



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: December 16, 2024

TO: Kelly Moden, Chairperson, Planning Commission

FROM: Oscar Galvez, Development Project Manager, Development Services Department

SUBJECT: Planning Commission meeting on December 19, 2024, Item #2 – Nakano Project – Project No. PRJ-1076302

The below and attached corrections are for the Planning Commission meeting on December 19, 2024, Item Number 2, Nakano Project – Project No. PRJ-1076302.

Attachment #12: Added Pre-Zone Ordinance to the Pre-Zoning Map.

Attachment #17: Added new attachment for the General Plan amended tables and figures.

Sincerely,

Oscar Galvez

Oscar Galvez

Attachments:

1. Attachment #12: Pre-Zone Ordinance
2. Attachment #17: General Plan Amendments

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO PRE-ZONING 23.8 ACRES LOCATED IN THE CITY OF CHULA VISTA, WITH THE OTAY VALLEY RIVER PARK TO THE NORTH, DENNERY ROAD TO THE EAST, PALM AVENUE TO THE SOUTH, AND INTERSTATE 805 TO THE WEST (ASSESSOR PARCEL NUMBER 624-071-02-00), WITHIN THE OTAY MESA COMMUNITY PLAN TO THE RESIDENTIAL MULTIPLE UNIT (RM-1-1) ZONE AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0406 AND REPEALING ORDINANCE O-21589 (NEW SERIES), ADOPTED DECEMBER 6, 2022, OF THE ORDINANCES OF THE SAN DIEGO INSOFAR AS THE SAME 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 pre-zone a 23.8-acre site located in the City of Chula Vista, with the Otay Valley River Park to the north, Dennery Road to the east, Palm Avenue to the south, and Interstate 805 to the west (Assessor Parcel Number 624-071-02-00), and legally described as:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°42'04" WEST, 1069.30 FEET TO THE EASTERLY LINE OF FREEWAY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JULY 22, 1968 AS FILE NO. 123488 OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 3°47'10" EAST, 918.10 FEET; THENCE NORTH 80°52'26" EAST, 1030.62 FEET TO THE EAST LINE OF SAID SECTION; THENCE

ALONG SAID EAST LINE SOUTH 0°28'33" WEST, 1074.02 FEET TO
THE POINT OF BEGINNING.

in the City of San Diego, County of San Diego, State of California, to the Residential Multiple (RM-1-1) Zone, in the Otay Mesa Community Plan area.

B. Resolution R- _____ (Otay Mesa-Nestor Community Plan Amendments), which was considered along with this Ordinance, proposes an amendment to the Otay Mesa Community Plan to redesignate the 23.8-acre site located in the City of Chula Vista, with the Otay Valley River Park to the north, Dennery Road to the east, Palm Avenue to the south, and Interstate 805 to the west (Assessor Parcel Number 624-071-02-00), to the Residential Multiple Unit (RM-1-1) Zone.

C. On December 19, 2024, the Planning Commission of the City of San Diego considered the pre-zone and voted to recommend Council approval of the rezone.

D. The matter was 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 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 evidence presented.

ACTION ITEMS

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

A. Section 1. That 23.8-acres located in the City of Chula Vista, with the Otay Valley River Park to the north, Dennery Road to the east, Palm Avenue to the south, and Interstate 805 to the west (Assessor Parcel Number 624-071-02-00), and legally described as:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°42'04" WEST, 1069.30 FEET TO THE EASTERLY LINE OF FREEWAY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JULY 22, 1968 AS FILE NO. 123488 OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 3°47'10" EAST, 918.10 FEET; THENCE NORTH 80°52'26" EAST, 1030.62 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 0°28'33" WEST, 1074.02 FEET TO THE POINT OF BEGINNING.

in the City of San Diego, County of San Diego, State of California, to the Residential Multiple (RM-1-1) Zone, in the Otay Mesa Community Plan area. This action amends the Official Zoning Map adopted by Resolution R-301263 on March 14, 2006.

Section 2. Ordinance O-18451 (New Series) adopted December 9, 1997, of the ordinances of the City of San Diego, are repealed insofar as the same conflict with the rezoned uses of the land.

