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THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, NOVEMBER 25, 1986
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:25 a.m. The meeting was recessed by Mayor O'Connor at 11:38 a.m. to convene as the Redevelopment Agency and reconvene as the Council at 2:00 p.m. The meeting was reconvened by Mayor O'Connor at 2:01 a.m. Mayor O'Connor adjourned the meeting at 3:50 p.m.

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 Struiksmma-present
- (6) Council Member Gotch-excused by R-267127
(vacation)
- (7) Council Member McCarty-present
- (8) District 8-vacant
Clerk-Abdelnour (bb;jb)

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 Struiksmma-present
- (6) Council Member Gotch-not present
- (7) Council Member McCarty-not present
- (8) District 8-vacant

ITEM-104: (R-87-804) ADOPTED AS RESOLUTION R-267128

Inviting bids for the Fire Station No. 5 Rehabilitation on Work Order No. 118576; authorizing the execution of a contract with the lowest responsible and reliable bidder;

authorizing the transfer of funds not to exceed \$16,000 from Capital Outlay Fund 30245, CIP-90-245, Capital Outlay Fund Reserve - General Contingency Funds to CIP-33-074, Fire Station No. 5 - Renovation, for said project and related costs; authorizing the expenditure of an amount not to exceed \$99,000 from Capital Outlay Fund 30245, CIP-33-074, Fire Station No. 5 - Renovation; authorizing the City Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves. (BID-7688) (Uptown Community Area. District-2.)

CITY MANAGER REPORT: On July 15, 1986, Council authorized an agreement with Bermudes Architects to design necessary improvements in Fire Station No. 5. Plans and specifications are now complete and ready to advertise for bids. This project is consistent with the Uptown Community Plan, and is in accordance with the City's General Plan Guidelines. Fire Station No. 5 is located at 3902 Ninth Avenue in the Hillcrest Area, and has been in service since 1951. Rehabilitation of the Station is needed to meet Building Code requirements and improve habitability. Additional privacy will be provided in the shower, toilet and dormitory spaces, to accommodate male and female crew members. The final estimate of project costs indicates a need for \$16,000 in addition to the \$97,800 currently budgeted for this project in CIP-33-074.0. This additional amount is available in CIP-90-245, Capital Outlay Reserve Fund.

Aud. Cert. 8700422.

FILE LOCATION: W.O.118576 CONFY87-1

COUNCIL ACTION: (Tape location: A007-015.)

MOTION BY CLEATOR TO ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-330: CONTINUED TO JANUARY 13, 1987 AT 2:00 TIME
CERTAIN

(Continued from the meeting of September 9, 1986, Item 334, at Council Member Gotch's request, to allow the City Attorney and the Planning Department to prepare a fact sheet addressing the concerns presented in testimony and by letters received in the meeting.)

Matters of:

- 1) A proposal to rezone certain properties along the rim of Tecolote Canyon into the Hillside Review Overlay Zone. The proposed rezonings will apply the Hillside Review

Overlay Zone to those properties adjacent to Tecolote Canyon Natural Park where redevelopment or continued new development is likely to occur. These properties are either zoned for multi-family development or are owned by institutions or governmental agencies. The subject properties are located within the Clairemont Mesa and Linda Vista community plans.

2) A proposal to amend the Tecolote Canyon Natural Park Master Plan, the Clairemont Mesa Community Plan, and the Linda Vista Community Plan to include development guidelines for property within the Hillside Review Overlay Zone adjacent to Tecolote Canyon Natural Park. The proposed amendments will provide development guidelines which will be used to evaluate discretionary permits for proposed projects within the Hillside Review Overlay Zone along the rim of Tecolote Canyon in order to help ensure sensitive development adjacent to the Tecolote Canyon open space system. The affected area is located within the Clairemont Mesa and Linda Vista community plans.

(Districts-5 and 6.)

Subitem-A: (O-87-112)

Introduction of an Ordinance for Hillside Review (HR)
Overlay Zoning.

