

RESOLUTION NUMBER R- 309156

DATE OF FINAL PASSAGE JUL 28 2014

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO GRANTING AN AMENDMENT TO  
CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT  
PERMIT/ NEIGHBORHOOD USE PERMIT NO. 2010-62 FOR  
CONNECTIONS HOUSING DOWNTOWN PROJECT.

WHEREAS, Connections Housing Downtown L.P., Permittee, filed an application with the City of San Diego for a Conditional Use Permit (CUP), Planned Development Permit (PDP), and Neighborhood Use Permit (NUP) to allow a multi-use project consisting of 75 permanent supportive living units (includes two manager units), 150 transitional housing beds, a primary health care clinic, administrative offices and a multi-service homeless center known as the Connections Housing project, located within the historical World Trade Center (WTC) building located at 1250 Sixth Avenue, and legally described as Lots A through C and Lots J through L in Block 9 of Horton's Addition in the City of San Diego, State of California, according to map thereof made by L.L. Lockling on file in the office of the County Recorder of San Diego, located in the Civic/Core District of the Downtown Community Plan area, in the Employment/ Residential Mixed-Use District/Employment Required Overlay Zone of the Downtown Community Planning Area; and

WHEREAS, on February 10, 2011 the Planning Commission of the City of San Diego considered Conditional Use Permit/Planned Development Permit/Neighborhood Use Permit (CUP/PDP/NUP) No. 2010-62, and pursuant to Resolution No. 4668-PC voted to recommend City Council approval of the Permit; and

WHEREAS, on March 8, 2011, at a noticed public hearing, City Council granted the permits pertaining to the development and operation of the Connections Housing facility to the Permittee, pursuant to San Diego Municipal Code Chapter 12, Article 6, Divisions 3 and 6; and

WHEREAS, on July 28, 2014, pursuant to Condition No. 19 of CUP/PDP/NUP No. 2010-62, the City Council held a duly noticed public hearing to conduct a twelve-month review and amendment to CUP/PDP/NUP No. 2010-62; testimony having been heard, evidence being submitted, and the City Council having fully considered the matter and being fully advised concerning the same;

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 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, that Connections Housing Downtown, L.P. is in conformance with CUP/PDP/NUP No. 2010-62 and an amendment to CUP/PDP/NUP No. 2010-62 is approved to require a yearly review to be conducted annually until 2018 and the following findings are adopted with respect to the amendment to CUP/PDP/NUP No. 2010-62:

**A. CONDITIONAL USE PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC)  
SECTIONS 126.0305 AND 156.0315**

**1. Findings For All Conditional Use Permits**

**a. The proposed use or development will not adversely affect the applicable land use plan.** The proposed project includes the rehabilitation and adaptive reuse of an existing designated historical resource into a one-stop service center and housing for the homeless. The facility will include a multi-use social service center, a medical clinic, 150 transitional housing beds, and 75 permanent supportive living units. The facility will provide a

valuable service critical in assisting the chronically homeless population. It is the goal of the Downtown Community Plan to allow health and human service facilities area wide, while minimizing impacts to surrounding land uses, and balancing provisions of services to populations in need of assistance. The Downtown Community Plan envisions that these facilities employ a continuum of care approach whereby multiple services are provided on-site.

In addition, the project proposes to retain, rehabilitate and adaptively reuse the WTC; an important historical resource for downtown San Diego. The Downtown Community Plan encourages the rehabilitation and reuse of historical resources as a cultural and sustainability goal. Therefore, the project as proposed does not adversely affect the applicable land use plan.

**b. The proposed use or development will not be detrimental to the public health, safety, and welfare.** The proposed use will not be detrimental to, but rather contribute to, public health, safety, and welfare by providing homeless members of the community with needed services and living facilities in a one-stop location. The proposed conditions of approval have been designed to address potential public health and safety concerns within the surrounding neighborhood. The facility will be required to implement protocols to avoid off-site impacts from clients including a Litter and Loiter control plan which makes the applicant responsible for keeping the site and a one-block area surrounding the site free of graffiti, litter, trash and other nuisances. The operator will establish and enforce policies to discourage littering and loitering in and around the property. All persons visiting the facility for services will be required to wait indoors to avoid any lines outside the facility. Adequate lighting will be provided to illuminate entrances to provide surveillance opportunities of the neighborhood by the public, employees, residents and visitors.

