

RESOLUTION NUMBER R- 312079  
DATE OF FINAL PASSAGE DEC 03 2018

ITEM # 209B  
12/3/18

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING VESTING TENTATIVE MAP NO. 1976638 AND EASEMENT VACATION NO. 2001097 FOR HILLTOP/EUCLID MIXED-USE DEVELOPMENT PROJECT - PROJECT NO. 560527.

WHEREAS, the City of San Diego, a California Municipal Corporation, Owner, and Affirmed Housing Group, Inc., a Delaware Corporation, Subdivider, and Project Design Consultants, Engineer, submitted an application to the City of San Diego for a vesting tentative map (Vesting Tentative Map No. 1976638) and easement vacation (Easement Vacation No. 2001097) for the Hilltop/Euclid Mixed-Use Development project (Project). The 9.385-acre site is located at 922-1040 Euclid Avenue and 5012 Hilltop Drive, between Hilltop Drive and the 94 and west of Euclid Avenue, in the CN-1-4 and RM-1-2 Zones within the Encanto Neighborhood Community Plan, the Community Plan Implementation Overlay Zone-A (CPIOZ-A), Transit Priority Areas, and the Airport Influence Area (AIA) Review Area 2 for the San Diego International Airport (SDIA) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP). The project site is legally described within Exhibit 1; and

WHEREAS, the Map proposes the Subdivision of a 9.38-acre site into 47 residential lots, 3 Homeowner Association (HOA) lots, and 1 mixed-use commercial lot; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code Section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 47; and

WHEREAS, on November 8, 2018, the Planning Commission of the City of San Diego considered Vesting Tentative Map No. 1976638 and Easement Vacation No. 2001097, and pursuant to Resolution No. 4967-PC, the Planning Commission voted to recommend City Council approval of the map; 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 Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on December 3, 2018, the City Council of the City of San Diego considered Vesting Tentative Map No. 1976638 and Easement Vacation No. 2001097, and pursuant to San Diego Municipal Code Section(s) 125.0440, 125.1040, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings with respect to Vesting Tentative Map No. 1976638:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The 9.38-acre vacant project site is located at 922-1040 Euclid Avenue and 5012 Hilltop Drive, on the northeastern corner of Hilltop Drive and Euclid Avenue. The project site is in the CN-1-4 and RM-1-2 zones and the Community Plan Implementation Overlay Zone A (CPIOZ-A) within the Encanto Neighborhoods Community Plan area, and the Transit Priority Areas. The General Plan designates the western portion of the site as Residential and eastern portion Multiple Use. The community plan designates the western portion of the site as Residential-Medium use at 15-29 dwelling units per acres (du/ac) and the eastern portion as Neighborhood Mixed Use-Medium Residential use at 30-44 du/ac. The Neighborhood Mixed Use designation is intended to provide convenience shopping and services and housing in a mixed-use setting, as well as civic uses, within generally half-mile of a Trolley stop, as well as focused locations. The project site is located approximately 1,890 feet or less than a half-mile from the Euclid Avenue Station Transit Center, which includes the San Diego Trolley stop (Orange Line) and eight bus stops (Bus Routes 3, 4, 5, 13, 60, 916, 917, and 955).

The project proposes to subdivide a vacant 9.38-acre site into 47 single dwelling unit lots, one mixed-use lot and three Homeowner Association (HOA) lots, and the construction of a mixed-use development containing 113 apartment units with 8,485 square feet of commercial space on the ground floor, and the construction of 20 market-rate single-family dwelling units and 27 market-rate two-and three-story townhomes. The project would also extend Hilltop Drive from its current terminus at the drainage crossing east to the existing signalized intersection at Euclid Avenue, construct a raised center median along the project's frontage on Euclid Avenue, and restore and enhance the drainage feature as an amenity that functions as a focal point of the site.

The project is located within the community's Village District, which is envisioned as an activity center with increased density, a mix of diverse uses that are synergistically located in close proximity to one another, and design that promotes multi-modal activity. The project contributes to the vision for the Village District through an integrated mix of residential and commercial uses, ground-floor commercial that interacts with the street, building orientation and design that enhances the pedestrian environment, and green spaces that engage users while contributing to community character.

The proposed design prioritizes connectivity throughout the site, further implementing the Community Plan vision for a vibrant, pedestrian-oriented village. The pedestrian environment is enhanced with a pedestrian bridge that allows users to engage with the restored drainage feature that runs through the site, connecting the residential component to the mixed-use component of the site. The proposed pedestrian bridge will not only increase connectivity but will enhance the drainage feature as an amenity that functions as a focal point of the site.

Euclid Avenue is identified in the Community Plan as the community's most important north-south corridor and envisions a mix of land uses and densities that promote walkability and capitalize on the existing transit infrastructure. The project proposal's strong pedestrian focus, building orientation, and active frontage along Euclid Avenue will implement the vision for this vital corridor. Further, the Encanto Neighborhoods Community Plan references the Euclid

Avenue Gateway Master Plan which recommends improvements to balance the needs of all modes of travel along the corridor, resulting in a welcoming roadway that enhances connectivity. The proposed project aims to implement this plan through the recommended continuation of Hilltop Drive, the addition of a buffered bike lane, as well as enhancements to the existing bus stop, and other streetscape improvements.

The project would implement the specific General Plan policy for Mixed-Use Villages (UD-C.2.) which recommends designing village centers to be integrated into existing neighborhoods through pedestrian-friendly site design and building orientation, and the provision of multiple pedestrian access points. The proposed project would provide pedestrian-friendly access points throughout the site design and integrate building orientation, facade, and landscaping that enhances the pedestrian environment.

The purpose of the General Plan's Mobility Element is to improve mobility through development of a balanced, multi-modal transportation system. Goals of the Mobility Element include creating walkable communities with pedestrian-friendly street, site and building design, and a safe and comprehensive local and regional bikeway network. As previously discussed, the proposed project would increase pedestrian access and comfort by providing multiple points of access within and through the site, in addition to streetscape improvements that will improve bicycle and pedestrian access to points of interest. Therefore, for these reasons, the proposed subdivision design and improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The project proposes to subdivide a vacant 9.38-acre site into 47 single dwelling unit lots, one mixed-use lot and three Homeowner Association (HOA) lots, and the construction of a mixed-use development containing 113 apartment units with 8,485 square feet of commercial space on the ground floor, and the construction of 20 market-rate single-family dwelling units and 27 market-rate two-and three-story townhomes. The project would also extend Hilltop Drive from its current terminus at the drainage crossing east to the existing signalized intersection at Euclid Avenue, construct a raised center median along the project's frontage on Euclid Avenue, and restore and enhance the drainage feature as an amenity that functions as a focal point of the site.

The buildings along Euclid Avenue includes above-grade balconies and roof eaves, and the project is required to dedicate 14 feet public right-of-way (ROW). Post-dedication, the balconies and roof eaves would be encroaching in the ROW and requires a Neighborhood Development Permit pursuant to SDMC Section 129.0710(a)(9). Post-dedication, the above-grade balconies and roof eaves would still meet the minimum eight-foot clearance height requirement, as measured from the finished grade of the curb line.

The proposed development includes on-site affordable housing units and qualifies as an affordable housing development pursuant to SDMC Chapter 14, Article 3, Division 9-Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations. An applicant

may request deviations from the applicable development regulations in accordance with SDMC Section 143.0920 pursuant to a Neighborhood Development Permit decided in accordance with Process Two provided that the findings are made and the deviation results in a more desirable project. The following are the proposed deviations and justification for each of the requested deviations:

a. A deviation from SDMC Section 131.0540(c)(1) - Ground Floor Restrictions, to allow residential use and residential parking within the front half of Lot 51 for Building A, measured from Hilltop Drive, where residential use and residential parking is prohibited on the ground floor in the front half of the lot.

Lot 51 contains the proposed mix-use development and has frontage along Hilltop Drive and Euclid Avenue, and the front yard setback for this lot is along Hilltop Drive. The northern portion of the ground floor of Building A contains the lobby area, laundry facilities, and the lounge area for the residential units above, and a few of the residential parking spaces are located on the northwestern side of the building's parking lot, north of Private Drive D. The residential use is located approximate 173 feet from Hilltop Drive.

Euclid Avenue is identified by the Community Plan as the community's most important north-south corridor and envisions a mix of land uses and densities that promote walkability and capitalize on the existing transit infrastructure. The proposed design prioritizes connectivity throughout the site and building orientation adjacent to Euclid Avenue, further implementing the Community Plan vision for a vibrant, pedestrian-oriented village. However, due to the constraints of the natural land forms, and the restoration and enhancement of the drainage feature, the site is limited on the placement of the uses and access to the residential units. The project proposal to include a small portion of the residential uses within front yard setback further enhances the strong pedestrian focus and active frontage toward and along Euclid Avenue, which further implements the vision for this vital corridor.

b. A deviation from SDMC Section 131.0444(e) and Table 131-04G - Building Height, to allow for a 36-foot building height for a portion of Building C that is in the RM-1-2 zone and a 35-foot building height for the three-story townhomes, where the RM-1-2 zone permits a maximum height of 30 feet.

