

332-A  
6-25-24  
(R-2024-631)

RESOLUTION NUMBER R- **315649**

DATE OF FINAL PASSAGE JUL 02 2024

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DETERMINING THAT APPROVING A SUBRECIPIENT GRANT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND THE SAN DIEGO HOUSING COMMISSION FOR A GRANT IN AN AMOUNT NOT TO EXCEED \$17,806,432 IN HOME-ARP FUNDS FOR THE PRESIDIO PALMS AFFORDABLE HOUSING PROJECT AND TAKING RELATED ACTIONS, IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER CEQA SECTION 21080.50 AND CEQA GUIDELINES SECTIONS 15301, 15302, AND 15304.

WHEREAS, the City of San Diego (City) is considering entering into a Subrecipient Grant Agreement with the San Diego Housing Commission for a grant in an amount not to exceed \$17,806,432 in American Rescue Plan Act of 2021 and HOME Investment Partnerships program funds, to support development of a 161-unit affordable rental housing project at the former Extended Stay America hotel located at 2087 Hotel Circle South in San Diego (Project); and

WHEREAS, within the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, *et seq.*), Public Resources Code section 21080.50 states that CEQA does not apply to interim motel housing projects, defined as the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing, where the conversion meets one or both of the following conditions: (1) it does not result in the expansion of more than ten percent of the floor area of any individual living unit in the structure; (2) it does not result in any significant effects relating to traffic, noise, air quality, or water quality; and

WHEREAS, the City's Planning Department determined that the Project is statutorily exempt from CEQA under Public Resources Code section 21080.50 because the Project: (1) proposes to convert a former motel to a housing facility providing supportive services to residents such as healthcare services, case management, and education and employment services; (2) will not result in an expansion of the floor area of any individual living unit in the structure or the building footprint; and (3) is not anticipated to result in significant effects related to traffic, noise, air quality, or water quality from its construction or operation; and

WHEREAS, within CEQA, Public Resources Code section 21084 states that the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000, *et seq.*) prepared by the California Governor's Office of Planning and Research and adopted by the Secretary of the Natural Resources Agency under Public Resources Code section 21083 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, CEQA Guidelines sections 15300 through 15333 list the categorical exemptions for those classes of projects that have been determined not to have a significant effect on the environment and are exempt from CEQA; and

WHEREAS, CEQA Guidelines section 15301 sets forth a categorical exemption for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use; and

WHEREAS, CEQA Guidelines section 15302 sets forth a categorical exemption for the replacement or reconstruction of an existing structure and facility where the new structure will be

located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and

WHEREAS, CEQA Guidelines section 15304 sets forth a categorical exemption for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, or scenic trees except for forestry and agricultural purposes; and

WHEREAS, the City's Planning Department determined that the Project is categorically exempt from CEQA under CEQA Guidelines sections 15301, 15302, and 15304 because the Project: (1) proposes no changes to the building footprint and no expansion of the existing property use; (2) will restore or rehabilitate deteriorated structures, facilities, and mechanical equipment to meet current standards of public health and safety; and (3) will not involve the removal of healthy, mature, or scenic trees; and

WHEREAS, the City's Planning Department further determined that no exception to the categorical exemptions set forth in CEQA Guidelines section 15300.2 applies to the Project; and

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

WHEREAS, the Council held a duly noticed public meeting and considered the written record and related public comment about the Project; and

WHEREAS, the Council, exercising its independent judgment, determined that the Project will not result in a significant effect on the environment and is statutorily exempt from CEQA under Public Resources Code section 21080.50, and is categorically exempt from CEQA under CEQA Guidelines sections 15301, 15302, and 15304; and

WHEREAS, the Council, exercising its independent judgment, determined that no exception to the categorical exemptions set forth in CEQA Guidelines section 15300.2 applies to the Project because no cumulative impacts were identified; no significant effects on the environment were identified; none of the land is adjacent to a scenic highway; no historical resources will be affected by the action; and none of the land is identified on a list of hazardous waste sites under California Government Code section 65962.5; and

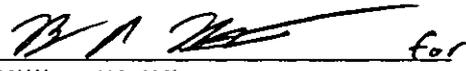
WHEREAS, the Office of the City Attorney has drafted this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete, true, and accurate; NOW, THEREFORE,

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

1. The Project will not result in a significant effect on the environment and is statutorily exempt from CEQA under Public Resources Code section 21080.50.
2. The Project will not result in a significant effect on the environment and is categorically exempt from CEQA under CEQA Guidelines sections 15301 (titled "Existing Facilities"), 15302 (titled "Replacement or Reconstruction"), and 15304 (titled "Minor Alterations to Land").
3. No exception to the categorical exemptions, 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 and the State Clearinghouse in the Office of Planning and Research regarding the Project.

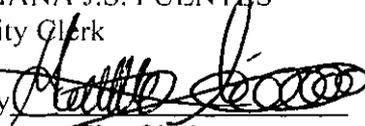
APPROVED: MARA W. ELLIOTT, City Attorney

By  for  
William W. Witt  
Senior Deputy City Attorney

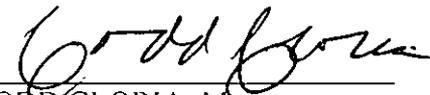
WWW:jdf  
06/11/2024  
Or.Dept: DREAM  
Doc. No.: 3677077  
Companion to: R-2024-632

I certify that the foregoing Resolution was passed by the Council of the City of San Diego at this meeting of JUN 25 2024.

DIANA J.S. FUENTES  
City Clerk

By   
Deputy City Clerk

Approved: 7/1/24  
(date)

  
TODD GLORIA, Mayor

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

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

Passed by the Council of The City of San Diego on JUN 25 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"/>
Henry L. Foster III	<input checked="" 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 JUL 02 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 *Ximda Jarama*, Deputy  
For Gilbert Sanchez

Office of the City Clerk, San Diego, California

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