

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR **Item 2 - Vista Santo Domingo Rezone and Plan Amendment** **Project No. PRJ-1110197**

To call in and make public comment on this item:

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: 160 944 0367

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Development Services Department

**Vista Santo Domingo Rezone
And Plan Amendment
Project No. PRJ-1110197**

Item # 2

Planning Commission

April 17, 2025



Project Scope

Location:	Exposition Way/Vista Santo Domingo Otay Mesa Community Plan, RM-2-4
Parcel Size:	5.58-acres
Approvals:	Process Level 5 General Plan amendment Otay Mesa Community Plan amendment Rezone Amendment to the San Diego Municipal Code Chapter 13, Article 2, Division 14 – Otay Mesa Community Plan Implementation Overlay Zone
CEQA Determination:	Addendum

Project Scope

Land Use Amendment to re-designate a 5.58-acre site:

General Plan:

- From: Residential
- To: Industrial Employment

Otay Mesa Community Plan:

- From: Residential-Medium
- To: Light Industrial

• Re-zone Proposal:

- From: RM-2-4
- To: IL-1-1

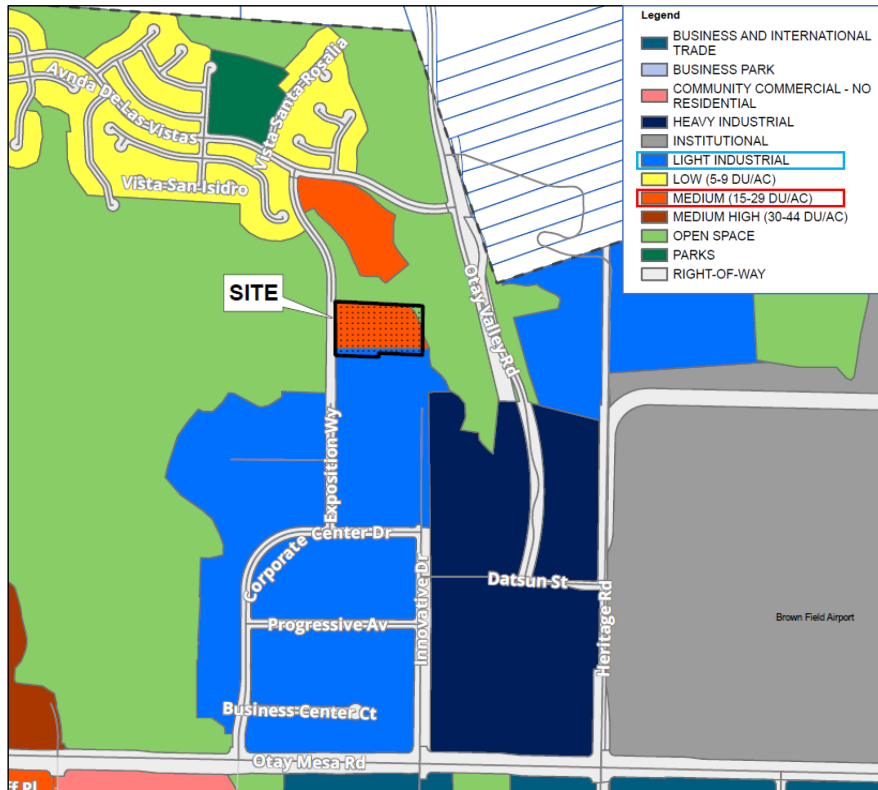
• SDMC CPIOZ Amendment:

