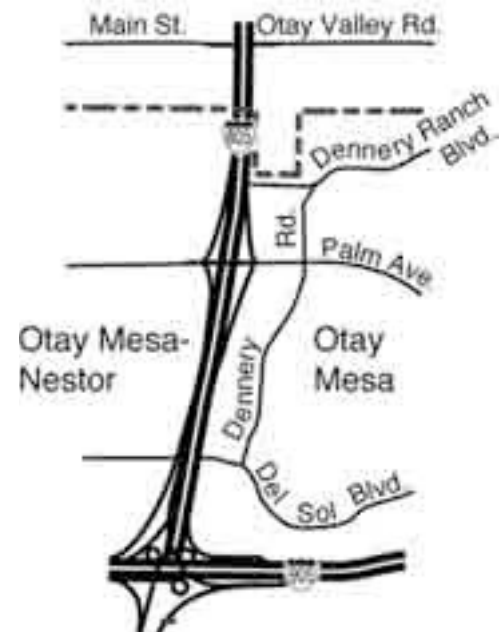
### ISSUES

This center, which is located in the westernmost area of the Otay Mesa community, has a development area of approximately 100 acres. Its location, adjacent to the eastern boundary of the Otay Mesa-Nestor community is convenient to the residents of this, and other South San Diego communities.

For years, residents in South San Diego and particularly eastern Otay Mesa-Nestor, have identified the lack of a community or regional center that provides a wide variety of civic and commercial uses as a serious problem.

### STRATEGIES

- Work with the City in the comprehensive update of the Otay Mesa Community Plan to achieve the development of a regional center that serves the needs of Otay Mesa-Nestor residents as well as all South San Diego communities.
- In addition to commercial uses, explore the possibility of locating other regional facilities such as a full service post office, South San Diego branch library, fire station, a medical center, and neighborhood service center.
- Provide transit service to this center to ensure convenient access to residents of Otay Mesa-Nestor and to all existing and proposed residents of South San Diego.
- Maximize the efficiency of the site by incorporating Transit-Oriented Design guidelines.



*See the Community Land Use Map for planned land use designations in this area.*



**RESPONSIBILITY**

Community Plan Implementation Team, community members, private developers and community planning groups working with Community and Economic Development, other City departments, and outside agencies as needed.

**FUNDING**

General and other public funds for community plan update, CIP and public funding for institutional uses, private development for commercial uses.

**SCHEDULE**

Future additional development and plan update to be determined.

**LAND USE**

Community and regional commercial per the Otay Mesa Community Plan.

**ZONING**

Apply zoning that permits a wide range of commercial, civic, and quasi-public uses and services.

**GUIDELINES**

Guidelines for the development of this center will be proposed in conjunction with the Otay Mesa Community Plan update.



# HOUSING

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## TOPIC 3 HOUSING

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### VISION

*A wide range of housing opportunities in well maintained neighborhoods and developments will be available to the residents of this community. Housing alternatives will include: affordable single-family detached housing, very low-density rural housing along the fringes of the river valleys, multifamily units, rehabilitated unique older units in the Palm City and Nestor areas, mobile homes, and senior housing in mixed-use transit-oriented developments near the trolley stations. Housing will be maintained through a variety of financial assistance programs, public outreach programs, and code enforcement. Community facilities and services needed to support the additional population associated with the development of new housing will be provided.*

### ISSUES

Otay Mesa-Nestor is an urbanized community that is almost completely built out with approximately 17,000 housing units. Approximately two-thirds of these housing units are single-family detached, and another third are multifamily (including approximately 2,000 mobile homes).

An estimated 95 percent of the residential land has been developed. Undeveloped areas are comprised of a mix of large vacant lots along the river valleys, small one-half to one-quarter acre vacant parcels and underdeveloped R-3000 lots in the Nestor area, and some ten- to fifteen-acre sites located throughout the community. When developed, these vacant and underdeveloped sites will add an estimated 700 residential units (250 single-family and 450 multifamily) to the community.



Otay Mesa-Nestor's most significant housing feature is its existing supply of affordable single-family detached homes. The community's median housing price was \$134,379 in 1990. This was significantly lower than the overall City's \$189,412 median housing price.

Local residents want to preserve and possibly expand the supply of large lot housing that is located along the edges of the two river valleys (i.e. Leon Avenue and the portion of Palm Avenue between 24<sup>th</sup> Street and Beyer Boulevard). Housing in these areas is characteristic of the community's rural past.

Much residential development occurred in the later 1970s and throughout the 1980s. Some of this development occurred on land zoned and designated for commercial use. Because this development was not anticipated, it resulted in straining some community facilities and services such as streets, libraries, public safety and particularly schools.

Although the community is proud of its affordable single-family housing, local residents are concerned about a gradual decline in single-family home maintenance, as well as overall neighborhood maintenance. Problems include housing disrepair, abandoned vehicles, overgrown lots, illegal storage of boats and vehicles, illegal tractor trailer parking, the accumulation of junk and litter in public and private areas, and illegal home businesses.



Housing disrepair is most apparent in the community's oldest neighborhoods, Palm City and Nestor. Approximately one thousand structures in these areas date back fifty years or more and some of these units need to be rehabilitated or replaced. The deteriorating housing contributes to a negative neighborhood image and discourages new investment in these areas.

Otay Mesa-Nestor contains approximately 40 percent of the City's mobile homes. Mobile homes provide single family housing that is affordable and secure. Most of the community's mobile home coaches and parks are in good to fair condition. Many of the older deteriorating mobile home parks are located in Palm City. The older deteriorating coaches are located in parks that also have substandard infrastructure.



Notwithstanding mobile home parks, the community has only one senior housing project with the facilities typically needed by seniors. The community would like to expand the supply of senior housing in order to provide housing opportunities for its older residents. This is consistent with the City's policy to promote balanced communities within the City of San Diego.

The City's Housing Element promotes the goal of providing housing assistance to 9,316 additional lower-income households citywide during the period of 1991 to 1998. This number has been distributed by community to ensure that all communities provide their "Fair Share" of low-income housing needs, without concentrating such units in any one community. The seven-year goal for Otay Mesa-Nestor is 300 households. Some of the following strategies identify ways in which the City's goal is tailored to meet the community's goals for first-time homebuyers assistance, rehabilitation, and preservation of mobile home parks.

Prior to adoption of this Plan, River Trails, a proposed low-density residential project of 45 units on 10.5 acres located south of Madreselva Way and west of Hollister Street, was denied on the basis that the City Council could not make the finding that the proposed development would not expose future residents to a level of unacceptable risk to their property or their health and safety from potential flooding. Community residents have long believed that the site is subject to flooding, and have recommended either preservation of the site as open space or development of it as a public park. Based on these actions and recommendations, and the potential for alternative land uses, the site has been designated Low-Density Residential or Open Space and zoned R1-5000.

## **STRATEGIES**

- Develop outreach programs that provide available financial and counseling assistance to potential first-time homebuyers within the community. Federal Mortgage Credit Certificate funds will be the primary funding source for this program. Since this program maintains the market value of housing and targets existing units, it should be applied throughout the community as funds become available.
- Assist in the enforcement of building and zoning codes in residential areas to abate zoning, building, and health code violations. Emphasize self-enforcement through community awareness and education. Provide training programs that will allow the Police Department's community patrol groups to identify and facilitate the prosecution of zoning violations.
- Work with local financial institutions and City Departments to develop "home improvement loan programs," and provide information on these programs at the library, schools, and the Neighborhood Service Center.
- Develop and implement a program to preserve and rehabilitate existing single-family and multifamily housing within the Palm City area. Focus efforts on available housing rehabilitation programs. Survey existing structures and conduct special outreach programs to notify residents of available housing programs. Study the possibility of increasing rehabilitation opportunities using Community Development Block Grant (CDBG) funding.
- Work with mobile home park owners and residents to preserve and rehabilitate mobile homes by targeting available state and local funds for mobile home preservation. Participate on the Mobile Home Issues Committee, or similar committees, to identify solutions for mobile home park preservation. Study preservation alternatives such as tenant ownership of parks or the creation of non-profit housing corporations.
- Provide senior multifamily housing opportunities at the Palm City Station and Iris Avenue Mercado, in a mixed-use setting where residents can benefit from access to transit and commercial services.
- Maintain planned residential land use intensities to ensure conservation of neighborhood character. Do not permit rezones to higher densities inconsistent with the community's land use designations. This will ensure preservation of neighborhoods such as "Leon Avenue," as well as the stock of affordable single-family housing.

- Work with the school districts to ensure that new housing is adequately served by a full range of educational facilities. Provide all other community facilities and services concurrent with development.
- Seek public funds for acquisition of the 10.5-acre former proposed River Trails site.

**RESPONSIBILITY**

Community Plan Implementation Team, Community Members, Housing Commission, Non-Profit Housing Groups, City Departments as needed.

**FUNDING**

City Housing Commission funds, additional CDBG Funds, Federal mortgage credit certificates, local lending institutions and Private Development.

**SCHEDULE**

To be determined.

**LAND USE**

The 10.5-acre River Trails site has a land use designation of Low-Density Residential or Open Space.



## COMMUNITY FACILITIES

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Schools	4a
Library Service	4b
Postal Service	4c
Drainage and Flood Control	4d
Parks	4e

**VISION** *A key group of community facilities and services will be provided to all who reside and conduct business in this community. All school-aged children will have convenient access to schools adequately provided with both staff and facilities. An expanded and upgraded library will provide improved service in a facility that is properly sized for a community of 60,000+ residents. Complete postal service will be conducted from a new regional post office in Otay Mesa. While not located in Otay Mesa-Nestor, this facility will be conveniently located for residents and businesses of all south San Diego communities. Public safety issues associated with drainage systems and flood control facilities will be resolved as a result of improvements to the community's three major drainage systems (Otay River Valley, Tijuana River Valley and Nestor Creek). Population-based parks with sufficient area, facilities, and a full range of recreational programs will be available to all community residents. Standards and levels of service for the provision of all facilities and services in Otay Mesa-Nestor will be equal to those in any other areas of the City.*





## TOPIC 4A SCHOOLS

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### ISSUES

The provision of educational facilities has lagged behind development of the community since a rapid period of growth in the 1960s, 1970s, and 1980s. Today, Otay Mesa-Nestor is almost fully developed, yet overcrowded school conditions remain the community's most significant facilities and service issue. Some residential development continues to occur in Otay Mesa-Nestor. As new residential development occurs the problem of overcrowded schools becomes worse. Extensive use of portable classrooms has helped to relieve



overcrowding. Where used, however, portable classrooms have created the problem of preempting the use of outdoor areas including recreational areas.

Three school districts currently provide service to the community (Sweetwater Union High School, Chula Vista Elementary, and South Bay Union Elementary). The districts have partially addressed their capacity problems through year round school schedules. Some temporary relief may be available when new schools in newly developing areas such as Otay Mesa are built. The South Bay Union Elementary School District is also in the process of purchasing a 20-acre site at Coronado Avenue and Green Street. It plans to build a double elementary school as soon as funding becomes available.

### STRATEGIES

- Work cooperatively with the school districts in the processing of residential projects that are seeking discretionary approvals in conjunction with legislative actions. Council Policy 600-22, Availability of Schools, is a mechanism for ensuring adequacy of schools. Consider recommending denial of legislative actions that would result in additional strain on the provision of school facilities or the ability of the school districts to provide adequate educational services.
- Cooperate with the school districts to develop legislation that would enable them to obtain maximum funding from future residential development proposals.
- Work with the South Bay Union School District in the development of a double elementary school and joint-use neighborhood park on the 20-acre site on Coronado Avenue at Green Street.



**RESPONSIBILITY**

Community Plan Implementation Team, Community Members, School Districts, and City Departments.

**FUNDING**

State for school improvements, Park and Recreation Department for development of park site at Nestor Town Center. Possible CDBG funding for park and Nestor Creek Greenway improvements.

**SCHEDULE**

Ongoing.

**LAND USE AND ZONING**

Alternative land use designations and zoning should be reflective of surrounding land uses in the event the facilities are not developed.

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**Reference:** Vision Map; Topic 2b, Nestor Town Center, Appendix 4, Community Facilities and Services.

## TOPIC 4B LIBRARY SERVICE

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### ISSUES

The community is currently served by a 10,000 square-foot branch library located at Coronado Avenue and Beyer Boulevard.

The existing library is undersized for a community of 60,000 residents. A 5,000 square-foot expansion is being planned for this facility. The expansion is programmed to be completed with the beginning of development in Otay Mesa.



The expanded Otay Mesa-Nestor library will provide service not only for Otay Mesa-Nestor residents, but also for residents occupying the beginning phases of development in the Otay Mesa community easterly of I-805. Development in Otay Mesa will contribute to the funding of the expansion. As Otay Mesa develops, the Otay Mesa-Nestor branch library will continue to experience crowded conditions. Eventually, a branch library is planned for the Otay Mesa community. When this branch is built, the crowded conditions in Otay Mesa-Nestor should abate.

### STRATEGIES

- Work with the Library Department to implement plans to expand the Otay Mesa-Nestor branch library as soon as possible.
- Early development of the permanent Otay Mesa branch library will benefit the residents of Otay Mesa-Nestor as Otay Mesa residents shift their usage to their own branch. Therefore, efforts should be made to develop the Otay Mesa branch as soon as development warrants its construction.

### RESPONSIBILITY

Community Plan Implementation Team, Community Members, Community & Economic Development Department.

### FUNDING

Capital Improvement Project, Otay Mesa development impact fees.

### SCHEDULE

Dependent upon pace of development in Otay Mesa.

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**Reference:** Vision Map; Appendix 4, Community Facilities and Services.



## TOPIC 4C POSTAL SERVICE

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### ISSUES

The Otay Mesa-Nestor community (92154 zip code) has a small post office at 1270 Picador Boulevard. This office does not process the 92154 zip code mail. Otay Mesa-Nestor residents travel to the Chula Vista branch post office at 340 Oxford Street in Chula Vista to receive special mail deliveries since this is where their community's mail is processed. Other South Bay post offices are the San Ysidro and Imperial Beach facilities and the main post office in Chula Vista.



Community representatives have been working with the 50<sup>th</sup> Congressional District office to establish a regional postal facility in South San Diego.

The Postal Service has recognized the need to provide a regional postal facility in South San Diego. The Service is investigating the Otay Mesa area and anticipates developing a new facility there within the next five years. Preliminary plans call for a post office of 25,000-30,000 square feet on a three- to five-acre site.

### STRATEGIES

- Continue to work with the Postal Service and the 50<sup>th</sup> Congressional District to ensure provision of a full service regional facility that will serve all residents in South San Diego.
- Strive to ensure the development of a facility that is centrally located to the region's postal patrons. Ensure a location that is accessible by transit.

### RESPONSIBILITY

Community Plan Implementation Team Community Members and U.S. Postal Service.

### FUNDING

U.S. Postal Service.

### SCHEDULE

Project anticipated to be built by 2000.

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**Reference:** Vision Map; Appendix 4, Community Facilities and Services.

## TOPIC 4D DRAINAGE AND FLOOD CONTROL

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### ISSUES

Otay Mesa-Nestor is located between two major drainage systems, the Otay River and Tijuana River. During times of heavy precipitation both of these rivers are prone to flooding. Properties, both improved and unimproved, have been damaged as a result of periodic flooding.

In addition to the Otay River and the Tijuana River, Nestor Creek, a smaller drainage system in the interior of the community, is also subject to flooding during periods of heavy precipitation. Flooding of Nestor Creek has also resulted in damage to properties.

### STRATEGIES

- Apply appropriate land use designations and zoning regulations in the three drainage basins identified above.
- Improve Nestor Creek from its source at the southern termini of Lauriston and Paxton Drives to the point where it drains into the Otay River. Utilize the strategies and guidelines provided in Topic 2b, Nestor Town Center, in designing and implementing improvements to the creek system.
- Temporarily designate the area of the flooded Lauriston and Paxton site Open Space. Conduct a comprehensive analysis of this area to determine the most appropriate future land use. The City shall retain ownership of this property until a permanent future land use has been designated for this area.
- Work cooperatively with community residents to obtain historical knowledge of the flooding characteristics in their community to guide the decision process on development proposals.



**RESPONSIBILITY**

Community Plan Implementation Team, community members and various City Departments & Divisions including: Real Estate Assets for Lauriston and Paxton properties, Park and Recreation for Nestor Creek Greenway and State Coastal Commission.

**FUNDING**

Capital Improvement Project, potential CDBG grants, private development.

**SCHEDULE**

To be determined.

**LAND USE**

Designate flood prone areas as open space or public facility.

**ZONING**

Rezone all areas subject to flooding to the Floodplain Fringe (FPF) or Floodway (FW) zones.

## TOPIC 4E PARKS

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### ISSUES

Otay Mesa-Nestor is deficient by approximately ten acres of population-based parks.

Although the community is fairly well served in terms of designated parks, several of its parks are either not developed at all, or are only partially developed. For years, community residents have sought to have improvements to these parks implemented.



### STRATEGIES

- Work with the South Bay Union School District to develop the neighborhood park planned to be built in conjunction with the elementary school at Green Street. Development of this park should overcome the ten-acre population-based park deficiency.
- Bring all population-based parks up to standard as soon as possible by providing all necessary development and improvements.
- Develop Granger Street, 15<sup>th</sup> Street (Eucalyptus Tree), and Cochran Avenue mini parks.

### RESPONSIBILITY

Community Plan Implementation Team, Community Members, Community & Economic Development Department and South Bay Union School District.

### FUNDING

Capital Improvement Project, and potential CDBG grants.

### SCHEDULE

To be determined.





**LAND USE AND ZONING**

Alternative land use designations and zoning should be reflective of surrounding land uses in the event the facilities are not developed.

**GUIDELINES**

- Develop all parks with the facilities and according to the guidelines, recommended in **Appendix 4**.



# PUBLIC SAFETY AND ENFORCEMENT

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Police Protection 5a

Fire Protection 5b

Neighborhood Maintenance 5c

**VISION** *Safe, clean, and attractive neighborhoods will be achieved through community improvement and maintenance programs involving local residents, business representatives, volunteer groups and City staff. Police, youth groups, the elderly, and all local citizens will work together to prevent crime before it happens. Fire protection will be improved by locating a new fire station in the nearby Otay Mesa community. Clean neighborhoods and open space areas will become sources of local pride.*

## TOPIC 5A POLICE PROTECTION

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### ISSUES

The Southern Area Police Station that serves all of South San Diego is located in the center of Otay Mesa-Nestor at 27th Street and Coronado Avenue. In addition, Community Relations Officers are located in the Palm Ridge Shopping Center at I-805 and Palm Avenue, as well as at the Neighborhood Service Center at 30th Street and Coronado Avenue.



Community Relations Officers are part of the Police Department's "Neighborhood Policing Program" that was initiated in September of 1994. These officers are highly visible in the neighborhoods on a daily basis, at community events, schools, and local organizations' meetings, working in partnership with citizens to create safer neighborhoods. Citizens can participate in the Neighborhood Policing Program through active involvement in the Citizen's Patrol Program, the Retired Seniors Volunteer Program (R.S.V.P), and in Neighborhood Watch Programs.

The Neighborhood Policing Program is a success story in South San Diego. Crime levels are down communitywide and local residents greatly appreciate the Police Department's commitment, as well as their own efforts, toward making their community a safer and more pleasant place to live and work.

### STRATEGIES

- Maintain the staffing effort for the Community Policing Program in the Southern Area Division in order to ensure its continued involvement and success.
- Expand the community's role in the Neighborhood Policing Program through increased participation in Neighborhood Watch Programs and through community policing outreach programs.

### RESPONSIBILITY

Police Department, Community Plan Implementation Team, Community members, and the Community & Economic Development Department.

### FUNDING

General Fund, Local Volunteers and Private Donations.

### SCHEDULE

Ongoing.

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**Reference:** Vision Map; Topic 2a, Palm City; Topic 2d, Iris Avenue Mercado; Topic 4, Community Facilities; Topic 5, Public Safety and Enforcement.



## TOPIC 5B FIRE PROTECTION

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### ISSUES

The Otay Mesa-Nestor community currently has two fire stations. Fire Station No. 30 is located on Coronado Avenue and Flower Street, and Fire Station No. 6 is located in a renovated house at Palm Avenue and Twining Avenue.

When the areas east of I-805 eventually develop, the Fire Department plans to relocate Fire Station No. 6 at a site not yet determined within the Otay Mesa Community. The Otay Mesa-Nestor community is concerned that the relocation of Fire Station No. 6 may jeopardize service response times in their own community.



### STRATEGIES

- Maintain Fire Station No. 6 as a permanently operating facility at its current location in addition to locating a future new facility in western Otay Mesa. Enhance Fire Station No. 6 or build a new facility at this existing site to meet minimum fire station facility standards.
- Review the need for two fire stations before funding the reconstruction and expansion of Fire Station No. 6 and before building a new fire station in western Otay Mesa.

### RESPONSIBILITY

Fire Department, Community Plan Implementation Team, community members, and the Community and Economic Development Department.

### FUNDING

Otay Mesa Development Impact Fees (DIF), C.I.P.

### SCHEDULE

Land Acquisition-2002, Construction-2004.

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**Reference:** Vision Map.

## TOPIC 5C NEIGHBORHOOD MAINTENANCE

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### ISSUES

Zoning and building code violations, litter, and graffiti are three problematic neighborhood maintenance issues in the Otay Mesa-Nestor Community. Violations include housing disrepair, abandoned vehicles, illegal home businesses, illegal storage of boats and vehicles, and the accumulation of junk and litter in public and private areas.

The City currently attempts to address these issues through an approach that relies on local residents to recognize and report potential violations. The City then acts to bring the violation into compliance.

The strength of a complaint basis program is its employment of local residents as a resource in the process. However, with this type of approach many violations are not reported because local residents are not certain of what constitutes a violation. They may also be hesitant to get involved. The violations often continue for unnecessarily long periods of time and in the interim create unsightly conditions or hazards. When left untreated, violations may also escalate into more complicated and serious offenses that may require legal action.

Community residents consider overhead utilities to be an unsightly public nuisance. They feel that too many subdivisions in their community were exempted from the City's requirement to underground utilities, and now the community is left with miles of overhead utility lines in addition to being left with the expensive bill for undergrounding in order to upgrade their neighborhoods. They feel it is more economical and more efficient for both the City, as well as individual property owners, if the City requires the undergrounding as part of the subdivision approval process.

The City, in conjunction with local utility companies, currently provides funding for undergrounding utilities along major streets through a State Public Utility Program titled 20B.



**STRATEGIES**

- Develop a Neighborhood Code Compliance Program similar to those in effect in other communities. Code Enforcement staff, together with local residents, will actively seek out violations within the community and develop methods of achieving compliance.
- Develop litter control and graffiti control programs to supplement the complaint-based programs currently in effect.
- Waivers for underground utilities should not be permitted.
- Prioritize State Public Utility Program (20B) projects within the community according to the highest level of public benefit and ensure that the community receives its fair share of this funding resource.

**RESPONSIBILITY**

Community Plan Implementation Team, Community Members, Police Department, Community and Economic Development Department, Fire Department, Public Works and SDG&E.

**SCHEDULE**

Upon Plan adoption.

**FUNDING**

Pursue CDBG and other grants. State Public Utility Program (20B).



# **TRANSPORTATION FACILITIES**

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## TOPIC 6 TRANSPORTATION FACILITIES

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### VISION

*A safe, efficient, attractive, and environmentally sensitive transportation system consisting of vehicular, pedestrian, bicycle, and transit facilities will be provided to all who reside and conduct business in Otay Mesa-Nestor. Transportation improvement projects will enhance the community through the creative use of street lighting, public art, community signs and landscaping.*

### ISSUES

The community is served by a convenient grid-style street system, three accessible freeways, several bicycle routes and five bus routes which connect to the South Line Trolley. The San Diego Trolley is a regional light rail system that stops at two locations within the community.



Both Hollister Street south of Coronado Avenue, and Saturn Boulevard between Leon Avenue and Palm Avenue are not wide enough to accommodate projected traffic volumes. In addition, these streets have two below standard intersections; Saturn Boulevard at Palm Avenue, and Hollister Street at Coronado Avenue.

Over the course of the community's development, very little landscaping or streetscaping was designed into transportation projects. As a result, the community has only one half-mile of landscaped area along Del Sol Boulevard, thirty street trees along Palm Avenue, and a few street trees along Coronado Avenue.


Community members also report inadequate landscaping along the trolley right-of-way as compared to other jurisdictions. Other transit issues in the past have included bus service and conditions inferior to those elsewhere in the region. Although in recent years timed transfers have improved and newer buses have been added to the fleet, the community wants to ensure continued progress in this direction.

The bicycle system adopted in the 1979 Plan has never been completed. However, in response to regional goals to better recognize the aesthetic and cultural value of the San Diego Bay, efforts are underway to improve and finish various links of a regional bike system called the "Bayshore Bikeway." The Bayshore Bikeway currently takes bicyclists from Chula Vista, down along the Otay River Valley bike path, to the bike lane along Saturn Boulevard, then westwardly along the Palm Avenue bike lane to Imperial Beach.





## STRATEGIES

- Widen Hollister Street to a four-lane collector street between Coronado Avenue and Tocayo Avenue to accommodate the projected traffic for this roadway. Coordinate this project with Caltrans' plans for improving the Hollister Street and Coronado Avenue intersection by adding a southbound to eastbound left-turn lane, and a southbound to westbound right-turn lane.
- 
- Widen Saturn Boulevard to a four-lane collector street from Leon Avenue to Palm Avenue to accommodate the projected traffic for this roadway. Coordinate this project with Caltrans' plans to add the following improvements to the Palm Avenue and Saturn Boulevard intersection:
    - 1) A westbound to southbound left-turn lane.
    - 2) An extension of the length of the westbound to northbound right-turn lane.
    - 3) An eastbound to southbound right-turn lane.
    - 4) A southbound to westbound right-turn lane.

(The segment of Saturn Boulevard between Palm Avenue and Coronado Avenue is included in the City's Capital Improvement Program and funding is scheduled for FY 1999.)

- Improve traffic flow along Palm Avenue, Coronado Avenue, Beyer Boulevard, Beyer Way, and Picador Boulevard by coordinating the traffic signals with the City's Master Traffic Control System.
- Monitor bus service and conditions to ensure appropriate service and facilities equal to those elsewhere in the City of San Diego.
- Utilize remaining Palm Avenue Improvement project funds to install community identification signs at both ends of Palm Avenue.
- Incorporate landscaping, street lights, unique community identification signs, and public art in transportation Capital Improvement Projects.

- Strategically place additional street lights in the community. Utilize thematic streetlights in unique areas such as Nestor Town Center.
- Provide additional landscaping within the Trolley right-of-way.
- Seek City Council approval for site-specific weight restrictions in residential areas to minimize tractor trailer traffic and parking impacts within the community.
- Complete the Bicycle System Plan as outlined in **Appendix 6**.
- Study alternative routes for the Bayshore Bikeway to bypass the auto traffic on Palm Avenue. Coordinate this effort with the Otay Valley Regional Park Planning efforts and with the SANDAG Bayshore Bikeway Project. (See **Topic 1, Otay Valley Regional Park and Salt Ponds** for additional discussion on the Bayshore Bikeway.)

**RESPONSIBILITY**

Community Plan Implementation Team, community members, City departments including Community and Economic Development Department, Engineering and Capital Projects, and Transportation, CalTrans and MTDB.

**FUNDING**

Capital Improvement Project, Transnet, CDBG, Non-profit sources.

**SCHEDULE**

Hollister Street Improvement Project by year 2000. Improvements to Transit Plan beginning in 1996. Others to be determined.



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**Reference:** Community Vision Map; Community Land Use Map;. Appendix 6, Transportation Facilities; Appendix B, Street Tree Plan.



# **IV. APPENDICES**

- 1A OTAY VALLEY REGIONAL PARK**
- 1B SPECIAL STUDY AREA**
- 2 HOUSING AND POPULATION DEMOGRAPHICS**
- 3 ENVIRONMENTAL JUSTICE**
- 4 COMMUNITY FACILITIES AND SERVICES**
- 5 ARCHAEOLOGICAL, PALEONTOLOGICAL, TRIBAL, AND CULTURAL RESOURCE**
- 6 TRANSPORTATION FACILITIES**
- 7 MULTIMODAL ACCESS IN THE COASTAL ZONE**
  - A TRANSIT-ORIENTED DEVELOPMENT**
  - B OTAY MESA-NESTOR STREET TREE PLAN**
  - C VIEW CORRIDORS AND VIEW POINTS**
  - D GENERAL RECOMMENDATIONS AND GUIDELINES**
  - E LEGISLATIVE FRAMEWORK**
  - F RELATIONSHIP TO THE GENERAL PLAN**
  - G LOCAL COASTAL PROGRAM**
  - H PLAN UPDATE AND AMENDMENT PROCESS**
  - I LIST OF REFERENCES AND SUPPLEMENTAL DOCUMENTS**

## APPENDIX 1A OTAY VALLEY REGIONAL PARK

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This appendix consists of the Otay Valley Regional Park Focused Planning Area map, park planning history and goal statement.

### PLANNING HISTORY

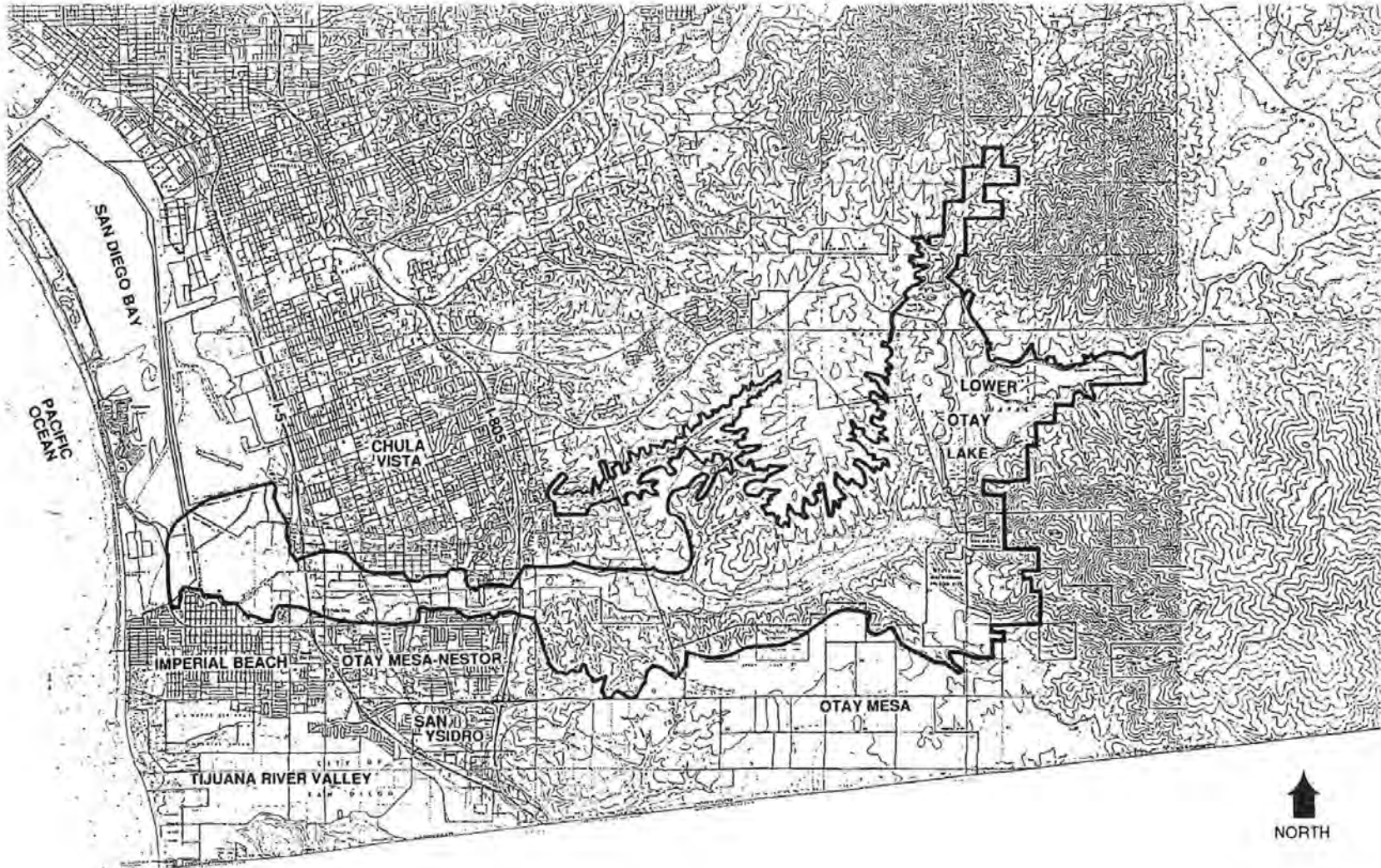
This Otay Valley Regional Park (OVRP, Regional Park) Concept Plan is the result of a multi-jurisdictional planning effort in the Otay River Valley by the County of San Diego and the Cities of Chula Vista and San Diego. In 1990, the jurisdictions entered into a Joint Exercise of Powers Agreement (JEPA) for coordinated planning, acquisition, and design for OVRP. The JEPA established a 3-member Policy Committee (PC) of elected officials and a 30-member Citizen Advisory Committee (CAC). In 1995 the PC and the CAC reviewed a draft map for the Concept Plan and directed that the Concept Plan be completed after additional public review and comment. The plan was adopted in 1997, revised in 2001, and revised again in 2016. In 2006, the JEPA was rescinded and a new JEPA was adopted with added provisions to address management, maintenance, and operations between jurisdictions, and set a term of 25 years for the enforcement of the JEPA. In 2012, the JEPA was amended to reduce the number of CAC members to 21, seven per jurisdiction. In 2016, the Concept Plan was reviewed and updated for changes in existing conditions and potential Regional Park enhancements.

During 1993-1994 a total of 78.07 acres were acquired for permanent inclusion in the regional park. Sixty-six and one-third acres of this property are located in several sites within the community planning area; the remaining 11.74 acres are located adjacent to some of these sites, in Chula Vista. These acquisitions were made possible by a State of California Coastal Conservancy grant. The property was acquired specifically for restoration and enhancement of wetland and riparian habitat.

### GOAL STATEMENT

The Otay Valley Regional Park Focused Planning Area (FPA) boundary and Goal Statement were established by the Policy Committee on June 1, 1990, and were subsequently adopted by the San Diego City Council on December 8, 1992. The goal statement provides policy direction for the ongoing park planning, design and acquisition effort. The Goal Statement follows:

*"Otay Valley Regional Park will represent one of the major open space areas within the southern area of San Diego County linking south San Diego Bay with lower Otay Lake. The park will fulfill the need to provide a mix of active and passive recreational activities while protecting environmentally sensitive areas, protecting cultural and scenic resources, and encouraging compatible agricultural uses in the park."*



Otay Valley Regional Park Focused Planning Area Map  
Otay Mesa-Nestor Community Plan

*To ensure that Otay Valley Regional Park meets the diverse goals of a regional park, attention shall be focused not only on providing facilities and protecting resources, but on adjacent land uses to ensure compatible development, buffering, and linkages with other regional resources.*

*A comprehensive management plan shall be implemented that will not only address the long-term management of the park, but will also provide for the protection of visitors and park neighbors, develop environmental and recreational programs, and enhance park/open space activities and resources."*

## APPENDIX 1B SPECIAL STUDY AREA

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### **SPECIAL STUDY AREA (SSA)**

The following is a description of the Definition and Intent, Application, and Criteria for the Special Study Area:

#### **DEFINITION AND INTENT**

When the Community Plan was adopted, more detailed information was needed about the resource and environmental value of lands located within the Special Study Area (SSA). The intent was for these lands to retain their current uses, and Open Space land use designation, until a Special Study Report was comprehensively prepared for the entire SSA. Since the Community Plan was adopted a majority of the SSA has been included in the Otay Valley Regional Park (OVRP), the Multiple Species Conservation Program (MSCP) Preserve and/or the U.S. Fish and Wildlife Service San Diego National Wildlife Refuge. These areas have or are planned to be restored and managed as natural resource areas, regional recreation areas or part of the salt production industry.

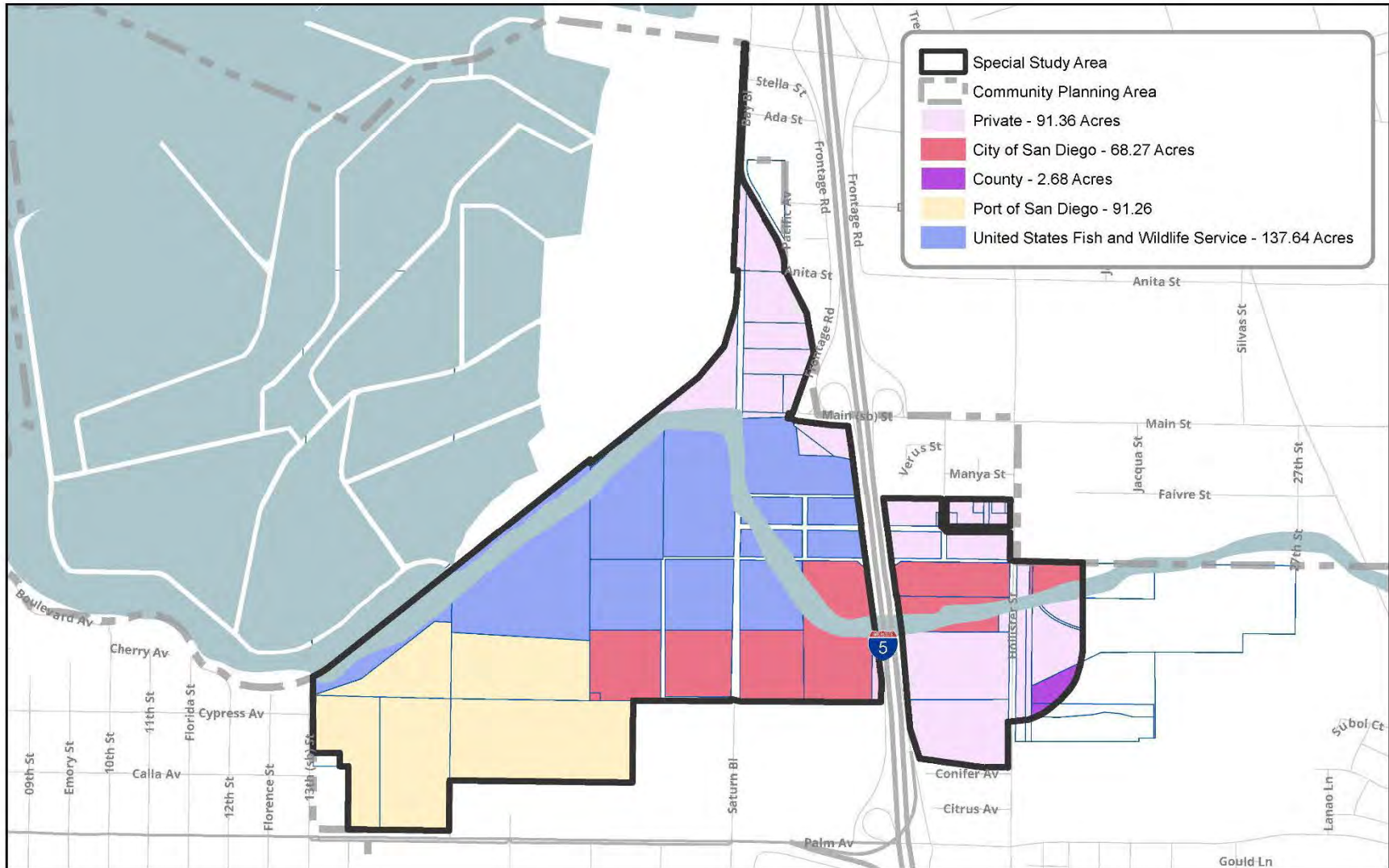
In 2023, a Special Study was prepared for the Bella Mar Community Plan Amendment which compressively addressed the SSA by following the criteria established by the Community Plan. The Special Study Report provided an ecological analysis of the SSA. The analysis addressed biological resources, habitat value, and hydrology within the entire SSA and can be used as a basis for additional analysis for future community plan amendments within the SSA.

At the time the Special Study Report was prepared, only 91 acres (23 percent of the SSA) in the SSA were in private ownership. Those areas, not included for natural resource areas, regional recreation areas, or part of the salt production industry, should be used in ways which promote development and economic revitalization in the community, and improve public access and circulation in the community. At the time the Special Study Report was prepared all properties within the SSA were in Coastal Commission Deferred Certification Areas.

This Plan supports sensitive development in the SSA, including but not limited to the ongoing salt production industry, as long as such development is designed to achieve the variety of objectives identified below. It recognizes that a process exists whereby the landowner(s) have the right to propose other uses than those which exist today. Proposed development of property within the SSA should prepare a study for the development area that uses the criteria in this appendix.

#### **APPLICATION**

The SSA overlay designation is delineated on the community plan Land Use map. An SSA has been retained to provide the property owners with the potential for more flexibility in pursuing development proposals by preparing site-specific study reports using the criteria in this appendix.



Special Study Area Parcel Ownership

Otay Mesa - Nestor Community Plan



The following application requirements and criteria apply to the SSA:

1. A site-specific Special Study will not be required for development in the SSA that is consistent with the regulations of the existing underlying open space and agricultural zones.

The ten-acre Salt Works site is included in the SSA. Development (on-site expansion or modification) necessary for the continued salt plant operation shall be allowed consistent with the underlying industrial zone, without the requirement of a site-specific Special Study.

Any other development proposals (change in use) of this site shall require a site-specific Special Study (regardless of the underlying industrial zone).

2. The site-specific Special Study will be required in conjunction with proposals and application for discretionary actions for properties in private ownership including, but not limited to, the following:
  - Plan amendments.
  - Rezones.
  - Development Permits.
  - Conditional Use Permits (CUPs) and CUP amendments. Due to the variety of land uses and the duration of CUPs that may be applied for, the requirement for a Special Study will be determined on a case-by-case basis.
3. Any land use proposal for an individual property in the SSA shall not require the concurrent planning of all other properties in the SSA to a community plan level. This shall be accomplished by those other property owners or, if necessary, by the City. It shall not be the responsibility of any property owner to process land use proposals for any other property owner.

## **CRITERIA FOR PREPARATION OF SITE-SPECIFIC SPECIAL STUDY REPORTS**

- A. Ensure that Site Specific Special Study Reports for land use proposals include the following:
  1. Assess the biological, sensitive natural resource, natural habitat, and regional habitat and open space connectivity values of development site. Potential on and offsite habitat restoration related to the development of the site.
  2. Assess the hydrological conditions within the development site and describe the relationship of these areas with those adjacent to the development site. Describe the watershed(s) and drainage characteristics within the development site; For proposed developments within the Salt Ponds, explain whether the southern SSA and the Magnesium Pond SSA are linked hydrologically. Determine wetland areas. Provide recommendations for floodplain management to meet the needs of proposed development.

3. Ensure that improvements to the Otay River and Nestor Creek are designed in a manner which enhances their biological and esthetic functions, and complements the goals of the OVRP and the proposed land uses where applicable.
  4. Contain specific criteria, where appropriate and feasible, for creating a buffer zone adjacent to identified wetlands and habitat areas, including the Otay River and Nestor Creek. Development shall minimize impacts to existing wetland or wildlife habitat buffer areas.
  5. Address the goals of the Otay Valley Regional Park (OVRP), including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience.
  6. Include criteria for provision, preservation and enhancement of public access, circulation, view points, and view corridors.
  7. Provide public amenities that enhance public access along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River and Nestor Creek, and that connect with existing and future transit, where feasible.
  8. Include general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.
  9. Be in conformance with applicable local, state, and federal regulations and policies.
  10. Describe conformance with the Multiple Species Conservation Program.
- B. Ensure that Site Specific Special Study Reports for community plan amendments for proposed developments, also include the following:
1. Identification and designation of appropriate areas for development. Describe and locate the proposed land uses, densities and intensities.
  2. Illustration of the relationship of proposed land uses with adjacent land uses.
    - a. Land uses which facilitate the economic revitalization of the community are encouraged.
    - b. Describe how land uses will relate to other existing or planned land uses such as Palm Avenue West, Nestor Town Center, and Palm City.
  3. Provision of a continuous connection between the Otay Valley, the Salt works, and San Diego Bay. Ensure that the Special Study Report incorporates a habitat element in a design and alignment which respects the value and function of that connectivity where necessary to maintain an important existing connectivity.
  4. Description of the proposed circulation systems, including road and street alignment and classifications, and the proposed public transit system.
    - a. Designate where appropriate public trail corridors (bicycle, pedestrian, and equestrian).

- b. Trail corridors should be designed to link public open space areas with each other and also to link with other modes of transportation.
  - c. Address the impact of proposed development on the community's existing circulation system.
  - d. Provide recommendations for improving the existing circulation system, meeting the needs of the proposed development, and improving coastal access while striving to maintain the integrity, continuity, and connectivity of the natural resources and habitat.
5. Addressing the provision of public facilities and services and provide a development phasing plan where appropriate.

## APPENDIX 2 HOUSING AND POPULATION DEMOGRAPHICS

Review of housing and population demographics for Otay Mesa-Nestor in comparison to the City as a whole shows:

- Households in Otay Mesa-Nestor (persons per household) are larger, and the median household size in Otay Mesa-Nestor is larger than the those in the City as a whole as shown in Table 1.
- The larger households in Otay Mesa-Nestor generally live on less income than those in the City as a whole, with the median household income in Otay Mesa-Nestor being approximately 29 percent less and forecasted to decrease to 21 percent as shown in Table 2.
- Otay Mesa is forecasted to add more homes, but have a reduction in population by 2050 as household size decreases as shown in Table 3.
- The population in Otay Mesa-Nestor is primarily of Latin or Hispanic descent and this will continue in the future compared to the City as a whole as shown in Table 4.

**Table 1: Median Household Size and Income, and Age Comparisons  
Otay Mesa-Nestor and City of San Diego for the Year 2022**

	Household Size	Median Household Income	Median Age
Otay Mesa-Nestor	3.56	\$69,914	36.8
City of San Diego	2.54	\$98,835	36.6

Source: San Diego Association of Governments: 2022 Population and Housing Estimates

**Table 2: Median Household Size and Income, and Age Comparisons  
Otay Mesa-Nestor and City of San Diego for the Year 2050**

	Household Size	Median Household Income	Median Age
Otay Mesa-Nestor	2.78	\$59,400	40.3
City of San Diego	2.46	\$75,200	41.5

Source: San Diego Association of Governments, Series 14 Regional Growth Forecast

**Table 3: Otay Mesa-Nestor Potential Development between the Years 2022 and 2050**

	<b>Existing (2022)</b>	<b>Future Change</b>	<b>Horizontal Total (2050)</b>
Household Population	61,074	-9,922	51,152
Housing Units	17,606	1,939	19,545

Source: San Diego Association of Governments, Series 14 Regional Growth Forecast and SANDAG, Population and Housing Estimates (2022)

**Table 4: Population by Race and Hispanic Origin  
Otay Mesa-Nestor and City of San Diego for the Year 2050**

	<b>Otay Mesa-Nestor</b>	<b>City of San Diego</b>
Hispanic	70.5%	33.9%
White (Not Hispanic or Latino)	10.6%	30.4%
Black	2.8%	5.0%
American Indian or Alaska Native	0.8%	0.6%
Asian	11.2%	24.9%
Hawaiian or Pacific Islander	0.4%	0.3%
Other	0.1%	0.3%
Two or More Races	3.6%	4.6%

Source: San Diego Association of Governments, Series 14 Regional Growth Forecast

## APPENDIX 3 ENVIRONMENTAL JUSTICE

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Environmental justice is defined by the State of California as “the fair treatment and meaningful involvement of people of all races, cultures, and income levels and national origins, with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies.” Environmental justice includes, but is not limited to, all of the following:

- The availability of a healthy environment for all people.
- The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.
- Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process.
- At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

Environmental justice ensures everyone has equal access to, and meaningful participation in, the decision-making process to have a healthy environment in which to live, learn, and work. The built environment plays a critical role in public health and environmental justice. The Community Plan can influence conditions that affect the community’s health. For example, the Plan can affect how often people walk, ride a bike, drive a car, or take public transportation; their access to healthy food; and the quality of their air and water. The section aims to summarize the elements of the Community Plan that address environmental justice concerns with policy to improve the living conditions and foster better health - both physical and mental - and overall well being for Otay Mesa-Nestor residents and employees.

In 2023, the California Office of Environmental Health Hazard Assessment identified Otay Nestor-Mesa as a disadvantaged community having low to moderate level of air pollution as shown on the state’s CalEnviroScreen<sup>1</sup> mapping tool. The California Air Resources Board has identified Otay Nestor-Mesa as a low-income community, which is generally defined as census tracts with median household incomes at or below 80 percent of the statewide median income, as shown on California’s Climate Investments Priority Populations map<sup>2</sup>. The City of San Diego also identified Otay Nestor-Mesa as a neighborhood with low to moderate access to opportunity based on environmental, health, housing, mobility, and socioeconomic indicators as shown on the City’s Climate Equity Index<sup>3</sup>.

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1 The latest CalEnviroScreen map can be obtained from the California Office of Environmental Health Hazard Assessment.

2 The latest California Climate Investments Priority Population map can be obtained from the California Air Resources Board.

3 The latest Climate Equity Index can be obtained from the City of San Diego Sustainability and Mobility Department. Also, CalEnviro 4.0 can be mapped as well as the CalEnviro indicators which include Clean Up Sites, Solid Waster, Chrome Platers, and others. Review the list to identify what to include on the map.

**POLICIES**

1. Promote social equity and environmental justice, including the fair treatment and meaningful involvement of people of all races, cultures, and incomes as part of the implementation of the community plan.
  - a. Consider environmental justice and, where applicable, the equitable distribution of environmental benefits.
  - b. Encourage inclusive public engagement in decision-making processes.
  - c. Prioritize efforts to engage low-income households and individuals with Limited English Proficiency.
2. Work with underrepresented and disenfranchised community members, to ensure they are meaningfully involved in the decision-making process.
  - a. Provide engagement opportunities at times the community can attend, providing materials in straightforward and accessible language without extensive use of technical terms and jargon.
  - b. Conduct focused outreach when actions may have an impact on a given block, street, or portion of Otay Mesa-Nestor.
  - c. Provide incentives to encourage participation such as stipends, childcare, and food, where feasible.
3. Collaborate with San Diego Unified Port District, MTS and SANDAG on opportunities to implement micro-transit, such as neighborhood electric shuttles, that would provide access between transit stations, residential neighborhoods, parks, beaches, businesses, and the shorefront.
4. Provide translation and interpretation services at public meetings and on meeting and project notices on issues affecting populations whose primary language is not English.
5. Provide wayfinding signage in English and Spanish.

## APPENDIX 4 COMMUNITY FACILITIES AND SERVICES

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This appendix consists of a map that identifies the location of public facilities in the community. It also includes park acreages, recommended improvements to population-based neighborhood and community parks, and strategies for the development of three non-population-based mini parks. General recommendations and guidelines are also provided.

### POPULATION-BASED PARKS

The General Plan establishes guidelines and standards for population-based parks which are intended to serve the immediately surrounding residential population.

Population-based park requirements for Otay Mesa-Nestor will be based on a buildout population of 64,500. With credits for parks located adjacent to schools, a total of 117 useable park acres will be required. Currently, the community has a deficit of approximately ten useable park acres. Due to locational criteria, if the residentially designated sites located north of the Otay River in the northeast portion of the community planning area are developed, additional useable park acreage will be required as part of their development.

Future park improvements may include upgrades that are necessary to meet the federal Americans With Disabilities Act (ADA) standards, including modification of restrooms, play equipment, walkways, and parking areas; and may also include facilities identified in the Park and Recreation Board's General Development Plan or the community's Twenty-Year Needs List. Implementation of planned and recommended improvements will proceed when funding is available.

### STANDARDS FOR POPULATION-BASED PARKS

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Facility	Population Served	Proximity (Radius in Miles)	Minimum Useable Area (Acres)	Min. Area (if adjacent to a School)
Community Park	18,000 - 25,000	1.5	20	13 <sup>1</sup>
Neighborhood Park	3,500 - 5,000	0.5	10	5 <sup>2</sup>
Swimming Pool	50,000	2.5	—	—

1 Junior High School or High School

2 Elementary School

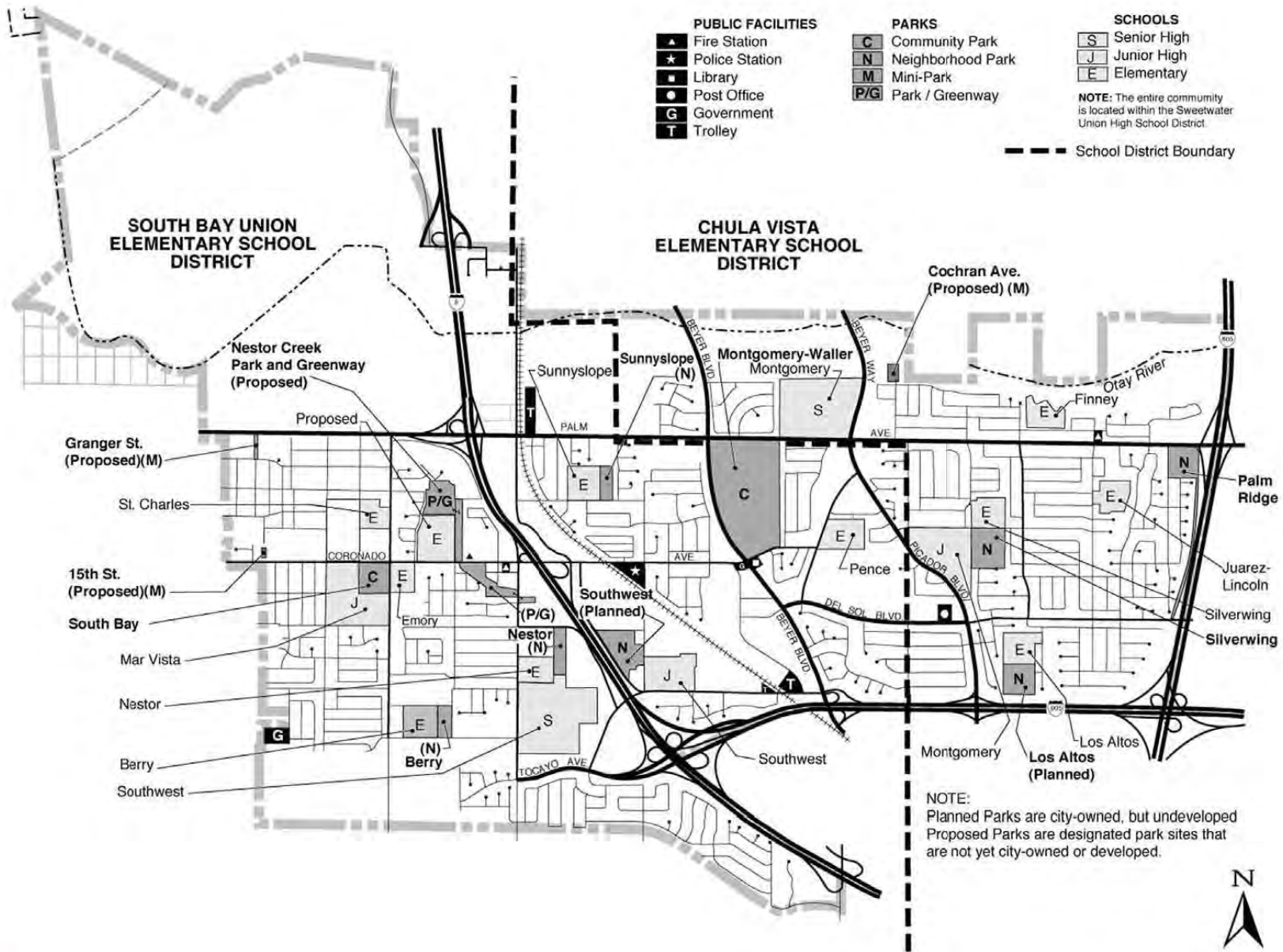


## OTAY MESA-NESTOR PARK ACREAGES

<b>City-Owned Parks</b>	<b>Total Acreage</b>	<b>Usable Acreage</b>	<b>Developed Acreage</b>
<b>Community Parks (Existing)</b>			
Montgomery-Waller	60.02	54.00	30.00
South Bay	8.62	8.62	8.62
<b>Neighborhood Parks (Existing)</b>			
Berry	3.76	3.76	3.76
Los Altos	10.00	7.00	0.00
Nestor	5.04	5.04	5.04
Palm Ridge	8.16	8.16	8.16
Silver Wing	12.99	12.99	12.99
Southwest	9.72	5.00	0.00
Sunnyslope	4.17	3.00	3.00
	<b>122.48</b>	<b>107.57</b>	<b>71.57</b>
<b>Neighborhood Parks (Proposed)</b>			
Southwest (Additional Acquisition)	0.25	0.25	0.00
Nestor Creek	7.00	7.00	0.00
	<b>7.25</b>	<b>7.25</b>	<b>0.00</b>
<b>Mini Parks (Proposed)</b>			
Granger Street	0.85	0.85	0.00
15 <sup>th</sup> Street	0.10	0.10	0.00
Cochran Avenue	0.10	0.10	0.00
	<b>1.05</b>	<b>1.05</b>	<b>0.00</b>

## POPULATION-BASED PARK RECOMMENDATIONS

Community Parks	Status	Recommended Improvements
Montgomery-Waller	Partially developed. Facilities include ball fields, tot-lots, a City-owned recreation center building (operated by the YMCA), picnic areas, landscaping and parking. The Montgomery Memorial and Silver Wing monument are located in the southwest portion of the park.	Lighted multipurpose courts, lighted tennis courts, lighted multi-sports fields, additional parking north and south, enlarged recreation building, new tot-lot, upgrade of existing tot-lot, picnic shelters, a standard 25-yard by 25-meter swimming pool, and rehabilitation/upgrading of existing amenities.
South Bay	Developed facilities include a recreation center building, a multi-sports field, tot-lots, picnic facilities, landscaping and parking.	Lighted multi-sports field at adjacent junior high, picnic shelter, upgraded tot-lots, remodel and enlarge existing recreation building, provide additional parking and rehabilitation/upgrading of existing amenities.
Neighborhood Parks	Status	Recommended Improvements
Berry	Developed facilities include ball fields, landscaping and walkways, which are integrated with the adjacent school grounds.	Development of a joint-use area as a lighted multi-sports field, an ADA accessible tot-lot picnic shelter, security lights, and rehabilitation/upgrading of existing amenities.
Los Altos	Undeveloped. Design for this park was completed in 1986.	Parking, lighted multi-purpose courts, picnic shelter, access to elementary school, turf and open play areas.
Nestor	Developed.	Multi-sports field on joint-use property, security lights, picnic shelter, and rehabilitation/upgrading of existing amenities.
Palm Ridge	Developed. Facilities include ball fields, tot-lot, and picnic facilities.	Lighted multi-purpose courts and multi-sports field, a picnic shelter, security lighting, and rehabilitation/upgrading of existing amenities.
Silver Wing	Developed. Facilities include a fieldhouse, tot-lot, picnic facilities, multipurpose courts, multi-sports fields, landscaping and parking.	Enlargement or construction of recreation building, picnic shelter, security lighting, redesign tot-lot, and rehabilitation/upgrading of existing amenities.
Southwest	Undeveloped. The City currently owns 9.72 acres of this site.	Multi-sports field (lighted), multi-purpose courts, picnic area shelter, parking lots, comfort station, security lighting.
Sunnyslope	Developed. Facilities include basketball courts, tot-lots and picnic areas.	Picnic shelter and rehabilitation/upgrading of existing amenities.
Nestor Creek	Proposed. The site is privately owned. Park development is proposed concurrent with adjacent elementary school.	Multi-sports field, multi-purpose courts, tot-lots, picnic area and shelter, open play lawn and other amenities desired by the community.



**MINI PARKS**

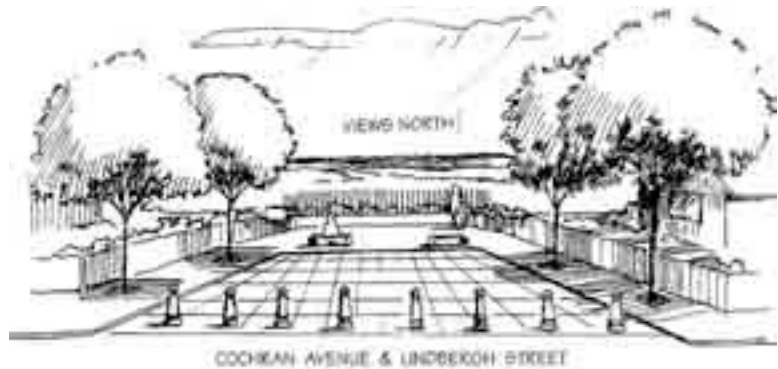
**Granger Street Mini Park (0.85 AC)**

Create a passive recreational park on the unimproved section of the Granger Street right-of-way, between Palm Avenue and Donax Avenue. The park will provide visual relief from the adjacent commercial development along Palm Avenue and will implement the Granger Street view corridor. Exclude vehicular use, yet provide pedestrian access between Palm Avenue and Donax Avenue. Recommended plantings include a double row of palm trees (Washingtonian spp.) which would continue the planting theme from the adjacent Capri Tailer Lodge.

**15<sup>th</sup> Street Mini Park (Landmark Eucalyptus Tree) (.10 AC)**

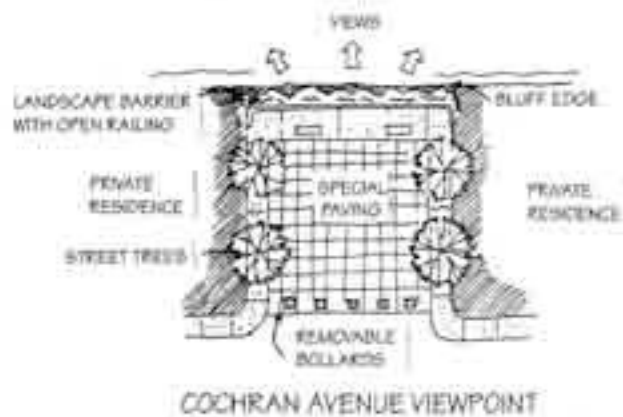
Preserve the specimen eucalyptus tree by creating a mini park. This community landmark is located in the 15<sup>th</sup> Street right-of-way between Elder Avenue and Coronado Avenue. Care should be taken not to disturb the existing grades surrounding the tree. Vehicular access should be blocked on both the north and south sides of the tree, thereby creating a pedestrian-only area. Vehicular access from Coronado Avenue should be maintained to the three residences situated south of the tree.

- The Park and Recreation Department shall work with adjacent landowners to either acquire the real property or obtain easements, as necessary, which will implement the establishment of this park.



**Cochran Avenue Mini Park (.10 AC)**

Create a public viewpoint by closing the northern 100 feet of Cochran Avenue. This mini park will provide outstanding views of the proposed Otay Valley Regional Park. Design of this park should prohibit vehicular access north of Lindbergh Street. It should also prevent trash dumping into the Otay Valley.





**GENERAL PARK RECOMMENDATIONS AND GUIDELINES**

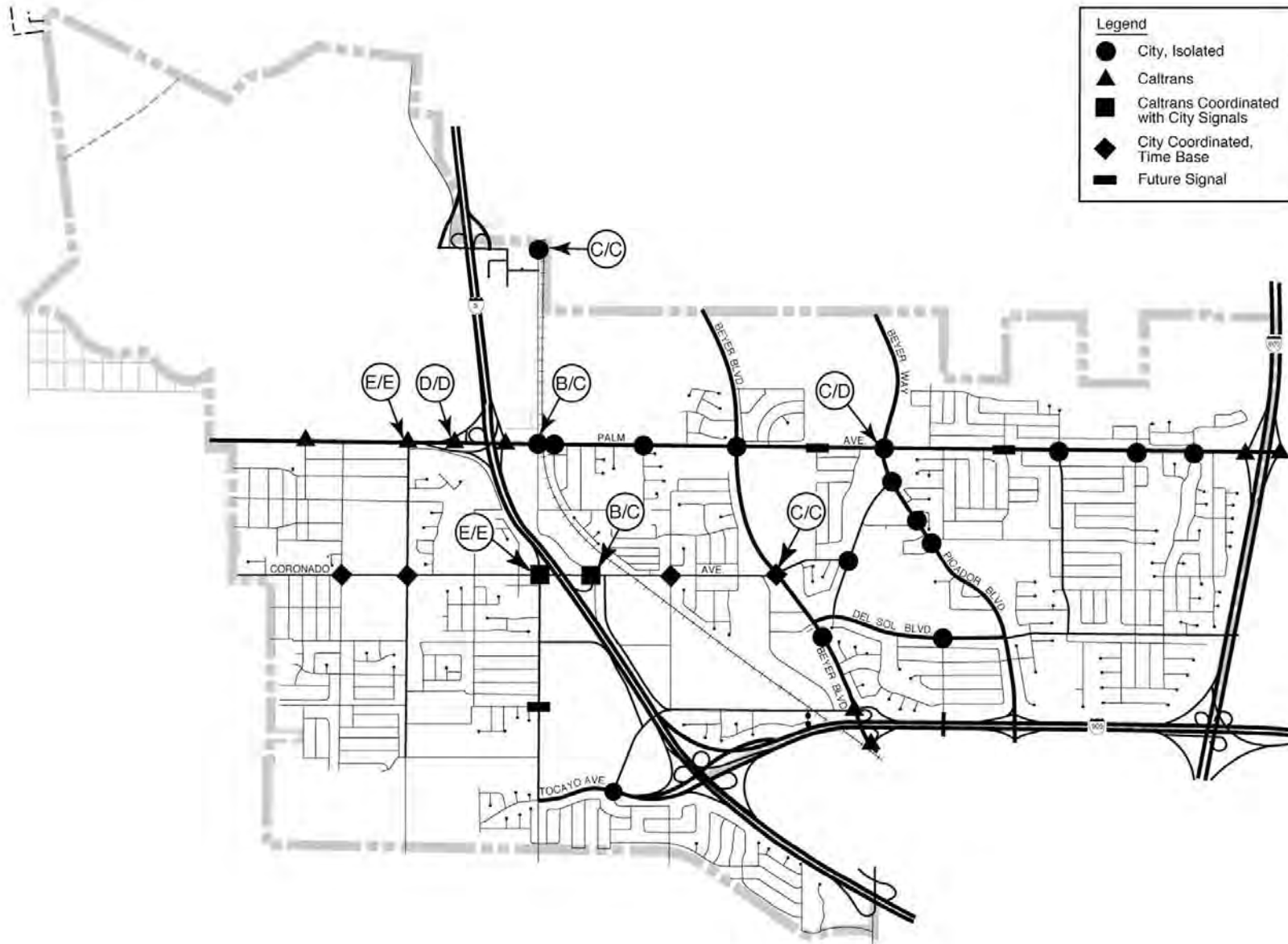
1. Design and develop all existing and proposed park and recreation facilities in a manner that will not adversely impact the environmentally sensitive areas of the community.
2. Encourage the development of private recreational facilities to supplement publicly provided facilities and increase the types of recreational opportunities available to the community.
3. Integrate development of parks with school sites where possible.
4. Create mini parks from rights-of-way sites which are no longer required for street circulation purposes.
5. Develop each park site in a unique manner to meet specific neighborhood needs; to take advantage of the site's visual and natural resources; and to connect to an open space and park network and trail system where the opportunity exists.

## APPENDIX 5 ARCHAEOLOGICAL, PALEONTOLOGICAL, TRIBAL AND CULTURAL RESOURCES

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1. Work with development applicants to site and design proposed development to avoid adverse impacts to archaeological, tribal cultural, and paleontological resources to the maximum extent feasible in accordance with the requirements of the San Diego Municipal Code.
  - a. Evaluate alternatives that would result in the fewest or least significant impacts to archeological, tribal cultural, paleontological, and coastal resources, and the alternative with the least impacts shall be implemented to the maximum extent feasible.
  - b. Provide adequate data recovery and mitigation for adverse impacts to archaeological and Native American sites as part of development where development would adversely impact archaeological, tribal, cultural, or paleontological resources. Include measures to monitor, conserve in situ, or recover, as appropriate, buried deposits from the tribal cultural, archaeological and historic periods, under the supervision of a qualified archaeologist and a Native American monitor.
2. Consult with local Native American tribes to provide interpretive signage regarding tribal history, language, and context when feasible and appropriate on public land.
3. Conduct project specific Native American consultation early in the development review process to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
4. Conduct project-specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

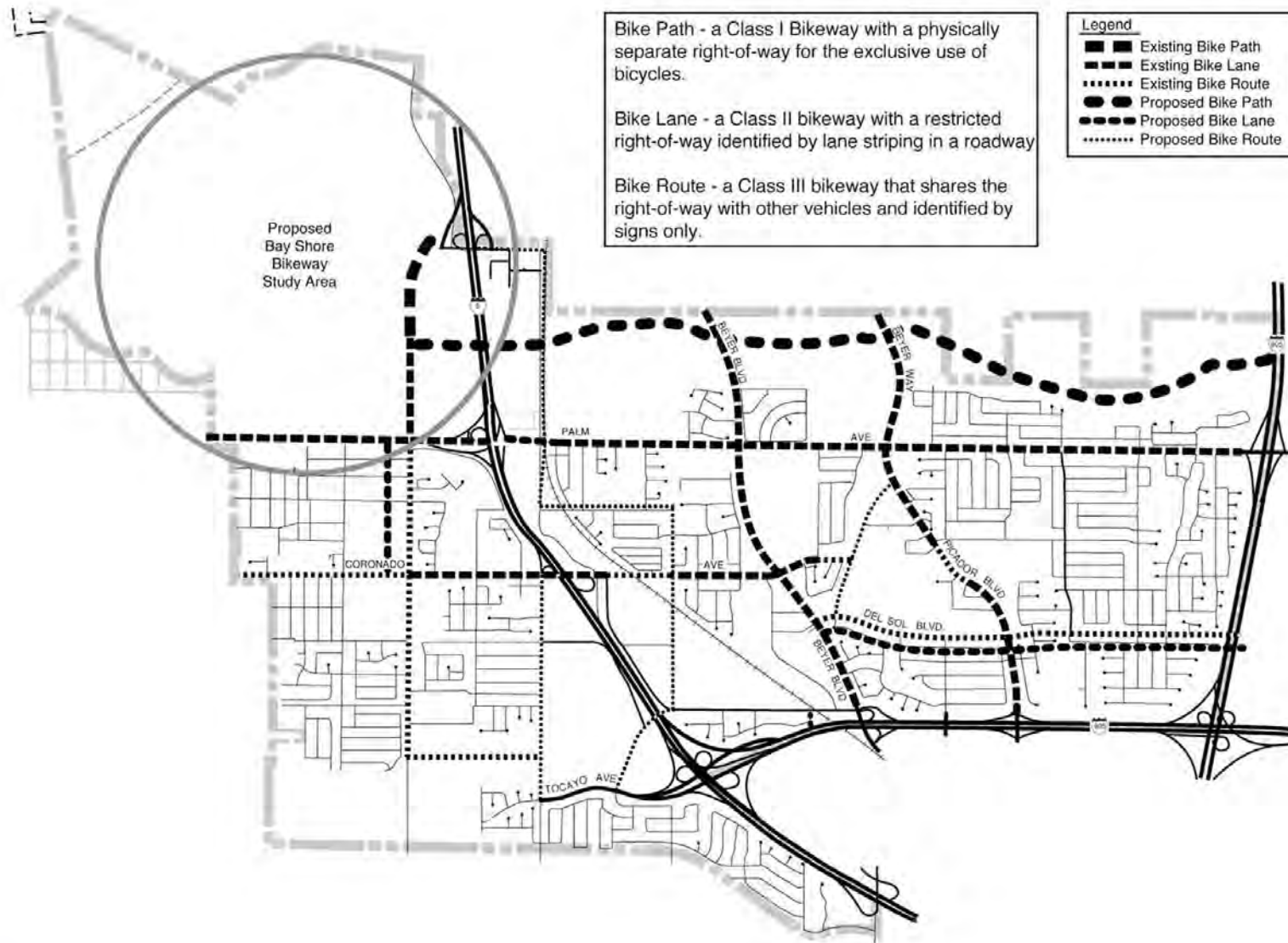




Intersection Level of Service  
 Otay Mesa-Nestor Community Plan







## APPENDIX 7 MULTIMODAL ACCESS IN THE COASTAL ZONE

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### GOAL

Multimodal access to the biological, cultural, and recreational value that beaches and other coastal resources offer is important for people who live, work and visit within the community.

### DISCUSSION

Having a balanced transportation system with multimodal infrastructure that safely and efficiently moves people of all ages, incomes, and abilities will provide additional mobility options that help to reduce greenhouse gas emissions and vehicle miles traveled. This will help to support a healthier future for individuals, families, and the community.

### POLICIES

1. Pursue mobility improvement projects and programs throughout the community that support sustainable, equitable, and safe ways to move around such as walking, bicycling and transit, in order to help to reduce vehicle miles traveled (VMT) to meet State, regional, and local climate and mobility goals. Mobility improvement projects that repurpose existing streets or other public rights-of-way, and mobility programs that can replace single-occupancy vehicle trips, can include but are not limited to:
  - a. Providing new bicycle and pedestrian lanes or pathways.
  - b. Enhancing existing pedestrian and bicycle facilities to address safety and public access issues.
  - c. Reducing or repurposing vehicle travel lanes to enhance multimodal access within the public right-of-way.
  - d. Modifying or replacing on-street vehicle parking with sustainable transportation facilities where the right-of-way does not yet provide high-quality multimodal access, and where adequate, alternative parking for coastal access will remain available nearby. This can include, but is not limited to, parking conversion through restriping for transit, pedestrian, and bicycle access enhancements.
  - e. Using temporary closures of streets to vehicle traffic, where alternative vehicular access currently exists, to enhance the right-of-way for more vulnerable roadway users during special events.
  - f. Providing transit infrastructure, such as dedicated travel lanes, turnout areas, crosswalks, shelters, and stations.
  - g. Providing improvements for shared mobility services, such as ride-share, electric scooters and bikeshare to increase public access.
2. Encourage public coastal access through increased transit, neighborhood circulator services, and micromobility options.

3. Evaluate paid and time-limited on-street parking options to avoid unreasonably interfering with the public's ability to access coastal resources and recreational areas prior to implementing within the Coastal Zone.
  - a. Establish a minimum time period of four-hours for on-street parking in locations where street parking is used to access to coastal resources and recreational areas, when considering time-limited on-street parking.
  - b. Ensure that parking fees are generally comparable to those charged at similar public parking facilities that provide access to coastal resources in the region and should be considered only as part of a program that provides access for low-income users. Parking revenue collected in the Coastal Zone shall be directed towards the provision of alternative transit options within the Coastal Zone.
4. Consider all forms of travel when providing multimodal access to coastal recreation areas.
5. Ensure that mobility projects are consistent with habitat protection polices and standards, such as wetland buffers and the protection of environmentally sensitive habitat.
6. Projects in the Coastal Overlay Zone that result in changes to the planned or ultimate roadway classifications of major coastal access roadways or remove on-street vehicle parking shall assess the project's effects on public coastal access with regard to biking, walking, transit access, and vehicle circulation through a coastal development permit. Where appropriate, this analysis should include assessments of how travel times resulting from the project will affect the ability of the public to access the coast and other public recreational resources such as trails and parks. In particular, the analysis should consider potential impacts to the ability of environmental justice or disadvantaged communities to access the coast and options for avoiding such impacts. Where an analysis identifies unavoidable impacts, roadway modification projects shall be accompanied by additional public access benefit enhancements promoting equitable multimodal access. Public access benefit enhancements may include, but are not limited to, increased transit services, improved pedestrian and cyclist access, and increased public parking.
7. Monitor the effects of a mobility project improvements on public coastal access and other public recreational resources such as trails and parks, where applicable, for bicycle, pedestrian and transit access, and vehicle circulation.
8. Where impacts to public access are identified, off-setting public access benefit enhancements shall be pursued.
9. Maintain existing City-owned parking for coastal access.