Subitem-B: (R-87-943)

Adoption of a Resolution approving the amendment to the Tecolote Canyon Natural Park Master Plan.

Subitem-C: (R-87-942)

Adoption of a Resolution approving the amendment to the Clairemont Mesa Community Plan.

Subitem-D: (R-87-941)

Adoption of a Resolution approving the amendment to the Linda Vista Community Plan.

Subitem-E: (R-87-944)

Adoption of a Resolution approving the Tecolote Canyon Rim Development Guidelines.

FILE LOCATION:

Subitem A --;

Subitems B and E LAND Tecolote

Canyon Natural Park Master Plan, Clairemont
Mesa Community Plan and Linda Vista
Community Plan;

Subitem C LAND Tecolote

Canyon Natural Park Master Plan;

Subitems D

LAND Linda Vista Community Plan

COUNCIL ACTION: (Tape location: A016-064.)

Hearing began at 10:26 a.m. and halted at 10:31 a.m.

Testimony in opposition of continuance by Felix George.

MOTION BY WOLFSHEIMER TO CONTINUE TO JANUARY 13, 1987 AT 2:00
P.M. TIME CERTAIN, AT THE REQUEST OF COUNCIL MEMBER GOTCH IN
ORDER THAT HE MAY BE PRESENT FOR THE HEARING. Second by Jones.

Passed by the following vote: Wolfsheimer-yea, Cleator-yea,
McColl-yea, Jones-yea, Struiksmay-yea, Gotch-not present,
McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-331: (R-87-692) ADOPTED AS RESOLUTION R-267129

Vacating Quince Street westerly of Kettner Boulevard and
adjacent to Lots 1 and 12, Block 105 and Lots 6 and 7,
Block 118 of Middletown.

(Uptown Community Area. District-2.)

CITY MANAGER REPORT: The abutting property owner has
requested the vacation of Quince Street west of Kettner
Boulevard to facilitate the development of an automobile rental
facility which will include rentals and sales, maintenance and
storage facilities. The property is zoned M-1 (Manufacturing)
and is to be developed under those guidelines. The Planning
Commission voted 7-0 for approval in January, 1986, with the
Planning Department recommending approval. Quince Street
between Kettner Boulevard and California Street is approximately
200 feet in length. The 173 feet of Quince Street west of
Kettner Boulevard is to be vacated. The remaining 27 feet of
Quince Street will be retained to provide for the alignment of a
proposed MTDB light rail transit line. The subject 80 feet wide
right-of-way is partially improved with pavement and contains
franchised facilities. The concerned franchises have acquired
easements for those facilities through independent action.
Curb, gutter and sidewalk must be constructed across the closing
at Kettner Boulevard. The location of the railroad tracks in
California Street and grade differential between California
Street and Quince Street precludes the right-of-way from being

used for traffic circulation. Staff review has indicated that the right-of-way to be vacated is not needed for present or prospective use and can be vacated according to the Public Streets, Highways and Service Easements Vacation Law conditioned upon bonding and issuance of engineering permits for the required public improvements.

FILE LOCATION: STRT J-2628; DEED F-3645 DEEDFY87-1

COUNCIL ACTION: (Tape location: A065-076.)

Hearing began at 10:32 a.m. and halted at 10:33 a.m.

MOTION BY CLEATOR TO ADOPT. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-332:

Two actions relative to paving and otherwise improving Logan Heights and Marilou Park Alley, Street and Sewer Replacement - Contract No. 4 (1911 Street Improvement Act): (Southeast San Diego Community Area. District-4.)

Subitem-A: (R-87-878) ADOPTED AS RESOLUTION R-267130

Considering the protests and confirming the assessment in the matter of paving and otherwise improving Logan Heights and Marilou Park Alley, Street & Sewer Replacement - Contract No. 4 on Assessment Roll No. 4003, under Resolution of Intention R-264106, adopted September 23, 1986.

