



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: September 19, 2024 REPORT NO. PC-24-052

HEARING DATE: September 26, 2024

SUBJECT: OTAY MESA COMMUNITY PLAN AMENDMENT INITIATION –  
CORPORATE CENTER DRIVE

PROJECT NUMBER: 111928

OWNER/APPLICANT: VIVIENDA ADVISORS

### SUMMARY

Issue(s): Should the Planning Commission initiate an amendment to the Otay Mesa Community Plan to redesignate a 3.28-acre site, comprised of three parcels (APNs: 645-180-12, 13, & 14), north of Otay Mesa Road and west of Corporate Center Drive from Light Industrial to Residential-Medium?

Staff Recommendation(s): INITIATE the community plan amendment process.

Community Planning Group Recommendation: The proposed initiation is scheduled for review by the Otay Mesa Planning Group at their September 18, 2024, regular meeting. City Planning Department Staff will provide the Otay Mesa Planning Group's recommendation at the Planning Commission hearing.

Environmental Review: This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the Community Plan Amendment be approved, review would take place at the appropriate time in accordance with CEQA Section 15004 when there is sufficient information to enable meaningful environmental review.

Fiscal Impact Statement: None. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: If initiated, subsequent approval of the proposed community plan amendment and corresponding rezone would allow for the development of 49 to 95 multifamily dwelling units where none are currently allowed. The subject site is within a low resource area as identified by the California Tax Credit Allocation Committee 2024 Opportunity Map and within a Sustainable Development Area.

**The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.**

## BACKGROUND

### The Otay Mesa Community Plan

The Otay Mesa Community Plan Update was adopted in 2014. The community planning area is divided into five districts. The community plan includes the seven previously adopted precise plans by reference. It also calls for the adoption of two specific plans: The Central Village Specific Plan which was adopted in 2017 and the Southwest Village Specific Plan, which is currently being prepared. The community plan estimates having a capacity for close to 18,800 homes.

### Site Location

The proposed amendment 3.28-acre site consists of three vacant parcels located along Corporate Center Drive just north of Otay Mesa Road in the Otay Mesa Community Planning Area (Attachment 1).

### Adjacent Existing Land Uses

The subject site is bounded by industrial uses to the north, commercial uses to the east, and open space to the west and south.

### Community Plan Use Designation

The Otay Mesa Community Plan designates the subject site as Light Industrial which provides for variety of industrial uses by permitting a full range of light manufacturing and research and development uses, as well as other industrial uses such as storage and distribution and transportation terminals. It also provides for multi-tenant industrial uses and corporate headquarters office uses and only limited office or commercial as accessory uses.

### Zoning:

*Base Zone:* The subject site is presently zoned IL-2-1 which allows a mix of light industrial and office uses with limited commercial uses and a maximum floor area ratio (FAR) of 0.50

(Attachment 3).

*Overlay Zones:* The subject site is located within the Otay Mesa Community Plan Implementation Overlay Zone (CPIOZ) Type A which includes the majority of industrial and commercially designated land within the Community Planning Area. CPIOZ Type A serves to ensure the protection of sensitive resources, construction of circulation infrastructure, and conformance with appropriate policies from the Urban Design Element of the Community Plan.

*ALUCOZ:* The subject site is located within the Airport Land Use Compatibility Overlay Zone (ALUCOZ) for Brown Field. The subject site is approximately 0.8 miles from the closest runway at Brown Field. The ALUCOZ implements the adopted Airport Land Use Compatibility Plan to ensure that new development located within the airport influence area is compatible with respect to airport-related noise, safety, airspace protection, and aircraft overflight. A small portion of the subject site is within the 60-65 decibel CNEL noise contour (Attachment 4). A majority of the subject site is within Safety Zone 6 (Attachment 5).

Multiple Habitat Planning Area:

The subject site is not located within the City's Multiple Habitat Planning Area (MHPA). The open space land located immediately to the west and south of the subject site is located within the City's Multiple Habitat Planning Area.

Vernal Pools

The subject site does not contain any vernal pools as mapped in the City's Vernal Pool Habitat Conservation Plan. The open space land located immediately to the west and south of the subject site contains vernal pools.

Complete Communities Mobility Choices

The subject site is within Complete Communities Mobility Choices Mobility Zone 2 since it is located within a Sustainable Development Area.

Mobility

*Transit:* The subject site is not located within a Transit Priority Area. The site is approximately 600 feet north of the Otay Mesa Road and Corporate Center Drive transit stop and is served by MTS Routes 905A & B and 950 which provide service along Otay Mesa Road and SR-905 to the Iris Transit Center (Attachment 6).

*Roadway:* Access to the site is currently provided by Corporate Center Drive, which is designated as a 4-lane collector (with left turn lane) roadway in the Community Plan (Attachment 7).

*Bicycle:* A Class II bicycle lane facility is identified by the Community Plan along Corporate Center Drive (Attachment 8).

### Existing Public Facilities and Services

*Schools:* Ocean View Hills Elementary School, Vista Del Mar Middle School, and San Ysidro High School are located approximately 0.8 to 1.4 miles west and southwest of the site.

*Parks:* The subject site is located approximately 0.8 miles south of Vista Pacifica Neighborhood Park.

*Library:* The subject site is approximately 3.65 miles east of the Otay Mesa-Nestor Branch Library.

*Public Safety:* The subject site is served by the Police Department's Southern Division. The site is approximately 2.5 miles west of Fire-Rescue Department Station 43, located along La Media Road just north of Otay Mesa Road (Attachment 9).

### Housing and Population

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

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

### Affordable Housing

As of 2023, according to the San Diego Housing Commission, there were 49 deed-restricted affordable dwelling units in the community.

### Employment

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

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

### Recent Initiations and Community Plan Amendments in Otay Mesa

*PA 61 Residential:* On June 4, 2019, the City Council approved a community plan amendment to redesignate 9.2 acres of a 14.6-acre site from Community Commercial (Residential

Prohibited) to Residential-Medium (15 – 29 dwelling units per acre) and a rezone to RM-2-5. The City Council also approved up to 45,000 square feet of commercial uses on the 4.46-acre portion and 267 homes on the 9.2-acre portion.

*BDM Mixed Use:* On May 23, 2023, the City Council approved the BDM Mixed Use project with a community plan amendment and rezone for the properties on the south side of Otay Mesa Road between Emerald Crest Court and Corporate Center Drive. The amendment changed the land use from Community Commercial (Residential Prohibited) to Community Commercial (Residential Permitted) and rezoned the land to CC-3-6. The City Council also approved a development with 6,000 square feet of commercial floor area and 430 homes with 53 of the homes being affordable.

*PA 61 Commercial:* On November 15, 2022, the City Council approved a community plan amendment to redesignate a 4.46-acre site located on the southeast corner of Caliente Avenue and Otay Mesa Road from Community Commercial (Residential Prohibited) to Residential-Medium (15–29 dwelling units per acre) and a rezone to RM-2-5 to allow residential development. The City Council also approved a development with 79 homes with 8 of the homes being affordable.

*Del Sol Village:* On July 22, 2021, the Planning Commission approved an initiation of a community plan amendment to redesignate a 14.08-acre site located between two existing roadway sections of Del Sol Boulevard from Open Space to Residential-Medium High (30-44 dwelling units per acre). This would allow the development of 422 to 617 multifamily dwelling units, as well as the construction of the missing segment of the Del Sol Boulevard roadway. The City received an application for a plan amendment and rezone with a proposed development with 616 homes.

*Nakano:* On October 27, 2022, the Planning Commission approved the initiation of an amendment to the Otay Mesa Community Plan to designate a 23.8-acre property within the City of Chula Vista to Residential Low-Medium (10-24 dwelling units per acre). The applicant is proposing up to 221 homes as part of a future annexation action.

*Exposition Way:* On July 11, 2023, the City Council approved an amendment to the Otay Mesa Community Plan to redesignate a 2.01-acre property fronting Exposition Way from Community Commercial to Light Industrial; and a rezone from CN-1-2 to IL-2-1.

