

ORDINANCE NUMBER O- **22132** (NEW SERIES)

DATE OF FINAL PASSAGE **AUG 25 2026**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 746.82 ACRES LOCATED WITHIN AND PARTIALLY WITHIN THE SOUTHWEST VILLAGE SPECIFIC PLAN WITHIN THE OTAY MESA COMMUNITY PLAN AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE AR-1-1 (AGRICULTURAL-GENERAL) ZONE TO THE RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, AND OP-1-1 ZONES AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0406, 131.0703, 131.0203, 131.0204, AND 131.0202; AND REPEALING ORDINANCE NO. O-10862, ADOPTED JUNE 29, 1972, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS IT CONFLICTS HERewith.

RECITALS

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

A. Tri Pointe Homes IE-SD, Inc. applied to rezone 746.82 acres located within and partially within the Southwest Village Specific Plan, north of the United States/Mexico international border; east of Interstate 805; south of State Route 905; and west of the Central Village Specific Plan Area, as legally described in and by reference to the Assessor Parcel Numbers listed in Exhibit A from the AR-1-1 Zone to RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, and OP-1-1 Zones, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 2, 4, and 7, and as shown on Zone Map Drawing No. C-1034 attached as Exhibit B, in the Otay Mesa Community Plan area.

B. San Diego Resolution R-**316858**(General Plan and Otay Mesa Community Plan amendment), which was considered along with this Ordinance, proposes an amendment to the Otay Mesa Community Plan to redesignate the 746.82 acres located within and partially within the Southwest Village Specific Plan, and 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.

C. San Diego Ordinance O- **22131** (Southwest Village Specific Plan) was considered along with this Ordinance and adopts a Specific Plan for the Southwest Village Specific Plan area.

D. On May 7, 2026, 2026, the Planning Commission of the City of San Diego considered this rezone and voted to recommend Council approval. The matter was then set for a public hearing to be conducted by the Council.

E. 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.

F. 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 746.82 acres located within and partially within the Southwest Village Specific Plan, north of the United States/Mexico international border; east of Interstate 805; south of State Route 905; and west of the Central Village and as shown on Zone Map Drawing No. C-1034 attached as Exhibit B and filed in the Office of the City Clerk as Document No. OO- **22132**, and legally described by the Assessor Parcel Numbers filed in the Office of the

City Clerk under Document No. OO- 22132² and listed in Exhibit A, are rezoned from the AR-1-1 Zone to the RM-1-3, RM-2-5, RM-3-7, RMX-1, OC-1-1, OR-1-2, and OP-1-1 Zones as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 2, 4, and 7. This action amends the Official Zoning Map adopted by San Diego Resolution R-301263 on February 28, 2006.

Section 2. San Diego Ordinance O-10862 (June 29, 1972), of the ordinances of the City of San Diego is repealed insofar as it conflicts with the rezoned uses of the land by this Ordinance.

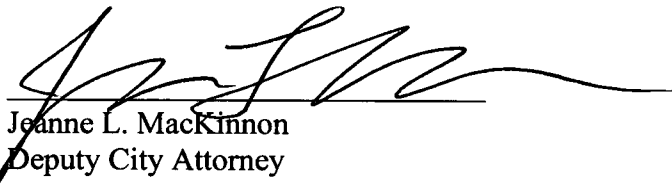
Section 3. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

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 applications 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 21, 2026
Or.Dept: DSD
Doc. No. 4466776

ATTACHMENT(S): Exhibit A: Parcels List by Assessor Parcel Number
Exhibit B: Rezone Map Drawing No. C-1034

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 Connie Patterson
Deputy City Clerk

Exhibit A

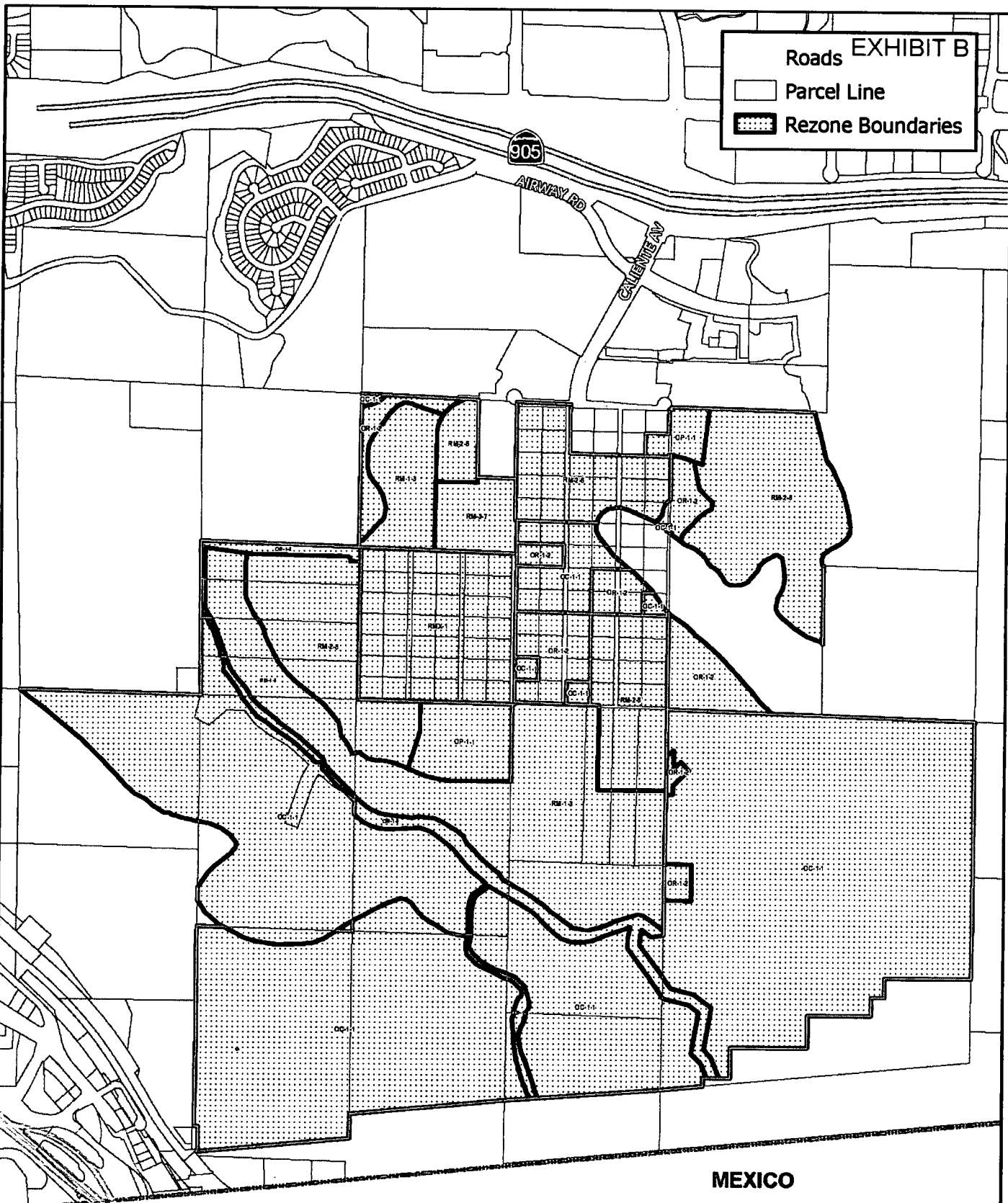
Assessor's Parcel Number	Owner's Name
6450720800	GARCIA CARLOS R&ELIZABETH
6450720900	PHAM HUNG VAN&THUOC THI REVOCABLE 2006 TRUST 11-08
6450721000	VELEZ BARBARA A 2016 TRUST 04-07-16
6450721100	WHEELER JOHN F&VIVIAN REVOCABLE INTERVIVOS TRUST 0
6450721200	RAMOON HOLDINGS LLC
6450721300	CAMACHO GILBERTO L&SOLIS SOLEDAD S
6450721400	TRI POINTE HOMES IE-SD INC
6450730100	ZENG XIAOQIANG
6450730200	SALERNO RALPH N TRUST 04-26-06
6450730300	TRI POINTE HOMES IE-SD INC
6450730400	MERCADO FAMILY TRUST 02-07-18
6450730500	TRI POINTE HOMES IE-SD INC
6450730600	TRI POINTE HOMES IE-SD INC
6450730700	ZENG XIAOQIANG
6670103600	SAN YSIDRO 96 LLC
6670100600	TRI POINTE HOMES IE-SD INC
6670101400	B D M TWENTY LLC
6670102100	ZAMORANO ANA L A
6670102000	TRI POINTE HOMES IE-SD INC
6670101900	TRI POINTE HOMES IE-SD INC
6670101500	TRI POINTE HOMES IE-SD INC
6670103100	TRI POINTE HOMES IE-SD INC
6450710800	AVALOS CHARLES&MARY FAMILY TRUST 01-03-05
6450710900	SANDOVAL GUILLERMO F
6450711000	VENZON FAMILY TRUST 11-20-99
6450711100	SANDOVAL GUILLERMO F
6450711200	GARDENIA COMPANY INC
6450711300	SAWAGED SAVANNAH H
