

RESOLUTION NUMBER R- 312219

DATE OF FINAL PASSAGE MAR 01 2019

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DETERMINING THAT DEVELOPMENT OF THE TRINITY PLACE AFFORDABLE HOUSING PROJECT IS ADEQUATELY ADDRESSED IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GRANTVILLE FOCUSED PLAN AMENDMENT AND IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO TITLE 14 CALIFORNIA CODE OF REGULATIONS SECTION 15332.

WHEREAS, the City of San Diego (City) is considering an Owner Participation Agreement with Wakeland Trinity Place LP, a California limited partnership (Developer), for the City to loan up to \$4,800,000 to the Developer for construction of 74 new multi-family residential units on the real property located at 4445 Glacier Avenue in San Diego and use of 73 of these new residential units as affordable senior citizen rental housing and one residential unit as an unrestricted on-site manager's unit (Project); and

WHEREAS, the California Environmental Quality Act (CEQA), California Public Resources Code (Code) sections 21000 – 21189.3, provides in Code section 21083 that the California Office of Planning and Research shall promulgate and the Secretary of the California Natural Resources Agency shall adopt guidelines for implementation of CEQA; and

WHEREAS, the California Office of Planning and Research promulgated and the Secretary of the California Natural Resources Agency adopted the guidelines for implementation of CEQA set forth in Title 14 California Code of Regulations sections 15000 – 15387 (CEQA Guidelines); and

WHEREAS, Code section 21084 provides that the CEQA Guidelines shall include a list of classes of projects that have been determined not to have a significant effect on the environment and are exempt from the provisions of CEQA; and

WHEREAS, CEQA Guidelines sections 15300-15333 list classes of projects that have been determined not to have a significant effect on the environment and declared to be exempt from preparation of environmental documents under CEQA; and

WHEREAS, the Council of the City of San Diego (Council) has considered the written record regarding the Project and any public comments concerning the potential environmental effects of the Project; and

WHEREAS, the Council, using its independent judgment, has determined that the Project is adequately addressed in the Final Environmental Impact Report prepared by the City of San Diego Planning Department for the Grantville Focused Plan Amendment Project No. 346289/SCH No. 2013111017 (April 24, 2015), certified by City Council Resolution R-309788 on June 9, 2015 (Grantville Final EIR), and is a subsequent discretionary action that is not a separate project, pursuant to CEQA Guidelines section 15378(c); and

WHEREAS, the Council, using its independent judgment, has further determined that the Project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines section 15332 as in-fill development because: (1) the Project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations; (2) the Project occurs within the City limits on a site of no more than five acres substantially surrounded by urban uses; (3) the Project site has no value as habitat for endangered, rare or threatened species; (4) the Project will not result in any significant

effects relating to traffic, noise, air quality, or water quality; and (5) the Project site can be adequately served by all required utilities and public services; and

WHEREAS, no exception to the application of a categorical exemption set forth in CEQA Guidelines section 15300.2 applies to the Project; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

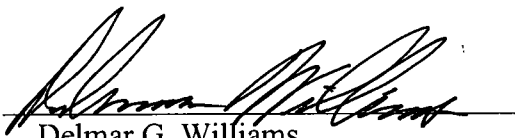
1. The Project is adequately addressed in the Grantville Final EIR and is a subsequent discretionary action that is not a separate project, pursuant to CEQA Guidelines section 15378(c). The Project will not involve any new or increased significant environmental effects in comparison to the development evaluated in the Grantville Final EIR.

2. The Project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines section 15332 as in-fill development.

3. No exception to the application of a categorical exemption set forth in CEQA Guidelines section 15300.2 applies to the Project.

4. The City Clerk, or designee, is directed to file a Notice of Exemption in accordance with CEQA with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: MARA W. ELLIOTT, City Attorney

By: 
Delmar G. Williams
Deputy City Attorney

DGW:nja
01/30/19
Or. Dept: Civic San Diego
Doc. No.: 1920386

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of FEB 12 2019.

ELIZABETH S. MALAND
City Clerk

By: Connie Patterson
Deputy City Clerk

Approved: 2/26/19
(date)

Kevin L. Faulconer
KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on FEB 12 2019, 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"/>
Jennifer Campbell	<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"/>
Monica Montgomery	<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"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 01 2019

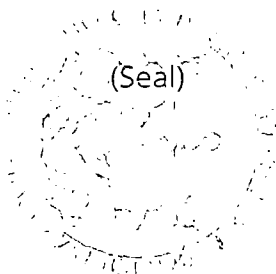
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

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.

By *Sandra Kruin*, Deputy



Office of the City Clerk, San Diego, California

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