## APPENDIX A TRANSIT-ORIENTED DEVELOPMENT

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### DEFINITION

For the purposes of this community plan, a Transit-Oriented Development (TOD) is a compact pattern of development which includes commercial, residential and civic land uses, is located adjacent to the public transit system, reinforces transit use, and is pedestrian oriented.

### PERMITTED/RECOMMENDED USES

The Mixed-Use designated areas of Otay Mesa-Nestor shall be developed as TODs. A wide range of uses are permitted in these areas. Land uses which are encouraged include the following:

- Medium-Density Residential development (maximum 29 du/ac). Residential development shall only be permitted as an element of a commercial project. Senior housing opportunities are encouraged.
- Typical land uses that serve transit commuters and pedestrians are recommended within these areas, and include: day care center, news stand, record and video sales/rental, bakery and donut shops, butcher, produce, florist, shoe repair, dry cleaning, drug store, convenience/sundries, photocopying/printing, a post office or mailing service, and banks or automated teller machines (ATMs).
- Additional permitted uses that will add variety and vitality to the TODs include: Restaurants, drinking establishments, coffee houses, sidewalk cafes, artists studios and galleries, public buildings and parks.

### DESIGN STANDARDS AND CRITERIA

Proposed developments shall comply with the City of San Diego's Transit-Oriented Development Design Guidelines (Approved by the City Council on August 4, 1992). The following criteria is presented to provide the reader with a basic understanding of design intent and philosophy within a TOD:

- Minimize building setbacks, bringing buildings close to sidewalks and streets; locate parking to the rear of lots. Front and street side yard setbacks shall be a minimum of zero (0) feet and a maximum of ten (10) feet.
- Articulate building facades, particularly shop fronts, through the use of arcades, porches, bays, balconies, and display windows, which provide variety, add architectural interest, and create a pedestrian-friendly environment. Promote outdoor display and dining areas.

- Orient primary building entrances to the pedestrian-oriented street, as opposed to parking lots.
- Develop a coordinated streetscape which sets the character of the TOD and ties the varied uses together. The streetscape shall include public and private theme street trees, street furniture, and areas of enhanced paving.
- Provide bus shelters at established bus stops.
- Encourage bicycling; provide bicycle racks in areas that are visible and easily accessible from identified bicycle routes.
- Provide public plazas or courtyards along pedestrian-oriented streets.
- Incorporate public art throughout TODs, and particularly in public and public-oriented spaces.
- Utilize parking structures instead of surface parking for larger developments. Locate useable building spaces on the street level and street facades of parking structures.

### **PLANNED DEVELOPMENT PERMITS AND REZONES**

A Planned Commercial Development Permit (PCD) shall be required for all sites developed within the Mixed-Use designated areas. All sites proposed for development within these areas shall be rezoned to a zone that implements the TOD intent, permitted uses, and design standards and criteria described in this Appendix. The rezones shall be conditioned upon approval of a PCD.

## APPENDIX B OTAY MESA-NESTOR STREET TREE PLAN

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Street trees provide aesthetic and design benefits by visually unifying individual streets and also provide continuity within neighborhoods and throughout the community, thus helping to create a physical community character. Trees help to reduce the heat gain and glare effects of the built environment, and provide fresh air and shade. These tree planting recommendations consider environmental characteristics including climate, exposure, maintenance requirements, existing plantings, views, and existing development. This streetscape program encompasses both a communitywide and neighborhood scope.

### COMMUNITY CORRIDORS

Principal thoroughfares will be consistently planted with selected theme trees, establishing strong, recognizable communitywide design elements.

- Theme Trees are the dominant species and will establish the character of the street.
- Alternate Trees are also appropriate for the particular street and should be used when conditions for the Theme Tree are inappropriate, or when there is a need to separate the dominant species for disease prevention purposes.

### LANDSCAPE DISTRICTS

For purposes of neighborhood street tree selection, the community has been divided into the following four districts based on their unique natural and built environments: Coastal Lowlands, Urban Corridor, Mesa Residential, and Riparian Hillsides. Each district will be distinguished by a unique selection of trees. Within each selection, there is not a dominant or theme tree; any of the listed trees can be established as the theme tree for a particular block, street or area. Street tree planting is encouraged in the public right of way, but can also be considered for use in front or side yards of private property. Consistent tree planting within neighborhoods will help to foster a cohesive sense of place.

### STRATEGIES

- Encourage neighborhood and block associations to organize and implement tree planting programs consistent with the Landscape Districts recommendations. Selection of one tree species, from the Landscape District list, for each neighborhood street or block is recommended to create local continuity and identity.
- Existing street tree planting adjacent to community parks and schools is minimal. Work with the local School Districts, the Park and Recreation Department, community residents, students and private non-profit organizations, such as People for Trees, to implement the streetscape recommendations in these areas. This effort, alone, will have a significant positive impact on the community, and can serve as a catalyst for additional tree planting.

- Provide landscape parkways between the curb and sidewalk in new developments and redeveloped areas. Maintain existing parkways. Provide street trees in mixed-use, transit-oriented development (TOD) areas. Consider use of tree grates in TODs where an urban scale may be more appropriate than parkways.

## OTAY MESA-NESTOR STREET TREE PLAN COMMUNITY CORRIDOR TREE LIST

Map Key	Community Corridor	Tree Botanical Name	Tree Common Name	Category
A	Palm Avenue	Washingtonia robusta	Mexican Fan Palm	Theme Tree
		Jacaranda mimosifolia	Jacaranda	Theme Tree
		Phoenix canariensis	Canary Island Palm	Medians
		Prunus pissardii	Purple-Leaf Plum	Alternate*
B	Coronado Avenue	Podocarpus gracilior	Fern Pine	Theme Tree
		Tristania conferta	Brisbane Box	Alternate*
C	Tocayo Avenue/ Iris Avenue	Eucalyptus sideroxylon	Red Ironbark	Theme Tree
		Acacia baileyana	Bailey Acacia	Alternate*
D	Del Sol Boulevard	Koelreuteria bipinnata	Chinese Flame Tree	Theme Tree
		Agonis flexuosa	Peppermint Tree	Alternate*
E	Saturn Boulevard and Hollister Street	Calodendrum capense	Cape Chestnut	Theme Tree
		Albizia julibrissin	Silk Tree (Mimosa)	Alternate*
F	Beyer Blvd., Beyer Way and Picador Boulevard	Eucalyptus nicholii	Willowleaf Peppermint	Theme Tree
		Lagerstroemia indica	Crape Myrtle	Alternate*
G	Saturn Boulevard (†) Hollister Street (†) Beyer Boulevard and Beyer Way (‡)	Platanus racemosa	California Sycamore	Theme Tree
		Metrosideros excelsus	New Zealand Christmas Tree	Alternate*

**Notes:** (Apply to Community Corridor and Landscape District Tree Lists, and to tree planting generally):

\* Alternate Tree used when the planting area is less than 4' wide or there are overhead wires present.

(†) Northern and southern end of each street.

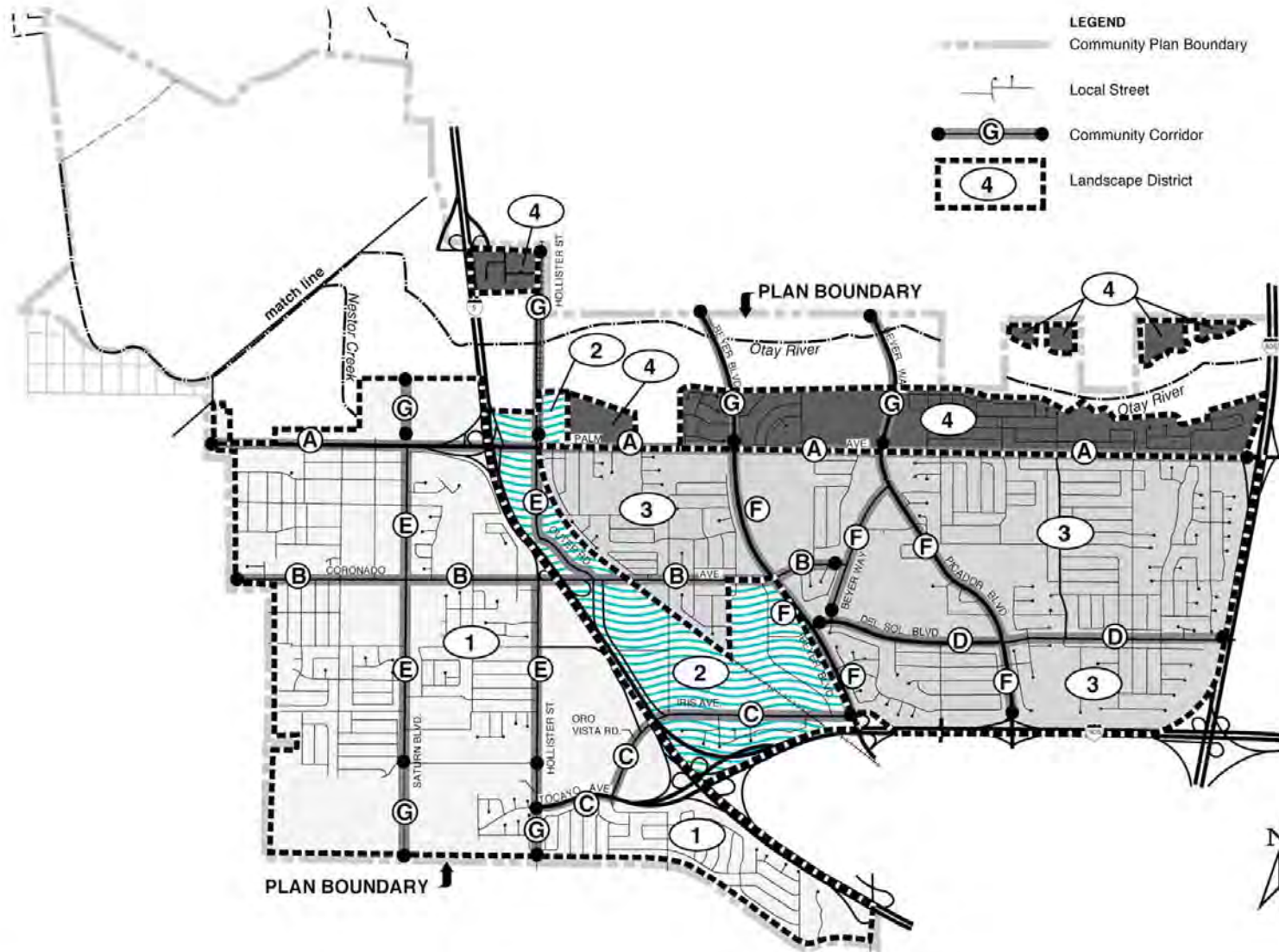
(‡) Northern end of street only.

1. All street trees shall be selected per the Citywide Landscape regulations (which set criteria for quantity and size; minimum size is a 24" box) and the Landscape Technical Manual (which sets criteria for location, selection, installation, maintenance, medians and irrigation requirements).
2. Palm trees shall be a minimum of eight (8') feet tall (brown trunk height).
3. Tree grates, where necessary to provide a required clear path, shall be ADA approved.
4. Flexibility of tree placement, to facilitate commercial visibility, may be approved by the Development Services Director.
5. Tree pruning shall comply with the standards of the National Arborist Association according to Class 1 Fine Pruning.
6. All tree species not specifically identified herein require approval of the Development Services Department and the City's Urban Forester.

## OTAY MESA-NESTOR STREET TREE PLAN LANDSCAPE DISTRICT TREE LIST

Map Key	Landscape District	Tree Botanical Name	Tree Common Name	Planting Area Width
1	Coastal Lowlands	<i>Albizia julibrissin</i>	Silk Tree (Mimosa)	4' - 6'
		<i>Casuarina cunninghamiana</i>	She-Oak	6' - 8'
		<i>Magnolia grandiflora</i> 'St. Mary'	St. Mary's Magnolia	4' - 6'
		<i>Melaleuca leucadendron</i>	Cajeput Tree	4' - 6'
		<i>Metrosideros excelsus</i>	New Zealand Christmas Tree	3' - 4'
2	Urban Corridor	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	6' - 8'
		<i>Podocarpus gracilior</i>	Fern Pine	6' - 8'
		<i>Tipuana tipu</i>	Tipu Tree	8'+
		<i>Tristania conferta</i>	Brisbane Box	4' - 6'
		<i>Washingtonia robusta</i>	Mexican Fan Palm	4' - 6'
3	Mesa Residential	<i>Brachychiton populneus</i>	Bottle Tree	4' - 6'
		<i>Eucalyptus nicholii</i>	Willowleaf Peppermint	4' - 6'
		<i>Jacaranda mimosifolia</i>	Jacaranda	6' - 8'
		<i>Lagerstroemia indica</i>	Crape Myrtle	3' - 4'
		<i>Pinus canariensis</i>	Canary Island Pine	6' - 8'
		<i>Pistacia chinensis</i>	Chinese Pistache	6' - 8'
4	Riparian Hillsides	<i>Agonis flexuosa</i>	Peppermint Tree	4' - 6'
		<i>Albizia julibrissin</i>	Silk Tree	4' - 6'
		<i>Magnolia grandiflora</i> 'St. Mary'	St. Mary's Magnolia	4' - 6'
		<i>Platanus racemosa</i>	California Sycamore	6' - 8'





Otay Mesa-Nestor Street Tree Plan  
 Otay Mesa-Nestor Community Plan

## APPENDIX C VIEW CORRIDORS AND VIEW AND ACCESS POINTS

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Provide opportunities for residents and visitors to enjoy and appreciate features of the natural and built environment that make this community unique by preserving, enhancing, and creating public view corridors, and view and access points. View Corridors, and View and Access Points, are listed in the accompanying map and table.

In addition to providing a sense of openness and delineation of the boundaries of urban development, views to landmarks help to create a sense of place and orient the viewer within the community. View opportunities include the Otay River Valley; the Western Salt Company's building, salt ponds and salt stacks, and the downtown San Diego skyline across San Diego Bay; and the riparian habitat, farmlands, and horse stables of the rural Tijuana River Valley terminated by the steep hillside bluffs which form the border with Mexico.

### VIEW CORRIDORS

View corridors may be any length, and include streets, alleys, street right-of-ways and edges of development. Examples include Thermal Street, which offers continuous views between the Otay and Tijuana River Valleys; Rodear Road, a small corridor that offers views both south to the Tijuana Valley and north to rural style residential development including horse corrals; and Granger Street, a portion of which is an unused right-of-way that is a proposed mini park.

- Prohibit development of any structures that would obstruct views within designated view corridors. Incorporate designated view corridors into future redevelopment plans for sites that may be partially or completely blocked by existing development.
- Reinforce view corridors with appropriate site planning, landscaping and building placement. An excellent example of site planning and landscaping that reinforces view corridors is the parallel plantings of mature palm trees located in the Capri Trailer Lodge mobile home park on Palm Avenue.

### VIEW AND ACCESS POINTS

View and access points are designated in areas where view corridors do not exist, and are intended as places that encourage and invite public use. They are described in more detail, below:

- Provide view points with seating and dark-sky friendly lighting consistent with the Biological Guidelines in the Land Development Manual and the City's Outdoor Lighting Regulations.
- Place signage at access points indicating the location of parking areas, trailheads, public stairways, and public parks and open spaces, as appropriate.
- Several Otay River Valley view and access points are proposed as amenities to augment the Otay Valley Regional Park (Topic 1a). These locations may provide opportunities for incorporating access, trailheads, and passive viewing areas into the future park.







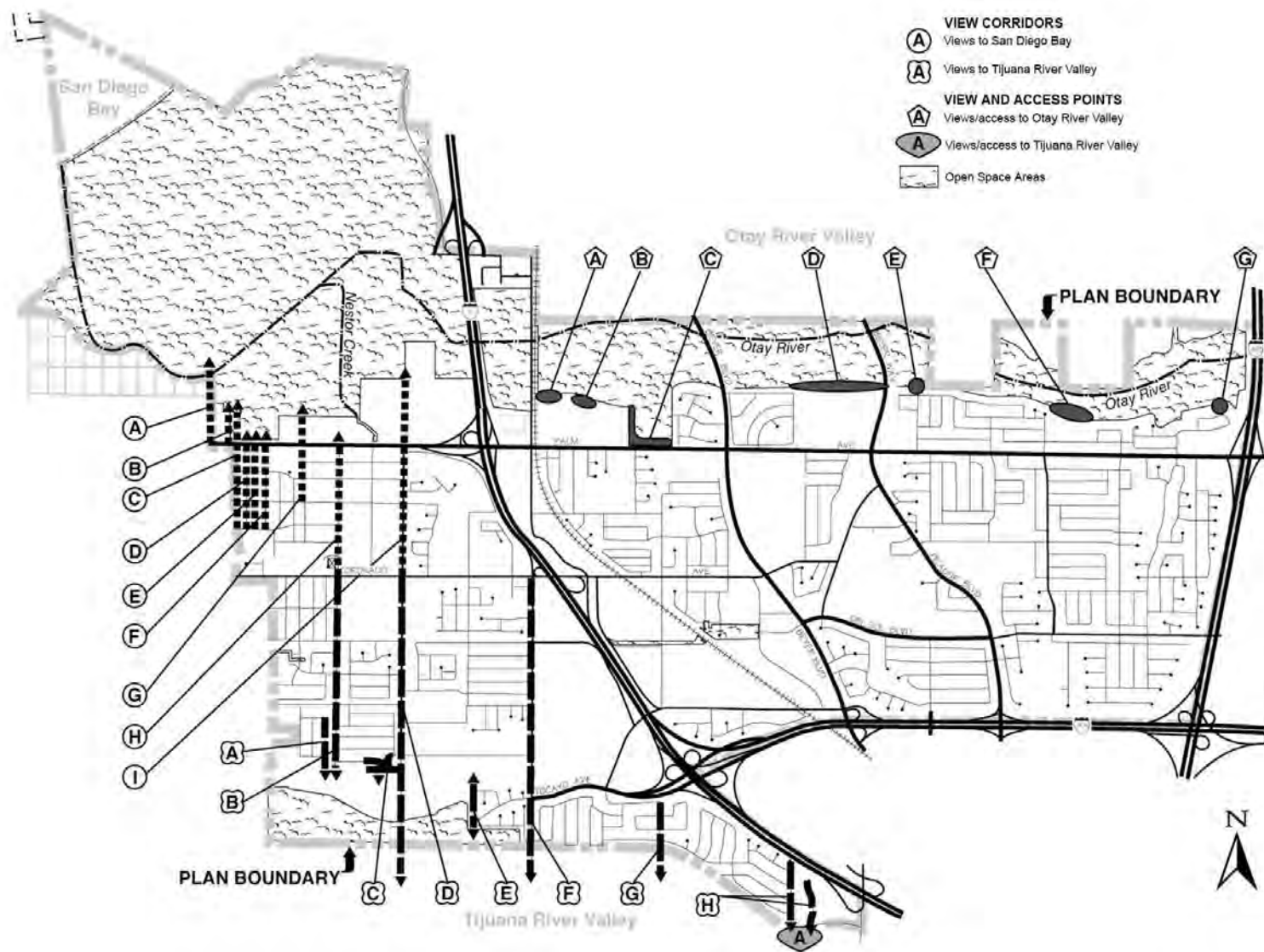
**View and Access Points: Otay River Valley**

- A. Palm Avenue Transit Center/Park-and-Ride: Provide a viewpoint overlooking the valley, north of the trolley station parking lot. Provide physical access, via a stairway, into the valley.
- B. Midway Baptist Church: Encourage the Church to provide a public viewpoint overlooking the valley.
- C. Palm Avenue: This site is the only area between I-5 and I-805 that provides direct views into the valley from Palm Avenue. Preserve visual access and provide a public viewpoint from Palm Avenue. Provide public trail and vehicular access along the existing unimproved road alignment from Palm Avenue into the valley.
- D. Montgomery High School: Provide pedestrian access through the school campus to the sites north of the ball fields and stadium. Improve this area of natural bluffs overlooking the valley as a passive recreation and viewing area.
- E. Cochran Avenue: This site is proposed as a mini park (Topic 4e). Provide a public viewpoint overlooking the valley, including landscaping and seating. Design of this area should prevent vehicular access north of Lindbergh Street, and should discourage and prevent trash dumping over the cliff.
- F. Finney Elementary School: Provide pedestrian access through the school campus to the sites north of the ball field and playground. Improve this area of natural bluffs overlooking the valley and finger canyons as a passive viewing area.
- G. Murrieta Circle: An existing utility easement road provides access from Murrieta Circle down to the valley. Work with SDG&E to provide public access to this trailhead and viewpoint overlooking the valley.

