

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

TUESDAY, DECEMBER 17, 1985

AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Struiksma at 10:12 a.m. Mr. Wilbur Shigehara from the National Weather Service presented an award to the City Water Utilities Department. The meeting was recessed by Deputy Mayor Struiksma at 11:52 a.m. to convene as the Redevelopment Agency with Closed Session to be held at 1:45 p.m. in the twelfth floor conference room on pending litigation and meet and confer matters.

The meeting was reconvened by Deputy Mayor Struiksma at 2:09 p.m. with Council Members Jones and Martinez not present.

Council Member McColl made a presentation to the citizens of Normal Heights relating to the reseeding program in the area. Deputy Mayor Struiksma presented a proclamation to Ms. Helice Bridges and her students declaring the year of 1986 to be the year of positive spirit and personal excellence.

Deputy Mayor Struiksma recessed the meeting at 3:40 p.m. to reconvene the Special Council meeting of Monday, December 16, 1985.

Deputy Mayor Struiksma reconvened the meeting at 3:47 p.m. with Council Member Jones not present. Deputy Mayor Struiksma adjourned the meeting at 4:12 p.m. to convene the Committee of the Whole.

ATTENDANCE DURING THE MEETING:

- (M) Vacant
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-excused by R-264766
(illness)
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Martinez-present
Clerk-Abdelnour (a.m. bb;p.m. mp)

FILE: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

(M) Vacant

- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-not present
- (3) Council Member McColl-not present
- (4) Council Member Jones-not present
- (5) Council Member Struiksmma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Martinez-present

ITEM-310: (R-86-1080) ADOPTED AS RESOLUTION R-264736

Authorizing suggestion awards and making a presentation to the following employees:

Harvey Gilbreath - Water Utilities Department - \$1,725.

Geraldine R. Bollenback - Water Utilities Department - \$1,690.

Charles R. Lyons - Water Utilities Department - \$550.

FILE: MEET

COUNCIL ACTION: (Tape location: A013-049.)

MOTION BY GOTCH TO ADOPT. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-not present, Jones-not present, Struiksmma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-311:

Three actions relative to authorizing Suggestion Awards to the following employees:

Subitem-A: (R-86-1081) ADOPTED AS RESOLUTION R-264737

Dolores Zapata - General Services - \$485.

Catherine M. Jagers - Police Department - \$365.

Dennis L. Marnell - General Services - 265.

Jonathan T. Harker - Building Inspection - \$185.

Subitem-B: (R-86-1082) ADOPTED AS RESOLUTION R-264738

Norval L. Brewer - Fire Department - \$105.

David L. Gerber - General Services - \$50.

Craig Tennesen - Engineering and Development - \$25.

John F. Flynn - Police Department - \$5.

Subitem-C: (R-86-1083) ADOPTED AS RESOLUTION R-264739

Robert Sherer - Police Department - Certificate of Merit-Partial.

FILE: MEET

COUNCIL ACTION: (Tape location: A050-059.)

MOTION BY GOTCH TO ADOPT. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-not present, Jones-not present, Struiksmayea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-330: (R-85-2570) ADOPTED AS RESOLUTION R-264740

A proposal to approve a Resolution to encourage architects and site planners, when designing subdivisions and planned residential developments, to implement the concepts contained in the document entitled "Solar Design Guidelines for Subdivisions and Planned Residential Developments", a copy of which is to be placed on file in the Office of the City Clerk.

These guidelines are designed to clarify how passive or natural heating or cooling opportunities can be integrated into the design of new subdivisions.

Adoption of a Resolution encouraging architects and site planners, when designing subdivisions and planned residential developments, to implement the concepts contained in the document entitled "Solar Design Guidelines for Subdivisions and Planned Residential Developments".

FILE: MEET

Hearing began at 10:20 a.m. and halted at 10:27 a.m.

COUNCIL ACTION: (Tape location: A173-183.)

MOTION BY GOTCH TO ADOPT. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-not present, Jones-not present, Struiksmayea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-331: (R-86-1039) ADOPTED AS RESOLUTION R-264741

A proposal to amend the Progress Guide and General Plan of the City of San Diego by:

A. Amending the General Plan Map to reflect the following recently approved plans and annexation. Environmental reports on each of these were previously certified by the City Council prior to taking action.

1. Mission Valley Community Plan adopted June 25, 1985 by Resolution R-263536. (District-5.)
2. Serra Mesa Community Plan amended June 25, 1985 by Resolution R-263537. (District-5.)
3. Linda Vista Community Plan amended June 25, 1985 by Resolution R-263538. (District-5.)
4. University Community Plan amended August 20, 1985 by Resolution R-263940. (District-1.)

5. Mira Mesa Community Plan amended August 20, 1985 by Resolution R-263936. (District-5.)
6. Mission Trails Regional Park Master Development Plan adopted April 29, 1985 by Resolution R-263065. (District-7.)
7. Tierrasanta Community Plan amended April 29, 1985 by Resolution R-263065. (District-7.)
8. East Elliott Community Plan amended April 29, 1985 by Resolution R-263065. (District-7.)
9. Valley Road Reorganization, annexation and zoning effective August 1, 1985; Ordinance O-16444 N.S. adopted June 10, 1985.

B. Amending the General Plan Map to reflect the following recently approved Plan rescissions:

1. 1962 East Mission Valley Area Plan rescinded June 25, 1985 by Resolution R-263536, associated EIR-84-0194 certified by Resolution R-263535. (District-5.)
2. 1968 Revised East Mission Valley Area Plan rescinded June 25, 1985 by Resolution R-263536, associated EIR-84-0194 certified by Resolution R-263535. (District-5.)

C. Amending the General Plan maps and figures to reflect the above changes in the City and community planning area boundaries.

Adoption of a Resolution approving the amendment to the Progress Guide and General Plan Map.

FILE: LAND - Progress Guide and General Plan

Hearing began at 10:20 a.m. and halted at 10:27 a.m.

COUNCIL ACTION: (Tape location: A173-183.)

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

ITEM-332:

A proposal to amend the Housing Element of the Progress Guide and General Plan of The City of San Diego.

The proposed amendment of the Housing Element consists of those changes itemized in the document on file in the Office of the City Clerk.

In essence, those changes would add a goal, objective, policies, and implementing programs relating to the conservation and rehabilitation of the City's affordable housing stock.

Subitem-A: (R-86-1120) ADOPTED AS RESOLUTION R-264742

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-86-1144) ADOPTED AS RESOLUTION R-264743
Adoption of a Resolution approving the amendment to the Housing Element.

FILE: LAND - Progress Guide and General Plan

COUNCIL ACTION: (Tape location: A184-B323.)

Hearing began at 10:28 a.m. and halted at 11:14 a.m.

Testimony in favor by James Milch and Wayne Barnett.

Testimony in opposition by Hans Jovishoff, Ina Felczer, and Richard J. Wharton.

MOTION BY MARTINEZ TO ADOPT. Second by Cleator. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-not present, Jones-not present, Struiksma-yea, Gotch-nay, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-333:

Rezoning a 23.5-acre site located on the north side of Miramar Road between Commerce Avenue and the AT & SF railroad, in the Mira Mesa Community Plan area, from Zone A-1-10 (portion HR) to Zone M-1B (portion HR). The subject property is further described as a portion of Lot 1, Section 10, Township 15 South, Range 2 West, S.B.B.M. (Case-85-0282. District-5.)

Subitem-A: (R-86-940) ADOPTED AS RESOLUTION R-264744
Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0282 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-86-91) INTRODUCED, TO BE ADOPTED JANUARY 6, 1986

Introduction of an Ordinance for M-1B Zoning.

FILE: ZONE ORD. NO.

COUNCIL ACTION: (Tape location: A173-183.)

Hearing began at 10:20 a.m. and halted at 10:27 a.m.

MOTION BY GOTCH TO ADOPT SUBITEM A AND INTRODUCE SUBITEM B.

Second by Martinez. Passed by the following vote:
Wolfsheimer-yea, Cleator-not present, McColl-not present,
Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea,
Martinez-yea, Mayor-vacant.

ITEM-334:

Appeal of Paul I. Meyer from the decision of the Planning Commission in approving Conditional Use Permit CUP-85-0526, which proposes to allow psychologists' offices in an historically designated residence. The subject property is located at 3526 Seventh Avenue (a 0.32-acre site), in Zone R1-5000, in the Uptown Community Plan area and, is further described as Lots 47-50, Block 2, Crittenden's Addition, Map-303.
(CUP-85-0526. District-8.)

Subitem-A: (R-86-) FILED

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0526 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-) ADOPTED AS RESOLUTION R-264745

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: PERM - CUP-85-0526

COUNCIL ACTION: (Tape location: A139-172; B324-C240.)

Hearing began at 10:23 a.m. and recessed at 10:25 a.m.

