

(R-85-747)
REV. 11/1/84

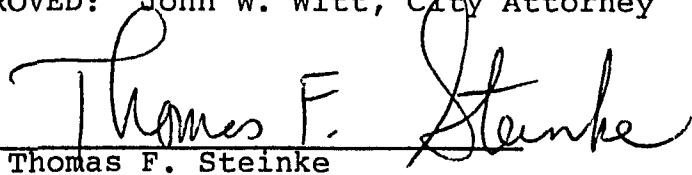
RESOLUTION NUMBER R-261743

ADOPTED ON OCTOBER 15, 1984

BE IT RESOLVED, by the Council of The City of San Diego, that City Manager's Report No. 84-406, attached hereto as Exhibit A, regarding the establishment of a Task Force for the Coordination of Planning and Development of Otay Mesa, is hereby accepted and that the implementation of the City Manager's recommendations contained therein are hereby authorized.

APPROVED: John W. Witt, City Attorney

By


Thomas F. Steinke
Deputy City Attorney

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Or.Dept:Clerk
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The City of San Diego

Mesa
OCT 24 1984

MANAGER'S REPORT

DATE ISSUED: October 5, 1984 REPORT NO.: 84-406

ATTENTION: Council Docket of October 15, 1984

SUBJECT: Task Force for the Coordination of Planning
and Development of Otay Mesa

REFERENCE: City Manager Report No. 84-357 dated September 4,
1984, entitled "Inquiry Regarding Traffic
Circulation Issues for Otay Mesa"

Planning Department Report No. 84-346 dated
July 18, 1984, entitled "Interjurisdictional
Communication and Coordination"

City Manager Report No. 84-293 dated July 13,
1984, entitled "County of San Diego Otay
Subregion Plan Revision - General Plan Amendment
(GPA 84-02) for Otay Mesa"

SUMMARY

Issue: What actions are suggested in response to the proposal presented by the Otay Mesa Property Owners Association for the establishment of a Task Force to review the land use planning and zoning for the development of Otay Mesa?

Manager's Recommendations:

- 1) Approve the establishment of a Task Force for the planning and development of Otay Mesa consisting of:
 - a) A Policy Committee composed of legislative representatives from the cities of San Diego and Chula Vista and the County of San Diego.
 - b) A Property Owner Advisory Committee consisting of representatives from the Otay Mesa Property Owners Association, Voters and Owners of Otay Mesa (VOOM), and representation from property owners in the existing City portion of the Mesa.

EXHIBIT A

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- c) A Staff Committee composed of representatives from the cities of San Diego and Chula Vista and the County of San Diego representing the City Managers and Chief Administrative Officer, Planning Directors, and City Engineer/Public Works Departments.
- 2) Approve the General Work Program for the Task Force to consist of the review of:
 - Public facility financing plans;
 - Zoning alternatives;
 - Alternative land use plans and transportation elements for the potential development of the entire Otay Mesa;
 - Impacts on surrounding jurisdictions and alternative methods of financing mitigating public improvements.
- 3) Request the County Board of Supervisors and the City Council of Chula Vista to agree to participation in this Program.
- 4) Agree that the members of the Property Owner Advisory Committee be designated by the Policy Committee.

Other Recommendations: None.

Fiscal Impact: Staffing impacts of the initial efforts of the Task Force can be absorbed within the Managerial and Planning Department budgets. As the Task Force moves into the exploration of alternative land use plans and transportation elements, it is intended that previous studies by County and Property Owners Association consultants will be used; however, should there be additional work required, there may be a need for funding of increased staff and/or consultant services. Should a community plan amendment be required, funding in the magnitude of \$50,000 - \$100,000 would be proposed as an item in the FY '86 budget.

BACKGROUND

The Council, at its meeting of September 11, 1984, approved pre-zoning actions covering approximately 4,000 acres of property on Otay Mesa. These pre-zoning actions were a further step in the processing of the annexation of this large area. At the public hearing the Otay Mesa Property Owners Association made a number of proposals for the future planning and development of Otay Mesa. Representatives of

this group had previously opposed the pre-zoning actions at the Planning Commission, but agreed to withdraw its opposition to the zoning provided the Council would:

1. Consider the entire unincorporated portion of the Mesa as a single planning unit;
2. Develop zoning for the properties on the Mesa which would be new and innovative, allowing development to be processed expeditiously without the necessity of discretionary reviews; and
3. Create a Task Force to work with the County and property owners to review the land use plan and transportation systems reflective of the entire Mesa.

Council directed that the City Manager and Planning Director review these proposals and return to Council with recommendations regarding implementation of the requested actions. This report responds to that request.

DISCUSSION

The Otay Mesa Community Plan was adopted by Council in April of 1981. The Community Plan proposed a mixture of residential and support commercial for the westerly Mesa, which area is currently in the City of San Diego. The Plan further proposed a large industrial area of approximately 3,500 acres south and east of Brown Field for early annexation to the City of San Diego. The easterly portion of the Mesa of approximately 6,000 acres was designated as a future growth area and was not reflected in the transportation forecasts or the street improvements proposed as a part of the Community Plan.