**View and Access Points: Tijuana River Valley**

- A. Servando Avenue: Provide viewpoints along the alignments of Valentino Street and Bluehaven Court by clearing non-sensitive vegetation along the south side of this street, adjacent to the Tijuana River Valley. The viewpoints will provide aesthetic enjoyment for local residents and assist the U.S. Border Patrol in their operations.

View Corridor or View and Access Point	Location
<b>San Diego Bay:</b> View Corridor	A. 13 <sup>th</sup> Street B. Georgia Street C. Alley between Georgia Street and 14 <sup>th</sup> Street D. 14 <sup>th</sup> Street E. Alley between 14 <sup>th</sup> Street and Granger Street F. Granger Street G. 16 <sup>th</sup> Street H. Thermal Avenue I. Saturn Boulevard
	
<b>Tijuana River Valley:</b> View Corridor	A. Bubbling Well Drive B. Thermal Avenue C. Leon Avenue/Tremaine Way D. Saturn Boulevard E. Rodear Road F. Hollister Street G. International Road H. Valentino Street and Bluehaven Court
	
<b>Otay River Valley:</b> View and Access Points	A. Palm Avenue Transit Center/Park and Ride B. Midway Baptist Church C. Palm Avenue D. Montgomery High School E. Cochran Avenue F. Finney Elementary School G. Murietta Circle
	
<b>Tijuana River Valley:</b> View and Access Points	A. Servando Avenue
	



View Corridors Map  
 Otay Mesa-Nestor Community Plan

## APPENDIX D GENERAL RECOMMENDATIONS AND GUIDELINES

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These recommendations and guidelines apply communitywide. They pertain to both private and public development projects and community improvement strategies.

### **NATURAL RESOURCES AND OPEN SPACE**

1. Minimize the alteration of natural landforms.
2. Site and design development to prevent adverse impacts to, and enhance or restore, environmentally sensitive areas.
3. Require mitigation measures where development would adversely impact sensitive resources.
4. Improve the appearance of the community through the undergrounding of utilities.

### **HERITAGE RESOURCES**

1. Identify potential heritage resources.
2. Heritage resource sites should be marked with informational signs. Encourage local community groups and schools to participate in a program of increasing public awareness of, and accessibility to, heritage resources.
3. Encourage adaptive reuse of historic structures, or relocation to another site within the community, as a means of preserving the significant resources while stimulating economic revitalization.
4. The City shall provide where possible, financial and development incentives to encourage private conservation and designation of heritage resources. The public educational use of private resources shall be encouraged.

### **COMMERCIAL AND INDUSTRIAL**

1. Enhance the streetscape with hard and soft landscape elements, including street trees, and street furniture such as benches and kiosks.
2. All building street facades should have three-dimensional relief to provide visual interest at the street level; this may include pop-outs, offsetting planes, overhangs, and recessed or protruding doorways and windows.
3. The rear elevations of buildings shall be as well detailed and visually interesting as the front elevations if they will be visible from a public street, or any of the open space systems contiguous with the Otay Valley, Tijuana Valley or Nestor Creek.



4. Design projects to be more compatible with adjacent residential and open space areas by providing setbacks and landscaped buffers.
5. Roof-mounted equipment should be avoided. If roof-mounted equipment must be provided, all equipment and appurtenances shall be designed so that they appear to be an integral part of the overall architectural design of the building.
6. All outdoor storage areas, refuse collection areas, and loading areas shall be located in interior side or rear yards only and shall be screened with a similar material and color as the primary building.
7. Encourage provision of outdoor employee seating and picnic areas.
8. Encourage child care centers to locate in commercial and industrial developments, for use by employees and community residents.
9. Provide pedestrian, bicycling, and mass transit opportunities for residents to commute from residential areas to the commercial and industrial areas of the community.
10. Provide transit service between Otay Mesa-Nestor and the large employment center in Otay Mesa so that residents can easily commute to jobs in Otay Mesa.
11. Develop programs to link industrial jobs in Otay Mesa with residents of Otay Mesa-Nestor. For example, create a job training center in the community targeting unemployed and underemployed residents.



## APPENDIX E LEGISLATIVE FRAMEWORK

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The Otay Mesa-Nestor Community Plan was prepared within the context of laws enacted at the federal, state and local levels. Some of the more significant areas of legislation are discussed below:

- Section 65450 of the Government Code of the State of California (State Planning and Zoning Act) gives authority for the preparation of Community Plans and specifies the elements that must appear in each plan. It also provides the procedure for adoption and administration of these plans.
- The California Environmental Quality Act of 1970 (CEQA), as amended, requires that environmental analysis be prepared for all community plans. Separate, detailed environmental review is also required for all projects that may significantly affect the environment, including actions related to implementing this Plan.
- The California Coastal Act of 1976 requires that all local jurisdictions that include lands located within the designated Coastal Zone develop a Local Coastal Program that is consistent with the Coastal Resources Planning and Management Policies as set forth in Chapter 3 of the Act.
- Part of the community planning area, including a small portion of the Otay River and the southern end of San Diego Bay, is located within the planning jurisdiction of the Port of San Diego. This plan's designation of these areas as open space is consistent with the Port Master Plan's designated conservation uses including wetlands and estuary.
- The General Plan establishes citywide goals, guidelines, standards and recommendations which serve as the basis for the goals and recommendations of this plan. Should differences occur between this Plan and the General Plan, they may be resolved during the course of related public hearings.
- The citywide zoning and subdivision ordinances regulate the development and subdivision of land in the City.
- In addition to legislation and ordinances, the City Council has adopted a series of policies to serve as guidelines in the decision-making process. Many of the policies relate directly to planning issues and are used in implementing community plan recommendations.



## APPENDIX F RELATIONSHIP TO THE GENERAL PLAN

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The Otay Mesa-Nestor Community Plan is a component of the General Plan. The community plan provides specific strategies to implement many of the goals, guidelines and standards of the General Plan. The community plan area was expanded, and this expansion has been reflected in an amendment to the General Plan. Additional land use amendments have also been incorporated into the General Plan map.

This appendix provides a general description of how the Otay Mesa-Nestor Community Plan's strategies serve to implement the City's General Plan.

### **RESIDENTIAL**

The Plan recommends the retention and redevelopment of the residentially designated areas of the community at their existing densities. It further provides for residential development opportunities in commercial areas through mixed-use projects, conditioned upon adequate provision of public facilities. It also contains strategies for housing rehabilitation and housing programs for residents in mobile home parks.

### **COMMERCIAL**

This Plan contains strategies to retain and revitalize existing commercial districts through the provision of landscaping, pedestrian-oriented amenities, and roadway improvements. These strategies are consistent with General Plan recommendations to encourage the rehabilitation of older commercial centers. It also recommends additional commercial development to meet the community's existing and future commercial needs.

### **INDUSTRIAL**

The community plan recommends the retention of industrially-designated land consistent with the General Plan's goals to ensure conservation of industrial lands within the City of San Diego. It recommends changing the underlying zone of the salt ponds from industrial to agriculture to preserve the salt industry as a unique and valuable resource within the City of San Diego.

### **CIRCULATION**

This community plan provides for vehicular circulation improvements that will not disrupt community character nor jeopardize open space preservation. It contains numerous recommendations to promote public transit into and throughout the community, as well as enhanced bicycle and pedestrian amenities to reduce dependence on the automobile. These recommendations are consistent with the General Plan's recommendations to place equal emphasis on the aesthetic, functional, and noise design considerations of streets, the maintenance and increased efficiency of the existing street system, and the development of an improved mass transit system. With two trolley stations and an efficient bus network, the Plan advocates the application of the City's transit-oriented development guidelines.



## **PUBLIC FACILITIES, SERVICES, AND SAFETY**

The Plan recommends General Plan standards for the provision of public facilities and recommends the provision of these facilities concurrent with need.

## **OPEN SPACE AND RECREATION**

The Plan identifies an open space system for the community to meet the open space goals of the General Plan. It identifies opportunities for joint-use park and recreational facilities with the public schools to help meet General Plan standards for population-based parks.

## **CONSERVATION OF RESOURCES**

This Plan contains strategies to reduce the impact of development on the community's natural resources. These strategies serve to implement General Plan goals to minimize grading; control soil runoff, sedimentation and erosion; retain existing vegetation; and provide attractive, less polluting alternatives to the use of the private automobile.

## **CULTURAL RESOURCES MANAGEMENT**

The Plan contains strategies to rehabilitate and preserve significant historic resources through adaptive reuse, which are consistent with General Plan recommendations to inventory cultural resources and to preserve structures and complexes of importance to community identity.

## **URBAN DESIGN**

The Plan contains urban design recommendations to upgrade and physically enhance the commercial and residential areas of the community. The guidelines have been developed to incorporate General Plan recommendations for the avoidance of radical and intrusive changes to existing residential areas, reductions in the amount of visual clutter, the encouragement of mixed uses, and the provision of safe and convenient pedestrian circulation.

## APPENDIX G LOCAL COASTAL PROGRAM – SUPPLEMENTAL LAND USE PLAN POLICIES APPLICABLE WITHIN THE COASTAL ZONE

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The California Coastal Act of 1976 established a coastal zone boundary and mandated that all jurisdictions within that boundary prepare a Local Coastal Program (LCP). This Otay Mesa-Nestor Community Plan and LCP Land Use Plan brings the City's planning process into conformance with the 1976 Coastal Act. Approximately 20 percent of the community is located in the Coastal Zone (see Figure 11 Coastal Jurisdiction Map). The Plan includes planning and development recommendations and guidelines to protect and preserve the state's coastal resources. It has incorporated the coastal issues that have been identified for the community and has developed strategies to address those issues, as summarized below:

### **PUBLIC ACCESS AND RECREATION**

1. Protect recreation and access opportunities at existing public parks and where feasible, enhance as an important coastal resource. Maintain no-cost parking fees at public parks and maximize hours of use to the extent feasible, to maximize public access and recreation opportunities.
2. Improve waterfront access, linkages and recreational opportunities via a system of public plazas, bike paths, and parks that increase connectivity and improve public access to existing parks and public facilities.
3. Maintain the existing open space, and collaborate with the wildlife agencies, environmental groups and the public to ensure adequate conservation for sensitive biological resources.
4. Maintain existing parks and provide additional park and recreation opportunities consistent with General Plan and Park Master Plan standards.
5. Provide a system of population-based parks to meet the community's needs for recreation.
6. Preserve the natural resources of the community through the appropriate designation and use of open space.
7. Preserve major topographic features and biological resources as undeveloped open space.
8. Establish an open space system that will utilize the terrain and natural drainage system to guide the form of urban development, enhance neighborhood identity and separate incompatible land uses.
9. Improve the pedestrian environment adjacent and along routes to transit stops and stations through the installation and maintenance of signs, shielded downward lighting, crosswalks, and other appropriate measures.
10. Trails in Biological Buffers. Ensure improvements to construct public access within the biological buffer meet the following:

- a. Ensure that construction of new trails or pathways is consistent with the preservation goals for the adjacent habitat, and that appropriate measures are taken for physical separation from sensitive areas.
  - b. Ensure trails are limited to the upper half of the buffer closest to the development.
  - c. Utilize non-mechanized equipment for trail construction and maintenance for new or formalized trails located adjacent to or within biological buffers.
  - d. Construct trailheads with natural materials.
  - e. Ensure that lighting for the trail or pathway does not spillover into the buffer or habitat areas.
11. Lower-cost overnight accommodations, defined as overnight accommodations with an annual average daily room rate equal to or less than 75% of the annual statewide average daily room rate, shall be protected and maintained.
- a. The City shall proactively work with operators of lower-cost overnight accommodations to maintain and renovate existing properties.
  - b. Lower-cost overnight accommodations shall not be removed or converted unless replaced at a 1:1 ratio with units comparable in function, amenities, location, and cost to the public.
  - c. If replacement of lower- or moderate-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere within the City's Coastal Zone
  - d. Encourage the addition of overnight accommodations particularly serving the low/moderate cost range in the community. Moderate-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate between 75% and 125% of the statewide average daily room rate.
12. Encourage the rehabilitation of existing visitor accommodation uses, particularly for low/moderate cost accommodations.
13. New hotel and motel development within the City shall provide a range of rooms in order to serve all income ranges.
- a. Priority shall be given to developments that include no-cost or lower-cost recreational amenities open to overnight guests and the general public, especially coastal-dependent recreational opportunities.
  - b. New high-cost overnight accommodations shall provide at least 25% of the proposed units as lower-cost accommodations on-site. High-cost overnight accommodations are defined as overnight accommodations with an annual average daily room rate equal to or greater than 125% of the annual statewide average daily room rate.
  - c. If provision of lower-cost units on-site is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide lower-cost units elsewhere

within the City's Coastal Zone.

- d. If provision of lower-cost units off-site in the City's Coastal Zone is determined to be infeasible pursuant to a feasibility analysis, then the new development shall provide an equivalent amount of lower-cost units elsewhere within the San Diego County Coastal Zone.
  - e. If it is determined that the project cannot feasibly provide lower-cost units on or offsite, in-lieu fees shall be required.
  - f. An in-lieu mitigation fee based on approximate construction costs per room, adjusted for inflation using a building cost index as needed, plus land cost square footage shall be required. Construction costs shall be based on approximate hard and soft costs of building at least 25% of the proposed units as lower-cost accommodations on-site or shall be based on a comparable per-room construction cost estimate. Land cost calculations shall be based on the average square footage of commercial land sales in the City over the past five years.
  - g. The fee shall be used for construction of new lower-cost hotel rooms or other inherently lower-cost accommodations (e.g., motels, hostels, campgrounds, cabins) within the coastal zone in the City.
  - h. All in-lieu fee payments shall be deposited into an interest-bearing account, to be established and managed by the State Coastal Conservancy, or a similar entity approved by the Executive Director of the California Coastal Commission.
  - i. Funds may be used for activities including land acquisition, construction, permitting, or renovation that will result in the provision of additional lower-cost overnight visitor accommodations.
  - j. If any portion of the in-lieu fee remains seven years after the date of deposit into the interest-bearing account, the funds may be used to provide lower-cost overnight accommodations outside of the City, within the San Diego County Coastal Zone.
14. Provide publicly accessible streets for vehicular, bicycle and pedestrian access for new residential development within ½ mile of the San Diego Bay, the Salt Ponds, the Otay River and Nestor Creek and the Tijuana River Valley.
- a. Provide public on-street parking on all public streets throughout the entire residential development unless determined by the City Engineer to be infeasible.
  - b. Do not allow private entrance gates and private streets.
  - c. Do not allow public entry controls (e.g. gates, gate/guard houses, guards, signage, etc.) and restriction on use by the general public (e.g. preferential parking districts, resident-only parking periods/permits, etc.) associated with any streets or parking areas.

## **ENVIRONMENTALLY SENSITIVE HABITAT AREAS**

The Otay Mesa-Nestor Community contains significant coastal resources designated as Environmentally Sensitive Habitat Areas protected by the Coastal Act. Environmentally Sensitive Habitat Areas (ESHA) are defined as any area in which plant or animal life or their

habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments within the Coastal Zone.

1. Protect Environmentally Sensitive Habitat Areas against any significant disruption of habitat values and only those uses dependent on those resources shall be allowed within those areas.
2. Design and site development in areas adjacent to Environmentally Sensitive Habitat Areas to prevent impacts that would significantly degrade those areas.
3. Design and site development in areas adjacent to Environmentally Sensitive Habitat Areas to be compatible with the continuance of environmentally sensitive habitat and recreation areas.
4. Ensure future development conforms with the Environmentally Sensitive Lands regulations and Biology Guidelines and Coastal Bluffs and Beaches Manual for preservation, acquisition, restoration, management, and monitoring of biological resources and Environmentally Sensitive Habitat Areas over time, in conjunction with up-to-date biological surveys that include an evaluation of vulnerability to sea level rise, where appropriate, and are subject to the following:
  - a. Ensure new development on lands meeting the definition of Environmentally Sensitive Habitat Areas conforms with the Environmentally Sensitive Lands regulations.
  - b. Allow only uses dependent on biological resources that do not have any significant disruption of habitat values in Environmentally Sensitive Habitat Areas.
  - c. Include a site-specific determination as to whether the on-site resources constitute Environmentally Sensitive Habitat Areas, as part of the biological assessment addressed in the Environmentally Sensitive Lands regulations.
  - d. Ensure new development provides open space protection as a component of new development if on-site biological resources are determined to constitute Environmentally Sensitive Habitat Areas. This could include, but not be limited to amending the land use designation to open space, rezoning to an open space zone, or a covenant of easement recorded against title of the property.
  - e. Locate and design development adjacent to Environmentally Sensitive Habitat Areas and parks and recreation areas to prevent impacts to biological resources which would significantly degrade those areas.
  - f. Locate and design development adjacent to Environmentally Sensitive Habitat Areas and parks and recreation areas be compatible with the continuance of those habitat and recreation areas.
5. Minimize and evaluate the use of night lighting along the shoreline and adjacent to sensitive habitat areas, consistent with Multiple Habitat Planning Area Adjacency Guidelines and the Environmentally Sensitive Lands and Outdoor Lighting regulations within the Land Development Code.
6. Design lighting to be low intensity, downward-facing, and shielded that is dark-sky friendly

adjacent to sensitive habitat areas.

