

MINUTES OF THE COUNCIL OF THE CITY OF SAN DIEGO  
FOR THE SPECIAL MEETING OF MONDAY, OCTOBER 22, 1979  
IN THE CHAMBERS OF THE COUNCIL AT 10:30 A.M.

Attendance:

Present: Mayor Wilson, Councilmembers Mitchell, O'Connor, Lowery,  
Schnaubelt, Gade, Stirling, and Killea.  
Not present: Councilmember Williams.  
Clerk: Abdelnour.

Meeting called to order at 10:49 a.m. by Mayor Wilson with Councilmembers O'Connor and Williams not present.

ITEM 701: (Continued from the Meetings of September 27 and October 17, 1979 due to lack of time.) Proposed CARMEL VALLEY PRECISE PLAN, NORTH CITY WEST PLANNED DISTRICT REGULATIONS and DESIGN ELEMENT. The Precise Plan and Planned District encompasses approximately 378 acres, located east of Interstate 5 and south of Black Mountain Road in the North City West Community Plan area.

Subitem a: Adopted as Resolution 250439.

(Tape Loc. 001 - 120)

(R-80-600) Adoption of a RESOLUTION certifying that the information contained in ENVIRONMENTAL IMPACT REPORT NO. 76-05-25P has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council;

Subitem b: Adopted as Resolution 250440.

(R-80-599 Rev.) Adoption of a RESOLUTION approving the Carmel Valley Precise Plan;

Subitem c: Adopted as Resolution 250441.

(R-80-598) Adoption of a RESOLUTION approving the Design Element;

Subitem d: Introduced, as amended, to be adopted November 5, 1979.

(O-80-47 Rev.) INTRODUCTION of an ORDINANCE amending the San Diego Municipal Code by adding the North City West Planned District regulations; and

ITEM 701: Continued.

Subitem e: Adopted as Resolution 250442.

(R-80- ) Adoption of a RESOLUTION containing the appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with ENVIRONMENTAL IMPACT REPORT NO. 76-05-25P.

Hearing began at 10:50 a.m.  
Hearing halted at 12:49 a.m.

Councilmember O'Connor entered at 10:52 a.m.

Motion by Lowery to amend Section 103.0603 C. 2. b. of the Carmel Valley Planned District ordinance, which states "Prior to the approval of a tentative subdivision map and approval of a development plan filed pursuant to Sec. 103.0606.A, the developer shall comply with the terms of a North City West Schools Facilities Master Plan, which shall have been adopted by the City Council."

Second by Gade.

Passed unanimously. Not present-4.

Motion by Gade to accept the materials submitted by the Coalition for Responsible Planning, City of Del Mar, D. Dwight Worden, and Louis Goebel.

Second by Lowery.

Passed unanimously. Not present-4.

Motion by Lowery to adopt (a), including the findings submitted by Mr. Goebel.

Second by Stirling.

Passed. Yeas-2,3,5,6,7,8,M.

Nay-1. Not present-4.

Motion by Gade to adopt (b) and (c).

Second by Lowery.

Passed. Yeas-3,5,6,7,8,M.

Nays-1,2. Not present-4.

Motion by Lowery to introduce (d).

Second by Gade.

Passed. Yeas-3,5,6,7,8,M.

Nay-1. Not present-2,4.

Motion by Lowery to adopt (e).

Second by Stirling.

Passed. Yeas-3,5,6,7,8,M.

Nay-1. Not present-2,4.

ITEM 702: (Continued from the Meetings of September 27 and October 17, 1979 due to lack of time.) Two Resolutions relative to the CARMEL VALLEY PRECISE PLAN: (Tape Loc. 121 - 123)

Subitem a: Adopted as Resolution 250443.

(R-80-570) GRANTING THE PETITION for PAVING and otherwise improving the area IN AND ADJACENT TO the CARMEL VALLEY PRECISE PLAN under the provisions of the IMPROVEMENT ACT OF 1913; directing the CITY MANAGER to furnish description and plat of the district.

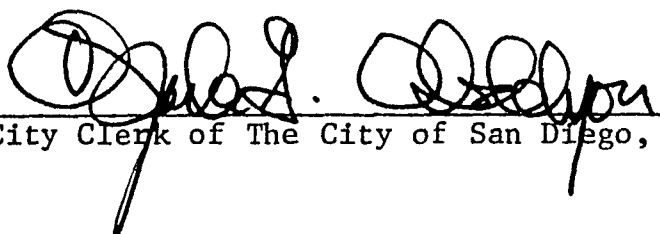
Subitem b: Adopted as Resolution 250444.

(R-80-571) Appointing Rick Engineering Company as ENGINEER OF WORK for the purpose of performing all engineering services for the above improvements; appointing the law firm of F. MacKenzie Brown, Inc., as SPECIAL BOND COUNSEL for the purpose of performing the legal services required for said proceedings; declaring that in the event the proposed proceedings fail to materialize or are abandoned before an assessment has been levied and collected, or the assessments are not levied or collected, the City shall not be liable for the payment of any costs or expenses in connection with the employment of Rick Engineering Company or F. MacKenzie Brown, Inc., or either of them.

Motion by Lowery to adopt (a).  
Second by Stirling.  
Passed. Yeas-3,5,6,7,8,M.  
Nay-1. Not present-2,4.

Motion by Stirling to adopt (b).  
Second by Lowery.  
Passed. Yeas-3,5,6,7,8,M.  
Nay-1. Not present-2,4.

ADJOURNMENT: Meeting adjourned at 12:53 p.m. by Mayor Wilson.

  
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City Clerk of The City of San Diego, California

MINUTES OF THE COUNCIL OF THE CITY OF SAN DIEGO  
FOR THE REGULAR MEETING OF MONDAY, OCTOBER 22, 1979  
IN THE CHAMBERS OF THE COUNCIL AT 2:00 P.M.

ATTENDANCE:

Present: Mayor Wilson (M), Councilmembers Mitchell (1), Lowery (3), Williams (4), Schnaubelt (5), Gade (6), Stirling (7), and Killea (8).  
Not present: Councilmember O'Connor (2).  
Clerk: Abdelnour.

Meeting called to order at 2:23 p.m. by Mayor Wilson.

ITEM 1: Roll Call.  
Present-Mayor Wilson, Councilmembers Lowery, Schnaubelt, Stirling, and Killea.  
Not present-Councilmembers Mitchell, O'Connor, Williams, and Gade.

ITEM 10: Invocation given by Rev. Chester A. Palermo.

ITEM 20: Pledge of Allegiance led by Councilmember Lowery.

ITEM 50: Adopted as Ordinance 0-15043 (New Series).  
(017 - 018)  
(0-80-54) Incorporating a portion of PUEBLO LOT 1215 of the PUEBLO LANDS OF SAN DIEGO, S.C.C. 17585, into R-2A ZONE, located north of the easterly extension of Beagle Street and east of Atlas Street, in the Clairemont Mesa Community Plan area.  
(CASE NO. 35-79-3. Introduced 10-9-79. Council voted 5-0. Districts 1, 2, 8 and Mayor not present.)

See ITEM 52 for motion.

ITEM 51: Adopted as Ordinance O-15044 (New Series).  
(017 - 018)  
(O-80-28) Amending Chapter VI, Article 2, of the San Diego Municipal Code by AMENDING SECTION 62.0103 by ADDING SUBSECTIONS (d) and (e), relating to GENERAL REQUIREMENTS FOR WORK IN PUBLIC RIGHTS-OF-WAY AND LAND DEVELOPMENT.

(Introduced 10-9-79. Council voted 6-0. Districts 2, 8 and Mayor not present.)

See ITEM 52 for motion.

ITEM 52: Adopted as Ordinance O-15045 (New Series).  
(017 - 018)  
(O-80-22) Amending Chapter VIII, Article 1, of the San Diego Municipal Code by ADDING SECTION 81.11, PROHIBITING FOOD OR BEVERAGE ON ANY VEHICLE OPERATED AS COMMON CARRIER.

(Introduced 10-9-79. Council voted 6-0. Districts 2, 8 and Mayor not present.)

MOTION FOR ITEMS 50 THROUGH 52:

Motion by Lowery to adopt.  
Second by Stirling.  
Passed unanimously. Not present-2,4.

ITEM 100: Three Resolutions relative to AWARDING CONTRACTS:  
(018 - 019)

Subitem a: Adopted as Resolution R-250445.  
(R-80-682) McNaughton Book Service a Division of Brodart, Inc., for LEASING OF BOOK COLLECTIONS as may be required for a period of one year through October 31, 1980, for an estimated cost (including tax and terms) of \$30,322.57, with option to renew for two additional one year periods.

Subitem b: Adopted as Resolution R-250446.  
(R-80-681) TFI Building Materials Water Works, Inc. for Section 1, 30 each 8" Ringtite Tapping Valves, and Contractor Supply for Section II, 2 each 16" Ringtite Gate Valves, for an actual cost (including tax and terms) of \$15,437.03.

ITEM 100: Continued.

