

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

TUESDAY, DECEMBER 4, 1984

AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Mitchell at 10:14 a.m. The meeting was recessed by Deputy Mayor Mitchell at 10:19 a.m. to reconvene at 7:00 p.m. at the East San Diego Presbyterian Church, 5202 Orange Avenue, San Diego, California.

The meeting was reconvened by Mayor Hedgecock at 7:05 p.m. with all members of the Council present. Mayor Hedgecock adjourned the meeting at 10:46 p.m.

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 (eb a.m.; mp p.m.)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Hedgecock-not 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-330: (R-85- ) FILED

(Continued from the meeting of October 30, 1984 at Council Member Struiksmma's request.)

Appeal of Peterson, Thelan and Price from the decision of the Planning Commission in approving Tentative Map TM-83-0858 (Mira Mesa Business Park), (Condition 6) affecting Parcels 1 and 2, Parcel Map PM-12137 and Parcels 2 and 3, Parcel Map PM-12178 (21.83 acres), located on the south side of Mira Mesa Boulevard approximately 800 feet north of Lusk Boulevard, in the Mira Mesa Community Plan area.

(TM-83-0858. District-5.)

FILE LOCATION: SUBD Mira Mesa Business Park

COUNCIL ACTION: (Tape location: A068-076.)

MOTION BY STRUIKSMA TO FILE AS THE APPELLANT HAD WITHDRAWN THE APPEAL. 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-not present.

ITEM-331:

(Artesian Trails and San Dieguito Valley continued from the meetings of March 20, 1984, June 19, 1984, September 11, 1984 and October 30, 1984; last continued at Council Member Mitchell's request.

Matters of:

A Threshold Determination of a proposal to amend the City's Progress Guide and General Plan - Phase Shift maps, by shifting from "Future Urbanizing" to "Planned Urbanizing" the following properties:

- 1) The approximately 240-acre area known as Artesian Trails, located west of the Rancho Bernardo Community and north of Artesian Road.
- 2) The approximately 840-acre area known as San Dieguito Valley, located between I-5 and El Camino Road, south of Via de la Valle and north of North City West.

(District-1.)

(Artesian Trails and San Dieguito Valley were not scheduled for Planning Commission.)

Subitem-A: (R-84-1463) CONTINUED TO JANUARY 22, 1985,  
10:00 A.M.

Adoption of a Resolution approving/denying the threshold determination of Artesian Trails General Plan Amendment - Phase Shift.

Subitem-B: (R-84-1464) CONTINUED TO JANUARY 15, 1985,  
10:00 A.M.

Adoption of a Resolution approving/denying the threshold determination of San Dieguito Valley General Plan Amendment - Phase Shift.

FILE LOCATION: LAND General Plan

COUNCIL ACTION: (Tape location: A028-067.)

MOTION BY GOTCH TO DIVIDE THE ITEM AND CONTINUE THE MATTER OF THE ARTESIAN TRAILS TO JANUARY 22, 1985, CONTINUE THE MATTER OF THE SAN DIEGUITO VALLEY TO JANUARY 15, 1985, AND REFER THE ESTABLISHMENT OF THE SAN DIEGUITO PLANNING GROUP TO THE RULES COMMITTEE FOR REVIEW AND A REPORT BACK TO COUNCIL ON JANUARY 15, 1985. 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-not present.

ITEM-332: ACKNOWLEDGED

Acknowledgement of the following groups for their work on the Mid-City Community Plan:

1) Mid-City Select Committee: Paul Robinson, Susan Davis, Patrick McCardle, Jan Anton, Dorman Sisk, Doug Generoli, Gary Rose Weber, Phil Rush, Tawfiq Khoury, Lori Chan, Steve Temko, Paul Peterson, Charles L. Koon, Dr. Jack Barrell, Kim Kilkenny, Jim Bleisner, Hal Sadler, Jim Schmidt.

2) Joint City Council, School Board Task Force: Susan Davis, Larry Lester, Bill Cleator.

(Docketed at the request of Council Member McColl.)

FILE LOCATION: LAND Mid-City Community Plan

COUNCIL ACTION: (Tape location: B029-048.)

ITEM-333:

Matters of:

1) Proposal to adopt a revision to the Mid-City Community Plan. The proposed revision includes but is not limited to the following:

- a) Update of existing conditions data.
- b) Revisions to the land use map, including residential densities, commercial use, industrial use and open space.
- c) Transportation improvements.
- d) Neighborhood and community park needs.
- e) Commercial and housing revitalization strategies.
- f) Urban Design guidelines.
- g) Proposed implementation measures.

2) Proposal to adopt the Proposed Mid-City Interim Residential and Commercial Building Limitation Ordinances. The residential ordinance would restrict development in

Zone R-1000 and R-600 to one dwelling unit per 1,500 square feet of lot area unless a Planned Residential Development Permit is obtained, within that area bounded by I-805 on the west; I-8, Fairmount Avenue and Montezuma Road on the north; Collwood Boulevard, 54th Street and Euclid Avenue on the east and Highway 94 on the south.

The commercial ordinance would apply to all commercially zoned property within the Mid-City Community Plan area. A Mid-City Interim Commercial Permit will be required for all new construction and for significant exterior improvements. These ordinances would be in effect until the zoning in the area is consistent with the Mid-City Community Plan or for one year, whichever occurs first.

(District-3.)

Subitem-A: (R-85-474) ADOPTED AS RESOLUTION R-262089

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0242 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-85-475) ADOPTED AS AMENDED AS RESOLUTION R-262090

Adoption of a Resolution approving the amendment to the Mid-City Community Plan.

Subitem-C: (R-85-476) ADOPTED AS RESOLUTION R-262091

Adoption of a Resolution approving the amendment to the Progress Guide and General Plan to become effective when the omnibus hearing is held on or about December 11, 1984.

Subitem-D: (O-85-69) INTRODUCED, TO BE ADOPTED DECEMBER 17, 1984

Introduction of an Ordinance limiting for a period of one year the issuance of building permits and commencement of construction concerning residential building in portions of the Mid-City Community Plan area.

Subitem-E: (R-85-1093) ADOPTED AS RESOLUTION R-262092

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-84-0242.

FILE LOCATION: LAND Mid-City Community Plan  
COUNCIL ACTION: (Tape location: B051-G105.)

Hearing began at 7:09 p.m. and halted at 10:44 p.m.

Testimony in favor of the plan by Leon Williams and Susan Davis.

Testimony in favor of the Residential Density Ordinance by Steve Temko, Deirdre Lee, Cathy Doria, Lois Miller, Paul Peterson, Bob Hartman, Doug Generoli, R. J. Benoit, Edward Sanchez, and Jack Barrell.

Testimony in opposition of the residential ordinance by Joel Apigiaa, Betty Russell, Larry Bauer, Philip McGowan, Jan Rosciszewski, Faith Winters, and T. Danny Glassen.

Testimony in favor of the transportation element by Dorothea Edmiston, Jim Bleisner, David Jacobs, and Susan Taylor.

Testimony in opposition of the transportation element by Don Erwin.

Testimony regarding the commercial issues by Alan Perry, Larry Warren.

Testimony in favor of the commercial issues by Robert McLeod and Kitty Reed.

Testimony in opposition of the commercial issues by Jeffrey Bennett and Bob McCray.

Testimony by Fred Fowler, Alvin Lerager, Al Hardtarfer, Ruth Peterson, Mr. Brennecke, and K. M. Elliott.

MOTION BY McCOLL TO CERTIFY THE ENVIRONMENTAL IMPACT REPORT, ADOPT THE MID-CITY COMMUNITY PLAN WITH THE FOLLOWING CHANGES: (1) WITH THE INDUSTRIAL ELEMENT AS RECOMMENDED BY STAFF FOR THE WEBSTER COMMUNITY; (2) WITH THE DENSITY LIMITS AS RECOMMENDED BY THE PLANNING COMMISSION; (3) WITH THE CHOLLAS CREEK PLAN, THE UNDEVELOPED LAND ON THE MAP, P. 8, BE DRAWN TO WORDING ON P. 5; (4) WITH THE DRAFT AS PRESENTED BY PLANNING WITH REGARD TO THE TRANSPORTATION ELEMENT ON PP. 87, 88, AND 89; (5) APPROVE THE COMMUNITY PLAN TEXT DEALING WITH THE ROUTE 15 PROJECT WHICH SETS FORTH AS A GOAL THE ULTIMATE COVER OF ROUTE 15 THROUGH THE MID-CITY COMMUNITY; (6) THAT THE TASK FORCE BE CONTINUED AND EXPANDED TO DEVELOP THE SPECIFICS FOR A PUBLIC-PRIVATE PARTNERSHIP IN THE DEVELOPMENT OF THE AIR RIGHTS OVER I-15. THE PRODUCT OF THESE EFFORTS WOULD BE TO SET OUT THE PARAMETERS FOR THE STATE GRANTING OF THE AIR RIGHTS TO THE CITY OR ITS REDEVELOPMENT AGENCY FOR PRIVATE DEVELOPMENT, INCLUDING SUCH ADDITIONAL LEGISLATIVE ACTIONS AS MAY BE REQUIRED; (7) THAT ANY FREEWAY AGREEMENT FOR I-15 AND SUCH OTHER AGREEMENTS AS NECESSARY TO ASSURE APPROPRIATE MITIGATION MEASURES NOT BE FINALLY ADOPTED UNTIL THE WORK OF THE PROPOSED TASK FORCE IS CONCLUDED; (8) COMMENCE IMMEDIATELY A SEPARATE STUDY TO DEVELOP THE NECESSARY INFORMATION PREPARATORY TO THE ESTABLISHMENT OF A REDEVELOPMENT PROJECT AREA EXTENDING FROM ADAMS ON THE NORTH,

LANDIS ON THE SOUTH, I-805 ON THE WEST AND 54TH STREET ON THE EAST. INTRODUCE THE INTERIM RESIDENTIAL ORDINANCE. DIRECT STAFF TO COME BACK WITH A FINANCING PLAN WITHIN 60 TO 90 DAYS. DIRECT STAFF TO CONTINUE TO WORK WITH THE COMMERCIAL INTERESTS ON THE DEVELOPMENT OF THE IMPLEMENTING ORDINANCES. DIRECT STAFF UPON ADOPTION OF THE PLAN TO BEGIN PLAN IMPLEMENTATION ACTIVITIES AS APPROVED BY THE CITY COUNCIL IN THE 1985 BUDGET REVIEW. CONTINUE THE COMMERCIAL BUILDING LIMITATION ORDINANCE TO FEBRUARY 12, 1985. CONTINUE THAT PORTION OF THE PLAN AFFECTING POPLAR STREET TO JANUARY 29, 1985, 10:00 A.M. CONTINUE THAT PORTION OF THE PLAN AFFECTING THE TRIANGLE ZONE DENSITY PROBLEM TO JANUARY 29, 1985, 10:30 A.M. DIRECT STAFF TO PRESENT THE FIRST REZONING PACKAGE TO THE T&LU COMMITTEE 30 DAYS FROM TODAY. DIRECT STAFF TO INVOLVE THE CITY COUNCIL IN THE PROCESS OF THE EIR AND FREEWAY AGREEMENT BY REPORTING TO THE T&LU COMMITTEE WITH A PRELIMINARY REPORT SOMETIME IN JANUARY 1985 AND BY DISTRIBUTING A REPORT TO COUNCIL TO ALL MEMBERS OF THE CITY COUNCIL. 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-UC-1: (R-85-1085) ADOPTED AS RESOLUTION R-262093

A Resolution presented to the City Council with UNANIMOUS CONSENT:

Waiving the provisions of Council Policy 000-13 requiring a thirty-day nomination period (which began on December 3, 1984) prior to docketing of the Council's appointments to Port Commission and directing the Rules Consultant to docket all Council members' nominations for consideration on December 11, 1984.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: G115-126.)

MOTION BY MITCHELL TO ADOPT. 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.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor Hedgecock at 10:46 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: G126.)