



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: December 12, 2024 REPORT NO. PC-24-055

HEARING DATE: December 19, 2024

SUBJECT: NAKANO PROJECT, Process Five Decision

PROJECT NUMBER: [PRJ-1076302](#)

REFERENCES: [City of Chula Vista Planning Commission Staff Report for the Nakano Project; Planning Commission Report No. PC-22-054: Otay Mesa Community Plan and General Plan Amendment Initiation – Nakano PRJ-1064760](#)

OWNER/APPLICANT: TRI POINTE HOMES IE-SD, INC

SUMMARY

Issue(s): Should the Planning Commission recommend approval to the City Council of a resolution of application to the Local Agency Formation Commission for the detachment of a 23.8-acre site currently within the City of Chula Vista and the annexation to the City of San Diego for the development of up to 221 multiple dwelling units?

Proposed Actions:

1. Recommend the City Council Adopt a Resolution that the City, as a responsible agency, has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) No. 22-001/SCH No. 2022060260 and Adopt the Mitigation, Monitoring, and Reporting Program (MMRP), Findings, and Statement of Overriding Considerations;
2. Recommend the City Council approve Pre-Zone No. PMT-3198047;
3. Recommend the City Council approve General Plan/Community Plan Amendment No. PMT-3198046 and a Multiple Species Conservation Program Minor Amendment;
4. Recommend the City Council approve an Ordinance Approving an Annexation Agreement;
5. Recommend the City Council approve Site Development Permit No. PMT-3198048;
6. Recommend the City Council approve Easement Vacation No. 32035337;
7. Recommend the City Council Approve a Resolution of Application for the Reorganization of an approximately 23.8-acre site to the City of San Diego; and
8. Recommend the City Council Approve a City Council District Boundary Ordinance.

Fiscal Considerations: No fiscal impact. All costs associated with the processing of the application are recovered through a fee paid for by the Applicant.

Housing Impact Statement: If approved and annexed into the City of San Diego, the project has the potential to increase the City's and, more specifically, the Otay Mesa community's housing capacity by up to 221 homes for a site currently within the City of Chula Vista. The project would provide 10 percent of the total units, or 22 units, as affordable. A total of 11 units would be affordable-to-low-income households (five percent of the total) and 11 units would be affordable-to-moderate income households (five percent of the total). According to the [2024 California Tax Credit Allocation Committee Opportunity Map](#) (CTCAC), the site is located within a Moderate Resource area.

Community Planning Group Recommendation: On March 20, 2024, the Otay Mesa Planning Group voted 10-0-1 to recommend approval of the project without conditions.

Environmental Impact: [Environmental Impact Report No. 22-001 / SCH No. 2022060260](#), has been prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines by the City of Chula Vista, as Lead Agency. A Mitigation, Monitoring and Reporting Program, Findings, and Statement of Overriding Considerations have been prepared.

BACKGROUND

The project site is within the City of Chula Vista, with the Otay River Valley Park to the north, Dennery Road to the east, Palm Avenue to the south, and Interstate-805 (I-805) to the west (Attachment 1). The Chula Vista General Plan currently designates the site as open space and it is zoned for agricultural, park, and large-lot residential uses. The only feasible primary access to the property is from Dennery Road within the City of San Diego. On October 27, 2022, the Planning Commission approved initiating an amendment to the Otay Mesa Community Plan to designate the site Residential Low – Medium (10-14 dwelling units per acre).

Tri Pointe Homes IE-SD, Inc. (Applicant) proposes to have the project site detached from both the City of Chula Vista (Chula Vista) and Otay Water District and annexed into the City of San Diego (San Diego) since the project site can only be accessed and receive services from San Diego. San Diego and Chula Vista have entered a cooperative Memorandum of Understanding (MOU) approved on December 7, 2021. The MOU specifies that the project shall be developed in accordance with the general plans and local ordinances of both Chula Vista and San Diego, as the site is intended to be detached from Chula Vista and annexed into San Diego.