Residents entering the transitional housing facility will be required to sign rules of conduct designed to ensure the safety and security of both the residents and the community. Residents of the permanent supportive living units will sign a lease with specific building rules and any illegal behavior in or around the building will not be allowed, and will be grounds for expulsion. Twenty-four hour security will be provided for protection of project residents, clients and surrounding neighborhood.

In addition, to ensure compliance with the conditions of approval, the applicant has agreed to the formation of a Neighborhood Advisory Committee (NAC), which has been included as a condition of approval. The committee is composed of representatives from the neighborhood, various community groups, and business groups. The NAC will meet regularly to assess the impacts, recommend solutions to enhance collaboration, and provide a vehicle for accountability for the operator(s) of the Facility.

The rehabilitation of the existing building will greatly improve the surrounding area as it will consolidate uses, provide a more attractive building and improve the quality of life for a neglected segment of the population.

**c. The proposed use or development will comply to the maximum extent feasible with the regulations of the Land Development Code.** The proposed facility is located

within the Core district which allows for a variety of uses including office, hotel, educational and residential uses. Social service uses and transitional housing are permitted with the approval of a CUP subject to reasonable conditions of approval. The facility is also located within the Employment Required Overlay Zone; which requires 50 percent of the gross floor area to be devoted to employment uses. While social services, transitional housing, and residential living units are not considered employment uses; the PDO allows historical resources to be occupied by uses otherwise not allowed by the underlying zoning, subject to specific conditions. The facility as proposed will comply with such conditions and will operate in conformance with the regulations of the Land Development Code (LDC), the Downtown Community Plan, and the Centre City Planned District Ordinance (PDO) to the maximum extent feasible.

**d. The proposed use is appropriate at the proposed location.** The proposed project implements the goals and objectives of the Downtown Community Plan by providing transitional housing and permanent supportive housing to meet the needs of the chronically homeless, providing a social service facility that provides assistance to people who are homeless or at risk of homelessness, and rehabilitates a designated historical building for adaptive reuse. The Developer has formed a NAC to ensure impacts to the community are relayed to the operator and quickly remediated. The project site is located within the Core district which allows the proposed use with the approval of a CUP/Planned Development Permit (PDP) and is located near a transit corridor making it accessible to the residents and clients of the facility most of whom walk or use public transit, therefore, the proposed use is appropriate at the proposed location.

**2. Conditional Use Permit for Historical Buildings Occupied by Uses Otherwise not Allowed**

**a. The building must be designated as a historical resource by the City of San Diego Historical Resources Board before approval of the Conditional Use Permit.** The property at 1250 Sixth Avenue is locally designated HRB Site # 685 World Trade Center building. It was built in 1928 and originally known as the San Diego Athletic Club. The City of San Diego acquired the building in 2004 and has used it as an office building. The building's design is primarily Art Deco with Gothic Revival details and is a rare example of the "New York Skyscraper" influence in San Diego.

According to the building assessment prepared by Heritage Architecture and Planning, the building's interior finishes were significantly altered during the conversion of the building from Athletic Club to office space, and the original character of the interior is no longer evident and cannot be defined. The majority of the historic detailing and cast-stone ornamentation on the building's exterior are still extant.

**b. The use of the building shall be compatible with the uses in the surrounding area or shall be consistent with the purpose for which the building was originally designed.** The area surrounding the WTC is primarily commercial/office. The building is currently occupied by City of San Diego and has been occupied by office uses since 1993. The proposed combination of office and residential uses are similar to the original use of the building. The original Athletic Club building included athletic facilities, assembly space,

offices and 96 sleeping rooms on the upper floors. With the approval of the appropriate discretionary permits including the CUP and PDP as discussed above, and applicable conditions of approval, the proposed use will be compatible with the surrounding uses and consistent with the purpose for which the building was originally designed.