Hearing resumed at 11:15 a.m. and halted at 11:52 a.m.

Testimony in favor of appeal by Paul I. Meyer, Richard L. Johnston, Mario Marchetti, and Robert Vodicka.

Testimony in opposition of appeal by Rowena Izzarelli, Alan Lincoln, Martha Hillyard, and Hank Eagan.

MOTION BY MARTINEZ TO ADOPT SUBITEM B GRANTING THE APPEAL AND DENYING THE CONDITIONAL USE PERMIT WITH DIRECTION TO THE TRANSPORTATION AND LAND USE COMMITTEE TO INITIATE A REZONE FOR A LOWER DENSITY TO ENSURE THAT NOTHING OTHER THAN SINGLE-FAMILY OR TWO-UNIT DENSITY OCCURS IN THE 3500 BLOCK OF SEVENTH AVENUE AND TO ALSO REVIEW THE PROPERTY ON THE EAST SIDE OF SEVENTH AVENUE SO THAT IT CAN REMAIN IN ITS PRESENT STATE AND NOT BE SUBDIVIDED. Second by Gotch. Passed by the following vote:
Wolfsheimer-yea, Cleator-yea, McColl-not present, Jones-not

present, Struiksmayea, Gotchyea, McCartyyea, Martinezyea, Mayor-vacant.

ITEM-335: RETURNED TO THE PLANNING COMMISSION

Appeal of Vito and Pina Calafato, by Michael D. Stevens, Stevens Planning Group, Inc., from the decision of the Planning Commission in denying Planned Residential Development Permit PRD-85-0136, which proposes to construct four attached, two-story residential dwelling units with related parking and landscaping on a 0.41-acre site. The subject property is located on the east side of Collwood Boulevard between Monroe Avenue and Montezuma Road in the R1-5000 Zone, in the State University Community Plan area, and is further described as Parcel B of Collwood Glen, Map-5772.
(PRD-85-0136. District-7.)

Subitem-A: (R-86-)

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-85-0136 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-)

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

FILE: PERM - PRD-85-0136

COUNCIL ACTION: (Tape location: A100-138.)

Hearing began at 10:20 a.m. and halted at 10:22 a.m.

MOTION BY McCARTY TO RETURN TO THE PLANNING COMMISSION, AT THE REQUEST OF THE PLANNING DEPARTMENT, TO REVIEW THE DESIGN CHANGE OF 4 TO 3 UNITS AND WHAT RE-DESIGN ALTERNATIVES COULD ACCOMPANY THE CHANGE(S). Second by Martinez. Passed by the following vote: Wolfsheimeryea, Cleator-not present, McColl-not present, Jones-not present, Struiksmayea, Gotchyea, McCartyyea, Martinezyea, Mayor-vacant.

ITEM-336: (R-86-997) ADOPTED AS RESOLUTION R-264746

Approving the Fiscal Year 1985 Annual Report of the Redevelopment Agency of the City of San Diego submitted to the Council, pursuant to Division 24, Part 1 of the State

Health and Safety Code.

(See the report from the Deputy Executive Director of the
Redevelopment Agency, dated 11/25/85.)

FILE: MEET

COUNCIL ACTION: (Tape location: C241-262.)

MOTION BY MARTINEZ TO ADOPT. Second by McCarty. Passed by the
following vote: Wolfsheimer-yea, Cleator-yea, McColl-not
present, Jones-not present, Struiksma-yea, Gotch-yea,
McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-337:

Three actions relative to agreements for the Market Street
Square Apartments - Marina Residential Program:
(See memorandum from CCDC Executive Vice President dated
11/27/85. Centre City Community Area. District-8.)

Subitem-A: (R-86-1107) ADOPTED AS RESOLUTION R-264747
Approving the Housing Development Grant Agreement between
the City and the United States Department of Housing and
Urban Development (HUD).

Subitem-B: (R-86-1108) ADOPTED AS RESOLUTION R-264748
Approving the Owner-Grantee Agreement between the City and
Market Street Square.

Subitem-C: (R-86-1109) ADOPTED AS RESOLUTION R-264749
Approving the Cooperation Agreement between the City the
Redevelopment Agency of the City of San Diego.

FILE: MEET CONFY86-3

COUNCIL ACTION: (Tape location: C263-279.)

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

ITEM-338:

(Continued from the meeting of December 3, 1985 at Mayor
Hedgecock's request.)

A proposal to approve the following matters within the
Mid-City Community Plan area, generally bounded by I-805
and SR-15 on the west; I-8, Fairmount Avenue, Montezuma
Road, Collwood and El Cajon Boulevards on the north; the
City of La Mesa on the east; and Highway 94 on the south.

1) Adoption of the Mid-City Planned District, which would
implement the Mid-City Community Plan. The proposed

ordinance would affect most property zoned for commercial and multi-family use.

- a) Permitted residential densities would be generally reduced in the multi-family zoned areas and generally increased in commercially zoned areas.
 - b) Changes are proposed to permitted uses in commercially zoned areas.
 - c) Changes to required development standards are proposed, including but not limited to off-street parking, landscaping and setbacks.
- 2) Rezoning of certain property zoned for commercial and multi-family use, as recommended in the Mid-City Community Plan.
 - 3) Approval of an extension of the Mid-City Interim Ordinance.
 - 4) Approval of one (1) Associate Planner position and transfer of funds. The position is to be hired during Fiscal Year 1986, to be funded from the Unallocated Reserve and in succeeding years, to be regularly budgeted. It is necessary to amend the Annual Appropriation Ordinance to effectuate such addition to the Planning Department Budget. (District-3.)

Subitem-A: (R-86-942) ADOPTED AS RESOLUTION R-264750
Adoption of a Resolution certifying that the information contained in Environmental Impact Report Addendum EIR-85-0625 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-86-943) ADOPTED AS RESOLUTION R-264752
Adoption of a Resolution approving the Design Study for the Revitalization of El Cajon Boulevard.

Subitem-C: (R-86-1003) ADOPTED AS RESOLUTION R-264753
Adoption of a Resolution approving the landscaping standards.

Subitem-D: (R-86-1001) ADOPTED AS RESOLUTION R-264754
Adoption of a Resolution directing the City Manager and the Planning Director to set up a formal organizational structure to coordinate the implementation of the Mid-City Community Plan.

Subitem-E: (O-86-93) AMENDED, TO BE INTRODUCED JANUARY 6,
1986

Introduction of an Ordinance establishing the Mid-City
Planned District.

Subitem-F: (O-86-95) AMENDED, TO BE INTRODUCED JANUARY 6,
1986

Introduction of an Ordinance rezoning properties to the
Mid-City Planned District and various other zones.

Subitem-G: (O-86-100) FIRST HEARING HELD

First public hearing amending Ordinance No. O-16475 (New
Series), as amended, entitled "An Ordinance Adopting The
Annual Budget For The Fiscal Year 1985-86 and Appropriating
The Necessary Money to Operate The City of San Diego For
Said Fiscal Year" by amending Document No. OO-16475-1 and
No. OO-16475-2, as amended and adopted therein, by adding
to the Personnel Authorization of the Planning Department
(065), one (1) Associate Planner position; and transferring
the sum of \$20,252 within the General Fund 100, from
Unallocated Reserve (605) to the Planning Department (065)
for the purpose of fully funding the above authorized
position and related non-personnel expenditures for the
remainder of the fiscal year.

AMENDMENTS ADOPTED AS RESOLUTION R-264769

FILE:

Subitem-A,B,C: LAND - Mid-City Planned
District

Subitem-D: LAND - Mid-City Community Plan

Subitem-E,F,G: --

COUNCIL ACTION: (Tape location: D184-277.)

Hearing began at 2:17 p.m. and halted at 2:30 p.m.

Motion on the floor which was continued from the meeting of
December 3, 1985, was withdrawn by Council Member McColl.

