

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

TUESDAY, NOVEMBER 17, 1987

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 10:06 a.m. The meeting was recessed by Mayor O'Connor at 12:05 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor O'Connor at 2:08 p.m. with Council Members McCarty and Ballesteros not present. Mayor O'Connor adjourned the meeting at 5:46 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) Vacant
 - (5) Council Member Struiksma-present
 - (6) Council Member Gotch-present
 - (7) Council Member McCarty-present
 - (8) Council Member Ballesteros-present
- Clerk-Abdelnour (eb;rb)

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-not present
- (3) Council Member McColl-present
- (4) Vacant
- (5) Council Member Struiksma-not present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Ballesteros-not present

ITEM-205:

(Trailed from the meeting of Monday, November 16, 1987.)

Matters relative to the Interim Development Ordinance

(IDO):

19871117

Subitem-A: (R-88-1097) ADOPTED AS RESOLUTION R-269742 ON
MONDAY, NOVEMBER 16, 1987

Comprehensive Update on the status of the Interim
Development Ordinance including consideration of options
for replenishing the reserve to allow units for variance
hardship cases.

(See Planning Department Report PDR-87-559.)

Subitem-B: APPROVED

In the matter of necessary budget amendments to accommodate
additional IDO Administrative needs. Staffing adjustments
would require an Appropriations Ordinance Amendment.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: I175-180.)

MOTION BY STRUISKMA TO ADOPT SUBITEM B. Second by Cleator.

Passed by the following vote: Wolfsheimer-not present,
Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea,
Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor
O'Connor-yea.

Nov-17-1987

ITEM-310: WELCOMED

Welcoming approximately 20 fifth and sixth grade students
from Tabernacle Christian Academy, accompanied by Priscilla
Sinyard. This group will arrive at approximately 10:00
a.m.

(District-3.)

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A086-109.)

Deputy Mayor McColl welcomed the group.

ITEM-330: (R-88-558) ADOPTED AS RESOLUTION R-269747

Conducting the annual review hearing for the Tierrasanta
Public Facilities Benefit Assessment District.
(See City Manager Report CMR-87-490. Tierrasanta Community
Area. District-7.)

FILE LOCATION: STRT FB-10

COUNCIL ACTION: (Tape location: A110-234.)

Hearing began 10:09 a.m. and halted 10:18 a.m.

MOTION BY McCARTY TO CLOSE THE HEARING AND ADOPT. Second by

Struiksma. Passed by the following vote: Wolfsheimer-yea,
Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea,

Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-331: FILED

(Continued from the meeting of June 2, 1987, Item 331; continued from the meeting of June 23, 1987, Item 330, at the request of the City Manager and City Attorney, to allow time for their offices to analyze the written material that was received from the State Energy Commission; continued from June 30, 1987, Item S414, at Council Member Jones' request, to allow the Mayor, City Manager, City Attorney, to work with the CAC on environmental concerns and appropriate scheduling of the SANDER Application.)

Matters concerning all of that portion of Lot 78 of Rancho Mission of San Diego lying within Section 25, Township 15 South, Range 3 West, SBBM, and a portion of land owned by the Department of the Navy known as the United States Naval Air Station, Miramar, California. The subject property (approximately 43 acres) is located south of State Route 52, east of Convoy Street and west of Magnatron Boulevard, in the Serra Mesa Community Plan area. The San Diego Energy Recovery (SANDER) Project is a City-sponsored, waste-to-energy facility, proposed to be located on the above 43-acre site adjacent to the Miramar land fill.

- 1) Rezoning the above described real property from Zones M-1A and A-1-10 to Zone M-1B;
 - 2) Amending the Serra Mesa Community Plan to redesignate the above described real property from Light Industrial to a Waste Management Facility; and
 - 3) Amending the Progress Guide and General Plan to redesignate the above described real property from General Industrial to a Waste Management Facility.
- (Case-86-0633. District-5.)

Subitem-A: (O-87-212)

Introduction of an Ordinance for M-1B Zoning.

Subitem-B: (R-87-2167)

Adoption of a Resolution amending the Serra Mesa Community Plan, and amending the Progress Guide and General Plan, to become effective after the next omnibus hearing.

FILE LOCATION: Zone Ord., LAND Serra Mesa Community Plan

COUNCIL ACTION: (Tape location: C220-240.)

Hearing began 11:40 a.m. and halted 11:41 a.m.

