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REPORT NO. CCDC-09-02

DATE ISSUED: January 14, 2009

ATTENTION: Council President and City Council  
Docket of January 20, 2009

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: 14<sup>th</sup> & Commercial Temporary Transitional Housing Facility –  
Centre City Conditional Use Permit/Planned Development Permit  
No. 2008-25 to allow a temporary transitional housing facility at  
1402 Commercial Street in the Downtown Community Plan Area –  
**PUBLIC HEARING**

COUNCIL DISTRICT: 2

REFERENCE: None

STAFF CONTACT: Lucy Contreras, Associate Planner, (619) 533-7132

REQUESTED ACTION: That the City Council (“Council”) approve Conditional Use/Planned Development Permit (CUP/PDP) No. 2008-25, including deviations to the Centre City Planned District Ordinance (PDO) and San Diego Municipal Code Land Development Code (LDC).

STAFF RECOMMENDATION: That the Council approve CUP/PDP No. 2008-25, including deviations to the Centre City PDO and San Diego Municipal Code LDC as follows:

- (a) Deviations from the Development Regulations listed in Section 156.0310 of the Centre City PDO including but not limited to minimum Floor Area Ratio (FAR) requirements, minimum street wall height, and street level design to allow the construction of a temporary tent structure for a period not to exceed 30 months; and
- (b) Deviations from the Transitional Housing requirements listed in Section 141.0313 of the LDC including:
  - (1) The provision requiring a minimum of 5 square feet of living space per bed.
  - (2) Requirement to provide a minimum of 70 square feet of sleeping space for each resident.
  - (3) Minimum off-street parking requirements.

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SUMMARY: S.V.D.P Management, Inc. ("SVDP") has submitted a request for a CUP/PDP to allow the operation of a temporary transitional housing facility at 1402 Commercial Street. The temporary facility would accommodate the relocation of an existing 150 bed transitional housing facility during the construction of the 15<sup>th</sup> & Commercial project to be located on the north side of Commercial Street between 15<sup>th</sup> & 16<sup>th</sup> streets. This proposal includes a request for deviations to the development regulations of the Centre City PDO as well as deviations to three transitional housing requirements of the LDC.

FISCAL CONSIDERATIONS: None.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: On September 24, 2008, the Centre City Development Corporation ("Corporation") voted unanimously (6-0) to recommend that the City Council approve Conditional Use Permit/Planned Development Permit No. 2008-25, including deviations to the Centre City PDO and San Diego Municipal Code LDC.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On September 17, 2008, the Centre City Advisory Committee (CCAC) voted 21-0 with 3 recusals, and the Project Area Committee (PAC) voted 19-0 with 3 recusals, to recommend that the facility be permitted at this location no longer than 30 months or 30 days after a Certificate of Occupancy has been issued for the new 15<sup>th</sup> and Commercial project, whichever is sooner.

DEVELOPMENT TEAM

<b>ROLE/FIRM</b>	<b>CONTACT</b>	<b>OWNED BY</b>
<b>Owner/Developer:</b> S.V.D.P. Management Inc.	Bob Pieterse, Project Manager	See Board of Directors List (Attachment D) (Non-Profit Organization)
<b>Architect:</b> Silman Wright Architects	Rod Wright, Project Architect	Roderick F Wright 50% owner/stockholder  Larry R Sillman 50% owner/stockholder Corporation Sub-Chapter S

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### BACKGROUND

The Bishop Maher Center (BMC), located at the southern one-third of the block bounded by Imperial Avenue and 15<sup>th</sup>, 16<sup>th</sup>, and Commercial streets, currently provides 150 beds of transitional housing in a pre-fabricated building originally constructed in 1977 that has outlived its usefulness and needs replacing.

On November 17, 2007, the City Council approved Conditional Use Permit No. 2007-24 to allow the construction of the 15<sup>th</sup> & Commercial project; a 12-story, 142-foot tall building on the site where the BMC is currently located. The proposed 15<sup>th</sup> & Commercial project will replace the existing BMC building and will accommodate the 150 bed transitional housing facility, incorporate child day care center facilities currently located at the adjacent Joan Kroc Center, and will add 64 income-restricted Living Units. In addition, it will provide amenities for the residents including a community room and meditation garden, three "guest rooms" (not for rent but for visiting staff and similar), and security dog kennels.

In order to ensure that the transitional housing residents at the BMC are not displaced during the construction of the 15<sup>th</sup> & Commercial project; SVDP is seeking to relocate the facility and its residents to an alternate location on a temporary basis.

### DISCUSSION

SVDP is seeking approval of a CUP/PDP to accommodate the temporary relocation of the existing transitional housing facility during the construction of the 15<sup>th</sup> & Commercial project. The proposed relocation site is a 38,857 square-foot site (formerly a rental vehicle facility) containing a two-story, vacant 5,500 square-foot building located on the block bounded by Imperial Avenue and 14<sup>th</sup>, 15<sup>th</sup>, and Commercial streets in the East Village neighborhood.

SVDP proposes to construct a 6,734 square-foot tent structure (similar to the tent structures used in past years for the temporary winter shelter program) to house the temporary transitional housing facility. The tent structure is approximately 26 feet in height, fully insulated, and will contain 73 bunk beds (144 beds) and 6 ADA accessible beds for a total of 150 beds. Each bed has privacy dividers and one storage cabinet per bed. The structure will also contain a common area and check-in station. An area for outdoor recreation will also be provided on-site. A small security trailer will be located at the northeast corner of the property and will serve as the main entry and exit point for residents. In addition, four temporary structures housing toilet/shower facilities for the residents will be located at the southwest corner of the property. The interior of the existing two-story building will be remodeled and will serve as office space for 12-15 staff members, as well as providing additional storage for residents.

Operations at the proposed temporary facility would mirror what is currently being provided at the existing location. Residents at this facility have entered programs which will prepare them for independent living. The residents live at the facility for 12 to 24 months. The programs are counseling, skill workshops, and recreational facilities. The program is targeted specifically to

single men and is proposed to be at this temporary location for a period of no more than 30 months during construction of the new facility.

It is anticipated that the facility would commence operations at the proposed relocation site no earlier than 60 days prior to the start of construction of the new building and would remain at the site for a period of no more than 30 months. Staff strongly supports the temporary facility at this location as it would ensure that the existing residents are not displaced and left without a home for an extended period of time. The temporary use should not be a nuisance to the surrounding neighborhood subject to the proposed reasonable conditions of approval.

Surrounding the project site are the Paul Mirabile Center and the Studio 15 project (under construction and nearing completion) to the east of the proposed site; low-rise residential to the east across 16<sup>th</sup> Street; and a variety of older warehouses and surface parking lots in the surrounding vicinity.

In order to ensure that the transitional housing residents at the BMC are not displaced during the construction of the 15<sup>th</sup> & Commercial project; SVDP is seeking to relocate the facility and its residents to an alternate location on a temporary basis.

#### PROJECT ANALYSIS

The project site lies within the Mixed Commercial land use district which accommodates a wide variety of uses. Under this land use classification, a Transitional Housing Facility is permitted with the approval of a CUP. The Centre City PDO and the LDC do not include provisions for temporary uses and/or the construction of temporary structures for such facilities. The proposed transitional housing facility will be operational at the site for a short period of time. The proposed tent structure housing the facility does not meet the current development regulations for new projects under the Centre City PDO. In order to successfully operate, SVDP is requesting deviations to the development standards of the PDO and requirements of the LDC for transitional housing (discussed further below). Therefore, in order to allow for the proposed use, approval of a PDP is also required.

Under Section 112.0103 of the LDC, projects requiring the approval of multiple permits are to be consolidated for processing and acted upon by the highest level of authority for the consolidated application. In this case, the final approval of a CUP for transitional housing is by the City Council.

Approval of a CUP/PDP requires that certain findings be made, including that the use will not adversely impact the applicable land use plan; will not be detrimental to public health, safety and welfare; and will comply to the maximum extent feasible with the regulations of the LDC and PDO, thereby requiring an evaluation of the project's compatibility with the surrounding neighborhood.

### CONDITIONAL USE PERMIT FINDINGS

Under Section 126.0305 of the San Diego Municipal Code, the following four findings must be made in order to approve a CUP, as follows:

1. *The proposed use or development will not adversely affect the applicable land use plan.*

The existing transitional housing facility has operated in downtown San Diego for 30 years, providing valuable services critical to the needy members of our community, including the homeless and those at-risk of becoming homeless. The proposed temporary transitional housing facility will allow continued services to those enrolled in the program while the construction of a new building that improves the living conditions of the transitional housing residents. The short-term operation of the temporary transitional housing facility will not adversely affect the applicable land use plan as the PDO and LDC require the review and approval of a CUP/PDP to address the proposed use and any issues that may conflict with the surrounding neighborhood.

2. *The proposed use or development will not be detrimental to the public health, safety, and welfare.*

The proposed use will not be detrimental to, but rather contribute to, public health, safety, and welfare by continuing to provide members of the community with needed services and living facilities during construction of the new facility. The proposed conditions of approval will ensure that the use is not a detriment to the public health, safety, and welfare of the surrounding neighborhood by providing all services on-site with appropriate security. The new facility will greatly improve the surrounding area as it will consolidate uses, provide a more attractive building and greatly improve the quality of life for the residents.

3. *The proposed use or development will comply to the maximum extent feasible with the regulations of the Land Development Code.*

The proposed facility is designed, and will continue to operate, in conformance with the regulations of the City's LDC, the Downtown Community Plan, and the Centre City PDO to the maximum extent feasible. Due to the temporary nature of the facility, it is appropriate to allow flexibility from the development standards of the PDO and LDC for transitional housing facilities. The LDC allows for facilities such as this to exist within certain areas of the city with reasonable conditions of approval and provides the ability to grant exceptions through the PDP process provided certain findings can be made.

4. *The proposed use is appropriate at the proposed location.*

The proposed temporary transitional housing facility site is located within the Mixed Commercial District which allows the proposed use with the approval of a CUP. The facility will be located on a vacant site and conditions of approval will require that the

site be properly screened and maintained so as not to create a nuisance to the surrounding neighborhood. The facility would be located at this site only during construction of the new facility (no more than 30 months).

PLANNED DEVELOPMENT PERMIT.

The purpose of the PDP procedures (Section 126.0601 of the LDC) is to establish a review process for development that allows an applicant to request greater flexibility from the strict application of the regulations.

The proposed tent structure does not meet any of the development standards listed in Section 156.0310 under the PDO including, but not limited to: minimum FAR; street wall height; and street level design. Therefore, a wholesale deviation from the PDO development standards is required under this PDP for this temporary facility.

In addition to the deviations of the PDO, SVDP is requesting deviations to the Transitional Housing Requirements listed in Section 141.0313 of the LDC:

1. Requirement for minimum of 5 square feet of living area per bed.

The LDC requires transitional housing facilities to provide approximately 5 square feet of living area per bed, not including sleeping space, dining areas, and kitchen areas. The proposed 150 beds would require a minimum of 750 square feet of living area or common space (indoors). The proposed facility will provide approximately 500 square feet of living area/common space for residents.

2. Requirement to provide a minimum of 70 square feet of sleeping space for each resident.

The LDC requires that transitional housing facilities provide at least 70 square feet of sleeping space for each resident, not including closet or storage space, multi-purpose rooms, bathrooms, dining rooms, and halls. The temporary facility provides approximately 20 square feet of sleeping space per resident due to the bunk bed configuration.

3. Minimum off-street parking requirements.

The LDC requires the facility to provide at least one off-street parking space for each employee and one off-street parking space for every seven beds. Currently the facility proposes to provide six off-street parking for employees of the temporary facility. In order for SVDP to meet the parking requirements, they would need to provide a total of 39 off-site parking spaces for the facility. Due to site constraints and the temporary nature of the facility they cannot accommodate this amount of parking. The Joan Kroc Center, located adjacent to the BMC, contains 125 parking spaces, primarily serving as parking for staff of the facility and some residential parking (on an as needed basis), which SVDP has indicated could be utilized as well as parking available at the Paul Mirabile Center. Currently the BMC does not provide parking for their residents.

Understanding the importance of this requirement, SVDP has indicated that although they cannot meet the requirement to provide one off-street parking space per employee or for every seven beds, they will evaluate the site further in an attempt to accommodate as much parking as is possible for the facility. The amount of spaces and location of spaces will need to be determined prior to final approval of the CUP/PDP and will be incorporated as part of the permit conditions.

The findings for approval of a PDP include such considerations as consistency with the applicable land use plan, creating a project that is beneficial to the community and results in a more desirable project than could otherwise be achieved if the project were required to rigorously adhere to the development regulations. The requested deviations from the development regulations of the PDO are appropriate in this case as the proposed 26-foot tall tent structure could be constructed easily and quickly to allow the operation of the facility on an interim basis without losing 150 beds due to the demolition of the existing BMC. In addition, the temporary structure could be easily disassembled upon termination of the use and the site cleared for future redevelopment. The structure can safely and adequately house the residents while the new project is under construction despite the need to reduce the size of sleeping area and living area. As previously mentioned, these conditions would be temporary and the new facility will be constructed in such a manner which will adhere to all of the regulations for transitional housing facilities of the LDC. The construction of a new, more permanent structure which meets the development standards of the PDO and all the transitional housing requirements under the LDC would be far too costly and time restrictive for the purposes of temporarily housing the residents of the BMC.

The project successfully achieves its purpose with the construction of a temporary tent structure and associated improvements to the site with reasonable conditions of approval. Including, but not limited to, requirements for lighting, adequate screening from the public view and on-going maintenance while the facility is in operations. The operation of a temporary transitional housing facility at the proposed location would not unduly impact the surrounding neighborhood. It would benefit the community by allowing the existing services to relocate for a short period of time to facilitate the construction of a new project that will significantly improve the neighborhood by providing a safer, more attractive building compatible in scale and materials

with the redeveloping neighborhood. Given the significant improvements that the newly constructed building will bring to the neighborhood, staff supports the requested deviations.

In order to grant a PDP, the following findings must be made:

1. *The proposed development will not adversely affect the applicable land use plan.*

The project site is within the Mixed Commercial land use district which accommodates a wide variety of uses, including residential, commercial services, transportation, retail, and the separately regulated uses proposed in the project. Under this land use classification, a CUP is required for either Homeless Facilities (including emergency (overnight) and day centers) or Transitional Housing Facilities. The granting of the CUP/PDP for a temporary facility would only provide relief from strict application of the development standards and transitional housing requirements in order to allow the relocation of an existing facility for a limited period of time. This accommodates the construction of a more attractive and functional project for the neighborhood, which would not negatively affect the applicable land use plan.

2. *The proposed development will not be detrimental to the public health, safety, and welfare.*

The proposed use will not be detrimental to, but rather contribute to public health, safety, and welfare by providing members of our community with needed services and living facilities. When the new 15<sup>th</sup> & Commercial project is complete, it will significantly improve the transitional housing and day care facilities currently located on-site and add much-needed affordable housing in an attractive new building. The project is consistent with the Downtown Community Plan and complies with all requirements of the Centre City PDO and LDC. The project will provide an attractive building for this site that is compatible in scale and materials with the redeveloping neighborhood.

3. *The proposed development will comply with the regulations of the Land Development Code.*

The proposed project will not meet many of the requirements of the LDC and Centre City PDO as described above. However, deviations are allowed with the approval of the PDP and the project will meet such regulations of the LDC and PDO as needed to ensure the temporary facility is compatible with surrounding land uses.

4. *The proposed development, when considered as a whole, will be beneficial to the community.*

When considered as a whole, the proposed project would be beneficial to the community by allowing the existing services to relocate for a short period of time to facilitate the construction of the new project as discussed earlier.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The proposed deviations are appropriate for this location given the temporary nature of the facility. The deviations will not result in any negative adverse impacts on the surrounding land uses as the use will only be at the proposed location for a defined period of time. The development standards in the PDO are intended to apply to structures that will exist for significant periods of time, not temporary structures such as the proposed facility.

Environmental Impact: Under the 2006 Final Environmental Impact Report (FEIR), an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan and PDO and, therefore, the findings and conclusions of the FEIR. Since the project has been found to be in compliance with these planning documents, no further environmental review is required.

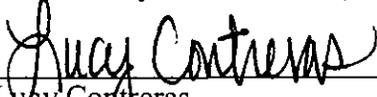
### CONCLUSION

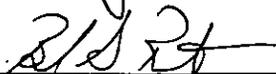
The services provided by the temporary transitional housing facility are vital for community members in need. The disruption of service or displacement of 150 residents would likely create a greater adverse impact on the community than would the temporary relocation of the facility in this temporary structure. Therefore, staff recommends that the Council approve CUP/PDP No. 2008-25 including deviations to the Centre City PDO and LDC to allow a temporary transitional housing facility at 1402 Commercial Street, subject to the conditions in the attached Draft Permit, including but not limited to:

1. The Permit shall become effective no earlier than sixty (60) days prior to the start of construction of the 15<sup>th</sup> and Commercial project. Full construction plans for the 15<sup>th</sup> and Commercial project shall have completed at least one plan check with the City, and proof of financing for the project shall be provided to the Corporation.
2. The proposed temporary transitional housing facility shall be permitted at the proposed location for a period not to exceed thirty (30) months. The facility shall be relocated within (30) days after issuance of a Certificate of Occupancy for the 15<sup>th</sup> & Commercial project (CUP 2007-24). At no one time shall the total occupancy of the two-facilities exceed more than 150 residents.
3. All activities associated with the facility shall occur within the confines of the site.
4. Patrons of the facility shall not loiter on the sidewalks directly in front of the facility.

