

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING  
OF

TUESDAY, SEPTEMBER 18, 1984

AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Hedgecock at 2:13 p.m.  
Mayor Hedgecock adjourned the meeting at 6:12 p.m. to convene as  
the Housing Authority.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Hedgecock-present
  - (1) Council Member Mitchell-present
  - (2) Council Member Cleator-present
  - (3) Council Member McColl-present
  - (4) Council Member Jones-present
  - (5) Council Member Struiksmma-present
  - (6) Council Member Gotch-present
  - (7) Council Member Murphy-present
  - (8) Council Member Martinez-present
- Clerk-Abdelnour (mp a.m.; jb p.m.)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Hedgecock-present
- (1) Council Member Mitchell-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-present
- (5) Council Member Struiksmma-present
- (6) Council Member Gotch-present
- (7) Council Member Murphy-present
- (8) Council Member Martinez-present

\* ITEM-112: (R-85-441) ADOPTED AS RESOLUTION R-261583

Establishing the Mission Beach Task Force (Task Force)  
whose membership should include two representatives each  
from the Mission Beach Town Council, Mission Beach  
Precise Planning Committee, Mission Beach Merchants'  
Association, and representatives from the appropriate  
City departments; declaring that the Task Force duties

shall include review of the nature and extent of zoning, building and health code violations in Mission Beach, and development of recommendations for more effective, community-wide enforcement and possibly new legislation to address specific zoning-health code problems in the beach community; declaring that the Task Force shall present its recommendations to the Public Services and Safety Committee within six months following adoption of this resolution.

(See City Manager Report CMR-84-345 and Memorandum from Deputy Mayor Mike Gotch dated 7/15/84. District-6.)

COMMITTEE ACTION: Reviewed by PSS on 8/22/84.

Recommendation to adopt the Resolution. Districts 3, 4 and 6 voted yea. Districts 5 and 8 not present.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: 363-374.)

MOTION BY GOTCH TO ADOPT THE COMMITTEE'S RECOMMENDATION TO APPROVE THE RESOLUTION. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

\* ITEM-120: (R-85-431) ADOPTED AS RESOLUTION R-261584

Authorizing a revised agreement with the firm of Wallace, Roberts and Todd for consulting services to review the goals, objectives and recommendations of the Residential Growth Management Strategy; authorizing the expenditure of funds not to exceed \$50,000, from Dept. 065, Org. 102, Account 4151 for said project and related costs.

CITY MANAGER REPORT: By the adoption of Resolution R-261440 on August 21, 1984, the Council authorized and empowered the City Manager to execute an agreement with the consulting firms of Wallace, Roberts and Todd, and Mooney Lettieri and Associates for review of the City's Residential Growth Management Strategy. In a letter dated August 27, 1984, the prime contractors, Wallace, Roberts and Todd, requested six clarifications and/or minor revisions to the agreement. These clarifications and changes would in no way appear likely to adversely affect the quality of the anticipated work product; nor would they cause the approved maximum contract sum of \$50,000 to be exceeded. Approval of the clarifications/changes are recommended.

FILE LOCATION: MEET CCONFY85-1

COUNCIL ACTION: (Tape location: A350-362.)

MOTION BY McCOLL TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-200: (O-85-38) HEARING HELD AND APPROVED

First public hearing in the matter of:  
Amending Ordinance No. O-16249 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1984-85 and Appropriating the Necessary Money to Operate the City of San Diego for said Fiscal Year" by amending Document No. OO-16249-1, as amended and adopted therein, by amending Section 2.II thereof to add a new subsection 34 entitled "Dells and Mount Hope Project Fund (10232)" to provide funds for future use in said projects.

(See memorandum from Reese Jarrett dated 8/20/84. Southeast San Diego Community Area. District-4.)

NOTE: See Item 336.

FILE LOCATION:

COUNCIL ACTION: (Tape location: A350-362.)

MOTION BY McCOLL TO APPROVE THE HEARING. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

19840918

ITEM-330:

(Continued from the meeting of August 21, 1984 at Council Member Martinez's request.)

Matter of the appeal of Alvin J. McGowan and Harold Hoersch from the decision of the Planning Commission in approving Conditional Use Permit CUP-83-0053.1, which proposes to use a designated historical site as professional law offices.

The project is located at the northwest corner of Redwood Street and Second Avenue, in Zone R1-5000 (formerly R-1-5), in the Uptown Community Plan area, and is further described as Lots G and H, Block 360, Horton's Addition.

(CUP-83-0053.1. District-8.)

Subitem-A: (R-85-551) ADOPTED AS RESOLUTION R-261585

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-84-0371 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.

Subitem-B: (R-85-552) ADOPTED AS RESOLUTION R-261586,  
DENYING THE APPEAL AND GRANTING  
THE PERMIT

Adoption of a Resolution granting the appeal and denying the permit or denying the appeal and granting the permit with appropriate findings to support Council action.

FILE LOCATION: PERM - CUP 83-0053

COUNCIL ACTION: (Tape location: A098-287.)

Hearing began at 2:59 p.m. and halted at 3:40 p.m.

Testimony in favor of the appeal by Alvin J. McGowan and Harold Hoersch.

Testimony in opposition to the appeal by Paul Robinson.

Motion by Gotch to continue to October 2, 1984 at 9:30 a.m., at Harold Hoersch's request. Second by Murphy. Failed for lack of 5 affirmative votes as follows: Mitchell-nay, Cleator-nay, McColl-nay, Jones-yea, Struiksmay-nay, Gotch-yea, Murphy-yea, Martinez-nay, Mayor Hedgecock-nay.

MOTION BY MARTINEZ TO CLOSE THE HEARING, ADOPT SUBITEM-A, AND SUBITEM-B, DENYING THE APPEAL AND GRANTING THE PERMIT. DIRECT THE PLANNING DEPARTMENT TO LOOK AT THE FEASIBILITY OF AMENDING THE COMMUNITY PLAN TO DESIGNATE THE AREA IN QUESTION AS SINGLE-FAMILY WITHIN THAT PLAN TO KEEP IT R-1-5. ALSO DIRECT THE CITY MANAGER TO CONDUCT A PARKING STUDY OF THE AREA AND REPORT BACK TO THE CITY COUNCIL WITHIN 30 DAYS WITH RECOMMENDED ALTERNATIVE SOLUTIONS TO THE PARKING PROBLEM THAT THE RESIDENTS OF THE AREA ARE EXPERIENCING AT THIS TIME. Second by Murphy.

Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-nay, Struiksmay-yea, Gotch-nay, Murphy-nay, Martinez-yea, Mayor Hedgecock-nay.

ITEM-331:

(Continued from the meeting of August 14, 1984 at John Lockwood's request.)

Two actions relative to the improvement of City Heights Block Grant Streets and Alleys Contract No. 3A:  
(East San Diego Community Area. District-8.)

Subitem-A: (R-84-2331) ADOPTED AS RESOLUTION R-261587

Adoption of a Resolution of Feasibility for the improvement of City Heights Block Grant Streets and Alleys Contract No. 3A under the provisions of the San Diego Municipal Code and

the Improvement Act of 1911.  
(Eight votes required.)

Subitem-B: (R-84-2327) ADOPTED AS RESOLUTION R-261588  
Adoption of a Resolution ordering the work for City Heights  
Block Grant Streets and Alleys Contract No. 3A under the  
provision of the San Diego Municipal Code and the  
Improvement Act of 1911.

CITY MANAGER REPORT: The City Heights Streets and Alleys  
Contract No. 3A is the third project to be considered by Council  
under the CDBG - Assessment District cost sharing program.  
Under this program, CDBG funds are utilized to pay 50 percent of  
the cost of improving the alleys. Upon completion of  
construction, CDBG funds are then utilized to pay the remaining  
50 percent cost for property owners who are owner-occupants and  
meet the low-income guidelines. The improvements to be  
constructed under this contract consist of grading, paving,  
storm drain improvements, and water and sewer main replacements.  
The water and sewer main replacements are to be funded with  
Water Utilities Department CIP funds. All property owners have  
been notified of the proposed improvements and given information  
regarding the assessment payment program.

FILE LOCATION: STRT D-2249

COUNCIL ACTION: (Tape location: C046-057.)

Hearing began at 3:41 p.m. and halted at 3:43 p.m.

MOTION BY JONES TO CLOSE THE HEARING AND ADOPT. Second by  
Martinez. Passed by the following vote: Mitchell-yea,  
Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea,  
Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-332:

Two actions relative to the improvement of Logan Heights  
Block Grant Alleys and Sewer Main Replacement - Contract  
No. 3A under the Municipal Improvement Act of 1911:  
(Southeast San Diego Community Area. District-4.)

Subitem-A: (R-85-115) ADOPTED AS RESOLUTION R-261589  
Adoption of a Resolution of Feasibility for the improvement  
of Logan Heights Block Grant Alleys and Sewer Main  
Replacement - Contract No. 3A, under the provisions of the  
San Diego Municipal Code and the Municipal Improvement Act  
of 1911.  
(Eight votes required.)

Subitem-B: (R-85-114) ADOPTED AS RESOLUTION R-261590

Adoption of a Resolution ordering the work for Logan Heights Block Grant Alleys and Sewer Main Replacement - Contract No. 3A, under the provisions of the San Diego Municipal Code and the Municipal Improvement Act of 1911.

CITY MANAGER REPORT: Logan Heights Block Grant Alleys and Sewer Main Replacement - Contract No. 3A is the third project in the Logan Heights area to be considered by Council under the CDBG - Assessment District cost sharing concept. The cost sharing concept is based on CDBG funds being used to finance 50 percent of the alley improvements regardless of the income or residency status of the benefitting property owners. The remaining 50 percent of the alley improvement costs will be assessed to the benefitting parcels with CDBG funds being utilized to pay the assessments for owner-occupants who meet HUD income guidelines.

The improvements for the six alleys in this project consist of clearing and grubbing, and paving. All of the alleys will also have the existing sewer main replaced because of the poor condition and inadequate capacity. The sewer main replacements are to be funded with Water Utilities Department CIP funds. All property owners have been notified of the proposed improvements and given information regarding the assessment payment program.

FILE LOCATION: STRT D-2246

COUNCIL ACTION: (Tape location: C058-073.)

Hearing began at 3:43 p.m. and halted at 3:45 p.m.

MOTION BY JONES TO CLOSE THE HEARING AND ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-333:

(Continued from the meeting of August 7, 1984 at Council Member Martinez's request.)

Matter of rezoning a portion of Sections 1, 2 and 35, Township 19 South, Range 2 West, S.B.B.M.; Lots 117-118, 120-121, 158-163, A-(37-40), A-(45-50), A-(52-54), A-(203-204); and a portion of Lot N, San Ysidro Map-1174, (approximately 30.4 acres), in the San Ysidro Community Plan area, from Zones R-400 (formerly R-4) and R-3000 (formerly R-2) to Zones CR and CA-RR. The subject property is located north and south of I-5 near Cottonwood Road and Smythe Avenue to the north and Calle Primera to the south. (Case-84-0351. District-8.)

Subitem-A: (R-85-92) ADOPTED AS RESOLUTION R-261591

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-84-0351 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.

Subitem-B: (O-85-9) INTRODUCED, TO BE ADOPTED OCTOBER 1, 1984

Introduction of an Ordinance for CR and CA-RR Zoning.  
FILE LOCATION:

Subitem-A ZONE ORD. NO.

COUNCIL ACTION: (Tape location: C074-087.)

Hearing began at 3:45 p.m. and halted at 3:46 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING, ADOPT SUBITEM-A, AND INTRODUCE SUBITEM-B. Second by Jones. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

19840918

ITEM-334:

(Continued from the meetings of June 26, 1984, July 10, 1984, July 31, 1984 and August 7, 1984; last continued at the City Manager's request.)

Matter of the appeal of M & L Construction, by Morris Liebermensch, from the decision of the Planning Commission in denying Conditional Use Permit CUP-84-0080 which proposes a 14-unit senior citizen housing project in Zone R-1000 (formerly R-3). The project is located on the west side of Campus Street between Madison and Monroe Avenues in the Uptown Community Plan area and is further described as Lots 43 and 44 and a portion of Lots 42 and 45, Block 43, University Heights, D'Hemecourt Amended.  
(CUP-84-0080. District-2.)

Subitem-A: (R-85-549) ADOPTED AS RESOLUTION R-261592

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-84-0080 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.

Subitem-B: (R-85-550) ADOPTED AS RESOLUTION R-261593,  
GRANTING THE APPEAL AND PERMIT.

Adoption of a Resolution granting or denying the appeal and  
the permit, with appropriate findings to support Council  
action.

FILE LOCATION: PERM CUP-84-0080

COUNCIL ACTION: (Tape location: C088-146.)

Hearing began at 3:46 p.m. and halted at 3:50 p.m.

Testimony in favor of the appeal by Gordon Gerson.

MOTION BY CLEATOR TO CLOSE THE HEARING, ADOPT SUBITEM-A, AND  
SUBITEM-B, GRANTING THE APPEAL AND PERMIT. REFER TO THE  
TRANSPORTATION AND LAND USE COMMITTEE FOR DISCUSSION THE  
POSSIBILITY OF BROADENING THE CATEGORY FOR THE BONUS FOR SENIORS  
TO ALSO INCLUDE THE HANDICAPPED AND DISABLED VETERANS IN THE  
SAME CATEGORY AS A FUTURE CHANGE IN THE ORDINANCE. Second by  
Martinez. Passed by the following vote: Mitchell-yea,  
Cleator-yea, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-yea,  
Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-335: CONTINUED TO OCTOBER 9, 1984, AT 2:30 P.M.

Matters of:

- 1) Proposal to approve the Development Agreement for the Northside Project, which will provide pursuant to an agreement with The City of San Diego and certain owners for floor control, public improvements and private development including residential, office, hotel and other commercial facilities and uses.
- 2) Proposal to approve the Specific Plan for the Northside Project. The Specific Plan includes detailed regulations, conditions, programs, legislation and zoning for the implementation of the Progress Guide and General Plan including the location of housing, business, open space and other uses; regulations establishing height, bulk, location and setback limits; the location and size of streets and roads; standards for density; standards for conservation and other matters.
- 3) Proposal to approve the rezoning as set by the Northside Specific Plan and Development Agreement. This action would change certain areas presently rezoned R-1-40000 and R-1-40000 (FPF) to rezones R-1500, R-1000, R-1000 (FPF), CA and CA (FPF). Certain other areas would remain in rezones R1-40000, R1-40000 (FPF) and FW.
- 4) Proposal to approve the Northside Specific Plan as a re-use plan for Natural Resource Planning Unit of the Serra Mesa Community Plan.
- 5) Proposal to approve an amendment to the Progress Guide



and General Plan to incorporate the Specific Plan.

6) Certification of Environmental Impact Report EIR-82-0556 and adopting Findings pursuant to the California Environmental Quality Act.

The Northside Project Development Agreement and Specific Plan area consists of approximately 241 acres in Mission Valley and Serra Mesa. The project area is located on both sides of Friars Road and is generally bounded by I-805 on the west, the San Diego River on the south, the San Diego Jack Murphy Stadium on the east and the Serra Mesa community on the north.

(District-5.)

Subitem-A: (R-85-398)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-82-0556 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: (O-85-34)

Introduction of an Ordinance approving the development agreement.

Subitem-C: (R-85-316)

Adoption of a Resolution approving the Northside Specific Plan.

Subitem-D: (R-85-318)

Adoption of a Resolution approving the amendment to the Serra Mesa Community Plan, to become effective when the amendment to the General Plan Map is adopted after a hearing on or about October 30, 1984.

Subitem-E: (R-85-317)

Adoption of a Resolution approving the amendment to the Progress Guide and General Plan by incorporating the amendment to the Otay Mesa Community Plan, to become effective when the amendment to the General Plan Map is adopted after a hearing on or about October 30, 1984.

Subitem-F: (R-85-321)

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to

California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-82-0556.

FILE LOCATION: LAND - Northside Specific Plan

COUNCIL ACTION: (Tape location: A091-098.)

MOTION BY CLEATOR TO CONTINUE TO OCTOBER 9, 1984, AT BRUCE WARREN'S REQUEST. Second by Murphy. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-336: (O-85-38) CONTINUED TO OCTOBER 1, 1984

Introduction and adoption of an Ordinance amending Ordinance No. O-16249 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1984-85 and Appropriating the Necessary Money to Operate the City of San Diego for said Fiscal Year" by amending Document No. OO-16249-1, as amended and adopted therein, by amending Section 2.II thereof to add a new subsection 34 entitled "Dells and Mount Hope Project Fund (10232)" to provide funds for future use in said projects. (See memorandum from Reese Jarrett dated 8/20/84. Southeast San Diego Community Area. District-4.)

FILE LOCATION:

COUNCIL ACTION: (Tape location: A091-098.)

MOTION BY MARTINEZ TO CONTINUE TO OCTOBER 1, 1984, AT THE CITY MANAGER'S REQUEST. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

19840918

ITEM-337:

(Continued from the meeting of July 17, 1984 at Council Member Martinez's request for an expanded addendum to the EIR and additional public review.)

Matter of the appeal of Maralyn J. Benn from the decision of the Planning Commission in approving North City West Development Plan Permits PD-83-0191 and PD-83-0191.1, for the North City West Visitor Center which proposes a 500-room, 12-story hotel, 3 restaurants, an auto service station and a parking structure on approximately 16-acres. Two development plan permits would be issued; one for the hotel and restaurants and another for the service station. The subject property is located on the east side of I-5, north of the future alignment of Carmel Valley Road and

west of El Camino Real and is further described as a portion of the Employment Center Development Unit 2A, Map-10394, Section 19, Township 14 South, Range 3 West and portions of Sections 24 and 25, Township 14 South, Range 4 West, SBBM, in Zone VC (Visitor Commercial) of the North City West Planned District.  
(PD-83-0191 and PD-83-0191.1. District-1.)

Subitem-A: (R-85-553) ADOPTED AS RESOLUTION R-261594  
Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0213, addendum to EIR-80-05-35, 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: (R-85-554) ADOPTED AS RESOLUTION R-261595,  
DENYING THE APPEAL AND GRANTING  
THE PERMITS

Adoption of a Resolution granting the appeal and denying the permits or denying the appeal and granting the permits with appropriate findings to support Council action.

Subitem-C: (R-85-555) ADOPTED AS RESOLUTION R-261596  
Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-84-0213, addendum to EIR-80-05-35.

FILE LOCATION: PERM PD 83-0191

COUNCIL ACTION: (Tape location: C147-D180.)

Hearing began at 3:51 p.m. and halted at 4:36 p.m.

Testimony in favor of the appeal by Maralyn Benn, Dorothy Knox, Jay Powell and Mark Stein.

Testimony in opposition to the appeal by Mike Madigan, and Donald Guthrie.

Motion by Gotch to uphold the appeal and deny the permits.

Second by Mayor Hedgecock. Failed. Yeas: 6,M. Nays:  
1,2,3,4,5,7,8.

MOTION BY STRUIKSMA TO CLOSE THE HEARING, ADOPT SUBITEMS A AND C, AND ADOPT SUBITEM-B, DENYING THE APPEAL AND GRANTING THE PERMITS. Second by Martinez. Passed by the following vote:  
Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-nay, Murphy-yea, Martinez-yea, Mayor Hedgecock-nay.

ITEM-338: RETURNED TO PLANNING

(Continued from the meetings of June 12, 1984 and July 17, 1984; last continued at Council Member Jones' request.)

Matter of a request to rezone Lots 806, 807, 808, Bay Terrace Unit No. 8, Map-6971 (a 13.65-acre site), located on the south side of Paradise Valley Road between Woodman Street and Briar Road in the South Bay Terraces Community Plan area, from Zone CA-RR to Zone CA.  
(Case-83-0341. District-4.)

Subitem-A: (R-84-1988)

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-83-0341 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.

Subitem-B: (O-84-227)

Introduction of an Ordinance for CA Zoning.

FILE LOCATION:

Subitem-A ZONE ORD. NO.

COUNCIL ACTION: (Tape location: A091-098.)

MOTION BY CLEATOR TO RETURN TO PLANNING, AT CITY MANAGER'S REQUEST. Second by Murphy. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-339:

(Continued from the meeting of July 31, 1984 at Council Member Jones' request for review of mitigating traffic impact and alternative site for proposed conference center.)

Matters of:

- 1) Proposal to introduce an ordinance approving the Specific Plan for the proposed Blackhorse Farms and Centre project.
- 2) Proposal to amend the Progress Guide and General Plan, the La Jolla Community Plan, the North City Local Coastal Program and the University Community Plan in order to incorporate the Specific Plan.
- 3) Certification of Environmental Impact Report EIR-82-0383 and adoption of the findings pursuant to the

California Environmental Quality Act.

The Blackhorse Farms and Centre Specific Plan is proposed for a 24-acre inclusion area of the University of California San Diego (UCSD) campus. The project site is presently zoned R-1-20 and is located in the La Jolla Farms area on the west side of North Torrey Pines Road across from the UCSD campus in the La Jolla Community Planning area. The proposed land uses include 58 multi-family dwelling units, two single-family dwelling units, a 162,900-square foot conference center (containing 210 guest rooms, two auditoriums, meeting rooms and accessory facilities), a 148,500-square foot research and development facility and 26,000-square foot neighborhood commercial center.

(District-1.)

Subitem-A: (R-84-2318) FILED

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-82-0383 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 and adoption of appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-82-0383.

Subitem-B: (R-84-2319) FILED

Adoption of a Resolution approving amendments to the Progress Guide, the La Jolla Community Plan, the North City Local Coastal Program and the University Community Plan to become effective when the amendment to the General Plan Map is adopted after a hearing on or about September 25, 1984.

Subitem-C: (O-84-254 or O-85-20) DENIED

Introduction of an Ordinance approving the Blackhorse Farms and Centre Specific Plan and repealing Ordinance O-10848 (New Series) insofar as it applies to the properties.

FILE LOCATION:

Subitem-A LAND - Blackhorse Farms & Centre  
Specific Plan

COUNCIL ACTION: (Tape location: D181-F280.)

Hearing began at 4:37 p.m. and halted at 6:11 p.m.

Motion by Martinez to suspend the rules and extend the time to

5:45 p.m. Second by McColl. Passed. Yeas: 1,2,3,4,5,6,7,8,M.  
Testimony in favor by Paul Peterson, John O'Brien, Lee Gibbs,  
Stuart Nazette, Mark Bordiski and John Thelan.

Motion by Gotch to suspend the rules and extend the time to 6:00  
p.m. Second by Martinez. Passed. Yea: 1,2,3,4,5,6,7,8,M.

Testimony in opposition by Emmanuel Savitch, David Tompkins,  
Kenneth King and John Stewart.

Motion by Gotch to suspend the rules and extend the time to 6:15  
p.m. Second by Martinez. Passed. Yeas: 1,2,3,4,5,6,7,8,M.

MOTION BY MITCHELL TO DENY THE PROJECT. Second by Gotch.

Passed by the following vote: Mitchell-yea, Cleator-yea,  
McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, Murphy-yea,  
Martinez-yea, Mayor Hedgecock-yea.

ITEM-S402: (R-85-437) ADOPTED AS RESOLUTION R-261597

Authorizing the execution of a consultant agreement with  
Norbert H. Dall and Associates, for a four-month period  
beginning September 15, 1984, for the purpose of drafting  
alternative language to the City's Local Coastal Plans and  
implementing Ordinances; declaring that the provisions of  
Council Policy 300-7 be waived.

(See Intergovernmental Relations Department Report  
IRD-84-55.)

COMMITTEE ACTION: Reviewed by Rules on 9/10/84. Recommendation  
to adopt the Resolution. Districts 5, 7, 8 and Mayor voted yea.  
District 6 not present.

INTERGOVERNMENTAL RELATIONS DIRECTOR REPORT: The main  
purpose of this four-month contract is to retain a qualified  
person to draft alternative language to the City's Local Coastal  
Plans and implementing Ordinances for Council review. After  
Council concurrence, the changes will be presented to the  
Coastal Commission for approval prior to January, 1985 when new  
appointments are expected.

FILE LOCATION: MEET CCONFY85-1

COUNCIL ACTION: (Tape location: A376-487.)

MOTION BY CLEATOR TO ADOPT. Second by Struiksmayea. Passed by the  
following vote: Mitchell-nay, Cleator-yea, McColl-yea,  
Jones-yea, Struiksmayea, Gotch-nay, Murphy-yea, Martinez-yea,  
Mayor Hedgecock-nay.

ITEM-S406: (R-85-470) ADOPTED AS RESOLUTION R-261598

Confirming the appointment of John E. Vernon, by the Mayor  
of the City of San Diego, to serve as a member of the  
Agricultural Board for a term ending January 1, 1986.

FILE LOCATION: MEET  
COUNCIL ACTION: (Tape location: A350-362.)  
MOTION BY McCOLL TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S407: (R-85-322) ADOPTED AS RESOLUTION R-261599

(Continued from the meeting of September 10, 1984 at Deputy Manager Lockwood's request.)

Certifying that the information contained in the Negative Declaration EQD-84-0418 has been completed in accordance with the California Environmental Quality Act of 1970 and State Guidelines, and that said Negative Declaration has been reviewed and considered by the Council; authorizing the expenditure of \$7,255 from Chollas Heights Reservoir Dam Strengthening Project, CIP-73-237.0, for the purpose of paying engineering fees and associated construction costs incurred by the San Diego Gas and Electric Company to relocate their overhead electrical facilities at the Chollas Reservoir Dam.

(Mid-City Community Area. District-3.)

CITY MANAGER REPORT: As a result of a Dynamic Seismic Evaluation by Woodward-Clyde Consultants, the Chollas Heights Reservoir Dam was determined to need an earth buttress on its down stream face to be considered stable for maximum earthquake ground motion. The lower portion of the proposed earth buttress will encroach on San Diego Gas and Electric overhead facilities. This Council action authorizes a payment of \$7,255 to the San Diego Gas and Electric Company for costs incurred to relocate their overhead electric power lines and poles which presently conflict with the dam strengthening project.

WU-M-84-159.

FILE LOCATION: MEET  
COUNCIL ACTION: (Tape location: A488-505.)  
MOTION BY McCOLL TO ADOPT. Second by Cleator. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

19840918

ITEM-S410: (R-85-507 Rev.) ADOPTED AS RESOLUTION R-261600

The matter of discussion of Alpha Omega Properties, Inc., with regard to the Engineering and Development Department.

(See letter from Clyde L. Jenkins of Alpha Omega Properties dated 8/2/84.) Cherokee Canyon, Ltd.

COMMITTEE ACTION: Reviewed by RULES on 9/10/84. Recommendation to direct the City Manager and Planning Director to report to Council on supplemental docket of 9/17/84. Districts 5, 6, 7, 8 and Mayor voted yea.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A350-362.)

MOTION BY McCOLL TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

19840918

ITEM-S500: (R-85-524) ADOPTED AS RESOLUTION R-261601, DENYING THE AGREEMENT

Matter of a license agreement between San Diego Entertainment, Inc., operator of the San Diego Sports Arena, and Volume Services, Inc. concessionaire, for the right to provide concession services at the Sports Arena for a 15-year period commencing August 1, 1984 through July 31, 1999.

FILE LOCATION: LEAS - San Diego Entertainment, Inc.  
LEASFY85-1

COUNCIL ACTION: (Tape location: A506-B045.)

MOTION BY MARTINEZ TO DENY THE AGREEMENT. DIRECT THE CITY MANAGER TO MEET WITH THE OPERATOR OF THE SPORTS ARENA TO GO OVER THE ITEMS OF MAINTENANCE ABOUT WHICH THE CITY IS CONCERNED AND REPORT BACK TO COUNCIL. Second by Struiksma. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S501: PRESENTED

A special presentation by Ms. Gail West on behalf of the World Premiere showing of the "The Third Party" at the Gaslamp Quarter Theater.

(Docketed at the request of Council Member Martinez.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A025-075.)

ITEM-UC-1: (R-85-498 REV.) ADOPTED AS RESOLUTION R-261602

A Resolution presented to the City Council with UNANIMOUS



CONSENT:

Authorizing Council Member Murphy to make a trip to Europe for the purpose of viewing and gaining knowledge about waste-to-energy projects and high speed transit.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A076-090.)

MOTION BY JONES TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-UC-2: (R-85-557) ADOPTED AS RESOLUTION R-261603

A Resolution presented to the City Council with UNANIMOUS

CONSENT:

Excusing Deputy Mayor Mike Gotch from the September 12, 1984 Public Services and Safety Committee meeting for the purpose of conducting official City business at the California Association of LAFCO'S conference.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A076-090.)

MOTION BY JONES TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ADJOURNMENT:

The meeting was adjourned by Mayor Hedgecock at 6:12 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: F281-282).

MOTION BY GOTCH TO ADJOURN IN MEMORY OF SAN DIEGO POLICE OFFICERS TIMOTHY RUOPP AND KIMBERLY SUE TONAHILL. Second by Murphy . Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.