

RESOLUTION NUMBER R-301783

ADOPTED ON JULY 31, 2006

WHEREAS, on April 24, 2006, Thomas Armstrong, submitted an application on behalf of the owner, Armstrong Custom Homes, LLC, to the City of San Diego for approval of a Map Waiver to convert 4 existing residential apartment units located at 2223 Felspar Street into individually owned condominium units (hereinafter referred to as the 2223 Felspar Street Project); and

WHEREAS, said 2223 Felspar Street Project was assigned Project Number 101703 by the City of San Diego Development Services Department; and

WHEREAS, on April 25, 2006, the City of San Diego, through the Development Services Department, determined that the application for Project Number 101703 was complete and, therefore, was deemed complete on said date; and

WHEREAS, on May 3, 2006, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the 2223 Felspar Street Project is a Class 1, Existing Facilities Project, Categorically Exempt from the California Environmental Quality Act [CEQA] (Public Resources Code section 21000 et. seq.) under CEQA Guideline section 15301(k) (California Code of Regulations section 15000, 15301(k)); and

WHEREAS, in accordance with CEQA (Public Resources Code section 21151(c)), and Section 112.0520 of the San Diego Municipal Code, Citizens for Responsible Equitable Environmental Development, care of Cory J. Briggs, Briggs Law Corporation (hereinafter,

Appellant) appealed the Environmental Determination for the 2223 Felspar Street Project to the Council of the City of San Diego (hereinafter, City Council); and

WHEREAS, the appeal was set for a public hearing to be conducted by the City Council on July 31, 2006; and

WHEREAS, the issues on appeal were heard, and evidence in the form of testimony and other evidence were accepted into the record, by the City Council on July 31, 2006; and

WHEREAS, the City Council considered, in light of the whole record, the Environmental Determination to Categorically Exempt the 2223 Felspar Street Project, the potential environmental impacts associated with the 2223 Felspar Street Project, the issues raised on appeal and the issues brought up at the hearing through testimony and public participation; and

WHEREAS, under Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City 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 City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,


BE IT RESOLVED, by the Council of the City of San Diego, upon consideration of the whole record before it, that it is determined that the Environmental Determination has been completed in compliance with CEQA and the CEQA Guidelines, that the declaration reflects the independent judgment of the City of San Diego as Lead Agency, and that the information contained in the Development Services Department staff report and testimony and comments received during the public testimony process have been reviewed and considered by this City Council in connection with the appeal of the Environmental Determination.

BE IT FURTHER RESOLVED, that the City Council finds, based upon the representations of City staff, public testimony and the whole record before it, the following:

1. There is substantial evidence, in light of the whole record, supporting the Environmental Determination to Categorically Exempt the 2223 Felspar Street Project under the provisions of CEQA Guidelines section 15301(k);
2. A fair argument, based upon evidence found in the whole record, has not been established demonstrating that exceptions to the Categorical Exemption, within the meaning of CEQA and the CEQA Guidelines (California Code of Regulations section 15300.2), exist with respect to the 2223 Felspar Street Project; and
3. Based upon substantial evidence in light of the whole record, the 2223 Felspar Street Project would not result in any significant or potentially significant impacts or effects on the environment.

BE IT FURTHER RESOLVED, that the Environmental Determination of the Development Services Department is sustained, and the appeal of Citizens for Responsible Equitable Environmental Development, care of Cory J. Briggs, Briggs Law Corporation, is denied.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Karen Heumann
Assistant City Attorney

KH:jb:ao
08/23/06
Or. Dept: Clerk
R-2007-222