

NOTICE OF A PUBLIC HEARING BY THE COUNCIL OF THE CITY OF
SAN DIEGO REGARDING A PROPOSED DISPOSITION AND
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO
AND 1401 IMPERIAL, LP, A CALIFORNIA LIMITED PARTNERSHIP, FOR
THE SALE AND REDEVELOPMENT OF THE REAL PROPERTY LOCATED
AT 1401 IMPERIAL AVENUE WITHIN THE EAST VILLAGE
NEIGHBORHOOD OF DOWNTOWN SAN DIEGO AS AFFORDABLE
HOUSING

NOTICE IS HEREBY GIVEN that the Council of the City of San Diego (“City Council”) will hold a public hearing on May 20 , 2025, at the hour of 2:00 p.m., or as soon thereafter as the matter can be heard, in the City Council Chambers, 12th Floor, City Administration Building, 202 “C” Street, San Diego, California, pursuant to California Government Code Section 52201 (“Section 52201”), for the purpose of considering a proposed Disposition and Development Agreement (“DDA”) between the City of San Diego (“City”) and 1401 Imperial, LP, a California limited partnership (“Developer”), for Developer’s purchase and redevelopment of the real property located at 1401 Imperial Avenue within the East Village Neighborhood of Downtown San Diego (“Property”) as affordable housing.

DATE OF HEARING:	Tuesday, May 20, 2025
TIME OF HEARING:	2:00 p.m. (or as soon thereafter as the matter can be heard)
PLACE OF HEARING:	City Council Chambers, 202 “C” Street, 12th Floor, San Diego, CA 92101
CONTACT NAME:	Marc Frederick, Program Manager City of San Diego
MAILING ADDRESS:	1200 Third Avenue, Suite 1700, San Diego, CA 92101
CONTACT NUMBER:	(619) 236-6733
E-MAIL ADDRESS:	mfrederick@sandiego.gov

The purpose of the proposed DDA is for the City to sell the Property the Developer for redevelopment as a 164-unit affordable multi-family residential rental development in which all the residential units (except two (2) manager’s units) are affordable to low-income individuals and families.

The proposed action to declare the Property “exempt surplus land”, authorize the Property’s sale to the Developer, and approve the DDA with the Developer to redevelop the Property into 100% affordable housing has been reviewed for consistency with the following documents, all referred to as the “Downtown FEIR”: the Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001) which was certified by the former Redevelopment Agency (Former Agency) and the San Diego City Council (City Council) on March 14, 2006 (Resolutions R-04001 and R-301265, respectively); subsequent addenda to the FEIR which was adopted by the Former Agency and the City Council on August 3, 2007 (Resolutions R-04193 and R-302931, respectively), April

23, 2010 (Resolutions R-04508 and R-305761, respectively), April 13, 2010 (Resolutions R-04510 and R-305759, respectively), and August 3, 2010 (Resolutions R-04544 and R-306014, respectively), and which was adopted by the City Council on February 12, 2014 (Resolution R-308724), July 14, 2014 (Resolution R-309115), and November 17, 2020 (Resolution R-313302); and the Final Supplemental Environmental Impact Report (SEIR) for the Downtown San Diego Mobility Plan (SCH No. 2014121002) which was certified by the City Council on July 6, 2016 (Resolution R-310561). Development within the Downtown Community Planning Area is also covered under the following documents, all referred to as the “CAP FEIR”: Final Program EIR (PEIR) for the City of San Diego Climate Action Plan (CAP) (Project No. 416603/SCH No. 2015021053) which was certified by the City Council on January 4, 2016 (Resolution R-310176); Addendum to the CAP FEIR for the CAP Consistency Checklist (SCH No. 2015021053) which was adopted by the City Council on July 19, 2016 (Resolution R-310595); and the Addendum to the CAP FEIR for the CAP Update (SCH No. 2015021053) which was adopted by the City Council on August 10, 2022 (Resolution R-314298).

The Property is in the Southeast subdistrict of the East Village District of the Downtown Community Planning Area, which the Downtown Community Plan identifies as an area of significant opportunity for residential development with a variety of housing types. The land use designation and zoning of the Property is Mixed Commercial and Centre City Planned District – Mixed Commercial (CCPD-MC), respectively, and allows for the development of residential uses. Approval of the DDA will facilitate the construction of residences on the Property consistent with what was anticipated in the Downtown Community Plan and analyzed in the Downtown FEIR and the CAP FEIR. The development of affordable housing on the Property also meets the goals and policies of the Downtown Community Plan which include, but are not limited to, promoting the production of affordable housing in all of Downtown’s neighborhoods and districts (Policy 3.4-G-1); utilizing land-use, regulatory and financial tools to facilitate the development of housing affordable to all income levels (Policy 3.4-P-1); fostering redevelopment of Southeast with an urban mix of new residents and a variety of housing types, employees, artists, and conventioners, while preserving light industrial and commercial service functions that serve downtown (Policy 6.5-G-3); and creating, maintaining, and expanding housing options affordable to very-low income and special-needs groups (Policy 12.3-G-1).

Approval of this action is a subsequent discretionary action within the scope of the development program evaluated in the Downtown FEIR and the CAP FEIR and is not considered to be a separate project for the purposes of CEQA review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

COMMUNICATIONS

Instructions for providing testimony during the May 12, 2025, Council Meeting are posted on the City Clerk’s website at <https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings>. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item. Comments may also be submitted electronically using the City Clerk webform at <https://www.sandiego.gov/form/agenda-comment-form> by

indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov. Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council. The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648. In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials. If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

REQUESTS FOR ACCESSIBILITY MODIFICATIONS OR ACCOMMODATIONS

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats, and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by contacting the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The city is committed to resolving accessibility requests swiftly in order to maximize accessibility.

The following documents are available for public inspection and copying during regular office hours (8:00 a.m. to 5:00 p.m., Monday through Friday) at the office of the City Clerk, 202 C Street, City Administration Building (CAB), 2nd Floor, San Diego, California 92101. When you arrive at CAB please contact the Office of the City Clerk at 619-508-1638 and a member of their staff will further assist you:

1. A copy of the proposed DDA.
2. Report to Council
3. A copy of the Section 52201 Summary Report that describes and specifies:
 - a. The costs of the DDA to the City;
 - b. The estimated value of the interests to be conveyed by the City to the Developer pursuant to the DDA at the highest and best use permitted under the general plan or zoning;
 - c. The estimated value of the interest to be conveyed determined at the uses specified and with the conditions, covenants, and development costs required by the DDA;
 - d. The compensation to be paid to the City pursuant to the transaction;
 - e. An explanation of the difference, if any, between the compensation to be paid to the City under the transaction, and the fair market value at the highest and best use consistent with the general plan or zoning; and

- f. An explanation of why the sale and development of the Property will assist in the creation of economic opportunity.

Diana J.S. Fuentes
San Diego City Clerk

Publish Dates: 5-6-2025, 5-13-2025.