Subitem-B: (R-87-879) ADOPTED AS RESOLUTION R-267131

Authorizing the expenditure of \$19,644.54 from Fund 18520, Dept. 5813, Org. 1320; \$4,874.72 from Fund 18520, Dept. 5813, Org. 1312, for the purpose of making a contribution to the Assessment District and for paying assessments for eligible property owners; \$18,196.86 from CIP-58-007, Ineligible Overhead for Federally Funded Project, Fund 18014, for the purpose of paying in-house engineering costs.

CITY MANAGER REPORT: On February 24, 1986, Council awarded a contract for improvement of six alleys in Logan Heights and Marilou Park 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 total amount assessed to the district is less than 1 percent higher than the amount noticed to the property owners at the time of the Public Hearing.

Current information indicates that the property owners of 60 out of 111 parcels 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.

Aud. Cert. 8700412.

FILE LOCATION: STRT D-2255

COUNCIL ACTION: (Tape location: A076-092)

Hearing began at 10:33 a.m. and halted at 10:34 a.m.

MOTION BY JONES TO ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-333:

(Continued from the meeting of October 28, 1986, Item 331, at Council Member McColl's request, to arrange for representatives from the SDG&E Public Relations office to meet with the affected property owners.)

Two actions relative to the Lake Murray Boulevard (Southerly City limits to Lake Atlin Avenue) Underground Utility District:
(Navajo Community Area. District-7.)

Subitem-A: (R-87-302) ADOPTED AS RESOLUTION R-267132
Establishing an Underground Utility District to be known and denominated as the Lake Murray Boulevard (Southerly City limits to Lake Atlin Avenue) Underground Utility District.

Subitem-B: (R-87-303) ADOPTED AS RESOLUTION R-267133
Authorizing the expenditure of an amount not to exceed \$5,500 from CIP-37-028, Federal Revenue Sharing Fund 18014, for the purpose of administering the Lake Murray Boulevard (Southerly City limits to Lake Atlin Avenue) Underground

Utility District, minor City Force work and other related work.

CITY MANAGER REPORT: The proposed district will underground the overhead utility facilities on Lake Murray Boulevard between the southerly City limits and Lake Atlin Avenue. This is a scheduled project in the Calendar Year 1988 Capital Improvements Program. The formation of this district will require the affected property owners to underground the portion of their utilities on their parcel prior to removal of the overhead utilities. The total number of affected properties in this district is 40, all of which are single-family residential properties. A typical cost range for a licensed contractor to perform this conversion work on residential property is \$600 to \$1,100. Council Policy 800-2 provides for the use of San Diego Gas and Electric Company's Annual Allocation funds (Case 8209) to make reimbursement payments to affected property owners based on the length of their electrical service trench. A future resolution will establish the date for removal of overhead utilities as the undergrounding work approaches completion. Aud. Cert. 8700239.

FILE LOCATION: STRT K-166

COUNCIL ACTION: (Tape location: A093-284.)

Hearing began at 10:34 a.m. and halted at 10:48 a.m.

Council Member Cleator left at 10:36 a.m.

Testimony in opposition by Sidney Sandberg.

MOTION BY McCARTY TO ADOPT WITH DIRECTION TO THE TRANSPORTATION AND LAND USE COMMITTEE TO REVIEW RETROFIT POLICY, ESPECIALLY FOR ENTIRE NEIGHBORHOODS RATHER THAN MAIN TRAFFIC ARTERIES, AND THE CITY'S POLICY FOR EXPENDITURES AND TIME PAYMENTS AVAILABLE FOR AREA RESIDENTS. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-334: (O-87-82 Rev. 1) INTRODUCED, TO BE ADOPTED DECEMBER 8, 1986

Rezoning portions of the following properties (approximately 31 total acres), in various locations within the Otay Mesa-Nestor, San Ysidro and Tia Juana River Valley Community Plans, from Zone CA to Zone CA-RR. EQD Exempt. (Case-86-0447. District-8.)

1. Palm Avenue Shopping Center

Legal: Lots 1-18, Palm Avenue Shopping Center,
Map-10357

2. 19th and Palm

Legal: Westerly Park, Unit 1, Map-6483

- Westerly Park, Unit 2, Map-6872
3. Hollister - Outer (processed as Case-86-0193 CA to R-3000 Zone)
Legal: Portion of Lot 14, Ocheltree Subdivision, Map-3704
Portion of Section 27, Township 18 South, Range 2 West, SBBM
 4. Coronado - Hollister
Legal: Portion of Lot 1, Bayview Drive In Theatre, Map-4493
Portion of Lot 2, South Bay Trailer Park, Map-7791
Parcel 2, Parcel Map PM-8862
Portion of Lot 23, Nestor Acres, Map-1728
Portion of Lot 2, Nestor Acres Resubdivision No. 1, Map-4631
Portion Parcel 1, Gibson's Corner, Map-5755
Parcel 1, Parcel Map PM-5841
Lot 3 and a portion of Lot 1, Land Survey No. 90
 5. Outer - Coronado
Legal: Lot 2, Outer Coronado Plaza, Map-8058
Lot 1, Sycamore Plaza, Map-6863
Lot 1, Ken's Corner, Map-5987
Lots 1-2, Coronado Terrace No. 1, Map-6637
 6. Grove - Hollister
Legal: Lot 1, Bennett Corner, Map-7926
Portion of Section 28, Township 18 South, Range 2 West, SBBM
 7. Grove - Oro Vista
Legal: Lot 35, Portion of Lots 36, 45 & 46, Nestor Acres, Map-1768
 8. Storybook Plaza
Legal: Lots 1 and 2, Storybook Plaza, Map-6224
Parcels 1-3, Parcel Map PM-2712
Lot 1, Montgomery Plaza, Map-9086
Portion of Section 27, Township 18 South, Range 2 West, SBBM
 9. 25th - Iris
Legal: Lot 1, Sants Heights, Map-5441
 10. Beyer - Alaquinas
Legal: Lot 44, Mt. Carmel Heights No. 3, Map-7074
Lot 45, Portion of Lot 46, Mt. Carmel Heights No.7, Map-10547
Portion of Section 36, Township 18 South, Range 2 West, SBBM
 11. San Ysidro - Smythe
Legal: Lots 1-2, Lowrey Manor Unit 1, Map-6147

- Lot 1, San Ysidro Commercial Center, Map-7016
- Parcels 1-2, Parcel Map PM-4311
- Lot 1, Plaza del San Ysidro No. 1, Map-6592
- Lot 3, Plaza del San Ysidro No. 2, Map-6739
- Parcels 1-3, Parcel Map PM-11387
- 12. San Ysidro - Cottonwood
 - Legal: Lot 119, San Ysidro, Map-1174
- 13. Olive Avenue
 - Legal: Parcel 1, Parcel Map PM-5793
- 14. San Ysidro - Willow
 - Legal: Willow Street Property, Unit 1, Map-8224
- 15. Via de San Ysidro
 - Legal: Lots 1-3, Kooperman Subdivision, Map-6362
 - Lot 1, Bolton Corner, Map-6729
 - Parcels A and B, Parcel Map PM-401
 - Lot 1, Sanborn's Subdivision, Map-8666
- 16. Beyer - San Ysidro West
 - Legal: Portion of Section 1, Township 19 South, Range 2 West, SBBM
- 17. Beyer - San Ysidro Central
 - Legal: Portion of Section 1, Township 19 South, Range 2 West, SBBM
- 18. Beyer - San Ysidro East
 - Legal: Lots 1-3, San Ysidro Plaza, Map-6448
- 19. Beyer - Dairy Mart
 - Legal: Portion of Section 35, Township 18 South, Range 2 West, SBBM
- 20. Del Sol - Picador
 - Legal: Lots 4-6, Princess del Sol, Unit 4, Map-6482
 - Parcels 1-3, Parcel Map PM-7192
- 21. Beyer - Picador
 - Legal: Lot 256, Pacifica Hills Unit No. 7, Map-7009
- 22. Palm - Beyer Southwest
 - Legal: Lots 1-2, Palm South, Map-8818
- 23. Palm Plaza
 - Legal: Lots 1-5, Palm Plaza Shopping Center, Map-6525
 - Portion of Lot 2, Montgomery Palisades Neighborhood Shopping Center, Map-4774
 - Parcel 1, Parcel Map PM-5108
 - Parcels 1-2, Parcel Map PM-12602
 - Parcel 1, Parcel Map PM-9091
- 24. Palm Plaza North
 - Legal: Lot 3, Montgomery Palisades Neighborhood Shopping Center, Map-4774
- 25. Palm Plaza East
 - Legal: Lot 1, Montgomery Palisades Neighborhood

Shopping Center Map-4774
26. Palm - 805
Legal: Lot 154, Riverview Unit No. 2, Map-7002
Parcels 1-5, Parcel Map PM-12833
Introduction of an Ordinance for CA-RR Zoning.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: A285-450.)

Hearing began at 10:48 a.m. and halted at 10:59 a.m.

MOTION BY McCOLL TO INTRODUCE. Second by Struikisma. Passed by the following vote: Wolfsheimer-nay, Cleator-not present, McColl-yea, Jones-yea, Struikisma-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-335: (R-87-828) ADOPTED AS RESOLUTION R-267134

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FINDINGS MUST BE MADE AS A PART OF COUNCIL ADOPTION

Determining and declaring that the public interest, convenience and necessity of the City require the development and completion of the Lexington Canyon Open Space Project, affecting portions of Blocks 35, 37 and 38, Lexington Park, and Blocks 134, 135, 137, 146 and 147 of City Heights; and that the public interest, convenience and necessity demand the acquisition of fee title of said property for said Lexington Canyon Open Space Project; declaring the intention of the City of San Diego to acquire said property under eminent domain proceedings; directing the City Attorney of the City of San Diego 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-86-537. Lexington Park Community Area. District-8.)

NOTE: Six votes required.

FILE LOCATION: STRT OS-1 DEED F-3985

COUNCIL ACTION: (Tape location: A451-B099.)

Hearing began at 10:59 a.m. and halted at 11:17 a.m.

Testimony in opposition by Hernan Martinez, Ruth Patrick, and John Tursdale.

MOTION BY McCOLL TO ADOPT STAFF RECOMMENDATIONS. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-336: (R-87-808) ADOPTED AS RESOLUTION R-267136

(Continued from the meeting of November 10, 1986, Item 204, at Mike Brown's request, to allow additional time to review the six proposals.)

Ratifying the actions taken by the Executive Director of the Housing Authority or his designee to solicit proposals for SRO 100 and SRO 75 from prospective owner/developer/operators; authorizing the Executive Director or his designee to enter into exclusive negotiations with the selected owner/developer/operators.

(See Housing Commission Report HCR-86-016CC.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: D321-690.)

MOTION BY STRUIKSMA TO ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, Jones-not present, Struiksma-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-337:

Rezoning Lot 4, Block 3, Loma Grande, Map-692, (approximately 6,750 square feet), located on the east side of 4th Avenue (3555 4th Avenue), between Brooke Avenue and Walnut Avenue, in the Uptown Community Plan area, from R-400 Zone to CO Zone.
(Case-86-0578. District-8.)

Subitem-A: (R-87-661) ADOPTED AS RESOLUTION R-267137

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-86-0578 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-87-83) INTRODUCED, TO BE ADOPTED DECEMBER 8, 1986

Introduction of an Ordinance for CO Zoning.

FILE LOCATION:

Subitem A ZONE ORD. NO.;

Subitem B--

COUNCIL ACTION: (Tape location: D056-070.)