MOTION BY STRUIKSMA TO NOTE AND FILE. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea,

McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea,
McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-332:

Matters concerning the Pacific Beach community:

1) An amendment to the Pacific Beach Community Plan and Local Coastal Program Land Use Plan to provide design standards that will ensure quality redevelopment in the Crown Point neighborhood commercial area and to apply the Community Plan Implementation Overlay Zone (CPIOZ) to those properties at the intersection of Ingraham Street and La Cima Drive that are currently designated for neighborhood commercial use and zoned CN (Neighborhood Commercial). The design standards will address building scale, enhanced landscaping, on-site parking, and pedestrian orientation.

2) Matters concerning the following property: A 0.93-acre site located on the south side of Braemar Lane between Bayard and Cass Streets, immediately east of the existing Catamaran Hotel, in Zone R1-5000 (proposed Zone CV), in the Pacific Beach Community Plan area. The subject property is further described as Lots 1-7, Braemar Sail Bay, Map-11444.

a) Appeals of William P. Dryden, Susan Modell and Ann Cunningham, from the decision of the Planning Commission in granting Planned Commercial Development Permit PCD-87-0452, proposing a 42-unit expansion of an existing hotel, with three two-story buildings and includes landscaping, off-street parking and accessory uses on the herein described real property in 2) above;

b) Rezoning the herein described real property in 2) above from Zone R1-5000 (single-family residential to CV (commercial-visitor) as shown on zoning plat B-3850; (Case-87-0452)

c) An amendment to the Pacific Beach Community Plan and Local Coastal Program Land Use Plan and an amendment to the Progress Guide and General Plan to redesignate the site described in 2) above from single family residential (9 dwelling units per net residential acre) to visitor commercial; and
(Case & PCD-87-0452. District-6.)

19871117

Subitem-A: (R-88-679) ADOPTED AS RESOLUTION R-269748
Adoption of a Resolution approving the plan amendment for

the Crown Point neighborhood.

Subitem-B: (O-88-68) INTRODUCED, TO BE ADOPTED NOVEMBER 30,
1987

Introduction of an Ordinance applying the Community Plan
Implementation Overlay Zone (CPIOZ) Type "B."

Subitem-C: (R-88-646) ADOPTED AS RESOLUTION R-269749

Adoption of a Resolution certifying that the information
contained in Environmental Negative Declaration END-87-0452
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-D: (R-88-1353 Rev.1) ADOPTED AS RESOLUTION R-269750
DENYING APPEAL AND GRANTING THE
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.

Subitem-E: (O-88-63) INTRODUCED, TO BE ADOPTED NOVEMBER 30,
1987

Introduction of an Ordinance for CV Zoning.

Subitem-F: (R-88-677) ADOPTED AS RESOLUTION R-269751

Adoption of a Resolution adopting the plan amendment for
the Catamaran Hotel project.

FILE LOCATION:

Subitem-A LAND Pacific Beach Community Plan,

Subitem-B --,

Subitems C and D PERM PCD 87-0452,

Subitem-E --,

Subitem-F PERM PCD 87-0452 and LAND Pacific Beach Community Plan

COUNCIL ACTION: (Tape location: A239-C209.)

Hearing began 10:19 a.m. and halted 11:39 a.m.

Testimony in favor of the appeal by Ann Cunningham, Keith
Behner, Steve Crandall, Patty Kent, and Ann Merrill.

Testimony in opposition to the appeal by Les Marshall, Donald
Worley, Paul Peterson, Bill Evans, Scott Jones, and Maurice

Boldnc.

MOTION BY GOTCH TO ADOPT THE RESOLUTION FOR SUBITEM-A AND INTRODUCE THE ORDINANCE FOR SUBITEM-B. Second by McColl.

Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksmayea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

MOTION BY GOTCH TO ADOPT THE RESOLUTIONS FOR SUBITEM C, APPROVING THE ENVIRONMENTAL NEGATIVE DECLARATION, AND FOR SUBITEM-D, DENYING THE APPEAL AND GRANTING THE PERMIT WITH CONDITIONS REQUIRING THE CATAMARAN TO PROVIDE UNLIMITED VALIDATED PARKING TO ALL HOTEL VISITORS, MAINTAIN AN ENTRANCE AND EXIT ON MISSION BOULEVARD WITH SIGNS DIRECTING VISITORS TO A COASTAL ACCESS ROUTE, INSTALL HEDGES TO HELP LESSEN LIGHTS OF EXITING CARS, AND LIMIT THE DEVELOPMENT OF THE PROPERTY TO THE 42-UNIT HOTEL EXPANSION, INTRODUCE THE ORDINANCE FOR SUBITEM-E, FOR CV ZONING, AND ADOPT THE RESOLUTION FOR SUBITEM-F, ADOPTING THE PLAN AMENDMENT FOR THE CATAMARAN HOTEL PROJECT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksmayea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-333: (O-88-74) INTRODUCED AND ADOPTED AS ORDINANCE O-16980
(New Series)

Introduction and adoption of an Ordinance amending Ordinance O-16916 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1987-88 and Appropriating the Necessary Money to Operate the City of San Diego for said Fiscal Year" by amending Documents No. OO-16916-1 and No. OO-16916-2, as amended and adopted therein, by adding to the personnel authorization of the Treasurer's Department (052), three (3.0) Collection Investigator I positions and two (2.0) Clerical Assistant II positions; authorizing the City Auditor and Comptroller to increase the Treasurer's Department Appropriation (052) by \$120,000 to be recovered by new additional revenue from collection activity, for the purpose of fully funding the above authorized positions and related nonpersonnel expenditures for Fiscal Year 1988.

CITY MANAGER SUPPORTING INFORMATION: City Manager Report CMR-87-421, dated September 2, 1987, described the growing backlog of delinquent accounts within the City Treasurer's Collection Program. The addition of three professional collectors and two clerical assistants will enable the Treasurer to effectively "work" all accounts so as to maximize revenue which is due to the City. It is estimated that the new

positions will generate between \$240,000 and \$475,000 in additional revenues annually. These revenues are largely non-tax revenues, and therefore not subject to spending limitations.

Aud. Cert. 8800392.

NOTE: See Item 206 on the docket of Monday, November 16, 1987 for the first public hearing. Today's action is the second public hearing for the introduction and adoption of the Ordinance.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C212-219.)

MOTION BY GOTCH TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-not present, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-334: (R-88-803) ADOPTED AS RESOLUTION R-269756

Establishing a fee/deposit of \$50 for initial Planning Director review and \$500 for Historical Site Board review and determination to help defray the costs of processing applications for demolition permits in the La Jolla Planned District.

(La Jolla Community Area. District-1.)

PLANNING DEPARTMENT SUPPORTING INFORMATION: On September 29, 1987 the City Council amended the La Jolla Planned District Ordinance (PDO) to incorporate a building demolition review process. The provision insures that specific sites are reviewed for their historical and/or architectural value prior to approval of a demolition permit. As discussed at the PDO hearing, it is anticipated that ten to twelve demolition permits will be requested annually. Of these, half will require only Planning Director approval and a review process not to exceed ten days. The remainder of permit applications will require in-depth review and will be forwarded to the Historical Site Board for determination. For Planning Director approval only, a fee of \$50 will be imposed. For those permits which are forwarded to the Historical Board, a \$500 deposit is established.

FILE LOCATION: LAND - La Jolla Planned District

COUNCIL ACTION: (Tape location: D014-037.)

Hearing began at 2:06 p.m. and halted at 2:10 p.m.

MOTION BY WOLFSHEIMER TO ADOPT. Second by Cleator. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea,

Ballesteros-yea, Mayor O'Connor-yea.

Nov-17-1987 RECORDER rb

ITEM-335: (R-88-1233) ADOPTED AS RESOLUTION R-269757

19871117

(Continued from the meeting of October 13, 1987, Item 334, at Gary Kaku's request to allow the Councilmember from the District to be present for the hearing.)

Appeal of Richard C. and Gloria C. Richley, from the decision of the Board of Zoning Appeals in granting, with conditions, a request to construct a three-story addition to an existing single-family dwelling, consisting of (1) a garage to observe an 8'0" setback; (2) a second story deck (213 square feet) observing a 2'0" setback and (3) a third story deck (46 square feet) to observe a 4'0" setback where 10'0" is established. The subject property is described as Lot 7 of Sefton Park, Map-6061, located at 1895 Sefton Place, in Zone R1-5000, in the Peninsula Community Plan area.

(Case C-19567. District-2.)

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

FILE LOCATION: ZONE, ZONING APPEALS C-19567

COUNCIL ACTION: (Tape location: D038-115.)

Hearing began at 2:10 p.m. and halted at 2:15 p.m.

Testimony in favor by Dr. Richley.

MOTION BY CLEATOR TO GRANT THE APPEAL AND THE VARIANCE. Second by Wolfsheimer. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-336:

A. Mid-City Community Plan amendments and associated rezonings proposed for the following areas:

1. A community plan amendment is proposed to redesignate the low-medium density residential area (10-15 dwelling units per acre) generally bordered by Mountain View Drive on the north, east and west, and Collier Avenue on the south to single-family, low-density residential (5-10 dwelling units per acre). A rezoning from MR-3000 to R1-5000 is also being proposed.
2. A community plan amendment is proposed to redesignate the low-medium density residential

- area (10-15 dwelling units per acre) generally located south of Adams Avenue, north of Monroe Street, east of 49th Street and west of Collwood Boulevard to single-family, low density residential (5-10 units per acre). A rezoning from MR-3000 to R1-5000 is also being proposed.
3. A community plan amendment is proposed to redesignate the medium-high density residential area (15-45 units per acre) between 40th Street, Copeland, Meade and Adams Avenues to single-family, low residential density (5-10 units per acre). A rezoning from MR-1500B to R1-5000 is also being proposed.
 4. A community plan amendment is proposed to redesignate the medium-high residential area (15-45 units per acre) bounded by Monroe, Meade, 32nd Street and 35th Place to single-family, low density residential (5-10 units per acre). A rezoning from MR-1500B to R1-5000 is also being proposed.
 5. A community plan amendment is proposed to redesignate the remainder of the medium-high residential area excluding the areas under Item Nos. 3 and 4 above, generally located south of Adams Avenue, north of Meade Avenue, east of I-805 and west of Copeland to low-medium residential (10-17 units per acre) or medium density residential (15-25 units per acre). A rezoning from MR-1500B to either MR-2500 or MR-1750 is also being proposed.
 6. One area is being proposed for a plan amendment in the Oak Park neighborhood that would redesignate a canyon area from low density residential (5-10 dwelling units per acre) to the community plan open space designation, with a rezoning from R1-5000 to R1-40,000.
- B. Rezonings are being proposed for the following areas:
1. Several areas designated as open space by the Mid-City Community Plan consisting primarily of canyons and hillsides are recommended to be rezoned from R1-5000, MR-3000, MR-1500B, MR-1000B and MR-1000 Zones to the R1-40,000 Zone, to implement the community plan.
 2. Dedicated City-owned sites which are designated as open space in the Mid-City Community Plan are recommended to be rezoned to the Open Space Zone.

C. The following overlay zones are being proposed to be applied in addition to the existing zoning:

1. The Institutional Overlay Zone is proposed to be applied to all publicly-owned schools, libraries, fire stations and some Navy-owned and City-owned sites. The purpose of this zone is to ensure the public review of these sites if they are proposed for the development of non-institutional uses.
2. The Hillside Review Overlay Zone is proposed to be applied, in addition to the existing Hillside Review zoned areas, to areas as shown on the maps on file in the Office of the City Clerk, to provide additional guidelines for assuring development sensitive to natural topographic features. This overlay zone is being proposed to further implement the adopted community plan.

(District-3.)

19871117

Subitem-A: (R-88-908Rev.1) ADOPTED AS AMENDED AS RESOLUTION
R-269758

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

Subitem-B: (O-88-78) INTRODUCED AS AMENDED, TO BE ADOPTED
NOVEMBER 30, 1987

Introduction of an Ordinance for the Mid-City rezonings.

FILE LOCATION: LAND, MID-CITY COMMUNITY PLAN

COUNCIL ACTION: (Tape location: D116-F228.)

Hearing began at 2:16 p.m. and halted at 3:40 p.m.

Council Member McCarty left at 2:40 p.m.

Motion by Ballesteros to continue those portions in District 8
and go ahead and hear testimony today. Second by Wolfsheimer.

Failed by the following vote: Wolfsheimer-yea, Cleator-not
present, McColl-nay, District 4-vacant, Struiksma-nay,

Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-nay.

Testimony taken in favor by Judith Abeles, Tom Baumann, Kenneth
Hale, Linda Pennington, Lois Miller, Judy Elliot, Ken Jacobs,
Jim LoBue, and Joy Higginbotham.