Approximately one-third of Building C is located in the RM-1-2 zone which has a maximum allowed height of 30 feet and the remaining portions of the building is located within the CN-1-4 zone which has a maximum allowed height of 60 feet. Building C has a proposed 36-foot building height and the requested six-foot height deviation is to allow for the uniformity in the building structure and access to the floors. Without the deviation, the project would lose three low income and very low income affordable apartment units on the third floor. This portion of the building is located within the interior portion of Lot 51 and is separated from the single-family dwelling units by the restored and enhanced drainage feature, and would have no visual impacts from the public right-of-way or the adjacent properties.

In addition, the townhomes are located within the RM-1-2 zone which has a maximum allowed height of 30 feet. The three-story townhomes have a proposed 35-foot building height to

allow for a pitched roof for Lots 7-12 and Lots 36-42. This roof design matches the other two-story townhomes and single-family dwelling units, and distinguishes them from the mix-use development. The three-story townhomes lots are located within the interior portion of the subdivision and adjacent to the restored and enhanced drainage feature. The location of these units provides for a visual differential from the higher mixed-use development to the east and the two-story townhomes and single-family dwelling units that are on the perimeter along Hilltop Drive and the western property line.

c. A deviation from SDMC Table 131-04G - Minimum Lot Area, to allow for reduced minimum lot area for the single-family dwelling units (2,170 through 3,431-square-foot lots) and townhomes lots (987 through 1,197-square-foot lots), where a minimum 6,000 square feet is required for each lot within the RM-1-2 zone.

The 6,000-square foot minimum lot standard for the RM-1-2 zone was intended to accommodate lower density multiple dwelling units with some characteristics of single dwelling units, at a density of one dwelling unit for each 2,500 square feet of lot area. The proposal is for single dwelling unit development, which allows a maximum of one dwelling unit per lot. As such, the smaller lots proposed within the single dwelling unit portion of the project site will be appropriate for the detached single-family dwelling units and single-family townhome-style development. The detached single-family dwelling units and townhomes will be accessed by private drives, pedestrian paths, and surrounded by HOA-maintained common lots. In addition, the reduced lot sizes will provide a space-efficient and economical alternative to traditional single dwelling unit development. Each of the residential lots contain a small private exterior useable space, while the areas outside to the private lots would be maintained by the HOA. It is also the intent of the project to provide a pedestrian-friendly development that is consistent with the surrounding neighborhood character. The project would be integrated into existing neighborhoods through pedestrian-friendly site design, building orientation, HOA maintained common areas and landscaping, and the provision of multiple pedestrian access points, which implements the intent of the Residential Base Zones to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego, and to implement the goals of the community plan.

d. A deviation from SDMC Table 131-04G - Minimum Lot Dimensions, to allow for reduced minimum lot dimensions for the single-family dwelling units and townhomes lots, where a minimum 50-foot width, 90-foot depth, and a 50-foot street frontage is required for each lot within the RM-1-2 zone.

The minimum 50-foot width, 90-foot depth, and 50-foot street frontage requirements for lots in the RM-1-2 zone were intended to accommodate lower density multiple dwelling units with some characteristics of single-family dwelling units, with access directly from a public right-of-way. The deviation to street frontage will allow for a more efficient use of land by allowing all single-family dwelling units to be accessed by private drives in lieu of a public street. The deviations to lot width and depth will allow for the clustering of dwelling units and for increased opportunities to provide larger areas of common open space and recreational amenities for the residents. Over 10,000 square feet of common open space and recreational amenities are being provided for the single dwelling unit development, where 1,175 square feet

is the minimum required by the Land Development Code. The project would be integrated into existing neighborhoods through pedestrian-friendly site design, building orientation, HOA maintained common areas and landscaping, and the provision of multiple pedestrian access points, which implements the intent of the Residential Base Zones to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego, and to implement the goals of the community plan.

e. A deviation from SDMC Section 131.0443 (d) and Table 131-04G - Setback Requirements in Residential Zones, to allow for reduced minimum setbacks for the single-family dwelling units and townhomes lots, where a minimum 15 feet and 20 feet standard is required for the front yard setback, a minimum 5 feet and 8 feet standard is required for the side yard setback, and a minimum 15 feet is required for the rear yard setback (no alley) in the RM-1-2 zone.