**c. The site shall be maintained in, or restored to, its original or historical appearance, in accordance with Chapter 14, Article 3, Division 2 (Historical Resources Regulations).** As part of this project, the Developer proposes to rehabilitate the building in accordance with the Secretary of the Interior Standards for Rehabilitation. The proposed rehabilitation has been reviewed by HRB staff and considers the proposed rehabilitation to be a minor alteration or improvement consistent with the City of San Diego Chapter 14, Article 3, Division 2 (Historical Resources Regulations) and the Secretary of the Interior Standards for Rehabilitation. The proposed repairs and alterations will preserve a historical resource, allow a contemporary use, and will not damage or destroy materials, features or finishes that are important in defining the building's historic character.

**d. Any facilities that are constructed as part of the new use shall be designed to be similar in scale and style with the historical use, and cause no more than a minor alteration to the historical resource in accordance with Historical Resources Regulations unless the development is approved through the Site Development Permit or Neighborhood Development Permit procedures in accordance with Chapters 11 through 14 of the Land Development Code.** The proposed scope of rehabilitation is considered a minor alteration in accordance with Chapter 14, Article 3, Division 2 and therefore does not require approval of a Site Development Permit or Neighborhood Development Permit. The proposed rehabilitation will be consistent with the Secretary of the Interior Standards for Rehabilitation.

**B. PLANNED DEVELOPMENT PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC) SECTION 126.0604**

**1. Findings For All Planned Development Permits**

**a. The proposed use or development will not adversely affect the applicable land use plan.** The proposed project is consistent with the objectives of the Downtown Community Plan and the Centre City PDO by rehabilitating and re-using a locally designated historical resource. The requested deviations will provide relief from the strict application of the development standards in order to allow for more efficient use of the space given the constraints associated with the historical designation of the building and the proposed program of the Facility to address the special needs of the services being provided to the homeless population. The requested deviations meet the intent of the regulations and will have a negligible impact on the surrounding neighborhood.

**b. The proposed use or development will not be detrimental to the public health, safety, and welfare.** The deviations to allow for the increased size of living units and deviations for transitional housing, including living area per bed, storage areas and restroom facilities are minor given the constraints of the existing building floor layout and will not have an impact on the public health, safety and general welfare. Overall the project provides a significant

enhancement to the public health, safety and general welfare by providing essential services and housing for the chronically homeless population of downtown San Diego.

c. **The proposed use or development will comply with the regulations of the Land Development Code.** As discussed earlier in this report, the proposed project is consistent with the goals and policies of the Downtown Community Plan. Approval of the proposed deviations from the development regulations of the PDO and LDC for living units and transitional housing will result in the ability to provide much needed social services and housing consistent with the Downtown Community Plan. With approval of the PDP, the project will comply to the maximum extent feasible with all applicable regulations.

d. **The proposed development, when considered as a whole, will be beneficial to the community.** The proposed project is compatible with existing and planned land uses in the surrounding neighborhood and overall downtown area and will provide much needed services, health care, and housing (both transitional and permanent) for the growing homeless population in downtown. The development of a one-stop service center and housing facility is beneficial to the community at large given the increased homeless population in downtown San Diego and the limited availability of services and housing. Integrating services and housing into one facility is cost effective, provides consistent quality of care, provides for better coordination between services, and ultimately ensures that more people get the services and housing they need to become contributing members of society. The benefits of the proposed project heavily outweigh any of the minor impacts associated with the proposed deviations. In addition, the approval of the deviations will result in the rehabilitation and adaptive reuse of an underutilized historical building, and will add to the diversity of uses in the neighborhood.

e. **Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.** The proposed deviations are appropriate for the project due to the existing floor layout, large windows and historical nature of the building. The building will be upgraded to be fully accessible and the improvements will comply with the California Building Code, Life and Safety requirements and the Secretary of the Interior Standards for Rehabilitation. It is appropriate to allow flexibility from the development standards of the PDO and LDC for living units and transitional housing in order to make more efficient use of the space, provide more livable units for residents, and comply with the Secretary of the Interior Standards, thereby resulting in a more desirable project. The deviations will allow the Developer to successfully operate and provide services and housing advancing the visions and goals of the downtown community plan by providing services and housing to the chronically homeless.

