

=== HEARINGS SCHEDULE ===

Noticed Hearings

- ITEM-330: Two actions related to Serra Mesa Public Facilities Financing Plan, FY 2004. Serra Mesa Community Area. (Dist. 6) (Cont. from 11/18/2003, Item 332)
LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:
On 10/1/2003, LU&H voted 5 to 0 to approve. the Fiscal Year 2004 Public Facilities Financing Plan and Facilities Benefit Assessment.
- ITEM-331: Issuance of Multifamily Revenue Bonds for Beyer Courtyard Apartments. San Ysidro Community Area. (Dist. 8)
SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:
Adopt the resolution
- ITEM-332: Beyer Boulevard Affordable Housing. RZ No. 10375/MND-FONSI No. 6272/MMRP/CPA No. 10376/PDP No. 10373/SDP No. 10374/PTS No. 6272. San Ysidro Community Plan Area. (Dist. 8)
CITY MANAGER'S RECOMMENDATION: Introduce the ordinance in subitem A; adopt the resolutions in subitems B and C; and adopt the resolution in subitem D to grant the permit.

Non-Docket Items

Adjournment in Honor of Appropriate Parties

Adjournment

=== EXPANDED CITY COUNCIL AGENDA ===

ADOPTION AGENDA, DISCUSSION, HEARINGS

NOTICE HEARINGS:

ITEM-330: Two actions related to Serra Mesa Public Facilities Financing Plan, FY 2004.

(See City Manager Report CMR-03-195 and Serra Mesa Public Facilities Financing Plan FY 2004. Serra Mesa Community Area. District-6.)

(Continued from the meeting of 11/18/2003, Item 332, at the request of Councilmember Madaffer, for further review.)

Note: Testimony taken on 11/18/2003.

TODAY'S ACTIONS ARE:

Adopt the following resolutions:

Subitem-A: (R-2004-136)

Approving the document titled "Serra Mesa Public Facilities Financing Plan, Fiscal Year 2004," dated July 2003.

Subitem-B: (R-2004-137)

Rescinding the existing Development Impact Fees for the Serra Mesa community and establishing new Development Impact Fees for all property within the Serra Mesa community.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 10/1/2003, LU&H voted 5 to 0 to approve the Fiscal Year 2004 Public Facilities Financing Plan and Facilities Benefit Assessment. (Councilmembers Zucchet, Atkins, Lewis, Frye, and Peters voted yea.)

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-331: Issuance of Multifamily Revenue Bonds for Beyer Courtyard Apartments.

(See Housing Authority Report dated 11/12/2003. San Ysidro Community Area. District-8.)

SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolution:

(R-2004-570)

Approving the issuance of Bonds by the Housing Authority of the City of San Diego for the Beyer Courtyard Apartments in an amount not to exceed \$6,000,000 (Six million dollars), pursuant to Section 147(F) of the Internal Revenue Code of 1986.

NOTE: See the Housing Authority agenda of December 2, 2003 for a companion item.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-332: Beyer Boulevard Affordable Housing.

Matter of approving, conditionally approving, modifying or denying an application for a Planned Development Permit, Site Development Permit, Rezone and Community Plan Amendment to construct 60 affordable apartment units on a vacant 2.53 acre site on the north side of Beyer Boulevard, east of Precision Park Lane within the San Ysidro Implementing Ordinance in the San Ysidro Community Plan.

(RZ No. 10375/MND-FONSI No. 6272/MMRP/CPA No. 10376/PDP No. 10373/SDP No. 10374/PTS No. 6272. San Ysidro Community Plan Area. District-8.)

CITY MANAGER'S RECOMMENDATION:

Introduce the ordinance in subitem A; adopt the resolutions in subitems B and C; and adopt the resolution in subitem D to grant the permit:

Subitem-A: (O-2004-65)

Introduction of an Ordinance of the Council of the City of San Diego changing 2.53 acres located on the north side of Beyer Boulevard east of Precision Park Lane, within the San Ysidro Community Plan Area, from the I-1 Industrial Zone into the RM-2-5 Medium Density Residential Zone, as defined by San Diego Municipal Code Section 131.0406, and repealing Ordinance No. O-17549 (New Series), adopted October 1, 1990, of ordinances of the City of San Diego insofar as the same conflicts herewith.

