

ORDINANCE NUMBER O- **21887** (NEW SERIES)

DATE OF FINAL PASSAGE OCT 15 2024

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO REZONING 5.92 ACRES LOCATED AT 555 HOLLISTER STREET (ASSESSOR PARCEL NUMBER 628-05025-00) WITHIN THE OTAY MESA-NESTOR COMMUNITY PLAN AREA IN THE CITY OF SAN DIEGO, FROM THE RESIDENTIAL MULTIPLE (RM-1-1), RESIDENTIAL SINGLE (RS-1-7), AND AGRICULTURAL RESIDENTIAL (AR-1-2) ZONES TO THE RESIDENTIAL MULTIPLE (RM-2-6) ZONE AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTIONS 131.0406, 131.0403, 131.0303 AND 131.0406, AND REPEALING ORDINANCE NO. O-18451 (NEW SERIES) ADOPTED DECEMBER 9, 1997, OF THE ORDINANCES OF THE CITY OF SAN DIEGO IN SO FAR AS THE SAME CONFLICT HEREWITH.

RECITALS

The Council of the City of San Diego (Council) adopts this Ordinance based on the following:

A. Palm Hollister, LLC applied to rezone a 5.92-acre site located at 555 Hollister Street, Assessor Parcel Number 628-05025-00, and legally described as the north quarter of the west half of the southwest quarter and the north five acres of the east half of the southwest quarter of Section 22, Township 18 South, Range 2 West, San Bernadino Meridian, in the City of San Diego, County of San Diego, State of California, from Residential Multiple (RM-1-1), Residential Single (RS-1-7), and Agricultural Residential (AR-1-2) Zones to the Residential Multiple (RM-2-6) Zone, in the Otay Mesa-Nestor Community Plan area.

B. Resolution R- **315804** (Otay Mesa-Nestor Community Plan Amendments), which was considered along with this Ordinance, proposes an amendment to the Otay Mesa-Nestor Community Plan to redesignate the 5.92-acre site at 555 Hollister Street from Residential Multiple (RM-1-1), Residential Single (RS-1-7), and Agricultural Residential (AR-1-2) Zones to the Residential Multiple (RM-2-6) Zone.

C. On August 29, 2024, the Planning Commission of the City of San Diego considered the rezone, and voted to recommend Council approval of the rezone.

D. The matter was set for a public hearing to be conducted by the Council.

E. The Office of the City Attorney prepared this Ordinance 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 and accurate.

F. Under Charter section 280(a)(2), this Ordinance is not subject to veto by the Mayor because this matter requires the 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 Council was required by law to consider evidence at the hearing and to make legal findings based on evidence presented.

#### ACTION ITEMS

Be it ordained by the Council of the City of San Diego:

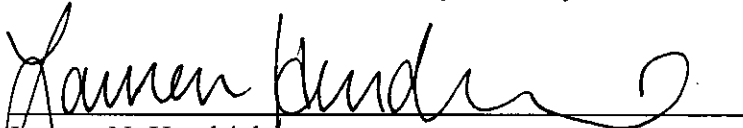
Section 1. That 5.92-acres located at 555 Hollister Street, also known as APN 628-05025-00, and legally described as north quarter of the west half of the southwest quarter and the north five acres of the east half of the southwest quarter of Section 22, Township 18 South, Range 2 West, San Bernadino Meridian, in the City of San Diego, County of San Diego, State of California, is rezoned from Residential Multiple (RM-1-1), Residential Single (RS-1-7), and Agricultural Residential (AR-1-2) Zones to the Residential Multiple (RM-2-6) Zone, in the Otay Mesa-Nestor Community Plan area, as defined by San Diego Municipal Code sections 131.0406, 131.0403, 131.0303, and 131.0406. This action amends the Official Zoning Map adopted by Resolution R-301263 on March 14, 2006.

Section 2. Ordinance O-18451 (New Series) adopted December 9, 1997, of the ordinances of the City of San Diego, are repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. The Council dispenses with a full reading of this Ordinance before its passage because a written copy of this Ordinance was made available to the Council and the public before the date of its passage.

Section 4. This Ordinance will take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this Ordinance shall be issued unless the application was made prior to the date of adoption of this Ordinance.

APPROVED: MARA W. ELLIOTT, City Attorney

By   
Lauren N. Hendrickson  
Deputy City Attorney

LNH:cm  
September 5, 2024  
Or.Dept: DSD  
Doc. No. 3782621

ATTACHMENT: Rezoning Map No. B-4365

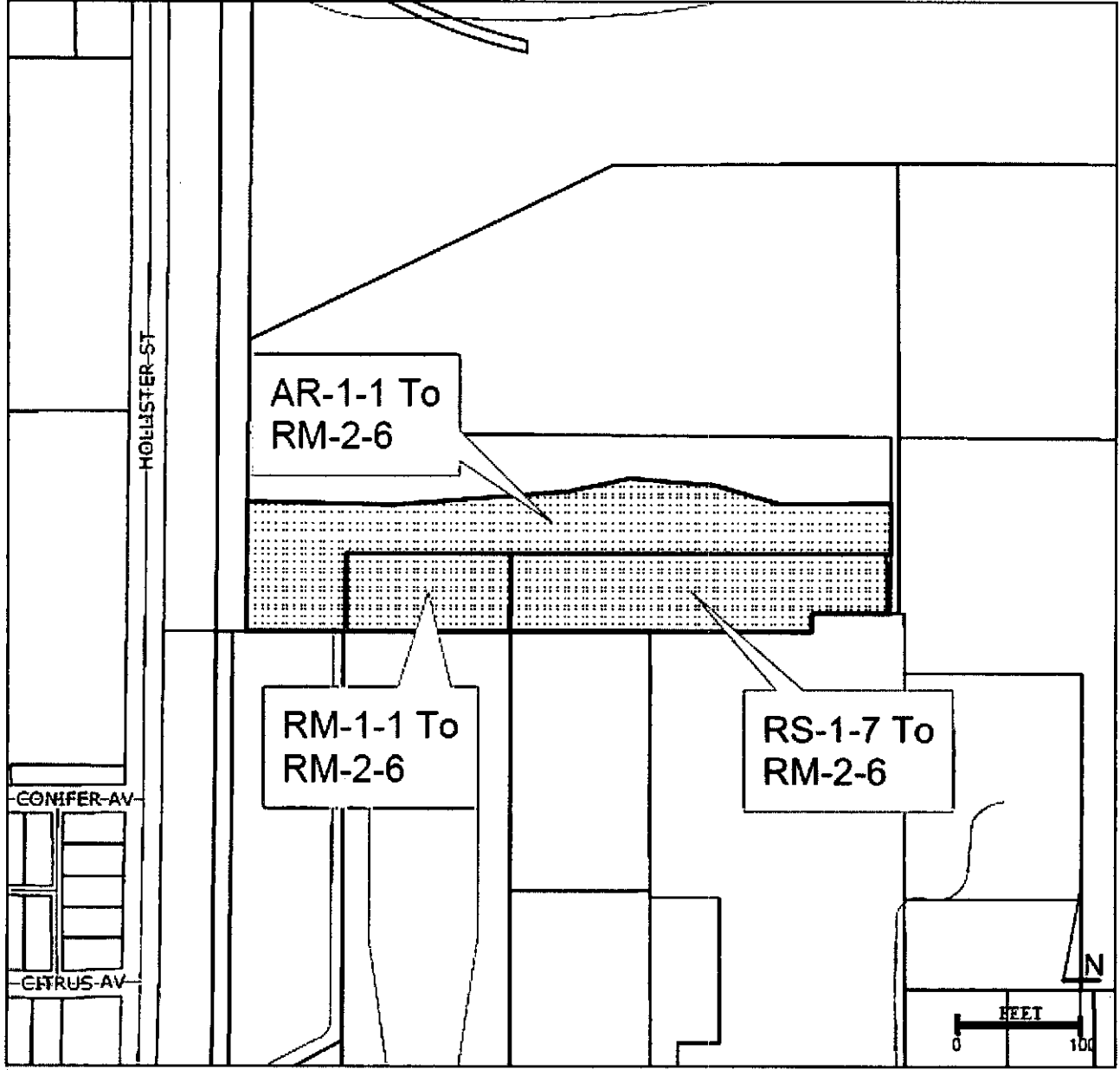
I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on

OCT 15 2024

DIANA J.S. FUENTES  
City Clerk

By Krystell Medina  
Deputy City Clerk

**SD** CITY OF SAN DIEGO • DEVELOPMENT SERVICES  
**PROPOSED REZONING**



ORDINANCE NO. _____	REQUEST <input type="text"/>
EFF. DATE ORD. _____	PLANNING COMM. RECOMMENDATION
ZONING SUBJ. TO _____	CITY COUNCIL ACTION
BEFORE DATE _____	
EFF. DATE ZONING _____	

**B-4365**

DEVELOPMENT SERVICES MANAGER

APN(s): \_\_\_\_\_

Passed by the Council of The City of San Diego on OCT 15 2024, 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"/>
Henry L. Foster III	<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 OCT 15 2024.

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 Krystle Medina, Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on OCT 01 2024, and on OCT 15 2024.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal) DIANA J.S. FUENTES  
City Clerk of The City of San Diego, California.

By Krystle Medina, Deputy

Office of the City Clerk, San Diego, California  
Ordinance Number O- **21887**