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 shall take effect and be in force on the effective date of the annexation and not earlier than the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this Ordinance shall be issued unless the application therefor was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Corrine Neuffer
Deputy City Attorney

Attachment: Pre-Zoning Map No. B-4372

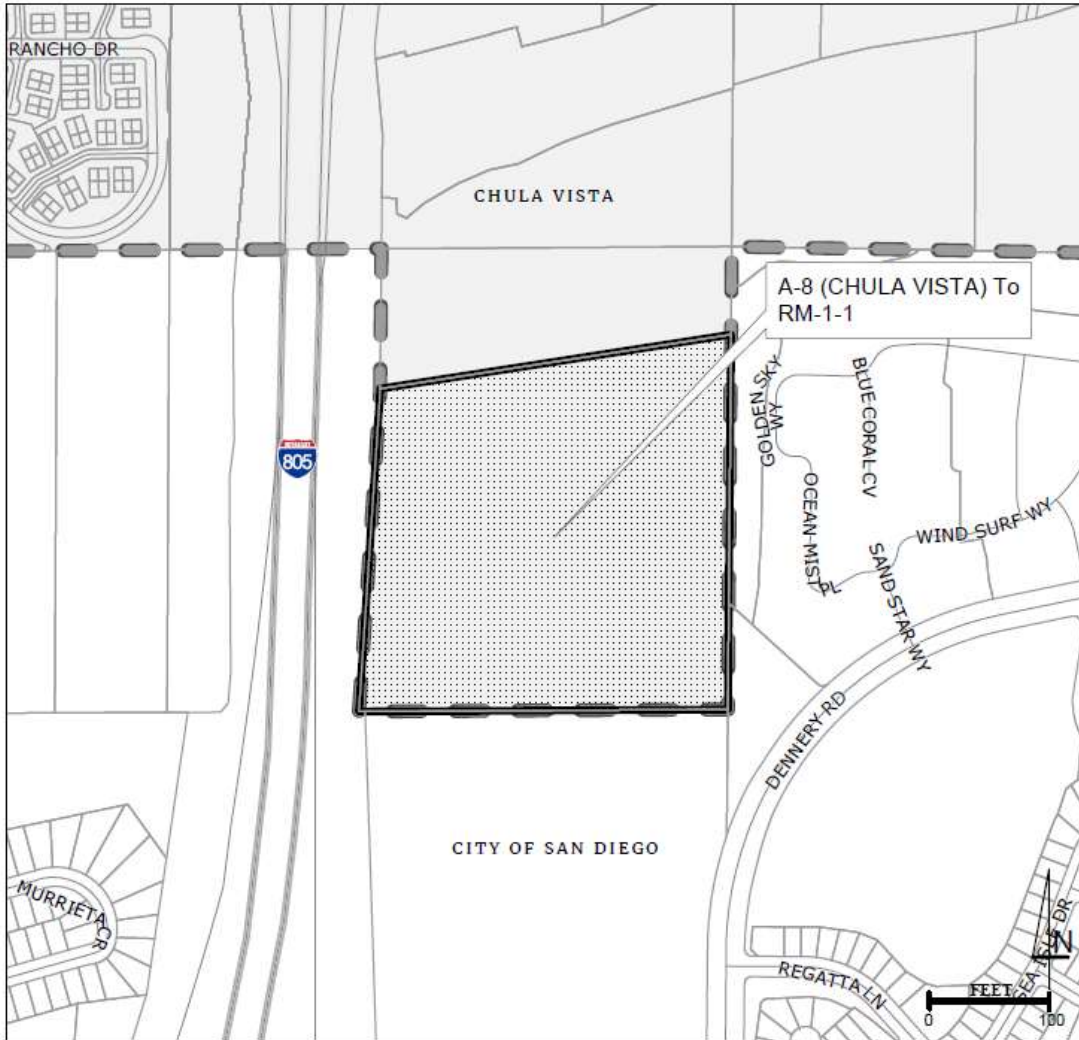
I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on _____.

DIANA J.S. FUENTES
City Clerk

By _____
Deputy City Clerk

PRE-ZONING MAP NO. B-4372

SD CITY OF SAN DIEGO • DEVELOPMENT SERVICES
PROPOSED REZONING



ORDINANCE NO. _____ EFF. DATE ORD. _____ ZONING SUBJ. TO _____ BEFORE DATE _____ EFF. DATE ZONING _____		REQUEST Future annexation area A-8 (CHULA VISTA) TO RM-1-1 PLANNING COMM. RECOMMENDATION CITY COUNCIL ACTION	B-4372 DEVELOPMENT SERVICES MANAGER APN(s): 6240710200
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