Although horizontal separation between interior buildings will be reduced below the underlying zone requirement, the comprehensive development will observe setbacks from the abutting public right-of-way and from adjacent properties consistent with and exceeding those of the underlying zone. HOA-maintained common Lot 48 will provide a 20-foot separation between the proposed single dwelling units and the Hilltop Drive right-of-way, consistent with the RM-1-2 standard front yard setback requirement of 20-feet. Common Lot 48 will provide a 10-foot separation between the proposed single dwelling units and the existing single-family neighborhood to the west, which exceeds the RM-1-2 side setback allowance of five feet along one side of the property. Common Lot 48 will also provide a 15-foot separation between the proposed single dwelling units and the San Diego Unified School District property to the north, consistent with the RM-1-2 rear yard setback requirement of 15-feet.

The setback deviations will allow for the clustering of dwelling units and for increased opportunities to provide larger areas of common open space and recreational amenities for the residents. Over 10,000 square feet of common open space and recreational amenities are being provided for the single dwelling unit development, where 1,175 square feet is the minimum required by the Land Development Code. The project would be integrated into existing neighborhoods through pedestrian-friendly site design, building orientation, HOA maintained common areas and landscaping, and the provision of multiple pedestrian access points, which implements the intent of the Residential Base Zones to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego, and to implement the goals of the community plan.

f. A deviation from SDMC Section 142.0525(d) - Minimum Required Parking Without a 20-foot Driveway, to not require one additional parking space for the townhome lots containing a seven-foot long driveway, measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in Diagram 142-05A, where the regulation requires one additional parking space for each townhome since the driveways are less than 20 feet.

One of the purposes of the requirement for a 20-foot driveway depth is to allow parking on a driveway without encroachment into the public right-of-way and impeding public pedestrian circulation. Vehicular access to all single dwelling unit properties will be from private drives and

not directly from the public right-of-way. All single dwelling unit properties have pedestrian access separated from the vehicular access and the private drives will serve the vehicles.

Another purpose of the 20-foot driveway depth is to accommodate additional parking. Besides the 12-additional on-site guest parking spaces, the project would also extend Hilltop Drive from its current terminus at the drainage crossing east to the existing signalized intersection at Euclid Avenue. With this extension, the project would be installing full public improvements along the northern portion of Hilltop Drive, thus providing additional public parking spaces within the public right-of-way.

Each of the requested deviations has been reviewed as they relate to the proposed design of the project, the property configuration, and the surrounding development. The deviations are appropriate and will result in a more desirable project that efficiently utilizes the site and achieves the revitalization and re-use of the existing commercial lot for residential use, while meeting the purpose and intent of the development regulations. Other than the requested deviations, the proposed subdivision meets all applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the Land Development Code (LDC). In addition, the proposed development will materially assist in accomplishing the goal of providing affordable housing opportunities in economically balanced communities by constructing 113 low income and very low income affordable apartment units on-site.

### **3. The site is physically suitable for the type and density of development.**

The topography of the project site is varied, consisting of a flat mesa and a ravine area that is bisected by a small unnamed drainage feature. The project site and drainage does not provide suitable habitat to support special-status plant or wildlife species and has minimal function or value as sensitive habitat. The unnamed drainage contains approximately 0.13 acre of arundo (*Arundo donax*)-dominated riparian habitat subject to the jurisdiction of California Department of Fish and Wildlife (CDFW) but is not considered a City wetland. The drainage would be graded, recontoured, enhanced and restored to maintain water conveyance and improve habitat function.

The site is located within the boundaries of the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan but is not within a Multi-Habitat Planning Area (MHPA) or the Coastal Zone. The project would not result in significant impacts to special-status plant or wildlife species, including MSCP covered species and narrow endemic species. The project will directly impact two sensitive vegetation communities; coastal sage scrub and non-native grassland. To offset project impacts to Diegan coastal sage scrub and non-native grassland, approximately 1.07 acres of ecologically valuable habitat will be mitigated offsite through payment into the City of San Diego's Habitat Acquisition Fund (Fund #10571).

