

Southwest Village Specific Plan Frequently Asked Questions

What is the Southwest Village Specific Plan?

- The Southwest Village Specific Plan is a land use plan that provides a comprehensive policy framework to guide future development in the Southwest Village. The Specific Plan will:
 - identify the location of residential, commercial, recreation, and open spaces uses;
 - establish policies and identify regulations for the design of development;
 - establish a multi-modal circulation system, transit sites, public facilities and amenities.

What is the size of the Southwest Village, and where is it located?

- The Southwest Village consists of approximately 472 acres of undeveloped land, and is located east of Interstate-805, south of State Route-905 and San Ysidro High School. The Southwest Village area is characterized as a mesa top bounded by the Moody and Spring Canyon systems to the west, south and east.

Who determines what the specific plan will include and details for how land is used?

- The Otay Mesa Community Plan envisions a Southwest Village with land uses that are pedestrian-friendly, transit-oriented, and include a variety of residential, commercial, and civic spaces. The Specific Plan is required to include design details for development and public spaces, and a complete multi-modal mobility network with linkages to the broader Otay Mesa mobility network.
- In order to comprehensively plan the Southwest Village using the City of Villages Strategy, one Specific Plan covering all property within the Southwest Village is required by the Otay Mesa Community Plan. The Plan states that all properties to be considered within a specific plan must be contiguous, and specific plans should be privately sponsored and developed in collaboration with the City of San Diego. Pardee Homes, the applicant, has prepared a draft Specific Plan, and is working with Planning Department staff in conducting outreach to community members, property owners and affected stakeholders.
- The Southwest Village subcommittee, comprised of Otay Mesa Planning Group members, was established to help guide the process and development of the Southwest Village Specific Plan. The plan will ultimately require review and approval by the San Diego Planning Commission and City Council.

What is the current status of the plan and how can I get involved in the process?

- The Southwest Village Specific Plan is currently in development.
- Plan progress, materials, and information on subcommittee meetings and workshops can be found by visiting SouthwestVillagePlan.com.
- Members of the community are encouraged to attend and participate in the planning process. As the Plan develops and advances, there will be public hearings at the City of San Diego Planning Commission, City Council's Smart Growth & Land Use Committee and the full City Council.

What is the target date for complete buildout of the Southwest Village?

- There is not a specific target date for buildout of the Specific Plan. Completion of the Southwest Village will depend on a number of factors including the real estate market, infrastructure construction and other related factors.

How do I find out if and where my property is located within the specific plan area?

- If you own land within the plan area or would like to confirm the location of your property in relation to the plan area, please contact the City of San Diego's [Development Services Department](#) at (619) 446-5000 for more information.
- To view a property on the City of San Diego Official Zoning Map, please use the following link: <http://apps3.sandiego.gov/siteinfoweb/begin.do>

What are my obligations as a property owner and future developer within the specific plan area?

- As a property owner within the Southwest Village Specific Plan, you will need to develop your property in accordance with the approved plan for the Southwest Village. Property owners are encouraged to participate in Southwest Village Subcommittee meetings and workshops to obtain information, provide feedback and be involved in the planning process. Property owners may find basic steps outlined by the City of San Diego in the [Guide to Project Submittal Process](#) helpful when determining ways property may be developed.

How long will it take to develop my property?

- Property owners may find basic steps outlined by the City of San Diego in the [Guide to Project Submittal Process](#) helpful when determining development steps and timing. Development timeframes depend on the size, scope and complexity of the project.

Are there any fees associated with the specific plan for property owners?

- Properties developed in the City of San Diego are assessed a fee for public facilities. Assessments are typically collected to finance libraries, fire stations, parks, police stations, transportation facilities or other public amenities within each community. Property owners are not responsible for any fees related to development, such as facilities financing fees, until they begin the process of developing their properties. The fee is determined by the type, size, and location of the development and permit issued. For detailed information on these fees please visit SanDiego.Gov/Facilitiesfinancing/Fees.

How can I determine the location of various elements in the specific plan including planned roads and right-of-way, current vernal pools, etc., and any impact they may have on my property.

- The specific plan is being developed now and the planning process, including these details, will take place over the coming months. Property owners and members of the public are encouraged to attend and participate in the planning process. For specific questions, please visit SouthwestVillagePlan.com.