The Applicant is in the process of obtaining entitlements from both Chula Vista and San Diego prior to seeking approval from the San Diego County Local Agency Formation Commission (LAFCO) for the detachment and annexation which is referred to as a reorganization. On October 9, 2024, the Chula Vista Planning Commission adopted a resolution recommending that the Chula Vista City Council certify the EIR and approval of required entitlements and a resolution of support of the reorganization. On December 3, 2024, the Chula Vista City Council approved the project (Resolution Number 224-228).

DISCUSSION

Project Description:

While the proposed subdivision would allow up to 221 multiple dwelling units, the Applicant proposes to develop an up to 215 dwelling unit subdivision with an internal private street network, including 22 affordable homes, on an undeveloped 23.8-acre site (project). As part of the approvals with Chula Vista, the applicant is proposing a Tentative Map for 215 homes, including 61 detached condominiums, 84 duplexes, and 70 townhomes. The project incorporates several pocket parks and publicly accessible trail connections to the Otay Valley Regional Park (OVRP) and includes several improvements, including parking, landscaping, drainage, stormwater infrastructure, and associated utilities.

Residential Units

The detached condominiums would be two-story, stand-alone, units that share no adjoining walls with neighboring units. The condominiums feature three to five bedrooms and attached two-bay garages. The condominiums units would range in size from approximately 1,761 to 2,135 square feet. Each unit would include a private driveway, backyard, and side yard. The duplexes would include two units stacked side-by-side within a two or three-story structure. Each unit would include three to four bedrooms, 2.5 bathrooms, and a two-bay garage with private driveway. Duplex units would range in size from approximately 1,461 to 1,668 square feet. The attached multi-family (townhomes) would consist of four to five units clustered in a row with no separation between units. The townhomes would be two or three stories with varied roof pitching. Each townhome unit would include two to four bedrooms, two- to two-and-one-half bathrooms, and a two-bay garage. The townhome dwelling units would range in size from approximately 1,083 to 1,480 square feet. The project would provide 10 percent of the total units, or 22 units, as affordable. A total of 11 units would be affordable-to-low-income households (five percent of the total) and 11 units would be affordable-to-moderate income households (five percent of the total).

Mobility

The homes within the project site would be linked via sidewalks, paseos, bicycle amenities, and a continuous street network that would accommodate a variety of living styles and mobility options. The proposed internal streets would have sidewalks and landscaped paseos that would provide connections to the proposed pocket parks, as well as trail access to the OVRP. Internal mobility and pedestrian access to Dennery Road would ensure accessible pedestrian access to bus stops located along Palm Avenue and Dennery Road.

The project would provide buffered Class II bike lanes along Private Street A, the main private street running through the site. The buffered Class II bicycle lanes would separate bicycles from automobile traffic and link to the existing Class II bike lane along Dennery Road. The private streets leading east and west from the primary roadway would include bicycle sharrows, which are painted markings on the road surface to indicate to drivers that the road must be shared with bicycles. Bicycle racks would be located at pocket parks.

Open Space and Recreation

The project would include several pocket parks, paseos, and trail connections to the OVRP. Pocket parks and paseos are considered "Private Common Open Space Amenity Areas" that count towards the project's common usable open space obligations and not towards the project's public parklands obligations. The project would site two park areas along the northern boundary to increase access

and views toward the OVRP. The central overlook pocket park at the northern boundary would provide a trail connection to the OVRP. The pocket park at the northwestern corner of the site would offer two playground areas. An approximate 0.04-acre monument entry pocket park would be provided near the project entrance.