The drainage contains approximately 0.07 acre of non-wetland waters potentially subject to the jurisdiction of the USACE and RWQCB. CDFW jurisdictional limits of the on-site drainage were delineated at the outer edge of stream- dependent vegetation. The unnamed drainage contains approximately 0.52 acre of streambed and stream-associated habitat subject to the jurisdiction of CDFW. The unnamed drainage does not qualify as a City wetland because it



was not historically a naturally occurring wetland and has only accumulated invasive hydrophytic vegetation as a result of past human disturbance. The project applicant will pursue project specific permits issued by the resource agencies for impacts to resources associated with the drainage.

The drainage could possibly be used as a local wildlife travel route for common species. However, the habitat onsite has been reduced to small, fragmented, and low-quality stands with limited to no access to any substantial habitat within the project site and immediate vicinity. Therefore, the project site does not contain areas important for wildlife movement.

The proposed single-family dwelling units and townhomes portion of the project would be constructed on the flat mesa that is west of the drainage feature, and the mixed-use development would be constructed on the flat mesa that is east of the drainage feature. As outlined in Finding 1 listed above, the density is consistent to the underlying zones and the community plan. Based on the foregoing analysis and information, the site is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

As outlined in Finding 3 listed above, the project site and drainage does not provide suitable habitat to support special-status plant or wildlife species and has minimal function or value as sensitive habitat. The unnamed drainage contains approximately 0.13 acre of arundo (*Arundo donax*)-dominated riparian habitat subject to the jurisdiction of CDFW but is not considered a City wetland. The drainage would be graded, recontoured, enhanced and restored to maintain water conveyance and improve habitat function. Further, the drainage could possibly be used as a local wildlife travel route for common species. However, the habitat onsite has been reduced to small, fragmented, and low-quality stands with limited to no access to any substantial habitat within the project site and immediate vicinity. Therefore, the project site does not contain areas important for wildlife movement.

Addendum No. 560527 to Program Environmental Impact Report (PEIR) No. 386029/SCH No. 2014051075 prepared for the Southeastern San Diego Community Plan and Encanto Neighborhoods Community Plan updates has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Noise, Transportation/Circulation, Biological Resources, and Paleontological Resources would be implemented with this project.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The project proposes to subdivide a vacant 9.38-acre site into 47 single dwelling unit lots, one mixed-use lot and three HOA lots, and the construction of a mixed-use development containing 113 affordable apartment units with 8,485 square feet of commercial space on the ground floor, and the construction of 47 single family dwelling units. The project would also extend Hilltop Drive from its current terminus at the drainage crossing east to the existing signalized intersection at Euclid Avenue, construct a raised center median along the project's frontage on Euclid Avenue, and restore and enhance the drainage feature as an amenity that functions as a focal point of the site.

Addendum No. 560527 to PEIR No. 386029/SCH No. 2014051075 prepared for the Southeastern San Diego Community Plan and Encanto Neighborhoods Community Plan updates has been prepared for the project in accordance with California Environmental Quality Act guidelines. Based upon a review of the current project, there are no new significant environmental impacts not considered in the previous PEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and there is no new information of substantial importance to the project. A Mitigation, Monitoring and Reporting Program for Noise, Transportation/Circulation, Biological Resources, and Paleontological Resources would be implemented with this project.

The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions within the permit have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project will comply with the development conditions in effect for the subject property as described in Vesting Tentative Map (VTM) No. 1976638 and Easement Vacation (EV) No. 2001097, and other regulations and guidelines pertaining to the subject property per the SDMC for the project site. Prior to issuance of any building permits for the proposed development, the plans will be reviewed for compliance with all Building, Electrical, Mechanical, Plumbing and Fire Code requirements, and the owner/ permittee will be required to obtain a grading and public improvement permit. Therefore, the design of the subdivision and the type of improvement would not be detrimental to the public health, safety and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The drainage feature, located in the southeastern corner of the development site, was altered between 1953 and 1964. During this period, a portion of drainage was filled to provide access across the drainage adjacent at the eastern terminus of Hilltop Drive. To convey water under the filled area, a concrete pipe was placed in the drainage corridor and two storm drain easements were recorded to allow for the improvements. The existing storm drain will be replaced with a new storm drain system, and a new 15-foot wide storm drain easement would be recorded on the site as part of the final map to cover the entire area of the storm drain

improvements. Therefore, once the new storm drain system is in place, the existing two storm drain easements would no longer be required and will be vacated as part of the VTM.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The design and proposed improvements for the subdivision are consistent with California Government Code Section 66473.1 and SDMC Section 125.0440(g) regarding the design of the subdivision for future passive or natural heating and cooling opportunities. The proposed establishes appropriate setbacks and distances between buildings to allow for passive natural heating and cooling opportunities. The physical layout of the buildings onsite allows for the passage of air between buildings. The landscape plan proposes a high-quality design with many trees that will promote natural cooling onsite. The project would highlight natural materials and colors, usable outdoor spaces, and drought-tolerant landscaping. The mixed-use development structures would feature a contemporary architectural style using a combination of materials that may include glass, ceramic tile, board-formed concrete, steel, and stucco. The first floor would contain store fronts, while the upper floors would feature a contemporary architectural style, with more residentially-scaled doors and windows. The single-family dwelling units and townhomes feature a contemporary architectural style, with more residentially-scaled doors and windows, and landscaped buffers, while the garages would be located off private drives. The overall project design would incorporate sustainability features for energy and water efficiency, and to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The project proposes to subdivide a vacant 9.38-acre site into 47 single dwelling unit lots, one mixed-use lot and three HOA lots, and the construction of a mixed-use development containing 113 affordable apartment units with 8,485 square feet of commercial space on the ground floor, and the construction of 47 single family dwelling units. The 113 affordable apartment units will be set aside for low income (rent that does not exceed 30 percent of 60 percent of the area median income (AMI)) and very low income (rent that does not exceed 30 percent of 50 percent of the AMI), and would further the City's affordable housing goals. Furthermore, the project implements the City's General Plan policies that encourage locating residential near transit and employment opportunities, thereby capturing automobile trips and allowing for increased pedestrian activity, bicycle and transit activity. All appropriate public services (including fire, police, medical, schools, public parks, and libraries) as well as necessary utilities such as electricity, water, and sewer, will be available and adequate for the proposed project.

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

FURTHER RESOLVED, that portions of two storm drain easement located within the project boundaries as shown in Vesting Tentative Map No. 1976638, shall be vacated, contingent upon the recordation of the approved Final Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

**9. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a)).**

The drainage feature, located in the southeastern corner of the development site, was altered between 1953 and 1964. During this period, a portion of drainage was filled to provide access across the drainage adjacent at the eastern terminus of Hilltop Drive. To convey water under the filled area, a concrete pipe was placed in the drainage corridor and two storm drain easements were recorded to allow for the improvements. The existing storm drain will be replaced with a new storm drain system, and a new 15-foot wide storm drain easement would be recorded on the site as part of the final map to cover the entire area of the storm drain improvements. Therefore, once the new storm drain system is in place, the existing two storm drain easements would no longer be required.

**10. The public will benefit from the action through improved utilization of the land made available by the vacation. (San Diego Municipal Code § 125.1040(b)).**

The existing storm drain will be replaced with a new storm drain system in approximate same location as the existing, and a new 15-foot wide storm drain easement would be recorded on the site as part of the final map to cover the entire area of the storm drain improvements. Therefore, once the new storm drain system is in place, the existing two storm drain easements would no longer be required and the public will benefit from the action through a new improved storm drain system.

**11. The vacation is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c)).**

As outlined within Finding 1 listed above, the proposed subdivision and vacation of the two storm drain easements are consistent with any applicable land use plan.


**12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d)).**

The drainage feature, located in the southeastern corner of the development site, was altered between 1953 and 1964. During this period, a portion of drainage was filled to provide access across the drainage adjacent at the eastern terminus of Hilltop Drive. To convey water

under the filled area, a concrete pipe was placed in the drainage corridor and two storm drain easements were recorded to allow for the improvements. The existing storm drain will be replaced with a new storm drain system, and a new 15-foot wide storm drain easement would be recorded on the site as part of the final map to cover the entire area of the storm drain improvements. Therefore, the purpose for which the easement was originally acquired would not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the City Council, Vesting Tentative Map No. 1976638 and Easement Vacation No. 2001097 are hereby granted to The City of San Diego, a California Municipal Corporation, Owner, and Affirmed Housing Group, Inc., a Delaware Corporation, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, City Attorney

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

CLN:als  
11/15/2018  
Or.Dept:DSD  
Doc. No.: 1874822

Attachments: Exhibit 1 – Legal Description  
Exhibit 2 – Vesting Tentative Map Conditions

**EXHIBIT 1**

**LEGAL DESCRIPTION**

APN 542-480-03; 10 and 12

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF LOT 29 OF THAT PORTION OF RANCHO MISSION OF SAN DIEGO COMMONLY KNOWN AS HORTON'S PURCHASE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878.

