

ATTACHMENT 8

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DRAFT RESOLUTION NUMBER R-

ADOPTED ON JUNE 21, 2005

WHEREAS, the YMCA of SAN DIEGO COUNTY, Owner/Permittee, filed an application with the City of San Diego for Conditional Use Permit (CUP) No. 83865 for permission to operate an 18-bed transitional housing program in an existing 6-unit apartment complex known as the YMCA Turning Point Project, located at 4264 Swift Avenue, and legally described as Lots 39 and 40, Block 38 of Subdivision of Blocks H and I, Teralta, Map No. 1036, in the Central Urbanized Planned District of the Mid-City Communities Plan area, in the CT-2-3 zone; and

WHEREAS, the matter was set for public hearing on June 21, 2005, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to CUP No. 83865:

Conditional Use Permit Findings – Municipal Code Section 126.0305

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

The Mid-City Communities Plan identifies the subject property within a transition zone designated for commercial and residential development of 21-25 dwelling units per acre. The proposal is to convert an existing 6-unit apartment building into transitional housing for at risk youth. The facility will house no more than 18 persons including one on-site manager. The facility will also have up to 4 employees that do not reside at the facility. According to the Residential Element of the Community Plan, it is recommended that subsidized housing, residential care facilities, and other facilities related to social services along transportation corridors where these uses can be served by transit. The proposed project site is

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located approximately 260 feet south of the El Cajon Boulevard transit corridor which would provide residents of the proposed transitional housing facility convenient public transit access.

The proposed use is consistent with the Mid-City Communities Plan Land Use Designation and the CT-2-3 (Commercial-Transitional) zone within the Central Urbanized Planned District Ordinance (CUPDO). The use and development regulations of CT-2-3 zone allows the site to be developed according to the use and development regulations of the RM-2-5 zone which permits Transitional Housing Facilities for more than 7 persons with a Conditional Use Permit. The proposed project complies with the development regulations of the zone and as conditioned will not adversely affect the Mid-City Communities Plan.

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

The YMCA Turning Point program is designed to carefully and thoroughly screen all program applicants to ensure that applicants with a history of violence are not accepted into the program. The program also maintains a zero tolerance policy for drug use and/or threats or acts of violence by the program participants. In order to enforce this policy, the program will conduct random drug testing on a regular basis. Program site cleanliness standards will be strictly enforced through inspections. Safety and cleanliness of the program site will be regularly monitored and enforced by a 24-hour on-site facility manager. For these reasons, the proposed project will not be detrimental to the public health, safety and welfare.

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

The proposed project complies with all the Transitional Housing requirements in SDMC section 141.0313. The program facility shall provide:

- i. At least 70 square feet of sleeping space for each resident, not including closet or storage space, multipurpose rooms, bathrooms, dining rooms, and halls;
- ii. Sleeping areas shall not be used as a public or general passageway to another room, bath or toilet;
- iii. At least 5 square feet of living area per bed, not including sleeping space, dining areas and kitchen areas;
- iv. One full bathroom including sink, toilet and shower or bathtub for every 7 beds; and,
- v. At least one off-street parking space for each employee and one off-street parking space for every 7 beds.

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

The Mid-City Communities Plan identifies the subject property within a transition zone designated for mixed-use, commercial, or residential development of 21-25 dwelling units per acre. The proposed program will operate out of an existing 6-unit apartment building. No changes are proposed to the existing structure. Furthermore, the location of the proposed transitional housing program is consistent with the recommendation contained in the Residential Element of the Plan which calls for facilities, such as the one proposed to be located in close proximity to a transportation corridor.

Further, Transitional Housing is a permitted use with a Conditional Use Permit subject to specific conditions regarding space requirements, restroom facilities and parking. The project complies with those requirements and, as conditioned, is appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are herein incorporated by reference.

APPROVED: Michael Aguirre, City Attorney

By _____
Ellen Oppenheim
Acting Deputy City Attorney

ATTY/SEC. INITIALS

DATE

Or.Dept:Clerk

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Reviewed by Vena Lewis