*Exposition Way II:* On November 30, 2023, the Planning Commission initiated an amendment to the Otay Mesa Community Plan to redesignate a 5.58-acre site located between Vista Santo Domingo and Exposition Way from Residential-Medium to Light Industrial. Although the site had been previously entitled for up to 143 homes in 2008, the entitlements had expired, and residential uses do not conform with the Airport Land Use Compatibility Overlay Zone which went into effect in 2011. The proposed land use amendment would bring the

land use designation into conformance with the Airport Land Use Compatibility Overlay Zone.

## DISCUSSION

### Proposed Community Plan Amendment

The applicant is requesting an amendment to the Otay Mesa Community Plan to redesignate the site, consisting of three parcels, from Light Industrial to Residential-Medium (15-29 dwelling units per acre). The proposed designation would allow residential development consistent with existing, residential land uses found west of the subject site. The proposal would allow for a range of 49 to 95 new homes. The addition of residential capacity at the subject site would provide opportunities for workforce-housing near job centers. The applicant, in their letter of initiation, stated that the community plan amendment would allow for residential development within the Ocean View Hills Corporate Center that addresses the city's housing needs, including moderate-income housing.

### Light Industrial Land Uses

The Otay Mesa Community Plan designates 2,510 acres for industrial use. The Community Plan designates the site as Light Industrial which allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, including other industrial uses such as storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office uses are also permitted. The Light Industrial designation also only permits limited office or commercial uses which are accessory to the primary industrial use. Heavy industrial uses that have significant nuisance or hazardous effects are not permitted.

The Community Plan supports enhancing and sustaining Otay Mesa's strong economic base and potential for expansion. The Community Plan identifies that industrial areas encourage growth and diversification to allow a broader range of business parks, manufacturing and logistics facilities supporting both industries related to the border economy and industries independent of the border economy. The Community Plan further acknowledges that truck routes serving these businesses are an integral component for economic viability and vital to the success of Otay Mesa as a business center.

Although the Community Plan recommends maintaining Light Industrial areas in Otay Mesa to support the development of light manufacturing, storage, and distribution uses, the subject site has remained vacant. The applicant has stated the subject site has remained vacant for 22 years and that market conditions suggest the small size of the site limits its potential for Light Industrial use.

### Prime Industrial Lands

The subject site is designated in the General Plan and Community Plan as Prime Industrial Land. A significant amount of the land set aside for industrial use within Otay Mesa is

included within the City's Prime Industrial Lands. Prime Industrial Land supports export-oriented base sector activities such as research and development, heavy or light manufacturing, and warehouse distribution. These areas are part of even larger areas that provide a significant benefit to the regional economy and meet General Plan goals and objectives to encourage a strong economic base. The identification of Prime Industrial Lands is intended to protect valuable employment land for base sector industries.

#### Airport Land Use Compatibility

The City implements ALUCPs affecting land use within the City, including Brown Field Municipal Airport, with the Airport Land Use Compatibility Overlay Zone (ALUCOZ). Within the 60-65 decibel CNEL noise contour exterior noise exposure range, residential uses are conditionally compatible when buildings attenuate exterior noise to the indoor noise level of 45 decibels. Within Safety Zone 6, there are no restrictions on residential uses.

#### Collocation/Conversion

General Plan policy EP-A.6 calls for the consideration of potential opportunities to allow for residential uses to support industrial employee housing needs, based upon co-location studies to ensure land use compatibility. Policy EP-A.13(c) calls for an evaluation of the Prime Industrial Land use criteria in Appendix C, EP-1, the collocation/conversion suitability factors in Appendix C, EP-2 and the potential contribution of the area to the local and regional economy.

#### Initiation Criteria

The City is unique among jurisdictions in that the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three of the initiation criteria contained in the General Plan. The staff has provided an overview of how the following initiation criteria are addressed by the proposed amendment.

**(a) The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.**

The proposed amendment would be consistent with the Community Plan goals to maintain a distribution of land uses that provide sufficient industrial capacity for a variety of uses, facilities, and services needed to serve Otay Mesa, and sufficient industrial land capacity to maintain Otay Mesa as a subregional employment center. The addition of housing to the site would be consistent with the housing goals and policies of the Community Plan and General Plan. The proposed residential density range would be consistent with the Community Plan goal of providing a variety of housing types. The proposed housing would be consistent the goal of providing a variety of housing types, including workforce housing, near jobs.

**(b) The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range plan policy or site design.**

The redesignation of the subject site from Light Industrial to Residential-Medium will increase housing capacity, and particularly, workforce housing opportunities. Consistent with the Otay Mesa Community Plan, the proposed amendment supports achieving a balanced community by providing an opportunity for a greater proportion of multi-family residential developments.

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

All necessary public services appear to be available. If the amendment to the Community Plan is initiated, an analysis of public services and facilities would be performed with the review of the amendment.

As outlined above, staff has determined that the proposal can meet all the initiation criteria. Staff has also identified the following land use issues associated with the proposal. If initiated, the applicant will need to analyze and evaluate these issues, as well as others that may be identified through the community plan amendment review process:

Land Use

- Appropriate land use designation, residential density, and zoning for the site;
- Analysis through a co-location study consistent with General Plan Policy EP-A.13(c) to demonstrate that the proposed residential land use will not have any impacts upon industrial land uses within the Otay Mesa community planning area and, conversely that nearby industrial uses will not have any impacts upon the proposed residential land use;
- Evaluation of road and aircraft noise and inclusion of attenuation measures for residential uses; and

Housing

- Demonstrate through analysis that the proposal is consistent with City of San Diego's Housing Element goals and efforts toward Affirmatively Furthering Fair Housing.

Community Facilities

- Evaluation of the provision of conveniently located parks available to serve any future new residents at the subject site.
- Evaluation of the provision of connections to nearby schools that will serve any future new residents at the subject site.



Mobility

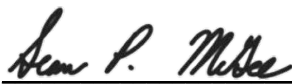
- Connectivity of pedestrian and bicycle facilities to better integrate the site with surrounding development and nearby parks and schools;
- Review of pedestrian and vehicular circulation for safety and connection on the site as well as review of pedestrian/vehicular access into the property; and

Site Design

- Urban and site design considerations, consistent with General Plan/Community Plan policies, for the proposed land use designation;
- Provision of amenities, public spaces, and pedestrian-scale elements associated with the proposed development;
- Evaluation of building and site design elements to address compatibility of residential uses and adjacent light industrial uses and open space.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposal. As a result, through initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,



Sean P. McGee  
Development Project Manager  
City Planning Department



Tait Galloway  
Deputy Director  
City Planning Department

Attachments:

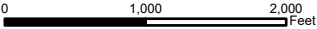
1. Vicinity Map
2. Otay Mesa Community Land Use Map
3. Current Zoning Map
4. Airport Land Use Compatibility: Noise Map
5. Airport Land Use Compatibility: Safety Zones Map
6. Otay Mesa Transit Route Map
7. Otay Mesa Roadway Classifications Map
8. Otay Mesa Bicycle Network Map
9. Otay Mesa Community Facilities Map
10. Applicant's Initiation Request Letter
11. Ownership Disclosure Statement

