

ORDINANCE NUMBER O- **22131** (NEW SERIES)

DATE OF FINAL PASSAGE **AUG 25 2026**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING THE SOUTHWEST VILLAGE
SPECIFIC PLAN IN THE OTAY MESA COMMUNITY PLAN
AREA.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. San Diego Resolution R- **316858**, which was considered with this Ordinance, proposes amendments to the Otay Mesa Community Plan (Community Plan) and the General Plan to amend the area and density range to the Neighborhood Village designation, and to show the locations of parks, schools, and mobility element roadways, including amendments to Beyer Boulevard and Caliente Avenue to be consistent with the Southwest Village Specific Plan.

B. The Community Plan identifies the Southwest Village Specific Plan area as a location for a village area within the Community Plan and designates the Southwest Village site as "Neighborhood Village" with future roadway connections via Caliente Avenue and Beyer Boulevard.

C. The Southwest Village Specific Plan provides a comprehensive policy and regulatory framework that guides development for Southwest Village in accordance with the General Plan and Community Plan.

D. San Diego Ordinance O- **22132** (Rezone Ordinance) was considered with this Ordinance and rezones 746.82 acres located within and partially within the Southwest Village Specific Plan within the Otay Mesa Community Plan area.

E. On May 7, 2026, the Planning Commission of the City of San Diego considered the Southwest Village Specific Plan, and voted to recommend Council approval of the Southwest Village Specific Plan.

F. The matter was set for public hearing on July 6, 2026, to be conducted by the Council.

G. On July 6, 2026, the Council held a public hearing for the purpose of considering adoption of the Southwest Village Specific Plan. The Council considered the Planning Commission record and recommendation, as well as the maps, exhibits, and written documents on record in the City, and has considered the oral presentations given at the public hearing.

H. The Office of the City Attorney prepared 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 and accurate.

I. Under San Diego Charter section 280(a)(2), this Ordinance is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

Section 1. The Council adopts the Southwest Village Specific Plan, on file in the Office of the City Clerk as Document No. OO- **22131**.

Section 2. Notwithstanding San Diego Municipal Code section 122.0107, the zoning regulations as specified in the Southwest Village Specific Plan shall be applicable where there is a conflict with the base zones set forth in Municipal Code Chapter 13.

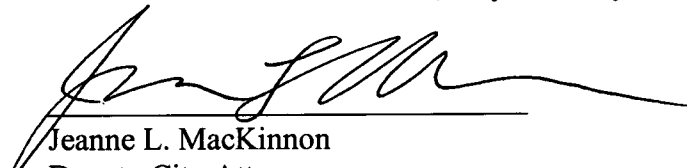
Section 3. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 4. This Ordinance will take effect and be in force on the thirtieth day from and after its final passage.

Section 5. No building permits for development inconsistent with the provisions of this Ordinance will be issued unless complete application 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 in accordance with the sections above.

APPROVED: HEATHER FERBERT, City Attorney

By


Jeanne L. MacKinnon
Deputy City Attorney

JLM:at:cm
May 27, 2026
Or.Dept: DSD
Doc. No. 4464965

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on
AUG 25 2026.

DIANA J.S. FUENTES
City Clerk

By 
Deputy City Clerk

Passed by the Council of The City of San Diego on **August 25, 2026**, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☐	☒	☐	☐
Jennifer Campbell	☐	☐	☒	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☒	☐	☐	☐
Marni von Wilpert	☐	☒	☐	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☒	☐	☐	☐
Vivian Moreno	☐	☐	☐	☒
Sean Elo-Rivera	☒	☐	☐	☐

Date of final passage **AUG 25 2026**.

(Please note: When an ordinance is approved by the Mayor, the date of final passage is the date the approved ordinance 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

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 06 2026

, and on **AUG 25 2026**.

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 Connie Patterson Deputy

Office of the City Clerk, San Diego, California

Ordinance Number **O-22131**