

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

PRJ-1076302: Nakano Project

Telephone - Dial 1-669-254-5252 or (Toll Free) 1-833-568-8864.

When prompted, input Webinar ID: **160 758 6412**

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Development Services Department

Nakano Project PRJ-1076302

Item No. 2

Planning Commission

December 19, 2024



THE CITY OF SAN DIEGO

MEMORANDUM

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,

A handwritten signature in cursive script that reads 'Oscar Galvez'.

Oscar Galvez

Address:

City of Chula Vista

Pre-Zone:

Residential Multiple
Unit (RM-1-1)

Community Plan:

Future Otay Mesa

Land Use:

Residential-Low
Medium (10-14
dwelling units)



Lot Size: 23.8 acres

Adjacent Uses:

North:

Otay River Valley Park

East:

Multifamily Residential

South:

Medical

West:

Interstate-805



Project Scope

- Annexation Agreement between the City of San Diego, City of Chula Vista, and Tri Pointe Homes IE-SD, Inc.
- Subdivision of 23.8-acre site for up to 221 multiple dwelling units, including 22 affordable units.
- Construction of primary access road and secondary emergency-only access road to accommodate a future development.



Project Timeline

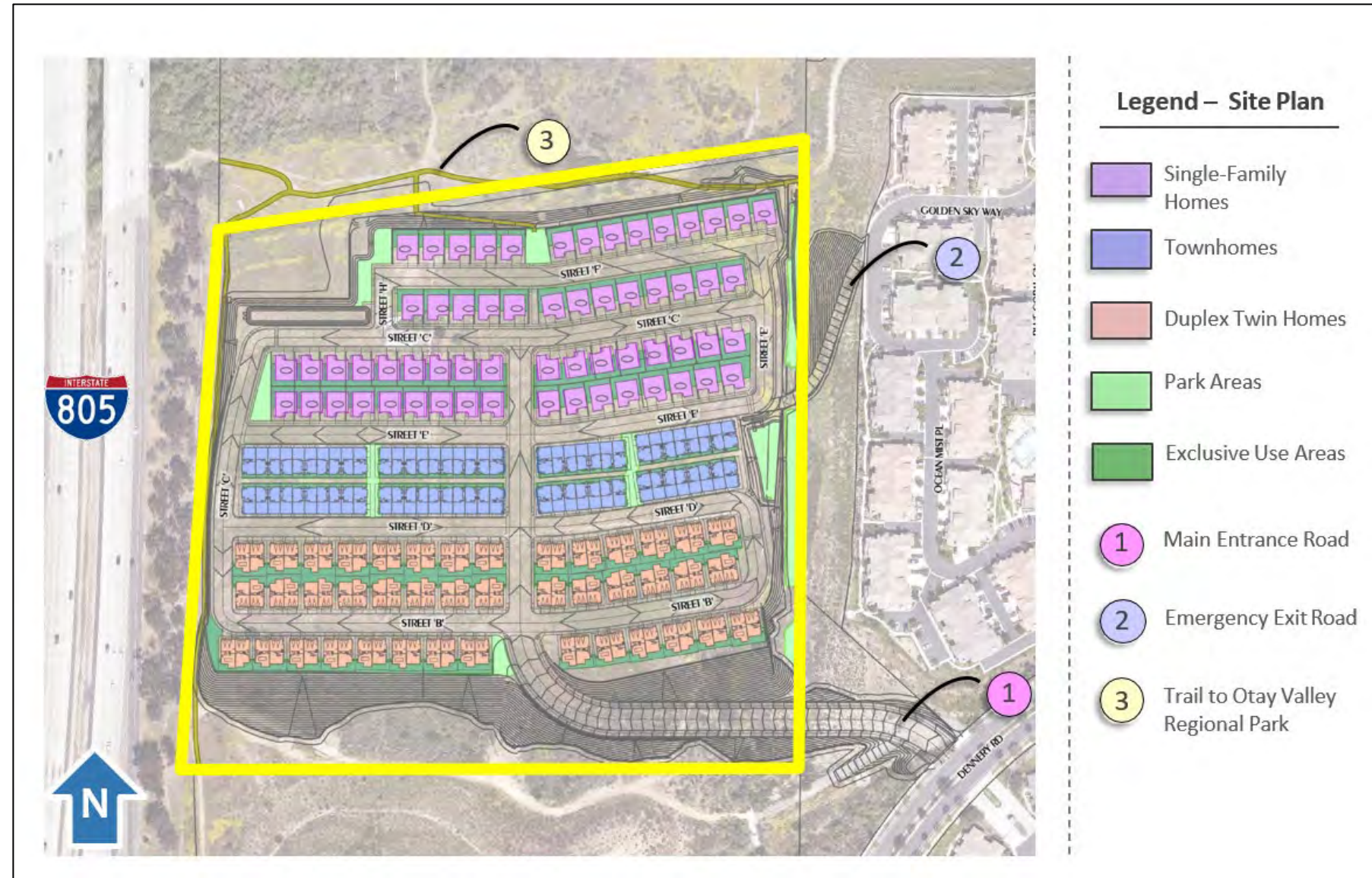
- City of Chula: City Council approved entitlements and environmental impact report on December 3, 2024.
- City of San Diego: Planning Commission recommendation on December 19, 2024.
- City of San Diego: City Council hearings in 2025-Date TBD.
- City of San Diego: San Diego Local Agency Formation Commission (LAFCO) Application-Date TBD.
- City of San Diego: Final Map will be processed with the City of San Diego-Date TBD.

Required Approvals

- Process 5: Ordinance Approving an Annexation Agreement.
- Process 5: Pre-Zone to Residential Multiple Unit (RM-1-1) Zone.
- Process 5: General Plan to designate site Residential and Community Amendment to designate site Residential-Low Medium.
- Process 5: Multiple Species Conservation Plan Amendment to include site in Subarea Plan.
- Process 3: Site Development Permit for the access roads since the site contains Environmentally Sensitive Lands.
- Process 2: Sewer Easement to request the vacation of City of San Diego public sewer easements.

Project Features:

- Up to 221 multiple dwelling units
- Up to 22 affordable units
- Trail connections to Otay Valley Regional Park
- Primary and secondary access roads





Townhome



Condominium



Duplex





Environmental Impact Report

City Council of the City of Chula Vista certified the Final Environmental Impact Report (EIR22-001; SCH No. 2022060260) (Final EIR) on December 3, 2024.

The City of San Diego is a responsible agency for the Nakano Project as provided in California Environmental Quality Act (CEQA) Guidelines section 15096.

Mitigation Monitoring and Reporting Program and Findings and Statements of Overriding Considerations.

CEQA Section 15162 Consistency Evaluation dated December 4, 2024.

Otay Mesa Planning Group

- March 20, 2024: Voted 10-0-1 to approve the project without conditions.

Staff Recommendation

ADOPT:

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.

APPROVE:

1. Recommend the City Council approve Pre-Zone No. PMT-3198047
2. Recommend the City Council approve General Plan/Community Plan Amendment No. PMT-3198046 and a Multiple Species Conservation Program Minor Amendment
3. Recommend the City Council approve an Ordinance Approving an Annexation Agreement;
4. Recommend the City Council approve Site Development Permit No. PMT-3198048;
5. Recommend the City Council approve Easement Vacation No. 32035337;
6. 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
7. Recommend the City Council Approve a City Council District Boundary Ordinance.

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