Vicinity Map

Subject Site  
Planning Areas



















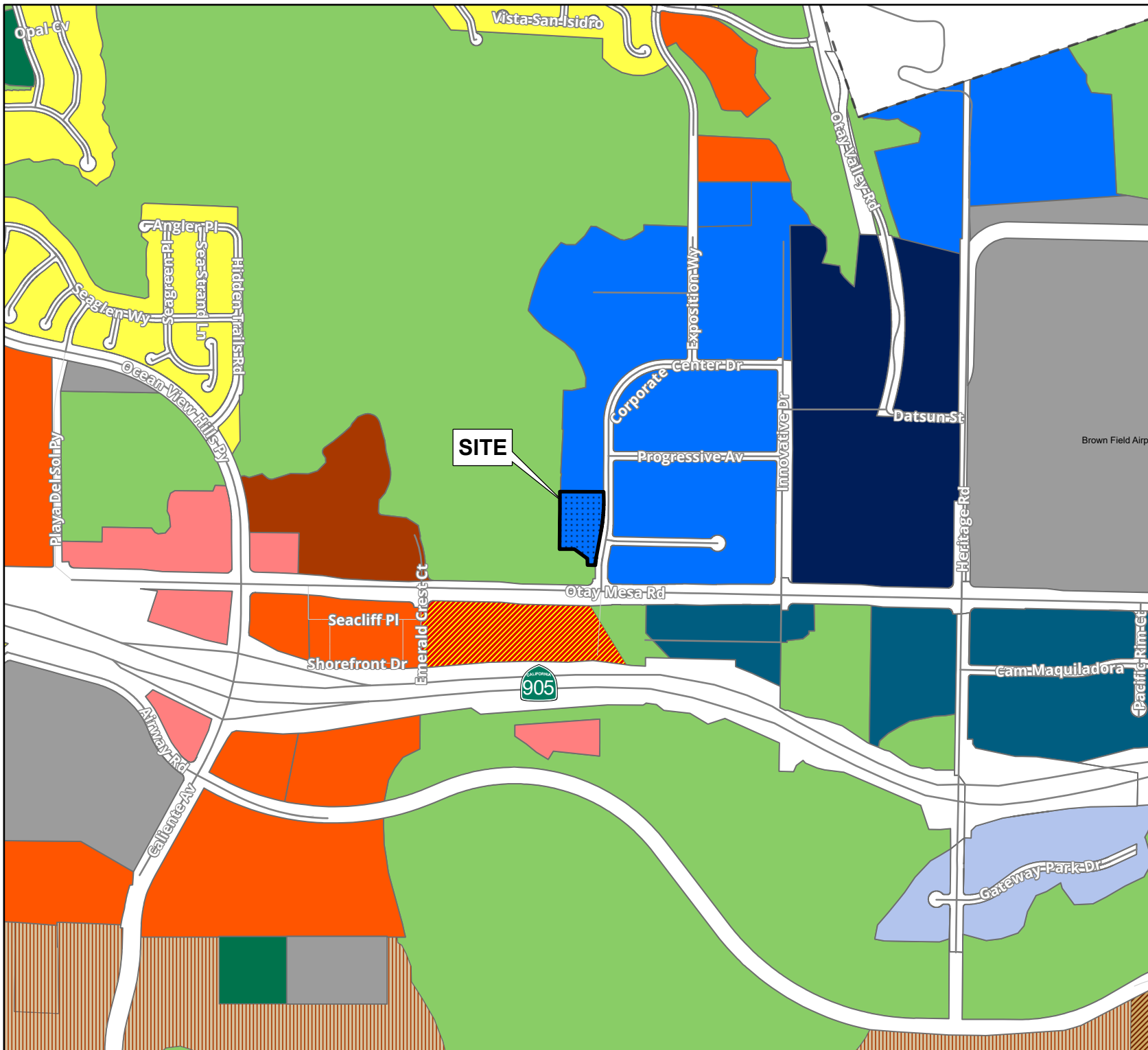
Summary  
To provide a compiled GIS dataset to spatially represent the General Plan and Community Plan designated land uses. Subject to revision as Community plan amendments and updates are processed. Not designed for site planning purposes. Refer to the adopted Community Plan for specific land use policies.  
Description  
City of San Diego draft community plan land use. Represents adopted planned land use polygons for City of SD community planning areas.



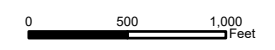
Date: 9/9/2024

Land Use Map

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







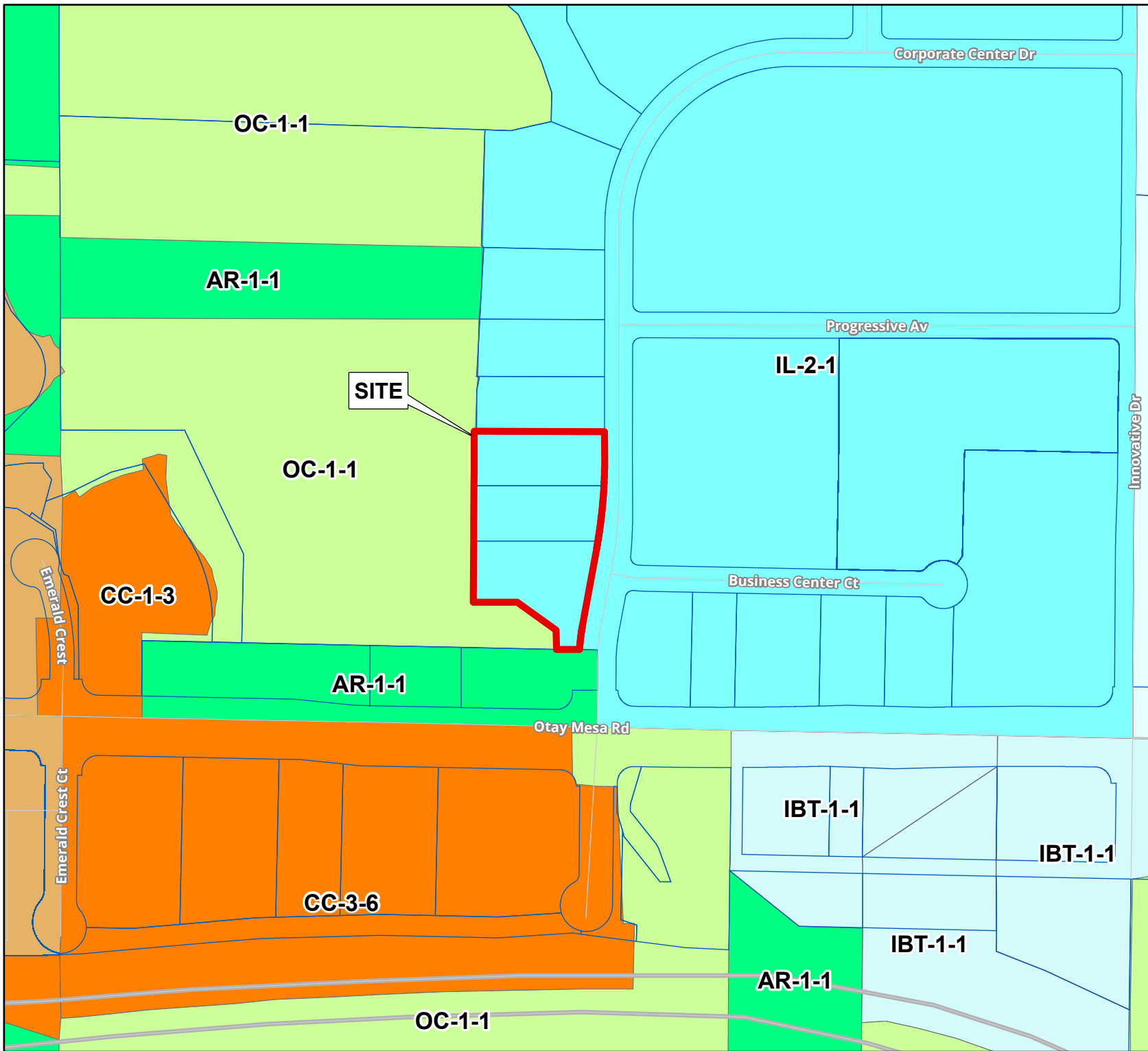
PLAN LAND USE LAYER NOTICE:  
 This map is for illustrative purposes only.  
 Refer to the Adopted Community Plan document for official land use boundaries.  
 Map is intended to reflect land use designations depicted in the community plan document and should not be used for site planning purposes. 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



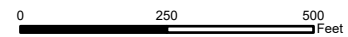
Date: 9/9/2024

Zoning Map

-  Subject Site
-  Parcels (All)
- Zone**
-  AR-1-1
-  CC-1-3
-  CC-3-6
-  IBT-1-1
-  IH-1-1
-  IL-2-1
-  OC-1-1
-  RM-2-5
-  RM-2-6
-  RM-3-7

