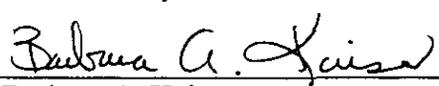
5. Security fencing shall be installed around the perimeter of the site with exiting and fire access provided where necessary. All fencing shall be attractive and approved by Corporation staff prior to installation.
6. The operator shall be responsible for maintaining the site and adjacent public sidewalks shall remain free of litter and graffiti at all times.
7. If at any time the City and/or the Corporation receive complaints that are validated as violations of the terms of the Permit or the activities permitted under the Permit constitute a "public nuisance" as defined by the City of San Diego Municipal Code, then the operator shall be formally notified by the Corporation. Once formally notified by the Corporation, the operator shall not accept any new residents until the facility has been found to be in conformance with the CUP and all applicable conditions. The operator shall have six weeks to cure any violation and/or resolve any nuisance activities. If the violations and/or nuisance activities are not resolved after four weeks, a public hearing shall be scheduled before the Corporation to consider if the violations and/or the nuisance activities exist after the six week period, and the Corporation shall make a recommendation to the Council on whether the conditions of the Permit should be modified or the Permit revoked. The Council shall hold a public hearing to consider the status of the CUP and may modify or revoke the Permit after considering a staff report and public testimony.

Respectfully submitted,

  
\_\_\_\_\_  
Lucy Contreras  
Associate Planner

  
\_\_\_\_\_  
Brad Richter  
Manager of Current Planning

Concurred by:

  
\_\_\_\_\_  
Barbara A. Kaiser  
Vice President of Real Estate Operations

- Attachments:
- A – Project Drawings including Vicinity Map, Site Plan, and Floor Plan
  - B – Draft Centre City Conditional Use/Planned Development Permit No. 2008-25
  - C – Environmental Secondary Study
  - D – SVDP Board of Directors list

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ATTACHMENT A  
PROJECT DRAWINGS

# Conditional Use Permit Temporary Relocation Facility

for the  
15th and Commercial Shelter  
to be located at  
1402 Commercial Street



**OWNER / APPLICANT :**

S.V.D.P. Management, Inc.  
3350 "E" Street  
San Diego, CA 92102  
Tel : (619) 446-2126  
Fax : (619) 446-2129

Attn: Mr. Mathew Packard  
mathew.packard@neighbor.org

**ARCHITECT :**

SILLMAN Wright Architects  
7515 Metropolitan Drive, Sate. 400  
San Diego, CA 92108  
Tel : (619) 294-7515  
Fax : (619) 294-7592

Attn: Mr. Rod Wright  
rwright@sillmanwright.com

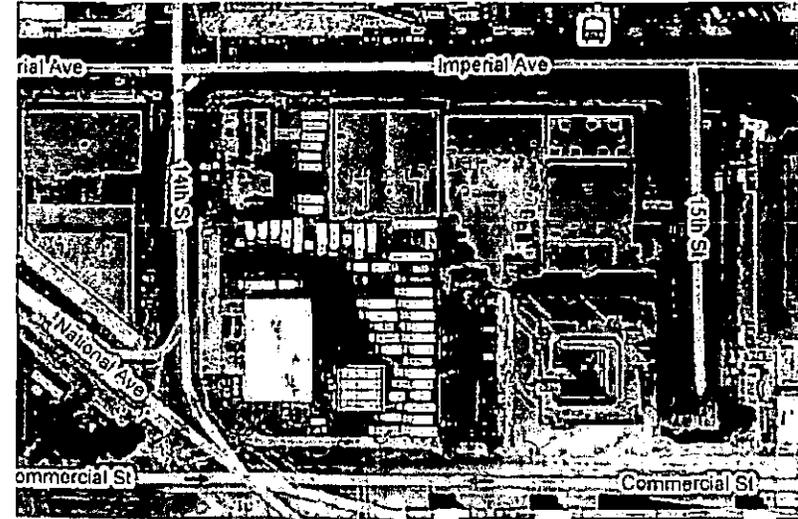
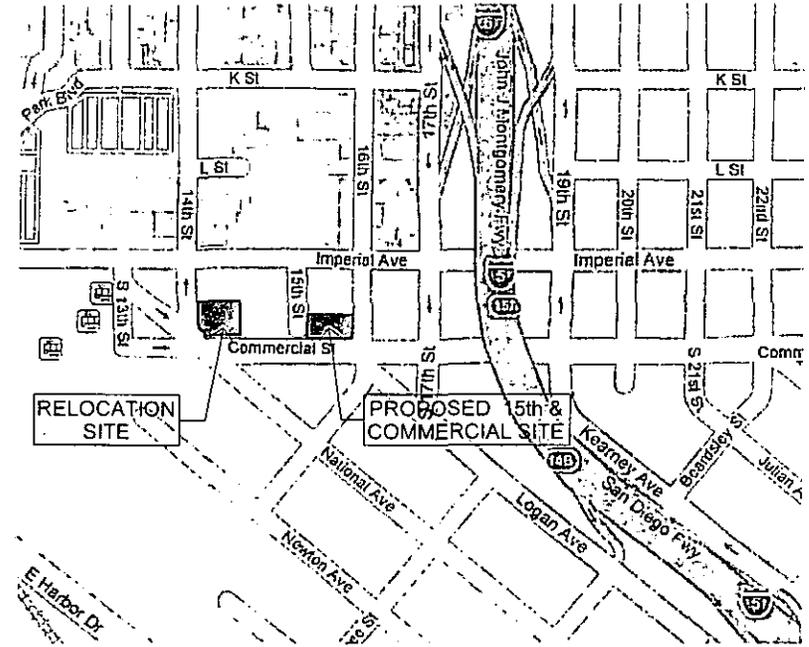
**Legal Description:**

**Parcel 2:**

Lots C, D E, F, G, H, I and J, block 169 of Horton's Addition, in the City of San Diego, County of San Diego, State of California, according to map thereof made by L.L. Locking on file in the office of the County Recorder of San Diego County.

**Sheet Schedule:**

- 1 Title Sheet
- 2 Proposed Site Plan
- 3 Building A - Existing & Proposed Floor Plan
- 4 Building B - Floor Plan / Elevation / Section of Shelter
- 5 Proposed Temporary Toilet / Shower Facilities
- 6 Photos of Building A
- 7 Building B - Proposed Site
- 8 Photos of Proposed Toilet / Shower Facilities
- 9 Photos of Surrounding Site



000333

SILLMAN  
WRIGHT  
ARCHITECTS

Conditional Use Permit  
Temporary Shelter for 15th and Commercial  
1402 Commercial Street

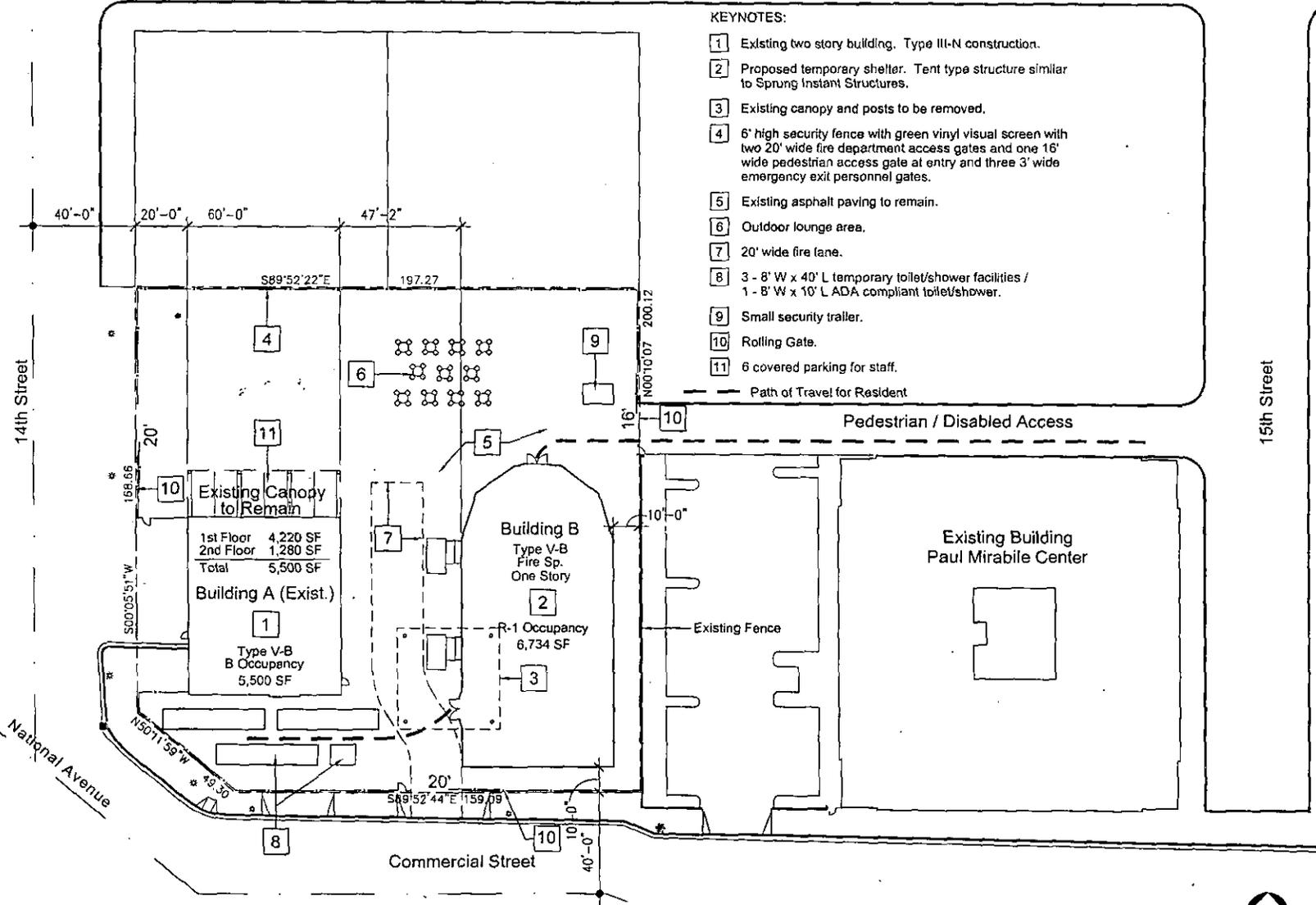
Father Joe's Villages  
SVDP Management, Inc.

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Imperial Avenue



- KEYNOTES:**
- 1 Existing two story building. Type III-N construction.
  - 2 Proposed temporary shelter. Tent type structure similar to Sprung Instant Structures.
  - 3 Existing canopy and posts to be removed.
  - 4 6' high security fence with green vinyl visual screen with two 20' wide fire department access gates and one 16' wide pedestrian access gate at entry and three 3' wide emergency exit personnel gates.
  - 5 Existing asphalt paving to remain.
  - 6 Outdoor lounge area.
  - 7 20' wide fire lane.
  - 8 3 - 8' W x 40' L temporary toilet/shower facilities / 1 - 8' W x 10' L ADA compliant toilet/shower.
  - 9 Small security trailer.
  - 10 Rolling Gate.
  - 11 6 covered parking for staff.
- Path of Travel for Resident

000335

Joan Kroc Center

Conditional Use Permit  
Temporary Shelter for 15th and Commercial  
1402 Commercial Street

Father Joe's Villages  
SVDP Management, Inc.

**Proposed Site Plan**  
Scale: 1" = 40'-0"



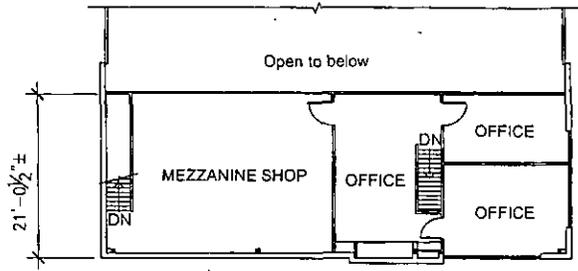
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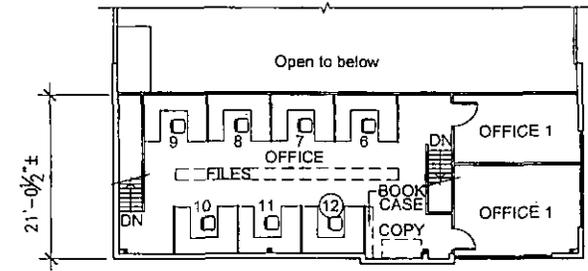
Conditional Use Permit  
Temporary Shelter for 15th and Commercial  
1402 Commercial Street

Father Joe's Villages  
SVDP Management, Inc.

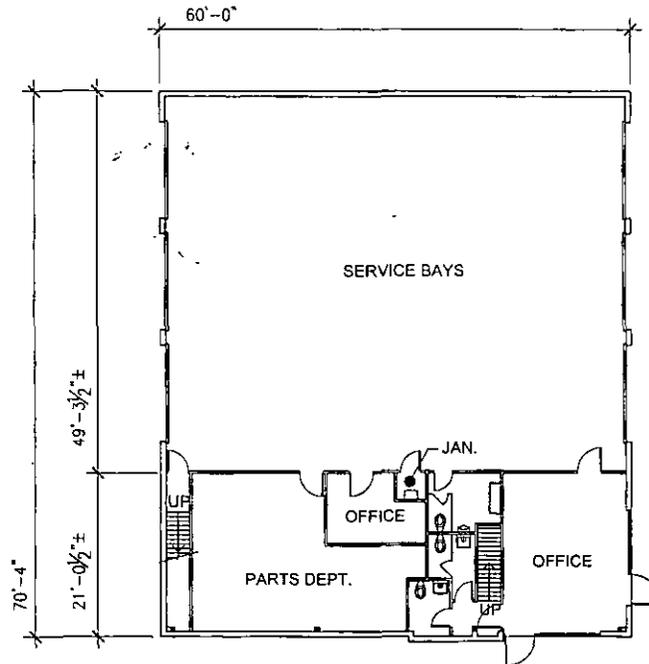
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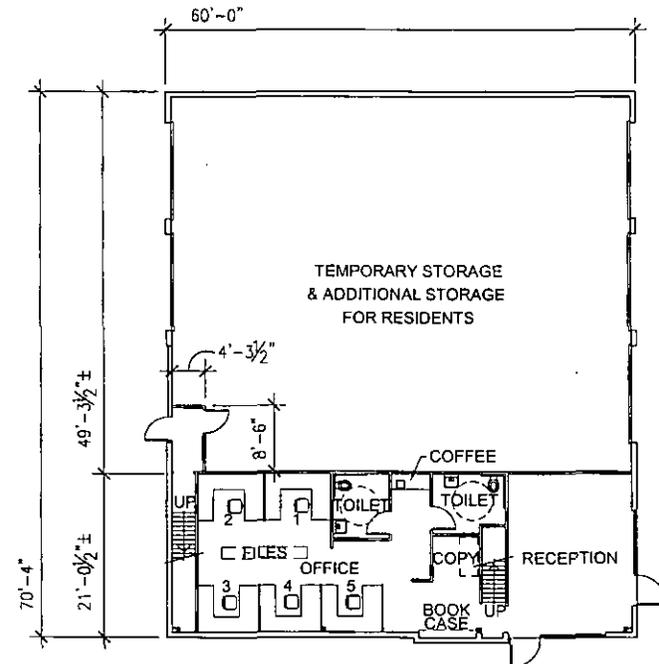
Building A  
2nd Floor Plan - Existing  
Scale: 1/16" = 1'-0"



Building A  
2nd Floor Plan - Proposed  
Scale: 1/16" = 1'-0"

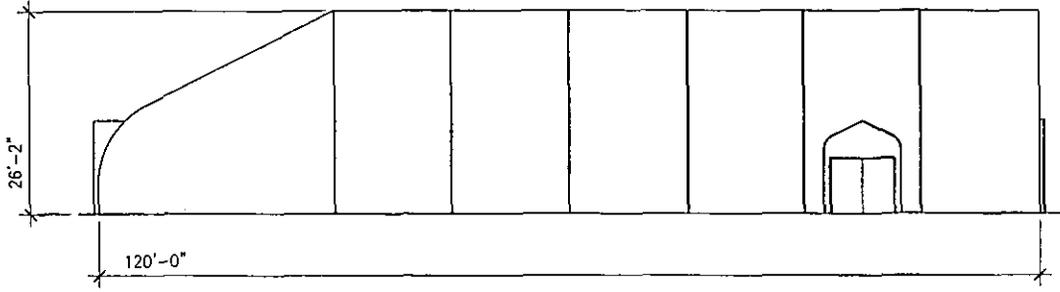


Building A  
1st Floor Plan - Existing (Previous use was rental  
vehicle service facility)  
Scale: 1/16" = 1'-0"

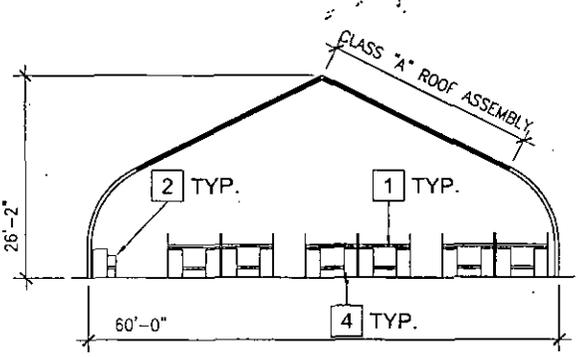


Building A  
1st Floor Plan - Proposed  
Scale: 1/16" = 1'-0"



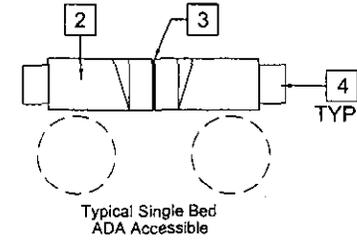
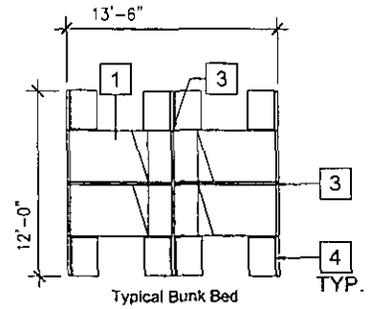