C. **NEIGHBORHOOD USE PERMIT – SAN DIEGO MUNICIPAL CODE (SDMC)**  
**SECTION 126.0205**

1. **Findings For All Neighborhood Use Permits**

a. **The proposed development will not adversely affect the applicable land use plan.** The Centre City PDO allows a deviation to the parking requirements with

approval of a NUP for any building that cannot meet these requirements. This deviation is intended to encourage the adaptive re-use and rehabilitation of historical resources consistent with the goals and policies of the Downtown Community Plan. Given the constraints associated with the historical designation of the building the developer cannot accommodate off-street parking. Allowing the project to be built without the one required parking space will not result in any adverse impacts to the applicable land use plan.

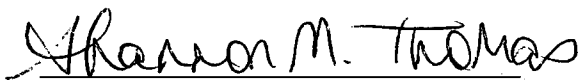
**b. The proposed development will not be detrimental to the public health, safety, and welfare.** The deviation to not require the construction of one parking space for the project will not have a detrimental impact to the public health, safety and welfare. As a whole the proposed project results in a significant benefit to the community by preserving and adaptively re-using a historical building and providing housing and services to the chronically homeless population.

**c. The proposed use or development will comply with the regulations of the Land Development Code.** The LDC specifically contains regulations to allow minor deviations from specific development regulations, including parking. With approval of the NUP, the project will meet all applicable regulations.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that an amendment to CUP/PDP/NUP No. 2010-62 is granted to Connections Housing Downtown L.P., Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: JAN I. GOLDSMITH, City Attorney

By   
Shannon M. Thomas  
Deputy City Attorney

SMT:als  
7/15/2014  
7/18/2014 Cor.Copy  
8/05/2014 Rev.Copy  
Or.Dept:Civic San Diego  
Doc. No. 822529\_3

**RECORDING REQUESTED BY**

CIVIC SAN DIEGO  
PLANNING DEPARTMENT

**WHEN RECORDED MAIL TO**

**CIVIC SAN DIEGO  
PLANNING DEPARTMENT**  
401 B. Street, Suite 400  
San Diego, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AMENDMENT TO CENTRE CITY  
CONDITIONAL USE PERMIT/PLANNED DEVELOPMENT  
PERMIT/NEIGHBORHOOD USE PERMIT NO. 2010-62  
CONNECTIONS HOUSING  
CITY COUNCIL**

This Amendment to Conditional Use Permit/Planned Development Permit/Neighborhood Use Permit No. 2010-62 is granted by the City Council of the City of San Diego to Connections Housing Downtown, L.P., Permittee, respectively, pursuant to San Diego Municipal Code Chapter 12, Article 6, Divisions 3 and 6. The site is located at 1250 Sixth Avenue in the Civic/Core neighborhood of the Downtown Community Planning Area. The project site is further described as Lots A through C and Lots J through L in Block 9 of Horton's Addition in the City of San Diego, State of California, according to map thereof made by L.L. Lockling on file in the office of the County Recorder of San Diego County, is located in the Employment/Residential Mixed-Use District/Employment Required Overlay District of the Downtown Community Planning Area; and,

Subject to the terms and conditions set forth in this Permit, permission is granted to the Permittee for a Conditional Use Permit/Planned Development Permit/Neighborhood Use Permit to operate uses as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits on file in the offices of the City Clerk of the City of San Diego and the Centre City Development Corporation (CCDC).

1. **Conditional Use Permit**

The City Council hereby grants a Conditional Use Permit (CUP) for the Connections Housing facility (Facility) to contain the following uses:

- a. Primary health care clinic providing comprehensive primary care with reception/waiting area, clinical space, healthcare for homeless program, and other enabling healthcare services (ground level).
- b. 150 bed transitional housing program for men and women (floors two and three).



- c. 75 living units to include 73 permanent supportive units and two manager units (floors four through twelve).
- d. Multi-use social service center for the homeless (Basement).
- e. Administrative offices including full service kitchen for residents and employees, training facilities and storage (Sub-basement).