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



Date: 9/10/2024

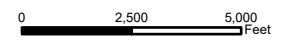
**Airport Land Use Compatibility:**

**Noise Contours Map**

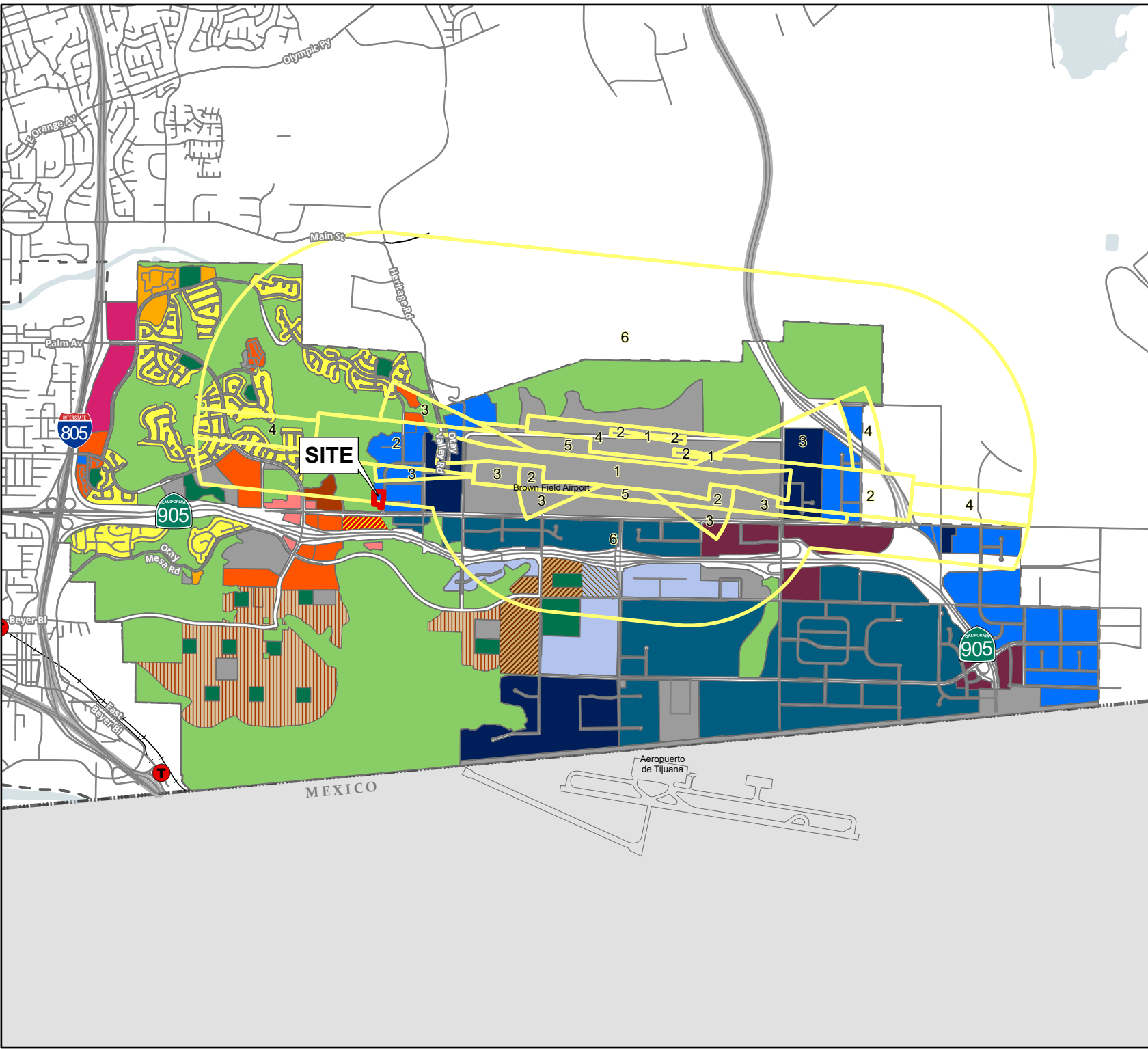
-  Subject Site
-  Noise Contours
-  BUSINESS AND INTERNATIONAL TRADE
-  BUSINESS PARK
-  BUSINESS PARK - RESIDENTIAL
-  COMMUNITY COMMERCIAL - NO RESIDENTIAL
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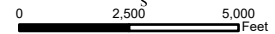


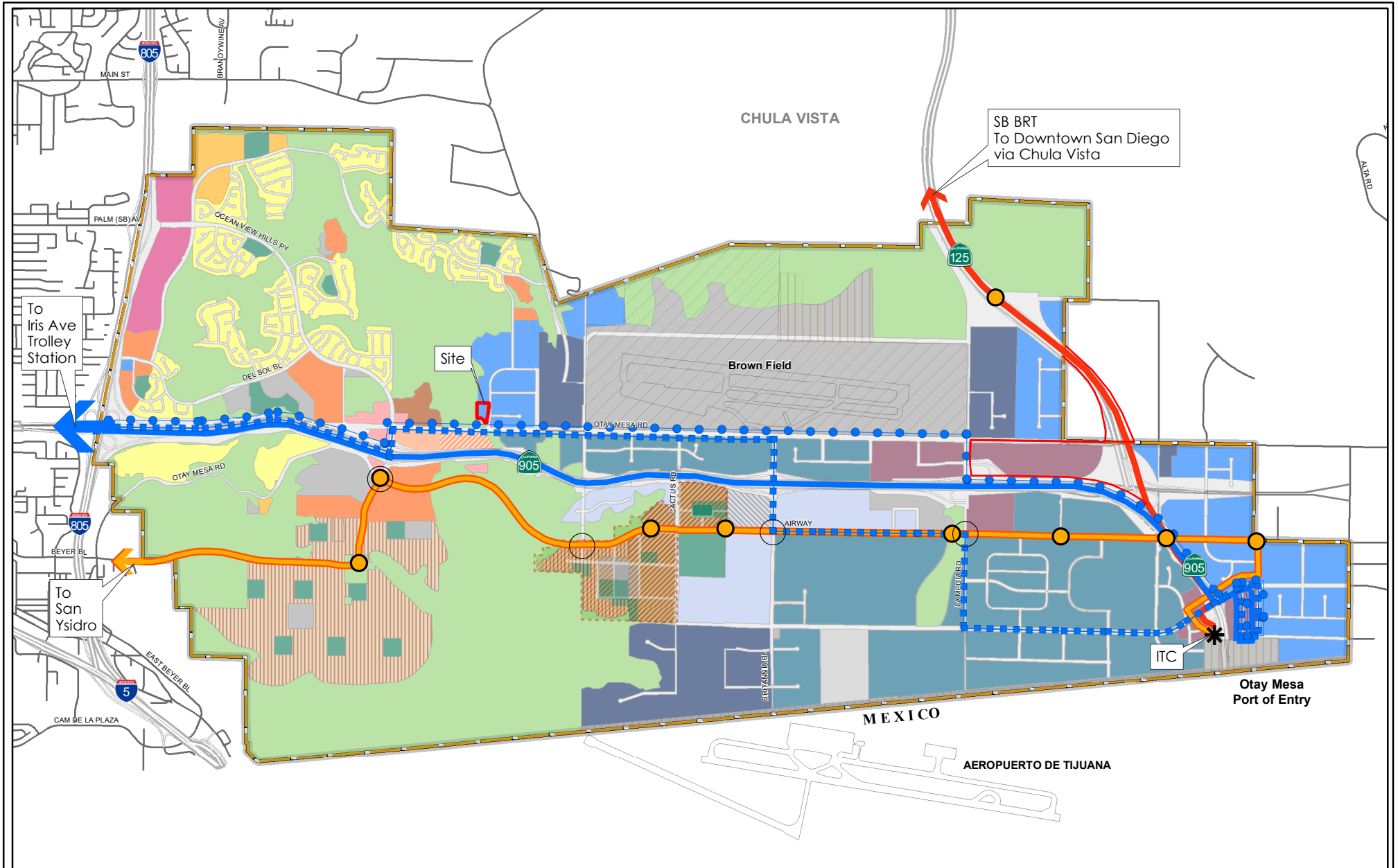
**Safety Zones Map**



- Subject Site
- Safety Zones
- BUSINESS AND INTERNATIONAL TRADE
- BUSINESS PARK
- BUSINESS PARK - RESIDENTIAL
- COMMUNITY COMMERCIAL - NO RESIDENTIAL
- COMMUNITY COMMERCIAL - RESIDENTIAL PERMITTED
- COMMUNITY VILLAGE (0-44 DU/AC)
- HEAVY COMMERCIAL
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- REGIONAL COMMERCIAL - NO RESIDENTIAL
- RIGHT-OF-WAY

