

RESOLUTION NUMBER R- **315262**DATE OF FINAL PASSAGE **DEC 11 2023**

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO DETERMINING THAT THE APPROVAL OF
PRJ-1064927: LA MAESTRA HOUSING FOR HOPE PROJECT
LOCATED AT 4135 FAIRMOUNT AVENUE IS
CATEGORICALLY EXEMPT FROM THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA
GUIDELINES SECTION 15332.

WHEREAS, La Maestra Family Clinic, Inc., requested a conditional use permit to
demolish an existing 2,770 square-foot structure and construct a four-story, 14,945 square-foot
multi-family 100% affordable housing development that includes 20 transitional housing units,
one onsite manager dwelling unit, and associated site improvements at 4135 Fairmount Avenue
(Project), in the Mid-City/City Heights Community Plan area; and

WHEREAS, the California Environmental Quality Act (CEQA) (Public Resources Code
section 21000 et seq.) section 21084 states that the CEQA Guidelines thereto (California Code of
Regulations, Title 14, Chapter 3, Section 15000 et seq.) shall list those classes of projects which
have been determined not to have a significant effect on the environment and which shall be
exempt from CEQA; and

WHEREAS, pursuant to that authority, CEQA Guidelines sections 15300-15333 list the
categorical exemptions promulgated by the California Office of Planning and Research and
adopted by the Secretary of the California Natural Resources Agency for those classes of
Projects which have been determined not to have a significant effect on the environment; and

WHEREAS, the Development Services Department has established that the Project is
categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 (In-fill

Development Projects) and that no exception to the exemption, as set forth in CEQA Guidelines section 15300.2, applies to the Project; and

WHEREAS, the City Council of the City of San Diego has considered the potential environmental effects of the Project; and

WHEREAS, on December 11, 2023, the City Council held a duly noticed public meeting and considered the written record for the Project as well as public comment; and

WHEREAS, the Council of the City of San Diego, using its independent judgment, has determined that the Project will not have a significant effect on the environment considering the environmental conditions and scope of the project; and

WHEREAS, the Office of the City Attorney has drafted this resolution based on the information provided by City staff including information provided by affected third parties and verified by City staff, with the understanding that this information is complete, true, and accurate; and

WHEREAS, under San Diego Charter section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the City Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, that the Council of the City of San Diego determines that the Project is categorically exempt from CEQA pursuant to CEQA Guidelines section 15332 (In-fill Development Projects) considering the Project is consistent with the applicable general plan and zoning; occurs within the city limits on a site no more than five acres substantially surrounded by urban uses; the project site has no value as

habitat for endangered, rare or threatened species; the project will not result in significant impacts relating to traffic, noise, air quality, or water quality; and the site can be served by all required utilities and public services.

BE IT FURTHER RESOLVED, that the Council of the City of San Diego has determined that an exception to the exemption as set forth in CEQA Guidelines section 15300.2 does not apply.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Exemption regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego.

APPROVED: MARA W. ELLIOTT, City Attorney

By 
Noah J. Brazier
Deputy City Attorney

NJB:nja
11/16/2023
Or. Dept: DSD
Doc. No. 3475546

Passed by the Council of The City of San Diego on DEC 11 2023, 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"/>
District 4 - vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<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 DEC 11 2023.

(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)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By Connie Patterson, Deputy

Office of the City Clerk, San Diego, California

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