



CITY OF SAN DIEGO NOTICE OF PUBLIC HEARING

DATE OF MEETING: MONDAY, JULY 6, 2026
TIME OF MEETING: 2:00 P.M.
PLACE OF MEETING: COUNCIL CHAMBERS, 12th FLOOR,
CITY ADMINISTRATION BUILDING,
202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101

PROJECT TYPE: GENERAL PLAN AND OTAY MESA COMMUNITY PLAN
AMENDMENTS, SPECIFIC PLAN, REZONE, VESTING TENTATIVE
MAP, SITE DEVELOPMENT PERMIT, MULTI-HABITAT PLANNING
AREA BOUNDARY LINE ADJUSTMENT, CHARTER SECTION 55 ROAD
IMPROVEMENT ORDINANCE, AND COUNCIL POLICY 700-17 ROAD
IMPROVEMENT RESOLUTION; SUBSEQUENT ENVIRONMENTAL
IMPACT REPORT, PROCESS 5

PROJECT NO: PRJ-0614791
PROJECT NAME: SOUTHWEST VILLAGE SPECIFIC PLAN

APPLICANT: Tri Pointe Homes IE-SD, Inc.

**COMMUNITY
PLAN AREA:** Otay Mesa

COUNCIL DISTRICT: 8

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Oscar Galvez / GalvezO@sandiego.gov / (619) 446-5237

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

Adoption of the Southwest Village Specific Plan (Specific Plan), which is intended to guide future development of the Specific Plan area, amendments to the General Plan and the Otay Mesa Community Plan, Rezones, Vesting Tentative Map, and Site Development Permit, Multi-Habitat Planning Area Boundary Line Adjustment, Charter Section 55 Road Improvement Ordinance, and Council Policy 700-17 Road Improvement Resolution, and certification of a Subsequent Environmental Impact Report and adoption of Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Specific Plan, Project No. PRJ-0614791. The 490-acre Specific Plan area is generally located north of the United States/Mexico international border; east of Interstate 805 (I-805); south of State Route 905 (SR-905); and west of the Central Village Specific Plan area in the Otay Mesa Community Plan area. The Specific Plan provides land use designations and regulations that would allow up to 5,130 homes and 175,000 square feet of commercial uses. It also designates approximately 35 acres of parks and 190 acres of open space. It identifies roadway improvements, including the extensions of Caliente Avenue and Beyer Boulevard, that would connect to the San Ysidro Community Plan area.

The Specific Plan articulates an overall vision for a mixed-use village, designates land uses, and provides a comprehensive set of policies for new development within the Specific Plan area. It expands on the General Plan and Otay Mesa Community Plan (Community Plan) with specific policies addressing the distribution and arrangement of land uses, the local street and bicycle network, the implementation of urban design, the preservation and enhancement of natural open space, and the provision of public facilities within the Specific Plan area. The Specific Plan provides opportunities for new homes within a village area identified by the Community Plan. The Specific Plan also enhances community connections through a comprehensive network of complete streets, urban paths, and paseos.

In addition to the adoption of the Southwest Village Specific Plan, the project includes amendments to the

General Plan and the Community Plan to incorporate changes to the land use maps, policies, and discussions in the community plan. The project also includes a Rezone Ordinance that would rezone land within the Specific Plan and Community Plan areas from AR-1-1 to RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, and OP-1-1 to be consistent with the Southwest Village Specific Plan and Otay Mesa Community Plan land use designations, Multi-Habitat Planning Area Boundary Line Adjustment, Site Development Permit, Resolution authorizing the opening and maintenance of Beyer Boulevard over designated parkland (Beyer Park) and waiving the requirements of Council Policy 700-17, a Charter section 55 Ordinance authorizing the opening and maintenance of Beyer Boulevard over dedicated parkland (Otay B Open Space Parcel APN 645-061-02-00).

The project also includes a Vesting Tentative Map for the implementation of the Specific Plan's first phase. The 182.90-acre first phase includes the construction of 920 multiple-dwelling units, including 92 affordable units, 5.61 acres of parks, and rough grading, water, sewer, and transportation infrastructure improvements.

The Specific Plan area is within the Agricultural—Residential (AR-1-1) Zone, the Airport Land Use Compatibility (Imperial Beach NOLF and Brown Field) Overlay Zone, ALUCP Airport Influence Area (Imperial Beach NOLF – Review Area 2 and Brown Field – Review Area 2), High to Moderate Paleontological Sensitivity Areas, Multiple Habitat Planning Area, Vernal Pools, Brush Management (Native/Naturalized Vegetation), the Very High Fire Hazard Severity Zone, and Geologic Hazard Category (21, 22, 27, and 53) of the Otay Mesa Community Plan.

A Subsequent [Environmental Impact Report \(SEIR\) No. 0614791/SCH No. 2004051076](#) and a Mitigation Monitoring and Reporting Program were prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines. Additionally, CEQA Findings of Fact and a Statement of Overriding Considerations have been prepared.

The Planning Commission heard the item on May 7, 2026, and voted to recommend approval per Resolution No. 5380-PC.

The decision of the City Council is final.

COMMUNICATIONS

Instructions for providing testimony during the July 6, 2026, Council Meeting are posted on the City Clerk's website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item.

Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/city-clerk/agenda-comment-form> by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov.

Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council.

The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648.

In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials.

If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

Notice date: 06-18-2026

**DIANA J.S. FUENTES
SAN DIEGO CITY CLERK**

