

#330B
9/14/21

RESOLUTION NUMBER R- 313706

DATE OF FINAL PASSAGE SEP 14 2021

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AMENDMENTS TO THE GENERAL PLAN TO REDESIGNATE PORTIONS OF LAND LOCATED AT 14050 CARMEL RIDGE ROAD FROM PARK, OPEN SPACE & RECREATION TO RESIDENTIAL AND COMMERCIAL EMPLOYMENT, RETAIL & SERVICES AND AN AMENDMENT TO THE CARMEL MOUNTAIN RANCH COMMUNITY PLAN TO REDESIGNATE PORTIONS OF LAND FROM PRIVATE RECREATION-GOLF COURSE TO LOW-MEDIUM RESIDENTIAL, MEDIUM RESIDENTIAL, OPEN SPACE, OPEN SPACE – PARK, AND COMMUNITY COMMERCIAL, FOR THE TRAILS AT CARMEL MOUNTAIN RANCH – PROJECT NO. 652519

WHEREAS, NUWI CMR, LLC, a Delaware Limited Liability Company, requested an amendment to the General Plan to change the designated land uses for an approximately 164.5-acre site located at 14050 Carmel Ridge Road from Park, Open Space & Recreation to Residential and Commercial Employment, Retail & Services uses; and an amendment to the Carmel Mountain Ranch Community Plan (Community Plan) to change the designated land use from Private Recreation-Golf Course to Low-Medium Residential (6-29 du/ac), Medium Residential (30-43 du/ac), Open Space, Open Space-Park, and Community Commercial uses as part of the redevelopment of an 18-hole golf course with up to a total of 1,200 multi-family homes (including 15 percent of the dwelling units as deed-restricted affordable units), two commercial parcels, and approximately 111-acres of open space including approximately five miles of publicly-accessible trails and 7.87 acres of publicly-accessible parkland known as the Trails at Carmel Mountain Ranch project (Project); and

WHEREAS, the Project site is legally described as: Parcel 1 of Parcel Map No. 15309, Parcels 1 and 2 of Parcel Map No. 15726, Parcel 1 of Parcel Map No. 15727, Parcels 1 and 2 of

Parcel Map No. 15758, Parcel 4 of Parcel Map No. 15862, Parcels 1 and 2 of Parcel Map No. 16314, Parcels 1 and 2 of Parcel Map No. 16337, Parcel 1 of Parcel Map No. 16479, Parcels 1, 2, and 3 of Parcel Map No. 16647, Parcel 1 of Parcel Map 16893, Parcel 1 of Parcel Map No. 16770, Parcel 7 of Parcel Map No. 14678, Lot 4 of Carmel Mountain Ranch Unit No. 15 according to Map thereof No. 11681, Lot 101 of Carmel Mountain Ranch Unit No. 2 according to Map thereof No. 11321, Lot A of Carmel Mountain Ranch Unit No. 5A according to Map thereof No. 11527, Lot A of Carmel Mountain Ranch Unit No. 16 According to Map thereof No. 11906, Lot 11 of Carmel Mountain Ranch Unit 19 according to Map thereof No. 13061, and Lot 12 of Carmel Mountain Ranch Unit 19 according to Map thereof No. 13061, in the City of San Diego, County of San Diego, State of California; and

WHEREAS, amendments to the Community Plan require an amendment to the General Plan due to the Community Plan being part of the Land Use Element of the General Plan; and

WHEREAS, on August 5, 2021, the Planning Commission found the proposed amendments consistent with the General Plan and the Community Plan, and pursuant to Resolution No. 5153-PC voted to recommend the City Council of the City of San Diego (City Council) approve the amendments; and

WHEREAS, on September 14, 2021, the City Council held a public hearing for the purpose of considering amendments to the General Plan and the Community Plan; and

WHEREAS, the City Council has considered all maps, exhibits, and written documents contained in the file for this Project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; and

WHEREAS, under Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City 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 City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council, that it adopts the amendments to the General Plan and the Carmel Mountain Ranch Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 313706 -1, -2

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Lindsey H. Sebastian
Lindsey H. Sebastian
Deputy City Attorney

LHS:nja
08/12/2021
Or. Dept: DSD
Doc. No.: 2735399

Passed by the Council of The City of San Diego on SEP 14 2021, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage SEP 14 2021.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By *Steph...*, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 313706