**Building B - Elevation**  
Scale: 1/16" = 1'-0"



**Building B**  
**Section - 60'-0" Insulated Structure**  
Scale: 1/16" = 1'-0"

**Temporary Structure**  
150 all male occupants.

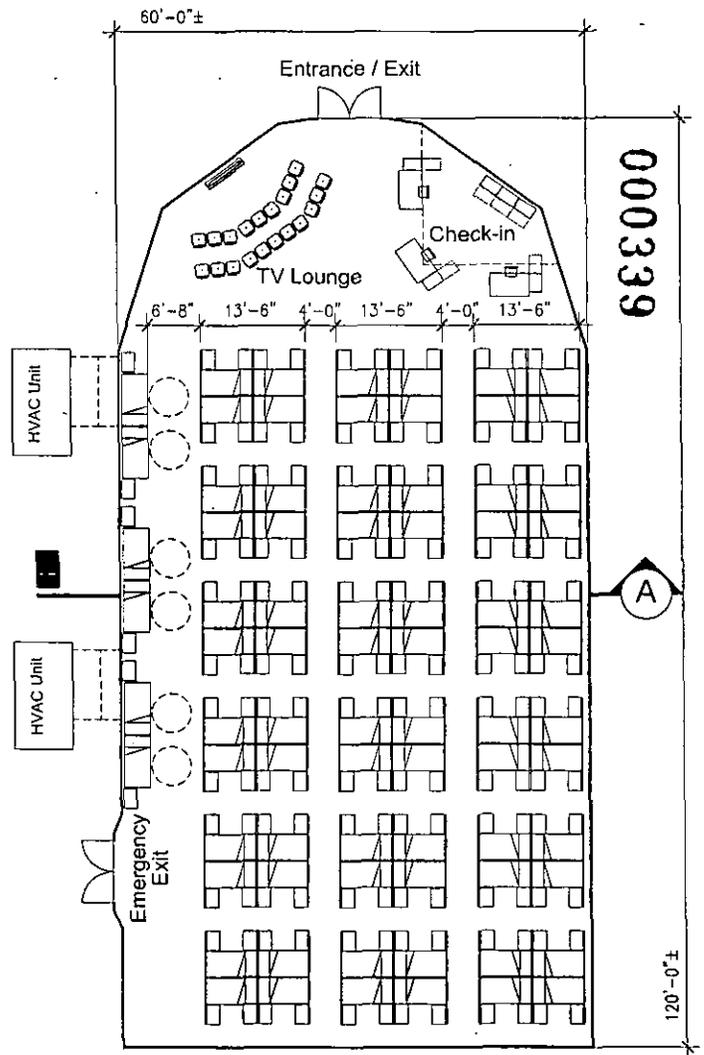


- KEYNOTES:**
- 1 Bunk Bed (40" x 79")
  - 2 ADA single bed (40" x 79")
  - 3 Bed Separator (Dividers) 54" H
  - 4 Storage Cabinet (20" D x 30" W x 44" H)

**NOTES:**

Additional storage is available in Building A

73 Bunk Beds	144 Beds
ADA Accessible Beds	6 Beds
<b>Total Beds</b>	<b>150 Beds</b>



**Building B - Floor Plan 6,734 SF**  
Scale: 1/16" = 1'-0"

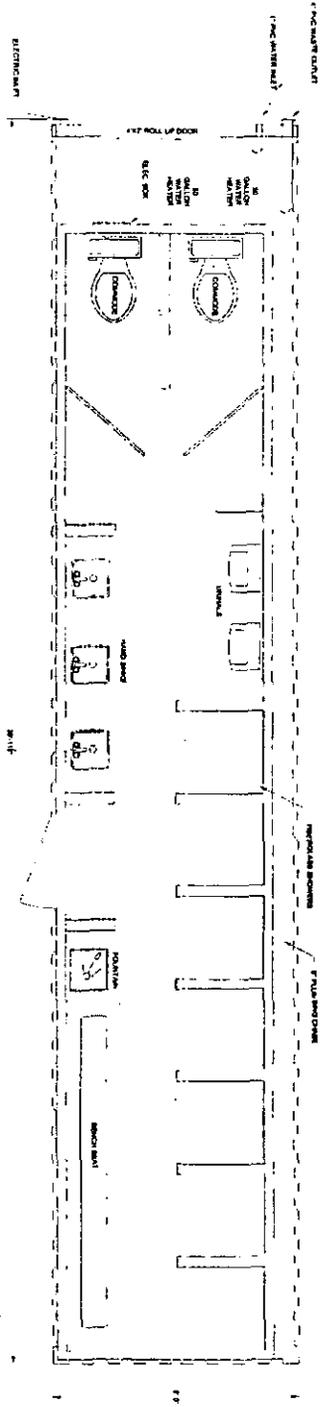
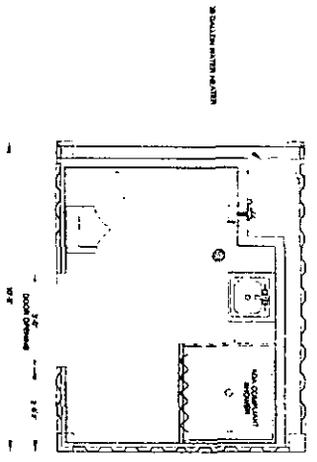
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Conditional Use Permit  
Temporary Shelter for 15th and Commercial  
1402 Commercial Street

Father Joe's Villages  
SVDP Management, Inc.

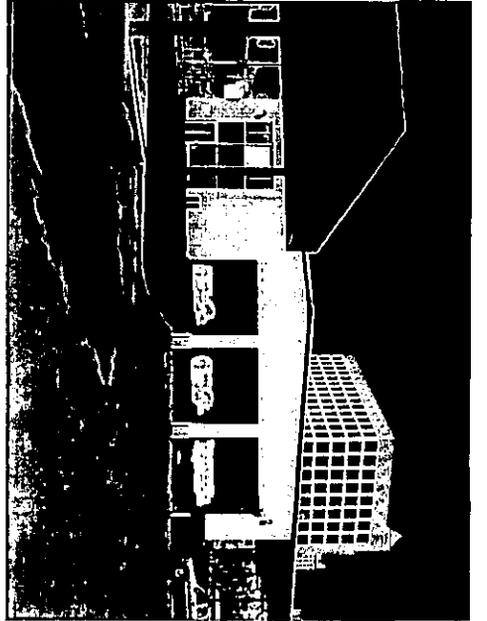
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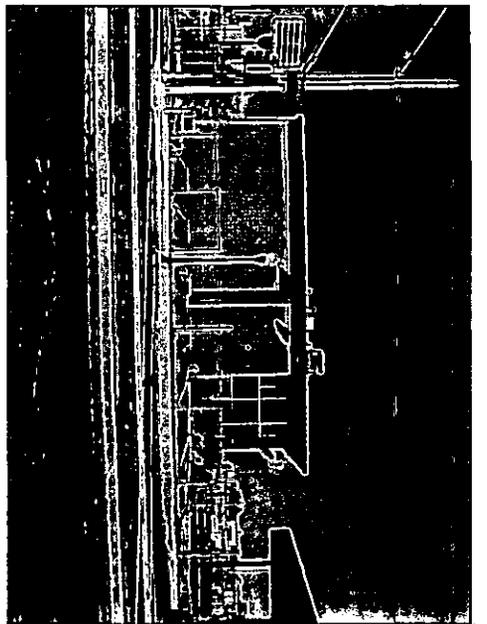


Proposed Toilet / Shower Facilities  
Scale: 1/4" = 1'-0"





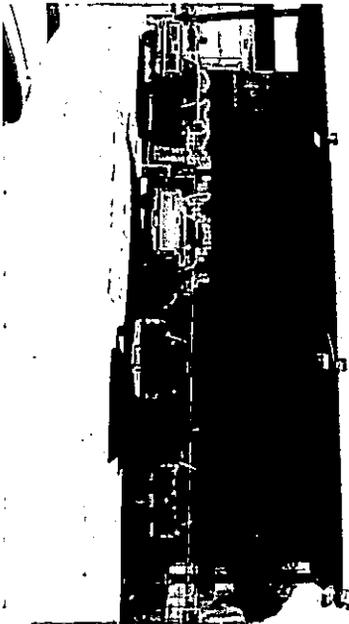
East Elevation



South Elevation

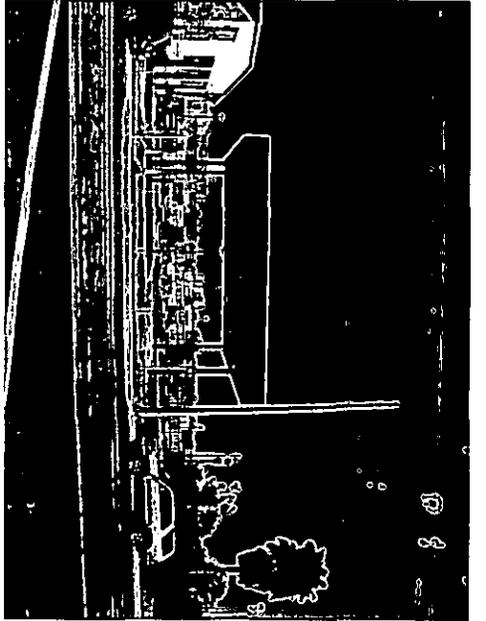


West Elevation

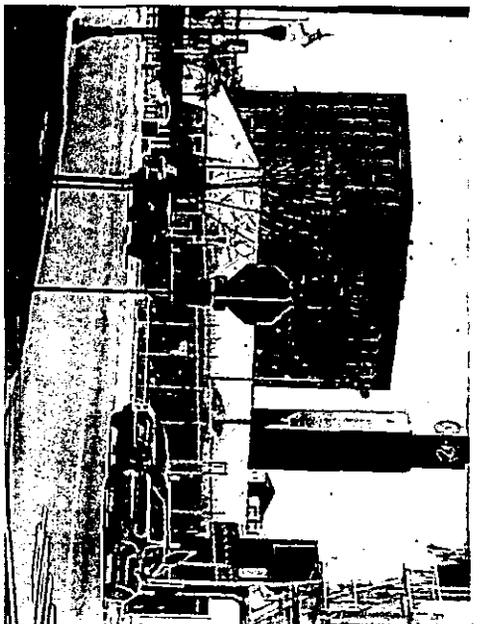


North Elevation

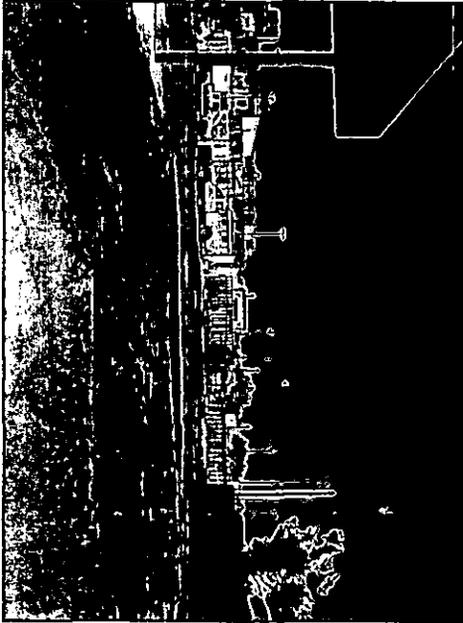
# Building A



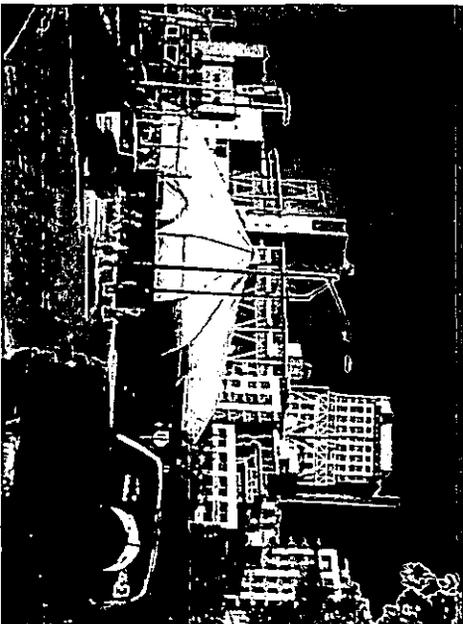
Proposed Site Photo 1



Example Photo 1



Proposed Site Photo 2



Example Photo 2

Building B - Proposed Site

000345

Conditional Use Permit  
 Temporary Shelter for 15th and Commercial  
 1402 Commercial Street

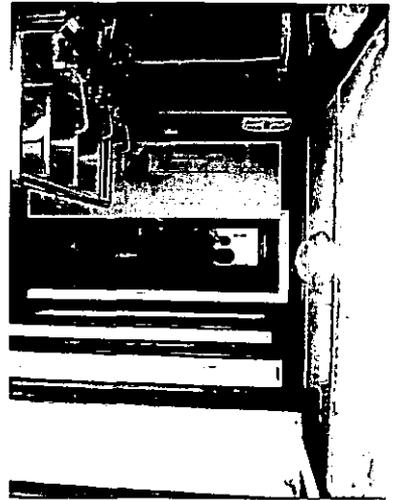
SILVIA  
 WRIGHT  
 ARCHITECT

Father Joe's Villages  
 SVDP Management, Inc.

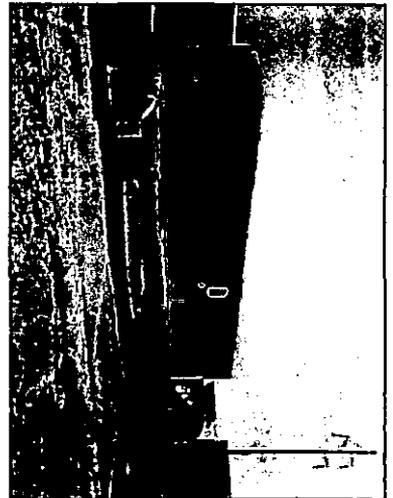
7.17.08  
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7

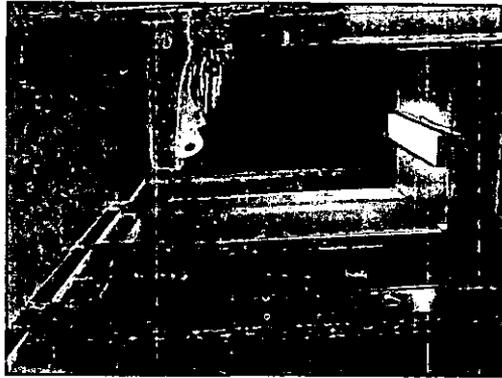
7 1 1 0



Interior Photo 3



Exterior Photo 1



Interior Photo 4



Interior Photo 2

Proposed Toilet & Shower Facilities

000347

SILVAT  
WRIGHT  
ARCHITECTS

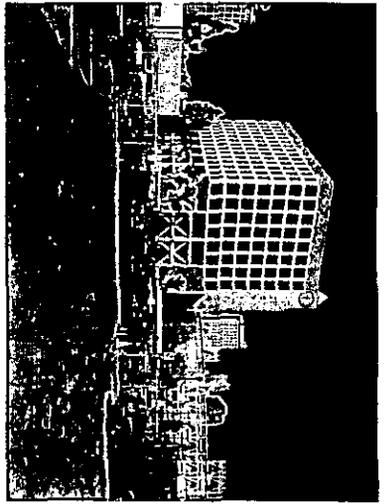
Conditional Use Permit  
Temporary Shelter for 15th and Commercial  
1402 Commercial Street

Father Joe's Villages  
SVDP Management, Inc.

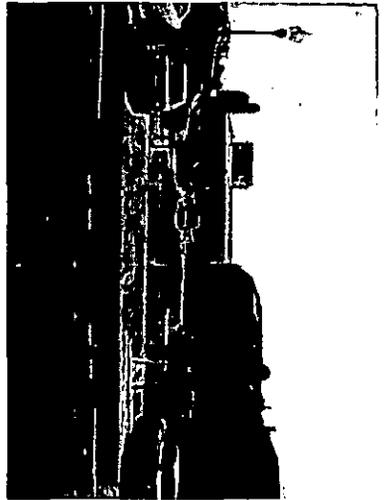
7.17.08  
Sheet

8

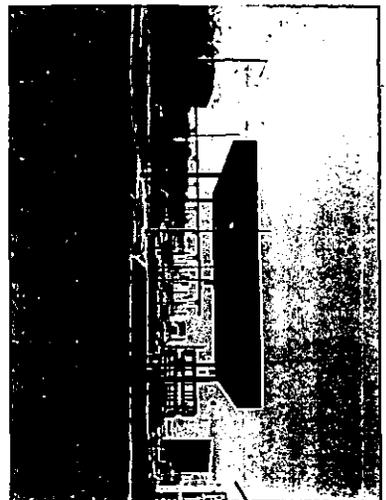
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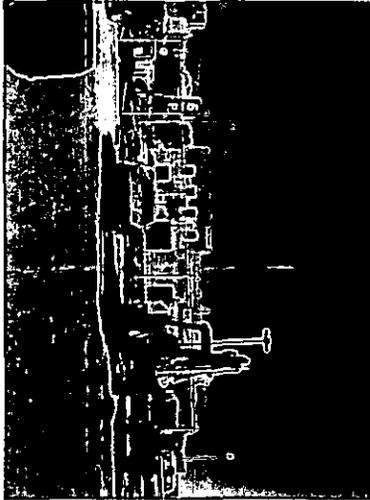
Western View



Eastern View



Southern View



Northern View



Eastern View

000949

SILMAJ  
WRIGHT  
ARCHITECT

Conditional Use Permit  
Temporary Shelter for 15th and Commercial  
1402 Commercial Street

Father Joe's Villages  
SVDP Management, Inc.