- Add site to the Otay Mesa CPIOZ

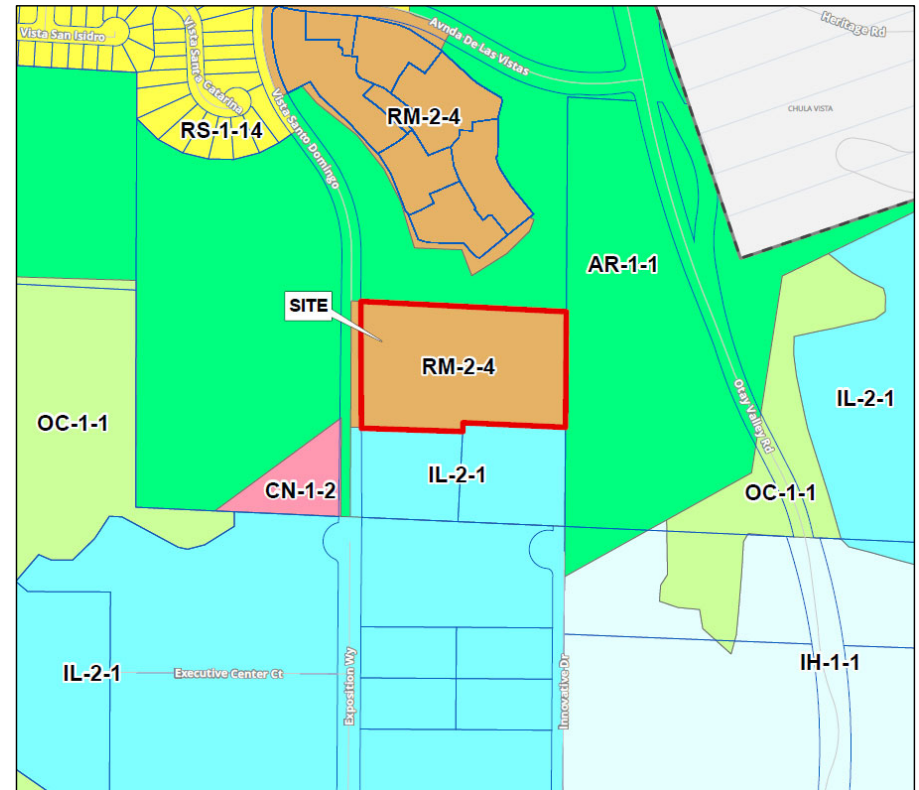




MEDIUM (15-29 DU/AC)