6450711400	YOQUIGUA TRUCKING&EQUIPMENT SERVICES CORP
6450720100	PREACHER RONDA R
6450720200	GUZMAN-NEVAREZ MARCO A
6450720300	ZERMENO ALFONSO&JUANA 2008 TRUST
6450720400	ZENG XIAOQIANG
6450720500	ZENG XIAOQIANG
6450720600	OROZCO JOSE M SR REV LIVING TRUST 04-28-23
6450720700	GARCIA JUAN R
6450610900	TRI POINTE HOMES IE-SD INC
6450710600	GARDENIA COMPANY INC
6450710700	GARDENIA COMPANY INC
6450610800	TRI POINTE HOMES IE-SD INC
6450610700	TRI POINTE HOMES IE-SD INC
6450610600	TRI POINTE HOMES IE-SD INC
6450710100	GARDENIA COMPANY INC
6450710200	GARDENIA COMPANY INC
6450710300	GARDENIA COMPANY INC
6450710400	FAITH IN ACTION TRUST
6450710500	ARREOLA AKBARH
6670401300	TRI POINTE HOMES IE-SD INC
6670102800	TRI POINTE HOMES IE-SD INC
6450740100	CONDE ALDO L
6450740200	FITZGERALD JOHN D&ELAINE M FAMILY TRUST
6450740300	VELOX LLC
6450740400	TRI POINTE HOMES IE-SD INC
6450740500	TRI POINTE HOMES IE-SD INC
6450740600	CITY OF SAN DIEGO
6450740700	REINHOLTZ KATHRYN E A
6450761300	GONZALEZ JUAN P&RODRIGUEZ EMILIA I
6450761200	GONZALEZ JUAN P&RODRIGUEZ EMILIA I
6450761100	NGUYEN NHATNAM
6450761000	LOZANO LIVING TRUST 06-19-18
6450760900	CITY OF SAN DIEGO