MOTION BY McCARTY TO CERTIFY EIR ADDENDUM NO. 85-0625, ADOPT
MID-CITY PLANNED DISTRICT ORDINANCE, ADOPT REZONINGS SHOWN ON
MAP DRAWING NO. 706, APPROVE AND RECOMMEND ADOPTION OF THE
DESIGN STUDY FOR THE COMMERCIAL REVITALIZATION OF EL CAJON
BOULEVARD AS A SUPPLEMENT TO THE MID-CITY COMMUNITY PLAN, ADOPT
THE MID-CITY LANDSCAPING STANDARDS, ADOPT A RESOLUTION DIRECTING
THE CITY MANAGER AND THE PLANNING DIRECTOR TO COORDINATE THE

IMPLEMENTATION OF THE MID-CITY COMMUNITY PLAN, ADOPT AN ORDINANCE APPROVING THE APPROPRIATION OF FUNDS FOR THE POSITION OF ONE ASSOCIATE PLANNER TO ADMINISTER THE ORDINANCE, AND APPROVE AMENDMENTS AS FOLLOWS: (1) EXTEND THE F.A.R. OUT FROM THE SIGNALIZED TRAFFIC INTERSECTIONS ALONG EL CAJON BOULEVARD UNDER THE ALTERNATIVES TO ALLOW THE BONUS WITHIN 300 FEET OF THE INTERSECTION INSTEAD OF 150 FEET. ALSO, TO ALLOW THE BONUS FOR PROJECTS WITH A LOT SIZE OVER 30,000 SQ. FT. ON EL CAJON BOULEVARD; (2) EXCLUDE FROM THE PLANNED DISTRICT THOSE PROPERTIES FRONTING ON EUCLID AVENUE BETWEEN WIGHTMAN STREET AND DWIGHT STREET; (3) INITIATE A COMMUNITY PLAN AMENDMENT CHANGING THE LAND USE DESIGNATION ON EUCLID AVENUE BETWEEN WIGHTMAN STREET AND DWIGHT STREET FROM MEDIUM HIGH DENSITY RESIDENTIAL TO COMMERCIAL WITH A RESIDENTIAL OPTION; (4) INITIATE A REZONING OF EUCLID AVENUE BETWEEN WIGHTMAN STREET AND DWIGHT STREET FROM "C" TO A MID-CITY PLANNED DISTRICT ZONE CONSISTENT WITH THE AMENDED COMMUNITY PLAN; AND (5) INITIATE A MID-CITY COMMUNITY PLAN AMENDMENT AND PLANNED DISTRICT REZONING OF THOSE PROPERTIES FRONTING ON BATES STREET FROM MEDIUM HIGH DENSITY RESIDENTIAL (MR-1000) TO MEDIUM DENSITY RESIDENTIAL (MR-1500). Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-not present, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-339: CONTINUED TO JANUARY 21, 1986, 2:00 P.M.

Appeal of Skyline/Paradise Hills Planning Committee by Cathy Alegria, Chairperson, from the decision of the Planning Commission in approving Planned Residential Development Permit PRD-85-0152, which proposes the construction of 30 duplex units on a 3.7-acre site, located north of Lisbon Street, east of 72nd Street, west of Cadman Street and south of Leppert Street, in Zone R1-5000, and within the boundaries of the Skyline/Paradise Hills Community Plan. The subject property is further described as Lots 1, 2 and 3 of Happy Valley Little Farms, Map-2285 and Parcel 1 of Map-9343.
(PRD-85-0152. District-4.)

Subitem-A: (R-86-)

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0152 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-)

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: --

COUNCIL ACTION: (Tape location: D160-170.)

MOTION BY GOTCH TO CONTINUE TO JANUARY 21, 1986, 2:00 P.M., AT COUNCIL MEMBER JONES'S REQUEST. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-340: CONTINUED TO JANUARY 14, 1986, 2:00 P.M.

(Continued from the meeting of December 3, 1985 at Council Member Wolfsheimer's request.)

Matters of:

1. Approval of the North City West Development Unit 4A Precise Plan; and
2. Amendment of the North City West Planned District Ordinance.

The subject property is located east of Torrey Pines High School and north of the future alignment of Del Mar Heights Road in the North City West Community and is more particularly described as a portion of Section 17 and the south half of Section 8, Township 14 South, Range 3 West, SBBM. This Precise Plan is comprised of about 247 acres and proposes development of 423 dwelling units with the possibility of a future institutional site being developed.

The Planned District Ordinance amendment would rezone the Development Unit 4A Precise Plan property from Zone A1-10 to Zones SF1, SF1-A and OS of the Planned District. The amendment to the district would also correct the zoning legends on several approved zoning maps to create uniform zoning titles.

(District-1.)

Subitem-A: (R-86-562)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0805 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-86-563)

Adoption of a Resolution approving the North City West Development Unit 4A Precise Plan.

Subitem-C: (O-86-49)

Introduction of an Ordinance amending the North City West Planned District Ordinance.

Subitem-D: (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-84-0805.

FILE: --

COUNCIL ACTION: (Tape location: D135-159.)

MOTION BY WOLFSHEIMER TO CONTINUE TO JANUARY 14, 1986, 2:00 P.M.

Second by Gotch. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-341:

Two actions relative to the improvement of Logan Heights Block Grant Alleys and Sewer Main Replacement Contract No. 2, on Assessment Roll No. 3992, under Resolution of Intention R-261128, adopted July 9, 1984 (1911 Street Improvement Act):
(Southeast San Diego Community Area. District-4.)

Subitem-A: (R-86-1095) ADOPTED AS RESOLUTION R-264755

Considering the protests and confirming the assessments in the matter of the improvement of Logan Heights Block Grant Alleys and Sewer Main Replacement - Contract No. 2.

Subitem-B: (R-86-1096) ADOPTED AS RESOLUTION R-264756

Authorizing the expenditure of amounts not to exceed \$11,454.79 from CDBG Fund 18517, Department 5988, Organization 8814, and \$9,309.30 from Fund 41506, CIP-44-001, solely and exclusively for the purpose of making contributions to the Logan Heights Block Grant Alleys and Sewer Main Replacement - Contract No. 2 for eligible property owners, and for sewer main replacement,

respectively.

Aud. Cert. 86536.

CITY MANAGER REPORT: On December 3, 1984, Council awarded a contract for improvement of six alleys in Logan Heights in accordance with the Council-adopted CDBG Assessment District cost sharing program.

Construction is now complete, and the assessments must be levied. CDBG funds will be used to pay the costs that are assessed to owner-occupied properties where the owner meets HUD income guidelines. Where property owners do not satisfy both conditions, the assessment remains, and may be paid over a ten-year period. Each property owner has been sent information regarding the remaining cost assessable to their property, an eligibility form for CDBG funding, and a notice of today's hearing. The final assessed amount for the District is 3 percent below the amount noticed to the property owners at the time of the public hearing.

Current information indicates that 47 out of 120 property owners satisfy the residency requirement. Information gained from the eligibility forms will determine which owners also satisfy the income requirements. In order to facilitate the timely discharge of assessments following this hearing, it is proposed that CDBG funds equal to the assessments against all owner-occupied parcels be authorized on the assumption that all will satisfy the income guidelines.

FILE: STRT D-2245

COUNCIL ACTION: (Tape location: F056-071.)

Hearing began at 3:38 p.m. and halted at 3:40 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTIONS. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-342:

Two actions relative to the improvement of Logan Heights Block Grant Alleys and Sewer Main Replacement Contract No. 3, on Assessment Roll No. 3996, under Resolution of Intention R-261285, adopted July 30, 1984 (1911 Street Improvement Act):
(Southeast San Diego Community Area. District-4.)

Subitem-A: (R-86-1099) ADOPTED AS RESOLUTION R-264757

Considering the protests and confirming the assessments in the matter of the improvement of Logan Heights Block Grant

Alleys and Sewer Main Replacement - Contract No. 3.

Subitem-B: (R-86-1100) ADOPTED AS RESOLUTION R-264758

Authorizing the expenditure of an amount not to exceed \$44,378.79 from CDBG Fund 18518, Department 5613, Organization 1304, solely and exclusively for the purpose of making a contribution to the Logan Heights Block Grant Alleys and Sewer Main Replacement - Contract No. 3 for eligible property owners.

Aud. Cert. 86535.

CITY MANAGER REPORT: On December 17, 1984, Council awarded a contract for improvement of six alleys in Logan Heights in accordance with the Council-adopted CDBG Assessment District cost sharing program. Construction is now complete, and the assessments must be levied. CDBG funds will be used to pay the costs that are assessed to owner-occupied properties where the owner meets HUD income guidelines. Where property owners do not satisfy both conditions, the assessment remains, and may be paid over a ten-year period. Each property owner has been sent information regarding the remaining cost assessable to their property, an eligibility form for CDBG funding, and a notice of today's hearing. The final amount assessed to the District is 3.4 percent below the amount noticed to the property owners at the time of the public hearing.

Current information indicates that 64 out of 144 property owners satisfy the residency requirements. Information gained from the eligibility forms will determine which owners also satisfy the income requirements. In order to facilitate the timely discharge of assessments, it is proposed that CDBG funds equal to the assessments against all owner-occupied parcels be authorized on the assumption that all will satisfy the income guidelines.

FILE: STRT D-2247

COUNCIL ACTION: (Tape location: F056-071.)

Hearing began at 3:38 p.m. and halted at 3:40 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTIONS. Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksmay-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-343:

Two actions relative to the improvement of City Heights Block Grant Street and Alleys Contract No. 3A, on Assessment Roll No. 3995, under Resolution of Intention R-261126, adopted July 9, 1984 (1911 Street Improvement

Act):
(East San Diego Community Area. District-8.)