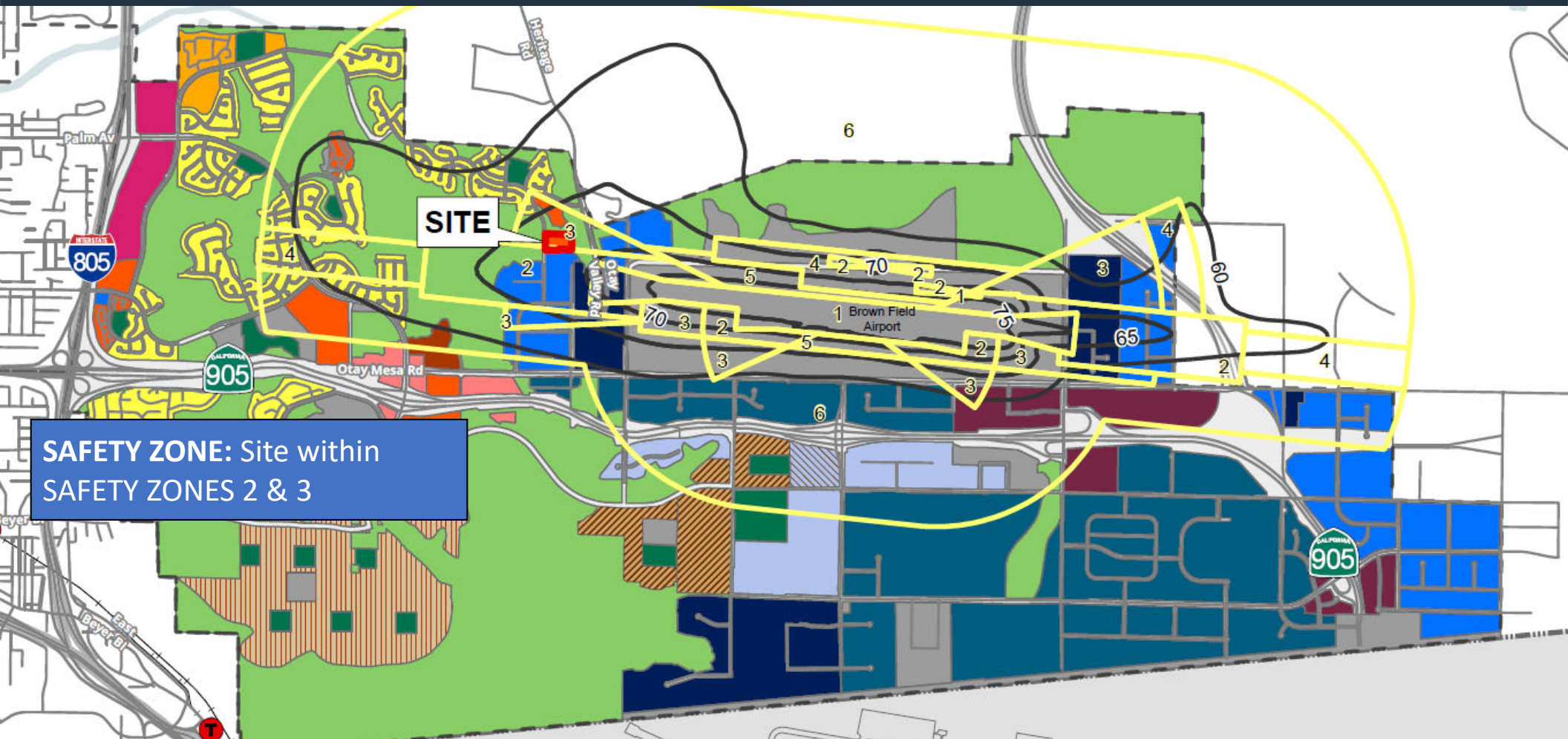


RM-2-4 (Residential – Multiple Unit)
1 dwelling unit per 1,750 square feet of lot area