At the Council consideration of the Community Plan in 1981 and then again at the time the Plan was approved by the County in 1983, the Property Owners Association urged that planning commence for the east Mesa "future growth area". In response to this request, the Board of Supervisors directed the County Planning Department staff to work with the property owners to develop a plan for this east Mesa, which efforts culminated in County GPA 84-02. The anticipated transportation impacts of this Land Use Plan were discussed with Council in July of this year and led to the Council's request to the Board that the Plan Amendment be denied.

EXHIBIT A

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Even though the development of the east Mesa is likely to occur beyond the mid-1990's, analysis of land use alternatives and transportation system requirements is important to the planning and development of the surrounding areas. For this reason it is suggested that the City work with the County and property owners and the City of Chula Vista to review planning for the entire Mesa. This review may indicate that the City's Community Plan should be updated to provide additional facilities in support of the future development of the east Mesa.

The planning efforts that may be involved in this view of the total Mesa will impact the cities of San Diego and Chula Vista as well as the County. It is, therefore, suggested that any Task Force created to pursue this planning effort involve policy makers and staff from the three organizations as well as the property owners of the Mesa. The organization and role of the Task Force is recommended as follows:

1) Policy Committee

Composition of the Policy Committee would be:

- Mayor Hedgecock, Councilman Martinez and the Council's LAFCO representative were previously designated by Council Resolution No. 261332 dated August 6, 1984.
- Supervisors Hamilton and Williams were designated as the Board of Supervisors' representatives on September 11, 1984 (Minute Order No. 114).
- For Chula Vista, it is suggested that their City Council be requested to designate two representatives of that body to serve on the Policy Committee.

The role of this Committee would be to:

- Review the Work Program and its status;
- Receive input from the Property Owner Advisory Committee and staff;
- Review recommendations prior to submittal to various legislative bodies.

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2) Property Owner Advisory Committee

Composition of this Committee would be:

- Representatives of the Property Owners Association;
- Representatives of Voters and Owners of Otay Mesa (VOOM);
- Representatives of property owners of property in the portion of the west mesa currently in the City.

The role of this Committee would be to:

- Provide for property owner input;
- Work with staff in the development of land use, transportation systems, zoning modifications and financing alternatives as well as other items related to the planning and development of the Mesa.
- Disseminate information to property owners on the Mesa.

3) Staff Committee

Composition of this Committee would be:

- Representatives of the City Manager from San Diego and Chula Vista and the Chief Administrative Officer of the County;
- Planning Directors of the three jurisdictions;
- City Engineer/Public Works Directors of the three jurisdictions.

Role of this Committee would be to:

- Provide staff review and support of the work effort;
- Meet regularly with the Property Owner Advisory Committee in the development of land use, transportation, zoning and finance alternatives.

A draft Work Program and schedule of activities is set forth in the following Table. It should be noted that the finalization and prioritization of the Program must be refined by the Property Owner Advisory Committee and Staff Committee and finally approved by the Policy Committee.

ESTIMATED TIME REQUIREMENTS FOLLOWING INITIAL MEETING IN OCTOBER
(1984/1985)

- Public Facility Financing Plans	Nov./Dec.
- Zoning Alternatives and Processing Procedures	Nov. through Jan.
- Alternative Land Use Plan	Dec. through Feb.
- Alternative Transportation Elements	Jan. through Mar.
- Impacts on Surrounding Jurisdictions	April through June
- Community Plan Amendments	July and Beyond

CONCLUSION

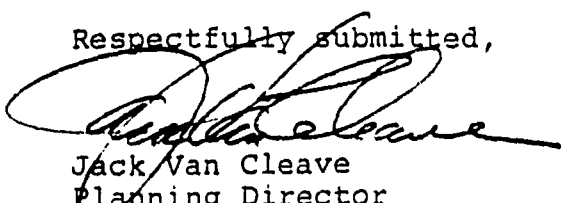
The cities of San Diego and Chula Vista as well as the County and property owners can benefit from planning efforts for the entire Otay Mesa. In order to coordinate these efforts, it is proposed that a task force of policy makers, property owner representatives and staff be established. The planning program would extend over the next nine months and could result in a community plan update to be processed in FY 1986.

The County of San Diego had previously requested City staff and policy participation in its Otay Mesa planning efforts. Hopefully, the Program proposed here will be a satisfactory response to those requests as well as to the property owners on the Mesa.

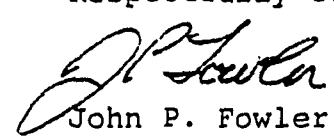
ALTERNATIVES

1. Proceed with the planning efforts for Otay Mesa with a different organization or Work Program than outlined above.
2. Do not proceed with further planning efforts for Otay Mesa at this time.

Respectfully submitted,


Jack Van Cleave
Planning Director

Respectfully submitted,


John P. Fowler
Deputy City Manager

OCT 15 1984

Passed and adopted by the Council of The City of San Diego on
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *June A. Blackwell*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number **R-261743** Adopted **OCT 15 1984**