7. Work cooperatively with development applicants and property owners to preserve and manage vernal pools in accordance with the Vernal Pool Habitat Conservation Plan.
  - a. Preserve and protect vernal pool habitat from vehicular or other human-caused damage, encroachment in their watershed areas, and urban runoff.
  - b. Avoid encroachment into wetlands, including vernal pools.
8. Limit development in steep hillside areas to minimize potential impacts on native plant and animal species and protect native habitats.
9. Implement the Environmentally Sensitive Lands regulations in the Land Development Code related to biological resources and steep hillsides for all new development to generally minimize impacts on native plant and animal species.
10. Design developments to minimize grading and relate to the existing topography and natural features.
11. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect Environmentally Sensitive Habitat Areas resources by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, to ensure that development conforms to the following:
  - a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and are limited to the upper half of the buffer closest to the development.
  - b. Ensure buffer areas extend from the outer edge of the tree or shrub canopy of Environmentally Sensitive Habitat Areas.
  - c. Consider buffer zones less than 100 feet in width only if the applicant demonstrates that a smaller buffer will sufficiently protect the Environmentally Sensitive Habitat Areas through a site-specific study that determines a smaller buffer would provide adequate protection. In such cases, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service must be consulted and agree that a reduced buffer is appropriate, and the City must find that the development could not be feasibly constructed without a reduced buffer. In no case shall the buffer be less than 50-feet wide.
  - d. Ensure that any area that may have contained Environmentally Sensitive Habitat Areas shall not be deprived of protection as Environmentally Sensitive Habitat Areas, as required by the policies and provisions of the LCP, on the basis that habitat has been illegally removed, degraded, or species that are rare or especially valuable because of their nature or role in an ecosystem have been eliminated.

## WETLANDS AND WATER QUALITY

1. Ensure that all new private development adjacent to wetlands, floodplains, vernal pools, and other sensitive resources is designed to minimize or avoid adverse effects to the resources.
2. Ensure development restores hydrologic features such as stream corridors, drainage swales, topographic depression, groundwater recharge areas, floodplains, and wetlands, where appropriate.
3. Ensure long term sustainability of the unique ecosystems in the Tijuana, Nestor and Otay River valley areas and surrounding communities, including all soil, water, air, and biological components that interact to form healthy functioning ecosystems.
4. Protect, preserve, and enhance the variety of natural features within the Otay Mesa-Nestor Community Plan area including the floodplain, the open waters of the lagoon and river, wetlands, marshlands and uplands.
5. Design the Otay River corridor as a natural-appearing waterway with rehabilitation, revegetation, and/or preservation of native wetland habitats. Preserve and restore natural environmental features within the floodway and in areas beyond the floodway boundary to maintain and enhance the habitat and aesthetic values of the creek.
6. Ensure permitted uses in wetlands are limited to those in the Environmentally Sensitive Lands regulations in the Land Development Code.
7. Ensure new development does not encroach into adjacent wetlands, floodplains, vernal pools, and other sensitive resources.
8. Work with development applicants to ensure that new development is designed to avoid, then minimize adverse effects to sensitive resources, avoid encroaching into adjacent wetlands, floodplains, vernal pools and other sensitive resources, and maintain a 100-foot buffer from wetlands and sensitive resources consistent with the Biology Guidelines and Environmentally Sensitive Lands regulations in the Land Development Code.
9. Work with development applicants and property owners to ensure that buffer areas are sufficient to protect wetlands by maintaining a buffer zone generally 100 feet in width, or as designated by the Coastal Commission, and are consistent with the Environmentally Sensitive Lands regulations in the Land Development Code, and shall be subject to the following:
  - a. Ensure that development does not include any grading, or alteration, including trimming or clearing of native vegetation, in any biological buffer area, except for recreational trails, public pathways, fences, and similar improvements necessary to protect sensitive resources, and are limited to the upper half of the buffer closest to the development.
  - b. Ensure buffer areas extend from the outer edge of the riparian canopy of any wetland



- area.
- c. Consider buffer zones less than 100 feet in width only if the applicant:
    - i. Demonstrates that a smaller buffer will sufficiently protect the resources of the wetland through a site-specific study that determines a smaller buffer would provide adequate protection.
    - ii. Consults with, the California Department of Fish and Wildlife and/or the United States Fish and Wildlife Service to ensure that both agencies agree that a reduced buffer is appropriate.
    - iii. Provides sufficient analysis to demonstrate that the development could not be feasibly constructed without a reduced buffer.
    - iv. Ensures that the buffer is not less than 50-feet wide.
  - d. Ensure that any area that may have contained wetlands are not deprived of protection, on the basis that the wetlands have been illegally removed or degraded.
10. Incorporate water quality protection measures on new development projects in conformance with the Storm Water Standards Manual in the Land Development Code.
11. Encourage the use of permeable landscaping for yards and driveways in new private and public construction projects.
12. Ensure all stormwater and urban run-off drainage into resource-based parks or open space lands are captured, filtered, or treated before entering the area.
13. Encourage pollution control measures to promote the elimination of pollutant sources, and the proper collection and disposal of pollutants at the source, rather than allowing them to enter the storm drain system and receiving waters.
14. Maintain storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration.
15. Encourage private property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff, and repair and maintain drainage outfalls and brow ditches that discharge directly to or are within open space lands.
16. Integrate stormwater Best Management Practices (BMPs) on-site to minimize impacts from stormwater flow as follows:
- a. Encourage use of intensive and extensive green roofs and water collection devices, such as cisterns and rain barrels, to capture rainwater from buildings for re-use.
  - b. Use downspouts to discharge into areas that can effectively reduce direct flows of rainwater from buildings to the stormwater drainage system.
  - c. Minimize on-site impermeable surfaces, such as concrete and asphalt, and encourage use of permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-

stone block pavement to effectively detain and infiltrate more run-off on-site.

17. Encourage Low-Impact Development (LID) practices such as bioretention, porous paving, and green roofs, that slow runoff and absorb pollutants from roofs, parking areas, and other urban surfaces.
  - a. Incorporate bioswales or other appropriate LID design practices where sufficient public rights-of-way and other conditions allow throughout the community.
  - b. Prioritize efforts to capture stormwater before it enters canyons or natural open spaces.
18. Do not allow synthetic rubber surfacing products made from waste vehicle tires or other types of synthetic rubber, as well as the use of artificial turf in the construction of or improvements to parks, playgrounds, schools and public pathways and trails.

### **NEW DEVELOPMENT**

1. Ensure that development in the Coastal Zone conforms with Section 30253 of the Coastal Act as follows:
  - a. Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
  - b. Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
  - c. Apply requirements imposed by the Air Pollution Control District or the State Air Resources Board consistently to development.
  - d. Minimize energy consumption and vehicle miles traveled.
  - e. Protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses, where appropriate.
2. Implement the Environmentally Sensitive Lands regulations in the Land Development Code and the Biology Guidelines and Coastal Bluffs and Beaches Guidelines in the Land Development Code Manual related to biological resources and coastal habitat for all development, as applicable.
3. Encourage the use of special design and window treatments to improve the degree to which developments are bird-safe. Green design that facilitates bird safety includes but is not limited to reduction of reflectivity and transparency in glass, the avoidance of light pollution, reduced disturbance to natural landscapes and biological systems, and lowered energy use.
4. Encourage development to meet the requirements of the US Green Building Council (USGBC) Leadership in Energy and Environmental Design Program® (LEED®) certification, or equivalent CALGreen standards.

5. Design buildings to reflect the prevalent pattern and rhythm of spacing between structures, and the bulk and scale of the surrounding neighborhood's character.
6. Brush Management. Minimize flammable vegetation and implement brush management policies consistent with the following specific standards:
  - a. Locate structures so that Zone One brush management (minimum width of 35 feet) is entirely within the area designated for development and outside open space and environmentally sensitive lands. Increase the width of Zone One when feasible to reduce the width of Zone Two and impacts to native vegetation.
  - b. Consider allowing Zone Two brush management (selective clearing to maximum width of 65 feet) in open space when subject to an approved site-specific brush management plan acceptable to the Fire Marshal that avoids significant disruption of habitat values to the maximum extent possible and where appropriate.
    - i. Implement measures such as replacing cleared or thinned native vegetation with fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat.
    - ii. Maintain at least 50 percent of the existing ground cover of native vegetation, when feasible, to avoid significant disruption.
    - iii. Ensure that Zone Two brush management is not allowed within ESHA, wetlands, or habitat buffers in the coastal zone.

## **PUBLIC ACCESS TO THE BAY**

The Transportation Facilities Topic, the Salt Ponds Topic and the Otay Valley Regional Park Topic incorporate recommendations for improving vehicular, bicycle, and pedestrian access to the south San Diego Bay and coastal resource areas. The Plan also provides for improved public access to the Tijuana River Valley to the south of the community.

## **PROVISION OF COMMUNITY PARKS AND RECREATION AREAS**

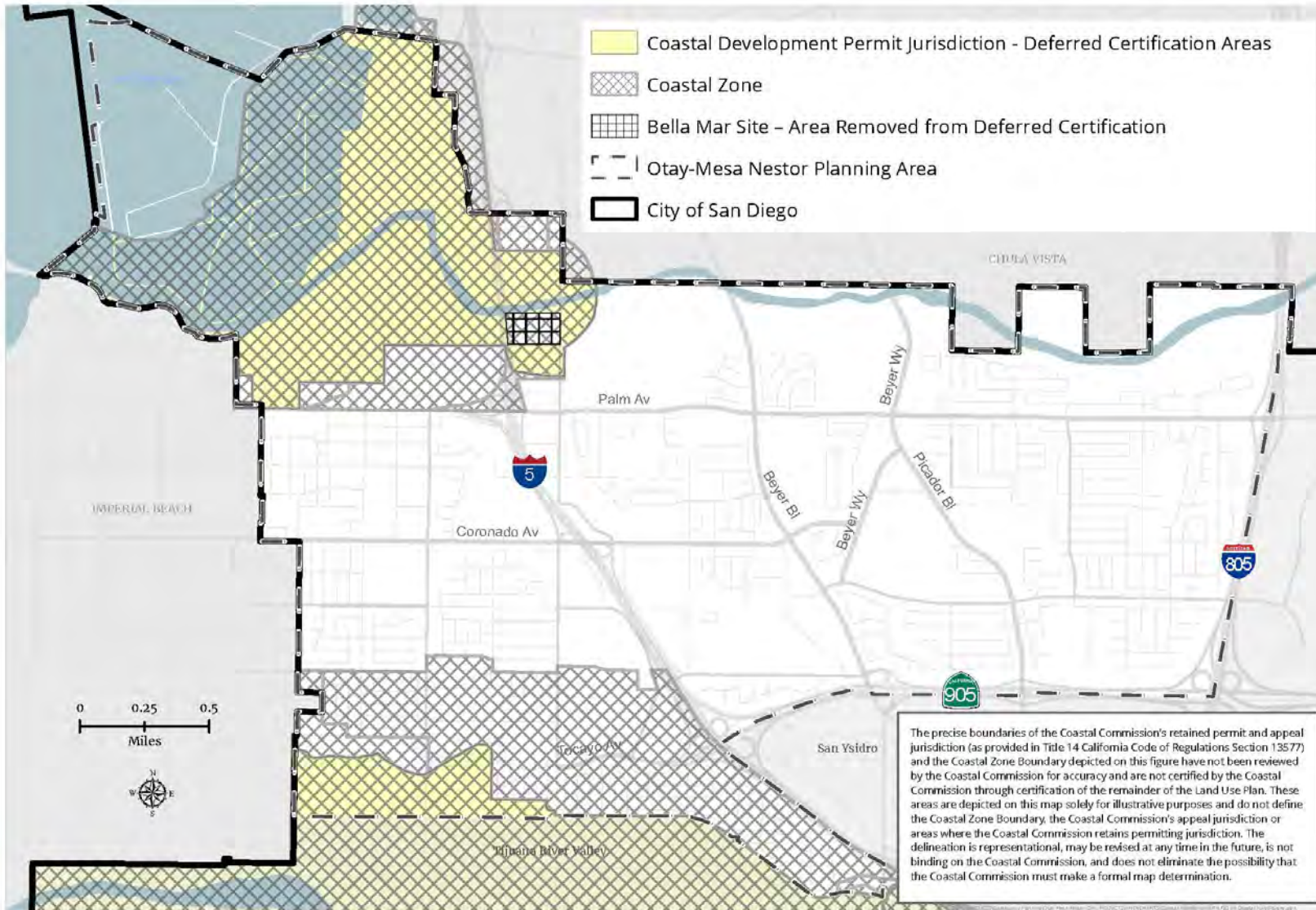
The Otay Valley Regional Park Topic recommends developing the Otay Valley, including its coastal areas, as an open space park providing both recreational opportunities and resource protection.

## **RECREATION AND VISITOR SERVING FACILITIES AND SERVICES**

The Palm Avenue West Topic recommends retention and rehabilitation of the existing hotels, retail, and visitor-oriented commercial areas along the southern edge of the San Diego Bay in order to maintain visitor-oriented uses and public access to coastal resources.

## **HERITAGE RESOURCES**

The Salt Ponds Topic encourages the preservation of the Western Salt company building and creation of educational and interpretive programs addressing the salt works and San Diego Bay.



**Coastal Jurisdictions** **10**  
 Otay Mesa-Nestor Community Plan **FIGURE**

## **ENVIRONMENTALLY SENSITIVE HABITAT AREAS**

Otay Mesa Nestor has approximately 990 acres designated as open space within the Coastal Zone. Approximately 890 acres of the open space area consists of the San Diego Bay Preserve which is comprised of wetland habitat, and one of the community's major natural resources.

The Otay Valley Regional Park Topic and the Salt Ponds Topic both contain strategies to preserve and restore the natural resources and habitat in the Otay Valley and lower San Diego Bay. The Salt Ponds Topic and Appendix 1b address the application of a Special Study Area overlay designation which requires site-specific analysis of sensitive resources, habitat, and hydrology in the undeveloped coastal areas of lower San Diego Bay prior to approval of development proposals. By designating properties in the southern portion of the planning area for very low-density residential development and open space, the Plan complements the low-intensity uses in the Tijuana River Valley Plan.

## **MULTIPLE SPECIES CONSERVATION PROGRAM**

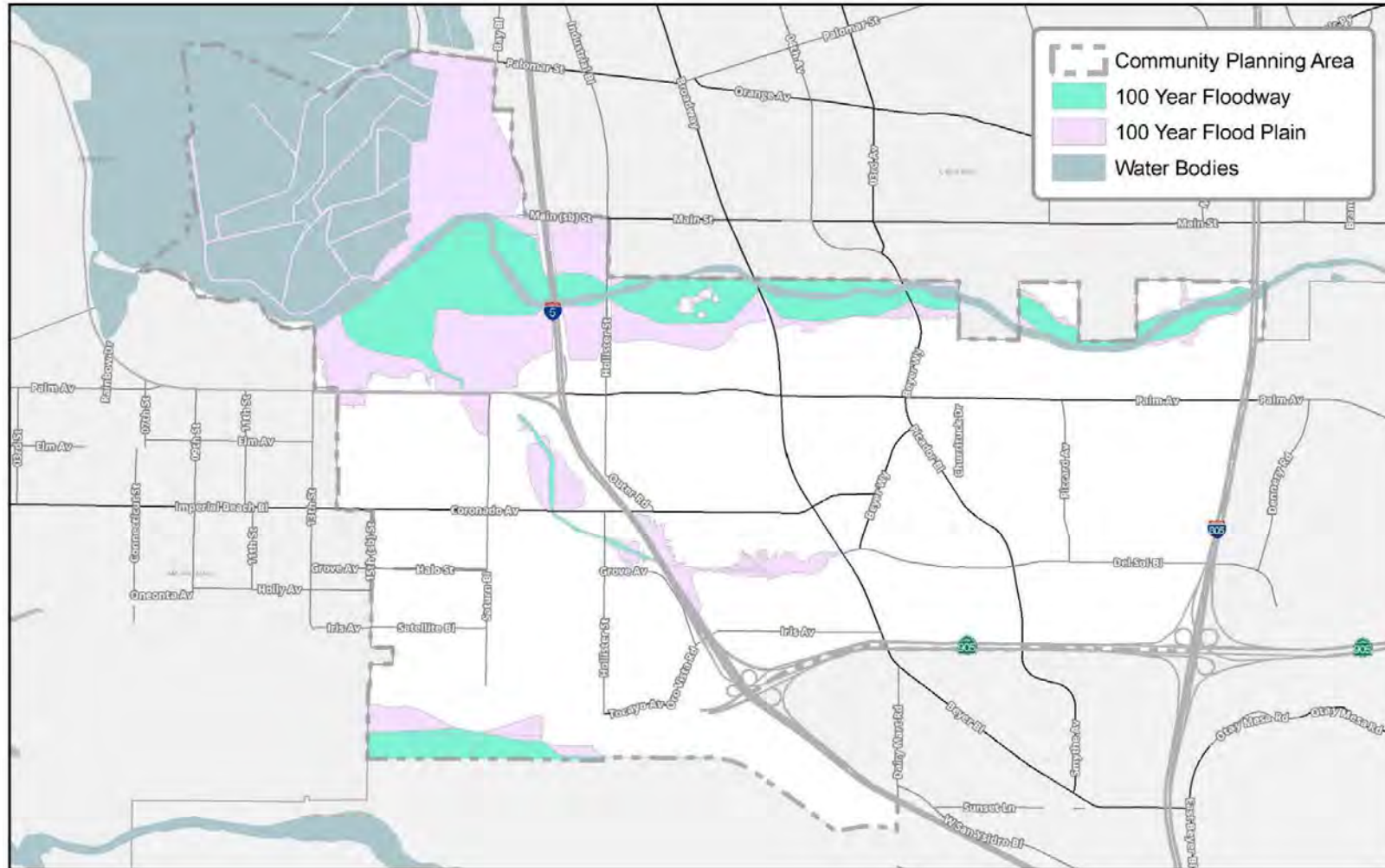
Some lands within the coastal zone are within the Multiple Species Conservation Program (MSCP) and Multi Habitat Planning Area (MHPA). The Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP preserves a network of habitat and open space, protecting biodiversity, and enhancing the region's quality of life.