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**OTAY MESA TRANSIT ROUTE MAP**

**Legend**

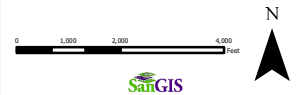
- Community Plan Boundary
- Potential BRT/Rapid Transit Stop
- Potential Transit Priority Measure
- Intermodal Transportation Center (ITC)

**Existing Transit Routes**

- Route 905
- Route 905A
- Route 950

**Future Transit Routes**

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



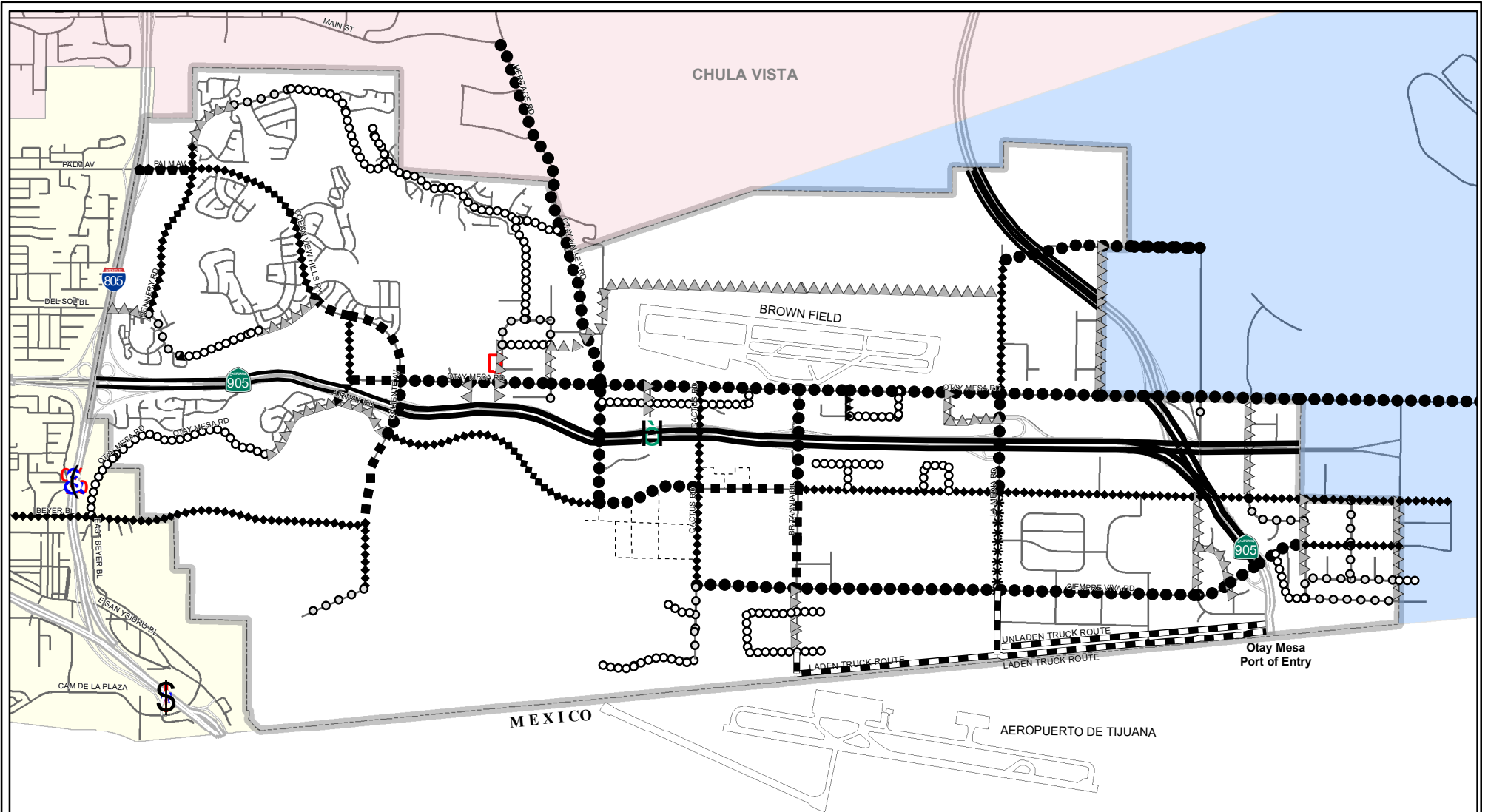
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Date: 9/10/2014



- \*2-C= 2-lane Collector (without left turn lane)
- 2-CL= 2-lane Collector (with left turn lane)
- 4-C= 4-lane Collector (without left turn lane)
- 4-CL= 4-lane Collector (with left turn lane)
- 4-M = 4-lane Major Arterial
- 5-M = 5-lane Major Arterial
- 6-M = 6-lane Major Arterial
- 6-PA = 6-lane Primary Arterial
- 7-PA = 7-lane Primary Arterial
- F= Freeway
- TR= Truck Route

**OTAY MESA ROADWAY CLASSIFICATION**



THE CITY OF SAN DIEGO

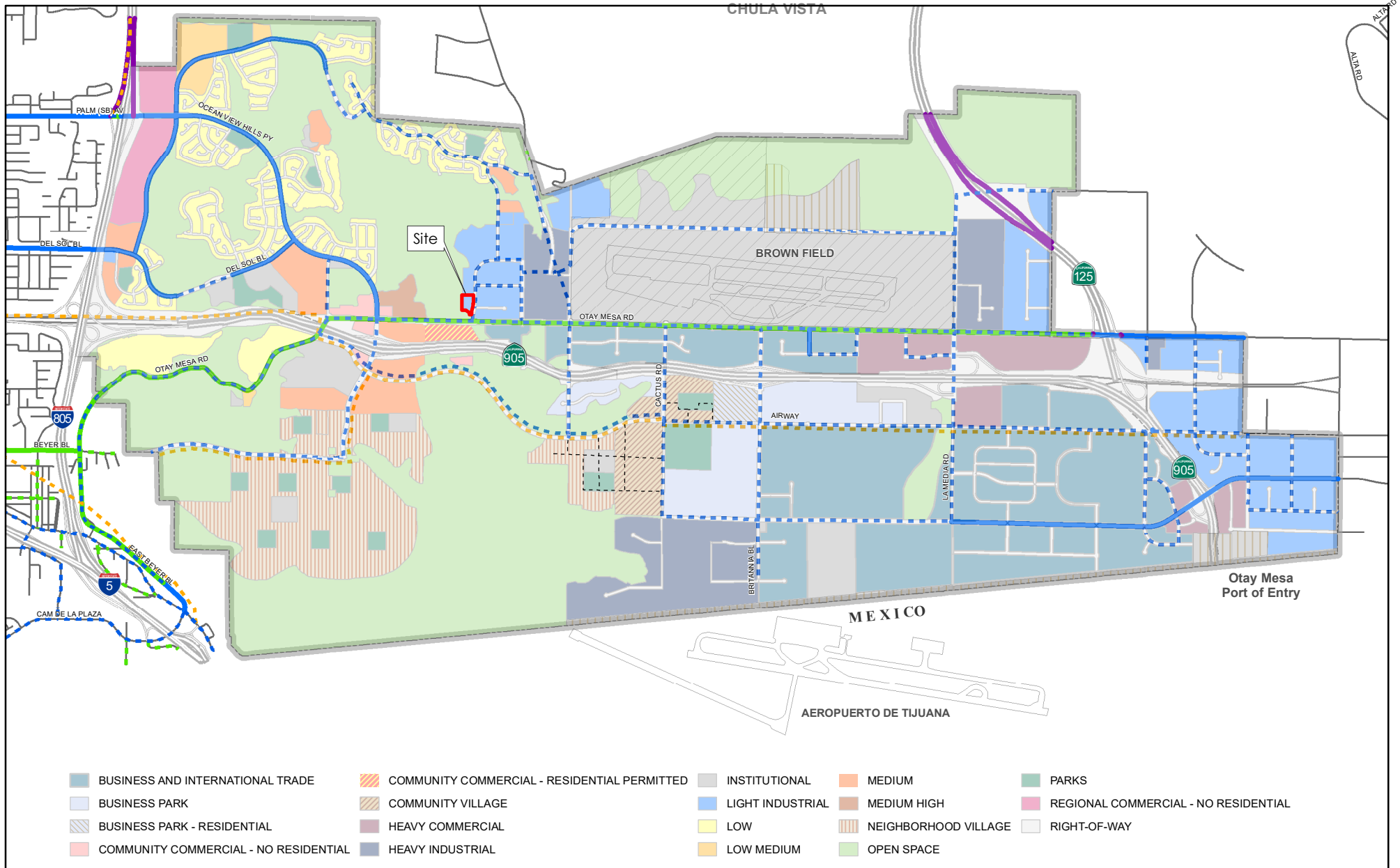
- 2-C\*
- 2-CL\*
- ▲-▲-▲-▲-▲ 4-C\*
- ▲-▲-▲-▲-▲ 4-CL\*
- ◆-◆-◆-◆-◆ 4-M\*
- ◆-◆-◆-◆-◆ 4-M\*
- 6-M\*
- 6-M\*
- 6-PA\*
- 6-PA\*
- ==== F\*
- 
- TR\*
- Site

