09/15/2026
#331A
(R-2027-45)

RESOLUTION NUMBER R- 316944

DATE OF FINAL PASSAGE SEP 16 2026

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO DETERMINING THAT APPROVAL OF A FIRST AMENDMENT TO THE GROUND LEASE DISPOSITION AGREEMENT FOR THE CITY'S LONG-TERM LEASE OF THE CITY-OWNED REAL PROPERTY LOCATED AT 107 ASH STREET FOR ADAPTIVE REUSE OF THE PROPERTY INTO A MIXED-USE AFFORDABLE HOUSING PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER TITLE 14 CALIFORNIA CODE OF REGULATIONS SECTION 15332.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. The Council will consider approval of a proposed First Amendment to the Ground Lease Disposition Agreement between the City of San Diego (City) and 101 Ash Venture LP, a California limited partnership (Developer), for Developer's proposed acquisition of a long-term leasehold interest in the City-owned real property at 107 Ash Street (formerly designated as 101 Ash Street) in downtown San Diego (Property) and adaptive reuse of the Property into a mixed-use affordable housing project (Project).

B. The California Environmental Quality Act (CEQA), California Public Resources Code (Code) sections 21000-21189.91, provides in Code section 21083 that the California Office of Planning and Research will promulgate, and the Secretary of the California Natural Resources Agency will adopt, guidelines for implementation of CEQA. 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 through 15387 (CEQA Guidelines).

C. Code section 21084 requires the CEQA Guidelines to 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. CEQA Guidelines sections 15300 through 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.

D. The Council has considered the written record related to the Project and all public comments about the potential environmental effects of the Project. The Council, using its independent judgment, has determined that the Project is categorically exempt from the provisions of CEQA under CEQA Guidelines section 15332 (titled "In-fill Development Projects") on the basis that, as described in the staff report accompanying this Resolution, the Project: (a) will be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations; (b) will occur within City limits on a site of no more than five acres substantially surrounded by urban uses; (c) will have no value as habitat for endangered, rare, or threatened species; (d) will not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) can be adequately served by all required utilities and public services.

E. As further described in the staff report, no exception to the application of a categorical exemption set forth in CEQA Guidelines section 15300.2 applies to the Project.

F. The Office of the City Attorney prepared 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 and accurate.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The Project is categorically exempt from the provisions of CEQA under CEQA Guidelines section 15332.

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

3. The City Clerk or designee is directed to file a CEQA Notice of Exemption regarding the Project with the Clerk of the Board of Supervisors for the County of San Diego and the State Clearinghouse in the Office of Land Use and Climate Innovation.

APPROVED: HEATHER FERBERT, City Attorney

By Kevin Reisch
Kevin Reisch
Senior Deputy City Attorney

KJR:cc
August 28, 2026
Or. Dept: Econ. Dev.
Doc. No. 4533434

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on SEP 15 2026.

DIANA J.S. FUENTES
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 9/16/26
(date)

TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on September 15, 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☒	☐	☐	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☒	☐	☐	☐
Marni von Wilpert	☐	☐	☒	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☒	☐	☐	☐
Vivian Moreno	☒	☐	☐	☐
Sean Elo-Rivera	☒	☐	☐	☐

Date of final passage SEP 16 2026.

(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 _____, Deputy

Office of the City Clerk, San Diego, California

Resolution Number **R-316944**