Subitem c: Adopted as Resolution R-250447.

(R-80-684) California Electronic Police Equipment Co. for the purchase of 60 each LIGHT BARS including 15 each SPEAKER CONVERSION KITS and 60 each MOUNTING KITS for the total cost (including tax and terms) of \$13,274.59.

See ITEM 116 for motion.

ITEM 101: Adopted as Resolution R-250448. (018 - 019)

(R-80-679) MODIFYING Resolution No. 223190 dated April 2, 1979 to authorize the PURCHASING AGENT to purchase on the open market, DIESEL FUEL as may be required until such time as fuel suppliers are willing to bid competitively or allocation or rationing is imposed, for an estimated cost for a six-month period of \$344,000.

See ITEM 116 for motion.

ITEM 102: Three Resolutions relative to the FINAL SUBDIVISION MAP of AVOCADO VISTA UNIT NO. 4, a 42-lot subdivision located northwest of 65th Street and Benson Avenue:

(019 - 042)

Subitem a: Adopted as Resolution R-250449.

(R-80-687) Authorizing an AGREEMENT with De Freitas Company for the installation and completion of improvements;

Subitem b: Adopted as Resolution R-250450.

(R-80-686) APPROVING THE FINAL MAP AND ACKNOWLEDGING RECEIPT OF SUBDIVIDER'S ASSURANCE OF COMPLIANCE WITH THE AFFIRMATIVE MARKETING PROGRAM; and

ITEM 102: Continued.

Subitem c: Adopted as Resolution R-250451.

(R-80-694) VACATING a portion of BENSON AVENUE under the summary vacation procedure where that portion to be vacated has been superseded by relocation.

Motion by Stirling to amend (b) that the developer construct nothing over one story immediately adjacent to the western boundary of Charlotte Buchanan's property (Lots 182 & 183).

Second by Killea.

Passed unanimously. Not present-2,4.

Motion by Stirling to adopt.

Second by Killea.

Passed unanimously. Not present-2,4.

ITEM 103: Two Resolutions relative to PAVING and otherwise improving LYDIA STREET between Hopkins Street (improved portion) and Hopkins Street (unimproved portion) under the IMPROVEMENT ACT OF 1911:  
(018 - 019)

Subitem a: Adopted as Resolution R-250452.

(R-80-621) RESOLUTION OF INTENTION.

Subitem b: Adopted as Resolution R-250453.

(R-80-622) APPROVING the PLANS, SPECIFICATIONS, and PLAT NO. 3950 of the assessment district.

See ITEM 116 for motion.

ITEM 104: Adopted as Resolution R-250454. (018 - 019)

(R-80-605) Calling a PUBLIC HEARING to determine whether the public health, safety or general welfare requires the formation of an UNDERGROUND UTILITY DISTRICT to be known and denominated as the ADAMS AVENUE (Interstate 15 to Van Dyke Avenue) UNDERGROUND UTILITY DISTRICT.

See ITEM 116 for mtion.

ITEM 105: Adopted as Resolution R-250455. (018 - 019)

(R-80-619) Calling a PUBLIC HEARING to determine whether the public health, safety or general welfare requires the formation of an UNDERGROUND UTILITY DISTRICT to be known and denominated as the LAUREL STREET (Columbia Street to First Avenue) AND STATE STREET (Juniper Street to Maple Street) UNDERGROUND UTILITY DISTRICT.

See ITEM 116 for motion,

ITEM 106: Adopted as Resolution R-250456. (018 - 019)

(R-80-344) VACATING a portion of MARILOU ROAD IN LOT 4 of DELTA NO. 1, MAP 5007 - on Resolution of Intention No. 250219.

See ITEM 116 for motion.

ITEM 107: Adopted as Resolution R-250457. (018 - 019)

(R-80-346) VACATING portions of LOTS 1381 AND 1382 of MAP 3218 RESERVED FOR FUTURE STREET - on Resolution of Intention No. 250220.

See ITEM 116 for motion.



ITEM 108: Adopted as Resolution R-250458. (018 - 019)

(R-80-670) Approving the acceptance by the CITY MANAGER of STREET EASEMENT DEED of Lorenzo Maldonado, conveying a permanent easement and right-of-way for a public street, and incidents thereto, over, under, upon, along and across a portion of LOT 68 of HIGHDALE ADDITION to ENCANTO HEIGHTS; dedicating said land as and for a public street and naming the same RADIO DRIVE.

See ITEM 116 for motion.

ITEM 109: Adopted as Resolution R-250459. (018 - 019)

(R-80-672) Approving the acceptance by the CITY MANAGER of DEED of San Diego Gas & Electric Company, conveying certain underground and aboveground easement rights in a portion of RANCHO PENASQUITOS; authorizing the execution of a DEED conveying to San Diego Gas & Electric Company an easement for underground and aboveground electrical facilities affecting a portion of RANCHO PENASQUITOS.

See ITEM 116 for motion.

ITEM 110: Adopted as Resolution R-250460. (018 - 019)

(R-80-629) Authorizing the execution of a DEED conveying to San Diego Gas & Electric Company, an easement for underground electrical facilities affecting portions of PUEBLO LOTS 242, 243, 259, 276 and 311.

See ITEM 116 for motion.

ITEM 111: Adopted as Resolution R-250461. (018 - 019)

(R-80-671) VACATING the City's interest in an unneeded water easement affecting LOT 56, EL CAJON VALLEY COMPANY'S LANDS, MAP NO. 289.

See ITEM 116 for motion.

ITEM 112: Adopted as Resolution R-250462. (018 - 019)

(R-80-643) Authorizing the EXPENDITURE of \$100,000 from SPECIAL GAS TAX STREET IMPROVEMENT FUND for the purchase of STREET NAME and TRAFFIC SIGNS and other traffic control paraphernalia.

See ITEM 116 for motion.

ITEM 113: Adopted as Resolution R-250463. (018 - 019)

(R-80-652) Authorizing the CITY MANAGER to PLACE AN APPLICATION for a THIRD-YEAR \$37,000 GRANT from the U. S. Department of Commerce's Office of Minority Business Enterprise's Matching Grant Assistance Program; authorizing the CITY MANAGER to ACCEPT the grant when tended; authorizing the CITY AUDITOR AND COMPTROLLER to TRANSFER \$32,545 from FUND 18515, P.E. 59.51 (Fifth CDBG Program Year Contingency Fund) to FUND 18515, P.E. 59.03 (Small Business Assistance Program) to be used as CITY MATCHING FUNDS.

See ITEM 116 for motion.

ITEM 114: Adopted as Resolution R-250464. (018 - 019)

(R-80-678) Authorizing RAY T. BLAIR, JR., City Manager, E. MARTY MORRIS, Assistant to City Manager and LARRY HADEN, Director, Financial Management, to EXECUTE APPLICATIONS and DOCUMENTS for the purpose of obtaining FINANCIAL ASSISTANCE under the Federal Civil Defense Act of 1950, as amended (50 App. U.S.C., Sections 2251-2297), for and on behalf of the City, a public entity established under the laws of the State of California; RESCINDING Resolution No. 213958.

See ITEM 116 for motion.

ITEM 115: Adopted as Resolution R-250465. (018 - 019)

(R-80-669) RENAMING VIA FIRENZA AVENUE to SUMMERDALE ROAD in the subdivisions known as Concord Square Unit No. 1 and Colony Homes Mira Mesa.

See ITEM 116 for motion.

ITEM 116: Adopted as Resolution R-250466. (018 - 019)

(R-80-434) Approving the REVISIONS to the concept of improvements as originally approved by Resolution No. 222976 for the SOUTH PACIFIC BEACH LIFEGUARD STATION.

MOTION FOR ITEMS 100 THROUGH 116 EXCEPT 102:

Motion by Gade to adopt.  
Second by Lowery.  
Passed unanimously. Not present-2,4.

ITEM 151: Adopted as Resolution R-250467. (004 - 017)  
(167 - 175)

(R-80-427) Authorizing a LEASE AGREEMENT with Bruce Brown, dba Love Tennis Center, for the purposes of OPERATING and MAINTAINING the MORLEY FIELD TENNIS SHOP in Balboa Park, at a minimum yearly rental of \$15,680, for a term of five years.

Motion by Killea to continue one week at Mr. Butler's request and to refer to the City Manager and Property to renegotiate.  
Second by Lowery.  
Failed. Yeas-3,6,8. Nays-1,5,7,M.  
Not present-2,4.

Motion by Mitchell to adopt.  
Second by Stirling.  
Passed. Yeas-1,5,6,7,M. Nays-4,8.  
Not present-2,3.

ITEM 207: (Continued from the Meeting of October 9, 1979 at Councilmember Killea's request.)

Matter of REZONING property in the GREATER GOLDEN HILL PRECISE PLAN AREA, as described below, from ZONES R-4, R-3, R-2, R-2A, C, CN and M-1A to ZONES R-3, R-2, R-2A, CC, R-1-5, R-1-10 and M-1B, or any combination thereof:

All that R-4, R-3, R-2, R-2A, C, CN and M-1A ZONED properties in the eastern portion of Golden Hill and generally bounded by 28th Street on the west, Juniper Street on the north, Interstates 805 and 15 on the east, and State Highway 94 on the south.

