

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) N/A
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Planning	DATE: 3/4/2015
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SUBJECT: Otay Mesa Community Plan Update – Land Use & Zoning Clean-Up Items

PRIMARY CONTACT (NAME, PHONE): Vickie White,533-3945	SECONDARY CONTACT (NAME, PHONE): Tait Galloway, 533-4550
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COMPLETE FOR ACCOUNTING PURPOSES

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

FUND					
FUNCTIONAL AREA					
COST CENTER					
GENERAL LEDGER ACCT					
WBS OR INTERNAL ORDER					
CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE): N/A

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Financial Management	ORIG DEPT.	Tomlinson, Tom	03/11/2015
Liaison Office	CFO		
Comptroller	DEPUTY CHIEF		
Environmental Analysis	COO		
	CITY ATTORNEY		
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

1. Adopt a resolution approving minor corrections to the land use map and other maps within the Otay Mesa Community Plan.

2. Introduce an Ordinance of the Council of the City of San Diego changing 7.0 acres located in Otay Mesa from the CN-1-2 Zone into the RM-2-5 Zone, and repealing Ordinance No. O-18014 adopted November 29, 1993, of Ordinances of the City of San Diego insofar as the same conflict herewith.

3. Introduce an Ordinance of the Council of the City of San Diego changing 8.53 acres located in Otay Mesa from

the Otay Mesa Development District Industrial and Commercial Subdistricts into the IBT-1-1 Zone, and repealing Ordinances No. O-16290 adopted October 1, 1984, No. 17984 adopted September 13, 1993, No. O-19216 adopted September 29, 2003, and No. O-20086 adopted September 28, 2011, of Ordinances of the City of San Diego insofar as the same conflict herewith.

4. Introduce an Ordinance of the Council of the City of San Diego changing 21.94 acres located in Otay Mesa from the AR-1-1 Zone into the CC-2-3 Zone, and repealing Ordinance No. O-10862 adopted June 29, 1972, of Ordinances of the City of San Diego insofar as the same conflict herewith.

STAFF RECOMMENDATIONS:

Forward the item to City Council with a recommendation of approval.

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

COUNCIL DISTRICT(S):

8

COMMUNITY AREA(S):

Otay Mesa

ENVIRONMENTAL IMPACT:

The proposed action would be consistent with the Environmental Impact Report Project No. 30330/304032, SCH No. 2004651076, dated December 18, 2013, and Mitigation, Monitoring and Reporting Program covering this activity, which were adopted by the City of San Diego on March 25, 2014.

**CITY CLERK
INSTRUCTIONS:**

Please forward the final ordinance to Vickie White, MS 413.

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 3/4/2015

ORIGINATING DEPARTMENT: Planning

SUBJECT: Otay Mesa Community Plan Update – Land Use & Zoning Clean-Up Items

COUNCIL DISTRICT(S): 8

CONTACT/PHONE NUMBER: Vickie White/533-3945

DESCRIPTIVE SUMMARY OF ITEM:

The City Council unanimously adopted the update to the Otay Mesa Community Plan on March 11, 2014. Since that time, City staff and the Otay Mesa Community Planning Group have identified several land use designation, mapping and zoning discrepancies that require City Council action to correct. This action is to fix those discrepancies identified.

STAFF RECOMMENDATION:

Forward the item to City Council with a recommendation of approval.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

The Otay Mesa Community Plan was unanimously adopted by the City Council on March 11, 2014. The actions included adoption of the Otay Mesa Community Plan Update and City of San Diego General Plan Amendment; rescission of the Otay Mesa Development District Ordinance; rezoning to citywide zones contained in the Land Development Code (LDC); and amendments to the LDC including the creation of new zones.

Since the date of adoption, City staff and the Otay Mesa Community Planning Group have identified several discrepancies that require City Council action to correct. The discrepancies are clean-up items, and include zoning corrections and land use map corrections. This action is to fix those discrepancies identified. Also, staff is proposing to update maps in the Otay Mesa Community Plan that feature the existing circulation system to remove paper streets and private streets for illustrative clarity. There is no fiscal impact associated with the requested action. Attachment A to this item lists the proposed clean-up items.