2. **Conditional Use Permit for Historical Buildings Occupied by Uses Not Otherwise Allowed**

The City Council hereby grants a CUP to allow the conversion of employment to non-employment uses and to allow non-employment uses within the Facility to exceed 50% of the gross floor area within the Employment Required Overlay Zone pursuant to Centre City Planned District Ordinance (PDO) Section 156.0315 (d)(1-4).

3. **San Diego Register #865 - World Trade Center**

The building shall be rehabilitated according to the Secretary of Interior Standards for the Treatment of Historic Properties and guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the City of San Diego's Regulations for Historical Resources.

4. **Planned Development Permit**

The City Council hereby grants a Planned Development Permit (PDP) allowing for the following deviations:

- a. Deviations from the requirements of the PDO for living units as follows:
  - 1. Increase the average and maximum floor area requirements of PDO Section 156.0315(b) (1) from 300 to 390 and 400 to 640, respectively.
  - 2. Reduction in the common interior space requirements of PDO Section 156.0315 (b)(7) from 50 to 46 square feet per living unit.
- b. Deviations to the requirements of the San Diego Municipal Code (SDMC)/Land Development Code (LDC) for Transitional Housing as follows:
  - 1. Reduction in the minimum sleeping space requirements of SDMC/LDC Section 141.0313(c) from 70 to 42 square feet of sleeping space for each resident, not including closet or storage space, multipurpose rooms, bathrooms, dining rooms, and halls.
  - 2. Reduction in the minimum bathroom requirements of SDMC/LDC Section 141.0313(g) from one per seven beds to allow the following ratios: Second Floor (Men's) – one shower, one sink and one toilet per 12 beds and one urinal per 11 beds.

5. **Neighborhood Use Permit**

The City Council hereby grants a Neighborhood Use Permit (NUP) allowing for the elimination of one parking space (0.5 spaces per unit) as required by PDO Section 156.0313 Table 156-0313A requiring one parking space for two unrestricted managers' living units.

6. **Parking**

There shall be no off-street parking required for the proposed uses. Under the Centre City PDO, the conversion of one commercial use to another is exempted from parking under Section 156.0313(g). The living units containing income and rent restrictions at or below 40% average median income (AMI) levels are exempted from parking requirements under Section 156.0313 Table 156-0313A. The two managers' units are exempt from the parking requirements of Section 156.0313 Table 156-0313A as approved by the NUP. Transitional housing parking requirements are established through the CUP review and approval process under PDO Section 156.0313, Table 156.0313A and no parking is required under the CUP for the transitional housing use. Permitted uses for the Facility shall be subject to the conditions listed below:

7. **Living Units**

- a. 75 living units occupying floors 4 through 12; not including the two manager's units, occupancy and rent shall be restricted to those persons with household income at or below 40% of AMI as most published by the California Department of Housing and Community Development for San Diego County, as adjusted for a one-person household. The Permittee shall enter into an agreement with the City of San Diego Housing Commission for the review and enforcement of such restrictions.
- b. The Permittee shall comply with the following conditions listed in PDO Section 156.0315 (b) of the Centre City PDO with the exception to those conditions approved by the PDP/NUP.
  1. The maximum occupancy for a living unit is two persons.
  2. Kitchen facilities with at least a kitchen sink, garbage disposal, counter top, refrigerator, and microwave oven or cook-top is required for every living unit.
  3. A complete bathroom is not required in every living unit. However, at least one private toilet must be provided and be screened from the remainder of the unit.
  4. Each living unit that is not provided with a private shower or bathtub must be served by a shared shower or bathtub. Shared bathing facilities must be provided at a ratio of at least one facility for every five units, or fraction thereof, which lack private bathroom facilities. Each shared bathing facility must be on the same floor as the units it is intended to serve, must

be directly accessible from a common area or hallway, and must have an interior lockable door.

5. Each living unit must be pre-wired for phone and cable television service.
6. A minimum of one living unit shall be occupied by a resident manager.
7. The Facility shall provide a front desk with a full view of the entry area, staffed 24-hours a day, seven days a week; or provide an operational outdoor entry intercom system connected to the manager's unit and each living unit.