Hearing began at 2:26 p.m. and halted at 2:28 p.m.

Council Member Jones entered at 2:27 p.m.

MOTION BY McCOLL TO CLOSE THE HEARING, ADOPT SUBITEM-A, AND INTRODUCE SUBITEM-B. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksmay-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-338:

(Continued from the meetings of May 20, 1986, Item S500 and July 22, 1986, Item 340, at the Planning Department's request.)

A proposal to amend the La Jolla Planned District Ordinance by adding a Street Tree List to the Appendix of the Ordinance and designating the Jacaranda tree as the Street Tree for La Jolla Boulevard and Pearl Street.

Subitem-A: (R-87-979) ADOPTED AS RESOLUTION R-267138

Adoption of a Resolution approving the Street Tree Appendix for Zones 1, 2, 3 and 4 of the La Jolla Planned District Ordinance and designating the Jacaranda tree as the Street Tree for La Jolla Boulevard and Pearl Street.

Subitem-B: (O-87-113) INTRODUCED, TO BE ADOPTED DECEMBER 8, 1986

Introduction of an Ordinance amending the La Jolla Planned District Ordinance.

FILE LOCATION:

Subitem A LAND - La Jolla Planned District;

Subitem B--

COUNCIL ACTION: (Tape location: D071-320.)

Hearing began at 2:28 p.m. and halted at 2:47 p.m.

Council Member Cleator entered at 2:36 p.m.

Testimony in favor by Michael Wagoner.

Testimony in opposition by Theresa Yianilos.

MOTION BY WOLFSHEIMER TO CLOSE THE HEARING, ADOPT SUBITEM-A AND INTRODUCE SUBITEM-B. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea,

Jones-yea, Struiksma-yea, Gotch-not present, McCarty-yea,
District 8-vacant, Mayor O'Connor-yea.

ITEM-339: (O-87-102) CONTINUED TO DECEMBER 8, 1986

Introduction and adoption of an ordinance for an extension to an interim ordinance to prevent demolition and/or conversion of single room occupancy (SRO) residential hotel units. The proposed ordinance is on file in the Office of the City Clerk.

The extension of the interim ordinance would extend until June 30, 1987 or until the effective date of the SRO Preservation Ordinance, whichever first occurs. The SRO Interim Ordinance denies building permits for demolition and/or conversion on SRO hotels (excluding specific projects approved by the Redevelopment Agency of The City of San Diego) unless a one-for-one replacement unit is added by the applicant, City, or other, to The City of San Diego's housing supply prior to the proposed conversion or demolition taking place.

NOTE: Six votes required.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: D015-050.)

MOTION BY STRUIKSMA TO CONTINUE TO DECEMBER 8, 1986, AT HIS REQUEST. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-not present, Struiksma-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

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ITEM-S500: (R-87-1205 Rev.1) ADOPTED AS RESOLUTION R-267135
DENYING THE APPEAL AND GRANTING
THE VARIANCE AS AMENDED

(Continued from the meetings of October 14, 1986, Item 336, November 4, 1986, Item 332, and November 18, 1986, Item 342; last continued at Council Member Jones' request, to allow the appellant and developer to resolve issues before coming before the Council.)

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.

FILE LOCATION: ZONE Zoning Appeals C-19220

COUNCIL ACTION: (Tape location: B106-411.)

Hearing began at 11:19 a.m. and halted at 11:38 a.m.

Testimony in favor of the appeal by Karla Holford.

Testimony in opposition of the appeal by Bishop Spangler.

