

RESOLUTION NUMBER R- 313470

DATE OF FINAL PASSAGE MAR 17 2021

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING A RELOCATION PLAN FOR  
TENANTS RESIDING AT THE VILLA VICTORIA  
APARTMENTS, APPROVING FUNDING AND RELATED  
ACTIONS.

WHEREAS, the City of San Diego (City) owns real property located at 719-721 14th Street in the East Village neighborhood of downtown San Diego (East Village Green); and

WHEREAS, a Single Room Occupancy (SRO) residential facility (Villa Victoria Apartments) is currently located on the Property; and

WHEREAS, the Villa Victoria Apartments consist of 22 SROs, nine of which are currently occupied; and

WHEREAS, the nine tenants must be relocated because the City plans to begin construction of a public park at East Village Green (Project); and

WHEREAS, the Project will cause permanent displacement for the Villa Victoria Apartment tenants and the City is required to provide relocation assistance for two of the SRO tenants pursuant to state law; and

WHEREAS, Civic San Diego, a nonprofit public benefit corporation (Civic), on behalf of the City, has retained the consulting firm of Overland, Pacific & Cutler (OPC) to prepare a relocation plan (Relocation Plan), a copy of which is included in the backup materials accompanying this Resolution, that conforms to California Relocation Assistance Law, Government Code section 7260, *et seq.*, and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the California Department of Housing and Community Development, title 25, California Code of Regulations section 6000, *et seq.*; and

WHEREAS, the Relocation Plan minimizes hardship to the SRO tenants by providing both advisory and financial assistance, with rental assistance payments calculated on the difference between each tenant's current rent and the rental cost of the replacement accommodation over 42 months, but limited to \$5,250 pursuant to California Government Code section 7264 (Relocation Assistance); and

WHEREAS, the SRO tenants will receive Relocation Assistance once the 90-day notice to vacate is issued by the City; and

WHEREAS, the remaining seven tenants are not eligible for state relocation benefits and not subject to the Relocation Plan, however, because of the housing market conditions caused by COVID-19, City staff has identified available funding to provide relocation benefits and the remaining tenants will be included in a supplemental Relocation Plan prepared by OPC (Supplemental Relocation Plan); and

WHEREAS, an amount not to exceed \$100,000 in Emergency Solutions Grant Coronavirus Aid, Relief, and Economic Security (CARES) Act (ESG-CV) funds is available, if necessary, to provide housing relocation and stabilizing services for tenants that have an annual income of less than thirty percent (30%) of median family income for the area and to prevent homelessness during COVID-19; and

WHEREAS, City staff has identified four units at the City-owned Centre City Manor that are available for Villa Victoria Apartment tenants and the City will coordinate with the San Diego Housing Commission to identify additional units; and

WHEREAS, City staff will prepare and provide a closure memorandum to the City Council verifying that all nine of the Villa Victoria Apartment tenants have been relocated prior to the City issuing a Notice to Proceed for the Project; and

WHEREAS, development within the Downtown Community Planning area is covered under the following documents, all referred to as the “Downtown FEIR”: Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Centre City Redevelopment Plan, certified by the Redevelopment Agency of the City of San Diego (Former RDA), Resolution R-04001, and City Council Resolution R-301265 on March 14, 2006 ; subsequent addenda to the FEIR certified by the Former RDA on August 3, 2007 (Resolution R-04193), April 21, 2010 (Resolution R-04510), and August 3, 2010 (Resolution R-04544), and certified by City Council Resolution R-308724 on February 12, 2014, and City Council Resolution R-309115 on July 14, 2014; and, the Final Supplemental Environmental Impact Report for the Downtown San Diego Mobility Plan certified by City Council Resolution R-310561 on June 21, 2016. Development within the Downtown Community Planning area is also covered under the following documents, all referred to as the “CAP FEIR”: FEIR for the City of San Diego Climate Action Plan (CAP), certified by the City Council on December 15, 2015 (Resolution R-310176), and the Addendum to the CAP, certified by the City Council on July 12, 2016 (Resolution R-310595); and

WHEREAS, the information contained in the Downtown FEIR and the CAP FEIR reflects the independent judgment of the City as the lead agency; NOW, THEREFORE,

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

1. The Council approves the Relocation Plan.
2. The Mayor, or designee, is authorized to administer the Relocation Plan.
3. The Chief Financial Officer is authorized to appropriate and expend an amount not to exceed \$100,000 of Emergency Solutions Grant CARES Act (ESG-CV) funds, for homeless prevention activities benefiting tenants displaced from Villa Victoria Apartments,

contingent upon the Chief Financial Officer certifying that funds necessary for expenditure are, or will be, on deposit with the City Treasurer.

APPROVED: MARA W. ELLIOTT, City Attorney

By: /s/ Katherine A. Malcolm  
Katherine A. Malcolm  
Deputy City Attorney


KAM:soc  
03/02/2021  
Or.Dept: Economic Dev't  
Doc. No.: 2601731

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of 03/16/2021.

ELIZABETH S. MALAND  
City Clerk

By /s/ Stacy D. Ready  
Deputy City Clerk

Approved: 3/17/21  
(date)

  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on MAR 16 2021, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<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"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<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"/>
Raul A. Campillo	<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"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage MAR 17 2021.

**(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: TODD GLORIA  
Mayor of The City of San Diego, California.

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

By *Hy Beach*, Deputy

Office of the City Clerk, San Diego, California  
Resolution Number R- 313470