Council Member Cleator left at 2:40 p.m.

Council Member Gotch left at 2:45 p.m. and returned at 2:50 p.m.

Testimony taken in opposition by Ms. McCallum, Virginia Smith,
Christina Dyer, Jack Walsh, Mr. Kennedy, Shirley Babbitt,
Richard Torres, Carlo Martinez, and Neil Nathison.

Motion by McColl to pull the Walsh property out and refer it to

the City Attorney to get an opinion on council action and bring back for another hearing at the time plan amendments are to be brought forward by the Planning Department. Amend motion to add canyon between 35th and Wilson, I-805 and Landis and the northwest corner of Home and Federal to initiate plan amendment and rezonings.

Council Member Wolfsheimer left at 3:07 p.m and returned at 3:20 p.m.

Council Member Struiksma left at 3:07 p.m. and returned at 3:17 p.m.

Motion by Ballesteros to exclude from consideration the matter coming before Council for vote next Monday and to continue the newly discovered area. No Second.

MOTION BY McCOLL TO ADOPT AS AMENDED THE RECOMMENDATIONS OF THE PLANNING DEPARTMENT AS REFLECTED IN REPORT NO. 87-553, AND DIRECT THE PLANNING DEPARTMENT TO INITIATE A PLAN AMENDMENT AND REZONE OF THE INTERSECTION OF MARLBOROUGH DRIVE AND HILLDALE ROAD FROM NEIGHBORHOOD COMMERCIAL TO THE SINGLE FAMILY, LOW-DENSITY, RESIDENTIAL DESIGNATION IN THE R1-5000 ZONE. THE CITY ATTORNEY IS DIRECTED TO COME BACK IN ONE WEEK WITH AN EMERGENCY ORDINANCE THAT WOULD IMPLEMENT THE ACTION TAKEN.

Second by Gotch. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-337:

Matters of the following accelerated variance requests from the Interim Development Ordinance (IDO):

- a) A variance request from the Interim Development Ordinance (IDO) to construct a 6 unit multi-family apartment. The subject property is located at 2146 - 2152 Catalina Blvd., and is described as Assessor Parcel Nos. 449-092-16 & 17. The R-1500 zoned site is within the Peninsula Community Plan. The applicant is demolishing 3 existing units. (Case-87-2270) (District-2.)
- b) A variance request from the Interim Development Ordinance (IDO) to construct a 6 unit residential project. The subject property is located at 1428 Thomas Avenue and is described as Assessor Parcel No. 423-182-14. The R-1500 zoned site is within the Pacific Beach Community Plan. The applicant is demolishing 3 existing units. (Case-87-2037) (District-6.)
- c) A variance request from the Interim Development

- Ordinance (IDO) to construct a 4 unit multi-family apartment. The subject property is located at 4409 Florida Street and is described as Assessor Parcel No. 445-222-12. The MR-2500 zoned site is within the Mid-City Community Plan. The applicant is demolishing 1 existing unit. (Case-87-2261) (District-3.)
- d) A variance request from the Interim Development Ordinance (IDO) to construct a 4 unit residential project. The subject property is located at 4676 Morrell Street and is described as Assessor Parcel No. 416-531-12. The R-1500 zoned site is within the Pacific Beach Community Plan. The applicant is demolishing 1 existing unit. (Case-87-2242) (District-6.)
- e) A variance request from the Interim Development Ordinance (IDO) to construct a 4 unit residential project and eliminate one existing unit. The subject property is located at 1860 Missouri Street and is described as Lots 25 & 26 in Block 1 of Hauser's subdivision of Acre Lot 49 of Pacific Beach according to Map-954. The R-1500 zoned site is within the Pacific Beach Community Plan. The applicant is demolishing 1 existing unit. (Case-87-2093) (District-6.)
- f) A variance request from the Interim Development Ordinance (IDO) to construct a 4 unit residential project. The subject property is located at 1860 Pacific Beach Drive and is described as Assessor Parcel No. 424-242-14. The R-1500 zoned site is within the Pacific Beach Community Plan. The applicant is demolishing 1 existing unit. (Case-87-2266) (District-6.)
- g) A variance request from the Interim Development Ordinance (IDO) to construct a 3 unit residential project. The subject property is located at 4004 Riviera Drive and is described as Assessor Parcel No. 423-382-23. The R-1500 zoned site is within the Pacific Beach Community Plan. (Case-87-2098) (District-6.)
- h) A variance request from the Interim Development Ordinance (IDO) to construct a 3 unit condominium. The subject property is located at Camino del Sol between Vallecitos Street and Avenida de la Playa and is described as Assessor Parcel No. 346-272-10. The MF-2 zoned site is within the La Jolla Shores Planned District. (Case-87-2258) (District-1.)
- i) A variance request from the Interim Development Ordinance (IDO) to construct three single-family residences. The subject property is located at 1861, 77, & 83 Lancashire Way and is described as Assessor Parcel Nos. 272-750-25,

- 26, & 27. The R-1-5000 zoned site is within the Rancho Bernardo Community Plan. (Case-87-2268) (District-1.)
- j) A variance request from the Interim Development Ordinance (IDO) to construct a 4 unit project. The subject property is located at 1952-56 Thomas Avenue and is described as Lots 27 and 28, Block 248 of Pacific Beach amended trustees map according to Map thereof No. 854. The R-1500 zoned site is within the Pacific Beach Community Plan. The applicant is demolishing 1 existing unit. (Case-87-2094) (District-6.)
- k) A variance request from the Interim Development Ordinance (IDO) to construct a 4 unit condominium. The subject property is located on Hornblend Street between Haines Street and Gresham Street and is described as Lots 35 and 36, Block 219, according to Map Nos. 697 and 854 of Pacific Beach. The R-1500 zoned site is within the Pacific Beach Community Plan. The applicant is demolishing 2 existing units. (Case-87-2043) (District-6.)
- l) A variance request from the Interim Development Ordinance (IDO) to construct a 2 unit duplex. The subject property is located at 4624 32nd Street, between Adams Avenue and Madison Avenue, and is described as Assessor Parcel No. 439-420-16. The MR-1500B zoned site is within the Mid-City Community Plan. (Case-87-2254) (District-3.)
- m) A variance request from the Interim Development Ordinance (IDO) to construct a 3 unit multi-family development. The subject property is located at 605 West Walnut Avenue and is described as Assessor Parcel Nos. 451-392-7 & 8. The R-3000 (HR) zoned site is within the Uptown Community Plan. The applicant is demolishing 1 existing unit. (Case-87-2065) (District-2.)
- n) A variance request from the Interim Development Ordinance (IDO) to construct a 2 unit residential project. The subject property is located on the west side of El Carmel Place and is described as Lot C, Block 139, Map No. 1651 of Mission Beach. The R-S zoned site is within the Mission Beach Community Plan. (Case-87-2172) (District-6.)
- o) A variance request from the Interim Development Ordinance (IDO) to construct a duplex. The subject property is located at 1735 Cable Street and is described as Assessor Parcel No. 448-271-27. The R-1750 zoned site is within the Ocean Beach Community Plan. The applicant is demolishing 1 existing unit. (Case-87-2260) (District-2.)

- p) A variance request from the Interim Development Ordinance (IDO) to construct a one unit residential project. The subject property is located on the east side of September Street and is described as Lots 306 & 395, Western Hills Unit 1, Map-3372. The R1-5 zoned site is within the Clairemont Mesa Community Plan. (Case-87-2256) (DIstrict-6.)
- q) A variance request from the Interim Development Ordinance (IDO) to construct a single family residence. The subject property is located at 5652 Gables Street and is described as Assessor Parcel No. 587-101-13. The R-3000 zoned site is within the Skyline/Paradise Hills Community Plan. (Case-87-2259) (District-4.)

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Subitem-A: (R-88-1186) ADOPTED AS RESOLUTION R-269759,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2270 with appropriate findings to support Council action.

Subitem-B: (R-88-1187) ADOPTED AS RESOLUTION R-269760,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2037 with appropriate findings to support Council action.

Subitem-C: (R-88-1188) ADOPTED AS RESOLUTION R-269773,
DENYING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2261 with appropriate findings to support Council action.

Subitem-D: (R-88-1189) ADOPTED AS RESOLUTION R-269761,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2242 with appropriate findings to support Council action.

Subitem-E: (R-88-1190) ADOPTED AS RESOLUTION R-269762,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2093 with appropriate findings to support Council action.

Subitem-F: (R-88-1191) ADOPTED AS RESOLUTION R-269763,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2266 with appropriate findings to support Council action.

Subitem-G: (R-88-1192) ADOPTED AS RESOLUTION R-269764,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2098 with appropriate findings to support Council action.

