

ORDINANCE NUMBER O- 21918 (NEW SERIES)

DATE OF FINAL PASSAGE FEB 25 2025

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO PRE-ZONING 23.8 ACRES LOCATED IN THE CITY OF CHULA VISTA, WITH THE OTAY VALLEY RIVER PARK TO THE NORTH, DENNERY ROAD TO THE EAST, PALM AVENUE TO THE SOUTH, AND INTERSTATE 805 TO THE WEST (ASSESSOR PARCEL NUMBER 624-071-02-00), WITHIN THE OTAY MESA COMMUNITY PLAN TO THE RESIDENTIAL MULTIPLE UNIT (RM-1-1) ZONE AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0406 AND REPEALING ORDINANCE O-18451 (NEW SERIES), ADOPTED DECEMBER 9, 1997, OF THE ORDINANCES OF THE SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

RECITALS

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

A. Tri Pointe Homes IE-SD, Inc. applied to pre-zone a 23.8-acre site located in the City of Chula Vista, with the Otay Valley River Park to the north, Dennery Road to the east, Palm Avenue to the south, and Interstate 805 to the west (Assessor Parcel Number 624-071-02-00), and legally described as:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°42'04" WEST, 1069.30 FEET TO THE EASTERLY LINE OF FREEWAY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JULY 22, 1968 AS FILE NO. 123488 OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 3°47'10" EAST, 918.10 FEET; THENCE NORTH 80°52'26" EAST, 1030.62 FEET TO THE

EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE
SOUTH 0°28'33" WEST, 1074.02 FEET TO THE POINT OF
BEGINNING.

in the City of San Diego, County of San Diego, State of California, to the Residential Multiple
(RM-1-1) Zone, in the Otay Mesa Community Plan area.

B. Resolution R- **316019** (Otay Mesa-Nestor Community Plan
Amendments), which was considered along with this Ordinance, proposes an amendment to the
Otay Mesa Community Plan to redesignate the 23.8-acre site located in the City of Chula Vista,
with the Otay Valley River Park to the north, Dennery Road to the east, Palm Avenue to the
south, and Interstate 805 to the west (Assessor Parcel Number 624-071-02-00), to the Residential
Multiple Unit (RM-1-1) Zone.

C. On December 19, 2024, the Planning Commission of the City of San Diego
considered the pre-zone and voted to recommend Council approval of the pre-zone.

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 23.8-acres located in the City of Chula Vista, with the Otay Valley River Park to the north, Dennery Road to the east, Palm Avenue to the south, and Interstate 805 to the west (Assessor Parcel Number 624-071-02-00), and legally described as:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89°42'04" WEST, 1069.30 FEET TO THE EASTERLY LINE OF FREEWAY DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED JULY 22, 1968 AS FILE NO. 123488 OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE NORTH 3°47'10" EAST, 918.10 FEET; THENCE NORTH 80°52'26" EAST, 1030.62 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 0°28'33" WEST, 1074.02 FEET TO THE POINT OF BEGINNING.

in the City of San Diego, County of San Diego, State of California, is pre-zoned to the Residential Multiple (RM-1-1) Zone, in the Otay Mesa Community Plan area.

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 shall take effect and be in force on the effective date of the annexation and not earlier than 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 therefor was made prior to the date of adoption of this Ordinance.

APPROVED: HEATHER FERBERT, City Attorney

By




Corrine L. Neuffer
Senior Chief Deputy City Attorney

CLN:jn2
January 7, 2025
January 22, 2025 (COR.COPY)
Or.Dept: DSD
Doc. No. 3922240.2

Attachment: Pre-Zoning Map No. B-4372

I certify that the Council of the City of San Diego adopted this Ordinance at a meeting held on
FEB 25 2025.