Subitem-A: (R-86-1101) ADOPTED AS RESOLUTION R-264759
Considering the protests and confirming the assessments in
the matter of the improvement of City Heights Block Grant
Street and Alleys - Contract No. 3A.

Subitem-B: (R-86-1102) ADOPTED AS RESOLUTION R-264760
Authorizing the expenditure of amounts not to exceed
\$63,755.66 from CDBG Fund 18517, Department 5988,
Organization 8807, and \$8,063.29 from Capital Outlay Fund
30245, Department 3245, Organization 100, solely and
exclusively for the purpose of making a contribution to the
City Heights Block Grant Street and Alleys - Contract No.
3A and for paying assessments for eligible property owners.
Aud. Cert. 86538.

CITY MANAGER REPORT: On January 7, 1985, Council awarded a
contract for improvement of four alleys in City Heights in
accordance with the Council-adopted CDBG Assessment District
cost sharing program.

Construction is now complete, and the assessments must be
levied. CDBG funds will be used to pay the costs that are
assessed to owner-occupied properties where the owner meets HUD
income guidelines. Where property owners do not satisfy both
conditions, the assessment remains, and may be paid over a
ten-year period. Each property owner has been sent information
regarding the remaining cost assessable to their property, an
eligibility form for CDBG funding, and a notice of today's
hearing. The final amount assessed to the District is 10
percent above the amount noticed to the property owners at the
time of the public hearing.

Current information indicates that 52 out of 94 property owners
satisfy the residency requirements. Information gained from the
eligibility forms will determine which owners also satisfy the
income requirements. In order to facilitate the timely
discharge of assessments, it is proposed that CDBG funds equal
to the assessments against all owner-occupied parcels be
authorized on the assumption that all will satisfy the income
guidelines.

FILE: STRT D-2246

COUNCIL ACTION: (Tape location: F056-071.)

Hearing began at 3:38 p.m. and halted at 3:40 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE
RESOLUTIONS. Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-344:

Two actions relative to the improvement of City Heights Block Grant Streets and Alleys Contract No. 3B, on Assessment Roll No. 3997, under Resolution of Intention R-261483, adopted September 10, 1984 (1911 Street Improvement Act):
(East San Diego Community Area. Districts-3 and 8.)

Subitem-A: (R-86-1097) ADOPTED AS RESOLUTION R-264761
Considering the protests and confirming the assessments in the matter of the improvement of City Heights Block Grant Streets and Alleys - Contract No. 3B.

Subitem-B: (R-86-1098) ADOPTED AS RESOLUTION R-264762
Authorizing the expenditure of amounts not to exceed \$21,753.92 from Fund 18517, Department 5988, Organization 8807 (CDBG funds), and \$1,699.98 from Capital Outlay Fund 30245, Department 3245, Organization 100, solely and exclusively for the purpose of making a contribution to the City Heights Block Grant Streets and Alleys - Contract No. 3B and for paying assessments for eligible property owners.
Aud. Cert. 86537.

CITY MANAGER REPORT: On March 25, 1985 Council awarded a contract for improvement of four alleys in City Heights in accordance with the Council-adopted CDBG Assessment District cost sharing program.

Construction is now complete, and the assessments must be levied. CDBG funds will be used to pay the costs that are assessed to owner-occupied properties where the owner meets HUD income guidelines. Where property owners do not satisfy both conditions, the assessment remains, and may be paid over a ten-year period. Each property owner has been sent information regarding the remaining cost assessable to their property, an eligibility form for CDBG funding, and a notice of today's hearing. The final amount assessed to the District is 1 percent below the amount noticed to the property owners at the time of the public hearing.

Current information indicates that 42 out of 79 property owners satisfy the residency requirement. Information gained from the eligibility forms will determine which owners also satisfy the income requirements. In order to facilitate the timely

discharge of assessments following this hearing, it is proposed that CDBG funds equal to the assessments against all owner-occupied parcels be authorized on the assumption that all will satisfy the income guidelines.

FILE: STRT D-2249

COUNCIL ACTION: (Tape location: F056-071.)

Hearing began 3:38 p.m. and halted at 3:40 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTIONS. Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksmayea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-345: (R-86-575) ADOPTED AS RESOLUTION R-264763

Vacating Kettner Boulevard adjacent to Lots 1, 2 and 3, Block 178 and Lots 10, 11, and 12 of Block 179 and public stairway adjacent to Lot 10, Block 179 all of Middletown Addition, Map-384 under Resolution of Intention R-264494, adopted November 18, 1985.

(See City Manager Report CMR-85-529. Uptown Community Area. District-2.)

FILE: STRT J-2571

COUNCIL ACTION: (Tape location: F170-480.)

Hearing began at 3:48 p.m. and halted at 4:08 p.m.

Testimony in opposition by Christian Bernardo.

Testimony in favor by James Willis and Geoff Mogilner.

MOTION BY CLEATOR TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTION. Second by Martinez. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksmayea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-346: (R-86-1247) ADOPTED AS RESOLUTION R-264764

Application for a Rental Increase pursuant to Conditional Use Permit CUP-4826 "University City Village" as required by California Supreme Court Order. The subject property is located on the south side of Governor Drive, east and west of Gullstrand Street, in the University Community Planning area, and is more particularly described as Lots 1-4, University City Unit 9, Map-5100.

(CUP-4826. District-1.)

Adoption of a Resolution granting or denying the application for a rental increase.

FILE: PERM - CUP-4826

COUNCIL ACTION: (Tape location: D282-F055.)

Hearing began at 2:31 p.m. and halted at 3:39 p.m.

Testimony in favor by Bruce Ray.

Testimony in opposition by Irene McFadden, Gertrude Evans, and Dwight Warren.

Deputy Mayor Struiksma closed the hearing.

MOTION BY WOLFSHEIMER TO DENY THE INCREASE, REFER TO T&LU COMMITTEE THE ISSUE OF TRANSFERRING A CUP WHEN THAT CUP REQUIRED SOME "GIVE AND TAKE" ON THE PART OF THE CITY, AND DIRECT STAFF TO COME BACK WITH A MECHANISM THAT WILL PREVENT SIMILAR REQUESTS FOR RENTAL INCREASES FROM OCCURRING. Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-S500: (O-86-108) INTRODUCED AND ADOPTED AS ORDINANCE O-16567 (New Series)

Adoption of an Ordinance amending Ordinance O-16475 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1985-86 and Appropriating the Necessary Money to Operate the City of San Diego for said Fiscal Year" by amending Document No. 00-16475-1, as amended and adopted therein, by exempting from the Classified Service, two Deputy Director positions in the Building Inspection Department (130); and establishing a salary rate therefor.

NOTE: See Item S414.

FILE: MEET

COUNCIL ACTION: (Tape location: F056-070.)

MOTION BY MARTINEZ TO INTRODUCE, DISPENSE WITH THE READING, AND ADOPT THE ORDINANCE. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-UC-4: (R-86-1220) ADOPTED AS RESOLUTION R-264766

A Resolution presented to the City Council with UNANIMOUS CONSENT:

Excusing Council Member Jones from the Council meeting of Tuesday, December 17, 1985, due to illness.

FILE: MEET

COUNCIL ACTION: (Tape location: F480-491.)

MOTION BY GOTCH TO ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea,

Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea,
Martinez-yea, Mayor-vacant.

ITEM-UC-5: (R-86-1221) ADOPTED AS RESOLUTION R-264767

A Resolution presented to the City Council with UNANIMOUS
CONSENT:

Excusing Council Member McColl from the morning session of
the City Council meeting of Tuesday, December 17, 1985, for
the purpose of vacation.

FILE: MEET

COUNCIL ACTION: (Tape location: F492-495.)

MOTION BY CLEATOR TO ADOPT. Second by Wolfsheimer. Passed by
the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea,
Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea,
Martinez-yea, Mayor-vacant.

ITEM-UC-6: (R-86-1180) ADOPTED AS RESOLUTION R-264768

A Resolution presented to the City Council with UNANIMOUS
CONSENT:

Authorizing the Convention and Visitors Bureau to submit a
proposal to host the 1990 Quintennial Convention of the
Alcoholics Anonymous International on behalf of the City of
San Diego.

FILE: MEET

COUNCIL ACTION: (Tape location: F514-525.)

MOTION BY CLEATOR TO ADOPT. Second by Wolfsheimer. Passed by
the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea,
Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea,
Martinez-yea, Mayor-vacant.

ADJOURNMENT:

The meeting was adjourned by Deputy Mayor Struiksma at 4:12
p.m.

FILE: MEET

COUNCIL ACTION: (Tape location: F525-535).

MOTION BY GOTCH TO ADJOURN IN HONOR OF THE MEMORY OF VIVIAN
SHOWLEY. Second by McCarty. Passed by the following vote:
Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present,
Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea,
Mayor-vacant.

MOTION BY MARTINEZ TO ADJOURN IN HONOR OF THE MEMORY OF SHELDON
CAMPBELL. Second by McCarty. Passed by the following vote:
Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present,

Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea,
Mayor-vacant.

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, DECEMBER 17, 1985
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Struiksma at 10:12 a.m. Mr. Wilbur Shigehara from the National Weather Service presented an award to the City Water Utilities Department. The meeting was recessed by Deputy Mayor Struiksma at 11:52 a.m. to convene as the Redevelopment Agency with Closed Session to be held at 1:45 p.m. in the twelfth floor conference room on pending litigation and meet and confer matters.

The meeting was reconvened by Deputy Mayor Struiksma at 2:09 p.m. with Council Members Jones and Martinez not present.

Council Member McColl made a presentation to the citizens of Normal Heights relating to the reseeding program in the area. Deputy Mayor Struiksma presented a proclamation to Ms. Helice Bridges and her students declaring the year of 1986 to be the year of positive spirit and personal excellence.

Deputy Mayor Struiksma recessed the meeting at 3:40 p.m. to reconvene the Special Council meeting of Monday, December 16, 1985.

Deputy Mayor Struiksma reconvened the meeting at 3:47 p.m. with Council Member Jones not present. Deputy Mayor Struiksma adjourned the meeting at 4:12 p.m. to convene the Committee of the Whole.

ATTENDANCE DURING THE MEETING:

- (M) Vacant
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-excused by R-264766
(illness)
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Martinez-present
- Clerk-Abdelnour (a.m. bb;p.m. mp)

FILE: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

(M) Vacant

(1) Council Member Wolfsheimer-present

(2) Council Member Cleator-not present

(3) Council Member McColl-not present

(4) Council Member Jones-not present

(5) Council Member Struiksma-present

(6) Council Member Gotch-present

(7) Council Member McCarty-present

(8) Council Member Martinez-present

ITEM-310: (R-86-1080) ADOPTED AS RESOLUTION R-264736

Authorizing suggestion awards and making a presentation to the following employees:

Harvey Gilbreath - Water Utilities Department - \$1,725.

Geraldine R. Bollenback - Water Utilities Department - \$1,690.

Charles R. Lyons - Water Utilities Department - \$550.

FILE: MEET

COUNCIL ACTION: (Tape location: A013-049.)

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

ITEM-311:

Three actions relative to authorizing Suggestion Awards to the following employees:

Subitem-A: (R-86-1081) ADOPTED AS RESOLUTION R-264737

Dolores Zapata - General Services - \$485.

Catherine M. Jagers - Police Department - \$365.

Dennis L. Marnell - General Services - 265.

Jonathan T. Harker - Building Inspection - \$185.

Subitem-B: (R-86-1082) ADOPTED AS RESOLUTION R-264738

Norval L. Brewer - Fire Department - \$105.

David L. Gerber - General Services - \$50.

Craig Tennesen - Engineering and Development - \$25.

John F. Flynn - Police Department - \$5.

Subitem-C: (R-86-1083) ADOPTED AS RESOLUTION R-264739

Robert Sherer - Police Department - Certificate of Merit-Partial.

FILE: MEET

COUNCIL ACTION: (Tape location: A050-059.)

MOTION BY GOTCH TO ADOPT. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-not present, Jones-not present, Struiksmay-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-330: (R-85-2570) ADOPTED AS RESOLUTION R-264740

A proposal to approve a Resolution to encourage architects and site planners, when designing subdivisions and planned residential developments, to implement the concepts contained in the document entitled "Solar Design Guidelines for Subdivisions and Planned Residential Developments", a copy of which is to be placed on file in the Office of the City Clerk.

These guidelines are designed to clarify how passive or natural heating or cooling opportunities can be integrated into the design of new subdivisions.

Adoption of a Resolution encouraging architects and site planners, when designing subdivisions and planned residential developments, to implement the concepts contained in the document entitled "Solar Design Guidelines for Subdivisions and Planned Residential Developments".

FILE: MEET

Hearing began at 10:20 a.m. and halted at 10:27 a.m.

COUNCIL ACTION: (Tape location: A173-183.)

MOTION BY GOTCH TO ADOPT. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-not present, Jones-not present, Struiksmay-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-331: (R-86-1039) ADOPTED AS RESOLUTION R-264741

A proposal to amend the Progress Guide and General Plan of the City of San Diego by:

A. Amending the General Plan Map to reflect the following recently approved plans and annexation. Environmental reports on each of these were previously certified by the City Council prior to taking action.

1. Mission Valley Community Plan adopted June 25, 1985 by Resolution R-263536. (District-5.)
2. Serra Mesa Community Plan amended June 25, 1985 by Resolution R-263537. (District-5.)
3. Linda Vista Community Plan amended June 25, 1985 by Resolution R-263538. (District-5.)

4. University Community Plan amended August 20, 1985 by Resolution R-263940. (District-1.)
5. Mira Mesa Community Plan amended August 20, 1985 by Resolution R-263936. (District-5.)
6. Mission Trails Regional Park Master Development Plan adopted April 29, 1985 by Resolution R-263065. (District-7.)
7. Tierrasanta Community Plan amended April 29, 1985 by Resolution R-263065. (District-7.)
8. East Elliott Community Plan amended April 29, 1985 by Resolution R-263065. (District-7.)
9. Valley Road Reorganization, annexation and zoning effective August 1, 1985; Ordinance O-16444 N.S. adopted June 10, 1985.

B. Amending the General Plan Map to reflect the following recently approved Plan rescissions:

1. 1962 East Mission Valley Area Plan rescinded June 25, 1985 by Resolution R-263536, associated EIR-84-0194 certified by Resolution R-263535. (District-5.)
2. 1968 Revised East Mission Valley Area Plan rescinded June 25, 1985 by Resolution R-263536, associated EIR-84-0194 certified by Resolution R-263535. (District-5.)

C. Amending the General Plan maps and figures to reflect the above changes in the City and community planning area boundaries.

Adoption of a Resolution approving the amendment to the Progress Guide and General Plan Map.

FILE: LAND - Progress Guide and General Plan

Hearing began at 10:20 a.m. and halted at 10:27 a.m.

COUNCIL ACTION: (Tape location: A173-183.)

MOTION BY GOTCH TO ADOPT. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-not present, Jones-not present, Struiksmay-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-332:

A proposal to amend the Housing Element of the Progress Guide and General Plan of The City of San Diego.

The proposed amendment of the Housing Element consists of those changes itemized in the document on file in the Office of the City Clerk.

In essence, those changes would add a goal, objective, policies, and implementing programs relating to the conservation and rehabilitation of the City's affordable housing stock.

Subitem-A: (R-86-1120) ADOPTED AS RESOLUTION R-264742

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-86-1144) ADOPTED AS RESOLUTION R-264743

Adoption of a Resolution approving the amendment to the Housing Element.

FILE: LAND - Progress Guide and General Plan

COUNCIL ACTION: (Tape location: A184-B323.)

Hearing began at 10:28 a.m. and halted at 11:14 a.m.

Testimony in favor by James Milch and Wayne Barnett.

Testimony in opposition by Hans Jovishoff, Ina Felczer, and Richard J. Wharton.

MOTION BY MARTINEZ TO ADOPT. Second by Cleator. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-not present, Jones-not present, Struiksma-yea, Gotch-nay, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-333:

Rezoning a 23.5-acre site located on the north side of Miramar Road between Commerce Avenue and the AT & SF railroad, in the Mira Mesa Community Plan area, from Zone A-1-10 (portion HR) to Zone M-1B (portion HR). The subject property is further described as a portion of Lot 1, Section 10, Township 15 South, Range 2 West, S.B.B.M. (Case-85-0282. District-5.)

Subitem-A: (R-86-940) ADOPTED AS RESOLUTION R-264744

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0282 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-86-91) INTRODUCED, TO BE ADOPTED JANUARY 6, 1986

Introduction of an Ordinance for M-1B Zoning.

FILE: ZONE ORD. NO.

COUNCIL ACTION: (Tape location: A173-183.)

Hearing began at 10:20 a.m. and halted at 10:27 a.m.

MOTION BY GOTCH TO ADOPT SUBITEM A AND INTRODUCE SUBITEM B.

Second by Martinez. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-not present,
Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea,
Martinez-yea, Mayor-vacant.

851217

ITEM-334:

Appeal of Paul I. Meyer from the decision of the Planning Commission in approving Conditional Use Permit CUP-85-0526, which proposes to allow psychologists' offices in an historically designated residence. The subject property is located at 3526 Seventh Avenue (a 0.32-acre site), in Zone R1-5000, in the Uptown Community Plan area and, is further described as Lots 47-50, Block 2, Crittenden's Addition, Map-303.
(CUP-85-0526. District-8.)

Subitem-A: (R-86-) FILED

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-85-0526 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-86-1278) ADOPTED AS RESOLUTION R-264745
GRANT APPEAL AND DENY 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: PERM - CUP-85-0526

COUNCIL ACTION: (Tape location: A139-172; B324-C240.)

Hearing began at 10:23 a.m. and recessed at 10:25 a.m.

Hearing resumed at 11:15 a.m. and halted at 11:52 a.m.

Testimony in favor of appeal by Paul I. Meyer, Richard L. Johnston, Mario Marchetti, and Robert Vodicka.

Testimony in opposition of appeal by Rowena Izzarelli, Alan Lincoln, Martha Hillyard, and Hank Eagan.

MOTION BY MARTINEZ TO ADOPT SUBITEM B GRANTING THE APPEAL AND DENYING THE CONDITIONAL USE PERMIT WITH DIRECTION TO THE TRANSPORTATION AND LAND USE COMMITTEE TO INITIATE A REZONE FOR A LOWER DENSITY TO ENSURE THAT NOTHING OTHER THAN SINGLE-FAMILY OR TWO-UNIT DENSITY OCCURS IN THE 3500 BLOCK OF SEVENTH AVENUE AND TO ALSO REVIEW THE PROPERTY ON THE EAST SIDE OF SEVENTH AVENUE SO THAT IT CAN REMAIN IN ITS PRESENT STATE AND NOT BE

SUBDIVIDED. Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-not present, Jones-not present, Struiksmay-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-335: RETURNED TO THE PLANNING COMMISSION
Appeal of Vito and Pina Calafato, by Michael D. Stevens, Stevens Planning Group, Inc., from the decision of the Planning Commission in denying Planned Residential Development Permit PRD-85-0136, which proposes to construct four attached, two-story residential dwelling units with related parking and landscaping on a 0.41-acre site. The subject property is located on the east side of Collwood Boulevard between Monroe Avenue and Montezuma Road in the R1-5000 Zone, in the State University Community Plan area, and is further described as Parcel B of Collwood Glen, Map-5772.
(PRD-85-0136. District-7.)

Subitem-A: (R-86-)
Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-85-0136 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-)
Adoption of a Resolution granting or denying the appeal and the permit with appropriate findings to support Council action.

FILE: PERM - PRD-85-0136

COUNCIL ACTION: (Tape location: A100-138.)

Hearing began at 10:20 a.m. and halted at 10:22 a.m.

MOTION BY McCARTY TO RETURN TO THE PLANNING COMMISSION, AT THE REQUEST OF THE PLANNING DEPARTMENT, TO REVIEW THE DESIGN CHANGE OF 4 TO 3 UNITS AND WHAT RE-DESIGN ALTERNATIVES COULD ACCOMPANY THE CHANGE(S). Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-not present, Jones-not present, Struiksmay-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-336: (R-86-997) ADOPTED AS RESOLUTION R-264746

Approving the Fiscal Year 1985 Annual Report of the

Redevelopment Agency of the City of San Diego submitted to the Council, pursuant to Division 24, Part 1 of the State Health and Safety Code.

(See the report from the Deputy Executive Director of the Redevelopment Agency, dated 11/25/85.)

FILE: MEET

COUNCIL ACTION: (Tape location: C241-262.)

MOTION BY MARTINEZ TO ADOPT. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-not present, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-337:

Three actions relative to agreements for the Market Street Square Apartments - Marina Residential Program:
(See memorandum from CCDC Executive Vice President dated 11/27/85. Centre City Community Area. District-8.)

Subitem-A: (R-86-1107) ADOPTED AS RESOLUTION R-264747
Approving the Housing Development Grant Agreement between the City and the United States Department of Housing and Urban Development (HUD).

Subitem-B: (R-86-1108) ADOPTED AS RESOLUTION R-264748
Approving the Owner-Grantee Agreement between the City and Market Street Square.

Subitem-C: (R-86-1109) ADOPTED AS RESOLUTION R-264749
Approving the Cooperation Agreement between the City the Redevelopment Agency of the City of San Diego.

FILE: MEET CONTFY86-3

COUNCIL ACTION: (Tape location: C263-279.)

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

ITEM-338:

(Continued from the meeting of December 3, 1985 at Mayor Hedgecock's request.)

A proposal to approve the following matters within the Mid-City Community Plan area, generally bounded by I-805 and SR-15 on the west; I-8, Fairmount Avenue, Montezuma Road, Collwood and El Cajon Boulevards on the north; the City of La Mesa on the east; and Highway 94 on the south.

- 1) Adoption of the Mid-City Planned District, which would implement the Mid-City Community Plan. The proposed ordinance would affect most property zoned for commercial and multi-family use.
 - a) Permitted residential densities would be generally reduced in the multi-family zoned areas and generally increased in commercially zoned areas.
 - b) Changes are proposed to permitted uses in commercially zoned areas.
 - c) Changes to required development standards are proposed, including but not limited to off-street parking, landscaping and setbacks.
- 2) Rezoning of certain property zoned for commercial and multi-family use, as recommended in the Mid-City Community Plan.
- 3) Approval of an extension of the Mid-City Interim Ordinance.
- 4) Approval of one (1) Associate Planner position and transfer of funds. The position is to be hired during Fiscal Year 1986, to be funded from the Unallocated Reserve and in succeeding years, to be regularly budgeted. It is necessary to amend the Annual Appropriation Ordinance to effectuate such addition to the Planning Department Budget. (District-3.)

Subitem-A: (R-86-942) ADOPTED AS RESOLUTION R-264750

Adoption of a Resolution certifying that the information contained in Environmental Impact Report Addendum EIR-85-0625 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-86-943) ADOPTED AS RESOLUTION R-264752

Adoption of a Resolution approving the Design Study for the Revitalization of El Cajon Boulevard.

Subitem-C: (R-86-1003) ADOPTED AS RESOLUTION R-264753

Adoption of a Resolution approving the landscaping standards.

Subitem-D: (R-86-1001) ADOPTED AS RESOLUTION R-264754

Adoption of a Resolution directing the City Manager and the Planning Director to set up a formal organizational structure to coordinate the implementation of the Mid-City

Community Plan.

Subitem-E: (O-86-93) AMENDED, TO BE INTRODUCED JANUARY 6,
1986

Introduction of an Ordinance establishing the Mid-City
Planned District.

Subitem-F: (O-86-95) AMENDED, TO BE INTRODUCED JANUARY 6,
1986

Introduction of an Ordinance rezoning properties to the
Mid-City Planned District and various other zones.

Subitem-G: (O-86-100) FIRST HEARING HELD

First public hearing amending Ordinance No. O-16475 (New
Series), as amended, entitled "An Ordinance Adopting The
Annual Budget For The Fiscal Year 1985-86 and Appropriating
The Necessary Money to Operate The City of San Diego For
Said Fiscal Year" by amending Document No. OO-16475-1 and
No. OO-16475-2, as amended and adopted therein, by adding
to the Personnel Authorization of the Planning Department
(065), one (1) Associate Planner position; and transferring
the sum of \$20,252 within the General Fund 100, from
Unallocated Reserve (605) to the Planning Department (065)
for the purpose of fully funding the above authorized
position and related non-personnel expenditures for the
remainder of the fiscal year.

AMENDMENTS ADOPTED AS RESOLUTION R-264769

FILE:

Subitem-A,B,C: LAND - Mid-City Planned
District

Subitem-D: LAND - Mid-City Community Plan

Subitem-E,F,G: --

COUNCIL ACTION: (Tape location: D184-277.)

Hearing began at 2:17 p.m. and halted at 2:30 p.m.

Motion on the floor which was continued from the meeting of
December 3, 1985, was withdrawn by Council Member McColl.

MOTION BY McCARTY TO CERTIFY EIR ADDENDUM NO. 85-0625, ADOPT
MID-CITY PLANNED DISTRICT ORDINANCE, ADOPT REZONINGS SHOWN ON
MAP DRAWING NO. 706, APPROVE AND RECOMMEND ADOPTION OF THE
DESIGN STUDY FOR THE COMMERCIAL REVITALIZATION OF EL CAJON
BOULEVARD AS A SUPPLEMENT TO THE MID-CITY COMMUNITY PLAN, ADOPT

THE MID-CITY LANDSCAPING STANDARDS, ADOPT A RESOLUTION DIRECTING THE CITY MANAGER AND THE PLANNING DIRECTOR TO COORDINATE THE IMPLEMENTATION OF THE MID-CITY COMMUNITY PLAN, ADOPT AN ORDINANCE APPROVING THE APPROPRIATION OF FUNDS FOR THE POSITION OF ONE ASSOCIATE PLANNER TO ADMINISTER THE ORDINANCE, AND APPROVE AMENDMENTS AS FOLLOWS: (1) EXTEND THE F.A.R. OUT FROM THE SIGNALIZED TRAFFIC INTERSECTIONS ALONG EL CAJON BOULEVARD UNDER THE ALTERNATIVES TO ALLOW THE BONUS WITHIN 300 FEET OF THE INTERSECTION INSTEAD OF 150 FEET. ALSO, TO ALLOW THE BONUS FOR PROJECTS WITH A LOT SIZE OVER 30,000 SQ. FT. ON EL CAJON BOULEVARD; (2) EXCLUDE FROM THE PLANNED DISTRICT THOSE PROPERTIES FRONTING ON EUCLID AVENUE BETWEEN WIGHTMAN STREET AND DWIGHT STREET; (3) INITIATE A COMMUNITY PLAN AMENDMENT CHANGING THE LAND USE DESIGNATION ON EUCLID AVENUE BETWEEN WIGHTMAN STREET AND DWIGHT STREET FROM MEDIUM HIGH DENSITY RESIDENTIAL TO COMMERCIAL WITH A RESIDENTIAL OPTION; (4) INITIATE A REZONING OF EUCLID AVENUE BETWEEN WIGHTMAN STREET AND DWIGHT STREET FROM "C" TO A MID-CITY PLANNED DISTRICT ZONE CONSISTENT WITH THE AMENDED COMMUNITY PLAN; AND (5) INITIATE A MID-CITY COMMUNITY PLAN AMENDMENT AND PLANNED DISTRICT REZONING OF THOSE PROPERTIES FRONTING ON BATES STREET FROM MEDIUM HIGH DENSITY RESIDENTIAL (MR-1000) TO MEDIUM DENSITY RESIDENTIAL (MR-1500). Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-not present, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

851217

ITEM-339: CONTINUED TO JANUARY 21, 1986, 2:00 P.M.
Appeal of Skyline/Paradise Hills Planning Committee by Cathy Alegria, Chairperson, from the decision of the Planning Commission in approving Planned Residential Development Permit PRD-85-0152, which proposes the construction of 30 duplex units on a 3.7-acre site, located north of Lisbon Street, east of 72nd Street, west of Cadman Street and south of Leppert Street, in Zone R1-5000, and within the boundaries of the Skyline/Paradise Hills Community Plan. The subject property is further described as Lots 1, 2 and 3 of Happy Valley Little Farms, Map-2285 and Parcel 1 of Map-9343.
(PRD-85-0152. District-4.)

Subitem-A: (R-86-)

Adoption of a Resolution certifying that the information

contained in Environmental Negative Declaration END-85-0152 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-)

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: PERM - PRD-85-0152

COUNCIL ACTION: (Tape location: D160-170.)

MOTION BY GOTCH TO CONTINUE TO JANUARY 21, 1986, 2:00 P.M., AT COUNCIL MEMBER JONES'S REQUEST. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

851217

ITEM-340: CONTINUED TO JANUARY 14, 1986, 2:00 P.M.

(Continued from the meeting of December 3, 1985 at Council Member Wolfsheimer's request.)

Matters of:

1. Approval of the North City West Development Unit 4A Precise Plan; and
2. Amendment of the North City West Planned District Ordinance.

The subject property is located east of Torrey Pines High School and north of the future alignment of Del Mar Heights Road in the North City West Community and is more particularly described as a portion of Section 17 and the south half of Section 8, Township 14 South, Range 3 West, SBBM. This Precise Plan is comprised of about 247 acres and proposes development of 423 dwelling units with the possibility of a future institutional site being developed.

The Planned District Ordinance amendment would rezone the Development Unit 4A Precise Plan property from Zone A1-10 to Zones SF1, SF1-A and OS of the Planned District. The amendment to the district would also correct the zoning legends on several approved zoning maps to create uniform zoning titles.

(District-1.)

Subitem-A: (R-86-562)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0805 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-86-563)

Adoption of a Resolution approving the North City West Development Unit 4A Precise Plan.

Subitem-C: (O-86-49)

Introduction of an Ordinance amending the North City West Planned District Ordinance.

Subitem-D: (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-84-0805.

FILE: LAND - North City West Planned District

COUNCIL ACTION: (Tape location: D135-159.)

MOTION BY WOLFSHEIMER TO CONTINUE TO JANUARY 14, 1986, 2:00 P.M.

Second by Gotch. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-341:

Two actions relative to the improvement of Logan Heights Block Grant Alleys and Sewer Main Replacement Contract No. 2, on Assessment Roll No. 3992, under Resolution of Intention R-261128, adopted July 9, 1984 (1911 Street Improvement Act):
(Southeast San Diego Community Area. District-4.)

Subitem-A: (R-86-1095) ADOPTED AS RESOLUTION R-264755

Considering the protests and confirming the assessments in the matter of the improvement of Logan Heights Block Grant Alleys and Sewer Main Replacement - Contract No. 2.

Subitem-B: (R-86-1096) ADOPTED AS RESOLUTION R-264756

Authorizing the expenditure of amounts not to exceed \$11,454.79 from CDBG Fund 18517, Department 5988, Organization 8814, and \$9,309.30 from Fund 41506, CIP-44-001, solely and exclusively for the purpose of making contributions to the Logan Heights Block Grant

Alleys and Sewer Main Replacement - Contract No. 2 for eligible property owners, and for sewer main replacement, respectively.

Aud. Cert. 86536.

CITY MANAGER REPORT: On December 3, 1984, Council awarded a contract for improvement of six alleys in Logan Heights in accordance with the Council-adopted CDBG Assessment District cost sharing program.

Construction is now complete, and the assessments must be levied. CDBG funds will be used to pay the costs that are assessed to owner-occupied properties where the owner meets HUD income guidelines. Where property owners do not satisfy both conditions, the assessment remains, and may be paid over a ten-year period. Each property owner has been sent information regarding the remaining cost assessable to their property, an eligibility form for CDBG funding, and a notice of today's hearing. The final assessed amount for the District is 3 percent below the amount noticed to the property owners at the time of the public hearing.

Current information indicates that 47 out of 120 property owners satisfy the residency requirement. Information gained from the eligibility forms will determine which owners also satisfy the income requirements. In order to facilitate the timely discharge of assessments following this hearing, it is proposed that CDBG funds equal to the assessments against all owner-occupied parcels be authorized on the assumption that all will satisfy the income guidelines.

FILE: STRT D-2245

COUNCIL ACTION: (Tape location: F056-071.)

Hearing began at 3:38 p.m. and halted at 3:40 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTIONS. Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksmma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-342:

Two actions relative to the improvement of Logan Heights Block Grant Alleys and Sewer Main Replacement Contract No. 3, on Assessment Roll No. 3996, under Resolution of Intention R-261285, adopted July 30, 1984 (1911 Street Improvement Act):
(Southeast San Diego Community Area. District-4.)

Subitem-A: (R-86-1099) ADOPTED AS RESOLUTION R-264757

Considering the protests and confirming the assessments in the matter of the improvement of Logan Heights Block Grant Alleys and Sewer Main Replacement - Contract No. 3.

Subitem-B: (R-86-1100) ADOPTED AS RESOLUTION R-264758

Authorizing the expenditure of an amount not to exceed \$44,378.79 from CDBG Fund 18518, Department 5613, Organization 1304, solely and exclusively for the purpose of making a contribution to the Logan Heights Block Grant Alleys and Sewer Main Replacement - Contract No. 3 for eligible property owners.

Aud. Cert. 86535.

CITY MANAGER REPORT: On December 17, 1984, Council awarded a contract for improvement of six alleys in Logan Heights in accordance with the Council-adopted CDBG Assessment District cost sharing program. Construction is now complete, and the assessments must be levied. CDBG funds will be used to pay the costs that are assessed to owner-occupied properties where the owner meets HUD income guidelines. Where property owners do not satisfy both conditions, the assessment remains, and may be paid over a ten-year period. Each property owner has been sent information regarding the remaining cost assessable to their property, an eligibility form for CDBG funding, and a notice of today's hearing. The final amount assessed to the District is 3.4 percent below the amount noticed to the property owners at the time of the public hearing.

Current information indicates that 64 out of 144 property owners satisfy the residency requirements. Information gained from the eligibility forms will determine which owners also satisfy the income requirements. In order to facilitate the timely discharge of assessments, it is proposed that CDBG funds equal to the assessments against all owner-occupied parcels be authorized on the assumption that all will satisfy the income guidelines.

FILE: STRT D-2247

COUNCIL ACTION: (Tape location: F056-071.)

Hearing began at 3:38 p.m. and halted at 3:40 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTIONS. Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-343:

Two actions relative to the improvement of City Heights Block Grant Street and Alleys Contract No. 3A, on

Assessment Roll No. 3995, under Resolution of Intention R-261126, adopted July 9, 1984 (1911 Street Improvement Act):
(East San Diego Community Area. District-8.)

Subitem-A: (R-86-1101) ADOPTED AS RESOLUTION R-264759
Considering the protests and confirming the assessments in the matter of the improvement of City Heights Block Grant Street and Alleys - Contract No. 3A.

Subitem-B: (R-86-1102) ADOPTED AS RESOLUTION R-264760
Authorizing the expenditure of amounts not to exceed \$63,755.66 from CDBG Fund 18517, Department 5988, Organization 8807, and \$8,063.29 from Capital Outlay Fund 30245, Department 3245, Organization 100, solely and exclusively for the purpose of making a contribution to the City Heights Block Grant Street and Alleys - Contract No. 3A and for paying assessments for eligible property owners.
Aud. Cert. 86538.

CITY MANAGER REPORT: On January 7, 1985, Council awarded a contract for improvement of four alleys in City Heights in accordance with the Council-adopted CDBG Assessment District cost sharing program.

Construction is now complete, and the assessments must be levied. CDBG funds will be used to pay the costs that are assessed to owner-occupied properties where the owner meets HUD income guidelines. Where property owners do not satisfy both conditions, the assessment remains, and may be paid over a ten-year period. Each property owner has been sent information regarding the remaining cost assessable to their property, an eligibility form for CDBG funding, and a notice of today's hearing. The final amount assessed to the District is 10 percent above the amount noticed to the property owners at the time of the public hearing.

Current information indicates that 52 out of 94 property owners satisfy the residency requirements. Information gained from the eligibility forms will determine which owners also satisfy the income requirements. In order to facilitate the timely discharge of assessments, it is proposed that CDBG funds equal to the assessments against all owner-occupied parcels be authorized on the assumption that all will satisfy the income guidelines.

FILE: STRT D-2246

COUNCIL ACTION: (Tape location: F056-071.)

Hearing began at 3:38 p.m. and halted at 3:40 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTIONS. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-344:

Two actions relative to the improvement of City Heights Block Grant Streets and Alleys Contract No. 3B, on Assessment Roll No. 3997, under Resolution of Intention R-261483, adopted September 10, 1984 (1911 Street Improvement Act):
(East San Diego Community Area. Districts-3 and 8.)

Subitem-A: (R-86-1097) ADOPTED AS RESOLUTION R-264761
Considering the protests and confirming the assessments in the matter of the improvement of City Heights Block Grant Streets and Alleys - Contract No. 3B.

Subitem-B: (R-86-1098) ADOPTED AS RESOLUTION R-264762
Authorizing the expenditure of amounts not to exceed \$21,753.92 from Fund 18517, Department 5988, Organization 8807 (CDBG funds), and \$1,699.98 from Capital Outlay Fund 30245, Department 3245, Organization 100, solely and exclusively for the purpose of making a contribution to the City Heights Block Grant Streets and Alleys - Contract No. 3B and for paying assessments for eligible property owners.
Aud. Cert. 86537.

CITY MANAGER REPORT: On March 25, 1985 Council awarded a contract for improvement of four alleys in City Heights in accordance with the Council-adopted CDBG Assessment District cost sharing program.

Construction is now complete, and the assessments must be levied. CDBG funds will be used to pay the costs that are assessed to owner-occupied properties where the owner meets HUD income guidelines. Where property owners do not satisfy both conditions, the assessment remains, and may be paid over a ten-year period. Each property owner has been sent information regarding the remaining cost assessable to their property, an eligibility form for CDBG funding, and a notice of today's hearing. The final amount assessed to the District is 1 percent below the amount noticed to the property owners at the time of the public hearing.

Current information indicates that 42 out of 79 property owners satisfy the residency requirement. Information gained from the

eligibility forms will determine which owners also satisfy the income requirements. In order to facilitate the timely discharge of assessments following this hearing, it is proposed that CDBG funds equal to the assessments against all owner-occupied parcels be authorized on the assumption that all will satisfy the income guidelines.

FILE: STRT D-2249

COUNCIL ACTION: (Tape location: F056-071.)

Hearing began 3:38 p.m. and halted at 3:40 p.m.

MOTION BY MARTINEZ TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTIONS. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-345: (R-86-575) ADOPTED AS RESOLUTION R-264763

Vacating Kettner Boulevard adjacent to Lots 1, 2 and 3, Block 178 and Lots 10, 11, and 12 of Block 179 and public stairway adjacent to Lot 10, Block 179 all of Middletown Addition, Map-384 under Resolution of Intention R-264494, adopted November 18, 1985.

(See City Manager Report CMR-85-529. Uptown Community Area. District-2.)

FILE: STRT J-2571

COUNCIL ACTION: (Tape location: F170-480.)

Hearing began at 3:48 p.m. and halted at 4:08 p.m.

Testimony in opposition by Christian Bernardo.

Testimony in favor by James Willis and Geoff Mogilner.

MOTION BY CLEATOR TO CLOSE THE HEARING AND TO ADOPT THE RESOLUTION. Second by Martinez. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-346: (R-86-1247) ADOPTED AS RESOLUTION R-264764

Application for a Rental Increase pursuant to Conditional Use Permit CUP-4826 "University City Village" as required by California Supreme Court Order. The subject property is located on the south side of Governor Drive, east and west of Gullstrand Street, in the University Community Planning area, and is more particularly described as Lots 1-4, University City Unit 9, Map-5100.

(CUP-4826. District-1.)

Adoption of a Resolution granting or denying the

application for a rental increase.

FILE: PERM - CUP-4826

COUNCIL ACTION: (Tape location: D282-F055.)

Hearing began at 2:31 p.m. and halted at 3:39 p.m.

Testimony in favor by Bruce Ray.

Testimony in opposition by Irene McFadden, Gertrude Evans, and Dwight Warren.

Deputy Mayor Struiksma closed the hearing.

MOTION BY WOLFSHEIMER TO DENY THE INCREASE, REFER TO T&LU COMMITTEE THE ISSUE OF TRANSFERRING A CUP WHEN THAT CUP REQUIRED SOME "GIVE AND TAKE" ON THE PART OF THE CITY, AND DIRECT STAFF TO COME BACK WITH A MECHANISM THAT WILL PREVENT SIMILAR REQUESTS FOR RENTAL INCREASES FROM OCCURRING. Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-S500: (O-86-108) INTRODUCED AND ADOPTED AS ORDINANCE
O-16567 (New Series)

Adoption of an Ordinance amending Ordinance O-16475 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1985-86 and Appropriating the Necessary Money to Operate the City of San Diego for said Fiscal Year" by amending Document No. 00-16475-1, as amended and adopted therein, by exempting from the Classified Service, two Deputy Director positions in the Building Inspection Department (130); and establishing a salary rate therefor.

NOTE: See Item S414.

FILE: MEET

COUNCIL ACTION: (Tape location: F056-070.)

MOTION BY MARTINEZ TO INTRODUCE, DISPENSE WITH THE READING, AND ADOPT THE ORDINANCE. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-UC-4: (R-86-1220) ADOPTED AS RESOLUTION R-264766

A Resolution presented to the City Council with UNANIMOUS CONSENT:

Excusing Council Member Jones from the Council meeting of Tuesday, December 17, 1985, due to illness.

FILE: MEET

COUNCIL ACTION: (Tape location: F480-491.)

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

ITEM-UC-5: (R-86-1221) ADOPTED AS RESOLUTION R-264767

A Resolution presented to the City Council with UNANIMOUS CONSENT:

Excusing Council Member McColl from the morning session of the City Council meeting of Tuesday, December 17, 1985, for the purpose of vacation.

FILE: MEET

COUNCIL ACTION: (Tape location: F492-495.)

MOTION BY CLEATOR TO ADOPT. Second by Wolfsheimer. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ITEM-UC-6: (R-86-1180) ADOPTED AS RESOLUTION R-264768

A Resolution presented to the City Council with UNANIMOUS CONSENT:

Authorizing the Convention and Visitors Bureau to submit a proposal to host the 1990 Quintennial Convention of the Alcoholics Anonymous International on behalf of the City of San Diego.

FILE: MEET

COUNCIL ACTION: (Tape location: F514-525.)

MOTION BY CLEATOR TO ADOPT. Second by Wolfsheimer. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

ADJOURNMENT:

The meeting was adjourned by Deputy Mayor Struiksma at 4:12 p.m.

FILE: MEET

COUNCIL ACTION: (Tape location: F525-535).

MOTION BY GOTCH TO ADJOURN IN HONOR OF THE MEMORY OF VIVIAN SHOWLEY. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor-vacant.

MOTION BY MARTINEZ TO ADJOURN IN HONOR OF THE MEMORY OF SHELDON

CAMPBELL. Second by McCarty. Passed by the following vote:
Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present,
Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea,
Mayor-vacant.