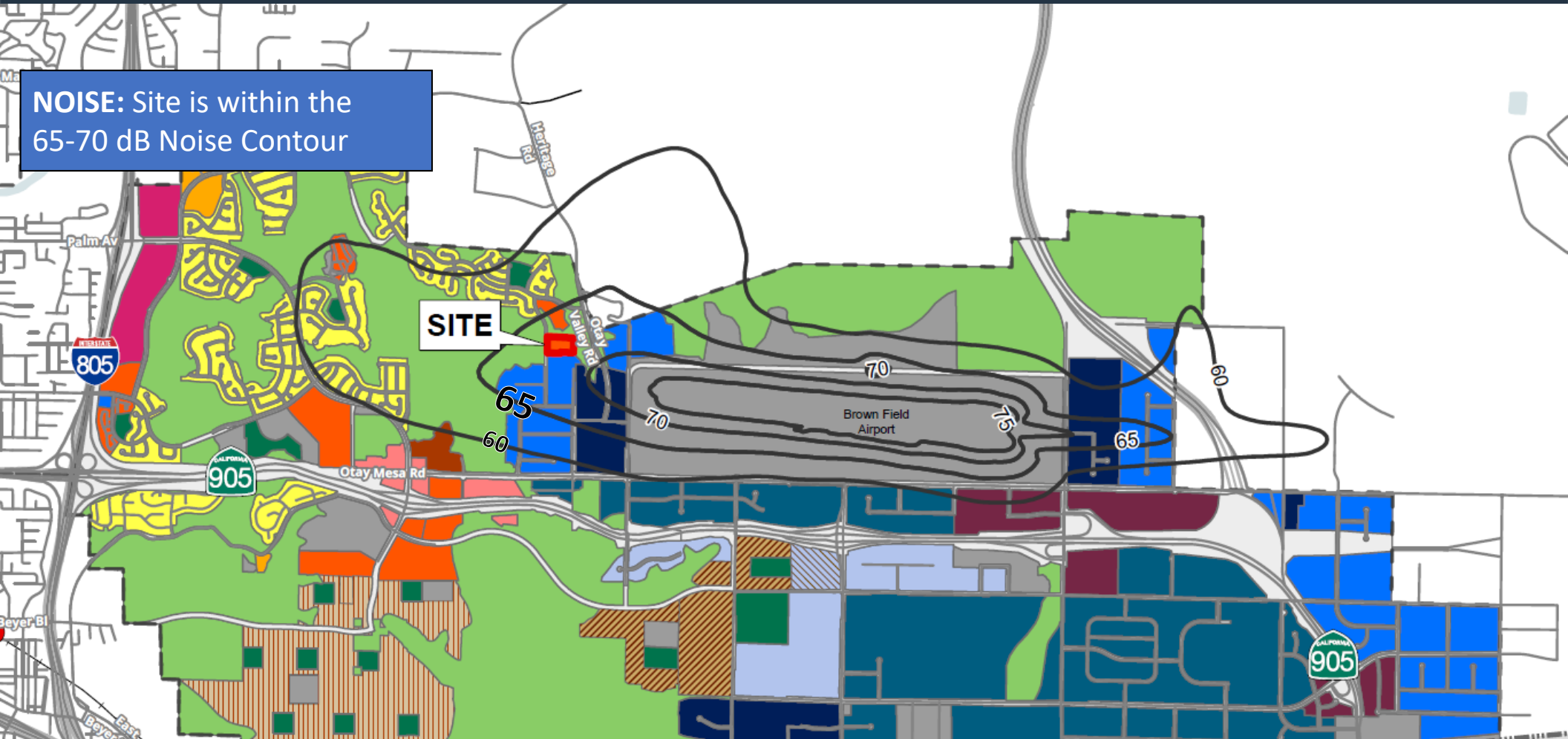
Airport Land Use Compatibility





Airport Land Use Compatibility

NOISE: Site is within the 65-70 dB Noise Contour





Development Services Department

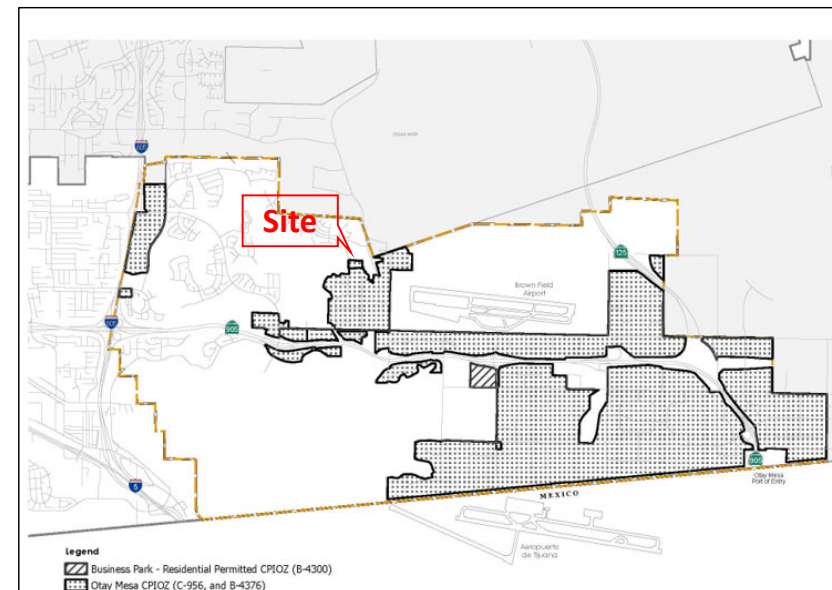
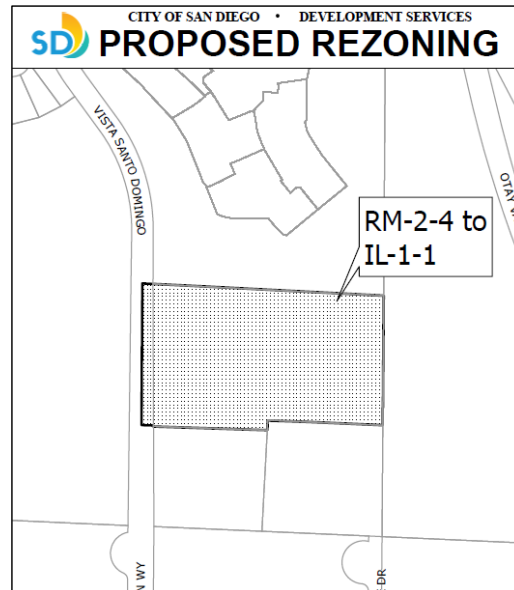
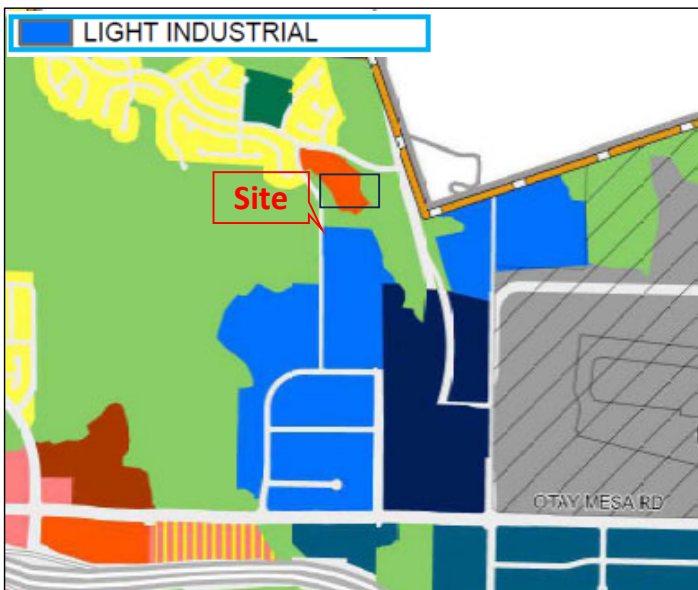
Proposed Land Use Amendment, Rezone and SDMC Amendment

Land Use change to Light Industrial

Rezone to Light Industrial

SDMC CPIOZ

Otay Mesa Community Plan Implementation Overlay Zone
DIAGRAM 132-14B



Initiation Issues Studied:

- **Potential impacts to housing**
NONE. Residential not permitted on site.
- **Appropriate land use designation**
Light Industrial land use designation and IL-1-1 zone
- **Road alignment**
The Community Plan's Mobility network remains feasible
- **Site design**
Future development subject to Otay Mesa CPIOZ requirements and LDC

Initiation Issues Studied:

- **SB 330 applicability and Housing Element's Adequate Sites Inventory**
 - 2018 Senate Bill (SB) 330 does not apply
 - Airport noise and safety **regulations prohibit residential** on site.
 - Housing Element's Adequate Sites Inventory
 - Residential is restricted - there is **no net loss** of residential capacity.



Development Services Department

Community Planning Group

April 17, 2024

Otay Mesa Planning Group

9-0-0 to recommend approval



Staff Recommendation

RECOMMEND APPROVAL:

- General Plan amendment
- Otay Mesa Community Plan amendment
- Rezone
- Amendment to the San Diego Municipal Code Chapter 13, Article 2, Division 14 – Otay Mesa Community Plan Implementation Overlay Zone
- CEQA Addendum

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