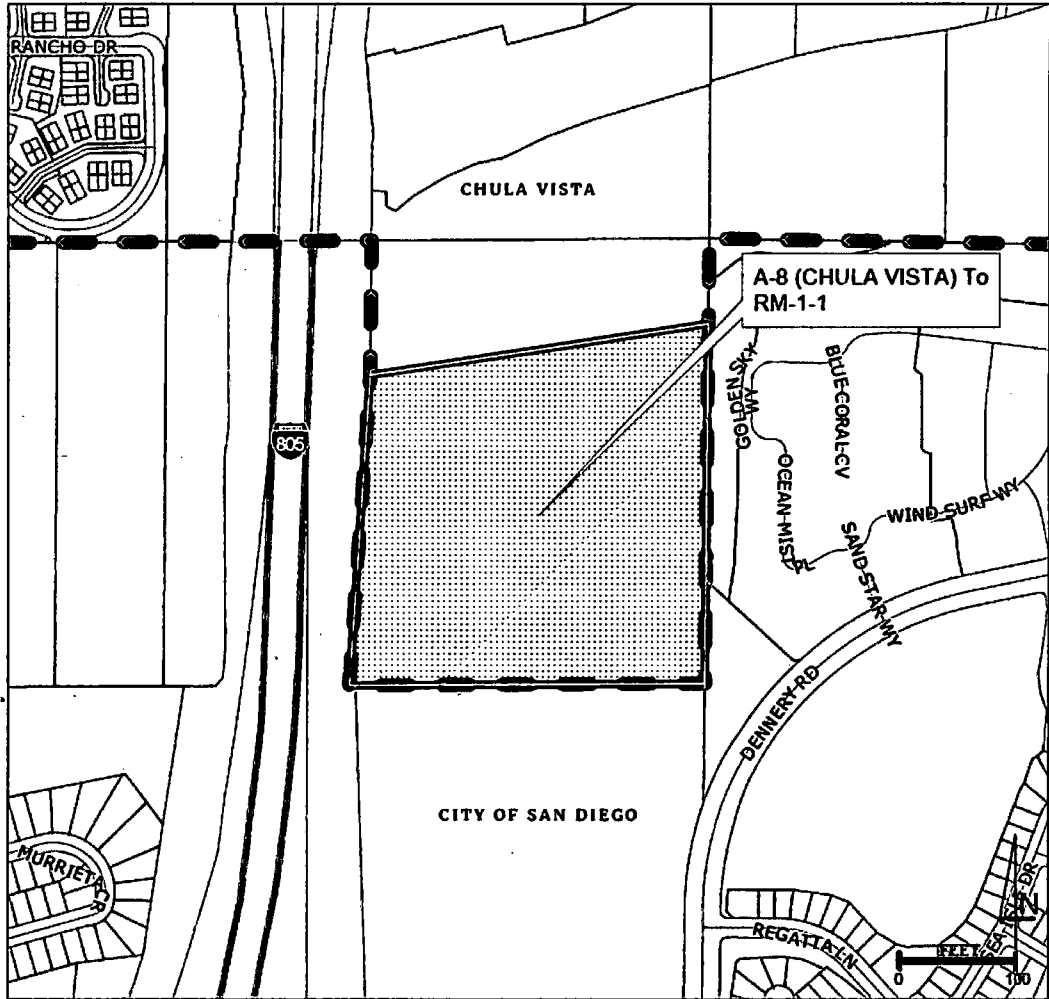
DIANA J.S. FUENTES
City Clerk

By 

Deputy City Clerk

PRE-ZONING MAP NO. B-4372

CITY OF SAN DIEGO • DEVELOPMENT SERVICES
SD PROPOSED REZONING



ORDINANCE NO. _____ EFF. DATE ORD. _____ ZONING SUBJ. TO _____ BEFORE DATE _____ EFF. DATE ZONING _____		B-4372 REQUEST Future annexation area A-8 (CHULA VISTA) TO RM-1-1 PLANNING COMM. RECOMMENDATION CITY COUNCIL ACTION	DEVELOPMENT SERVICES MANAGER APN(s): 6240710200
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DRAFT

Passed by the Council of The City of San Diego on FEB 25 2025, 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"/>
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 FEB 25 2025.

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

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

FEB 03 2025, and on FEB 25 2025.

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 Connie Patterson Deputy

Office of the City Clerk, San Diego, California
Ordinance Number O- 21918