

RESOLUTION NUMBER R- **315071**

DATE OF FINAL PASSAGE **AUG 04 2023**

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN TO REDESIGNATE A 14.62-ACRE SITE LOCATED AT 408 HOLLISTER STREET, FROM PARK, OPEN SPACE AND RECREATION TO RESIDENTIAL AND AN AMENDMENT TO THE OTAY MESA-NESTOR COMMUNITY PLAN TO REDESIGNATE LAND FROM OPEN SPACE TO RESIDENTIAL – MEDIUM DENSITY, AND LOCAL COASTAL PROGRAM AMENDMENT FOR THE BELLA MAR APARTMENTS – PROJECT NO. 631240.

WHEREAS, RTA PHAIR/HOLLISTER, LLC, a Delaware Limited Liability Company, requested an amendment to the General Plan to redesignate a 14.62-acre site located at 408 Hollister Street from Park, Open Space and Recreation to Residential; and

WHEREAS, the action includes an amendment to the Otay Mesa-Nestor Community Plan (Community Plan), which would also be an amendment to the Local Coastal Program, to redesignate the land use from Open Space to Residential -- Medium Density; and

WHEREAS, the site is legally described as the South Half of the Northeast Quarter of the Southeast Quarter, excepting the South 40.00 feet all being in Section 21, Township 18 South, Range 2 West, San Bernardino Meridian, in the City of San Diego, County of San Diego, State of California, according to the official plat thereof. Excepting therefrom that portion thereof lying westerly of a line described as follows: Beginning at a point on the northerly line of Coughlin Subdivision, according to Map Thereof No. 1806, filed in the Office of the County Recorder of San Diego County, October 23, 1924, distant along said northerly line north 81°29'22" west 21.20 feet from the northeasterly corner of Lot 62 of said Coughlin Subdivision; thence north 13°22'42" west 9.09 feet; thence north 14°53'19" west 276.24 feet; thence north 06°42'47" west 411.70 feet; thence north 07°51'19" west 487.97 feet; thence north 07°19'00"

west 26.73 feet to a point on the north line of distant along said last north line 89°24'21" west 1059.90 feet from the northeast corner of said south half. Also excepting therefrom all oil, gas and other materials in and under said land, expressly excluding therefrom, any and all rights of ingress and egress to enter upon or use all or any part of the surface of the land at a depth of less than 500 feet to exercise the mineral rights so that grantor shall have the free, complete and uninterrupted use of the surface of the land and such area at a depth of less than 500 feet. Said oil, gas and other minerals having been conveyed to PCA Mineral Rights, LLC, a Delaware Limited Liability Company by deed recorded March 28, 2016, as Instrument No. 2016-0138942 of Official Records; and

WHEREAS, on March 30, 2023, the Planning Commission of the City of San Diego found the proposed amendments consistent with the General Plan and the Community Plan, and pursuant to Resolution No. 5240-PC, voted to recommend the San Diego City Council (City Council) approve the amendments; and

WHEREAS, on July 25, 2023, the City Council held a public hearing for the purpose of considering amendments to the General Plan, Community Plan, and Local Coastal Program; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation, as well as all maps, exhibits, and written documents contained in the file for these amendments on record in the City, and has considered the oral presentations given at the public hearing; and

WHEREAS, the amendments retain internal consistency with the General Plan and the Otay Mesa-Nestor Community Plan and helps achieve long-term community and citywide goals; and

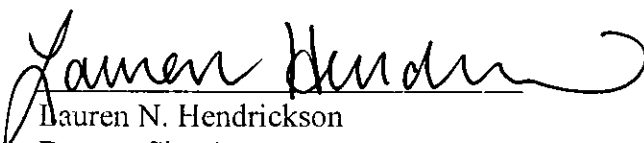
WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the amendment to the General Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 315071-1.

BE IT FURTHER RESOLVED that the City Council adopts the amendments to the Otay Mesa-Nestor Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR- 315071-2.

BE IT FURTHER RESOLVED, that this project is located in the Coastal Zone; therefore, the City Council's decision requires amending the City's Local Coastal Program. As a result, these amendments will not become effective in the Coastal Zone until the California Coastal Commission unconditionally certifies the Local Coastal Program amendment.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Lauren N. Hendrickson
Deputy City Attorney

LNH:cm
June 6, 2023
Or.Dept: DSD
Doc. No. 3325009

I certify that this Resolution was passed by the Council of the City of San Diego, at this meeting
of JUL 25 2023.

DIANA J.S. FUENTES
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 8/4/23
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on JUL 25 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 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 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 AUG 04 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)

DIANA J.S. FUENTES

City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California

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