EXCEPTING FROM SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID LOT 29 THAT PORTION LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EASTERLY 30.00 FEET OF SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, SOUTH 89° 58' 11" WEST, 13.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 39' 45" WEST, 165.89 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF LOT 29 DISTANT THEREON SOUTH 89° 58' 11" WEST 16.00 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE OF THE EASTERLY 30 FEET OF SAID LOT 29.

ALSO EXCEPTING FROM THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID LOT 29 THE EASTERLY 190.00 FEET OF THE NORTHERLY 250.00 FEET THEREOF.

AND ALSO EXCEPTING FROM THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID LOT 29 THAT PORTION LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE EASTERLY 40.00 FEET OF SAID LOT 29 WITH THE SOUTHERLY LINE OF NORTHERLY 250.00 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF LOT 29; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 250.00 FEET SOUTH 89° 58' 11" WEST 9.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 39' 45" WEST 81.78 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 29 DISTANT THEREON SOUTH 89° 58' 11" WEST 10.01 FEET FROM THE WESTERLY LINE OF THE EASTERLY 40.00 FEET OF SAID LOT 29.

APN 542-480-09

PARCEL 1:

THE EASTERLY 190.00 FEET OF THE SOUTHERLY 75.00 OF THE NORTHERLY 150.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF LOT 29 OF HORTON'S PURCHASE OF THE EX-MISSION LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878.

EXCEPTING THEREFROM, THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF LAND DESCRIBED IN DEED TO THE CITY OF SAN DIEGO, RECORDER APRIL 24, 1963 AS INSTRUMENT NO. 70108 OF OFFICIAL RECORDS, SAID WESTERLY LINE OF BEING DESCRIBED AS, FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EASTERLY 40.00 FEET OF THE HEREINABOVE DESCRIBED LAND; THENCE ALONG THE NORTHERLY LINE OF SAID LAND, SOUTH 89° 58' 11" WEST 6.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00° 39' 45" WEST 75.01 FEET TO A POINT ON THE SOUTHERLY LINE OF THE HEREINABOVE DESCRIBED LAND; DISTANT THEREON SOUTH 89° 58' 11" WEST 7.81 FEET FROM THE SOUTHWEST CORNER OF THE EASTERLY 40.00 FEET OF SAID LAND.

APN 542-480-14

THE NORTH 75 FEET OF THE EAST 190 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF LOT 29, OF HORTON'S PURCHASE IN EX-MISSION LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EASTERLY 40.00 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID LOT 29; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, SOUTH 89° 58' 11" WEST 6.00 FEET; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00° 39' 45" WEST 75.01 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID NORTHERLY 75.00 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, DISTANT THEREON SOUTH 89° 58' 11" WEST 6.91 FEET FROM THE SOUTHWEST CORNER OF THE EASTERLY 40.00 FEET OF SAID NORTHERLY 75.00 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID SOUTHERLY LINE OF SAID NORTHERLY 75.00 FEET, NORTH 89° 58' 11" EAST 6.91 FEET TO SAID SOUTHWEST CORNER OF SAID EASTERLY 40.00 FEET; THENCE ALONG THE WESTERLY LINE OF SAID EASTERLY 40.00 FEET, NORTH 00° 01' 49" WEST 75 .00 FEET TO THE POINT OF BEGINNING.

APN 542-480-16

THE SOUTH 100.00 FEET OF THE NORTH 250.00 FEET OF THE EAST 190.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF LOT 29, OF EX-MISSION LANDS OF SAN DIEGO IN HORTON'S PURCHASE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 9, 1878.

EXCEPTING THEREFROM THAT-PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EASTERLY 40.00 FEET OF SAID SOUTHERLY 100.00 FEET OF THE NORTHERLY 250.00 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 100.00 FEET OF THENORTHERLY 250.00 FEET, SOUTH 89° 58' 11" WEST 7.81 FEET; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00° 39' 45" WEST

100.01 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID NORTHERLY 250.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, DISTANT THEREON SOUTH 89° 58' 11" WEST 9.02 FEET FROM THE SOUTHWEST CORNER OF THE EASTERLY 40.00 FEET OF SAID NORTHERLY 250.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE ALONG SAID SOUTHERLY LINE OF SAID NORTHERLY 250.00 FEET, NORTH 89° 58' 11" EAST 9.02 FEET TO SAID SOUTHWEST CORNER OF SAID EASTERLY 40.00 FEET THENCE ALONG THE WESTERLY LINE OF SAID EASTERLY 40.00 FEET, NORTH 00° 01' 49" WEST, 100.00 FEET TO THE POINT OF BEGINNING.