Subitem-B: (R-2004-603)

Adoption of a Resolution certifying that the information contained in Mitigated Negative Declaration No. 6272, 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 River Estates project;

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-332: (Continued)

Subitem-B: (Continued)

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-C: (R-2004-604)

Adoption of a Resolution amending the San Ysidro Community Plan and;

Amending the Progress Guide and General Plan for the City of San Diego to incorporate the above amended plan.

Subitem-D: (R-2004-)

Adoption of a Resolution granting or denying Planned Development Permit No. 10373/Site Development Permit No. 10374, with appropriate findings to support Council action.

OTHER RECOMMENDATIONS:

Planning Commission on November 20, 2003, voted 5 - 0 to approve; no opposition.

Ayes: Brown, Chase, Lettieri, Ontai, Steele

Not present: Schultz, Garcia

The San Ysidro Planning and Development Group voted 9 – 1 to recommend approval of the project.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-332: (Continued)

SUPPORTING INFORMATION:

Beyer Boulevard Affordable Housing proposes a Site Development Permit, Planned Development Permit, a Rezone from I-1 to RM-2-5 and a Community Plan Amendment to allow the construction of a 60-unit affordable housing apartment development on 2.53 acres at a site located north of Beyer Boulevard and east of Precision Park Lane in the San Ysidro Community.

Planning Commission Recommendation: The Planning Commission will hear this item on Nov. 20th.

Community Planning Group Recommendation: On September 19th, 2003, the San Ysidro Community Planning and Development Group voted 9-1-1 to recommend approval of the project, with one minor correction to the draft plan amendment.

Water Quality Statement: The project is classified as a priority project as defined by the City Storm Water Standards. The project is required to comply with the State Water Resources Control Board Order No. 92-08-DWQ (NPDES General Permit No. CAS0000002). The post development Best Management Practices (BMPs) incorporated into the project consists of site design, source control and structures to treat the storm water. The project's runoff will be collected and conveyed by a private drainage system before being discharged into the public drainage system. The property owner will be responsible for the long term maintenance of all on site facilities.

Housing Impact Statement: The San Ysidro Community Plan currently designates the subject property Industrial, with no provision for residential development. The proposed community plan amendment would redesignate approximately 2.53 acres from Industrial to Medium Density Residential (15-29 dwelling units/net residential acre). This designation would allow 38-73 multiple family dwelling units on the site where none are currently allowed, and 60 affordable dwelling units are proposed. All of the proposed units would be affordable to households earning below 60 percent of the area medium income (AMI). The proposal could help to address the City 's overall housing shortage and the shortage of available housing.

Traffic Impact Statement: This project is estimated to generate approximately 360 average daily trips (ADT), 288 of which are estimated to occur on the nearby SR-905, which has an estimated near term plus project volume of 47,644 ADT between Beyer Boulevard and Picador Boulevard with level of service "A" and 45,144 ADT between Beyer Boulevard and I-5 with level of service "A". There are no improvements currently programmed by CalTrans on Interstate SR-905 in the near vicinity of the project. According to the applicant, occupancy of the units is anticipated by July 30, 2005.

Environmental Document: City Staff recommends certification of the Mitigated Negative Declaration No. 6272 and adoption of Mitigation, Monitoring and Reporting Program; adoption of Rezone No 10375; adoption of Community Plan Amendment No. 10376; approval of Planned Development Permit No.10373 and Site Development Permit No. 10374.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICE HEARINGS: (Continued)

ITEM-332: (Continued)

FISCAL IMPACT: No cost to the City, all costs are recovered by a deposit account funded by the applicant.

Herring/Christiansen/MD

LEGAL DESCRIPTION:

The proposed project site is located on the north side of Beyer Boulevard, east of Precision Park Lane, and within the San Ysidro Implementing Ordinance in the San Ysidro Community Plan area.

NON-DOCKET ITEMS

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT