

Item 202C  
2/3/25

(R-2025-351)  
(COR. COPY)

RESOLUTION NUMBER R- 316019  
DATE OF FINAL PASSAGE FEB 03 2025

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING AN AMENDMENT TO THE GENERAL PLAN TO DESIGNATE A 23.8-ACRE SITE RESIDENTIAL AND AMEND THE CITY OF SAN DIEGO MUNICIPAL BOUNDARIES TO INCLUDE THE SITE, AN AMENDMENT TO THE OTAY MESA COMMUNITY PLAN TO DESIGNATE THE 23.8-ACRE SITE TO RESIDENTIAL LOW-MEDIUM AND AMEND THE COMMUNITY PLAN BOUNDARIES TO INCLUDE THE SITE, AND AN AMENDMENT TO MULTIPLE SPECIES CONSERVATION PROGRAM MINOR AMENDMENT TO INCLUDE THE SITE WITHIN THE CITY OF SAN DIEGO SUBAREA PLAN.

RECITALS

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

A. On February 3, 2025, Council held a public hearing for the purpose of considering an amendment to the General Plan and the Otay Mesa Community Plan.

B. Tri Pointe Homes IE-SD, Inc., requested an amendment to the General Plan to designate the 23.8-acre site Residential and amend the City of San Diego municipal boundaries to include the site located south of the Otay River and east of Interstate-805 in the City of Chula Vista, the site which is commonly referred to as the Nakano site and is 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 and Lot 'C' of Dennery Ranch Village 2/3 according to Map thereof no. 15592, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on August 15, 2007.

C. Tri Pointe Homes IE-SD, Inc., requested an amendment to the Otay Mesa Community Plan to designate the Nakano site Residential Low Medium and amend the community plan boundaries to include the Nakano site.

D. The Nakano site is located within the City of Chula Vista and the Chula Vista City Council has approved a resolution of support for the City of San Diego to submit an application to the Local Agency Formation Commission (LAFCO) to detach the Nakano site from the City of Chula Vista and annex the Nakano site to the City of San Diego which is referred to as a reorganization.

E. The General Plan identifies the Nakano site as a prospective annexation area on Figure LU-3.

F. The General Plan identifies the need to consider and evaluate reorganizations with adjacent jurisdictions to avoid duplication of services with special districts; promote orderly growth and development and preserve open space, as necessary, on its periphery; and promote a more cost-efficient delivery of urban services to both existing areas that already have urban services and future development areas that require urban service extensions from contiguous City areas.

G. The Nakano site can only be accessed and receive services from the City of San Diego and would represent an orderly and logical extension of City boundaries.

H. Proposed residential land use designation will assist the City in meeting housing goals by providing new housing opportunities on an undeveloped site, near existing commercial and recreational uses.

I. Portions of the Nakano site are within the City of Chula Vista's Multiple Species Conservation Program (MSCP) Sub Area Plan.

J. The City of San Diego's MSCP Subarea Plan has been prepared to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992.

K. Including portions of the Nakano site within the City of San Diego's MSCP Sub Area Plan will conserve biological resources.

L. On December 19, 2024, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan and the Otay Mesa Community Plan.

M. The Council of the City of San Diego 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.

N. 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.

O. Under Charter section 280(a)(2) this Resolution 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 the evidence presented.


ACTION ITEMS

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

1. That it adopts the amendments to the General Plan, Otay Mesa Community Plan, and Multiple Species Conservation Program, a copy of which is on file in the office of the City Clerk as Document No. RR- 316019.

2. That the Council adopts amendments to the General Plan and Community Plan for the City of San Diego to incorporate the above amended plans.

APPROVED: HEATHER FERBERT, City Attorney

By   
\_\_\_\_\_  
Corrine L. Neuffer  
Senior Chief Deputy City Attorney

CLN:jn2  
January 21, 2025  
January 22, 2025 (COR.COPY)  
Or.Dept: DSD  
Doc. No. 3934434.2

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on  
      FEB 03 2025      .

DIANA J.S. FUENTES  
City Clerk

By   
\_\_\_\_\_  
Deputy City Clerk

Passed by the Council of The City of San Diego on FEB 03 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 03 2025.

**(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 *Joselyn Medina*, Deputy

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| Office of the City Clerk, San Diego, California |
| Resolution Number R- <u>316019</u>              |