## **ENVIRONMENTALLY SENSITIVE LANDS (ESL) REGULATIONS**

The purpose of the City's Environmentally Sensitive Lands (ESL) regulations are to protect, preserve, and where damaged, restore, the environmentally sensitive lands of San Diego and the viability of the species supported by those lands. The ESL regulations, as part of the Land Development Code, and the accompanying Biology, Steep Hillside, and Coastal Bluffs and Beach's Guidelines serve as standards for the determination of impacts and mitigation under the California Environmental Quality Act and the California Coastal Act. These standards also serve to implement the Multiple Species Conservation Program by placing priority on the preservation of biological resources within the Multiple Habitat Planning Area, as identified in the City of San Diego Subarea Plan. Within wetland areas, state, and federal laws and regulations regulate adverse impacts to wetlands and listed species habitat.

## **FLOODPLAIN**

As shown on Figure 12, a portion of the community is within the 100 -year floodplain of the Otay River and is mapped by the Federal Regulatory Emergency Management Agency (FEMA). The ESL regulations apply to all development proposing to encroach into a Special Flood Hazard Area, including both the floodway and flood fringe areas. A floodplain is comprised of the floodway and the flood fringe areas. The floodway includes the channel and adjacent overbank areas necessary to effectively convey floodwaters.



**FLOOD FRINGE**

The ESL regulations allow permanent structures and fill for permanent structures, roads, and other development in the flood fringe area only in limited circumstances when certain conditions are met. These generally include where the development: would not significantly adversely affect the existing sensitive biological resources onsite or offsite, would be capable of withstanding flooding without requiring or causing the construction of offsite flood protective works, would not cause flooding of properties upstream or downstream, would not increase or expand Flood Insurance Rate Maps (FIRM) Zone A (areas of higher risk of flooding), would limit grading and fill to the minimum amount necessary, would minimize harm to environmental values and peak flow storage capacity in the floodplain, would maintain wetlands hydrology, would not significantly increase or contribute to downstream bank erosion and sedimentation, would not cause an increase in flood flow velocity or volume, and would ensure compliance with National Pollutant Discharge Elimination System (NPDES) requirements.

**CONDITIONAL LETTER OF MAP REVISION**

A Conditional Letter of Map Revision (CLOMR) is a letter from FEMA commenting on whether a proposed project, if constructed per the design submitted to and approved by FEMA, would justify a revision to the FIRM. Building permits cannot be issued based on a CLOMR, because a CLOMR does not change the flood map. Once a project has been completed, a request to revise to the FIRM to reflect a project needs to be submitted to FEMA to receive a Letter of Map Revision (LOMR).

**NO-RISE CERTIFICATION**

FEMA requires that any project in a floodway must be reviewed to determine if the project will increase flood heights. An engineering analysis must be conducted before a permit can be issued. The project must have a record of the results of this analysis, which can be in the form of a No-Rise Certification. The No-Rise Certification must be supported by technical data and signed by a registered professional engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the FIRM or Flood Boundary and Floodway Map (FBFM).

**VISUAL RESOURCES**

The Community Facilities Topic recommends undergrounding overhead utilities; the Palm Avenue West Topic contains strategies for improved signage; and Appendix C, View Corridors and View Points, contains recommendations for provision and preservation of public views and physical access opportunities.

**PROVISION OF AFFORDABLE HOUSING**

The Palm Avenue West Topic recommends retention and restoration of the mobile home parks north of Palm Avenue.

**IMPACT OF BUILDOUT ON RESIDENTIAL DEVELOPMENT**

The residential areas of the community within the coastal zone are essentially developed. The land uses designated for these areas reflect the intensities of existing development. There will be limited opportunities for infill, and opportunities also exist for revitalization and redevelopment.

**PUBLIC WORKS**

The Community Facilities Topic and the Public Safety and Enforcement Topic contain strategies for providing a core grouping of facilities including schools, library service, postal service, drainage and flood control, and parks.



## APPENDIX H PLAN UPDATE AND AMENDMENT PROCESS

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While the Otay Mesa-Nestor Community Plan sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Some rezonings are recommended to achieve consistency with the proposals of the Plan, and public hearings for these rezonings will be held in conjunction with hearings for this Plan. Should the land use recommendations in the Plan necessitate future rezonings, subsequent public hearings would be held so that future development is consistent with the Plan proposals.

This Plan is not a static document. While it is intended to provide long-range guidance for the orderly growth of the community, in order to respond to unanticipated changes in the legislative framework, or environmental, social, or economic conditions, the Plan must be continually monitored and updated as necessary to remain relevant to community and City needs.

Once the Plan is adopted, two additional steps will follow: implementation and review. Implementation refers to the process of putting plan recommendations into effect. Review is the process of monitoring the community and recommending changes to the Plan as conditions in the community change. Guidelines for implementation are provided in the Plan, but the process must be based on a cooperative effort of private citizens, City officials and other agencies. The Otay Mesa-Nestor Community Planning Committee, as well as other private neighborhood organizations, will provide the continuity needed for an effective implementation program.

## APPENDIX I Bella Mar Community Plan Amendment

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In 2023, the Bella Mar Community Plan Amendment (CPA) redesignated 14.62 acres from Open Space to Medium Density Residential (15-<30 du/net acre). The site is within the Federal Emergency Management Agency (FEMA) 100-year flood fringe of the Otay River. This site has been previously graded but remains undeveloped with a history of use as an off-road racetrack. In 2003, a RV park was proposed for the site. Coastal Commission's review of the proposal focused on whether the development within the flood fringe could withstand periodic flooding, would not impede the flow of floodwaters, and would not require the development off-site flood protective works.

### **SPECIAL STUDY AREA REPORT**

The Special Study Area Report prepared for the Bella Mar CPA concluded that, through compliance with the Environmental Sensitive Land (ESL) regulations applicable to development within the flood fringe, the development will not impact hydrological conditions throughout the special study area. The ESL regulations for flood fringe development will ensure consistency with Coastal Act Section 30236 by protecting on and off-site biological and hydrological resources through ensuring that channelization or fill within the flood fringe does not substantially change or redirect stream flows. The flood fringe development regulations will ensure that the Bella Mar development will not constitute a dangerous condition or an impediment to the flow of flood waters.

The SSA Report concluded that the Bella Mar development, which is in the flood fringe, will not alter the Otay River or tributary streams. The analysis for SSA Report concluded that the Bella Mar development will not change the 100-year floodplain elevations nor flow velocities on-site, downstream, or upstream. It also concluded that the development will not alter the hydraulic conditions of on-site or off-site sensitive resources, will not increase on-site or off-site flooding, and will not hydraulically impact coastal resources. The analysis determined that the 100-year flow rates, flow velocities, and flow volumes will remain essentially unchanged following development.

In accordance with the ESL floodplain development regulations, the development's permanent structures will be elevated at least 2-feet above the 100-year floodplain. This would be above the flood level with a factor of safety and would not be impacted by flood events. The fill placed on-site to elevate the structures will be entirely within the flood fringe and does not involve any off-site protective works. The Bella Mar development received a CLOMR that includes hydraulic analyses showing no impacts and that the developing is in conformance with the floodplain and floodway regulations. The Bella Mar development also received a No-Rise Certification which certified that base on technical data conducted the Bella Development will not have an impact to the 100-year flood elevation, floodway elevation, or floodway width.

**FUTURE DEVELOPMENT OF THE BELLA MAR SITE**

1. Incorporate a biological buffer from the outer edge of the riparian canopy 100 feet in width consistent with Environmentally Sensitive Lands regulations, and subject to the following:
  - a. Vegetate with native habitat, endemic to the area, and include a mix of Coastal Sage Scrub habitat and native grasses within the biological buffer.
  - b. Maintain the vegetation within the biological buffer consistent with the Environmentally Sensitive Lands regulations and the Biological Guidelines in the Land Development Code.
2. Include a contiguous public pedestrian and bicycle access trail which can be within the uppermost ten-foot portion of the biological buffer located along the north side of the Bella Mar site and adjacent to the Otay Valley Regional Park.
  - a. Provide public access along the trail.
  - b. Include interpretive/educational signage along the trail.
3. Ensure that affordable residential homes included in the development have equal access to the open space areas, the Otay River, and onsite amenities as the market rate homes.
4. Ensure that the affordable residential homes are not separated from the market rate homes by any physical barriers, such as gates, fencing, etc.

## APPENDIX J LIST OF REFERENCE AND SUPPLEMENTAL DOCUMENTS

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*Otay Mesa-Nestor Community Plan*, 1979 (December 1978), City of San Diego Planning Department.

*Otay Mesa/Nestor Community Conditions Report*, October 1993, City of San Diego Planning Department.

*Otay Mesa-Nestor Community Plan Update Project Citizen Survey*, distributed with the Chula Vista Star News, and available at the Otay Mesa Public Library and Montgomery-Waller Park Recreation Center, January 1994, City of San Diego Planning Department.

*City of San Diego Land Guidance System, Transit-Oriented Development Design Guidelines*, August 4, 1992, prepared by Calthorpe associates for the City of San Diego.

*A Plan For Equestrian Trails and Facilities*, February 6, 1975, City of San Diego Planning Department.

*Progress Guide and General Plan*, June 1989, City of San Diego Planning Department.

*California Coastal Act of 1976*, as of January 1994, California Coastal Commission.

Bella Mar Community Plan Amendment Special Study Report, 2022, RECON Environmental

(R-2024- )

RESOLUTION NUMBER R- \_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO  
ADOPTING AN AMENDMENT TO THE OTAY MESA-NESTOR  
COMMUNITY PLAN AND LOCAL COASTAL PROGRAM APPROVING  
MODIFICATIONS BY THE CALIFORNIA COASTAL COMMISSION TO THE  
LAND USE PLAN AMENDMENTS FOR BELLA MAR APARTMENTS  
PROJECT SITE - PROJECT NO. 631240.

WHEREAS, on July 25, 2023, the City of San Diego City Council (City Council) held a public hearing considering amendments to the General Plan, Otay Mesa-Nestor Community Plan and Local Coastal Program (Land Use Plan amendments), San Diego Municipal Code amendments, a rezone action and the adoption of a Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for a 14.62-acre site located at 408 Hollister Street, referred to as the Bella Mar Apartments Project No. 631240; and

WHEREAS, on July 25, 2023, the City Council adopted and recommended the certification of the amendments to the General Plan, Otay Mesa-Nestor Community Plan and Local Coastal Program for the Bella Mar Apartments Project to the California Coastal Commission; and

WHEREAS, on September 12, 2023, the City Council adopted and recommended certification of the Municipal Code amendments, a rezone action, and amendments to the Local Coastal Program for the Bella Mar Apartments - Project No. 631240, to the California Coastal Commission; and

WHEREAS, the California Coastal Act (Public Resources Code section 30000, et seq.) requires California Coastal Commission certification of a land use plan of a proposed local coastal program; and

WHEREAS, on July 10, 2024, the California Coastal Commission held a public hearing considering the amendments the Otay Mesa-Nestor Community Plan and Local Coastal Program,

## ATTACHMENT 6

amendments to the San Diego Municipal Code (SDMC), and a rezone action associated with the Bella Mar Apartments Project, and the California Coastal Commission conditionally certified the Land Use Plan amendments with modifications. The California Coastal Commission's suggested modifications include modifications to policies regarding public access and recreation, Environmentally Sensitive Habitat Areas, wetlands, water quality, new development, Environmental Justice, Tribal, Cultural, Archeological and Paleontological resource protection, multi-modal transportation projects, revise a map exhibit (Figure 10) in the Community Plan; and

WHEREAS, on July 17, 2024, the California Coastal Commission issued a written certification order and transmitted the order to the City of San Diego with the suggested modifications for adoption by the City Council; and

WHEREAS, on September 26, 2024, the Planning Commission of the City of San Diego considered the proposed amendments with the recommended modifications from California Coastal Commission and pursuant to Resolution No. \_\_\_\_\_-PC, voted to recommend the City Council approve the amendments with the recommended modifications from California Coastal Commission; and

WHEREAS, on \_\_\_\_\_, the City Council held a public hearing for the purpose of considering the amendments with the recommended modifications from California Coastal Commission to the Otay Mesa-Nestor Community Plan and Local Coastal Program, and pursuant to Resolution No. \_\_\_\_\_, voted to approve the amendments with the recommended modifications from the California Coastal Commission; and

WHEREAS, the City Council has considered the Planning Commission record and recommendations, as well as all maps, exhibits, and written documents contained in the file for the Otay Mesa-Nestor Community Plan Amendment and Local Coastal Program Amendment on record in the City, and has considered the oral presentations given at the public hearing; and

**ATTACHMENT 6**

WHEREAS, the amendments retain internal consistency with the General Plan, and the Otay Mesa-Nestor Community Plan and Local Coastal Program are a component of the General Plan and help achieve long-term community and citywide goals; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED that the City Council adopts the amendments to the Otay Mesa-Nestor Community Plan and Local Coastal Program, with the recommended modifications from the California Coastal Commission, a copy of which is on file in the office of the City Clerk as Document No. RR-\_\_\_\_\_;

BE IT FURTHER RESOLVED, that after adoption, the Mayor or his designee, is authorized to submit this Resolution to the California Coastal Commission for final certification and incorporation into the City's certified Local Coastal Program.

BE IT FURTHER RESOLVED, that this project is located in the Coastal Zone; therefore, the City Council's decision requires amending the City of San Diego's Local Coastal Program. As a result, these amendments will not become effective in the Coastal Zone until the California Coastal Commission unconditionally certifies the Local Coastal Program amendment.

APPROVED: MARA W. Elliott, City Attorney

By \_\_\_\_\_  
[NAME]  
Deputy City Attorney

Date~  
Or. Dept: DSD  
O-INSERT~

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DRAFT



PLANNING COMMISSION RESOLUTION NO. \_\_\_\_\_

RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE OTAY MESA-NESTOR COMMUNITY PLAN AND LOCAL COASTAL PROGRAM APPROVING MODIFICATIONS BY THE CALIFORNIA COASTAL COMMISSION TO THE LAND USE PLAN AMENDMENTS FOR THE BELLA MAR APARTMENTS PROJECT SITE – PROJECT NO. 631240

WHEREAS, BELLA MAR LAND INVESTORS, LLC, a California Limited Liability Company, OWNER, and RTA PHAIR/HOLLISTER, LLC, a Delaware Limited Liability Company, PERMITTEE, filed an application with the City of San Diego for amendments to the General Plan and Otay Mesa-Nestor Community Plan and Local Coastal Program No. 2609704; an amendment to the San Diego Municipal Code Sections 126.0702 and 132.0402, Coastal Overlay Zone Certification Map Drawing No. 730.1; and a rezone; and

WHEREAS, on July 25, 2023, the City of San Diego City Council (City Council) held a public hearing considering amendments to the General Plan, Otay Mesa-Nestor Community Plan and Local Coastal Program (Land Use Plan amendments), San Diego Municipal Code amendments, a rezone action and the adoption of a Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for a 14.62-acre site located at 408 Hollister Street, referred to as the Bella Mar Apartments Project No. 631240; and

WHEREAS, on July 25, 2023, the City Council adopted and recommended the certification of the amendments to the General Plan, Otay Mesa-Nestor Community Plan and Local Coastal Program for the Bella Mar Apartments Project to the California Coastal Commission; and

WHEREAS, on September 12, 2023, the City Council adopted and recommended certification of the Municipal Code amendments, a rezone action, and amendments to the Local Coastal Program for the Bella Mar Apartments – Project No. 631240, to the California Coastal Commission; and

WHEREAS, the California Coastal Act (Public Resources Code section 30000, et seq.) requires California Coastal Commission certification of a land use plan of a proposed local coastal program; and

WHEREAS, on July 10, 2024, the California Coastal Commission held a public hearing considering the amendments to the General Plan, the Otay Mesa-Nestor Community Plan and Local Coastal Program, amendments to the San Diego Municipal Code (SDMC), and a rezone action associated with the Bella Mar Apartments Project, and the California Coastal Commission conditionally certified the Land Use Plan amendments with modifications. The California Coastal Commission’s suggested modifications include modifications to policies regarding public access and recreation, Environmentally Sensitive Habitat Areas, wetlands, water quality, new development, Environmental Justice, Tribal, Cultural, Archeological and Paleontological resource protection, multi-modal transportation projects, revise a map exhibit (Figure 10) in the Community Plan; and

WHEREAS, on July 17, 2024, the California Coastal Commission issued a written certification order and transmitted the order to the City of San Diego with the suggested modifications for adoption by the City Council; and

WHEREAS, on September 26, 2024, the Planning Commission of the City of San Diego held a public

## ATTACHMENT 7

hearing for the purpose of considering and recommending to the Council of the City of San Diego the adoption of amendments to the General Plan, Otay Mesa-Nestor Community Plan and Local Coastal Program, with the modifications from the California Coastal Commission; and

WHEREAS, the Planning Commission of the City of San Diego has considered all maps, exhibits, and written documents in relation to the legislative actions contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW THEREFORE,


BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby recommends to the Council of the City of San Diego to ADOPT the amendments to the General Plan and the Otay Mesa-Nestor Community Plan and Local Coastal Program with No. 2609704 with modifications from the California Coastal Commission.

---

Martin R. Mendez  
Development Project Manager  
Development Services Department

Dated: September 26, 2024

By a vote of: 0-0-0

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  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:** Bella Mar Apartments **Project No. For City Use Only:** PTS-631240  
**Project Address:** 408 Hollister Street, San Diego, CA 92154

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

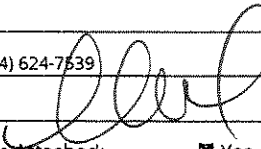
Corporation  Limited Liability -or-  General - What State? California Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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: Bella Mar Land Investors, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 330 Bonita Road  
 City: Chula Vista State: CA Zip: 91910  
 Phone No.: (619) 985-4030 Fax No.: \_\_\_\_\_ Email: tpc@thephairco.sdcoxmail.com  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: Red Tail Acquisitions, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2082 Michelson Drive, Suite 400  
 City: Irvine State: CA Zip: 92612  
 Phone No.: (714) 624-7539 Fax No.: \_\_\_\_\_ Email: tkihm@rtacq.com  
 Signature:  Michael B. Earl  
Vice President Date: \_\_\_\_\_  
 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

Printed on recycled paper. Visit our web site at [www.sandiego.gov/development\\_services](http://www.sandiego.gov/development_services).  
 Upon request, this information is available in alternative formats for persons with disabilities.

	<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 DS-318</b>  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:** Bella Mar Apartments **Project No. For City Use Only:** PTS-631240

**Project Address:** Hollister Ave

San Diego CA

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_

Partnership  Individual

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**Property Owner**

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

**Applicant**

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

**Other Financially Interested Persons**

Name of Individual: Ron Brockhoff - Director, Chelsea Investment Corporation  Owner  Tenant/Lessee  Successor Agency

Street Address: 6339 Paseo del Lago

City: Carlsbad State: CA Zip: 92011

Phone No.: 760 456 6000 Fax No.: 760 456 6001 Email: rbrockhoff@chelseainvestco.com

Signature: [Signature] Date: 1-8-2020

Additional pages Attached:  Yes  No

