

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

TUESDAY, OCTOBER 1, 1985

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 10:11 a.m.

The meeting was recessed by Mayor Hedgecock at 12:17 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Hedgecock at 2:11 p.m. with Council Member McColl not present. Mayor Hedgecock adjourned the meeting at 3:05 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 Struiksmas-present
- (6) Council Member Gotch-present
- (7) Vacant
- (8) Council Member Martinez-present  
Clerk-Abdelnour (jb a.m.; eb p.m.)

FILE: 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 Struiksmas-not present
- (6) Council Member Gotch-present
- (7) Vacant
- (8) Council Member Martinez-present

ITEM-330: (R-85- ) RECONSIDERED AND CONTINUED TO OCTOBER  
29, 1985, 10:00 A.M.

(Continued from the meetings of April 15, 1985, May 14,  
1985 and July 30, 1985; last continued at the property

owner's request.)

Matter of:

A request for public hearing, pursuant to Section 101.0205.2 of the San Diego Municipal Code, to allow development of a 16-unit apartment addition to an existing 8-unit apartment development (Greentree Apartment Complex) in the R-1500 Zone without requiring a discretionary permit incorporating design review. The site is located on the east side of 47th Street between Logan Avenue and T Street (811 South 47th).

The subject property is located in the Southeast San Diego Community Plan area and is more particularly described as a portion of Lot 55, Horton's Purchase, Map-283.

This project requests a waiver from Emergency Ordinance O-16332 N.S. which establishes permit processing and design review on all multiple family residentially zoned properties located in the Southeast San Diego community. (Case-85-0269. District-4.)

Adoption of a Resolution granting or denying the waiver from Emergency Ordinance O-16332 N.S.

FILE: --

COUNCIL ACTION: (Tape location: A088-294, E103-120.)

Hearing began at 10:18 a.m. and halted at 10:34 a.m.

Hearing resumed 2:59 p.m. and halted 3:01 p.m.

Testimony in favor by Bob Howard.

MOTION BY JONES TO ADOPT WITH AMENDMENTS TO: 1) REMOVE THE TANDEM PARKING SPACES FROM NEXT TO THE TOT LOT AND PUT THEM BACK INTO THE REAR PARKING AREA AS ORIGINALLY PROPOSED, THEREBY CREATING A LARGER TOT AREA; 2) ADD ARTICULATION, AS DESCRIBED IN THE ORDINANCE, TO THE NORTH AND SOUTH SIDES OF THE BUILDING (B AND C), AND EAST SIDE OF THE BUILDING (D); 3) ADD PRIVATE PATIO AND ACCESS TO THE COURTYARD FROM THE GROUND LEVEL NORTH OF THE BUILDING (C) SIMILAR TO THAT FOUND ON BUILDING B; AND 4) ADD SECOND-FLOOR BALCONIES OVERLOOKING THE COURTYARD ON THE NORTH SIDE OF BUILDING C AND THE SOUTH SIDE OF THE BUILDING (B). THE LANDSCAPING PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL. Second by Cleator. Passed by the following vote:

Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

MOTION BY JONES TO RECONSIDER COUNCIL'S ACTION. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

MOTION BY JONES TO SET HEARING AND RENOTICE FOR OCTOBER 29, 1985, 10:00 A.M. Second by Gotch. Passed by the following

vote: Mitchell-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

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ITEM-331: REFERRED TO TRANSPORTATION AND LAND USE COMMITTEE

A proposal to approve a revised General Plan Housing Element.

The revised Housing Element includes an identification and analysis of the City's housing needs; a statement of goals, policies, and quantified objectives; and a five-year program of actions intended to achieve quantified objectives.

The proposed revision of the Housing Element is contained in the draft report entitled, "City of San Diego Housing Element."

Today's actions are:

Subitem-A: (R-86-459)

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0357 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-86-458)

Adoption of a Resolution approving the Housing Element amendment.

FILE: LAND - Progress Guide and General Plan

COUNCIL ACTION: (Tape location: A295-440.)

Hearing began at 10:35 a.m. and halted at 11:26 a.m.

Council Member Struiksma entered at 10:55 a.m.

Testimony in favor by Rev. Douglas Regin, Hans Jovishoff, Gertrude Evans, Maurice Balduc, Ruth Schneider and Elizabeth Morris.

Testimony in opposition by James Milch, Kim Kilkenny, Jeanette Roache, Ron Gilles and Paul Blostein.

The hearing was closed.

MOTION BY CLEATOR TO REFER THE ITEM TO THE TRANSPORTATION AND LAND USE COMMITTEE FOR FURTHER DISCUSSION AT ITS MEETING OF NOVEMBER 20, 1985. REQUEST THAT COUNCIL MEMBERS SUBMIT THEIR SUGGESTED AMENDED LANGUAGE TO THE COMMITTEE BY THE FIRST WEEK

IN

NOVEMBER FOR REVIEW PRIOR TO THAT MEETING. Second by Mitchell.

Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-332: TRAILED AS UNFINISHED BUSINESS TO OCTOBER 14, 1985

Matters set forth below which affect the following real property:

A portion of the west half of Section 26 and the east half of Section 27, Township 18 South, Range 2 West, S.B.B.M. (approximately 17.5 acres), located on the south side of Coronado Avenue between Beyer Boulevard and Beyer Way, in the Otay Mesa-Nestor Community Plan area.

1) Rezoning the above-described real property from Zones A-1-1, A-1-10 and A-1-10 (HR) to Zones R-3000 and R-3000 (HR);

2) Appeals of the Committee For Responsible Area Planning, by Phyllis McHone, Chairman, from the decision of the Planning Commission in granting:

a) Planned Residential Development Permit PRD-84-0725, which proposes development of a 136-unit residential project consisting of duplex and detached single-family houses on the above-described real property, and

b) Tentative Map TM-84-0725 (Site 132) which proposes a 140-lot subdivision on the above-described real property.

(Case, PRD and TM-84-0725. District-8.)

Subitem-A: (R-86-341)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0725 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-86-30)

Introduction of an Ordinance for R-3000 and R-3000 (HR) Zoning.

Subitem-C: (R-86- )

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.

Subitem-D: (R-86- )

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

Subitem-E: (R-86- )

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-84-0725.

FILE:

Subitems A, C, E PERM PRD 84-0725;

Subitem D

--;

Subitem D SUBD Site 132

COUNCIL ACTION: (Tape location: B441-C487.)

Hearing began at 11:27 a.m. and recessed at 12:17 a.m.

Testimony in favor of the appeal by Vance White, Phyllis McHone, William Blank, Bernita Kenyon, Paul Clark, Doug Perry and Ruth Schneider.

Testimony in opposition to the appeal by Robert Stewart.

The hearing was closed.

Motion by Mitchell to continue to allow the developer to meet with the community and work things out. No second.

Hearing resumed 2:13 p.m. and halted 2:52 p.m.

Testimony in favor by Mr. Arreola.

Testimony in opposition by Ruth Schneider.

Motion by Martinez to deny the appeal and approve the project.

Second by Cleator. Failed by the following vote: Yeas-2,3,5,8.

Nays-1,4,6,M. District 7-vacant.

Motion by Mitchell to continue to October 28, 1985, for planning groups and project proponent to meet. Second by Gotch. Failed by the following vote: Yeas-1,4,6,M. Nays-2,3,5,8. District 7-vacant.

ITEM-333: CONTINUED TO DECEMBER 3, 1985

Matters set forth which affect the following real property:

A portion of Lot 21 of Rancho Mission of San Diego, Map-330 (approximately 1.46 acres), located south of Montezuma Road, on the west side of College Avenue and north of Cresita Drive in the State University Community Plan area.

1) Rezoning the above-described real property from Zone R1-5000 to Zone R-600, and

2) Appeals of Burton Jay, M.D., Judith M. Hopps, Herbert D. Solomon, Nunnelly Sims, et al, from the decision of the Planning Commission in approving Planned Residential Development Permit PRD-83-0867 (College Garden Apartments) which proposes construction of 91 multi-family dwelling units on the above-described real property.  
(Case and PRD-83-0867. District-7.)

Subitem-A: (R-86-342)

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-83-0867 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-86-31)

Introduction of an Ordinance for R-600 Zoning.

Subitem-C: (R-86- )

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:

Subitems A and C PERM - PRD 83-0867;

Subitem

B --

COUNCIL ACTION: (Tape location: A010-064.)

MOTION BY GOTCH TO CONTINUE TO DECEMBER 3, 1985, AT THE REQUEST OF JEANETTE ROACHE AND THE COLLEGE AREA COMMUNITY COUNCIL.

Second by McColl. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-334: CONTINUED TO NOVEMBER 19, 1985

Matter of an application for Conditional Use Permit CUP-82-0262 to construct and operate a recreational campground and related facilities in the San Dieguito River Valley. The site lies southeast of the intersection of I-5 and Via de la Valle at the southern terminus of San Andres Drive in Zones A1-10, A1-10 (FPF) and FW and is more particularly described as a portion of Sections 1 and 12, Township 14 South, Range 4 West, SBBM.

(CUP-82-0262. District-1.)

Subitem-A: (R-86- )

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-82-0262 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-86- )

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

Subitem-C: (R-86- )

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-82-0262.

FILE: PERM - CUP 82-0262

COUNCIL ACTION: (Tape location: A065-087.)

MOTION BY MITCHELL TO CONTINUE TO NOVEMBER 19, 1985, AT PATRICK OSIO, JR.'S REQUEST. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-not present, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S500: (R-86-548) ADOPTED AS RESOLUTION R-264182

Approving the Application and the Project Agreement for Historic Preservation Grant Funds for the Aerospace Historical Center Project from the California Park and Recreational Facilities Act of 1984.

(See City Manager Report CMR-85-478. Balboa Park Community Area. District-8.)

COMMITTEE ACTION: Reviewed by PFR on 9/25/85. Recommendation to approve the City Manager Report. Districts 3, 4 and 5 voted yea. District 2 not present.

FILE: MEET CONFY86-1

COUNCIL ACTION: (Tape location: D645-670.)

MOTION BY MARTINEZ TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S501: (R-86-592) ADOPTED AS AMENDED AS RESOLUTION  
R-264183

Approving the filing of an application on behalf of the Museum of Man and the project agreement for Historic Preservation Grant Funds for the Balboa Park Administration Building project from the California Park and Recreational Facilities Act of 1984.

(See City Manager Report CMR-85-471 and Committee Consultant Analysis PFR-85-43. Balboa Park Community Area. District-8.)

COMMITTEE ACTION: Reviewed by PFR on 9/25/85. Recommendation to approve an allocation of \$70,000 as a match to the Museum of Man and approve the filing of a joint application for FY86 Historic Preservation Grant Funds for the rehabilitation of the Administration Building. Districts 3, 4 and 5 voted yea. District 2 not present.

CITY MANAGER REPORT: On September 25, 1985, the Public Facilities and Recreation Committee discussed City Manager Reports CMR-85-450 on the above subject and CMR-85-471 on Unmet Capital Needs in Balboa Park. The Committee also heard testimony from a representative of the Museum of Man. The Museum requested the City to participate 50:50 in complete restoration of the Administration Building, adjacent to the Museum of Man in Balboa Park. This would entail a commitment of \$621,000 over a 3-year period if no grant funds were obtained for the project, or \$210,000 over 2 years if maximum grant funds were obtained. The Museum's request on September 25, 1985 exceeded its original request to PF&R on September 11, 1985 which was for \$70,000 in City funds to participate 50:50 in a smaller grant application. PF&R moved to sponsor the grant application on the Museum's behalf and to authorize the expenditure of an amount not to exceed \$70,000 from CIP-21-085.0 for the purpose of partial restoration of the Administration Building, Balboa Park.

Aud. Cert. 86318.

FILE: MEET

COUNCIL ACTION: (Tape location: D670-E100, E121-130.)  
Motion by Martinez to direct the City Manager to identify funds for the \$35,000 increase in allocation. Second by Gotch.

Passed: Yeas-1,2,3,5,6,8,M. Nay-4. District 7-vacant.

MOTION BY MARTINEZ TO ADOPT AS AMENDED FOR THE ALLOCATION OF \$105,000. Second by Gotch. Passed by the following vote:  
Mitchell-yea, Cleator-yea, McColl-yea, Jones-nay, Struiksma-yea, Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.



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ITEM-UC-4: (R-86-623) ADOPTED AS RESOLUTION R-264184

A Resolution presented to the City Council with UNANIMOUS  
CONSENT:

Excusing Council Member William Jones from the City Council  
Meetings of October 14 and 15, 1985, and Rules Committee of  
October 14, 1985, for the purpose of vacation.

FILE: MEET

COUNCIL ACTION: (Tape location: D020-025.)

MOTION BY GOTCH TO ADOPT. Second by Jones. Passed by the  
following vote: Mitchell-yea, Cleator-yea, McColl-not present,  
Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant,  
Martinez-yea, Mayor Hedgecock-yea.

ITEM-UC-5: (R-86- ) ADOPTED AS RESOLUTION R-264185

A Resolution presented to the City Council with UNANIMOUS  
CONSENT:

Excusing Council Member Uvaldo Martinez from the regular  
Council meeting of Monday, September 30, 1985, due to  
illness.

FILE: MEET

COUNCIL ACTION: (Tape location: D030-040.)

MOTION BY CLEATOR TO ADOPT. Second by Jones. Passed by the  
following vote: Mitchell-yea, Cleator-yea, McColl-yea,  
Jones-yea, Struiksma-yea, Gotch-yea, District 7-vacant,  
Martinez-yea, Mayor Hedgecock-yea.

ADJOURNMENT:

The meeting was adjourned by Mayor Hedgecock at 3:05 p.m.

FILE: MEET

COUNCIL ACTION: (Tape location: D025-029).

MOTION BY STRUIKSMA TO ADJOURN IN MEMORY OF JUDGE MICHAEL W.  
BRENNAN. Second by Gotch. Passed by the following vote:  
Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea,  
Gotch-yea, District 7-vacant, Martinez-yea, Mayor Hedgecock-yea.