(CASE NO. 6-79-1 - City initiated - Drawing No. C-645.1)  
(042 - 164)

ITEM 207: Continued.

Subitem a: Introduced, to be Adopted November 5, 1979.  
(This item was reconsidered on October 23, 1979, 2:00 p.m.)

SUBAREA A consists of 6.4 acres between Broadway and Route 94, and 29th and 30th Streets, exclusive of 30th Street frontage, from ZONE R-4 to ZONE R-3.

(O-80-55) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Motion by Killea to close the hearing and introduce the ordinance.

Second by Lowery.

Passed unanimously. Not present-2,4.

Subitem b: Introduced, to be Adopted November 5, 1979.  
(This item was reconsidered on October 23, 1979, 2:00 p.m.)

SUBAREA B consists of 5.1 acres on both sides of 30th Street, between A Street and Route 94, exclusive of the northeast, southeast and southwest corners of Broadway and 30th Street, from ZONE CN to ZONE R-3.

(O-80-56) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Motion by Killea to close the hearing and introduce the ordinance.

Second by Lowery.

Passed unanimously. Not present-2,4,6.

Subitem c: Introduced as Amended, to be Adopted November 5, 1979.

SUBAREA C consists of 4.5 acres between C Street and Route 94, and between 32nd and 33rd Streets from ZONE R-4 to ZONE R-3.

(O-80-57) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Testimony in opposition by David Starcevick.

ITEM 207: Continued.

Motion by Killea to close the hearing and introduce the ordinance.  
Second by Lowery.  
No vote.

Motion by Gade to exclude one block ('C' Street, Broadway, 33rd, 32nd) and retain existing parcels.  
Second by Schnaubelt.  
No vote.

Motion by Gade to amend to R-3A Zoning.  
Second by Schnaubelt.  
Passed. Yeas-1,3,5,6,7,M. Nays-4,8.  
Not present-2.

Motion by Gade to close the hearing and introduce the ordinance for R-3A Zoning.  
Second by Schnaubelt.  
Passed unanimously. Not present-2.

Subitem d: Introduced as Amended, to be Adopted November 5, 1979.

SUBAREA D consists of 21.6 acres between 28th and 30th Streets and between A Street and Route 94, from ZONE R-4 to ZONE R-3.

(0-80-58) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Testimony by Tom Webb.

Testimony in opposition by Walt Swift, Valdas Grauzinis, and Earl Kopps.

Motion by Killea to close the hearing and introduce the ordinance for R-3A Zoning.  
Second by Gade.  
Passed unanimously. Not present-2.

ITEM 207: Continued.

Subitem e: Introduced as Amended, to be Adopted November 5, 1979.  
(042 - 164)

SUBAREA E consists of 13.4 acres between A Street and Route 94, and 30th and 31st Streets, exclusive of the easterly frontage of 30th Street, from ZONE R-4 to ZONE R-3.

(0-80-59) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Testimony in opposition by Barry Collins.

Motion by Killea to close the hearing and introduce the ordinance for R-3A Zoning.

Second by Schnaubelt.

Passed unanimously. Not present-2.

Subitem f: Introduced, to be Adopted November 5, 1979.  
(042 - 164)

SUBAREA F consists of 2.3 acres between A Street and Broadway, and between 31st Street and Edgemont Street, from ZONE R-2 to ZONE R-2A.

(0-80-60) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

Motion by Killea to close the hearing and introduce the ordinance.

Second by Mitchell.

Passed unanimously. Not present-2.

Subitem g: Introduced, to be Adopted November 5, 1979.

SUBAREA G consists of 7.4 acres east of 32nd Street, between B Street and Route 94, from ZONE R-4 to ZONE R-3.

(0-80-61) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

ITEM 207: Continued.

Testimony by Mr. Ramsey, Tom Webb,  
and Mr. Starcevick.

Motion by Killea to close the hearing and  
introduce the ordinance for R-3 Zoning.  
Passed. Yeas-1,3,4,7,8,M. Nays-5,6.  
Not present-2.

Motion by Gade to amend Killea's motion  
to introduce the ordinance as R-3A Zoning.  
Second by Schnaubelt.  
Failed. Yeas-5,6. Nays-1,3,4,7,8,M.  
Not present-2.

Subitem h: Introduced, to be Adopted November 5, 1979.

SUBAREA H consists of 1.5 acres between Beech and A Streets, and  
30th and Fern Streets, from ZONE R-2 to ZONE R-2A.

(O-80-62) Today's action is INTRODUCTION of an ORDINANCE for  
R-2A Zoning.

Motion by Killea to close the hearing and  
introduce the ordinance.  
Second by Lowery.  
Passed unanimously. Not present-2.

Subitem i: Introduced, to be Adopted November 5, 1979.

SUBAREA I consists of 3.0 acres between Beech and A Streets, on  
both the east and west sides of Fern Street, from ZONE CN to ZONE  
R-2A.

(O-80-63) Today's action is INTRODUCTION of an ORDINANCE for  
R-2A Zoning.

Motion by Gade to close the hearing and  
introduce the ordinance.  
Second by Killea.  
Passed unanimously. Not present-2.

ITEM 207: Continued.

Subitem j: Introduced as Amended, to be Adopted November 5, 1979.

SUBAREA J consists of 10.4 acres along both sides of 30th and Fern Streets, from Grape Street to Cedar Street, exclusive of the frontages on these latter two streets, from ZONE C to ZONE R-2A.

(0-80-64) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

Testimony in opposition by Carl Hagen.

Testimony in favor by Gail Macleod, Goldie Kienkolz, and Charles Longo.

Motion by Killea to close the hearing and introduce the ordinance for R-2A except the portion of J north of Fir and west of 30th to be introduced for CC Zoning.

Second by Gade.

Passed unanimously. Not present-2,3.

Subitem k: Trailed.

SUBAREA K consists of 9.0 acres between Juniper and Grape Streets and between Fern and 31st Street, exclusive of the easterly frontage of Fern Street, from ZONE R-3 to ZONE R-2A.

(0-80-65) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

Subitem l: Trailed.

SUBAREA L consists of 4.2 acres on the east and west sides of Dale Street, from Juniper to Grape Streets, from ZONE R-3 to ZONE R-2A.

(0-80-66) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.



ITEM 207: Continued.

Subitem m: Trailed.

SUBAREA M consists of 5.0 acres on both sides of Dale Street, between Grape and Cedar Streets, from ZONE R-2A to ZONE R-2.

(O-80-67) Today's action is INTRODUCTION of an ORDINANCE for R-2 Zoning.

Subitem n: Trailed.

SUBAREA N consists of 3.1 acres between Cedar and Ash Streets, and between Granada Avenue and 30th Street, from ZONE R-2A to ZONE R-2.

(O-80-68) Today's action is INTRODUCTION of an ORDINANCE for R-2 Zoning.

Subitem o: Trailed.

SUBAREA O consists of 0.93 acres on the north side of A Street, between 28th and Dale Streets, from ZONE R-3 to ZONE R-2A.

(O-80-69) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

Subitem p: Continued to December 4, 1979, 2:00 p.m.

SUBAREA P consists of 15.1 acres in the 32nd Street Canyon, between Cedar and C Streets, exclusive of C Street frontage, from ZONE R-2 to ZONE R-1-10.

(O-80-70) Today's action is INTRODUCTION of an ORDINANCE for R-1-10 Zoning.

Hearing began 5:17 p.m.  
Hearing halted 5:23 p.m.

ITEM 207: Continued.

Motion by Gade to continued to  
December 4, 1979, at Gerald Fox's request.  
Second by Schnaubelt.  
Passed. Yeas-3,5,6,7,M. Nays-1,8.  
Not present-2,4.

Subitem q: Introduced, to be Adopted November 5, 1979.

SUBAREA Q consists of 14.9 acres in the 34th Street Canyon,  
between Date and B Streets, from ZONE R-2 to ZONE R-1-10.

(O-80-71) Today's action is INTRODUCTION of an ORDINANCE for  
R-1-10 Zoning.

Hearing began 5:23 p.m.  
Hearing halted 5:47 p.m.

Testimony by Sheila Scott and  
Gerald Fox.

Motion by Killea to close the hearing and  
introduce the ordinance for R-1-10 Zoning  
except Clement's property which was  
continued to December 4, 1979, on October  
9, 1979, and Mr. Jones' and Mr. Dammann's  
property which are continued indefinitely  
at Planning's request with the understanding  
no permits be pulled until open space  
easements are granted.

Second by Lowery.  
Passed unanimously. Not present-1,2.

Motion by Killea to direct Planning to  
work with Community Group for proper  
information.  
Second by Gade.  
No vote.

ITEM 207: Continued.