Photos of Surrounding Site

000351

ATTACHMENT B

DRAFT  
CENTRE CITY CONDITIONAL  
USE/PLANNED DEVELOPMENT PERMIT  
NO.2008-25

000353

**RECORDING REQUESTED BY**  
CENTRE CITY DEVELOPMENT CORPORATION  
ARCHITECTURE AND PLANNING DIVISION  
401 B STREET, #400  
SAN DIEGO, CA 92101

**WHEN RECORDED MAIL TO**  
CENTRE CITY DEVELOPMENT CORPORATION  
ARCHITECTURE AND PLANNING DIVISION  
401 B STREET, #400  
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTE: COUNTY RECORDER, PLEASE RECORD  
AS RESTRICTION ON USE OR  
DEVELOPMENT OF REAL PROPERTY  
AFFECTING THE TITLE TO OR  
POSSESSION THEREOF**

**CENTRE CITY CONDITIONAL USE/PLANNED DEVELOPMENT  
PERMIT NO. 2008-25  
14<sup>TH</sup> & COMMERCIAL  
1402 Commercial Street**

City Council

This Conditional Use/Planned Development Permit is granted by the City of San Diego City Council to SVDP Management, Inc., Owner/Permittee, pursuant to San Diego Municipal Code Chapter 12, Article 6, Division 3 and Chapter 12, Article 6, Division 6. The site is located at 1402 Commercial Street in the East Village District of the Downtown Community Planning Area. The project site is further described as Lots C through J of block 169 of Horton's Addition, according to the map thereof on file in the Office of the County Recorder of San Diego County, excepting therefrom that portion of Lot F lying in National Avenue deeded to the City of San Diego by deed dated July 20, 1904 and recorded March 22, 1905, in book 361, page 298 of deeds, located in the Mixed Commercial District of the Downtown Community Plan Area; and,

Subject to the terms and conditions set forth in this Permit, permission is granted to the Permittee to construct and operate buildings and uses as described and identified by size, dimension, quantity, type and location as follows and on the approved exhibits on file in the offices of Centre City Development Corporation [CCDC]:

1. Permitted Uses

The permitted uses for the site shall consist of a 150 - bed Temporary Transitional Housing Facility within a 6,734 square-foot tent structure on a 38,857 square-foot site (Exhibit A) located on the block bounded by Imperial Avenue and 14<sup>th</sup>, 15<sup>th</sup>, and Commercial streets. This Temporary Transitional Housing Facility shall serve as interim housing to replace existing facilities currently located at 15<sup>th</sup> and Commercial within the Bishop Maher Center, which will be demolished to allow the construction of the "15<sup>th</sup> & Commercial" project on the same site which will include 150 transitional housing beds.

This Permit may be utilized no earlier than sixty (60) days prior to the start of construction of the 15<sup>th</sup> and Commercial project. Full construction plans for the 15<sup>th</sup> and Commercial project shall have completed at least one plan check with the City, and proof of financing for the project shall be provided to the Corporation.

The Temporary Transitional Housing Facility shall be permitted at the proposed location for a period not to exceed thirty (30) months. The transitional beds shall be relocated within (30) days after issuance of a Certificate of Occupancy for the 15<sup>th</sup> & Commercial project (CUP 2007-24). At no time shall the total combined occupancy of the two facilities exceed more than 150 residents.

2. Planned Development Permit Deviations

- (a) Deviations from the Development Regulations listed in Section 156.0310 of the Centre City PDO including but not limited to minimum Floor Area Ratio (FAR) requirements, minimum street wall height, and street level design to allow the construction of a temporary tent structure for a period not to exceed 30 months; and
- (b) Deviations from the Transitional Housing requirements listed in Section 141.0313 of the LDC including:
  - (1) The provision requiring a minimum of 5 square feet of living space per bed.
  - (2) Requirement to provide a minimum of 70 square feet of sleeping space for each resident.
  - (3) Minimum off-street parking requirements.

Permitted uses shall be subject to the conditions listed below:

3. All activities associated with the facility shall occur within the confines of the site.

4. Patrons of the facility shall not loiter on the sidewalks directly in front of the facility.
5. Security fencing shall be installed around the perimeter of the site with exiting and fire access provided where necessary. All fencing shall be attractive and approved by CCDC prior to installation.
6. The operator shall be responsible for maintaining the site and adjacent public sidewalks shall remain free of litter and graffiti at all times.
7. If at any time the City and/or the Corporation receive complaints that are validated as violations of the terms of the Permit or the activities permitted under the Permit constitute a "public nuisance" as defined by the City of San Diego Municipal Code, then the operator shall be formally notified by the Corporation. Once formally notified by the Corporation, the operator shall not accept any new residents until the facility has been found to be in conformance with the CUP and all applicable conditions. The operator shall have six weeks to cure any violation and/or resolve any nuisance activities. If the violations and/or nuisance activities are not resolved after four weeks, a public hearing shall be scheduled before the Corporation to consider if the violations and/or the nuisance activities exist after the six week period, and the Corporation shall make a recommendation to the Council on whether the conditions of the Permit should be modified or the Permit revoked. The Council shall hold a public hearing to consider the status of the CUP and may modify or revoke the Permit after considering a staff report and public testimony.
8. Construction and operation of the approved use shall comply at all times with the regulations of this or any other governmental agencies.
9. This permit is a covenant running with the lands and shall be binding upon the Permittee and any successor or successors, and the interest of any successor shall be subject to each and every condition set out.
10. No permit for construction, operation or occupancy of any facility shall be granted nor shall any activity authorized by this permit be conducted on the premises until this Permit is recorded in the OFFICE OF THE COUNTY RECORDER.

APPROVED by the City Council of the City of San Diego on \_\_\_\_\_, by Resolution No. R-\_\_\_\_\_.

000356

AUTHENTICATED BY THE CITY MANAGER

By \_\_\_\_\_

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The undersigned Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Permittee hereunder.

SVDP MANAGEMENT, INC.  
Owner/Permittee

By \_\_\_\_\_  
Father Joseph Carroll

**NOTE: Notary acknowledgments  
Must be attached per Civil Code  
Section 1180 et seq.**

000357

ATTACHMENT C

ENVIRONMENTAL SECONDARY STUDY

000359

**ENVIRONMENTAL SECONDARY STUDY**

**FOR THE PROPOSED**

**14TH & COMMERCIAL  
TEMPORARY TRANSITIONAL HOUSING  
FACILITY**

**SEPTEMBER 2008**

**Prepared for:** The Redevelopment Agency of  
The City of San Diego  
600 B St., Suite 400  
San Diego, CA 92101

**Preparation Administered by:** Centre City Development Corporation  
401 B Street, Suite 400  
San Diego, CA 92101

**Prepared by:** EDAW, Inc.  
1420 Kettner Boulevard, Suite 500  
San Diego, CA 92101

## ENVIRONMENTAL SECONDARY STUDY

1. **PROJECT TITLE:** 14<sup>th</sup> & Commercial Temporary Transitional Housing Facility

2. **APPLICANT:** S.V.D.P Management, Inc.

3. **PROJECT LOCATION:** The proposed project would be located on a 38,857 square foot (0.89 acres) site located on the southeast corner of the block bounded by Imperial Avenue, 14<sup>th</sup> Street, 15<sup>th</sup> Street, and Commercial Street in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project in Downtown San Diego (Figure 1). Centre City includes approximately 1,500 acres of the metropolitan core of San Diego, bounded by Interstate 5 on the north and east and San Diego Bay on the south and southwest. Centre City is located 15 miles north of the United States International Border with Mexico.

4. **PROJECT SETTING:** The Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance (PDO), and Redevelopment Plan for the Centre City Project Area describes the existing setting of Centre City, including the East Village Redevelopment District. This description is hereby incorporated by reference. Located in the highly urbanized Centre City environment, the project site is currently occupied by a vacant, two-story building with 5,500 square feet of floor area formerly used as a vehicle rental facility. An existing canopy extends from the northern façade of the building. Chain-link fencing surrounds the entire site except for a block wall provided along much of the eastern parcel line. A freestanding canopy is located to the east of the existing building. Except for the existing building, the entire site is paved with asphalt or concrete.

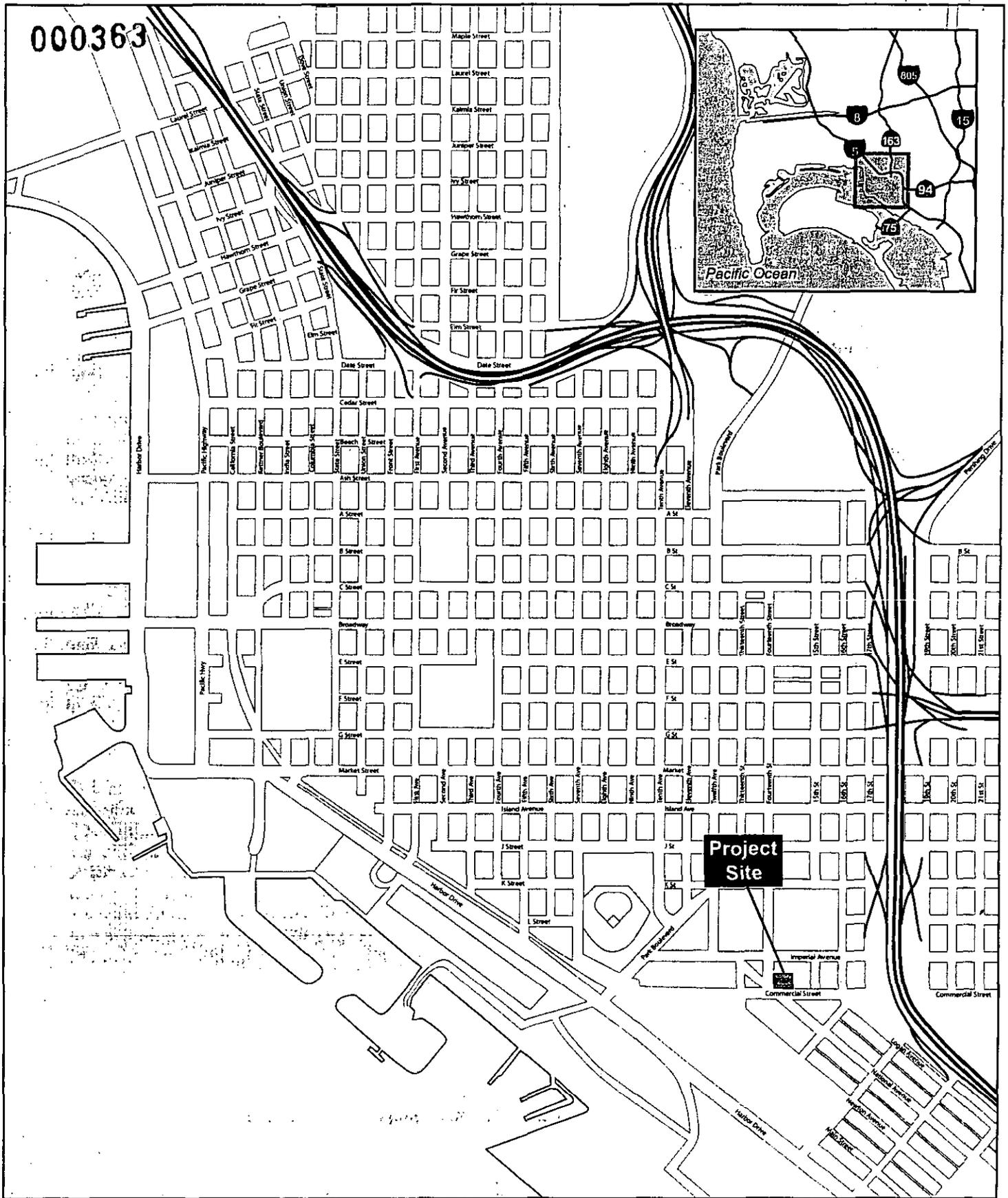
As depicted in Figure 2, the project site is located in the southeast portion of the block bounded by Imperial Avenue to the north, 15<sup>th</sup> Street to the east, Commercial Street to the south, National Avenue to the southeast, and 14<sup>th</sup> Street to the west. Also located on this block is the existing Paul Mirabile Center (X stories) to the east of the project site, the Studio 15 project, which is under construction, to the northeast, and a surface parking lot to the north. Surrounding the project site are the three-story Paul Mirabile Center and the five-story Studio 15 project (under construction and nearing completion) to the east of the proposed site; low-rise residential to the east across 16<sup>th</sup> Street; and a variety of low-rise warehouses and surface parking lots in the surrounding vicinity. Photographs of the project site and surrounding land uses are provided in Figures 3 and 4, respectively. The Orange Line of the San Diego Trolley runs along Commercial Street.

Applicable plans and policies governing the site include the Centre City Redevelopment Plan and the 11<sup>th</sup> amendment thereof, the San Diego Downtown Community Plan, the Centre City Planned District Ordinance and the 2007 amendments thereof, the East Village Focus Plan, and the Land Development Code (LDC). The project site is not located within the coastal zone. The Downtown Community Plan land use designation and PDO land use district for the project site is Mixed Commercial, which is intended to accommodate a diverse array of uses, including residential, hotels, offices, retail, and more. The PDO allows transitional housing is permitted within the Mixed Commercial district subject to a conditional use permit. Neither the PDO nor the LDC includes provisions for temporary uses and/or the construction of temporary structures for such uses. The proposed project is also requesting deviations from the development standards of the PDO and requirements of the LDC, which include but are not limited to:

PDO Section 151.0310, Development Regulations:

- Minimum Floor Area Ratio (FAR) of 2.0
- A minimum street wall height of 45 feet
- One hundred percent street wall frontage along public streets
- A street wall setback within 5 feet of the property line adjoining any public street

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No Scale

Figure 1  
Regional Location and Vicinity

LDC Section 141.0313, Transitional Housing:

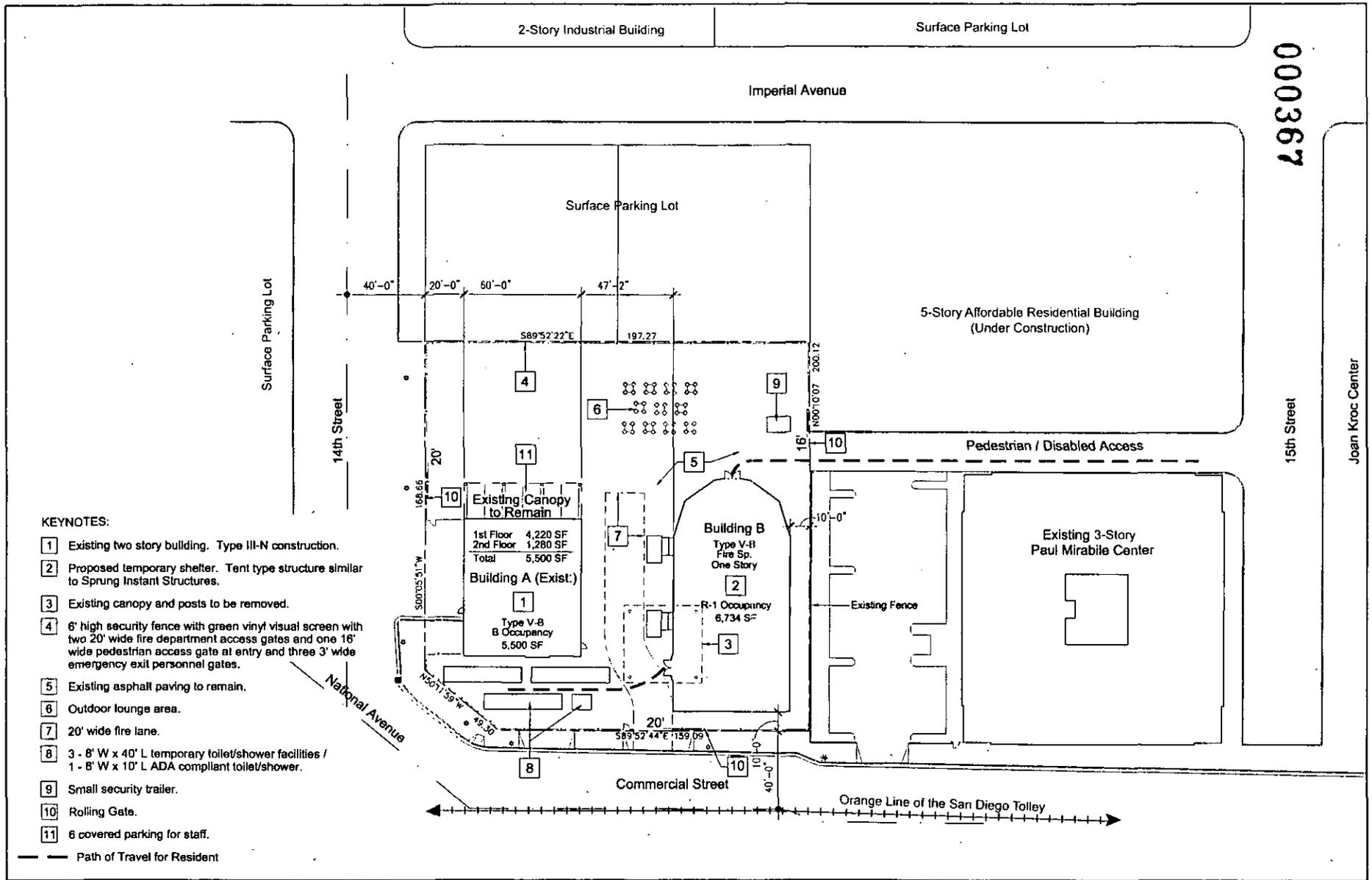
- Provide a minimum of five square feet of living space per bed
- Provide a minimum of 70 square feet of sleeping space for each resident
- Provide a minimum of one off-street parking space for each employee and one off-street parking space for every seven beds

As a result of the proposed deviations, approval of a Planned Development Permit (PDP) is also required.

**5. PROJECT DESCRIPTION:** The project applicant is seeking the approval of a Conditional Use/Planned Development Permit to operate a temporary transitional housing facility (“the proposed project” or “the project”). The proposed project would temporarily accommodate the residents of the existing Bishop Maher Center (BMC) located at 15<sup>th</sup> and Commercial Streets while that facility is demolished and replaced by construction of a new permanent facility (“15<sup>th</sup> and Commercial”). The existing BMC provides 150 beds of transitional housing on the southern one-third of the block to the east of the proposed project site bounded by Imperial Avenue, 15<sup>th</sup> Street, 16<sup>th</sup> Street, and Commercial Street. The environmental secondary study for the reconstruction of the new permanent facility at 15<sup>th</sup> and Commercial was certified in 2007. That secondary study reported that residents of the existing facility would be displaced during short-term construction; plans for the proposed temporary transitional housing facility did not exist at that time. A copy of the environmental secondary study certified for the 15<sup>th</sup> and Commercial project is available for public review at the offices of CCDC at 401 B Street, Suite 400, San Diego, CA 92101.