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6450760800	ALVAREZ TRUST 01-01-18
6450760600	CITY OF SAN DIEGO
6450760500	GARCIA LILIA E
6450760200	TRI POINTE HOMES IE-SD INC
6450760300	MUTSCHLER JOAN <AKA HOLTEL MARY J>
6450760400	DODD CHARLES
6450752400	NELSON RICK V
6450752300	TRI POINTE HOMES IE-SD INC
6450752200	BRAMBILA GUILLERMO&ROSIE
6450752100	TRI POINTE HOMES IE-SD INC
6450761700	FELCO CONSTRUCTION INC
6450761600	ORTIZ MARCELINO&TERESA TRUST 12-30-93
6450761500	BENTON FAMILY LIVING TRUST 03-16-23
6450761400	BENTON FAMILY TRUST 03-07-14
6450752000	CITY OF SAN DIEGO
6450762400	NAVARRO CARLOTA L
6450762300	ZENG XIAOQIANG
6450762200	TRI POINTE HOMES IE-SD INC
6450762000	TRI POINTE HOMES IE-SD INC
6450751400	ARELLANO BURGUENO CORP
6450751500	MUNCILL MARIA C
6450751600	RODRIGUEZ FAMILY TRUST 10-09-02
6450751700	SALAZAR SALVADOR E
6450751800	NDIBA SAMUEL&NGETHE TERISIA N
6450751900	VALDIVIA LETICIA
6450761900	AISPURO TRUST 05-01-14
6450761800	THE V LLC
6450741400	NGUYEN THUAN D
6450741500	SALAZAR SALVADOR E
6450741600	LUNA ROBERTO A
6450741700	SANCHEZ JOSE M
6450741800	CITY OF SAN DIEGO
6450741900	CITY OF SAN DIEGO
6450742600	ZENG XIAOQIANG
6450750300	TRI POINTE HOMES IE-SD INC
6450742000	MANZANO FRANCISCO J A&DEAGUILAR ELENA C
6450742100	CITY OF SAN DIEGO
6450742200	TRI POINTE HOMES IE-SD INC
6450742300	TRI POINTE HOMES IE-SD INC
6450751300	CITY OF SAN DIEGO
6450751200	VALDEZ JOSE F A&ALBA IVONNE E
6450751100	SHIBUYA YOSHINDO&BETTY T TRUST 06-16-82
6450751000	CASTRO RAMON&ROSA 2017 TRUST 08-23-17
6450750900	CITY OF SAN DIEGO
6450750800	CITY OF SAN DIEGO
6450750700	CITY OF SAN DIEGO
6450750600	CITY OF SAN DIEGO
6450750500	TRI POINTE HOMES IE-SD INC
6450750400	TRI POINTE HOMES IE-SD INC
6450742400	WINANS DONALD&RACHELE FAMILY TRUST 10-06-99
6450742500	BEREN LLC
6450730800	TRI POINTE HOMES IE-SD INC
6450730900	RODRIGUEZ ALDO R R
6450731000	TRI POINTE HOMES IE-SD INC
6450731100	TRI POINTE HOMES IE-SD INC
6450731200	SALERNO RALPH N TRUST 04-26-06
6450731300	RGC GENERAL ENGINEERING INC
6450731400	ROMERO JUAN A&PILAR C
6450741200	CITY OF SAN DIEGO
6450741300	SHIBUYA YOSHINDO&BETTY T TRUST 06-16-82
6450740800	CITY OF SAN DIEGO
6450740900	CITY OF SAN DIEGO

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6450741000	VELEZ BARBARA A 2016 TRUST 04-07-16
6450741100	GARCIA BAMBI&ROSA FAMILY TRUST 02-29-24
6670103500	SAN YSIDRO 96 LLC
6450610400	TRI POINTE HOMES IE-SD INC
6670103000	TRI POINTE HOMES IE-SD INC
6670102700	TRI POINTE HOMES IE-SD INC
6450800300	OTAY MESA LLC
6670103400	TRI POINTE HOMES IE SD-INC

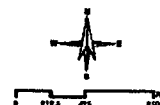


SD SOUTHWEST VILLAGE REZONING

ORD. NO. _____	BEFORE _____	REQUEST _____
EFF. DATE ORD. _____	EFF. DATE ZONING _____	AREA _____
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____
PLUM COMM. RECOMMENDATION		CITY OF SAN DIEGO
CITY COUNCIL ACTION		C-1034
	SECRETARY OF COMMISSION	

C-1034

DRAFT



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

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-22132**