Motion by Gade to suspend the rules  
to extend the meeting past 5:30 p.m.  
Second by Stirling.  
Passed unanimously. Not present-1,2,3,5.

Subitem r: Trailed.

SUBAREA R consists of 1.2 acres between Fir and Elm Streets,  
east of Gregory Street, from ZONE R-2 to ZONE R-1-5.

(O-80-72) Today's action is INTRODUCTION of an ORDINANCE for  
R-1-5 Zoning.

Subitem s: Trailed.

SUBAREA S consists of 6.8 acres along the 30th/Fern Streets  
corridor, between Juniper and Grape Streets (both sides), from  
ZONE C to ZONE CC.

(O-80-73) Today's action is INTRODUCTION of an ORDINANCE for CC  
Zoning.

Subitem t: Introduced, to be Adopted November 5, 1979.

SUBAREA T consists of 5.2 acres along the 30th/Fern Streets  
corridor, between Cedar and Beech Streets (both sides), from  
ZONE C to ZONE CC.

(O-80-74) Today's action is INTRODUCTION of an ORDINANCE for CC  
Zoning.

Testimony in opposition by Sheridan Tatro.

Motion by Killea to close the hearing and  
introduce the ordinance with direction to  
Mr. Klein to talk to the property owner  
nad explain what she could do to protect  
her property.

ITEM 207: Continued.

Subitem u: Trailed.

SUBAREA U consists of 0.3 acres at the southeast corner of Beech and Dale Streets, from ZONE R-2A to ZONE CC.

(0-80-75) Today's action is INTRODUCTION of an ORDINANCE for CC Zoning.

Subitem v: Trailed.

SUBAREA V CONSISTS OF c. \$ ACRES ON THE NORTH AND WEST SIDES OF Delevan Drive, east of 34th Street, from ZONE 1A to ZONE M-1B.

(0-80-76). Today's action is INTRODUCTION of a ORDINANCE for M-1B Zoning.

Subitem w: Trailed.

(R-80-575) Adoption of a RESOLUTION certifying that the information contained in ENVIRONMENTAL NEGATIVE DECLARATION NO. 79-05-46C has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Hearing began 3:04p.m.  
Hearing halted 5:05 p.m.

Subitems 207 (k) through (o), (r), (s), and (u) through (w) were traileed to October 23, 1979, 2:00 p.m. by Common Consent.

ITEM S-400: Five Resolutions relative to the FINAL SUBDIVISION MAP of PACIFIC RACQUET CLUB TOWNHOMES, a 5-lot subdivision located northeasterly of Moraga Avenue and Balboa Avenue:  
(164 -166)

Subitem a: Adopted as Resolution R-250468.

(R-80-734) Authorizing an AGREEMENT with McKellar Development Corporation for the installation and completion of improvements;

Subitem b: Adopted as Resolution R-250469.

(R-80-733) APPROVING THE FINAL MAP AND ACKNOWLEDGING RECEIPT OF SUBDIVIDER'S ASSURANCE OF COMPLIANCE WITH THE AFFIRMATIVE MARKETING PROGRAM;

Subitem c: Adopted as Resolution R-250470.

(R-80-723) VACATING portions of LINDA VISTA STREET under the summary vacation procedure where that portion to be vacated has been superseded by relocation;

Subitem d: Adopted as Resolution R-250471.

(R-80-724) Authorizing the execution of a QUITCLAIM DEED, quitclaiming to MC KELLAR DEVELOPMENT CORPORATION, all the City's right, title and interest in the EXISTING SLOPE, DRAINAGE, SEWER AND GENERAL UTILITY EASEMENTS; and

Subitem e: Adopted as Resolution R-250472.

(R-80-725) ABANDONING the City's right, title or interest in the OPEN SPACE EASEMENT, no longer needed for present or prospective use by the City.

Motion by Stirling to adopt.

Second by Schnaubelt.

Passed unanimously. Not present-2,6.

ITEM S-401: Trailed. (206 - 265)

Two Resolutions relative to the DEVELOPMENT AND OPERATION of a MOBILEHOME PARK ON CITY-OWNED LAND:

ITEM S-401: Continued.

Subitem a: (R-80-749) Authorizing a 55-YEAR LEASE AGREEMENT with Cal-West Diversified and Linda Vista Village in the area of Wheatstone and Osler Streets in the Linda Vista area, with said property having an appraised value of \$1,763,000, and providing at least 30% of the mobilehome sites to persons and families of low and moderate income and pay annual rental based upon 10% of total gross income; and

Subitem b: (R-80-752) Certifying that the information contained in ENVIRONMENTAL NEGATIVE DECLARATION NO. 79-06-46 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said Declaration has been reviewed and considered by the Council.

Motion by Stirling to adopt.

Second by Killea.

Motion withdrawn by Stirling and Killea.

Motion by Stirling to amend the resolution to include a 17 year age limitation and to refer to the Homeowners Association the decision if a mobilehome is adequate for the park.

Second by Killea.

No vote.

Motion by Williams to amend that future affordability be included.

No second.

Motion by Williams to continue and to direct staff to appraise windfall profit.

No second.

Motion by Williams to continue for clarification.

No second.


Motion by Gade to close the hearing and trail.

Second by Williams.

Passed. Yeas-1,4,5,6,8,M. Nay-7.

Not present-1,2.

ADJOURNMENT: Adjourned at 6:46 p.m. by Mayor Wilson.

  
City Clerk of The City of San Diego, California

SPECIAL JOINT MEETING  
City Council-San Diego Housing Commission  
October 22, 1979  
Holiday Inn at the Embarcadero  
1355 North Harbor Drive  
6:30 p.m.

ATTENDANCE:

City Council

Mayor Wilson  
Councilman Lowery  
Councilman Williams  
Councilman Schnaubelt  
Councilman Gade

San Diego Housing Commission

Chairperson Solomon  
Commissioner Hurtado  
Commissioner Kruer  
Commissioner Malone  
Commissioner Mark  
Commissioner Strobl  
Commissioner Yip

The meeting was called to order by Mayor Wilson at 7:10 p.m.

Mayor Wilson introduced Mr. Solomon and members of the Housing Commission. Mr. Solomon made a brief presentation about the format of the meeting and discussed the agenda items.

I. PROGRESS REPORTS ON HOUSING COMMISSION PROGRAMS

A. ORGANIZATION AND STAFFING

Mr. Solomon discussed the organization and staffing of the Housing Commission and responded to questions.

B. PROGRAM AUDITS

Mr. Solomon briefly described program audits.

C. SECTION 8 AND 23 PROGRAMS

Progress report on Section 8 and Section 23 Programs.

D. HOMEOWNERSHIP PROGRAM

Progress report on Homeownership Program.

E. CITY-OWNED SITES

Status report on City-owned sites.



## II. HOUSING GOALS AND STRATEGIES

### A. REVIEW OF HOUSING COMMISSION STATEMENT OF PURPOSE

Referred Council to Statement of Purpose adopted by the Housing Commission and asked for their concurrence. No opposition was expressed.

### B. REVIEW OF GUIDELINES FOR DEVELOPMENT OF CITY-OWNED SITES

Reviewed the guidelines for development of City-owned sites which the Commission had adopted as a policy some time ago. Discussion. No opposition expressed.

### C. TAX-EXEMPT MORTGAGE REVENUE BOND PROGRAM

Mr. Solomon described the recommendations of the Commission on the tax-exempt mortgage revenue bond program. He reminded them that this is an item that has been docketed on one of the regular Council meetings where they will have an opportunity to discuss it in more detail.

### D. OPERATION ROOFTOP

Reviewed explorations related to the operation rooftop and other nonprofit building groups.

## III. COUNCIL-HOUSING AUTHORITY-HOUSING COMMISSION RELATIONSHIP

### A. REVIEW OF ORDINANCE CREATING HOUSING COMMISSION

Brought to the Council's attention that the Commission is operating under the Ordinance established by the City Council with the seven-day provision for council review.

### B. HOW CAN WE WORK CONSISTENTLY WITH EACH OTHER?

Substantial discussion on how the City Council and the Commission could work together. Both groups seemed to be in concurrence with the recommendations outlined in the attachments to the report which suggested that they should meet at least twice a year in this type of meeting.

In addition, the Council discussed the Balanced Community Policy. The concurrence seemed to be that a determination of locating housing projects scattered throughout the City should be made on a case-by-case basis and that consideration of higher costs of providing housing outside the impacted areas and the social objectives and benefits should be balanced.

Additionally, the City Council requested that the Housing Commission investigate acquiring building sites from other governmental agencies including the

Federal, State, County, universities and school districts.

The Housing Commission raised the question of whether or not the Council would be receptive to reevaluating sites previously designated for non housing uses for low-income housing. This reevaluation would be brought to the Council on a site-by-site basis only after the Housing Commission had conducted a thorough analysis of each site and concluded that these sites would be suitable for low-income housing. The Council expressed a willingness to review sites previously not designated for housing on that basis.