8. **Transitional Housing**

- a. The Permittee shall provide 150 transitional housing beds located on the second and third floors of the Facility. There will be approximately 94 beds for men on the second floor and 56 beds for women on the third floor. On-site management and security staff shall be present at all times.
- b. The Permittee shall comply with the following conditions listed in Section 141.0313 of the SDMC/LDC with the exception to those conditions approved by the PDP.
  1. Only one transitional housing facility may be permitted per lot or premises.
  2. Sleeping areas shall not be used as a public or general passageway to another room, bath, or toilet.
  3. The Facility shall provide at least five square feet of living area per bed, not including sleeping space, dining areas, and kitchen areas.
  4. The Facility shall provide at least eight square feet of storage area (closet or drawers) per bed.

9. **Multi-Use Service Center (Center)**

- a. The Permittee shall operate a multi-use social service center for the homeless, with counseling offices, personal care facilities, case management; service needs assessments and referrals to housing and other on-site or off-site service providers. The Center shall host multiple providers to provide services, including; but not limited to, veterans services, legal services, benefits advocacy and employment services. All providers shall be responsible for ensuring their operations comply with all applicable conditions of the CUP.
- b. The Center shall not operate as a Congregate Meal Facility offering meals to the general public.
- c. The Center may be open seven days of the week. The Center may open no earlier than 6:00 a.m. and close no later than 9:00 p.m.
- d. All activities associated with the Center shall occur within the confines of the building.
- e. The Center shall provide on-site supervision at all times.

- f. Only those clients actively participating in a program of the Center may utilize the personal care facilities.

10. **Primary Health Care Clinic (Clinic)**

The Clinic and main reception area shall be located on the first floor. The reception area shall include a large space for waiting clients, restrooms, offices for intake/assessment and case management. The Clinic will have a separate entrance and waiting room. The Clinic will provide comprehensive primary care, medical and mental health services, allowing homeless individuals to access health care as part of their regular routine of services. The Clinic shall not operate as a hospital, 24-hour emergency clinic, intermediate care facility or nursing facility. The Clinic may be open during the following hours seven days of the week: Monday through Friday open no earlier than 6:00 a.m. and close no later than 9:00 p.m., Saturday open no earlier than 8:00 a.m. and close no later than 5:00 p.m., Sunday open no earlier than 8:00 a.m. and close no later than 12:00 p.m.(Noon).

- 11. A sign shall be posted at the project entrance identifying the Facility, listing the services offered and hours of operation, rules of persons entering the Facility, and contact numbers for the Facility, City of San Diego Neighborhood Code Compliance Department (NCCD) for filing of any complaints.
- 12. Patrons, residents, and visitors of the Facility shall comply with the Rules of Conduct (attached Exhibit 1) and shall be advised by staff that loitering is prohibited in the area before, during, or after the hours of operation.

13. **Neighborhood Advisory Committee (NAC)**

- a. A Neighborhood Advisory Committee (NAC) (attached Exhibit 2) shall be established by the Permittee to give regular input on the operation of the facility. The advisory group shall be formed within 30 days of the approval of this Permit and shall consist of representatives of residents, business owners and property owners within a quarter mile radius of the facility, local community, neighborhood and business organizations. The NAC shall also include a staff member from the office of the City Council member representing Downtown San Diego and a member of the Mayor's office. The Permittee shall meet with the NAC on a quarterly basis. If an earlier meeting is requested by the NAC based on an urgent matter, the Permittee shall reasonably attempt to accommodate the request.
- b. The Permittee shall provide the following reports to the NAC:
  - 1. Quarterly summary of incidents logged by the private security of the Facility.
  - 2. Annual report of compliance with this permit, including a summary of incidents logged by the private security for the facility, as well as incidents

logged by the San Diego Police Department, and private security for adjacent properties if provided. The report shall be delivered no later than February 1 of the year following the reporting year.

14. **Communications/Litter and Loiter Plan**

The Permittee shall strictly enforce the Communications/Litter and Loiter Control Plan created to remove litter, discourage loitering and maintain communication with the immediate neighborhood (attached Exhibit 3). The Communications/Litter and Loiter plan shall also establish a street outreach response team and an email/telephone response system for neighbors within ¼ mile of the Facility, the NAC and any interested parties. The street outreach team shall be staffed during normal business hours.

