

# 203 b  
01/09/2023

(R-2023-339)  
COR.COPY

RESOLUTION NUMBER R- 314560

DATE OF FINAL PASSAGE JAN 09 2023

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO ADOPTING AMENDMENTS TO THE GENERAL  
PLAN TO REDESIGNATE PORTIONS OF LAND LOCATED  
AT THE EAST END OF PASEO MONTRIL AND NORTH OF  
INTERSTATE 15, FROM PARK, OPEN SPACE AND  
RECREATION TO RESIDENTIAL AND AN AMENDMENT  
TO THE RANCHO PENASQUITOS COMMUNITY PLAN TO  
REDESIGNATE PORTIONS OF LAND FROM OPEN SPACE  
TO RESIDENTIAL – MEDIUM-LOW, FOR PASEO MONTRIL  
– PROJECT NO. 658273.

WHEREAS, Tri Pointe Homes, a California Corporation, requested an amendment to the General Plan to change the designated land use for an approximately 15.20-acre site located at the east end of Paseo Montril, west of Interstate 15, and east of Rancho Peñasquitos Boulevard from Park, Open Space and Recreation to Residential; and an amendment to the Rancho Peñasquitos Community Plan (Community Plan) to change the designated land use from Open Space to Residential – Medium-Low as part of the subdivision and development of a 15.20-acre site for two lots which would consist of a 4.90-acre residential lot for 55 condominium units (including 10-percent of the dwelling units as deed-restricted affordable units, where two dwelling units will be located on-site and four dwelling units will be located at an off-site location) and a 10.30-acre open space lot for the conservation of open space, known as Paseo Montril (Project); and

WHEREAS, the site is legally described as that portion of Rancho Los Peñasquitos, in the City of San Diego, County of San Diego, State of California, according to map thereof accompanying the patent of said ranch recorded in the office of the County Recorder of San Diego County in book 2, page 385 of patents, described as follows: beginning at the most

easterly corner of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859; thence along the easterly boundary thereof north  $23^{\circ}55'06''$  west 778.86 feet to a point on the southerly boundary of Peñasquitos view unit No. 1, according to map No. 6654; thence along the southerly boundary thereof north  $66^{\circ}04'54''$  east 275.16 feet; thence north  $12^{\circ}38'22''$  west 400.00 feet; thence north  $77^{\circ}21'38''$  east 640.00 feet to the southeast corner thereof, said point also being an angle point in the southwest boundary of Lot 11 of sun ridge vista unit No. 1, according to map No. 11924; thence along the boundary of said Lot 11, south  $60^{\circ}26'12''$  east 288.59 feet to the most southerly corner thereof, said point also being on the northwest line of interstate 15 (XI-SD-15) as described in the lis pendens recorded January 17, 1964 as instrument No. 10305, and the amended lis pendens recorded August 03, 1965 as instrument No. 139001, both of official records; thence along said line south  $25^{\circ}19'51''$  west 534.85 feet, more or less, to an angle point thereon; thence south  $39^{\circ}12'51''$  west 534.40 feet; thence south  $14^{\circ}08'26''$  west 283.79 feet; thence south  $66^{\circ}11'51''$  west 95.91 feet to the point of beginning. Except therefrom all that portion described as follows: beginning at the intersection of the northeasterly line of Lot 371 of Peñasquitos view unit No. 3, according to map No. 6859 filed in the office of the County Recorder, with that course on the northwesterly line of state highway XI-SD-395 described in parcel 2A as "north  $66^{\circ}11'50''$  east, 253.03 feet" in final order of condemnation recorded June 26, 1967 as instrument No. 92316 of official records; thence along the northwesterly and westerly line of said state highway the following numbered courses: (1) north  $66^{\circ}11'50''$  east 95.91 feet; thence (2) north  $14^{\circ}08'26''$  east 283.77 feet; thence (3) north  $39^{\circ}12'22''$  east, 211.24 feet; thence (4) leaving said state highway northwesterly line south  $71^{\circ}35'16''$  west, 195.73 feet; thence (5) south  $15^{\circ}36'46''$  west, 294.70 feet; thence (6) south

65°20'54" west, 86.83 feet to said northeasterly line of Lot 371 of Peñasquitos view unit No. 3; thence (7) along said northeasterly line south 23°55'06" east, 108.15 feet to the point of beginning; and

WHEREAS, on November 3, 2022, the Planning Commission found the proposed amendments consistent with the General Plan and the Community Plan, and pursuant to Resolution No. 5218-PC, voted to recommend the San Diego City Council (City Council) approve the amendments; and

WHEREAS, on January 9, 2023, 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, the Office of the City Attorney has drafted this resolution 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, true, and accurate; and

WHEREAS, under San Diego 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 Council of the City of San Diego, as follows, that it adopts the amendments to the General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- **314560**

BE IT FURTHER RESOLVED, by the City Council, that it adopts the amendments to the General Plan and the Rancho Peñasquitos Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- **314560**