FISCAL CONSIDERATIONS:

There is no fiscal impact associated with the requested action.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE): N/A

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):

March 11, 2014: City Council adoption of the Otay Mesa Community Plan Update and City of San Diego General Plan Amendment; rescission of the Otay Mesa Development District Ordinance; rezoning to citywide zones contained in the Land Development Code (LDC); and amendments to the LDC including the creation of new zones.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Planning Department staff has coordinated with the Otay Mesa Community Planning Group on the identification of clean-up items to be included in this action.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Owners of identified properties.

Tomlinson, Tom

Originating Department

Deputy Chief/Chief Operating Officer

ATTACHMENT A

Otay Mesa Community Plan Update (OMCP) Land Use & Zoning Clean-Up Items – List of Proposed Changes

APN	Current Zone	Proposed Zone	Current Land Use	Proposed Land Use	Property Owner	Description
Land Use Designation Change and Zoning Change						
645-060-3200	CN-1-2	RM-2-5	Neighborhood Commercial	Residential – Medium Density	Southview LLC	Proposed rezone and land use designation change due to realignment of Caliente Avenue with OMCP update.
645-060-3500	CN-1-2	RM-2-5	Neighborhood Commercial	Residential – Medium Density	Southview LLC	Proposed rezone and land use designation change due to realignment of Caliente Avenue with OMCP update.
Zoning Change						
645-061-0500	CN-1-2	RM-2-5	Neighborhood Village	No Change	Candlelight Properties LLC	Proposed rezone and land use designation change due to realignment of Caliente Avenue with OMCP update.
645-040-4100	AR-1-1	CC-2-3	Community Commercial	No Change	Roman Catholic Bishop of San Diego	Proposed rezone of portion of parcel to implement OMCP land use designation.
645-090-3000	OMDD-COMMERL-SUBD	IBT-1-1	Business & International Trade	No Change	Murillo Jorge	Proposed rezone to implement OMCP land use designation.
645-090-3300	OMDD-COMMERL-SUBD	IBT-1-1	Business & International Trade	No Change	Aceves Eduardo & Irene	Proposed rezone to implement OMCP land use designation.
645-090-5200	OMDD-COMMERL-SUBD	IBT-1-1	Business & International Trade	No Change	Anderson James & Jacqueline	Proposed rezone to implement OMCP land use designation.
645-090-3100	OMDD-COMMERL-SUBD, OMDD-INDUST-SUBD	IBT-1-1	Business & International Trade	No Change	North Island Financial Credit Union/Courtney Tire Service	Proposed rezone of the entire parcel from OMDD-COMMERL-SUBD and OMDD-INDUST-SUBD to IBT-1-1. Half of the parcel was rezoned from OMDD-INDUST-SUBD to IBT-1-1 in March 2014 via the Otay Mesa rezone map C-958.

ATTACHMENT A

APN	Current Zone	Proposed Zone	Current Land Use	Proposed Land Use	Property Owner	Description
645-090-4500	IBT-1-1	IBT-1-1	Business & International Trade	No Change	Otay Mesa Innovative Dr LLC	Proposed confirmation of rezone to IBT-1-1. Parcel was shown on Otay Mesa rezone map C-958, but the APN was not listed in the ordinance O-20362.
645-090-4600	IBT-1-1	IBT-1-1	Business & International Trade	No Change	Otay Mesa Innovative Dr LLC	Proposed confirmation of rezone to IBT-1-1. Parcel was shown on Otay Mesa rezone map C-958, but the APN was not listed in the ordinance O-20362.
645-090-3800	IBT-1-1	IBT-1-1	Business & International Trade	No Change	Nasr Ali Kian, Kheradmandan Ali	Proposed confirmation of rezone to IBT-1-1. Parcel was shown on Otay Mesa rezone map C-958, but the APN was not listed in the ordinance O-20362.
Land Use Designation Change						
645-080-1900	CC-2-3	No Change	Community Commercial & Open Space	Community Commercial	Handler Trust 08-27-83	Proposed correction of OMCP mapping error. A portion of the parcel between Airway Road and Community Commercial-designated land is shown as Open Space in the OMCP land use map. Entire parcel except for Multiple Habitat Planning Area space should be designated as Community Commercial.
646-111-4600	IL-3-1	No Change	Business & International Trade	Heavy Commercial	JJB Silverhawk LP, Hamann Gregg Family Trust 04-25-86 et al.	Proposed correction of OMCP mapping error. Parcel was rezoned to IL-3-1 via ordinance O-20362. Will require concurrent change to Figure 5-2, Otay Mesa Prime Industrial.
646-111-4700	IL-3-1	No Change	Business & International Trade	Heavy Commercial	JJB Silverhawk LP, Hamann Gregg Family Trust 04-25-86 et al.	Proposed correction of OMCP mapping error. Parcel was rezoned to IL-3-1 via ordinance O-20362. Will require concurrent change to Figure 5-2, Otay Mesa Prime Industrial.