The project would emphasize trail connections to the OVRP for both residents and members of the surrounding community. An existing trail connection running along the western side of the project site would be retained as a 7 to 8-foot-wide trail enhanced with decomposed granite surfacing to provide connection to the OVRP trail system. This existing trail would be separated from the development area by a small retaining wall and a composite split rail fence. The project would also provide trail improvements within the parcel to the north to enhance the OVRP trail system. Trail improvements would be constructed consistent with OVRP trail guidelines. All on-site trails would be maintained by the Homeowners Association (HOA) but would be available for public access through dedication of a public recreation access easement. A trail signage and OVRP kiosk would be provided near the project entry, identifying public access to the OVRP trail system is available through the project site. An additional trail sign would be placed at the overlook park at the north end of the project site.

Reorganization

If approved, the City of San Diego will submit an application to LAFCO for the of the reorganization of the project site following approvals from both Chula Vista and San Diego for entitlements and certification of the EIR. This allows the project to meet the requirements for both cities. Should LAFCO approve the reorganization, the site would be annexed into San Diego and the Applicant would obtain construction permits from San Diego. Should LAFCO deny the reorganization, the site would remain in Chula Vista and the Applicant would obtain building permits from Chula Vista. The project site can only be accessed from San Diego and would receive public safety and other services from San Diego. The annexation ensures the efficient and cost-effective delivery of those services without sacrificing public benefits such as access to the OVRP. The two cities would also enter into a property tax sharing agreement for the equitable exchange of property tax revenue between the two cities.

City of San Diego Required Approvals

Due to process consolidation, all actions are processed concurrently as a Process Five. Development of the project requires:

- Process 5 General Plan Amendment San Diego Municipal Code (SDMC) Section 122.0102 is required to designate the site as Residential and amend the City of San Diego municipal boundaries to include the site upon annexation to the City of San Diego.
- Process 5 Community Plan Amendment per SDMC Section 122.0102 is required to designate the site as Residential-Low Medium and amend the Community Plan boundaries to include the site upon annexation to the City of San Diego.
- Process 5 Pre-Zone per SDMC Section 123.0111 is required to delineate the zone that will apply to the site upon annexation to the City of San Diego as a Residential Multiple Unit (RM-1-1) Zone.
- Process 5 Multiple Species Conservation Plan Subarea Plan Amendment to include the site within the City of San Diego Subarea Plan upon annexation to the City of San Diego.
- Process 5 Ordinance is required to approve an annexation agreement between the City of San

Diego, City of Chula Vista, and Tri Pointe Homes IE-SD, Inc.

- Process 3 Site Development Permit (SDP) per SDMC Section 126.0502 is required for the access roads since the site contains Environmentally Sensitive Lands.
- Process 2 Sewer Easement Vacation No. per SDMC Section 125.1010(b) and 125.1030(a) is required to request the vacation of City of San Diego public sewer easements.

General Plan Analysis

The Applicant proposes to amend the General Plan to include the site within the San Diego municipal boundaries with a Residential land use designation upon annexation to the City of San Diego. The following analysis addresses how the proposed project is consistent with the General Plan policies cited as well as the issues identified by staff as part of the community plan amendment initiation.

Land Use

The project would amend the General Plan to include the 23.8-acre site within San Diego and to designate the site as Residential upon annexation to the City of San Diego. The Chula Vista General Plan currently designates the site as open space and it is zoned for agricultural, park, and large-lot residential uses. The proposed project would increase land designated for residential and the number of allowed homes (LU-C.3). The project would also increase housing opportunities in areas planned and zoned for single-family residential densities (HE-A.5).

Annexation and Reorganization

The General Plan identifies the Nakano site as a prospective annexation area (GP Figure LU-3). The General Plan identifies the need to consider and evaluate reorganizations with adjacent jurisdictions to avoid duplication of services with special districts; promote orderly growth and development and preserve open space, as necessary, on its periphery; and promote a more cost-efficient delivery of urban services to both existing areas that already have urban services and future development areas that require urban service extensions from contiguous City areas. General Plan Land Use Element Policy LU-J.2 calls for evaluating the following whether or not to submit an annexation application to LAFCO:

- a. Analyze the present and planned land uses for the proposed annexation: The Chula Vista General Plan currently designates the site as open space and it is zoned for agricultural, park, and large-lot residential uses. The project would designate the site for residential.
- b. Assess the present and future need for urban services and facilities: The only feasible primary access to the site is from Dennery Road within the City of San Diego.
- c. Review the fiscal impact of the proposed annexation to the City: The Applicant has prepared a fiscal impact analysis that concludes San Diego's cost of services will be equal to or less than the revenue San Diego anticipates it will receive from the Project.
- d. Identify whether the proposal represents an orderly and logical extension of City boundaries: The project site can only be accessed and receive services from San Diego and would represent an orderly and logical extension of City boundaries.
- e. Assess the ability of the City to provide urban level services: The Applicant has prepared a Plan for Providing Services that demonstrates that San Diego can efficiently provide urban levels

of services to the project site.

- f. Determine whether the proposal would induce residential growth: The site is an infill site bounded by residential on two sides, I-805 and the OVRP. It would not induce residential growth beyond the project site.
- g. Determine whether the proposal would provide provisions for affordable housing. The project proposes 22 on-site affordable homes.
- h. Determine whether the proposal would provide provisions for open space: The project would provide trail connections to the OVRP and trail improvements consistent with the OVRP trail guidelines and add land to the San Diego MSCP Subarea Plan.
- i. Evaluate the effect of the annexation to any relevant social or economic aspects of interest. The site is vacant and undeveloped, and the proposed development would be consistent with the adjacent residential development. The site is located within a Moderate Resource area by the CTCAC Opportunity Areas map. The proposed reorganization would not have any relevant effect to areas of social or economic aspects of interest.
- j. Identify appropriate zones for the property: The site would be pre-zoned with a RM-1-1 base zone and the project would have an uncodified ordinance to implement the proposed General Plan and community plan land use designations.
- k. Verify and determine the level of support on the part of affected property owners and area community members: The Applicant is the sole property owner of the site and the Otay Mesa Community Planning Group recommended their support for the project and reorganization.

City of Villages Strategy

The General Plan Land Use and Community Planning Element contains the City of Villages strategy which encourages future development to increase housing supply and diversity with compact, mixed-use activity centers that are integrated into the larger community. The site is identified as being with an area having a moderate village propensity on General Plan Figure LU-1. As a residential development, the project would increase the housing supply within the Otay Mesa Community Plan area in proximity to existing commercial and recreational uses.

Housing

The General Plan Housing Element addresses the City's comprehensive housing needs and promotes the development and maintenance of policies and programs that identify obstacles to building affordable housing, infill housing, and smart growth housing development including regulatory strategies and tools that will streamline the development process. The City of Villages strategy which includes a commitment to creating and maintaining economically and socially diverse communities, which can be achieved by providing a mix of housing types that are suitable for households of various income levels and by providing more opportunities for people to live near their workplace.

The project will assist the City in meeting housing goals by providing new housing opportunities to the City by utilizing an undeveloped site for an infill development near existing commercial and recreational uses and provide a cohesive design that is compatible in use, scale and character with the surrounding neighborhood. The proposed project would provide a variety of housing types including 22 affordable homes on-site with varying levels of affordability consistent with Land Use Element Policy LU-H.3. The project would contain a mix of housing types with family-oriented homes

ranging from two-bedroom to five-bedroom homes to support families in the area and to provide workforce housing.

Public Facilities

Consistent with Housing Element Policy HE-A.2, the project would add homes near public facilities in the area, including the Ocean View Hills Elementary School, Vista Del Mar Middle School, and San Ysidro High School are located approximately 1.5 to 3 miles southeast of the site and the Ocean View Hills Neighborhood Park site which is located approximately 0.6 miles northeast of the site. The project would be near community serving retail and services. The Palm Promenade Shopping Center is located at Palm Avenue and Dennery Road which is approximately 0.3 mile from the site.

Urban Design

The General Plan Urban Design Element Goals support a built environment that respects San Diego's natural environment and climate, and a pattern and scale of development that provides visual diversity, choice of lifestyle, opportunities for social interaction, and that respects desirable community character and context. The project proposes a mix of residential building types that include two-story, stand-alone detached condominiums homes; two or three-story duplexes with two attached homes; two or three attached multi-family (townhomes) with four to five homes clustered in a row which would help to integrate the new buildings with the existing fabric and scale of with the adjacent neighborhood which is two to three stories (UD-B.1). The project has been designed in a sensitive manner to complement the adjacent open space in the Otay Valley River Park with materials and colors that blend with the natural landscape (UD-A.3). The proposed project would also include fencing that would permit views into the Otay Valley River Park, provide a barrier, and architectural interest in its rear elevations for views from the Otay Valley River Park.

Recreation

The project proposes several pocket parks and paseos within site (RE-A.10). The project would also include linkages to allow the public to access a pedestrian trail adjacent to the OVRP (RE-D.5).

Noise

Portions of the site could exceed 70 decibels closest to I-805. The project proposes a site design with noise attenuation and sound walls adjacent to I-805 to reduce exterior noise within interior of the homes to 45 decibels (NE-I-2 and NE-I-3).

Otay Mesa Community Plan Analysis

The following analysis addresses how the project is consistent with the Otay Mesa Community Plan policies cited as well as the issues identified by staff as part of the community plan amendment initiation.

Land Use

The Applicant proposes to amend the Otay Mesa Community Plan to include the 23.8-acre site within the community plan boundaries with a Residential Low – Medium (10-14 dwelling units per acre) designation. The Residential Low-Medium designation provides for a range of housing types from single-family homes, rowhomes, duplexes, townhomes and multifamily homes consistent with the proposed project. The Residential Low Medium Density land use designation would allow up to 333

dwelling units; however, the maximum development potential for the site would be limited to up to 221 dwelling units through the uncodified ordinance. The proposed land use designation is consistent with the land use designation of the adjacent developments.

Housing

The project includes a range of housing types, sizes and bedrooms that meet the household family sizes anticipated in Otay Mesa (OMCP-2.2-3). The project promotes affordable housing development through the provision of a variety of housing types, including duplexes, townhomes, smaller-single-family homes that are affordable in nature (OMCP-2.2-6). The residential development proposes 22 on-site affordable homes with 11 homes affordable-to-low-income households and 11 homes affordable-to-moderate income households (OMCP-2.2-7).

Urban Design

The project includes a pedestrian path to the open space areas within the adjacent OVRP (OMCP-4.1-1). The proposed project employs design techniques that are sensitive to its location adjacent to open space system within the OVRP (OMCP-4.3-1). The project proposed building designs that use visual details such as architectural style, color and material schemes, and façade treatments to convey neighborhood identity (OMCP-4.3-5).

Recreation

The project would balance the Community Plan goals to preserve MHPA and open space areas with opportunities for providing recreation by maintain the adjacent the OVRP in its natural state while providing compatible trails for hiking and sightseeing (OMCP 7.2-1). The project proposes to implement the OVRP trail segment within the site identified in the Community Plan trail system map (OMCP 7.2-5). The project would include several pocket parks, paseos, and trail connections to the OVRP (OMCP-7.2-4).

Zoning

Prior to LAFCO approving the Reorganization, the applicant proposes the Residential Multiple Unit RM-1-1 base zone as a pre-zone for the project site. While Chula Vista requires a specific plan, San Diego does not require a specific plan since the Otay Mesa Community Plan provides sufficient policy guidance. Additional site design regulations would be adopted through an ordinance. The project would be required to comply with the RM-1-1 zone development regulations, and proposed deviations, site design criteria, and conditions of approval which would be part of the uncodified ordinance. Based on the proposed RM-1-1 zone, which has a maximum permitted density of 3,000 square feet per dwelling unit, the project site could accommodate up to 345 dwelling units; however, the maximum development potential for the site would be limited to up to 221 dwelling units through the uncodified ordinance.

Uncodified Ordinance

An uncodified ordinance is required for the approval of the annexation agreement to allow for the project to proceed after annexation. The uncodified ordinance would also ensure project consistency with the Land Development Code and applicable San Diego development requirements including:

- Site Development Permit Findings as required by SDMC Section 126.0505 for the project site.
- Approval of deviations from the SDMC for the RM-1-1 Zone regulation to allow:

- A 10-foot side yard setback where up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum 5-foot side setback, provided the remaining percentage of the building envelope length observe at least the standard side setback of feet 5 feet or 10 percent of the lot width (100 feet), whichever is greater pursuant to SDMC Section 131.0443(d)(2)(A).
- Retaining wall heights outside the required yard of up to 24 feet where the maximum allowed is 12 feet pursuant to SDMC Section 142.0340(e).

Access Roads

A Site Development Permit is required for the construction of a primary access road (portions of Lot C of Map No. 15592) to Dennerly Road and secondary emergency-only access road (portions of Lot 'A' of Map No. 15592) to the adjacent RiverEdge Terrace development to the east of the project site. The internal street network is intended to be private and would contain all utility and drainage connections.

Sewer Easements

The project proposes to vacate portions of two City of San Diego sewer easements. Portions of the existing 18-inch and 27-inch diameter sewer mains will be removed and replaced with new 18-inch and 27-inch diameter sewer mains in a different alignment to serve future private development. Portions of the existing sewer easements will be vacated, and two new 20 feet wide sewer easements will be dedicated over the new sewer alignment. Wastewater would gravity flow to the existing (relocated) 27-inch-diameter Otay Valley Trunk Sewer to be relocated at the northern property line. An on-site private sewer collection system would consist of a 12-inch-diameter sewer lateral connected to the Otay Valley Trunk Sewer. San Diego has provided a will serve letter for the Nakano Project.

Annexation Agreement

As part of the annexation process, San Diego will enter into an agreement with Chula Vista and the Applicant regarding the responsibilities of each city and the Applicant as they pertain to the reorganization process for the Nakano Project. The Annexation Agreement (Attachment 6) establishes the process for and the terms and conditions by which the project site would be detached from Chula Vista and annexed into San Diego if approved by LAFCO.

CEQA Compliance

For the purposes of CEQA compliance, Chula Vista serves as the Lead Agency for review of the Nakano Project, and San Diego serves as a Responsible Agency. San Diego will be responsible for submitting an application for reorganization to LAFCO after approval of the Nakano Project by both cities. The Annexation Agreement defines the effective date as the first date on which Chula Vista, San Diego and the Applicant have approved and executed the Annexation Agreement.

Project Entitlements and Approvals

The Annexation Agreement stipulates that Chula Vista shall process the project entitlements for all portions of the project site within its jurisdiction, including the permit conditions. Following the Reorganization, Chula Vista shall process, permit and inspect any components of the project (i.e., off-site mitigation) that are not subject to the Reorganization, in accordance with the Chula Vista project

entitlements. San Diego shall process all approvals and entitlements necessary within its jurisdiction. After the Reorganization, San Diego shall issue Certificates of Occupancy and record the final map. San Diego shall also implement and monitor the conditions of approval included in the Chula Vista Project Entitlements to the extent feasible and consistent with San Diego regulations.

Affordable Housing

The Annexation Agreement further stipulates that the project shall comply with affordable housing requirements identified in the San Diego Municipal Code. Upon Reorganization, San Diego shall be entitled to receive credit towards its share of the regional housing needs allocation for the number of qualifying units.