APPROVED: MARA W. ELLIOTT, City Attorney

By /s/ Corrine L. Neuffer  
Corrine L. Neuffer  
Chief Deputy City Attorney

CLN:nsf:cm  
December 15, 2022  
December 30, 2022 COR. COPY  
Or.Dept: DSD  
Doc. No. 3167478\_2

Attachment: General Plan Land Use and Street System Map



**THE CITY OF SAN DIEGO**  
**General Plan**  
**Land Use and Community**  
**Planning Element**

The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city, although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised Sept, 2022

Draft December 13, 2022

**Figure LU-2**  
**General Plan**  
**Land Use**  
**and Street System**

**Street System**

- Freeways
- Prime Arterials
- Major Arterials
- Collectors (local and rural)

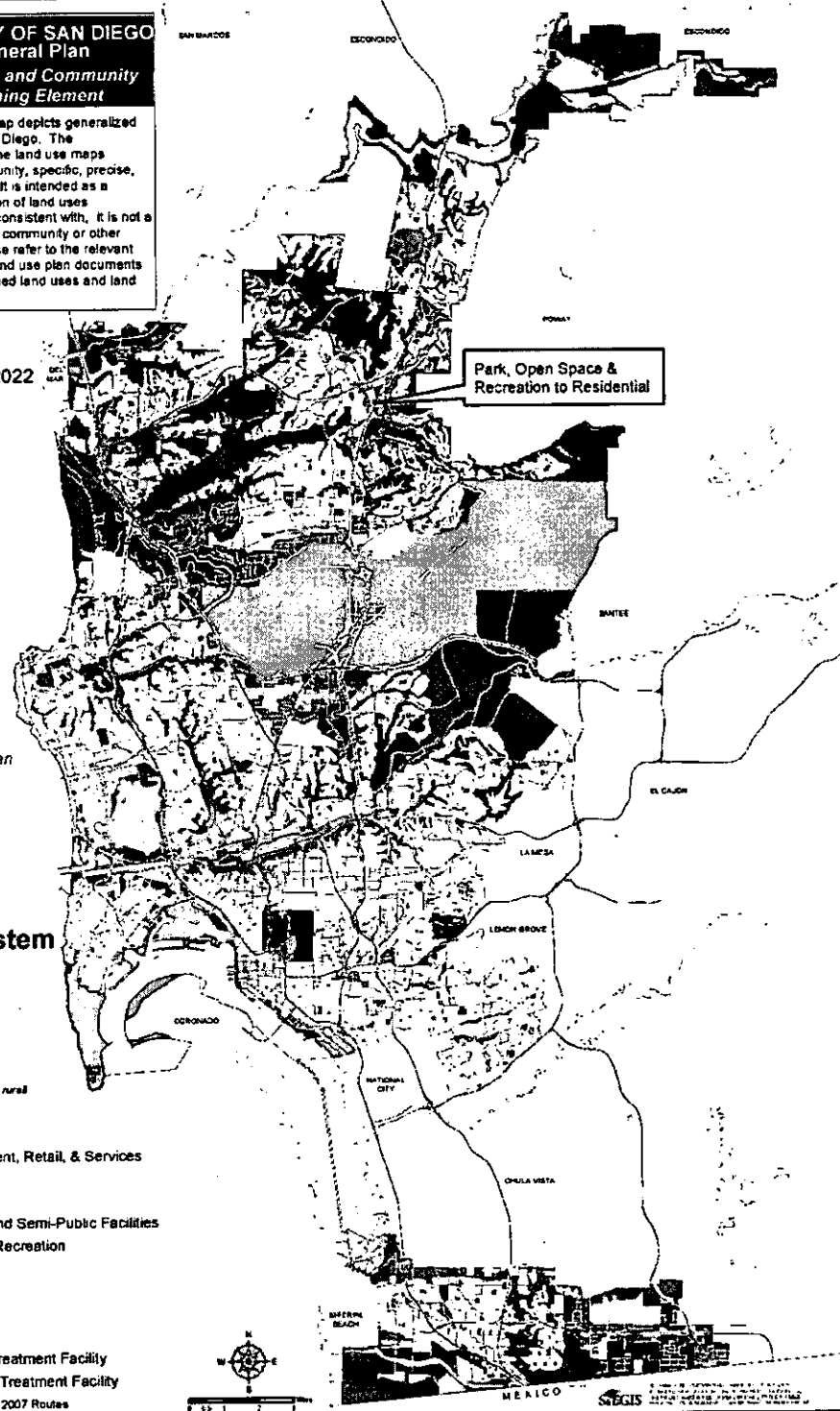
**General Plan Land Use**

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture

**Other Features**

- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP, MTS 2007 Routes



Passed by the Council of The City of San Diego on JAN 09 2023, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<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 JAN 09 2023.

(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 Connie Patterson Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 314560