

RESOLUTION NUMBER R- 315374

DATE OF FINAL PASSAGE MAR 04 2024

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING ANCILLARY NON-RESIDENTIAL  
USE FOR THE CUATRO AT CITY HEIGHTS AFFORDABLE  
HOUSING PROJECT WITHIN THE MID-CITY COMMUNITY  
PLAN AREA.

WHEREAS, in July 2018, the City Council approved the City's sale of unimproved real property located at 4050 El Cajon Boulevard and 3951, 4050, and 4102-4122 University Avenue in the Mid-City Community Plan Area (Property) under Resolution R-311856; and

WHEREAS, the City entered into a Purchase and Sale Agreement (PSA) with Cuatro at City Heights L.P., a California limited partnership (Developer) on March 25, 2019; and

WHEREAS, based on the PSA, the Property is subject to a recorded Regulatory Agreement and Declaration of Covenants, Conditions, and Restrictions Restricting Use of Property for Affordable Housing dated August 30, 2019 (Regulatory Agreement), requiring the development of the Property to include income and affordability restrictions on the residential housing units; and

WHEREAS, under the Regulatory Agreement, any non-residential use on the Property must be approved by the City Council; and

WHEREAS, Developer's project on the Property will include 117 residential units (including studios, one, two, and three-bedroom units), with 115 of those units affordable on a long-term basis to either extremely low income households (30 percent of area median income) or low income households (up to 60 percent of area median income), including 30 permanent supportive housing units for households experiencing homelessness, and two on-site manager's units not subject to affordability restrictions (Project); and

WHEREAS, the Project will also include 3,356 square feet of ancillary non-residential use that includes offices with on-site management, leasing, and resident services that will provide supportive services, such as mental health and substance abuse treatment, to the residents (Ancillary Use); and

WHEREAS, approving the Ancillary Use will allow Developer to construct the Project and provide necessary supportive services to the residents; 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; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council approves the Ancillary Use on the Property.

APPROVED: MARA W. ELLIOTT, City Attorney

By:

  
Katherine A. Malcolm  
Deputy City Attorney

KAM:cc  
2/20/2024  
Or.Dept: Econ.Dev.Dept.  
Doc. No.: 3568482

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of FEB 26 2024.

DIANA J.S. FUENTES  
City Clerk

By: Kristell Medina  
(Deputy City Clerk)

Approved: 3/4/24  
(date)

Todd Gloria  
TODD GLORIA, Mayor

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

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

Passed by the Council of The City of San Diego on FEB 26 2024, 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 MAR 04 2024.

**(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 Krystell Medina, Deputy

Office of the City Clerk, San Diego, California

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