15. **Security Plan**

The Permittee shall develop and maintain a Security Plan for the Facility. The Security Plan shall be provided to the NAC for comment and the final Security Plan provided to CCDC and the NCCD prior to issuance of the occupancy permit for the Facility. The Security Plan shall contain, at a minimum, the components and provisions as shown in Exhibit 4. The minimum requirements, including, but not limited to, security personnel and video surveillance, shall not be reduced without approval of an amendment to this Permit.

16. **Lighting**

All private outdoor lighting shall be shaded and adjusted to illuminate the same premises where such lights are located. Prior to issuance of any occupancy permits, a night inspection shall be required to verify compliance of the outdoor lighting system.

17. **Rooftop**

No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any buildings, unless such equipment and appurtenances are screened and contained within a completely enclosed structure.

18. **Utilitarian Areas**

- a. Areas housing trash, recyclable materials or other utility services shall be completely concealed from view of the right-of-way and adjoining properties, except for utilities required to be exposed by the City or utility company.
- b. The project shall provide trash and recyclable material storage as follows:
  1. A minimum of one interior trash and recyclable materials storage area shall be provided for each living unit.

2. A minimum of two trash and recyclable material storage areas shall be provided for the Facility.

19. **12-Month Review**

- This Permit shall be reviewed on an annual basis for a period of five years from the date of commencement of operations to ensure conformance with the conditions stated herein. This review shall be noticed to all persons identified in Section 112.0302 and shall be presented to the Public Safety and Livable Neighborhoods Committee of the City of San Diego City Council as an information item. Any modifications to, or revocation of, the permit will be processed in accordance with Condition No. 21.
20. The subject property and associated common areas on site shall be maintained clean and free of graffiti at all times.
  21. This Permit may be revoked or modified by the City of San Diego following a public hearing pursuant to the authority and procedures outlined in the SDMC/LDC, which may include any complaint or report from the NAC.
  22. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State Law requiring access for disabled people may be required.
  23. This Permit is a covenant running with the subject property and shall be binding upon the the Permittee and any successor or successors, and the interest of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
  24. No permit for construction, operation or occupancy of any facility shall be granted nor shall any activity authorized by this Permit be conducted on the premises until the Permit is recorded by the Office of the San Diego County Recorder.
  25. Unless this Permit has been revoked by the City of San Diego, the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit.
  26. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s), which are in effect on the date of the submittal of the requested amendment.
  27. All of the conditions contained in this Permit have been considered and have been determined necessary in order to make the findings required for this Permit. It is the intent that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit. It is the intent that the Permittee of the property, which is subject to this Permit, either utilize the property for any use allowed under the zoning and

other restrictions which apply to the property or, in the alternative, that the Permittee of the property be allowed the special and extraordinary rights conveyed by this Permit, but only if the Permittee complies with all the conditions of this Permit.

In the event that any condition of this Permit, on a legal challenge by the Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Permittee shall have the right, by paying the applicable processing fees, to bring the request for a new Permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed Permit can still be made in the absence of the "invalid" conditions(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed Permit and the condition(s) contained therein.

AUTHENTICATED BY THE CIVIC SAN DIEGO

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LUCY CONTRERAS  
Senior Planner

**Note: Notary Acknowledgement  
must be attached per Civil Code  
Section 1189 et seq.**

The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

**CONNECTIONS HOUSING  
DOWNTOWN L.P.**  
Permittee

By \_\_\_\_\_  
James Silverwood  
President/CEO  
Affirmed Housing Group

**Note: Notary Acknowledgement  
must be attached per Civil Code  
Section 1189 et seq.**

Doc. No. 822563\_2  
8/5/14 Rev.Copy



Passed by the Council of The City of San Diego on JUL 28 2014, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Sherr Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Myrtle Cole	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 28 2014

**(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:

KEVIN L. FAULCONER  
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.

(Seal)

By *Janette J. Santos*, Deputy

Office of the City Clerk, San Diego, California

Resolution Number R- 309156