MINUTES OF THE COUNCIL OF THE CITY OF SAN DIEGO  
FOR THE SPECIAL MEETING OF MONDAY, OCTOBER 22, 1979  
IN THE CHAMBERS OF THE COUNCIL AT 10:30 A.M.

Attendance:

Present: Mayor Wilson, Councilmembers Mitchell, O'Connor, Lowery,  
Schnaubelt, Gade, Stirling, and Killea.  
Not present: Councilmember Williams.  
Clerk: Abdelnour.

Meeting called to order at 10:49 a.m. by Mayor Wilson with Councilmembers O'Connor and Williams not present.

ITEM 701: (Continued from the Meetings of September 27 and October 17, 1979 due to lack of time.) Proposed CARMEL VALLEY PRECISE PLAN, NORTH CITY WEST PLANNED DISTRICT REGULATIONS and DESIGN ELEMENT. The Precise Plan and Planned District encompasses approximately 378 acres, located east of Interstate 5 and south of Black Mountain Road in the North City West Community Plan area.

(Tape Loc. 001 - 120)

Subitem a: Adopted as Resolution 250439.

(R-80-600) Adoption of a RESOLUTION certifying that the information contained in ENVIRONMENTAL IMPACT REPORT NO. 76-05-25P has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council;

Subitem b: Adopted as Resolution 250440.

(R-80-599 Rev.) Adoption of a RESOLUTION approving the Carmel Valley Precise Plan;

Subitem c: Adopted as Resolution 250441.

(R-80-598) Adoption of a RESOLUTION approving the Design Element;

Subitem d: Introduced, as amended, to be adopted November 5, 1979.

(O-80-47 Rev.) INTRODUCTION of an ORDINANCE amending the San Diego Municipal Code by adding the North City West Planned District regulations; and

ITEM 701: Continued.

Subitem e: Adopted as Resolution 250442.

(R-80- ) Adoption of a RESOLUTION containing the appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with ENVIRONMENTAL IMPACT REPORT NO. 76-05-25P.

Hearing began at 10:50 a.m.  
Hearing halted at 12:49 a.m.

Councilmember O'Connor entered at 10:52 a.m.

Motion by Lowery to amend Section 103.0603 C. 2. b. of the Carmel Valley Planned District ordinance, which states "Prior to the approval of a tentative subdivision map and approval of a development plan filed pursuant to Sec. 103.0606.A, the developer shall comply with the terms of a North City West Schools Facilities Master Plan, which shall have been adopted by the City Council."

Second by Gade.

Passed unanimously. Not present-4.

Motion by Gade to accept the materials submitted by the Coalition for Responsible Planning, City of Del Mar, D. Dwight Worden, and Louis Goebel.

Second by Lowery.

Passed unanimously. Not present-4.

Motion by Lowery to adopt (a), including the findings submitted by Mr. Goebel.

Second by Stirling.

Passed. Yeas-2,3,5,6,7,8,M.

Nay-1. Not present-4.

Motion by Gade to adopt (b) and (c).

Second by Lowery.

Passed. Yeas-3,5,6,7,8,M.

Nays-1,2. Not present-4.

Motion by Lowery to introduce (d).

Second by Gade.

Passed. Yeas-3,5,6,7,8,M.

Nay-1. Not present-2,4.

Motion by Lowery to adopt (e).

Second by Stirling.

Passed. Yeas-3,5,6,7,8,M.

Nay-1. Not present-2,4.

ITEM 702: (Continued from the Meetings of September 27 and October 17, 1979 due to lack of time.) Two Resolutions relative to the CARMEL VALLEY PRECISE PLAN: (Tape Loc. 121 - 123)

Subitem a: Adopted as Resolution 250443.

(R-80-570) GRANTING THE PETITION for PAVING and otherwise improving the area IN AND ADJACENT TO the CARMEL VALLEY PRECISE PLAN under the provisions of the IMPROVEMENT ACT OF 1913; directing the CITY MANAGER to furnish description and plat of the district.

Subitem b: Adopted as Resolution 250444.

(R-80-571) Appointing Rick Engineering Company as ENGINEER OF WORK for the purpose of performing all engineering services for the above improvements; appointing the law firm of F. MacKenzie Brown, Inc., as SPECIAL BOND COUNSEL for the purpose of performing the legal services required for said proceedings; declaring that in the event the proposed proceedings fail to materialize or are abandoned before an assessment has been levied and collected, or the assessments are not levied or collected, the City shall not be liable for the payment of any costs or expenses in connection with the employment of Rick Engineering Company or F. MacKenzie Brown, Inc., or either of them.

Motion by Lowery to adopt (a).

Second by Stirling.

Passed. Yeas-3,5,6,7,8,M.

Nay-1. Not present-2,4.

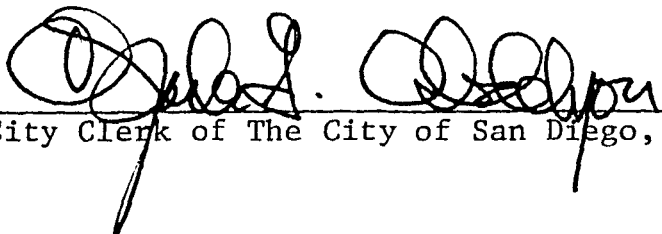
Motion by Stirling to adopt (b).

Second by Lowery.

Passed. Yeas-3,5,6,7,8,M.

Nay-1. Not present-2,4.

ADJOURNMENT: Meeting adjourned at 12:53 p.m. by Mayor Wilson.

  
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City Clerk of The City of San Diego, California

MINUTES OF THE COUNCIL OF THE CITY OF SAN DIEGO  
FOR THE REGULAR MEETING OF MONDAY, OCTOBER 22, 1979  
IN THE CHAMBERS OF THE COUNCIL AT 2:00 P.M.

ATTENDANCE:

Present: Mayor Wilson (M), Councilmembers Mitchell (1), Lowery (3), Williams (4), Schnaubelt (5), Gade (6), Stirling (7), and Killea (8).  
Not present: Councilmember O'Connor (2).  
Clerk: Abdelnour.

Meeting called to order at 2:23 p.m. by Mayor Wilson.

ITEM 1: Roll Call.  
Present-Mayor Wilson, Councilmembers Lowery, Schnaubelt, Stirling, and Killea.  
Not present-Councilmembers Mitchell, O'Connor, Williams, and Gade.

ITEM 10: Invocation given by Rev. Chester A. Palermo.

ITEM 20: Pledge of Allegiance led by Councilmember Lowery.

ITEM 50: Adopted as Ordinance O-15043 (New Series).  
(017 - 018)  
(O-80-54) Incorporating a portion of PUEBLO LOT 1215 of the PUEBLO LANDS OF SAN DIEGO, S.C.C. 17585, into R-2A ZONE, located north of the easterly extension of Beagle Street and east of Atlas Street, in the Clairemont Mesa Community Plan area.  
(CASE NO. 35-79-3. Introduced 10-9-79. Council voted 5-0. Districts 1, 2, 8 and Mayor not present.)

See ITEM 52 for motion.

ITEM 51: Adopted as Ordinance O-15044 (New Series).  
(017 - 018)  
(O-80-28) Amending Chapter VI, Article 2, of the San Diego Municipal Code by AMENDING SECTION 62.0103 by ADDING SUBSECTIONS (d) and (e), relating to GENERAL REQUIREMENTS FOR WORK IN PUBLIC RIGHTS-OF-WAY AND LAND DEVELOPMENT.  
  
(Introduced 10-9-79. Council voted 6-0. Districts 2, 8 and Mayor not present.)

See ITEM 52 for motion.

ITEM 52: Adopted as Ordinance O-15045 (New Series).  
(017 - 018)  
(O-80-22) Amending Chapter VIII, Article 1, of the San Diego Municipal Code by ADDING SECTION 81.11, PROHIBITING FOOD OR BEVERAGE ON ANY VEHICLE OPERATED AS COMMON CARRIER.  
  
(Introduced 10-9-79. Council voted 6-0. Districts 2, 8 and Mayor not present.)

MOTION FOR ITEMS 50 THROUGH 52:

Motion by Lowery to adopt.  
Second by Stirling.  
Passed unanimously. Not present-2,4.

ITEM 100: Three Resolutions relative to AWARDING CONTRACTS:  
(018 - 019)

Subitem a: Adopted as Resolution R-250445.

(R-80-682) McNaughton Book Service a Division of Brodart, Inc., for LEASING OF BOOK COLLECTIONS as may be required for a period of one year through October 31, 1980, for an estimated cost (including tax and terms) of \$30,322.57, with option to renew for two additional one year periods.

Subitem b: Adopted as Resolution R-250446.

(R-80-681) TFI Building Materials Water Works, Inc. for Section 1, 30 each 8" Ringtite Tapping Valves, and Contractor Supply for Section II, 2 each 16" Ringtite Gate Valves, for an actual cost (including tax and terms) of \$15,437.03.

ITEM 100: Continued.

Subitem c: Adopted as Resolution R-250447.

(R-80-684) California Electronic Police Equipment Co. for the purchase of 60 each LIGHT BARS including 15 each SPEAKER CONVERSION KITS and 60 each MOUNTING KITS for the total cost (including tax and terms) of \$13,274.59.

See ITEM 116 for motion.

ITEM 101: Adopted as Resolution R-250448. (018 - 019)

(R-80-679) MODIFYING Resolution No. 223190 dated April 2, 1979 to authorize the PURCHASING AGENT to purchase on the open market, DIESEL FUEL as may be required until such time as fuel suppliers are willing to bid competitively or allocation or rationing is imposed, for an estimated cost for a six-month period of \$344,000.

See ITEM 116 for motion.

ITEM 102: Three Resolutions relative to the FINAL SUBDIVISION MAP of AVOCADO VISTA UNIT NO. 4, a 42-lot subdivision located northwest of 65th Street and Benson Avenue:

(019 - 042)

Subitem a: Adopted as Resolution R-250449.

(R-80-687) Authorizing an AGREEMENT with De Freitas Company for the installation and completion of improvements;

Subitem b: Adopted as Resolution R-250450.

(R-80-686) APPROVING THE FINAL MAP AND ACKNOWLEDGING RECEIPT OF SUBDIVIDER'S ASSURANCE OF COMPLIANCE WITH THE AFFIRMATIVE MARKETING PROGRAM; and



ITEM 102: Continued.

Subitem c: Adopted as Resolution R-250451.

(R-80-694) VACATING a portion of BENSON AVENUE under the summary vacation procedure where that portion to be vacated has been superseded by relocation.

Motion by Stirling to amend (b) that the developer construct nothing over one story immediately adjacent to the western boundary of Charlotte Buchanan's property (Lots 182 & 183).

Second by Killea.

Passed unanimously. Not present-2,4.

Motion by Stirling to adopt.

Second by Killea.

Passed unanimously. Not present-2,4.

ITEM 103: Two Resolutions relative to PAVING and otherwise improving LYDIA STREET between Hopkins Street (improved portion) and Hopkins Street (unimproved portion) under the IMPROVEMENT ACT OF 1911:  
(018 - 019)

Subitem a: Adopted as Resolution R-250452.

(R-80-621) RESOLUTION OF INTENTION.

Subitem b: Adopted as Resolution R-250453.

(R-80-622) APPROVING the PLANS, SPECIFICATIONS, and PLAT NO. 3950 of the assessment district.

See ITEM 116 for motion.

ITEM 104: Adopted as Resolution R-250454. (018 - 019)

(R-80-605) Calling a PUBLIC HEARING to determine whether the public health, safety or general welfare requires the formation of an UNDERGROUND UTILITY DISTRICT to be known and denominated as the ADAMS AVENUE (Interstate 15 to Van Dyke Avenue) UNDERGROUND UTILITY DISTRICT.

See ITEM 116 for mtion.

ITEM 105: Adopted as Resolution R-250455. (018 - 019)

(R-80-619) Calling a PUBLIC HEARING to determine whether the public health, safety or general welfare requires the formation of an UNDERGROUND UTILITY DISTRICT to be known and denominated as the LAUREL STREET (Columbia Street to First Avenue) AND STATE STREET (Juniper Street to Maple Street) UNDERGROUND UTILITY DISTRICT.

See ITEM 116 for motion,

ITEM 106: Adopted as Resolution R-250456. (018 - 019)

(R-80-344) VACATING a portion of MARILOU ROAD IN LOT 4 of DELTA NO. 1, MAP 5007 - on Resolution of Intention No. 250219.

See ITEM 116 for motion.

ITEM 107: Adopted as Resolution R-250457. (018 - 019)

(R-80-346) VACATING portions of LOTS 1381 AND 1382 of MAP 3218 RESERVED FOR FUTURE STREET - on Resolution of Intention No. 250220.

See ITEM 116 for motion.

ITEM 108: Adopted as Resolution R-250458. (018 - 019)

(R-80-670) Approving the acceptance by the CITY MANAGER of STREET EASEMENT DEED of Lorenzo Maldonado, conveying a permanent easement and right-of-way for a public street, and incidents thereto, over, under, upon, along and across a portion of LOT 68 of HIGHDALE ADDITION to ENCANTO HEIGHTS; dedicating said land as and for a public street and naming the same RADIO DRIVE.

See ITEM 116 for motion.

ITEM 109: Adopted as Resolution R-250459. (018 - 019)

(R-80-672) Approving the acceptance by the CITY MANAGER of DEED of San Diego Gas & Electric Company, conveying certain underground and aboveground easement rights in a portion of RANCHO PENASQUITOS; authorizing the execution of a DEED conveying to San Diego Gas & Electric Company an easement for underground and aboveground electrical facilities affecting a portion of RANCHO PENASQUITOS.

See ITEM 116 for motion.

ITEM 110: Adopted as Resolution R-250460. (018 - 019)

(R-80-629) Authorizing the execution of a DEED conveying to San Diego Gas & Electric Company, an easement for underground electrical facilities affecting portions of PUEBLO LOTS 242, 243, 259, 276 and 311.

See ITEM 116 for motion.

ITEM 111: Adopted as Resolution R-250461. (018 - 019)

(R-80-671) VACATING the City's interest in an unneeded water easement affecting LOT 56, EL CAJON VALLEY COMPANY'S LANDS, MAP NO. 289.

See ITEM 116 for motion.

ITEM 112: Adopted as Resolution R-250462. (018 - 019)

(R-80-643) Authorizing the EXPENDITURE of \$100,000 from SPECIAL GAS TAX STREET IMPROVEMENT FUND for the purchase of STREET NAME and TRAFFIC SIGNS and other traffic control paraphernalia.

See ITEM 116 for motion.

ITEM 113: Adopted as Resolution R-250463. (018 - 019)

(R-80-652) Authorizing the CITY MANAGER to PLACE AN APPLICATION for a THIRD-YEAR \$37,000 GRANT from the U. S. Department of Commerce's Office of Minority Business Enterprise's Matching Grant Assistance Program; authorizing the CITY MANAGER to ACCEPT the grant when tended; authorizing the CITY AUDITOR AND COMPTROLLER to TRANSFER \$32,545 from FUND 18515, P.E. 59.51 (Fifth CDBG Program Year Contingency Fund) to FUND 18515, P.E. 59.03 (Small Business Assistance Program) to be used as CITY MATCHING FUNDS.

See ITEM 116 for motion.

ITEM 114: Adopted as Resolution R-250464. (018 - 019)

(R-80-678) Authorizing RAY T. BLAIR, JR., City Manager, E. MARTY MORRIS, Assistant to City Manager and LARRY HADEN, Director, Financial Management, to EXECUTE APPLICATIONS and DOCUMENTS for the purpose of obtaining FINANCIAL ASSISTANCE under the Federal Civil Defense Act of 1950, as amended (50 App. U.S.C., Sections 2251-2297), for and on behalf of the City, a public entity established under the laws of the State of California; RESCINDING Resolution No. 213958.

See ITEM 116 for motion.

ITEM 115: Adopted as Resolution R-250465. (018 - 019)

(R-80-669) RENAMING VIA FIRENZA AVENUE to SUMMERDALE ROAD in the subdivisions known as Concord Square Unit No. 1 and Colony Homes Mira Mesa.

See ITEM 116 for motion.

ITEM 116: Adopted as Resolution R-250466. (018 - 019)

(R-80-434) Approving the REVISIONS to the concept of improvements as originally approved by Resolution No. 222976 for the SOUTH PACIFIC BEACH LIFEGUARD STATION.

MOTION FOR ITEMS 100 THROUGH 116 EXCEPT 102:

Motion by Gade to adopt.  
Second by Lowery.  
Passed unanimously. Not present-2,4.

ITEM 151: Adopted as Resolution R-250467. (004 - 017)  
(167 - 175)

(R-80-427) Authorizing a LEASE AGREEMENT with Bruce Brown, dba Love Tennis Center, for the purposes of OPERATING and MAINTAINING the MORLEY FIELD TENNIS SHOP in Balboa Park, at a minimum yearly rental of \$15,680, for a term of five years.

Motion by Killea to continue one week at Mr. Butler's request and to refer to the City Manager and Property to renegotiate.  
Second by Lowery.  
Failed. Yeas-3,6,8. Nays-1,5,7,M.  
Not present-2,4.

Motion by Mitchell to adopt.  
Second by Stirling.  
Passed. Yeas-1,5,6,7,M. Nays-4,8.  
Not present-2,3.

ITEM 207: (Continued from the Meeting of October 9, 1979 at Councilmember Killea's request.)

Matter of REZONING property in the GREATER GOLDEN HILL PRECISE PLAN AREA, as described below, from ZONES R-4, R-3, R-2, R-2A, C, CN and M-1A to ZONES R-3, R-2, R-2A, CC, R-1-5, R-1-10 and M-1B, or any combination thereof:

All that R-4, R-3, R-2, R-2A, C, CN and M-1A ZONED properties in the eastern portion of Golden Hill and generally bounded by 28th Street on the west, Juniper Street on the north, Interstates 805 and 15 on the east, and State Highway 94 on the south.

(CASE NO. 6-79-1 - City initiated - Drawing No. C-645.1)  
(042 - 164)

ITEM 207: Continued.

Subitem a: Introduced, to be Adopted November 5, 1979.  
(This item was reconsidered on October 23, 1979, 2:00 p.m.)

SUBAREA A consists of 6.4 acres between Broadway and Route 94, and 29th and 30th Streets, exclusive of 30th Street frontage, from ZONE R-4 to ZONE R-3.

(0-80-55) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Motion by Killea to close the hearing and introduce the ordinance.

Second by Lowery.

Passed unanimously. Not present-2,4.

Subitem b: Introduced, to be Adopted November 5, 1979.  
(This item was reconsidered on October 23, 1979, 2:00 p.m.)

SUBAREA B consists of 5.1 acres on both sides of 30th Street, between A Street and Route 94, exclusive of the northeast, southeast and southwest corners of Broadway and 30th Street, from ZONE CN to ZONE R-3.

(0-80-56) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Motion by Killea to close the hearing and introduce the ordinance.

Second by Lowery.

Passed unanimously. Not present-2,4,6.

Subitem c: Introduced as Amended, to be Adopted November 5, 1979.

SUBAREA C consists of 4.5 acres between C Street and Route 94, and between 32nd and 33rd Streets from ZONE R-4 to ZONE R-3.

(0-80-57) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Testimony in opposition by David Starcevick.

ITEM 207: Continued.

Motion by Killea to close the hearing and introduce the ordinance.  
Second by Lowery.  
No vote.

Motion by Gade to exclude one block ('C' Street, Broadway, 33rd, 32nd) and retain existing parcels.  
Second by Schnaubelt.  
No vote.

Motion by Gade to amend to R-3A Zoning.  
Second by Schnaubelt.  
Passed. Yeas-1,3,5,6,7,M. Nays-4,8.  
Not present-2.

Motion by Gade to close the hearing and introduce the ordinance for R-3A Zoning.  
Second by Schnaubelt.  
Passed unanimously. Not present-2.

Subitem d: Introduced as Amended, to be Adopted November 5, 1979.

SUBAREA D consists of 21.6 acres between 28th and 30th Streets and between A Street and Route 94, from ZONE R-4 to ZONE R-3.

(O-80-58) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Testimony by Tom Webb.

Testimony in opposition by Walt Swift, Valdas Grauzinis, and Earl Kopps.

Motion by Killea to close the hearing and introduce the ordinance for R-3A Zoning.  
Second by Gade.  
Passed unanimously. Not present-2.

ITEM 207: Continued.

Subitem e: Introduced as Amended, to be Adopted November 5, 1979.  
(042 - 164)

SUBAREA E consists of 13.4 acres between A Street and Route 94, and 30th and 31st Streets, exclusive of the easterly frontage of 30th Street, from ZONE R-4 to ZONE R-3.

(0-80-59) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.

Testimony in opposition by Barry Collins.

Motion by Killea to close the hearing and introduce the ordinance for R-3A Zoning.  
Second by Schnaubelt.  
Passed unanimously. Not present-2.

Subitem f: Introduced, to be Adopted November 5, 1979.  
(042 - 164)

SUBAREA F consists of 2.3 acres between A Street and Broadway, and between 31st Street and Edgemont Street, from ZONE R-2 to ZONE R-2A.

(0-80-60) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

Motion by Killea to close the hearing and introduce the ordinance.  
Second by Mitchell.  
Passed unanimously. Not present-2.

Subitem g: Introduced, to be Adopted November 5, 1979.

SUBAREA G consists of 7.4 acres east of 32nd Street, between B Street and Route 94, from ZONE R-4 to ZONE R-3.

(0-80-61) Today's action is INTRODUCTION of an ORDINANCE for R-3 Zoning.



ITEM 207: Continued.

Testimony by Mr. Ramsey, Tom Webb,  
and Mr. Starcevick.

Motion by Killea to close the hearing and  
introduce the ordinance for R-3 Zoning.  
Passed. Yeas-1,3,4,7,8,M. Nays-5,6.  
Not present-2.

Motion by Gade to amend Killea's motion  
to introduce the ordinance as R-3A Zoning.  
Second by Schnaubelt.  
Failed. Yeas-5,6. Nays-1,3,4,7,8,M.  
Not present-2.

Subitem h: Introduced, to be Adopted November 5, 1979.

SUBAREA H consists of 1.5 acres between Beech and A Streets, and  
30th and Fern Streets, from ZONE R-2 to ZONE R-2A.

(0-80-62) Today's action is INTRODUCTION of an ORDINANCE for  
R-2A Zoning.

Motion by Killea to close the hearing and  
introduce the ordinance.  
Second by Lowery.  
Passed unanimously. Not present-2.

Subitem i: Introduced, to be Adopted November 5, 1979.

SUBAREA I consists of 3.0 acres between Beech and A Streets, on  
both the east and west sides of Fern Street, from ZONE CN to ZONE  
R-2A.

(0-80-63) Today's action is INTRODUCTION of an ORDINANCE for  
R-2A Zoning.

Motion by Gade to close the hearing and  
introduce the ordinance.  
Second by Killea.  
Passed unanimously. Not present-2.

ITEM 207: Continued.

Subitem j: Introduced as Amended, to be Adopted November 5, 1979.

SUBAREA J consists of 10.4 acres along both sides of 30th and Fern Streets, from Grape Street to Cedar Street, exclusive of the frontages on these latter two streets, from ZONE C to ZONE R-2A.

(O-80-64) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

Testimony in opposition by Carl Hagen.

Testimony in favor by Gail Macleod, Goldie Kienkolz, and Charles Longo.

Motion by Killea to close the hearing and introduce the ordinance for R-2A except the portion of J north of Fir and west of 30th to be introduced for CC Zoning.

Second by Gade.

Passed unanimously. Not present-2,3.

Subitem k: Trailed.

SUBAREA K consists of 9.0 acres between Juniper and Grape Streets and between Fern and 31st Street, exclusive of the easterly frontage of Fern Street, from ZONE R-3 to ZONE R-2A.

(O-80-65) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

Subitem l: Trailed.

SUBAREA L consists of 4.2 acres on the east and west sides of Dale Street, from Juniper to Grape Streets, from ZONE R-3 to ZONE R-2A.

(O-80-66) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

ITEM 207: Continued.

Subitem m: Trailed.

SUBAREA M consists of 5.0 acres on both sides of Dale Street, between Grape and Cedar Streets, from ZONE R-2A to ZONE R-2.

(0-80-67) Today's action is INTRODUCTION of an ORDINANCE for R-2 Zoning.

Subitem n: Trailed.

SUBAREA N consists of 3.1 acres between Cedar and Ash Streets, and between Granada Avenue and 30th Street, from ZONE R-2A to ZONE R-2.

(0-80-68) Today's action is INTRODUCTION of an ORDINANCE for R-2 Zoning.

Subitem o: Trailed.

SUBAREA O consists of 0.93 acres on the north side of A Street, between 28th and Dale Streets, from ZONE R-3 to ZONE R-2A.

(0-80-69) Today's action is INTRODUCTION of an ORDINANCE for R-2A Zoning.

Subitem p: Continued to December 4, 1979, 2:00 p.m.

SUBAREA P consists of 15.1 acres in the 32nd Street Canyon, between Cedar and C Streets, exclusive of C Street frontage, from ZONE R-2 to ZONE R-1-10.

(0-80-70) Today's action is INTRODUCTION of an ORDINANCE for R-1-10 Zoning.

Hearing began 5:17 p.m.  
Hearing halted 5:23 p.m.

ITEM 207: Continued.

Motion by Gade to continued to  
December 4, 1979, at Gerald Fox's request.  
Second by Schnaubelt.  
Passed. Yeas-3,5,6,7,M. Nays-1,8.  
Not present-2,4.

Subitem q: Introduced, to be Adopted November 5, 1979.

SUBAREA Q consists of 14.9 acres in the 34th Street Canyon,  
between Date and B Streets, from ZONE R-2 to ZONE R-1-10.

(O-80-71) Today's action is INTRODUCTION of an ORDINANCE for  
R-1-10 Zoning.

Hearing began 5:23 p.m.  
Hearing halted 5:47 p.m.

Testimony by Sheila Scott and  
Gerald Fox.

Motion by Killea to close the hearing and  
introduce the ordinance for R-1-10 Zoning  
except Clement's property which was  
continued to December 4, 1979, on October  
9, 1979, and Mr. Jones' and Mr. Dammann's  
property which are continued indefinitely  
at Planning's request with the understanding  
no permits be pulled until open space  
easements are granted.  
Second by Lowery.  
Passed unanimously. Not present-1,2.

Motion by Killea to direct Planning to  
work with Community Group for proper  
information.  
Second by Gade.  
No vote.

ITEM 207: Continued.

Motion by Gade to suspend the rules  
to extend the meeting past 5:30 p.m.  
Second by Stirling.  
Passed unanimoously. Not present-1,2,3,5.

Subitem r: Trailed.

SUBAREA R consists of 1.2 acres between Fir and Elm Streets,  
east of Gregory Street, from ZONE R-2 to ZONE R-1-5.

(O-80-72) Today's action is INTRODUCTION of an ORDINANCE for  
R-1-5 Zoning.

Subitem s: Trailed.

SUBAREA S consists of 6.8 acres along the 30th/Fern Streets  
corridor, between Juniper and Grape Streets (both sides), from  
ZONE C to ZONE CC.

(O-80-73) Today's action is INTRODUCTION of an ORDINANCE for CC  
Zoning.

Subitem t: Introduced, to be Adopted November 5, 1979.

SUBAREA T consists of 5.2 acres along the 30th/Fern Streets  
corridor, between Cedar and Beech Streets (both sides), from  
ZONE C to ZONE CC.

(O-80-74) Today's action is INTRODUCTION of an ORDINANCE for CC  
Zoning.

Testimony in opposition by Sheridan Tatro.

Motion by Killea to close the hearing and  
introduce the ordinance with direction to  
Mr. Klein to talk to the property owner  
nad explain what she could do to protect  
her property.

ITEM 207: Continued.

Subitem u: Trailed.

SUBAREA U consists of 0.3 acres at the southeast corner of Beech and Dale Streets, from ZONE R-2A to ZONE CC.

(O-80-75) Today's action is INTRODUCTION of an ORDINANCE for CC Zoning.

Subitem v: Trailed.

SUBAREA V CONSISTS OF  $\varphi$ . $\$$  ACRES ON THE NORTH AND WEST SIDES OF Delevan Drive, east of 34th Street, from ZONE 1A to ZONE M-1B.

(O-80-76). Today's action is INTRODUCTION of a ORDINANCE for M-1B Zoning.

Subitem w: Trailed.

(R-80-575) Adoption of a RESOLUTION certifying that the information contained in ENVIRONMENTAL NEGATIVE DECLARATION NO. 79-05-46C has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Hearing began 3:04p.m.  
Hearing halted 5:05 p.m.

Subitems 207 (k) through (o), (r), (s), and (u) through (w) were traileed to October 23, 1979, 2:00 p.m. by Common Consent.

ITEM S-400: Five Resolutions relative to the FINAL SUBDIVISION MAP of PACIFIC RACQUET CLUB TOWNHOMES, a 5-lot subdivision located northeasterly of Moraga Avenue and Balboa Avenue:  
(164 -166)

Subitem a: Adopted as Resolution R-250468.

(R-80-734) Authorizing an AGREEMENT with McKellar Development Corporation for the installation and completion of improvements;

Subitem b: Adopted as Resolution R-250469.

(R-80-733) APPROVING THE FINAL MAP AND ACKNOWLEDGING RECEIPT OF SUBDIVIDER'S ASSURANCE OF COMPLIANCE WITH THE AFFIRMATIVE MARKETING PROGRAM;

Subitem c: Adopted as Resolution R-250470.

(R-80-723) VACATING portions of LINDA VISTA STREET under the summary vacation procedure where that portion to be vacated has been superseded by relocation;

Subitem d: Adopted as Resolution R-250471.

(R-80-724) Authorizing the execution of a QUITCLAIM DEED, quitclaiming to MC KELLAR DEVELOPMENT CORPORATION, all the City's right, title and interest in the EXISTING SLOPE, DRAINAGE, SEWER AND GENERAL UTILITY EASEMENTS; and

Subitem e: Adopted as Resolution R-250472.

(R-80-725) ABANDONING the City's right, title or interest in the OPEN SPACE EASEMENT, no longer needed for present or prospective use by the City.

Motion by Stirling to adopt.

Second by Schnaubelt.

Passed unanimously. Not present-2,6.

ITEM S-401: Trailed. (206 - 265)

Two Resolutions relative to the DEVELOPMENT AND OPERATION of a MOBILEHOME PARK ON CITY-OWNED LAND:

ITEM S-401: Continued.

Subitem a: (R-80-749) Authorizing a 55-YEAR LEASE AGREEMENT with Cal-West Diversified and Linda Vista Village in the area of Wheatstone and Osler Streets in the Linda Vista area, with said property having an appraised value of \$1,763,000, and providing at least 30% of the mobilehome sites to persons and families of low and moderate income and pay annual rental based upon 10% of total gross income; and

Subitem b: (R-80-752) Certifying that the information contained in ENVIRONMENTAL NEGATIVE DECLARATION NO. 79-06-46 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said Declaration has been reviewed and considered by the Council.

Motion by Stirling to adopt.  
Second by Killea.  
Motion withdrawn by Stirling and Killea.

Motion by Stirling to amend the resolution to include a 17 year age limitation and to refer to the Homeowners Association the decision if a mobilehome is adequate for the park.  
Second by Killea.  
No vote.

Motion by Williams to amend that future affordability be included.  
No second.


Motion by Williams to continue and to direct staff to appraise windfall profit.  
No second.

Motion by Williams to continue for clarification.  
No second.

Motion by Gade to close the hearing and trail.  
Second by Williams.  
Passed. Yeas-1,4,5,6,8,M. Nay-7.  
Not present-1,2.



ADJOURNMENT: Adjourned at 6:46 p.m. by Mayor Wilson.

  
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City Clerk of The City of San Diego, California

SPECIAL JOINT MEETING  
City Council-San Diego Housing Commission  
October 22, 1979  
Holiday Inn at the Embarcadero  
1355 North Harbor Drive  
6:30 p.m.

ATTENDANCE:

City Council

Mayor Wilson  
Councilman Lowery  
Councilman Williams  
Councilman Schnaubelt  
Councilman Gade

San Diego Housing Commission

Chairperson Solomon  
Commissioner Hurtado  
Commissioner Kruer  
Commissioner Malone  
Commissioner Mark  
Commissioner Strobl  
Commissioner Yip

The meeting was called to order by Mayor Wilson at 7:10 p.m.

Mayor Wilson introduced Mr. Solomon and members of the Housing Commission. Mr. Solomon made a brief presentation about the format of the meeting and discussed the agenda items.

I. PROGRESS REPORTS ON HOUSING COMMISSION PROGRAMS

A. ORGANIZATION AND STAFFING

Mr. Solomon discussed the organization and staffing of the Housing Commission and responded to questions.

B. PROGRAM AUDITS

Mr. Solomon briefly described program audits.

C. SECTION 8 AND 23 PROGRAMS

Progress report on Section 8 and Section 23 Programs.

D. HOMEOWNERSHIP PROGRAM

Progress report on Homeownership Program.

E. CITY-OWNED SITES

Status report on City-owned sites.

II. HOUSING GOALS AND STRATEGIES

A. REVIEW OF HOUSING COMMISSION STATEMENT OF PURPOSE

Referred Council to Statement of Purpose adopted by the Housing Commission and asked for their concurrence. No opposition was expressed.

B. REVIEW OF GUIDELINES FOR DEVELOPMENT OF CITY-OWNED SITES

Reviewed the guidelines for development of City-owned sites which the Commission had adopted as a policy some time ago. Discussion. No opposition expressed.

C. TAX-EXEMPT MORTGAGE REVENUE BOND PROGRAM

Mr. Solomon described the recommendations of the Commission on the tax-exempt mortgage revenue bond program. He reminded them that this is an item that has been docketed on one of the regular Council meetings where they will have an opportunity to discuss it in more detail.

D. OPERATION ROOFTOP

Reviewed explorations related to the operation rooftop and other nonprofit building groups.

III. COUNCIL-HOUSING AUTHORITY-HOUSING COMMISSION RELATIONSHIP

A. REVIEW OF ORDINANCE CREATING HOUSING COMMISSION

Brought to the Council's attention that the Commission is operating under the Ordinance established by the City Council with the seven-day provision for council review.

B. HOW CAN WE WORK CONSISTENTLY WITH EACH OTHER?

Substantial discussion on how the City Council and the Commission could work together. Both groups seemed to be in concurrence with the recommendations outlined in the attachments to the report which suggested that they should meet at least twice a year in this type of meeting.

In addition, the Council discussed the Balanced Community Policy. The concurrence seemed to be that a determination of locating housing projects scattered throughout the City should be made on a case-by-case basis and that consideration of higher costs of providing housing outside the impacted areas and the social objectives and benefits should be balanced.

Additionally, the City Council requested that the Housing Commission investigate acquiring building sites from other governmental agencies including the

Federal, State, County, universities and school districts.

The Housing Commission raised the question of whether or not the Council would be receptive to reevaluating sites previously designated for non housing uses for low-income housing. This reevaluation would be brought to the Council on a site-by-site basis only after the Housing Commission had conducted a thorough analysis of each site and concluded that these sites would be suitable for low-income housing. The Council expressed a willingness to review sites previously not designated for housing on that basis.