MOTION BY JONES TO DENY THE APPEAL AND GRANT THE VARIANCE AS AMENDED TO: 1) EXEMPT THE OWNER FROM THE REQUIREMENT TO PROVIDE A MINIMUM OF 50% GROUND FLOOR SPACE FOR COMMERCIAL USE IN THE CC ZONE BY ELIMINATION OF THE COMMERCIAL FACILITIES ON 28TH STREET, AND 2) ALLOW THE OWNER TO UTILIZE A PORTION OF THE FRONT YARD AREA OF THE CC ZONED PART OF THE PROJECT FOR PARKING, CONSISTENT WITH THE PARKING ARRANGEMENTS ON THE ADJACENT RESIDENTIAL ZONED PORTION OF THE PROPERTY. DIRECT STAFF TO ESTABLISH A TASK FORCE THAT INCLUDES A REPRESENTATIVE OF THE SOUTHEAST DEVELOPMENT COMMITTEE, THE DEVELOPER OF THE PROJECT AND OTHER DEVELOPERS IN THE AREA, A REPRESENTATIVE OF THE BUILDING INDUSTRY, AND OTHER APPROPRIATE PARTIES. THE TASK FORCE IS TO INVESTIGATE THE FOLLOWING CONCERNS WITH FINDINGS AND RECOMMENDATIONS TO BE SUBMITTED TO THE TRANSPORTATION AND LAND USE COMMITTEE FOR CONSIDERATION WITHIN 60 DAYS: 1) WHAT PARTICULAR PROBLEMS EXIST WHERE DEVELOPMENT IS PROPOSED ON HILLY TERRAIN WITHIN THE INNER-CITY AREA? HOW CAN THOSE PROBLEMS BE RESOLVED WITHOUT THE USE OF VARIANCES WHILE MAINTAINING THE CHARACTER OF THE NEIGHBORHOOD? 2) CAN A SINGLE BUILDING PERMIT BE ISSUED WHERE A PROJECT IS LOCATED WITHIN MORE THAN ONE ZONE? 3) WHAT PROBLEMS ARE CAUSED WHEN A DEVELOPER BEGINS CONSTRUCTION OF A PROJECT WHILE HAVING MORE THAN ONE SET OF BUILDING PLANS ON FILE? HOW

IS THE CITIZEN APPEAL PROCESS IMPACTED BY THIS SITUATION AND HOW CAN THESE PROBLEMS BE RESOLVED? 4) ARE THE PRESENT PENALTIES FOR GRADING WITHOUT A PERMIT SIGNIFICANT ENOUGH TO DETER THIS ACTIVITY? CAN THESE PENALTIES BE MADE STIFFER? 5) WHERE BUILDING PLANS ARE SUBJECT TO REVIEW BY THE ZONING DEPARTMENT AND THE BUILDING INSPECTION DEPARTMENT, CAN THE REVIEW PROCESS BE IMPROVED AND BETTER COORDINATION BETWEEN THE DEPARTMENTS BE ACHIEVED? Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksmma-yea, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-UC-2: (R-87-120) CONTINUED TO DECEMBER 9, 1986, AT 3:30 P.M.

A Resolution presented to the City Council with UNANIMOUS CONSENT:
Matter of the Southeast San Diego Emergency Zoning Ordinance.

FILE LOCATION: LAND - Southeast San Diego Community Plan

COUNCIL ACTION: (Tape location: E145-670.)

MOTION BY McCOLL TO CONTINUE TO DECEMBER 9, 1986, AT 3:30 P.M., AT HER REQUEST. Second by Jones. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksmma-not present, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ITEM-UC-3: (R-87-1124) ADOPTED AS RESOLUTION R-267139

A Resolution presented to the City Council with UNANIMOUS CONSENT:
Be it resolve that the regular Council meeting of Monday, December 8, 1986 will begin at 1:30 p.m., and that the Special Council meeting for consideration of the finalists for the vacancy in District 8 will begin at 3:30 p.m. on that date. Authorizing the City Clerk to provide for adequate public notice of the times of the meetings.

FILE LOCATION: Meet

COUNCIL ACTION: (Tape location: E671-680.)

MOTION BY McCOLL TO ADOPT. Second by Jones. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, Jones-yea, Struiksmma-not present, Gotch-not present, McCarty-yea, District 8-vacant, Mayor O'Connor-yea.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor

O'Connor at 3:50 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: E680-680).