ATTACHMENT A

APN	Current Zone	Proposed Zone	Current Land Use	Proposed Land Use	Property Owner	Description
645-090-5000	OC-1-1	No Change	Business & International Trade	Open Space	Caltrans	Proposed correction of OMCP mapping error. This parcel is Open Space owned by Caltrans.
646-111-1700	IP-1-1	No Change	Institutional	Business Park – Office Permitted	L&S Americas West Two LLC	Proposed correction of OMCP mapping error. Parcel was rezoned to IP-1-1 via ordinance O-20362.



THE CITY OF SAN DIEGO

Date of Notice: March ____, 2015

NOTICE OF PUBLIC HEARING

DATE OF HEARING: March 25, 2013
TIME OF HEARING: 9:00 a.m.
LOCATION OF HEARING: Council Committee Room, 12th Floor, City Administration Building, 202 C Street, San Diego, California

PROJECT TYPE: Amendments to the Otay Mesa Community Plan and Municipal Code
PROJECT NAME: Otay Mesa Community Plan Update – Land Use & Zoning Clean-Up Items

APPLICANT: City of San Diego, Planning Department

COMMUNITY PLAN AREA: Otay Mesa

COUNCIL DISTRICT: 8

CITY PROJECT MANAGER: Vickie White, Senior Planner
PHONE NUMBER: (619) 533-3945

As a property owner, tenant, or person who has requested notice, you should know that the Smart Growth & Land Use Committee will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of changes to the Otay Mesa Community Plan land use map and the City's Official Zoning Map for fourteen (14) parcels to address inconsistencies between the Otay Mesa Community Plan and the Official Zoning Map.

The decision to approve, conditionally approve, modify, or deny the amendments to the Otay Mesa Community Plan and Official Zoning Map for the specified fourteen (14) parcels will be made by the City Council at a future public hearing. A separate notice of public hearing will be provided 10 business days prior to the City Council hearing for this item.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at (619) 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALDs) are available for the meeting upon request.

**Otay Mesa Community Plan Update – Land Use & Zoning Clean-Up Items
Public Noticing List – Affected Property Owners**

Southview LLC c/o Mesa Realty Inc. 8015 La Jolla Scenic Dr N La Jolla, CA 92037	Candlelight Properties LLC c/o Mesa Realty Inc. 8015 La Jolla Scenic Dr. N La Jolla, CA 92037
Roman Catholic Bishop of San Diego 3888 Paducah Dr San Diego, CA 92117	Murillo Jorge A 2719 Joshua Creek Rd Chula Vista, CA 91914
Aceves Eduardo & Irene 6275 Otay Mesa Rd San Diego, CA 92154	Anderson James & Jacqueline 7432 Rainbow Heights Rd Fallbrook, CA 92028
North Island Financial Credit Union c/o Courtney Tire Service 5895 Copley Dr San Diego, CA 92111	Otay Mesa Innovative Dr LLC P.O. Box 86277 San Diego, CA 92138
Nasr Ali Kian and Kheradmandan Ali 102 Tearose Irvine, CA 92603	Handler Trust 08-27-83 9523 La Jolla Farms Rd La Jolla, CA 92037
Caltrans District 11 Attn: Chris Schmidt 4050 Taylor Street San Diego, CA 92110	L&S Americas West Two LLC c/o Mark Lainer P.O. Box 1 Van Nuys, CA 91408
JJB Silverhawk LP, Hamann Gregg Family Trust 04-25-86, et al. 1000 Pioneer Way El Cajon, CA 92020	