The proposed project would consist of a 6,734 square foot insulated tent, approximately 26 feet in height. The proposed project would have an FAR of approximately 0.2. The tent would contain a total of 150 beds: 73 bunk beds (144 beds) and 6 Americans with Disabilities Act (ADA) accessible beds. Each bed would have privacy dividers and one storage cabinet. The tent would also contain a common area and check-in station. An area for outdoor recreation would so be provided on the project site. A small security trailer would be located at the northeast corner of the property to serve as the main point of ingress and egress to the site for residents. In addition, four temporary structures housing toilet/shower facilities for residents would be located at the southwest corner of the project site. The interior of the existing two-story building would be remodeled as office space for 12-15 staff members and storage space for residents. The existing freestanding canopy would be removed to create an adequate area in which to site the proposed tent. The proposed layout of the temporary structures on the project site is shown in **Figure 2**. The proposed tent would be setback ten feet from the southern and eastern parcel boundaries. A minimum 20 foot wide fire lane would be provided between the existing building and proposed tent. These structures would be approximately 47 feet apart. An outdoor lounge area for recreation would be provided to the north of the proposed tent and existing building. Four temporary structures housing toilet and shower facilities would be provided directly south of the existing building. In total, the proposed facility will provide approximately 500 square feet of living area/common space for residents and approximately 20 square feet of sleeping space per resident. **Figure 5** depicts the existing and proposed floor plans for the existing building (referred to as Building A) while **Figure 6** illustrates the proposed floor plan, elevation, and section for the tent (referred to as Building B).

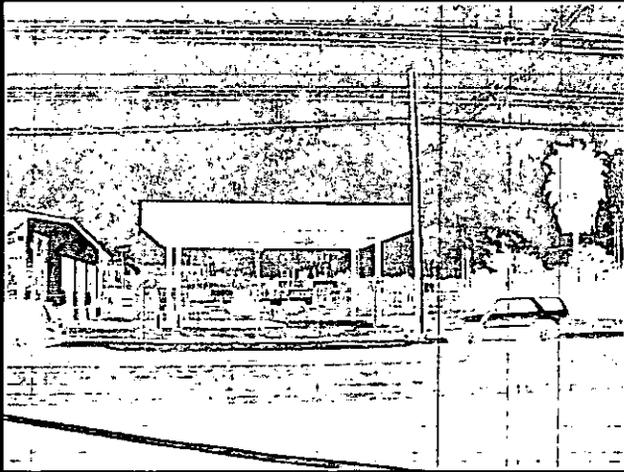
The proposed project would not provide off-street parking for residents of the temporary facility; off-street parking for residents is not provided at the existing facility. Six covered parking spaces for employees would be provided under the canopy extending from the north elevation of the existing building. The project applicant will further evaluate the project site, as well as adjacent facilities, in an attempt to accommodate as much parking as possible for the proposed project. The amount and location of parking spaces will need to be determined prior to final approval of the CUP/PDP and will be incorporated as a condition of the Conditional Use/Planning Development Permit.



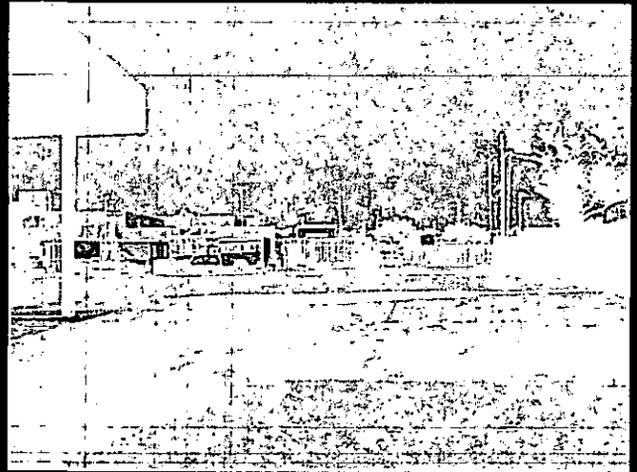
SOURCE: Siltman Wright Architects 2008

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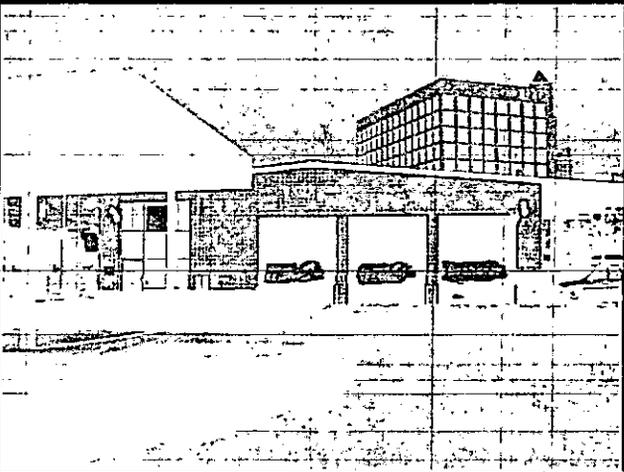
Figure 2  
Existing Surrounding Land Uses and Proposed Site Plan



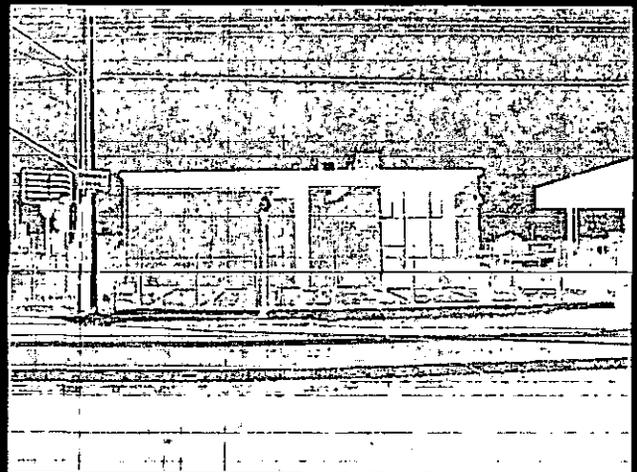
Proposed Site Photograph 1



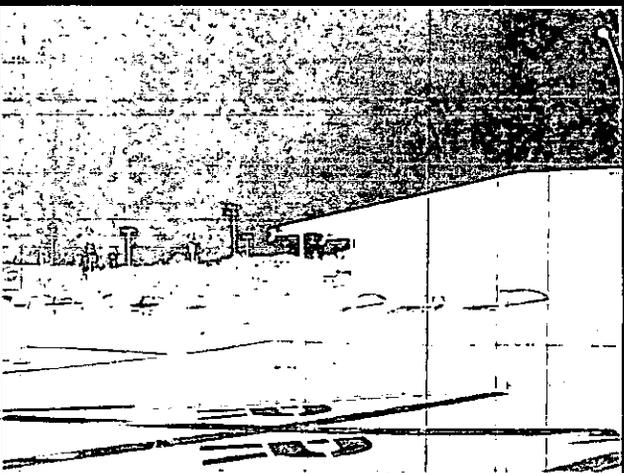
Proposed Site Photograph 2



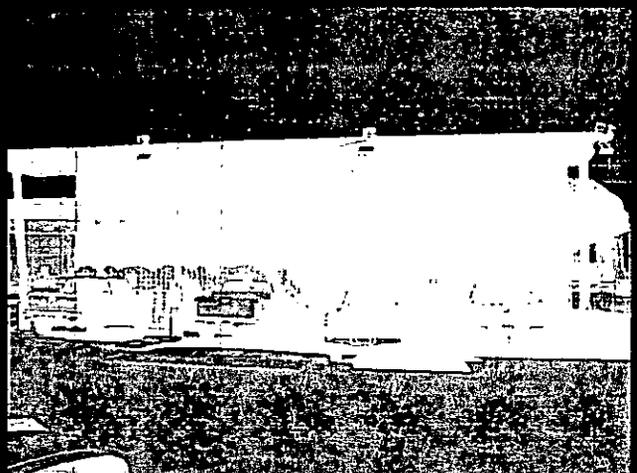
East Elevation



South Elevation



West Elevation



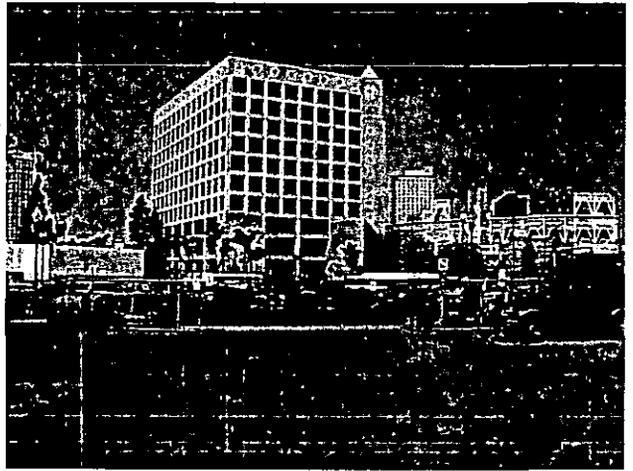
North Elevation

SOURCE: Sillman Wright Architects 2008

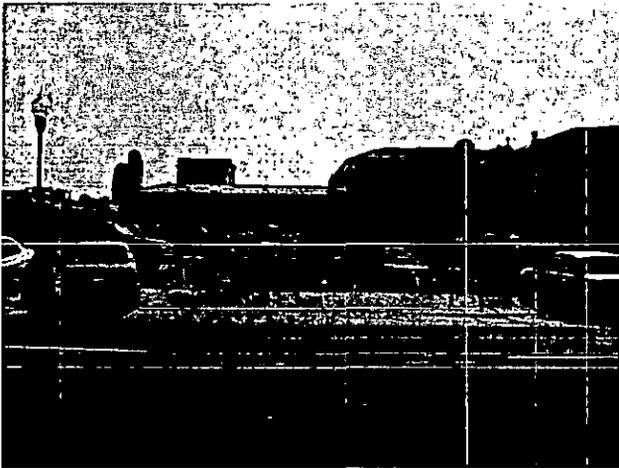


Figure 3  
Existing Project Site Photographs

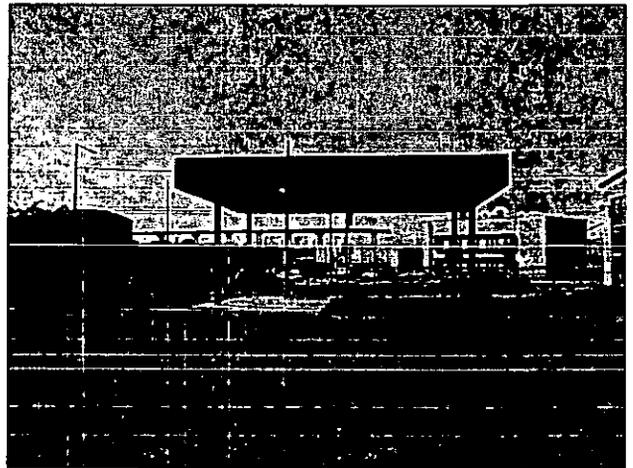
000370



Western View



Eastern View



Southern View



Northern View



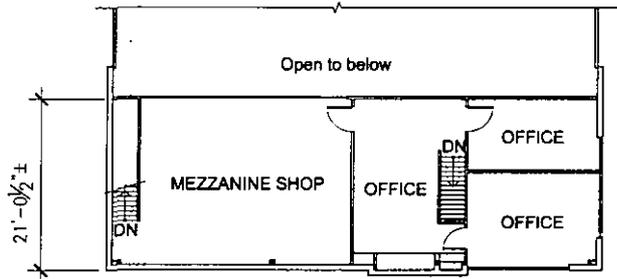
Eastern View

SOURCE: Sillman Wright Architects 2008

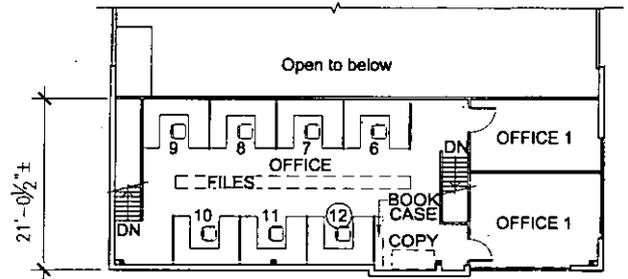


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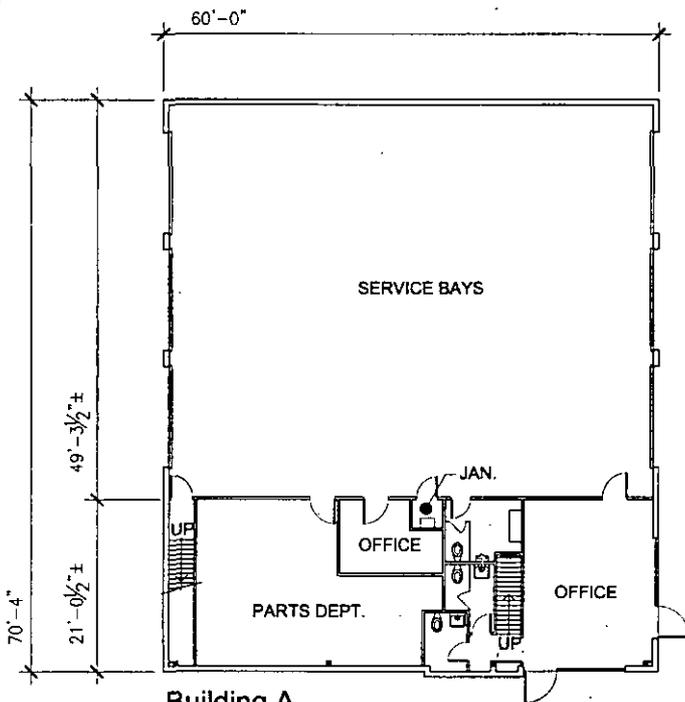
000371



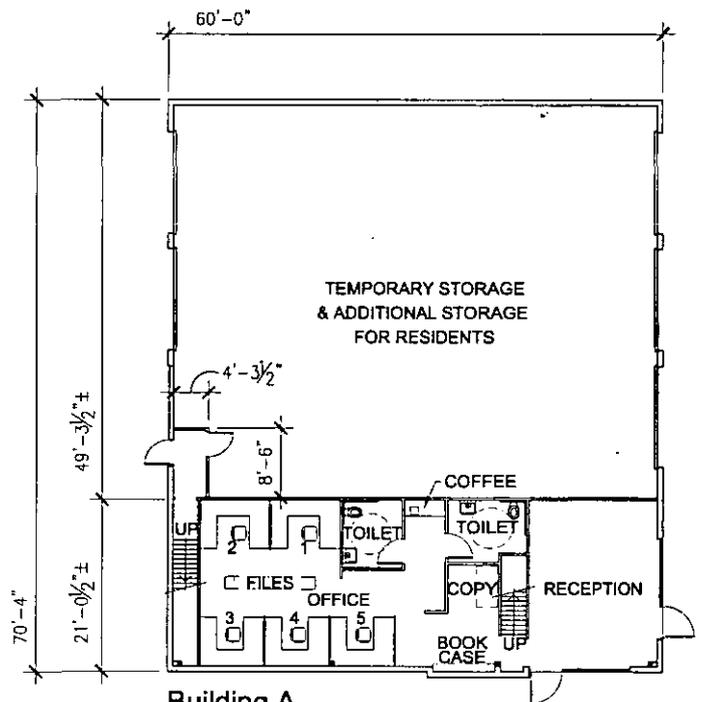
Building A  
2nd Floor Plan - Existing



Building A  
2nd Floor Plan - Proposed



Building A  
1st Floor Plan - Existing (Previous use was rental vehicle service facility)



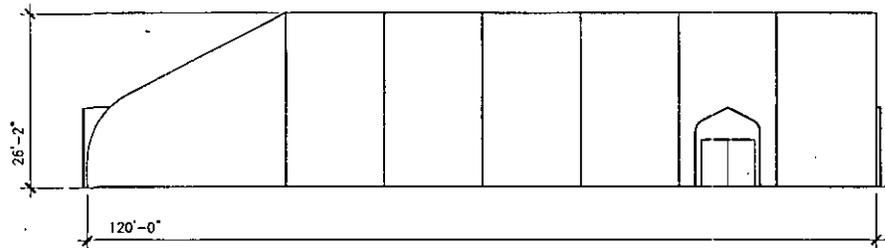
Building A  
1st Floor Plan - Proposed

SOURCE: Sillman Wright Architects 2008

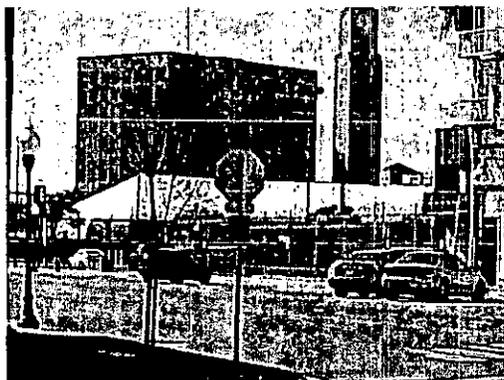


No Scale

Figure 5  
Existing and Proposed Floor Plans - Building A



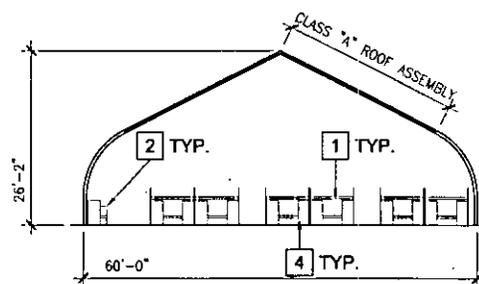
Building B - Elevation



Example Photograph 1

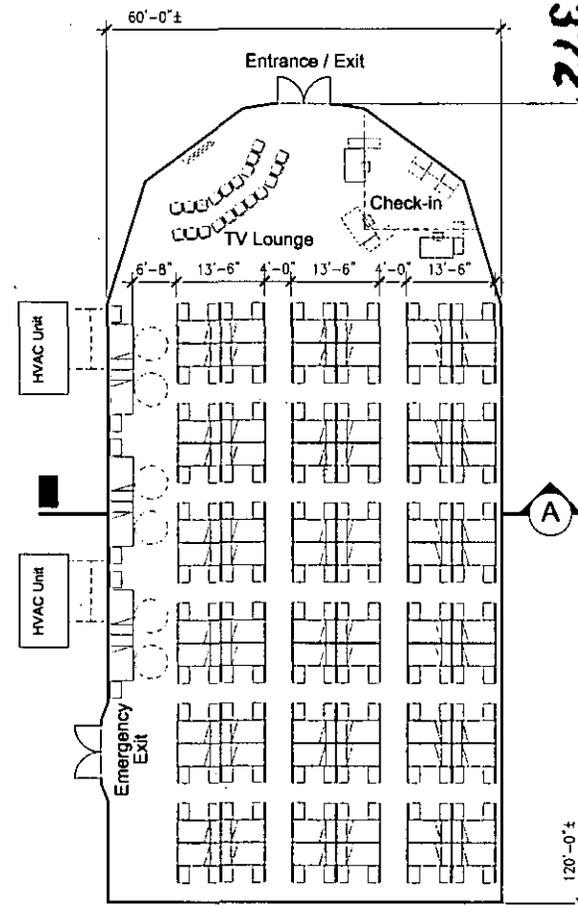


Example Photograph 2



Building B  
 Section - 60'-0" Insulated Structure

Temporary Structure  
 150 all male occupants.



Building B - Floor Plan 6,734 SF

000372

SOURCE: Sillman Wright Architects 2008

⊕ Not to Scale

Figure 6  
 Proposed Floor Plan, Elevation, and Section - Building B

An existing alley located north of the Paul Mirabile Center would provide pedestrian and disabled access to the project site from 15<sup>th</sup> Street to the east. A security trailer would be erected where this alley meets the project site. A rolling gate would be provided at the point where the alley enters the project site.

000373

The same programs and services provided at the existing BMC would be provided by the proposed project. The existing facility provides programs and services to prepare residents for independent living. The residents live at the facility for 12 to 24 months. The programs provided include counseling, skill work shops, and recreation. The programs and services are targeted specifically to single men. The project applicant is seeking to operate the temporary transitional housing facility for a maximum of 30 months. CCDC anticipates that operation of the proposed project would commence no earlier than 60 days prior to the start of construction of the new permanent facility on the BMC site.

Under Section 112.0103 of the LDC, projects requiring the approval of multiple permits are to be consolidated for processing and acted upon by the highest level of authority for the consolidated application. Final approval of the City Council is required for the proposed Conditional Use/Planned Development Permit.

Approval of the CUP/PDP requires that the City Council make certain findings, including that the use will not adversely impact the applicable land use plan; will not be detrimental to public health, safety and welfare; and will comply to the maximum extent feasible with the regulations of the LDC and PDO, thereby requiring an evaluation of the project's compatibility with the surrounding neighborhood.

**6. CEQA COMPLIANCE:** The Centre City Redevelopment Project and related activities have been addressed by the following environmental documents, which were prepared prior to this Secondary Study and are hereby incorporated by reference:

Final Environmental Impact Report (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Project (State Clearinghouse Number 2003041001, certified by the Redevelopment Agency (Resolution No. R-04001) and the City Council (Resolution No. R-301265) on March 14, 2006.

Addendum to the FEIR for the 11<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency by Resolution R-04193 and by the City Council by R-302932 on July 31, 2007.

The FEIR is a "Program EIR" as described in Section 15168 of the State CEQA Guidelines. The aforementioned environmental documents are the most recent and comprehensive environmental document pertaining to the proposed project. These environmental documents are available for review at the office of the Centre City Development Corporation, 225 Broadway, Suite 1100, San Diego, CA 92101.

This Secondary Study has been prepared in compliance with the San Diego Redevelopment Agency's amended "Procedures for Implementation of CEQA and the State CEQA Guidelines" (adopted July 17, 1990). Under these Agency Guidelines, environmental review for subsequent specific development projects is accomplished using the Secondary Study process defined in the Agency Guidelines, as allowed by Sections 15168 and 15180 of the State CEQA Guidelines. The Secondary Study includes the same evaluation criteria as the Initial Study defined in Section 15063 of the State CEQA Guidelines. Under this process, the Secondary Study is prepared for each subsequent specific development project to determine whether the potential impacts were anticipated in the FEIR. No additional documentation is

000374

required for subsequent specific development projects if the Secondary Study determines that the potential impacts have been adequately addressed in the FEIR and subsequent specific development projects implement appropriate mitigation measures identified in the MMRP that accompanies the FEIR.

If the Secondary Study identifies new impacts or a substantial change in circumstances, additional environmental documentation is required. The form of this documentation depends upon the nature of the impacts of the subsequent specific development project being proposed. Should a proposed project result in: a) new or substantially more severe significant impacts that are not adequately addressed in the FEIR, or b) there is a substantial change in circumstances that would require major revision to the FEIR, or c) that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the project on the environment, a Subsequent or Supplement to the EIR would be prepared in accordance with Sections 15162 or 15163 of the State CEQA Guidelines (CEQA Statutes Section 21166). If the lead agency under CEQA finds pursuant to Sections 15162 and 15163, no new significant impacts will occur or no new mitigation will be required, the lead agency can approve the subsequent specific development project as being within the scope of the project covered by the FEIR, and no new environmental document is required.

**7. PROJECT-SPECIFIC ENVIRONMENTAL ANALYSIS:** See attached Environmental Checklist and *Section 10 Evaluation of Environmental Impacts*.

**8. MITIGATION, MONITORING AND REPORTING PROGRAM:** The proposed project would not result in any significant impacts. Therefore, the proposed project is not required to implement any mitigation measures included in the Mitigation Monitoring and Reporting Program (MMRP) found in Volume 1B of the FEIR.

**9. DETERMINATION:** In accordance with Sections 15168 and 15180 of the CEQA Guidelines, the potential impacts associated with future development within the Centre City Redevelopment Project are addressed in the Final Environmental Impact Report (FEIR) prepared for the San Diego Downtown Community Plan, Centre City Planned District Ordinance and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, which was certified on March 14, 2006 and the Addendum to the FEIR certified by the Redevelopment Agency by Resolution R-04193 and by the City Council by R-302932 on July 31, 2007.

These previous documents address the potential effects of future development within the Centre City Redevelopment Project based on buildout forecasts projected from the land use designations, density bonus, and other policies and regulations governing development intensity and density. Based on this analysis, the FEIR and Addendum concluded that development would result in significant impacts related to the following issues (mitigation and type of impact shown in parentheses):

Significant but Mitigated Impacts

- Air Quality: Construction Emissions (AQ-B.1) (Direct (D))
- Land Use: Ballpark Noise (LU-B.1) (D)
- Land Use: Ballpark Lighting (LU-B.5) (D)
- Noise: Interior From Traffic Noise (NOI-B.1) (D)
- Noise: Interior From Ballpark Noise (NOI-B.2) (D)
- Paleontology: Impacts to Significant Paleontological Resources (PAL-A.1) (D)

Significant and Not Mitigated Impacts

- Aesthetics/Visual Quality: Views Of Bay And Bay Bridge (VIS-B.1) (D)
- Air Quality: Construction Emissions (AQ-B.1) (Cumulative (C))
- Air Quality: Mobile-source Emissions (C)
- Historical Resources: Historical (D/C)
- Historical Resources: Archaeological (D/C)

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- Land Use: Traffic Noise (LU-B.2) (D)
- Land Use: Aircraft Noise (LU-B.3) (D)
- Land Use: Railroad Noise (LU-B.4) (D)
- Land Use: Physical Changes Related to Transient Activity (LU-B.6) (D/C)
- Noise: Traffic Noise Level Increase on Grid Streets (NOI-A.1) (D/C)
- Noise: Exterior Traffic Noise in Residential Development (NOI-C.1) (D)
- Noise: Exterior Aircraft Noise in Residential Development (NOI-C.2) (D)
- Noise: Exterior Traffic Noise in Public Parks and Plazas (NOI-D.1) (D)
- Noise: Exterior Aircraft Noise in Public Parks and Plazas (NOI-D.2) (D)
- Parking: Excessive Parking Demand (TRF-D.1) (D/C)
- Traffic: Impact on Grid Streets (TRF-A.1.1) (D)
- Traffic: Impact on Surrounding Streets (TRF-A.1.2) (D/C)
- Traffic: Impact on Freeway Ramps and Segments (TRF-A.2.1) (D/C)
- Traffic: Impact from Removal of Cedar Street Ramp (TRF-A.2.2) (D)
- Water Quality: Urban Runoff (WQ-A.1) (C)

In certifying the FEIR and approving the Downtown Community Plan, Planned District Ordinance and 10<sup>th</sup> Amendment to the Redevelopment Plan, the San Diego City Council and Redevelopment Agency adopted a Statement of Overriding Considerations which determined that the unmitigated impacts were acceptable in light of economic, legal, social, technological or other factors including the following.

#### Overriding Considerations

- Implement Downtown's Role As Primary Urban Center
- Relieve Growth Pressure On Outlying Communities
- Organize Balanced Mix Of Uses Around Neighborhood Centers
- Maximize Employment
- Capitalize On Transit Opportunities

The proposed activity analyzed within this secondary study is covered under the Final Environmental Impact Report [FEIR] for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, which was certified by the Redevelopment Agency by Resolution R-04001 and by the City Council by Resolution R-301265 on March 14, 2006, and the Addendum to the FEIR for the 11<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, Amendments to the San Diego Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program of the FEIR for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and the 10<sup>th</sup> Amendment to the Redevelopment Plan for the Centre City Redevelopment Project certified by the Redevelopment Agency by Resolution R-04193 and by the City Council by R-302932 on July 31, 2007. This activity is adequately addressed in the environmental documents noted above and the secondary study prepared for this project reveals there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, this activity is not a separate project for purposes of review under the California Environmental Quality Act [CEQA] pursuant to CEQA Guidelines Sections 15060(c)(3), 15180, and 15378(c).

**SUMMARY OF FINDINGS:** In accordance with Public Resources Code sections 21166, 21083.3, and CEQA Guidelines sections 15168 and 15183, the following findings are derived from the environmental review documented by this Secondary Study and the 2006 FEIR:

1. No substantial changes are proposed in the Centre City Redevelopment Project (Project), or with respect to the circumstances under which the Project is to be undertaken as a result of the development of the proposed project, which will require important or major revisions in the 2006 FEIR or 2007 Addendum to the FEIR for the Project;

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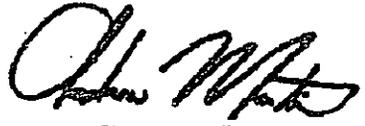
No new information of substantial importance to the Centre City Redevelopment Project has become available which was not known or could not have been known at the time the 2006 FEIR for the Project was certified as complete, and which shows that the Project will have any significant effects not discussed previously in the 2006 FEIR or 2007 Addendum to the FEIR, or that any significant effects previously examined will be substantially more severe than shown in the 2006 FEIR or 2007 Addendum to the FEIR, or that any mitigation measures or alternatives previously found not to be feasible or not previously considered would substantially reduce or lessen any significant effects of the project on the environment;

3. No Negative Declaration, Subsequent EIR, or Supplement or Addendum to the 2006 FEIR is necessary or required; and
4. The development of the site will have no significant effects on the environment. No new or additional project-specific mitigation measures are required for this project.
5. The proposed project and its associated activities would not have any new effects that were not adequately covered in the 2006 FEIR or 2007 Addendum to the FEIR, and therefore, the proposed project is within the scope of the program approved under 2006 FEIR and 2007 Addendum to the FEIR.

The Centre City Development Corporation (CCDC), the implementing body for the Redevelopment Agency of the City of San Diego, administered the preparation of this Secondary Study.

  
\_\_\_\_\_  
Signature of Lead Agency Representative

9-24-08  
Date

  
\_\_\_\_\_  
Signature of Preparer

9-24-08  
Date

## ENVIRONMENTAL CHECKLIST

## 10. EVALUATION OF ENVIRONMENTAL IMPACTS

This environmental checklist evaluates the potential environmental effects of the proposed project consistent with the significance thresholds and analysis methods contained in the Final EIR (FEIR) for the San Diego Downtown Community Plan, Centre City Planned District Ordinance (PDO), and Redevelopment Plan for the Centre City Project Area. However, since the application process for the proposed project was submitted prior to adoption of these documents in February 2006, the planning policies and regulations applicable to the proposed project are the 1992 Community Plan and PDO. These previous regulations do not allow more intense or dense development, or substantially different types of development on the project site than assumed in the FEIR analysis.

Based on the assumption that the proposed activity is adequately addressed in the FEIR and the Addendum to the FEIR, the environmental checklist table indicates how the impacts of the proposed activity relate to the conclusions of the FEIR and the Addendum to the FEIR. As a result, the impacts are classified into one of the following categories:

- Significant and Not Mitigated (SNM)
- Significant but Mitigated (SM)
- Not Significant (Not Significant)

The checklist identifies each potential environmental effect and provides information supporting the conclusion drawn as to the degree of impact associated with the proposed project. As explained below, no significant impacts would occur as a result of the proposed project.

000378	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>Issues and Supporting Information</b>						
<b>1. AESTHETICS/VISUAL QUALITY:</b>						
<p>(a) Substantially disturb a scenic resource, vista or view from a public viewing area, including a State scenic highway or view corridor designated by the Community Plan? <i>Views of scenic resources such as San Diego Bay, San Diego-Coronado Bay Bridge, Point Loma, Coronado and the downtown skyline are afforded by public viewing areas within and around the downtown and along view corridor streets within the planning area. No designated scenic resources exist within the downtown planning area, although the northern downtown planning area includes an approximately quarter-mile-long portion of the segment of State Route 163 from Ash Street to Interstate 8, which is eligible for designation as a California Scenic Highway.</i></p> <p><i>The proposed project would construct an approximately 26 foot tall temporary tent structure containing 150 beds and 6,734 square feet of floor area on an unoccupied 38,857 square foot site in the East Village Redevelopment District of Downtown. The project would provide the following temporary one-story ancillary structures: a small security trailer and four structures to house toilet and shower facilities for residents. An area for outdoor recreation would also be provided. The tent and ancillary structures would be placed on the existing asphalt that covers the project site. In addition, the proposed project would remodel the interior of the existing two-story building on the site for office and storage space. The exterior of the existing building would not be altered as part of the proposed project.</i></p> <p><i>The FEIR identified views of the San Diego Bay and San Diego-Coronado Bay Bridge from Balboa Park and Highway 94 as scenic views from public viewing areas and concluded that build-out of the East Village Redevelopment District with high-rise buildings in accordance with the Downtown Community Plan would substantially block these scenic views. The approximately 26 foot-tall tent would not contribute to the blockage of scenic views from Balboa Park or Highway 94. Therefore, the</i></p>					X	X

000379  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><i>proposed project would not contribute to the significant impacts to scenic views from public viewing areas identified in the FEIR.</i></p> <p><i>Furthermore, the proposed project would not be located along a street or other corridor designated as a view corridor by the Downtown Community Plan. In addition, the project site is entirely covered with existing buildings and pavement and does not contain any scenic resources that could be adversely affected by the proposed project. The proposed project would not be visible from the quarter-mile-long portion of State Route 163 that is eligible for designation as a California Scenic Highway.</i></p>						
<p>(b) Substantially incompatible with the bulk, scale, color and/or design of surrounding development? <i>The proposed tent would be constructed of canvas or similar material(s) while the ancillary structures would feature a façade of wood or aluminum siding typical of such temporary structures. The bulk, scale, and design of the proposed temporary structures are not consistent with the Downtown Community Plan and PDO requirements for bulk, scale, and design in the surrounding area. The development regulations of the PDO were established to meet the land use and urban design goals of the Downtown Community Plan for the build-out of Downtown, including the East Village District. The deviation of the proposed project from the bulk, scale, and design requirements for the maximum 30 months of temporary project operation would not constitute a substantial incompatibility with surrounding development. Due to the project's temporary nature, the long-term goals for compatibility between the proposed project site and surrounding development would remain attainable. Therefore, impacts to the Downtown Community Plan and PDO would not be significant.</i></p>					X	X

000380  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(c) Substantially affect daytime or nighttime views in the area due to lighting? <i>The proposed tent would be constructed of canvas or similar material(s) while the ancillary structures would feature a façade of wood or aluminum siding typical of such temporary structures. These materials would not result in levels of glare that would substantially affect daytime or nighttime views. The City's Light Pollution Law (Municipal Code Section 101.1300 et seq.) also protects nighttime views (e.g., astronomical activities) and light-sensitive land uses from excessive light generated by development in the downtown area. The proposed project's conformance with these requirements would ensure that direct and cumulative impacts associated with lighting are not significant.</i>					X	X
<b>2. AGRICULTURAL RESOURCES</b>						
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? <i>Centre City is an urban downtown environment that does not contain land designated as prime agricultural soils by the Soils Conservation Service, nor does it contain prime farmlands designated by the California Department of Conservation. Therefore, no significant impact to agricultural resources would occur.</i>					X	X
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? <i>The area does not contain, nor is it near, land zoned for agricultural use or land subject to a Williamson Act Contract pursuant to Section 51201 of the California Government Code. Therefore, impacts resulting from conflicts with existing zoning for agricultural use or a Williamson Act contract would not be significant.</i>					X	X
<b>3. AIR QUALITY</b>						
(a) Conflict with or obstruct implementation of an applicable air quality plan, including the County's Regional Air Quality Strategy or the State Implementation Plan? <i>The Regional Air Quality Strategy (RAQS) for the San Diego Air Basin (SDAB) identifies emission control measures to provide progress toward attaining the State Ambient Air Quality Standard for ozone (O<sub>3</sub>) in San Diego</i>					X	X