Municipal Services Cost Neutrality

The provision of municipal services to the project is intended be on a cost neutral basis to San Diego. The Fiscal Impact Analysis, prepared by Development Planning & Financial Group (DPFG) for the Applicant, which is attached to the Annexation Agreement, concludes that San Diego's cost of services will be equal to or less than the revenue San Diego anticipates it will receive from the project.

Environmental Analysis:

[Environmental Impact Report \(EIR\) No. 22-001](#) / SCH No. 2022060260 has been prepared for this project in accordance with CEQA guidelines and includes a Mitigation, Monitoring and Reporting Program to address required mitigation measures. Chula Vista is the Lead Agency for the project pursuant to Article 4 (Sections 15050 and 15051) of the CEQA Guidelines. The Lead Agency, as defined by CEQA Guidelines Section 15367, is the public agency that has the principal responsibility and authority for carrying out or approving the project. The MOU between San Diego and Chula Vista designating Chula Vista as the lead agency with San Diego as a responsible agency. The EIR analyzes the project under both Chula Vista and San Diego policies and regulations.

The EIR determined that the project would result in significant but mitigated impacts to Land Use and Planning, Biological Resources, Greenhouse Gas Emissions, Health and Safety/Hazardous Materials, Historical Resources, Transportation, Tribal Cultural Resources, and Hydrology and Water Quality. The City also prepared a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093 for the following impacts found to be significant and unavoidable in the EIR: Land Use and Planning, Greenhouse Gas Emissions, and Transportation (Vehicle Miles Traveled).

Conclusion:

City staff has reviewed the project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the General Plan, Otay Mesa Community Plan, and the Land Development Code. Staff has provided draft findings in the affirmative to support approval of the Nakano Project. Staff recommends the Planning Commission recommend to the City Council approval of those portions of the project within its jurisdiction as proposed.

ALTERNATIVES

1. Recommend the City Council Adopt a Resolution that the City reviewed and considered the

information contained in EIR No. 22-001/SCH No. 2022060260, Adopt the MMRP, Findings, and SOCs and APPROVAL of Pre-Zone No. PMT-3198047, General Plan Amendment and Community Plan Amendment No. PMT-3198046 and Minor MSCP Amendment; Site Development Permit No. PMT-3198048; Easement Vacation No. PMT-32035337; a Resolution of Application for the Reorganization of an approximately 23.8-acre site to the City of San Diego, and Annexation Agreement, with modifications.

2. Recommend the City Council Not Adopt a Resolution that the City reviewed and considered the information contained in EIR No. 22-001/SCH No. 2022060260, Adopt the MMRP, Findings, and SOCs and APPROVAL of Pre-Zone No. PMT-3198047, General Plan Amendment and Community Plan Amendment No. PMT-3198046 and Minor MSCP Amendment; Site Development Permit No. PMT-3198048; Easement Vacation No. PMT-32035337; a Resolution of Application for the Reorganization of an approximately 23.8-acre site to the City of San Diego and Annexation Agreement, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Tait Galloway
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Attachments:

1. Aerial Photograph
2. Proposed Community Plan Land Use Map
3. Draft Site Development Permit with Conditions
4. Draft Site Development Permit Resolution with Findings
5. Draft Easement Vacation Permit Resolution with Findings
6. LAFCO Resolution of Application with Annexation Agreement
7. Draft City Council District Boundary Map
8. Draft City Council District Boundary Ordinance
9. Draft Environmental Resolution with Statement of Overriding Considerations and /Mitigation Monitoring and Reporting Program

10. CEQA Section 15162 Consistency Evaluation
11. Ownership Disclosure Statement
12. Draft Pre-Zone Ordinance and Exhibit
13. Draft Uncodified Ordinance with Tentative Map Exhibit
14. Draft General Plan and Community Plan Amendment and MSCP Minor Amendment Resolution
15. Draft Community Plan Amendment Documents
16. Project Plans