

**AGENDA FOR THE  
REGULAR COUNCIL MEETING OF  
TUESDAY, NOVEMBER 19, 2002 AT 10:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12TH FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**

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**NOTE: The public portion of the meeting will begin at 10:00 a.m. The City Council will meet in Closed Session this morning from 9:00 a.m. - 10:00 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.**

**OTHER LEGISLATIVE MEETINGS**

The **SAN DIEGO REDEVELOPMENT AGENCY** is scheduled to meet today in the Council Chambers. A separate agenda is published for it, and is available in the Office of the City Clerk. For more information, please contact the Redevelopment Agency Secretary at 533-5432.

ITEM-300:           ROLL CALL.

**NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Council on items of interest within the jurisdiction of the Council. (Comments relating to items on today's docket are to be taken at the time the item is heard.)

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the City Clerk **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Non-Agenda Public Comment."

**COUNCIL, CITY ATTORNEY, CITY MANAGER COMMENT**

**REQUEST FOR CONTINUANCE**

The Council will now consider requests to continue specific items.

**ADOPTION AGENDA, HEARINGS**

**NOTICED HEARINGS:**

ITEM-330: San Diego Rescue Mission.

Matter of approving, conditionally approving, modifying or denying an application for a Conditional Use Permit (CUP) to amend CUP No. 90-1053 to convert an existing six-story hospital building into a 416-bed Transitional Housing Program and Residential Care Facility; Homeless Facilities including Congregate Meal Facilities to accommodate up to 250 persons daily; Emergency Shelter to accommodate 60 women and children per night; and incidental uses such as office, reception, kitchen, training rooms, recreation areas, and a three-story 77-space parking structure and a three-story 122-space parking structure. The project is located at 120 Elm Street, between First and Second Avenues and the adjacent parking structure is located at 1840 First Avenue, between Elm and Fir Streets.

(See City Manager's Report CMR No. 02-263. MND-41-0900/MMRP/CUP-8673/Amending CUP-90-1053. Uptown Community Plan area. District-2.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the resolution in subitem A and adopt the resolution in subitem B to grant the permit with conditions:

Subitem-A: (R-2003-650)

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration LDR No. 41-0900 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.), that the declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the amendment of Conditional Use Permit No. 90-1053 for the San Diego Rescue Mission;

That the City Council finds that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that the Mitigated Negative Declaration is approved;

That pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment;

That the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

Subitem-B: (R-2003- )

Adoption of a Resolution granting or denying Conditional Use Permit No. 8673, with appropriate findings to support Council action.

**OTHER RECOMMENDATIONS:**

Planning Commission:

Transitional Housing and Residential Care Facilities are Residential Separately Regulated Uses. Pursuant to Section 141.0313 for Transitional Housing, they may be permitted with a Conditional Use Permit, decided in accordance with Process Five within the zone. **Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to Transitional Housing facilities.**

Homeless Facilities, including Congregate Meal Facilities and Emergency Shelters are Institutional Separately Regulated Uses. Pursuant to Section 141.0412(b) for Congregate Meal Facilities, they may be permitted with a Conditional Use Permit, decided in accordance with Process Four within the zone. Pursuant to Section 141.0412(c) for Emergency Shelters, they may be permitted with a Conditional Use Permit, decided in accordance with Process Five within the zone. **Section 112.0509(b) requiring a Planning Commission recommendation, shall not be applicable to Emergency Shelters facilities.**

The Uptown Planners Community Planning Group- on June 11, 2002, the Uptown Planners voted 9-5-0 to recommended denial of the request.

Centre City Advisory Committee Recommendation - On June 5, 2002, the Centre City Advisory Committee voted 16-6-0 to support the project subject to conditions.

The Housing Action Network Recommendation - On October 1, 2002, the Housing Action Network voted to support the project subject to conditions.

Downtown San Diego Partnership Recommendation - On September 24, 2002, the Downtown San Diego Partnership voted 16-8 to support the project subject to conditions.

Little Italy Association - On May 18, 2001, the Little Italy Association voted 17-0 not to support the project.

East Village Association - The East Village Association voted to support the project.

**CITY MANAGER SUPPORTING INFORMATION:**

The San Diego Rescue Mission currently operates its men's program and women and children's program in separate facilities in the East Village area. The proposal is to relocate the existing programs into one facility.

The project site lies within the NP-3 (Neighborhood Professional) Zone of the Mid-City Communities Planned District Ordinance, the Airport Approach Overlay Zone and the Airport

Environs Overlay Zone, and is located within the Uptown Community Planning area. The site is located at 120 Elm Street, between First and Second Avenues and the adjacent parking structure is located at 1840 First Avenue, between Elm and Fir Streets.

The applicant's proposal is to amend the existing CUP to convert the existing six-story hospital building into: a 416-bed Transitional Housing and year-long Residential Care Facility; Homeless facilities that include a Congregate Meal Facilities for up to 250 persons daily; an Emergency Shelter to accommodate 60 women and children nightly; incidental uses such as offices, reception, kitchen, training rooms, recreation areas, and a three story 77-space parking structure and a three-story 122-space parking structure.

**FISCAL IMPACT:**               None.

Pursuant to Section 112.0203(b) of the Land Development Code, Processing fees or deposits for Conditional Use Permits are waived for non-profit institutions or organizations who have qualified for federal tax benefits. The cost associated for processing the project are paid from the General Fund non-profit Job Order No. 3220.

Ewell/Christiansen/JAP

**LEGAL DESCRIPTION:**

The project site is located at 120 Elm Street, between First and Second Avenues; and at 1840 First Avenue, between Elm and Fir Streets, in the Uptown Community Planning Area and is more particularly described as Lots D through L of Block 224; and Lots I through K of Block 223 of Horton's Addition.

NON-DOCKET ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT