

ORDINANCE NUMBER O- 21430 (NEW SERIES)

DATE OF FINAL PASSAGE JUL 21 2022

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING A WAIVER UNDER SAN DIEGO MUNICIPAL CODE SECTION 143.0540 THAT REQUIRES THE CITY TO EXECUTE A HOUSING REPLACEMENT AGREEMENT BEFORE THE CITY ISSUES A PERMIT TO CONVERT OR DEMOLISH THE SINGLE-ROOM OCCUPANCY (SRO) HOTEL AT VILLA VICTORIA APARTMENTS IN DOWNTOWN SAN DIEGO.

WHEREAS, the City of San Diego (City) owns real property located at 719-721 14th Street in the East Village neighborhood of downtown San Diego (East Village Green); and

WHEREAS, a Single Room Occupancy (SRO) residential facility (Villa Victoria Apartments) is currently located on East Village Green; and

WHEREAS, the Villa Victoria Apartments consist of 22 SRO units, all of which are unoccupied after successful relocation of the prior residential tenants; and

WHEREAS, the relocation was necessary because the City plans to begin construction of a public park at East Village Green; and

WHEREAS, San Diego Municipal Code (Municipal Code) section 143.0540 requires an applicant to execute a Housing Replacement Agreement with the San Diego Housing Commission (Housing Commission) before the City issues a permit to convert or demolish an SRO hotel; and

WHEREAS, the City owns real property located at 13th and Broadway in downtown San Diego (Property); and

WHEREAS, the City Council approved a Disposition and Development Agreement (DDA), dated February 11, 2019, with Chelsea Investment Corporation, a California corporation (Developer), regarding the development of an approximately 19,000 square-foot site with a high-rise mixed-use affordable housing project (Project) at the Property; and

WHEREAS, Developer has agreed under the terms of the DDA to enter into a Housing Replacement Agreement with the Housing Commission to satisfy certain replacement obligations on the Property associated with the removal of the Villa Victoria Apartment; and

WHEREAS, Developer does not have authority to enter into a Housing Replacement Agreement until acquiring the Property from the City, which occurs at the close of escrow under the DDA; and

WHEREAS, waiving the Municipal Code requirement is necessary to allow the City to relocate Villa Victoria Apartments to another parcel on the Property to begin construction of a public park at East Village Green; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. The City Council approves waiving Municipal Code section 143.0540 that requires the Developer to execute a Housing Replacement Agreement with the Housing Commission before the City issues a permit to convert or demolish the SRO hotel commonly known as Villa Victoria Apartments.

Section 2. A full reading of this Ordinance is dispensed with prior to its passage, a written or printed copy having been made available to the City Council and the public prior to the day of its passage.

Section 3. This Ordinance shall take effect and be in force on the thirtieth day from  
and after its final passage.

APPROVED: MARA W. ELLIOTT, City Attorney

By: /s/ Katherine A. Malcolm  
Katherine A. Malcolm  
Deputy City Attorney

KAM:cc  
06/07/2022  
06/30/2022 COR. COPY  
Or.Dept: Econ Dev. Dept.  
Doc. No.: 3000042\_2

I certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this  
meeting of JUL 12 2022.

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 7/21/22  
(date)

  
TODD GLORIA, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
TODD GLORIA, Mayor

Passed by the Council of The City of San Diego on JUL 12 2022, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery Steppe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUL 21 2022.

AUTHENTICATED BY:

TODD GLORIA  
Mayor of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.  
By [Signature], Deputy

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on JUN 27 2022, and on JUL 21 2022.

I FURTHER CERTIFY that said ordinance was read in full prior to passage or that such reading was dispensed with by a vote of five members of the Council, and that a written copy of the ordinance was made available to each member of the Council and the public prior to the day of its passage.

(Seal)

ELIZABETH S. MALAND  
City Clerk of The City of San Diego, California.  
By [Signature], Deputy

Office of the City Clerk, San Diego, California  
Ordinance Number O- 21480