

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

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

A Special Meeting of 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.

The **SAN DIEGO HOUSING AUTHORITY** 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 Housing Authority Secretary at (619) 578-7540.

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: St. Stephens Senior Apartments.

Matter of approving, conditionally approving, modifying or denying a request to construct a 4-story, 50-unit low-income senior housing project in the CT-2 Zone of the Southeastern San Diego Planned District in the Encanto Neighborhoods Community Plan Area. The project is located at 5625 Imperial Avenue. The parcel is designated in the Community Plan for senior housing. Currently, there are 60 low-income rental senior units on the site.

(CUPAmendment/SDP/PDP/TM/Street Vacation/Easement Abandonments-PTS No. 3773. Southeastern San Diego - Encanto Neighborhoods Community Plan area. District-4.)

CITY MANAGER'S RECOMMENDATION:

Adopt the resolution in subitem A to grant the permits; and adopt the resolution in subitem B to grant the map, the two drainage easements, the sewer easement and the street vacation:

Subitem-A: (R-2003-)

Adoption of a Resolution granting or denying Planned Development Permit-8923/Conditional Use Permit-8930/Site Development Permit-8931, with appropriate findings to support Council action.

Subitem-B: (R-2003-756 Cor. Copy)

Adoption of a Resolution granting or denying a 2-parcel Tentative Map-8924, and pursuant to California Government Code section 66445(j), abandonment of two drainage easements, a sewer easement, and a street vacation for a portion of Gannett Street, located within the project boundaries as shown in Tentative Parcel Map No. 8924, shall be vacated, contingent upon the recordation of the approved parcel map for the project in accordance with the Subdivision Map Act Section 66445(j).

- a. Drainage easement in book 3054 page 478.
- b.
- c. Sewer easement granted in book 1338 page 276.
- d. Drainage easement per document number 1993-0382685.

- e. Portion of Street Reservation per document number 1994-0241633.

OTHER RECOMMENDATIONS:

Planning Commission on November 21, 2002, voted 6 - 0 to approve; no opposition.

Ayes: Lettieri, Brown, Garcia, Steele, Chase, Schultz

Not present: Anderson

The Encanto Neighborhoods Community Planning Group on June 17, 2002, voted 10:0:2 in support of this project.

SUPPORTING INFORMATION:

The request is to construct a 4-story, 50-unit low-income senior housing project in the CT-2 Zone of the Southeastern San Diego Planned District in the Encanto Neighborhoods Community Plan Area in Council District 4. St. Stephens Senior Apartments would be located at 5625 Imperial Avenue on an approximately 2.4-acre parcel at the south side of Imperial Avenue between Valencia Parkway and 55th Street. The land is owned by St. Stephen's Retirement Center, Inc. The parcel is designated in the Southeast Community Plan for senior housing. Currently, there are 60 low-income rental senior units on the site. The existing 60-unit complex was permitted by South East Development Permit (SEDP)/Conditional Use Permit (CUP) No. 90-0451. The addition of the proposed 50-units requires an amendment to CUP Permit No. 90-0451.

St. Stephens Senior Apartments would consist of 50 unfurnished one-bedroom apartment units with a 2,000 square foot multi-purpose room, offices and storage areas. The project proposes a landscaped interior courtyard and patio area with benches. Required parking provided at the southern perimeter of the property.

TRAFFIC IMPACT:

The project is expected to generate 200 daily trips, resulting in a small increase on the nearby freeways, Interstate 805 and State Route 94. These freeway segments currently operate at a level of service F. There are no transportation development planned in these segments by CalTrans. The project will widen Imperial Avenue to a four-lane major in accordance with the Street Design Manual Standards. The improvements will occur within the project's street frontage.

FISCAL IMPACT: None. All costs associated with this project are paid by the applicant.

Ewell/Christiansen/PXG

LEGAL DESCRIPTION:

The 2.44-acre project site is located at 5625 Imperial Avenue at the south side of Imperial Avenue between Valencia Parkway and 55th Street in the CT-2 Zone of the Southeastern San Diego Planned District in the Encanto Neighborhoods Community Plan Area and is more particularly described as being a portion of Lot 16 of Rancho Mission, Map No. 330.

NOTE: This activity is exempt from the National Environmental Protection Act (NEPA) per Section 58.34(a)(12) and from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, Infill Development Project.

ADOPTION AGENDA, HEARINGS

NOTICED HEARINGS:

ITEM-331: Two actions related to Black Mountain Ranch Public Facilities Financing Plan and Facilities Benefit Assessment (FBA) Fiscal Year 2003.

(See City Manager Report CMR-02-284; Public Facilities Financing Plan and FBA, Fiscal Year 2003, October 2002 Draft. Black Mountain Ranch Community Area. District-1.)

TODAY'S ACTIONS ARE:

Adopt the following resolutions:

Subitem-A: (R-2003-711)

Approving the document entitled "Black Mountain Ranch Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2003, October 2002."

Subitem-B: (R-2003-712)

Resolution of Intention to designate an area of benefit in Black Mountain Ranch and setting the time and place for holding a public hearing thereon.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 11/27/2002, LU&H voted 5-0 to approve the City Manager's recommendation. Also, all interested stakeholders are to be included in the FBA process earlier. (Councilmembers Peters, Wear, Stevens, Maienschein and Frye voted yea.)

ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS

RESOLUTIONS:

ITEM-332: Two actions related to Scripps Miramar Ranch Public Facilities Financing Plan and Facilities Benefit Assessment (FBA) Fiscal Year 2003.

(See City Manager Report 02-283; Public Facilities Financing Plan and FBA, Fiscal Year 2003, October 2002 Draft. Scripps Miramar Ranch Community Area. District-5.)

TODAY'S ACTIONS ARE:

Adopt the following resolutions:

Subitem-A: (R-2003-664)

Approving the document entitled "Scripps Miramar Ranch Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2003, October 2002."

Subitem-B: (R-2003-665)

Resolution of Intention to designate an area of benefit in Scripps Miramar Ranch and setting the time and place for holding a public hearing thereon.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 11/27/2002, LU&H voted 5-0 to approve the City Manager's recommendation. (Councilmembers Peters, Wear, Stevens, Maienschein, and Frye voted yea.)

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS
RESOLUTIONS:**

ITEM-333: Issuance of Multifamily Revenue Bonds for Rancho del Norte Apartments.

(See San Diego Housing Commission Report dated 11/15/2002. Black Mountain Ranch Community Area. District-1.)

SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolution:

(R-2003-730)

Approving the issuance of bonds by the Housing Authority of the City of San Diego for the Rancho del Norte Apartments, pursuant to Section 147(f) of the Internal Revenue Code of 1986.

**ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS
ORDINANCES TO BE INTRODUCED:**

ITEM-334: Navy Broadway Complex Development Agreement - Extension.

(See Centre City Development Corporation Report CCDC-02-10. Centre City Redevelopment Project. District-2.)

CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:

Introduce the following ordinance:

(O-2003-91)

Introduction of an Ordinance approving the Second Amendment to the Agreement between the City of San Diego and the United States of America Adopting a Development Plan and Urban Design Guidelines for the Redevelopment of the Navy Broadway Complex.

NON-DOCKET ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT