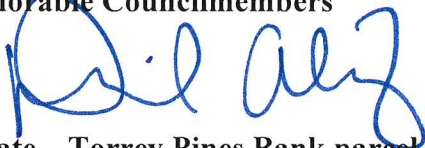




**City of San Diego**  
**Councilmember David Alvarez**  
**Eighth District**

**MEMORANDUM**

**DATE:** March 10, 2014  
**TO:** Council President Gloria and Honorable Councilmembers  
**FROM:** Councilmember David Alvarez   
**SUBJECT:** Otay Mesa Community Plan Update – Torrey Pines Bank parcel

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I have been working closely with staff to bring the Otay Mesa Community Plan Update (Plan Update) to the Council. One outstanding issue has been the Torrey Pines Bank property, specifically the 33-acre southern portion that has long been designated as Specialized Commercial.

The Plan Update currently proposes to redesignate the land use to Industrial, specifically International Business and Trade. There are concerns that this designation would not allow a full range of uses on the property, however a commercial project could also impact access off of La Media Road, which is a truck route. Staff is also concerned with not impeding goods movement on La Media.

After extensive conversations with the Offices of the Planning Department, Development Services Department, and City Attorney, as well as affected property owner representatives and stakeholders, I believe there is a solution that is acceptable to all parties.

I am confident that the concerns that gave rise to the zoning designation could be more appropriately dealt with at the project review stage. I suggest the Council consider a designation of Heavy Commercial for the parcel in this Plan Update, and empower staff to ensure that any future project on this site addresses the traffic safety and goods movement issues related to La Media Road.

I would also encourage the developer to consider providing a mix of commercial and employment uses on the site, in order to help maintain the plan's vision for industrial/employment and commercial uses.

Thank you for your review of this issue.

DAA:gs

cc:

Honorable Mayor Kevin Faulconer  
Bill Fulton, Planning Director  
Shannon Thomas, Deputy City Attorney  
Robert Vacchi, Development Services Director