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



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BUSINESS AND INTERNATIONAL TRADE	COMMUNITY COMMERCIAL - RESIDENTIAL PERMITTED	INSTITUTIONAL	MEDIUM	PARKS
BUSINESS PARK	COMMUNITY VILLAGE	LIGHT INDUSTRIAL	MEDIUM HIGH	REGIONAL COMMERCIAL - NO RESIDENTIAL
BUSINESS PARK - RESIDENTIAL	HEAVY COMMERCIAL	LOW	NEIGHBORHOOD VILLAGE	RIGHT-OF-WAY
COMMUNITY COMMERCIAL - NO RESIDENTIAL	HEAVY INDUSTRIAL	LOW MEDIUM	OPEN SPACE	

### OTAY MESA Bicycle Network

#### Bicycle Network Classification

<b>Existing 2013</b>	<b>Proposed</b>
Class I - Bike Path	Class I - Bike Path
Class II - Bike Lane	Class II - Bike Lane
Class III - Bike Route	Class III - Bike Route
Freeway Shoulder	

----- Refer to Central Village Specific Plan for additional detail and Bicycle Network

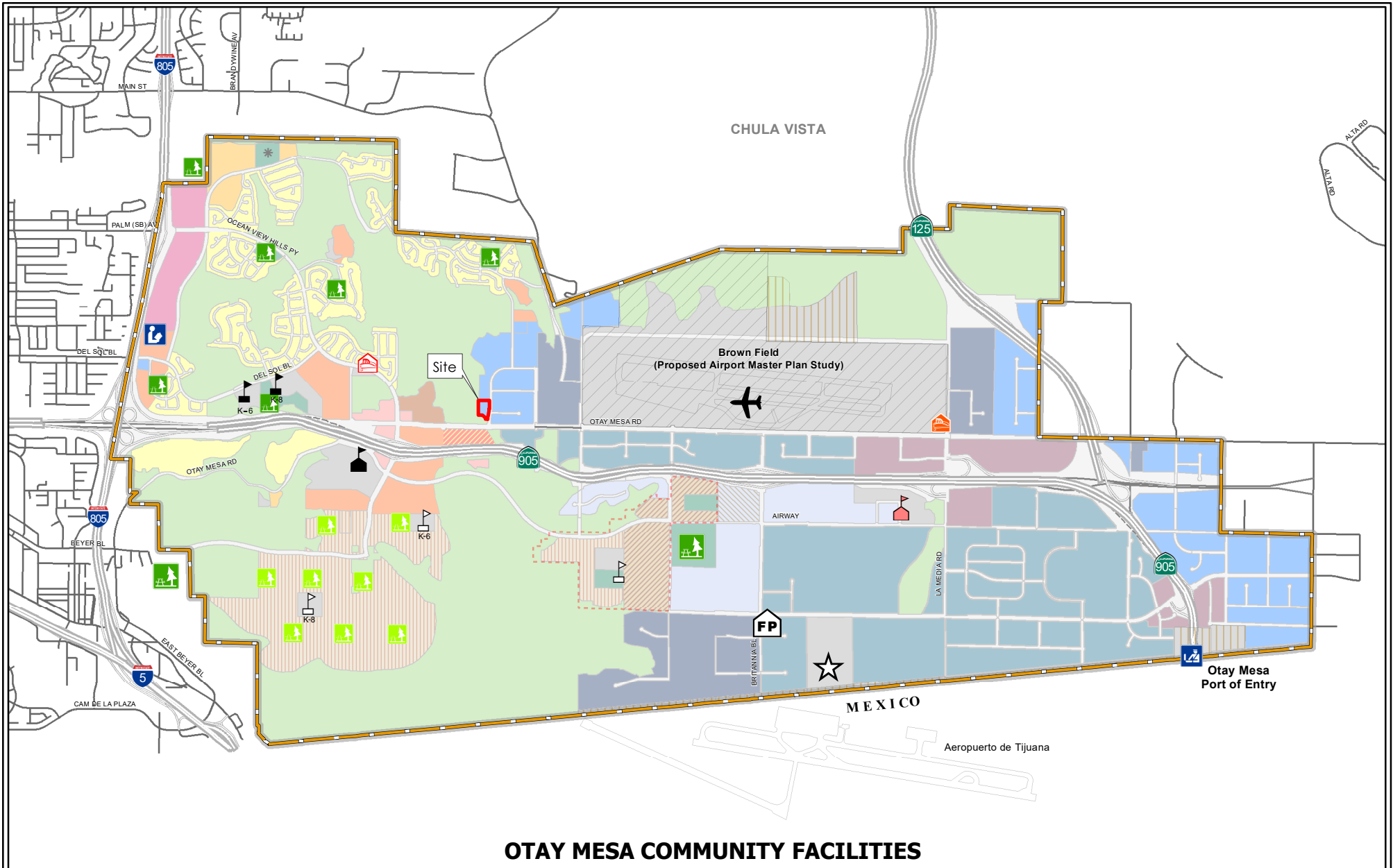


0 1,000 2,000 4,000 Feet

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**OTAY MESA COMMUNITY FACILITIES**



- Future Community Park
- Neighborhood Park
- Future Neighborhood Park Placeholder
- Future Library Placeholder
- Southwestern College

- High School (Existing)
- Elementary School - K-6 (Existing)
- Elementary School - K-8 (Existing)
- Future Elementary School - K-6 Placeholder

- Central Village Specific Plan
- Future Elementary School - K-8 Placeholder
- Fire Station (Existing Site)
- Fire Station
- Future Combined Fire/Police Station Placeholder
- US Government Facility

- Airport
- Cross Border Facility
- Port of Entry
- Planning Areas
- Brown Field Boundary
- Potential Residential Site if Park Relocated



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Date: 9/11/2014



June 26, 2024

Development Services Department  
City of San Diego  
1222 First Avenue, MS 301  
San Diego, CA 92101-4101

**Re: Request for Initiation of Community Plan Amendment for Ocean View Hills Corporate Center Unit 1, Map 13882 (Lots 12, 13, & 14)**

Dear Sean McGee,

In accordance with the City of San Diego's General Plan ("General Plan") and the Community Plan Amendment Manual, OVH Davisson, LLC is requesting to initiate a community plan amendment for the development of Ocean View Hills Corporate Center Unit 1, Map 13882. This is a 3.28-acre vacant site comprised of three parcels: APNs 645-180-12, 13, & 14.

**Location**

The site is located north of Otay Mesa Road and west of Corporate Center Drive in the master-planned community of Ocean View Hills. The project is a privately proposed land use change and complies with the City's Land Use and Community Planning Element, specifically initiation criteria LU-D.8. – LU-D.11.