000381

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>County. The RAQS addresses emissions of volatile organic compounds (VOCs) and oxides of nitrogen (NO<sub>x</sub>), which are precursors to the photochemical formation of O<sub>3</sub>. The control measures focus on emissions of from stationary (like power plants and industrial facilities) and area-wide (like water heaters and architectural coatings) sources. However, the emission inventories and projections in the RAQS reflect the impact of all emission sources and control measures, including mobile sources such as on-road motor vehicles. The RAQS emission inventories, control measures, and progress toward attaining the state O<sub>3</sub> standard are based in part on adopted land use plans within the San Diego region. The 2006 FEIR concludes that implementation of the Downtown Community Plan including the Ballpark Village Master Plan would be consistent with regional air quality planning in the region, including the RAQS.</p> <p>The proposed project consists of the temporary relocation of an existing transitional housing facility. The temporary relocation would not result in increased emissions of VOCs or NO<sub>x</sub> relative to operation of the facility at its existing location. As a result, the proposed project would not conflict with RAQS goal of progress toward attaining the State Ambient Air Quality Standard for O<sub>3</sub>. Direct and cumulative impacts associated with this issue are considered less than significant.</p>						
<p>(b) Expose sensitive receptors to substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health?</p> <p>The project proposes to remodel the interior of the existing building for use as office and storage. This building may have been constructed when hazardous compounds were routinely used in building products, including asbestos containing materials (ACMs), lead based paint (LBP), or other harmful building materials within their structures. Existing requirements for a pre-construction hazards assessment and remediation procedures if hazardous materials are present would</p>					X	X

000382  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>ensure that workers or other persons are not exposed to hazardous materials. This impact is considered less than significant.</p> <p>Construction of the proposed tent and ancillary temporary structures, remodeling of the interior of the existing building, and demolition of an existing canopy would involve the use of some construction equipment and vehicles. The scale of construction activity associated with the proposed project would be smaller than a typical new construction project anticipated by the FEIR. Moreover, no ground disturbance or excavation would occur. The structures would be located on the existing asphalt pavement. The FEIR concludes that the creation of dust during clearing, grading, and excavation and, to a lesser degree, the operation of construction equipment would together generate substantial emissions of particulate matter that could adversely affect sensitive receptors. Since the proposed project would involve a smaller scale of construction activity than assumed in the FEIR and would not involve any ground disturbance, grading, or excavation activities, substantial emissions of particulate matter (or other criteria air pollutants) are not anticipated during project construction. Direct and cumulative impacts associated with particulate matter emissions are considered less than significant.</p> <p>The proposed project would not result in long-term impacts since operation of the temporary facility would not exceed 30 months.</p> <p>Project impacts associated with the generation of substantial air contaminants are discussed below in 3.c.</p>						
<p>(c) Generate substantial air contaminants including, but not limited to, criteria pollutants, smoke, soot, grime, toxic fumes and substances, particulate matter, or any other emissions that may endanger human health? Implementation of the proposed project could result in potentially adverse air quality impacts related to the following air emission generators: remodeling of the interior of the existing building, construction, mobile-and stationary-sources.</p> <p>As discussed in 3(b), the potential release of hazardous materials such as ACMs or LBP during remodeling of</p>					X	X

000383  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p><i>the interior of the existing building would be addressed through compliance with applicable requirements for hazardous materials remediation. Furthermore, construction activities associated with the proposed project would be relatively small in scale and are not anticipated to result in substantial emissions of particulate matter or other criteria air pollutants.</i></p> <p><i>Operation of the temporary facility would involve a small amount of daily vehicle trips by approximately 12 to 15 employees travelling to and from the site. Residents of the temporary facility would be homeless single men who typically do not own passenger vehicles. It is anticipated that the level of vehicle trips associated with the proposed project would be the same generated by the existing transitional housing facility. Therefore, the proposed project is not anticipated to result in a net increase in emissions from mobile sources. Direct and cumulative impacts associated with this issue are considered less than significant.</i></p>						
<b>4. BIOLOGICAL RESOURCES</b>						
<p>(a) Substantially affect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by local, state or federal agencies? <i>Due to the highly urbanized nature of the downtown area, there are no sensitive plant or animal species, habitats, or wildlife migration corridors within the area, including the proposed project site. In addition, the ornamental street trees included in the proposed project are not considered of significant value to native wildlife in their proposed location. Therefore, no significant impact associated with this issue would occur.</i></p>					X	X
<p>(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by local, state or federal agencies? <i>As identified in the FEIR, the Centre City Community Plan area is not within a subregion of the San Diego County Multiple Species Conservation Program (MSCP). In addition, the proposed project will comply with the provisions of the Migratory Bird</i></p>					X	X

000384  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>Treaty Act regarding nesting birds, nests, and fledglings, as applicable. Furthermore, the proposed project will comply with any applicable local, regional, state, and federal plans, policies and regulations protecting riparian habitat or other sensitive natural communities. Therefore, impacts associated with substantial adverse effects on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and regulations by local, state or federal agencies would not be significant.</i>						
<b>5. HISTORICAL RESOURCES</b>						
(a) Substantially impact a significant historical resource, as defined in § 15064.5? <i>The proposed project would remodel the interior of the existing building on the project site and demolish an existing canopy. The project site is not listed in the inventory of national, state, or local register listed or eligible historic resources in Downtown provided in the FEIR. As a result, the proposed project would not significantly impact a significant historical resource.</i>					X	X
(b) Substantially impact a significant archaeological resource pursuant to § 15064.5, including the disturbance of human remains interred outside of formal cemeteries? <i>The proposed project would not involve any ground disturbance, grading, or excavation. The project would place temporary structures on existing asphalt pavement. Therefore, there is no potential for significant impacts to archaeological resources, including human remains, to occur.</i>					X	X
(c) Substantially impact a unique paleontological resource or site or unique geologic feature? <i>The proposed project would not involve and ground disturbance, grading, or excavation. The project would place temporary structures on existing asphalt pavement. Therefore, there is no potential for significant impacts to paleontological resources or geologic features to occur.</i>					X	X

000385

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<b>6. GEOLOGY AND SOILS</b>						
(a) Substantial health and safety risk associated with seismic or geologic hazards? <i>According to the FEIR, seismic activity is considered to be a hazardous geologic condition in the Downtown planning area. The most pervasive health and safety risks in the Downtown originate from regional and local seismic faults with potential for earthquakes. San Diego is located within a broad zone of seismic activity between the Pacific and North American lithospheric plates, extending from the San Clemente fault zone 60 miles west, to the San Andreas Fault 90 miles inland. Generally, the eastern edge of this zone is the most active. Faults in the west – closer to San Diego – experience some seismic activity but usually with less impact. The Rose Canyon Fault Zone, part of a system extending roughly from Oceanside to the U.S./Mexico International Border, crosses Downtown in a complex pattern of active and potentially active fault traces. The Downtown also includes the Downtown Graben fault, the San Diego fault and the Downtown Special Fault Zone. A moderate or major earthquake on one of these regional or local faults could result in substantial seismic ground-shaking in the San Diego metropolitan area, including on the project site. Conformance with, and implementation of, all seismic-safety development requirements, including the Alquist-Priolo Zone Act, the seismic design requirements of the Uniform Building Code (UBC), the City of San Diego Notification of Geologic Hazard procedures, and all other applicable requirements would ensure that the potential impacts associated with seismic and geologic hazards are not significant, consistent with the analysis of the FEIR.</i>					X	X
<b>7. HAZARDS AND HAZARDOUS MATERIALS</b>						
(a) Substantial health and safety risk related to onsite hazardous materials? <i>As discussed in 3(b), hazardous materials may be encountered during remodeling of the interior of the existing building. Requirements for a pre-construction hazards assessment and mandatory remediation procedures if hazardous materials are present. Compliance with applicable regulatory requirements for hazardous materials</i>					X	X

000386  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>remediation would ensure that substantial health and safety risks related to onsite hazardous materials are less than significant.</i>						
(b) Be located on or within 2,000 feet of a site that is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? <i>The proposed project is not located on or within 2,000 feet of a site listed on the State of California Hazardous Waste and Substances Sites List. The County of San Diego maintains a Site Assessment Mitigation (SAM) Case Listing of known contaminated sites through the County. The project site is listed as a SAM Case Listing according to the listing dated August 7, 2008, the latest date for which the listing is available. According to the SAM Case Listing, the project site contains contaminated soils. Since the proposed project would not disturb the ground or otherwise come into contact with soils on the project site, no significant impacts associated with the site's inclusion on the SAM Case Listing would occur. Further, multiple sites on the SAM Case Listing are within 2,000 feet of the project site. The FEIR concludes that potentially significant impacts to human health and the environment associated with such sites in the downtown planning area would be avoided through compliance with existing mandatory federal, state, and local regulations designed to protect the public from the adverse effects of hazardous materials sites. Therefore, impacts associated with this issue are not significant.</i>					X	X
(c) Substantial safety risk to operations at San Diego International Airport? <i>The proposed project is not located within the boundaries of the Airport Influence Area of the Airport Land Use Compatibility Plan for San Diego International Airport. Therefore, impacts associated with this issue are not significant.</i>					X	X
(d) Substantially impair implementation of an adopted emergency response plan or emergency evacuation plan? <i>The project does not propose any features that would affect an emergency response or evacuation plan. The project would place temporary structures</i>					X	X

000387  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>within the boundaries of an existing parcel. No changes would occur to the circulation system in the project vicinity. Thus, impacts associated with this issue would not be significant.</i>						
<b>8. HYDROLOGY AND WATER QUALITY</b>						
(a) Substantially degrade groundwater or surface water quality? <i>The proposed project site is currently developed with existing structures and covered with pavement. As a result, the site contributes polluted urban runoff to Downtown storm drains and, eventually, to San Diego Bay. The proposed project would remove an existing canopy and place temporary structures on the existing pavement. The volume and quality of urban runoff leaving the project site would not change substantially as a result of the proposed project. Therefore, direct and cumulative impacts to the water quality of San Diego Bay are considered less than significant.</i>					X	X
(b) Substantially increase impervious surfaces and associated runoff flow rates or volumes? <i>Urban runoff generated within the Downtown planning area is collected by storm drains that eventually discharge into San Diego Bay. San Diego Bay is currently experiencing water quality problems caused by urban development within its watershed. The entire project site is covered with buildings or pavement. The proposed project would not change the existing surface characteristics of the project site. As a result, runoff flow rates and volumes would not change substantially as a result of the proposed project. Impacts are considered less than significant.</i>					X	X
(c) Substantially impede or redirect flows within a 100-year flood hazard area? <i>The project site is not located within a 100-year flood hazard area. Therefore, the proposed project could not impact flow within such an area, and no significant impact would occur.</i>					X	X

000388  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(d) Substantially increase erosion and sedimentation? <i>The project site is currently developed with structures and covered with pavement. The proposed project would not alter the surface of the project site. Therefore, impacts associated with a substantial increase in erosion and sedimentation would not occur.</i>					X	X
<b>9. LAND USE AND PLANNING</b>						
(a) Physically divide an established community? <i>The proposed project does not include any features or involve any infrastructure that would physically divide the East Village District of Downtown. Significant impacts associated with this issue would not occur.</i>					X	X
(b) Substantially conflict with the City's General Plan and Progress Guide, Downtown Community Plan, Centre City PDO or other applicable land use plan, policy, or regulation? <i>The Downtown Community Plan land use designation and PDO land use district for the project site is Mixed Commercial, which is intended to accommodate a diverse array of uses, including residential, hotels, offices, retail, and more. The PDO allows transitional housing within the Mixed Commercial district subject to a conditional use permit. Neither the PDO nor the LDC includes provisions for temporary uses and/or the construction of temporary structures for such uses. The proposed project is consistent with the requirements of the PDO and LDC except as described below.</i> <i>PDO Section 151.0310, Development Regulations requires a minimum FAR of 2.0, a minimum street wall height of 45 feet; 100 percent street wall frontage along public streets; and a street wall setback within 5 feet of the property line adjoining any public street. The proposed project would achieve a FAR of approximately 0.2, the height of the proposed temporary structures would be approximately 26 feet, 100 percent street wall along public streets would not be provided, and the proposed tent would be setback 10 feet from the property frontage along Commercial Street.</i>					X	X

000389

Issues and Supporting Information

	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>The development regulations of the PDO were established to meet the land use and urban design goals of the Downtown Community Plan for the build-out of Downtown, including the East Village District. The deviation of the proposed project from these requirements for the maximum 30 months of temporary project operation would not constitute a substantial conflict with the Downtown Community Plan or PDO. Due to the project's temporary nature, the long-term goals for development of the proposed project site would remain attainable. Therefore, impacts to the Downtown Community Plan and PDO would not be significant.</p> <p>LDC Section 141.0313, Transitional Housing requires provision of a minimum of five square feet of living space per bed; a minimum of 70 square feet of sleeping space for each resident; and a minimum of one off-street parking space for each employee and one off-street parking space for every seven beds. The proposed project would provide 150 beds and approximately 500 square feet of total living space, which equals a ratio of about 3.3 square feet of living space per bed. Further, the project would provide approximately 20 square feet of sleeping space for each resident. The proposed project would provide six parking spaces for employees and does not propose any parking for residents. Under the LDC, the proposed project would be required to provide 39 off-street parking spaces.</p> <p>The project's provision of deficient living and sleeping space per resident is not anticipated to result in any adverse physical changes to the environment of the East Village District, Downtown, or surrounding area. Impacts associated with the deficient level of sleeping and living space would not be significant. The proposed project would not result in significant impacts to Downtown parking supply as explained in 15(c).</p>						
<p>(c) Substantial incompatibility with surrounding land uses? Sources of land use incompatibility include lighting, shading, industrial activities, and noise. Compliance with the City's Light Pollution Ordinance would ensure that land use incompatibility impacts related to the proposed project's emitting of</p>					X	X

000390  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<p>lighting are not significant. The proposed project is consistent with the maximum height limit and sun access criteria of the Master Plan. Thus, no significant shading impacts would occur. The proposed project is not located close enough to noise contours for San Diego International Airport to be impacted by aircraft-related noise. Existing mandatory local, state and federal regulations controlling industrial activities would ensure that the proposed project would not be vulnerable to potential land use compatibility impacts resulting from its proximity to nearby industrial activities. In addition, the proposed project is not located within the two-block radius of Petco Park that could be subject to potentially significant lighting impacts.</p> <p>Potentially significant impacts associated with the project's incompatibility with traffic noise on adjacent grid streets, ballpark noise, and railroad noise discussed in 11(c). Potentially significant impacts associated with the substantially incompatibility of the project with the bulk, scale, color, and/or design of surrounding development are analyzed in 1(b).</p>						
<p>(d) Substantially impact surrounding communities due to sanitation and litter problems generated by transients displaced by downtown development? <i>The proposed project would not directly displace any transients because transients are not known to congregate on the project site. Furthermore, the primary objective of the proposed project is to avoid the displacement of residents of the existing transitional housing facility by providing temporary housing during construction of a new facility. The project would not contribute to the displacement of transients into surrounding communities caused by the redevelopment of Downtown. Therefore, the proposed project would not result in direct and cumulative significant impacts to surrounding communities as a result of transient displacement.</i></p>					X	X
<b>10. MINERAL RESOURCES</b>						
<p>(a) Substantially reduce the availability of important mineral resources? <i>The FEIR states that the viable extraction of mineral resources is limited in Centre</i></p>					X	X

000391  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>City due to its urbanized nature and the fact that the area is not designated as having high mineral resource potential. Therefore, no significant impact associated with this issue would occur.</i>						
<b>11. NOISE</b>						
(a) Substantial noise generation? <i>The proposed project would not result in substantial noise generation from any stationary sources over the maximum 30 months of operation. Noise impacts during construction would be avoided through adherence to the construction noise limitations imposed by the City's Noise Abatement and Control Ordinance. The proposed project would not result in any long-term traffic noise increases since operations would be temporary and cease after a maximum of 30 months. Furthermore, since the project consists of the temporary operation of an existing facility, no net increase in operational vehicle trips would occur as a result of the proposed project. Impacts are considered less than significant.</i>					X	X
(b) Substantial exposure of required outdoor residential open spaces or public parks and plazas to noise levels (e.g. exposure to levels exceeding 65 dB (A) CNEL)? <i>The proposed project is a temporary transitional housing facility, which is not required to provide outdoor residential open space. Therefore, significant impacts associated with this issue would not occur.</i>					X	X
(c) Substantial interior noise within habitable rooms (e.g. levels in excess of 45 dB (A) CNEL)? <i>The proposed project is a temporary transitional housing facility, and as such is not required to provide interior noise levels at or below 45 dB (A) within habitable rooms. Therefore, significant impacts associated with this issue would not occur.</i>					X	X
<b>12. POPULATION AND HOUSING</b>						
(a) Substantially induce population growth in an area? <i>The proposed project is intended to provide temporary housing for residents of an existing transitional housing facility that is being demolished and rebuilt. The proposed project site is located one block west of the existing facility. The project would not result in a net increase in population in the area. Furthermore, the project does not propose any new</i>					X	X

000392  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>infrastructure or infrastructure improvements that could substantially induce population growth in the area. This impact is considered less than significant.</i>						
(b) Substantial displacement of existing housing units or people? <i>The primary objective of the proposed project is to provide temporary housing for residents of an existing transitional housing facility that is being demolished and rebuilt. The proposed project would avoid displacement of people. Therefore, no significant impacts associated with this issue would occur.</i>					X	X
<b>13. PUBLIC SERVICES AND UTILITIES:</b>						
(a) Substantial adverse physical impacts associated with the provision of new schools? <i>The FEIR concludes that the additional student population anticipated at buildout of the downtown would require the construction of at least one additional school. However, the proposed project would not generate any students that would warrant construction of a new school facility. Therefore, direct and cumulative significant impacts associated with this issue would not occur.</i>					X	X
(b) Substantial adverse physical impacts associated with the provision of new libraries? <i>The FEIR concludes that, cumulatively, development in the downtown would generate the need for a new Main Library and possibly several smaller libraries within the downtown. The proposed project would not increase the amount of residents using library facilities in Downtown; the project would temporarily house existing residents of an existing transitional housing facility that will be demolished and rebuilt. Therefore, the proposed project would not generate additional demand for library service necessitating the construction of new library facilities. Significant impacts associated with this issue would not occur.</i>					X	X
(c) Substantial adverse physical impacts associated with the provision of new fire protection/emergency facilities? <i>The proposed project would not increase the amount of residents in Downtown requiring fire protection/emergency facilities and services; the project would temporarily house existing residents of</i>					X	X

