

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

TUESDAY, NOVEMBER 4, 1986

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 10:01 a.m. Deputy Mayor Struiksma adjourned the meeting at 1:40 p.m.

Note: Mayor O'Connor was present but Deputy Mayor Struiksma chaired the meeting.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
  - (1) Council Member Wolfsheimer-present
  - (2) Council Member Cleator-present
  - (3) Council Member McColl-present
  - (4) Council Member Jones-present
  - (5) Council Member Struiksma-present
  - (6) Council Member Gotch-present
  - (7) Council Member McCarty-present
  - (8) Council Member Martinez-present
- Clerk-Abdelnour (bb)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-present
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Martinez-present

ITEM-154: (R-87-768) CONTINUED TO NOVEMBER 18, 1986 AT 10:00  
A.M.

(Continued from the meeting of November 4, 1986, Item 154, at Council Member McColl's request, to allow the City Manager to review 1) Adequate response time to all parts of the City, 2) Retention program, 3) Reduction in

turnover rate compared with national average, and 4) Cost of using Paramedics and Fire Department units together.) Authorizing the City Manager to utilize a two-tiered evaluation process for paramedic services procurement; authorizing the City Manager to modify the current Paramedic Services System Design as recommended in City Manager Report CMR-86-433.

(See City Manager Reports CMR-86-459, CMR-86-433.)

COMMITTEE ACTION: Reviewed by PSS on 10/1/86. Recommendation to forward to the City Council without a recommendation.

Districts 1, 3, 4 and 7 voted yeas. District 8 not present.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A015-C114.)

MOTION BY McCOLL TO DIRECT STAFF TO REVIEW 1) ADEQUATE RESPONSE TIMES TO ALL PARTS OF THE CITY; 2) RETENTION PROGRAM; 3) REDUCTION IN TURNOVER RATE COMPARED WITH THE NATIONAL AVERAGE; AND 4) THE COST OF USING PARAMEDICS AND FIRE DEPARTMENT UNITS TOGETHER AND RETURN RESULTS TO COUNCIL ON NOVEMBER 18, 1986 AT 10:00 A.M. ALSO THAT THE PRE-SCREENING PROCESS FOR QUALIFIED FIRMS BEGIN IMMEDIATELY. Second by Jones. Passed by the following vote: Wolfsheimer-yeas, Cleator-yeas, McColl-yeas, Jones-yeas, Struiksma-yeas, Gotch-yeas, McCarty-yeas, Martinez-nays, Mayor O'Connor-yeas.

ITEM-330:

A proposal to establish the Centre City Overlay Zone which would apply to all new construction in the Core, Harborview and Cortez sub-areas of the Centre City San Diego Community Plan. The Overlay Zone addresses Vehicular Access, Parking, Street Level Development Criteria, Signage, Roofscapes, Plazas and Setbacks.

The proposal also includes establishing fees associated with review of projects regulated by the Centre City Overlay Zone.

861104

(District-8.)

Subitem-A: (O-87-56) INTRODUCED AS AMENDED, TO BE ADOPTED NOVEMBER 18, 1986

Introduction of an Ordinance amending the San Diego Municipal Code relating to the Centre City Overlay Zone.

Subitem-B: (R-87-509) ADOPTED AS RESOLUTION R-266985

Adoption of a Resolution establishing fees for the review of projects regulated by the Centre City Overlay Zone.

FILE LOCATION:

Subitem A ZONE ORD. NO. 16821;

Subitem B LAND Centre City San  
Diego Community Plan

COUNCIL ACTION: (Tape location: AC196-D306.)

Hearing began at 11:42 a.m. and halted at 12:35 p.m.

Testimony in favor by William Lieherman, Ron Roberts, Marc Sandstrom, and Dorothy Migdal.

Testimony in opposition by Frank Curran.

Motion by Martinez to adopt the sign provisions of the draft ordinance. Second by Gotch. Passed by the following vote:

Yeas-1,3,4,6,7,8,M. Nay-2-5.

Motion by Martinez to approve of the parking provision amendments. Second by Wolfsheimer. Passed by the following vote: Yeas,1,2,3,4,5,6,7,8,M.

MOTION BY MARTINEZ TO ADOPT SUBITEM A AND INTRODUCE AS AMENDED SUBITEM B AS FOLLOWS: 1) ON PAGE 7 OF ORDINANCE O-87-56 ADD A SUBSECTION D TO READ: "PROPOSED PROJECTS IN THE CORE AREA, AS DESIGNATED ON MAP C-726, HAVING FIFTY PERCENT OR MORE OF THE FLOOR AREA DEVOTED TO COMMERCIAL OFFICE SPACE WILL BE SUBJECT TO A GROSS ON-SITE PARKING LIMITATION OF ONE SPACE PER 1,500 SQUARE FEET OF OFFICE USE. THIS RATION IS INCREASED TO ONE SPACE PER 1,000 SQUARE FEET OF OFFICE IN HARBORVIEW AND CORTEZ AS DESIGNATED ON MAP C-726. IF ALL PARKING IS PROVIDED BELOW GRADE, THE PROJECT IS EXEMPT FROM THE AFOREMENTIONED LIMITATIONS"; 2) ON PAGE 8, SECTION F. OF THE ABOVE ORDINANCE, DELETE THE FOLLOWING WORDING: "SEPARATE PEDESTRIAN ENTRIES SHALL BE REQUIRED FOR EACH 15,000 SQUARE FEET OF STREET LEVEL USE. PEDESTRIAN ENTRIES MAY OPEN ON TO EITHER THE PUBLIC RIGHT-OF-WAY OR AN OPEN AIR PASSAGEWAY LEADING TO THE PUBLIC RIGHT-OF-WAY." AND ADD THE FOLLOWING LANGUAGE "SEPARATE PEDESTRIAN ENTRIES SHALL BE REQUIRED FOR EACH 100 LINEAR FEET OF STREET FRONTAGE. PEDESTRIAN ENTRIES MAY OPEN ONTO EITHER THE PUBLIC RIGHT-OF-WAY OR AN OPEN AIR PASSAGEWAY LEADING TO THE PUBLIC RIGHT-OF-WAY. SEPARATE ENTRIES MEETING THIS REQUIREMENT MUST BE SPACED AT LEAST 25 FEET APART." Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-331:

Matters set forth below which affect the following real property: A portion of Parcel 2, County Parcel Map PM-8630 and a portion of Section 32, Township 14 South, Range 2 West, SBBM (a 101.28-acre site), located on the

east side of Scripps Ranch Boulevard between Scripps Lake Drive and Scripps Ranch Boulevard, in the Scripps Miramar Ranch Community Plan area.

1) Rezoning 98.69 acres from County Zone A-70 to Zone A-1-10 and rezoning (101.28 acres) from Zone A-1-10 to Zone M-IP on the above described real property. The prezone would remain in effect until the property is annexed to the City; and

2) An amendment to the Scripps Miramar Ranch Community Plan and the General Plan to redesignate the above described real property from residential use, permitting a maximum of 500 units, to industrial park. The plan amendment proposes a change to the land use plan, as well as various changes to the community plan text. (Scripps Ranch/Meanley Property)  
(Case-85-0762. District-5.)

Subitem-A: (R-87-633) ADOPTED AS RESOLUTION R-266986

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-85-0762 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-87-72) INTRODUCED, TO BE ADOPTED NOVEMBER 18, 1986

Introduction of an Ordinance for rezoning into A-1-10 Zoning.

Subitem-C: (O-87-73) INTRODUCED, TO BE ADOPTED NOVEMBER 18, 1986

Introduction of an Ordinance for M-IP Zoning.

Subitem-D: (R-87-632 Rev.1) ADOPTED AS AMENDED AS RESOLUTION R-266987

Adoption of a Resolution amending the Community Plan and the General Plan to become effective after the next omnibus hearing.

Subitem-E: (R-87-1002) ADOPTED AS RESOLUTION R-266988

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-85-0762.

FILE LOCATION:

Subitems A and E ZONE ORD NO.;

Subitems B

and C --;

Subitem D LAND Scripps Miramar

Ranch Community Plan

COUNCIL ACTION: (Tape location: D324-E689.)

Hearing began at 12:36 p.m. and halted at 1:37 p.m.

Testimony in favor by John Thelan, Richard Davis, Ron Currie,  
Karen L. McElliott, and Robert Dingeman.

Testimony in opposition by Antal Borsa and Kathleen Giles.

MOTION BY McCARTY TO INTRODUCE SUBITEMS B AND C, ADOPT SUBITEMS  
A, D (AS AMENDED) AND E ADDING THE WORDING TO SUBITEM D AS  
FOLLOWS: "SAID AMENDMENT IS HEREBY SUPPLEMENTED AS FOLLOWS: A)  
PUBLIC IMPROVEMENTS TO SCRIPPS LAKE DRIVE REQUIRED IN CONNECTION  
WITH DEVELOPMENT OF THE MEANLEY PROPERTY SHALL BE LIMITED TO THE  
IMMEDIATE VICINITY OF THE SCRIPPS RANCH BOULEVARD INTERSECTION.  
ANY SUCH IMPROVEMENTS SHALL BE CONSTRUCTED TO THE SATISFACTION  
OF THE CITY ENGINEER.", AND B) "NO FURTHER PUBLIC IMPROVEMENTS  
ARE REQUIRED IN CONNECTION WITH THE EAST-WEST PORTIONS OF  
SCRIPPS RANCH BOULEVARD." AND TO DIRECT STAFF TO CONFER WITH  
ATTORNEY JOHN THELAN IN ORDER TO WORK OUT AN AGREEMENT ON HOW

TO

DIVERT THE \$750,000 THAT ACCRUED AS A RESULT OF NOT IMPROVING  
SCRIPPS LAKE DRIVE AND SCRIPPS RANCH BOULEVARD INTO A  
CONSTRUCTION PROGRAM FOR A NEW SCRIPPS RANCH LIBRARY AND RETURN  
RESULTS TO COUNCIL WITHIN 45 DAYS. Second by Wolfsheimer.

Passed by the following vote: Wolfsheimer-yea, Cleator-yea,  
McCull-yea, Jones-yea, Struiksmay-yea, Gotch-yea, McCarty-yea,  
Martinez-yea, Mayor O'Connor-yea.

ITEM-332: (R-87- ) CONTINUED TO NOVEMBER 18, 1986 AT 2:00  
P.M.

(Continued from the meeting of October 14, 1986, Item 336,  
at Council Member Jones' request, to allow him to look at  
the site and plans.)

Appeal of Karla Holford from the decision of the Board of  
Zoning Appeals in granting a request to construct two  
3-story apartment buildings with 14 units and one 1-story  
garage building.

The subject property is described as Lots 1 and 2 (in  
Zone CC, for driveway access only), Lots 9, 10 and the

north 35 feet of Lot 6, Block 10 of Hoitt's Addition Subdivision, Map-29, along with portions of Hoitt Street closed. This property is located on the east side of 28th Street between Dr. Martin Luther King Jr. Way (Market Street) and Island Avenue, in the Southeast San Diego Community Plan area.

Construction of the above described building would be on Lots 6, 9 and 10 (1) providing access to required off-street parking across Lot 2 where direct access from a public street or alley is required; (2) building to observe a 14'0" rear yard where an 18'0" rear yard is required; (3) garage building to observe a 0'0" rear yard where a 15'0" rear yard is required; (4) to provide 0-sq.ft. landscaping where 4744.5-sq.ft. is required; and (5) to provide no facade articulation on garage building where 4 articulations are required.

(Case C-19220. District-4.)

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

On 9/29/86, Council voted 9-0 to hear this appeal.

FILE LOCATION: ZONE Zoning Proceedings C-19220

COUNCIL ACTION: (Tape location: D315-323.)

Hearing began at 12:35 p.m. and halted at 12:36 p.m.

MOTION BY JONES TO CONTINUE TO NOVEMBER 18, 1986, IN ORDER THAT THE PLANNING COMMITTEE, APPELLANT, AND DEVELOPER CAN RESOLVE THEIR PROBLEMS BEFORE COMING BEFORE COUNCIL. Second by McColl.

Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-333: (R-87-512) CONTINUED TO NOVEMBER 18, 1986 AT 2:00 P.M.

**FINDINGS MUST BE MADE AS A PART OF COUNCIL ADOPTION**

Determining and declaring that the public interest, convenience and necessity of the City of San Diego requires the development and completion of the Encanto Expressway Open Space Project, affecting Lot 12, Rancho Mission; Lot 55, Beacon Hill; Lot 898, Lomita Village Unit 5, and portions of Parcels 1, 3 and 4 of Parcel Map PM-4908; and that the public interest, convenience and necessity demand the acquisition of fee title to said property for said Encanto Expressway Open Space Project; declaring the intention of the City to acquire said property under

eminent domain proceedings; directing the City Attorney to commence an action in the Superior Court of the State of California, in and for the County of San Diego, for the purpose of condemning and acquiring said property. (See City Manager Report CMR-86-504. Encanto Community Area. District-4.)

NOTE: Six votes required.

FILE LOCATION: STRT OS-1

COUNCIL ACTION: (Tape location: C183-195;D307-314 .)

Hearing began at 11:41 a.m. and halted at 11:42 a.m.

MOTION BY JONES TO CONTINUE TO NOVEMBER 18, 1986 AT 2:00 P.M. IN ORDER THAT CONCERNS OF PRIVATE CITIZENS CAN BE ADDRESSED.

Second by Gotch. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-334: (R-87-513) CONTINUED TO NOVEMBER 18, 1986 AT 10:00 A.M.

FINDINGS MUST BE MADE AS A PART OF COUNCIL ADOPTION

Determining and declaring that the public interest, convenience and necessity of the City of San Diego requires the development and completion of the Valencia Canyon Open Space Project, affecting portions of Lot 14, Cave McHatton Subdivision, and Lot 16, Ex-Mission Partition; and that the public interest, convenience and necessity demand the acquisition of fee title to said property for said Valencia Canyon Open Space Project; declaring the intention of the City to acquire said property under eminent domain proceedings; directing the City Attorney to commence an action in the Superior Court of the State of California, in and for the County of San Diego, for the purpose of condemning and acquiring said property; authorizing the expenditure of \$65,000 from the Open Space Park District Bond Fund 79103, and supplementing Resolution R-264489, adopted November 19, 1985, by that amount.

(See City Manager Report CMR-86-503. Encanto Community Area. District-4.)

Aud. Cert. 8700118.

NOTE: Six votes required.

FILE LOCATION: STRT OS-1

COUNCIL ACTION: (Tape location: C123-182.)

Hearing began at 11:37 a.m. and halted at 11:41 a.m.

MOTION BY JONES TO CONTINUE TO NOVEMBER 18, 1986 AT 10:00 A.M.

AT THE REQUEST OF THE PROPERTY OWNERS IN ORDER FOR THEM TO HIRE

THEIR OWN APPRAISER FOR THE PROPERTY. Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-335: (R-87-1021) ADOPTED AS RESOLUTION R-266989  
861104

(Continued from the meeting of September 30, 1986, Item 336, at Mr. Ginzburg's request, to allow him to be present for Council discussion.)

Confirming the report of the Fire Chief showing the cost of weed abatement for Parcel 446-400-17; authorizing the Fire Chief to bill the property owner for the cost of abatement.

(See City Manager Report CMR-86-409.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C118-122.)

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

MOTION BY McCARTY TO ADOPT CITY MANAGER RECOMMENDATIONS. Second by O'Connor. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-S500: (O-87-97) INTRODUCED, READING DISPENSED WITH AND  
ADOPTED AS ORDINANCE O-16744 (New Series)

Introduction and adoption of an Ordinance amending Ordinance O-16678 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1986-87 and Appropriating the Necessary Money to Operate the City of San Diego for Said Fiscal Year," by amending Documents No. 00-16678-1 and No. 00-16678-2, as amended and adopted therein, by appropriating additional funds in the amount of \$2,186,000 to the Annual Budget and, of that amount, increasing the appropriation to the General Fund 100 by \$2,186,000; transferring sales tax revenues heretofore appropriated in the General Fund 100 to the Capital Outlay Fund (30245) in the amount of \$129,721; making allocation of the net increase in General Fund 100 appropriation (\$2,056,279) in accordance with Council Direction as set forth herein; increasing CIP-33-084, entitled "Underground Tank Program," by \$129,721.

(See City Manager Report CMR-86-517.)

NOTE: This Ordinance is a result of Council's discussions on October 27 (Item 150) and October 28 (Item 342), in which they adopted a portion of the City Manager's recommendation and directed that the remainder of the monies being appropriated be



brought back on today's docket for discussion and allocation.

See Item S403 on the Supplemental Docket of November 3, 1986.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C115-117.)

MOTION BY GOTCH TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT. Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-UC-2: (R-87-981) ADOPTED AS RESOLUTION R-266990  
19861104

A Resolution presented to the City Council with UNANIMOUS CONSENT:

Excusing Deputy Mayor Struiksma from the regular Council meeting of Monday, November 10, 1986 and Public Facilities and Recreation Committee meeting of Wednesday, November 12, 1986, for the purpose of vacation.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: E690-F016.)

MOTION BY MARTINEZ TO ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, McCarty-yea, Martinez-yea, Mayor O'Connor-yea.

ITEM-CS-1: (R-87-654) ADOPTED AS RESOLUTION R-266991  
19861104

A Resolution adopted by the City Council in Closed Session on November 4, 1986:

Authorizing the City Manager to pay as partial settlement \$133,000 for the property damage to the residents of the property owned by John Tillinghast. Authorizing the City Auditor and Comptroller to issue one check to Luth and Turley, Inc. up to but not exceeding \$133,000.

FILE LOCATION: MEET

19861104

ADJOURNMENT:

The meeting was adjourned by Deputy Mayor Struiksma at 1:40 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: F017).