APN 542-480-18

THE SOUTHERN 66.00 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF LOT 29 OF HORTON'S PURCHASE IN THE EX-MISSION LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 9, 1878.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHWEST CORNER OF THE EASTERLY 30.00 FEET OF SAID SOUTHERLY 66.00 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHERLY 66.00 FEET, SOUTH 89° 58' 11" WEST 13.20 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE HEREIN DESCRIBED; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00° 39' 45" WEST 66.00 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, DISTANT THEREON SOUTH 89° 58' 11" WEST 13.99 FEET FROM THE SOUTHWEST CORNER OF SAID EASTERLY 30.00 FEET OF SAID SOUTHERLY 66.00 FEET OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER.

APN 542-480-20

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF LOT 29, EXCEPTING THEREFROM THE SOUTHERLY 66 FEET OF HORTON'S PURCHASE IN EX-MISSION LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 283, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 9, 1878.

ALSO EXCEPTING THAT PORTION LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EASTERLY 40.00 FEET OF SAID SOUTHEAST QUARTER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER, SOUTH 89° 58' 11" WEST 2.00 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 00° 39' 45" WEST 99.01 FEET TO A POINT IN THE NORTHERLY LINE OF THE SOUTHERLY 66.00 FEET OF SAID NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, DISTANT THEREON SOUTH 89° 58' 11" WEST 3.20 FEET FROM THE WESTERLY LINE OF SAID EASTERLY 40.00 FEET OF SAID SOUTHEAST QUARTER.



**EXHIBIT 2**

CITY COUNCIL  
CONDITIONS FOR VESTING TENTATIVE MAP NO. 1976638 AND EASEMENT  
VACATION NO. 2001097  
HILLTOP/EUCLID MIXED-USE DEVELOPMENT PROJECT - PROJECT NO. 560527

ADOPTED BY RESOLUTION NO. R- 312079 ON DEC 03 2018

**GENERAL**

1. This Vesting Tentative Map will expire December 3, 2021.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the expiration of the Vesting Tentative Map, a Final Map to subdivide Lots shall be recorded in the office of the County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office along with the associated \$34.00 tax compliance fee to avoid delaying the recordation of the Final Map.

5. The Final Map shall conform to the provisions of Site Development Permit No. 1976637 and Neighborhood Development Permit No. 2179090.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

7. The Subdivider shall underground any proposed public utility systems and service facilities in accordance with the San Diego Municipal Code, satisfactory to the City Engineer.
8. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits, satisfactory to the City Engineer. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
9. The Subdivider shall ensure the installation of new street lights adjacent to the site on Euclid Ave. and Hilltop Dr. per the current City of San Diego street Design Manual-Street Light Standards, and Council Policy 200-18.
10. The Subdivider shall ensure the installation of new street lights adjacent to site on Euclid Ave. and Hilltop Dr. per the approved Exhibit "A" or as directed to the satisfaction of the City Engineer, per the current City of San Diego street Design Manual-Street Light Standards, and Council Policy 200-18.
11. The Subdivider shall assure by permit, bond and As-built completion, the construction of the offsite Public Storm Drain system, on the adjacent property to the south of the project site, per current City Standard as shown on the approved Exhibit "A," satisfactory to the City Engineer
12. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Vesting Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**MAPPING**

13. Prior to the expiration of the Vesting Tentative Map, two phased Final Maps to subdivide Lots shall be recorded in the office of the County Recorder.
14. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
15. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
16. The Final Map shall:

- a. Use the California Coordinate System for its “Basis of Bearings” and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true meridian (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

### **Public Utilities Department**

17. The Subdivider shall grant water easements for the proposed above ground water meters as shown on the approved Exhibit “A,” in a manner satisfactory to the Public Utilities Director and the City Engineer.

### **INFORMATION:**

- The approval of this Vesting Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Vesting Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Vesting Tentative Map, may protest the imposition within ninety days of the approval of this Vesting Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.

- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24007367

DEC 03 2018

Passed by the Council of The City of San Diego on \_\_\_\_\_, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<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"/>
Chris Ward	<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"/>
Chris Cate	<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"/>
Georgette Gomez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 03 2018

**(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.

(Seal)

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

By , Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- <u>312079</u>