

RESOLUTION NUMBER R-300571

ADOPTED ON JUNE 21, 2005

WHEREAS, McKean Natural Gas, Inc., John Vertullo President, submitted an application for the initiation of amendments to the Progress Guide and General Plan, the Carmel Valley Neighborhood 7 Precise Plan (and Carmel Valley Community Plan), and the Pacific Highlands Ranch Subarea Plan [Amendments], pursuant to San Diego Municipal Code [SDMC] section 122.0103; and

WHEREAS, the 40-acre site owned by McKean Natural Gas, Inc. is described as APN 304-021-06; and

WHEREAS, the proposed Amendments would: 1) shift the location of the residentially designated portions of the site; and 2) decrease the amount of designated open space in anticipation of development of a residential subdivision and/or equestrian facility; and

WHEREAS, SDMC section 122.0104 provides for initiation of a land use plan amendment(s) if any of three initial criteria are met, or if all four supplemental criteria are met; and

WHEREAS, on February 24, 2005, the Planning Commission of the City of San Diego held a public hearing for the purpose of considering the Amendments; and

WHEREAS, the Planning Commission of the City of San Diego determined that the criteria for initiation of a land use plan amendment(s) were not met by this request and denied the proposal to initiate the Amendments; and

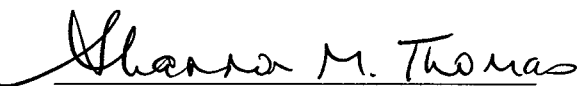
WHEREAS, McKean Natural Gas, Inc., John Vertullo, President, appealed the Planning Commission decision to the Council of the City of San Diego; and

WHEREAS, the matter was set for public hearing on June 21, 2005, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; and

WHEREAS, the City Council determined that the proposed Amendments did not meet two of the supplemental criteria for initiation, specifically that the proposed decrease in the amount of designated open space is inconsistent with the goal to preserve and protect open space in the adopted Plan and does not appear to offer a public benefit; NOW, THEREFORE,

BE IT RESOLVED, that the appeal of McKean Natural Gas, Inc., John Vertullo, President, is denied; the decision of the Planning Commission is sustained; and initiation of amendments to the Progress Guide and General Plan, the Carmel Valley Neighborhood 7 Precise Plan (and Carmel Valley Community Plan), and the Pacific Highlands Ranch Subarea Plan is denied.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Shannon M. Thomas
Deputy City Attorney

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08/17/05
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