**Background**

OVH Davisson, LLC evaluated the highest and best use of the property to balance land uses in the community planning area and adhere to the goals of the Otay Mesa Community Plan. The 3.28-acre previously-graded and undeveloped site will be developed as a residential project. Based on our review of the City's strategic housing and community planning goals, we believe the site would best serve the community as a residential project instead of light industrial. The Otay Mesa community may lose 143 homes and gain 5.58 acres of industrial land uses through the OnPoint Development, LLC Community Plan Amendment (Project Number 1102527). OnPoint Development's pending community plan amendment was included in the City's 2013 to 2020 General Plan Housing Element Adequate Sites Inventory and in the 2021 to 2029 Housing Element Adequate Sites Inventory. The State requires a city to identify if there are enough remaining sites in the inventory to meet the allocated housing goals if a site identified in an adequate sites inventory is rezoned and that rezone would result in a reduction of housing capacity. OVH Davisson, LLC believes that the Ocean View Hills Corporate Center community plan amendment

addresses the city's housing needs, including moderate-income housing. This community plan amendment benefits the Otay Mesa community and the City of San Diego.

## **Land Use and Zoning**

The property is part of the City's Otay Mesa Community Plan and is designated Light Industrial and zoned IL 2-1. The site is in the Brown Field Land Use Compatibility Plan and is within the 60 to 65 decibel CNEL noise contour. Relative to the Noise Exposure Compatibility Policy, a small section of the northern parcel is in the 60 to 65 decibel CNEL noise contour, while the other two parcels are located outside the noise contour exposure range. Within the 60-65 decibel CNEL noise contour exterior noise exposure range, residential uses are conditionally compatible when buildings attenuate exterior noise to the indoor noise level of 45 decibels. Standard construction methods will normally suffice to reduce indoor noise to the required 45 decibels. Regarding the Safety Compatibility Policy, the site is in Safety Zone 6. The proposed residential development is deemed compatible in Safety Zone 6.

## **Initiation Request**

OVH Davisson, LLC requests that the Planning Commission approve the Ocean View Hills Corporate Center community plan amendment initiation to amend the property's land use designation from Light Industrial to Residential-Medium (15-29 du/ac). This community plan amendment initiation's proposed residential development supports the City's General Plan's density range required within the plan's residential use element and benefits the greater San Diego community.

OVH Davisson, LLC is proposing to develop the property as an innovative, sustainable, and high-quality residential project that will serve the immediate and nearby neighborhoods of Otay Mesa and integrate the property into the community planning area. The proposed project is located near transit and would include much-needed moderate-income housing near schools, employment centers, and community amenities. The property is uniquely positioned to help reduce vehicle miles traveled due to its proximity to commercial and employment centers while also delivering additional housing opportunities.

## **Initiation Criteria Analysis**

Pursuant to the General Plan's Land Use Element Policy LU-D.10., there are three criteria to initiate a privately proposed amendment to the current land use plan. The assessment below is the preliminary step to support the proposed land use change. We look forward to working with staff on additional analysis based upon compliance with the Initiation Criteria.

**1. The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan-specific amendment criteria.**

The proposed Ocean View Hills Corporate Center community plan amendment is consistent with the goals and policies of the General Plan and Otay Mesa Community Plan. The proposed project satisfies the Residential-Medium criteria that currently exists in the General Plan for providing multi-family housing within a medium-density range. The proposed project includes a density range of 15-29 du/ac for a Residential-Medium land-use designation on 3.28 acres, potentially generating approximately 45 to 87 homes. The proposed project is consistent with many goals and policies of the General Plan. For the purposes of this analysis, special focus is placed on Appendix C, EP-2, Collocation/Conversion Suitable Factors of the General Plan and Housing Element (2021-2029).

### **General Plan, Appendix C, EP-2, Collocation/Conversion Suitability Factors**

- **Area Characteristics:** This 3.28-acre site is the last undeveloped site in the Ocean View Hills Corporate Center. No further encroachment of industrial land will occur as the Ocean View Hills Corporate Center project area is built out. The subject site is located at the western and southern end of the Ocean View Hills Corporate Center project area. The property's north boundary is the only segment of the site to border light industrial use. The light industrial user to the north is Metal Supermarkets, a small quantity metal supplier. To the east is Hybrid Apparel, a warehouse apparel storage facility. Also to the east is a retail shopping center and Department of Motor Vehicles. To the south and west are residential uses. The site has been vacant for 22 years, and market conditions suggest the small size of the site limits its potential as light industrial.
- **Transit Availability:** The existing Otay Mesa Road and Corporate Center Drive Metropolitan Transit System MTS bus stop (ID# 99415) is located within 600 feet of the site. The SR-905 A & B buses connect to the Iris Avenue Transit Center where community members are transported to employment centers and commercial centers along Otay Mesa Road and State Route 905.
- **Impact on Prime Industrial Lands:** After the 3.28-acre proposed project is implemented, the Otay Mesa Community will continue to have numerous acres of vacant, entitled, and unentitled Prime Industrial Land. In the immediate vicinity, the community will be gaining 5.58 acres of Prime Industrial Land as part of the OnPoint Development, LLC Community Plan Amendment (Project Number 1102527). Taking these two projects into account, the community will generate a 2.3-acre increase in Prime Industrial Lands. Pursuant to the Economic Prosperity Element of the General Plan, EP-8, Industrial and Prime Industrial Land, *"It is anticipated that the Industrial and Prime Industrial Land Map will be revised over time, particularly as appropriate land uses are evaluated during comprehensive community plan updates."* *"Some of the industrial areas could convert to other non-industrial uses, such as commercial or residential uses, after an analysis of relevant factors to determine if the property could still feasibly support industrial uses and is appropriate for the use requested. Land identified as Prime Industrial Land – Flex allow for employment-oriented mixed-use with potential residential uses to support the innovation economy."* These policies support the approval of the initiation to further evaluate the proposed project.
- **Significance of Residential/Employment Component:** The City of San Diego's housing shortage is critical, and the proposed project's moderate-income housing opportunity proposes

collocation of uses with the existing light industrial uses. The Ocean Views Hills Corporate Center's build-out will conclude as a mixed-use development, containing a combination of residential, employment, retail, and public uses near transit creating a reduced vehicle miles traveled benefit.

- Approval of Ocean View Hills Corporate Center community plan amendment initiation is also supported by the Economic Prosperity Element of the General Plan, EP-10, Residential and Industrial Collocation and Conversion and Prime Industrial Land-Flex.

Residential and Industrial Collocation and Conversion, *"The lack of affordable housing in San Diego negatively affects the local economy by limiting the ability of an industry to compete nationally for the necessary workforce. Additionally, the lack of housing near employment nodes has led to a strain on the City's roads, freeways, infrastructure, and environment, and affects the quality of life for all San Diegans by increasing the household cost of transportation."*

Prime Industrial Land-Flex, the proposed Ocean View Hills Corporate Center amendment is consistent with the following policy, *"Identification of potential locations for workforce-housing opportunities near job centers occurs during focused community plan amendment via evaluation of appropriate land uses. The addition of workforce-housing in a job-rich area meets the demands of both residents and employees by creating an option to walk, bike, and take transit to work - contributing to reductions in vehicles miles traveled, automobile dependency, traffic, and household transportation costs - and helps implement the City's Climate Action Plan."*

- **Residential Support Facilities:** The proposed project's site is supported by the presence of public and commercial facilities generally associated with residential neighborhoods. The site is two miles from the Palm Promenade shopping center, which includes a movie theatre and 489,634 square feet of retail land uses. The site is also within one mile of Vista Del Mar Elementary, Ocean View Hills Middle, San Ysidro High Schools, and Cesar Solis Community Park.
- **Airport Land Use Compatibility:** The proposed project's site is partially within the 60-65 decibel CNEL noise contour exterior noise exposure range. The other portion is located outside the noise contour exposure range. Residential use is conditionally compatible when buildings attenuate exterior noise to the indoor noise level of 45 decibels. Standard construction methods will normally suffice to reduce indoor noise to the required level of 45 decibels. The site is also in Safety Zone 6, where the proposed residential development is deemed compatible.
- **Public Health:** The placement of residential uses on the Ocean View Hills Corporate Center's westernmost and southernmost parcels allows for residential, light industrial, and commercial uses to interact with pedestrians at the street level. The Ocean View Hills Corporate Center's existing light industrial uses occur on the north and east of the proposed project. Innovative Drive, located on the east of the Ocean View Hills Corporate Center, provides primary and secondary access for trucks, helping to separate the light industrial and residential activities.