000393

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>an existing transitional housing facility that will be demolished and rebuilt. Therefore, the proposed project would not generate additional demand for fire protection/emergency services necessitating the construction of new fire protection/emergency facilities. Significant impacts associated with this issue would not occur.</i>						
(d) Substantial adverse physical impacts associated with the provision of new law enforcement facilities? <i>The proposed project would not increase the amount of residents in Downtown requiring law enforcement facilities and services; the project would temporarily house existing residents of an existing transitional housing facility that will be demolished and rebuilt. Therefore, the proposed project would not generate additional demand for law enforcement service necessitating the construction of new law enforcement facilities. Significant impacts associated with this issue would not occur.</i>					X	X
(e) Substantial adverse physical impacts associated with the provision of new water transmission or treatment facilities? <i>The FEIR concludes that new water treatment facilities would not be required to address the cumulative development of the downtown. The proposed project would receive water from existing on-site water infrastructure for both the existing onsite building and the temporary toilets and showers. The provision of new or upgraded water infrastructure would not be required as a result of the proposed project. Therefore, impacts associated with this issue would not be significant.</i>					X	X
(f) Substantial adverse physical impacts associated with the provision of new storm water facilities? <i>The FEIR concludes that the cumulative development of the downtown would not impact the existing downtown storm drain system. Since implementation of the proposed project would alter the existing surface of the project site, the volume of runoff entering the storm drain system would not increase. Therefore, the proposed project would not create demand for new storm water facilities beyond the level contemplated in the FEIR. Direct and cumulative significant impacts associated with this issue would not occur.</i>					X	X

000394  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
(g) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? <i>The FEIR concludes that the San Diego County Water Authority (SDCWA), which includes the City of San Diego Water Department, has adequate water supplies to meet water demand within its service area, including the anticipated water demand of the Downtown Community Plan. The proposed project would not increase the overall demand for water supply in Downtown; the project would temporarily house existing residents of an existing transitional housing facility that will be demolished and rebuilt. The proposed project would include a similar number of water fixtures (e.g., showers, toilets, etc.) as the existing facility. Water consumption levels associated with the proposed project are not anticipated to exceed those of the existing facility. Therefore, the proposed project would not generate additional demand for water necessitating new or expanded entitlements. Significant impacts associated with this issue would not occur.</i>					X	X
(h) Substantial adverse physical impacts associated with the provision of new wastewater transmission or treatment facilities? <i>The FEIR concludes that new wastewater treatment facilities would not be required to address the cumulative development of the downtown. Wastewater from the temporary showers and toilets would be collected in a bladder and disposed on a regular basis by a waste disposal company in accordance with applicable regulatory requirements. The existing onsite building is connected to the City's sanitary sewer system. The provision of new or upgraded wastewater infrastructure would not be required as a result of the proposed project. Therefore, impacts associated with this issue would not be significant.</i>					X	X
(i) Substantial adverse physical impacts associated with the provision of new landfill facilities? <i>The proposed project would not increase the overall amount of solid waste generated in Downtown; the project would temporarily house existing residents of an existing transitional housing facility that will be demolished and rebuilt. Therefore, the proposed</i>					X	X

000395  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>project would not generate additional solid waste necessitating the provision of new landfill facilities. Significant impacts associated with this issue would not occur.</i>						
<b>14. PARKS AND RECREATIONAL FACILITIES:</b>						
(a) Substantial increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <i>The FEIR discusses impacts to park and recreational facilities and the maintenance thereof and concludes that buildout of the Community Plan would not result in significant impacts associated with this issue. The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities in Downtown; the project would temporarily house existing residents of an existing transitional housing facility that will be demolished and rebuilt. Therefore, the proposed project would not generate additional demand for parks and recreation facilities such that substantial physical deterioration of a facility would occur or be accelerated. Significant impacts associated with this issue would not occur.</i>					X	X
<b>15. TRANSPORTATION/TRAFFIC</b>						
(a) Cause the LOS on a roadway segment or intersection to drop below LOS E? <i>FEIR Mitigation Measure TRF-A.1.1-1 requires that any project anticipated to generate more than 2,400 daily trips or 200 peak hour trips prepare a traffic study as part of the Secondary Study process indicating the intersections affected by the project that would operate at LOS F and the improvements which would be required within the next 5 years to achieve an acceptable LOS (LOS E or better) or reduce congestion. The proposed project would not increase the number of daily or peak hour trips on roadway segments or at intersections in Downtown; the project would temporarily house existing residents of an existing transitional housing facility that will be demolished and rebuilt. Further, the residents of the temporary transitional housing facility would be single men, the vast majority of which do not own vehicles. The project site would not require</i>					X	X

000396  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>more employees than the existing facility. The number of daily and peak hour trips would not increase and the distribution of employee trips is not anticipated to change substantially relative to the existing facility, which is located one block to the east of the project site. The proposed project would not cause LOS on a roadway segment or intersection to drop below LOS E. Significant impacts associated with this issue would not occur.</i>						
(b) <i>Cause the LOS on a freeway segment to drop below LOS E or cause a ramp delay in excess of 15 minutes? As discussed under 15(a), the number of daily and peak hour trips would not increase and the distribution of employee trips is not anticipated to change substantially as a result of the proposed project relative to the existing facility, which is located one block to the east of the project site. The proposed project would not cause LOS on a freeway to drop below LOS E or ramp delay in excess of 15 minutes. Significant impacts associated with this issue would not occur.</i>					X	X
(c) <i>Create an average demand for parking that would exceed the average available supply? The LDC requires provision of one off-street parking space per seven beds at transitional housing facilities. The proposed project would provide a total of six off-street parking spaces, 33 fewer than required by the LDC. The project applicant has indicated that neighboring properties may provide opportunities for shared off-street parking with the proposed project. In addition, off-street private parking lots are located in the immediate project vicinity and a review of aerial maps indicates that many opportunities for on-street parking exist along public streets in the project vicinity. Furthermore, the proposed project would not increase the overall demand for parking in Downtown; the project would temporarily house existing residents of an existing transitional housing facility that will be demolished and rebuilt. Therefore, the proposed project would not generate additional demand for parking. The vast majority of the residents would be single men who do not own vehicles. Demand for parking under the proposed</i>					X	X

000397

Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>project would primarily be associated with the 12-15 employees expected to work at the project site. With six off-street parking spaces proposed, approximately 6-9 employees would be required to park at a neighboring property, an off-street private parking lot, or find on-street parking. Based on the amount of on-street parking and off-street private parking in the project vicinity as well as opportunities for shared parking, the proposed project is not anticipated to generate an average demand for parking that would exceed the average supply. Significant impacts associated with this issue would not occur.</i>						
(d) Substantially discourage the use of alternative modes of transportation or cause transit service capacity to be exceeded? <i>The amount of potential transit riders in Downtown would not increase substantially as a result of the proposed project; residents of the temporary facility are already located Downtown at the existing facility. Therefore, the proposed project would not cause transit service capacity to be exceeded. Furthermore, the proposed project does not include any features or improvements that would discourage use of alternative modes of transportation. The project site is connected to sidewalks along 14<sup>th</sup> Street and Commercial Streets, and would be accessible to pedestrians via an alley that connects to 15<sup>th</sup> Street. Significant impacts associated with these issues would not occur.</i>					X	X
<b>16. MANDATORY FINDINGS OF SIGNIFICANCE</b>						
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? <i>As indicated in the FEIR, due to the highly urbanized nature of the downtown area, no sensitive plant or animal species, habitats, or wildlife migration corridors are located in the Centre City area. The project does not have the potential to eliminate important examples of</i>					X	X

000398  Issues and Supporting Information	Significant And Not Mitigated (SNM)		Significant But Mitigated (SM)		Not Significant (NS)	
	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)	Direct (D)	Cumulative (C)
<i>major periods of California history or prehistory at the direct or cumulative level. No aspects of the project would substantially degrade the environment. Cumulative impacts are described in subsection 16(b) below.</i>						
(b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? <i>As acknowledged in the FEIR, implementation of the Community Plan, PDO, and Redevelopment Plan will result in cumulative impacts associated with: aesthetics/visual quality, air quality, historical and archaeological resources, physical changes associated with transient activities, noise, parking, traffic, and water quality. This project would not contribute to any cumulatively significant impacts, including those identified in the FEIR.</i>						<b>X</b>
(c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? <i>As described elsewhere in this study, the proposed project would not result in significant impacts.</i>					<b>X</b>	<b>X</b>

000399

ATTACHMENT D

SVDP BOARD OF DIRECTORS LIST

000401

**Attachment B**

**S.V.D.P. Management, Inc.  
(dba Father Joe's Villages)  
Board of Directors 2007 Roster (Rev 04-17-07)**

**Bob Adelizzi – VC Strategic  
Planning (2004-2007)**  
Temple Inland, Inc. (ret)

**Mukesh Assomull (2006-2009)**  
Arlen Capital, Inc.

**Charles Black (2006-2009)**  
Irvine Company

**Steve Boudreau – Secretary (1996-  
2007)**  
Boudreau, Albert & Wohlfel

**Henry Burdick - MV&K Board Chair  
(2001-2007)**  
Martha's Village & Kitchen

**Steve Conway – VC Retail/Auto  
Committee (1993-2007)**  
Xitron Technologies

**Bob Fischer – Treasurer (1996-2007)**  
Ernst & Young (ret.)

**Steve Francis – Board  
Chairman (1996-2007)**  
AMN Healthcare, Inc.

**Vince Kasperick SVDPV Board Chair,  
(2005-2007)**  
AimLoan.com

**Jackie Jennings (1996-2007)**  
Johnson & Jennings Contracting

**David Malcolm (1996-2007)**  
Political/Fundraising Counsel

**James Mulvaney, Sr. (2001-2007)**  
Mulvaney, Kahan & Barry

**Richard Norling (2003-2007)**  
Premier, Inc.

**Joe Panetta (2006-2009)**  
BIOCOM

**Charles Parisi - TYV Board Chair  
(2003-2007)**  
Retirement Strategies Group

**Thomas W. Sudberry, Jr. (2007-2009)**  
Sudberry Properties, Inc.

**Bill VanDeWeghe (2007-2009)**  
The Christianson Group (ret.)

**Linc Ward (1996-2007)**  
The Christianson Group (ret.)

**Ed Witt (2002-2006)**  
Witt Lincoln-Mercury

000403

DOCKET SUPPORTING INFORMATION  
CITY OF SAN DIEGO

**EQUAL OPPORTUNITY CONTRACTING PROGRAM EVALUATION**

DATE:

October 6, 2008

331  
01/20

SUBJECT: 14<sup>th</sup> and Commercial Temporary Transitional Housing Facility – CCDC Conditional Use Permit

**GENERAL CONTRACT INFORMATION**

Recommended Consultant: Not Applicable  
Amount of this Action: Not Applicable  
Funding Source: Not Applicable

**SUBCONSULTANT PARTICIPATION**

There is no subconsultant activity associated with this action.

**EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE**

Equal Opportunity: Required

This agreement is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2702) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517)

**ADDITIONAL COMMENTS**

This action is to request Council Approval of the Conditional Use Permit/Planned Development Permit (CUP/PDP), including deviations to the Centre City Planned District Ordinance (PDO) and the San Diego Municipal Code Land Development Code (LDC) for a Temporary Transitional Housing Facility.



JLR

000405

REQUEST FOR COUNCIL ACTION  
CITY OF SAN DIEGO

1. CERTIFICATE NUMBER  
(for auditor's use only) 331  
N/A 01/20

TO:  
CITY ATTORNEY

2. FROM: (ORIGINATING DEPARTMENT)  
CENTRE CITY DEVELOPMENT CORPORATION

3. DATE  
January 6, 2009

4. SUBJECT:

14<sup>th</sup> & Commercial Temporary Transitional Housing Facility – Centre City Conditional Use Permit/Planned Development Permit No. 2008-25 to allow a temporary transitional housing facility at 1402 Commercial Street in the Downtown Community Plan Area –PUBLIC HEARING

5. Primary Contact: (Name, Phone & Mail Sta.)  
Lucy Contreras, Associate Planner  
(619) 533-7132, MS 51D

6. Secondary Contact (Name, Phone & Mail Sta.)

7. Check BOX if REPORT TO COUNCIL IS ATTACHED

X

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND				
DEPT.				
ORGANIZATION				
OBJECT ACCOUNT				
JOB ORDER				
C.I.P. NUMBER				
AMOUNT				

9. ADDITIONAL INFORMATION/ESTIMATED COST:

Fiscal Impact:

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1	Vice President – Real Estate Operations	Barbara Kaiser <i>B. Kaiser</i>	9/26/08	9	EOC	<i>Serrill Poyner</i>	10/1/08
2	CCDC Vice President/CFO	Frank Alessi <i>F. Alessi</i>	9/26/08	10	EAS	<i>M. Alessi</i>	10/1/08
3	Environmental Review	Dean Coker <i>D. Coker</i>	9/26/08	11	City Attorney	<i>Shelley Edwards</i> <i>Sharon Thomas</i>	11/17/08
4	Asst. Dir., CPCl, Redevelopment	Janice L. Wehrick <i>J. Wehrick</i>	9/29/08	12	Originating Department	Project Manager <i>Jay Contreras</i>	9/26/08
5	Deputy Chief Operating Officer, Executive Director of City Planning and Development	William Anderson <i>W. Anderson</i>	10/1/08	13			
6				14			
7	Chief Operating Officer	Jay Goldstope <i>J. Goldstope</i>	10/2/08	15	Docket Coord. _____ Council Liaison <i>E. Poyner</i>		
8					COUNCIL PRESIDENT <i>kmh</i>	<input type="checkbox"/> Spob <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO _____ COUNCIL DATE: 1-20-09	

11. PREPARATION OF:  RESOLUTION(S)  ORDINANCE(S)  AGREEMENT(S)  DEED(S)

DOCKET OF: January 20, 2009

11a. STAFF RECOMMENDATIONS:

000406

That the City Council ("Council") approve Conditional Use/Planned Development Permit (CUP/PDP) No. 2008-25, including deviations to the Centre City Planned District Ordinance (PDO) and San Diego Municipal Code Land Development Code (LDC) as follows:

- a) Deviations from the Development Regulations listed in Section 156.0310 of the Centre City PDO including but not limited to minimum Floor Area Ratio (FAR) requirements, minimum street wall height, and street level design to allow the construction of a temporary tent structure for a period not to exceed 30 months; and
- b) Deviations from the Transitional Housing requirements listed in Section 141.0313 of the LDC including:
  - 1) The provision requiring a minimum of 5 square feet of living space per bed.
  - 2) Requirement to provide a minimum of 70 square feet of sleeping space for each resident.
  - 3) Minimum off-street parking requirements

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): 2

Community Planning Area(s): N/A

Environmental Impact: Under the 2006 Final Environmental Impact Report ("FEIR"), an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. Since the project has been found to be in compliance with these planning documents, no further environmental review is required.

HOUSING IMPACT: N/A

Other Issues: N/A

City Clerk Instruction: Please send copies of the resolution(s) to Lori Young, MS 51D and Project Manager, MS 51D

CIVIL DIVISION  
08 OCT -7 AM 11:18  
CITY ATTORNEY

RECEIVED  
09 JAN -8 AM 11:12  
CITY CLERKS OFFICE  
SAN DIEGO, CA

000407



EXECUTIVE SUMMARY SHEET

REPORT NO. CCDC-09-02

DATE REPORT ISSUED: January 14, 2009

ATTENTION: Council President and City Council  
Docket of January 20, 2009

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: 14<sup>th</sup> & Commercial Temporary Transitional Housing Facility –  
Centre City Conditional Use Permit/Planned Development Permit  
No. 2008-25 to allow a temporary transitional housing facility at  
1402 Commercial Street in the Downtown Community Plan Area –  
**PUBLIC HEARING**

COUNCIL DISTRICT: 2

STAFF CONTACT: Lucy Contreras, Associate Planner, (619) 533-7132

REQUESTED ACTION: That the City Council (“Council”) approve Conditional Use/Planned Development Permit (CUP/PDP) No. 2008-25, including deviations to the Centre City Planned District Ordinance (PDO) and San Diego Municipal Code Land Development Code (LDC).

STAFF RECOMMENDATION: That the Council approve CUP/PDP No. 2008-25, including deviations to the Centre City PDO and San Diego Municipal Code LDC as follows:

- (a) Deviations from the Development Regulations listed in Section 156.0310 of the Centre City PDO including but not limited to minimum Floor Area Ratio (FAR) requirements, minimum street wall height, and street level design to allow the construction of a temporary tent structure for a period not to exceed 30 months; and
- (b) Deviations from the Transitional Housing requirements listed in Section 141.0313 of the LDC including:
  - (1) The provision requiring a minimum of 5 square feet of living space per bed.
  - (2) Requirement to provide a minimum of 70 square feet of sleeping space for each resident.
  - (3) Minimum off-street parking requirements.

000408

EXECUTIVE SUMMARY: S.V.D.P Management, Inc. ("SVDP") has submitted a request for a CUP/PDP to allow the operation of a temporary transitional housing facility at 1402 Commercial Street. The temporary facility would accommodate the relocation of an existing 150 bed transitional housing facility during the construction of the 15<sup>th</sup> & Commercial project to be located on the north side of Commercial Street between 15<sup>th</sup> & 16<sup>th</sup> streets. This proposal includes a request for deviations to the development regulations of the Centre City PDO as well as deviations to three transitional housing requirements of the LDC.

FISCAL CONSIDERATIONS: None.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: The Centre City Development Corporation ("Corporation") will hear this item on September 24, 2008. An oral report will be made with their recommendation.

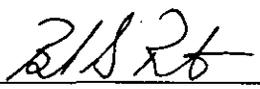
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On September 17, 2008, the Centre City Advisory Committee (CCAC) voted 21-0 with 3 recusals, and the Project Area Committee (PAC) voted 19-0 with 3 recusals, to recommend that the facility be permitted at this location no longer than 30 months or 30 days after a Certificate of Occupancy has been issued for the new 15<sup>th</sup> and Commercial project, whichever is sooner.

Respectfully submitted,

Concurred by:

  
\_\_\_\_\_  
Lucy Contreras  
Associate Planner

  
\_\_\_\_\_  
Barbara A. Kaiser  
Vice President of Real Estate Operations

  
\_\_\_\_\_  
Brad Richter  
Manager of Current Planning