

RESOLUTION NUMBER R- 315864

DATE OF FINAL PASSAGE NOV 06 2024

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE OTAY MESA-NESTOR COMMUNITY PLAN AND LOCAL COASTAL PROGRAM APPROVING MODIFICATIONS BY THE CALIFORNIA COASTAL COMMISSION FOR THE BELLA MAR APARTMENTS PROJECT SITE – PROJECT NO. 631240.

RECITALS

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

A. On July 25, 2023, the Council held a public hearing considering amendments to the General Plan, Otay Mesa-Nestor Community Plan, and Local Coastal Program (LCP) (Land Use Plan amendments), San Diego Municipal Code (Municipal Code) amendments, a rezone, and the adoption of a Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for a 14.62-acre site located at 408 Hollister Street, referred to as the Bella Mar Apartments Project No. 631240.

B. On July 25, 2023, the Council adopted and recommended the certification of the amendments to the General Plan, Otay Mesa-Nestor Community Plan, and LCP for the Bella Mar Apartments Project to the California Coastal Commission.

C. On September 12, 2023, the Council adopted and recommended certification of the Municipal Code amendments, rezone, and amendments to the LCP for the Bella Mar Apartments – Project No. 631240, to the California Coastal Commission.

D. The California Coastal Act (California Public Resources Code section 30000, *et seq.*) requires California Coastal Commission certification of a land use plan of a proposed LCP.

E. On July 10, 2024, the California Coastal Commission held a public hearing considering the amendments to the Otay Mesa-Nestor Community Plan and LCP, amendments to the Municipal Code, and the rezone action associated with the Bella Mar Apartments Project. The California Coastal Commission conditionally certified the land use plan amendments with modifications. The California Coastal Commission's modifications include modifications to policies regarding: public access and recreation; Environmentally Sensitive Habitat Areas; wetlands; water quality; new development; Environmental Justice; Tribal, Cultural, Archeological and Paleontological resource protection; multi-modal transportation projects; and modifications to map exhibit (Figure 10) in the Community Plan.

F. On July 17, 2024, the California Coastal Commission issued a written certification order and transmitted the order to the City, with the modifications for adoption by Council.

G. On September 26, 2024, the Planning Commission of the City of San Diego considered the modifications from the California Coastal Commission and, pursuant to Resolution No. PC-5314, voted to recommend the Council adopt the modifications from the California Coastal Commission.

H. On October 29, 2024, the Council held a public hearing for the purpose of considering the modifications from the California Coastal Commission to the Otay Mesa-Nestor Community Plan and Local Coastal Program amendments. The Council considered the Planning Commission record and recommendations, as well as all maps, exhibits, and written documents contained in the file for the Otay Mesa-Nestor Community Plan Amendment and LCP amendment on record in the City, and has considered the oral presentations given at the public hearing.

I. The amendments retain internal consistency with the General Plan, and the Otay Mesa-Nestor Community Plan, and LCP are a component of the General Plan and help achieve long-term community and citywide goals.

J. The Office of the City Attorney prepared 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 and accurate.

ACTION ITEMS

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

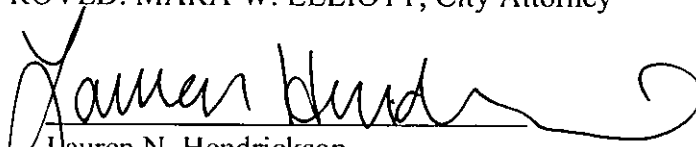
1. The Council adopts the amendments to the Otay Mesa-Nestor Community Plan and LCP, with the recommended modifications from the California Coastal Commission, a copy of which is on file in the office of the City Clerk as Document No. RR- 315864.

2. After adoption, the Mayor or his designee is authorized to submit this Resolution to the California Coastal Commission for final certification and incorporation into the City's certified Local Coastal Program.

3. This project is located in the Coastal Zone; therefore, the Council's decision requires amending the City of San Diego'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 LCP amendment.

APPROVED: MARA W. ELLIOTT, City Attorney

By


Lauren N. Hendrickson
Deputy City Attorney

LNH:cm
October 17, 2024
Or.Dept: Development Services
Doc. No. 3851418

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on
OCT 29 2024.

DIANA J.S. FUENTES
City Clerk

By 
Deputy City Clerk

Approved: 11/4/24
(date)


TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on OCT 29 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 NOV 06 2024.

(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 Linda Arvin, Deputy
For Gilbert Sanchez

Office of the City Clerk, San Diego, California

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