- **Separation of Uses:** The proposed project's site is located at the western and southern end of the Ocean View Hills Corporate Center project area. The proposed project's northern boundary is the only segment of the site to border a light industrial use. The light industrial user to the north is Metal Supermarkets, a small quantity metal supplier. The proposed project will ensure adequate separation between light industrial and residential properties regarding hazardous contaminants or hazardous or toxic substances.

### **Housing Element (2021-2029)**

- **Goal 1, Facilitate the Construction of Quality Housing:** Quality housing refers to housing that is safe, comfortable, and well-maintained. Quality housing should provide access to clean air and natural light, proper plumbing and temperature control, and carbon monoxide and smoke detectors, and should not contain health or safety hazards. The proposed Ocean View Hills Corporate Center community plan amendment would allow for the ultimate development of modern, multi-family homes consistent with current California Building Code standards.
- **Housing Element Objective A.2:** Encourages location- and resource-efficient development whereby housing is located near employment, shopping, schools, recreation, transit, and walking/bicycling infrastructure.
- **Goal 3, Provide New Affordable Housing:** Overall housing production has been too slow to keep pace with population growth over the past 20 years, which has limited the supply of housing. This trend has increased demand for housing and increased the cost of all housing. More affordable housing is needed for extremely low, very low-, low-, and middle-income households. The proposed Ocean View Hills Corporate Center community plan amendment will provide new housing for middle-income households and contribute to affordable housing for lower-income households.
- **Goal 4, Enhance Quality of Life:** The General Plan provides policy guidance to balance the needs of a growing city while enhancing the quality of life for current and future San Diegans. As part of the General Plan, the Housing Element also provides guidance on how the City can enhance its communities and neighborhoods as growth occurs. The proposed Ocean View Hills Corporate Center community plan amendment will create a vibrant, equitable community that will provide healthy housing and protect the residents' quality of life in Otay Mesa.
- **Goal 5, Exemplify Sustainable Development and Growth:** The City is dedicated to addressing and mitigating climate change impacts through sustainable land use and transportation planning and strives to be a leader in sustainable development. By building complete communities where people can work, shop, and recreate without the use of a car, the City can reduce vehicle miles traveled, GHG emissions, and air pollution. The proposed project is located approximately 600 feet from the existing Otay Mesa Road and Corporate Center Drive Metropolitan Transit System MTS bus stop (ID# 99415). The 905 A & B buses connect to the Iris Avenue Transit Center where community members are transported to employment centers and commercial centers along Otay Mesa Road and State Route 905, reducing vehicle miles traveled.

- **Housing Element Objective O.2:** Encourages new housing that relies on and supports transit use and environmentally sustainable patterns of movement. Given the proximity to transit, the proposed project's housing will support transit use by utilizing the existing and adjacent transit infrastructure.

The proposed Ocean View Hills Corporate Center community plan amendment meets the goals and follows the principles outlined in the City of San Diego's General Plan and community planning documents.

**2. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy, or site design.**

The proposed Ocean View Hills Corporate Center amendment aims to change the property's existing industrial land use designation to facilitate a multi-family housing project. This modification will offer substantial public benefits to the community, including moderate-income housing. The amendment will increase the availability of diverse housing options, catering to a wider range of income levels and family sizes. Pursuant to the Otay Mesa Community Plan, "to achieve a balanced community, larger units along with a greater proportion of multi-family residential developments are needed to accommodate larger households...furthermore, affordable housing opportunities are needed to ensure a diverse mixture of incomes and households in Otay Mesa" (Otay Mesa Community Plan, LU-17). This is critical in addressing the current housing shortage and providing affordable housing solutions. By providing housing that was not previously planned, the project will support the development of more affordable housing units, contributing to a more balanced housing market and reducing the burden on lower and moderate-income families.

The proposed Ocean View Hills Corporate Center community plan amendment will enhance community services and infrastructure. The multi-family housing project, through payment of development impact fees, will spur investment in community infrastructure, including roads, public transportation, fire stations, and parks. These improvements will benefit the entire community by enhancing accessibility and convenience. The construction and ongoing maintenance of the multi-family housing project will create jobs, boosting the local economy. The increased population will support the businesses and services in the area. The housing will increase property values and generate additional tax revenue for the City. This revenue can be reinvested into community services, education, and public safety. The housing development will support public transit services, reducing reliance on private vehicles and decreasing traffic congestion and pollution. A change of land use designation should not have an adverse impact on the local light industrial environment. OVH Davisson, LLC will seamlessly integrate the proposed project into the existing community.

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

Given the Ocean View Hills Corporate Center's proposed project's infill nature, public facilities are available to serve it. The existing Otay Mesa Road and Corporate Center Drive Metropolitan Transit System MTS

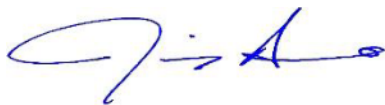


bus stop. The 905 A & B buses connect to the Iris Avenue Transit Center where community members are transported to employment centers and commercial centers along Otay Mesa Road and State Route 905. Fire Station #6, located in the neighboring Otay Mesa-Nestor community planning area, and Fire Station 43, located on the eastern end of Brown Field at 1590 La Media Road, currently serve the property. Additionally, Fire Station 49, west of the project, is scheduled for design and construction. The Southern Division of the San Diego Police Department, located in the adjacent Otay Mesa-Nestor community, will also serve the project. Educational facilities, including an elementary school, middle school, and high school, are located within two miles of the property. If the Ocean View Hills Corporate Center community plan amendment initiation request is approved, further studies on public facilities will be conducted as part of the entitlement and design application process for the proposed project.

### **Conclusion**

Given the analysis outlined above, the project aligns with the goals and objectives of both the City of San Diego's General Plan and the Otay Mesa Community Plan, ensuring compatibility with the surrounding neighborhoods. The proposed project will offer significant public benefits by addressing the regional housing crisis and fostering a more walkable and transit-oriented environment. We respectfully request the initiation of the Ocean View Hills Corporate Center community plan amendment to allow OVH Davisson, LLC to further study the proposed project with City of San Diego planning staff. Thank you for your consideration and time. OVH Davisson, LLC looks forward to collaborating with you and your staff to develop and realize the full potential of this property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jimmy Ayala', with a stylized flourish at the end.

Jimmy Ayala



# Ownership Disclosure Statement

**Permit/Approval Type:** Check appropriate box for permit/approval and type(s) requested (See Project Submittal Manual):

- Development Permit:** \_\_\_\_\_
- Subdivision Approval:** \_\_\_\_\_
- Policy Approval:** \_\_\_\_\_

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

**Project Location/Address/Accessor's Parcel Number:** \_\_\_\_\_

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

- Individual     Partnership     Corporation     Limited Liability -or-     General – What State? \_\_\_\_\_
- Corporate Identification No.: \_\_\_\_\_  Trust - Date of Trust: \_\_\_\_\_
- City of San Diego/Asset Management Department: \_\_\_\_\_

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/Authorized Agent (Per SDMC 112.0102)		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency Name of Individual:		
On behalf of:		
Street Address:		
City:	State:	Zip:
Phone No.:	Email:	
Signature: <i>Hal Ryan</i>	Date:	
Additional pages attached: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Applicant <input type="checkbox"/> Check if Same as Property Owner/Authorized Agent (Per SDMC 112.0102)		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency Name of Individual:		
On behalf of:		
Street Address:		
City:	State:	Zip:
Phone No.:	Email:	
Signature: <i>Jimmy Ayala</i>	Date:	
Additional pages attached: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Other Financially Interested Persons <input type="checkbox"/> Check if N/A		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency Name of Individual:		
On behalf of:		
Street Address:		
City:	State:	Zip:
Phone No.:	Email:	
Signature:	Date:	
Additional pages attached: <input type="checkbox"/> Yes <input type="checkbox"/> No		

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