Subitem-H: (R-88-) CONTINUED TO JANUARY 5, 1988

Adoption of a Resolution granting or denying the variance request for Case-87-2258 with appropriate findings to support Council action.

Subitem-I: (R-88-) CONTINUED TO JANUARY 5, 1988

Adoption of a Resolution granting or denying the variance request for Case-87-2268 with appropriate findings to support Council action.

Subitem-J: (R-88-1193) ADOPTED AS RESOLUTION R-269765,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2094 with appropriate findings to support Council action.

Subitem-K: (R-88-1194) ADOPTED AS RESOLUTION R-269766,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2043 with appropriate findings to support Council action.

Subitem-L: (R-88-1195) ADOPTED AS RESOLUTION R-269774,
DENYING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2254 with appropriate findings to support Council action.

Subitem-M: (R-88-1196) ADOPTED AS RESOLUTION R-269767,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-2065 with appropriate findings to support Council action.

Subitem-N: (R-88-1197) ADOPTED AS RESOLUTION R-269768,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance
request for Case-87-2172 with appropriate findings to
support Council action.

Subitem-O: (R-88-1198) ADOPTED AS RESOLUTION R-269769,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance
request for Case-87-2260 with appropriate findings to
support Council action.

Subitem-P: (R-88-1199) ADOPTED AS RESOLUTION R-269770,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance
request for Case-87-2256 with appropriate findings to
support Council action.

Subitem-Q: (R-88-1200) ADOPTED AS RESOLUTION R-269771,
GRANTING THE VARIANCE

Adoption of a Resolution granting or denying the variance
request for Case-87-2259 with appropriate findings to
support Council action.

FILE LOCATION: SUBITEM A: ZONE IDO VARIANCE, CASE-87-2270;
SUBITEM B: ZONE IDO VARIANCE, CASE 87-2037;
SUBITEM C: ZONE IDO VARIANCE CASE 87-2261;
SUBITEM D: ZONE IDO VARIANCE CASE-87-2242;
SUBITEM E: ZONE IDO VARIANCE CASE-87-2093;
SUBITEM F: ZONE IDO VARIANCE CASE-87-2266;
SUBITEM G: ZONE IDO VARIANCE CASE-87-2098;
SUBITEM H:--; SUBITEM I:--; SUBITEM J: IDO
VARIANCE CASE-87-2094; SUBITEM K: IDO
VARIANCE CASE-87-2043; SUBITEM L: IDO
VARIANCE CASE-87-2254; SUBITEM M: IDO
VARIANCE CASE-87-2065; SUBITEM N: IDO
VARIANCE CASE-87-2171; SUBITEM O: IDO
VARIANCE CASE-87-2260; SUBITEM P: IDO
VARIANCE CASE-87-2256; SUBITEM Q: IDO
VARIANCE CASE-87-2259.

COUNCIL ACTION: (Tape location: F225-I174.)

Hearing began at 3:43 p.m. and halted at 5:45 p.m.

Testimony in favor of Subitem-A by Lance Witt.

MOTION BY CLEATOR TO ADOPT SUBITEM-A GRANTING THE VARIANCE
BECAUSE OF COMPLIANCE WITH ITEM 1 OF THE HARDSHIP GUIDELINES
REPORT PREPARED BY THE CITY ATTORNEY ON NOVEMBER 16, 1987.

Second by McColl. Passed by the following vote:
Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant,
Struiksma-yea, Gotch-yea, McCarty-not present, Ballesteros-not
present, Mayor O'Connor-yea.

Testimony in favor of Subitem-B by Doug Kingma and Dirk Kingma.
MOTION BY GOTCH TO ADOPT SUBITEM-B GRANTING THE VARIANCE.
Second by McCarty. Passed by the following vote:
Wolfsheimer-not present, Cleator-yea, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not
present, Mayor O'Connor-yea.

Testimony in favor of Subitem-C by William Spriggs.
Testimony in opposition of Subitem-C by Donald Swanson, Robert
Belvins, and Henry Meza.
MOTION BY GOTCH TO ADOPT SUBITEM-C DENYING THE VARIANCE. Second
by Cleator. Passed by the following vote: Wolfsheimer-not present,
Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea,
Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor
O'Connor-yea.

Testimony in favor of Subitem-D by Kim Fowler and Michael Lienert.
MOTION BY GOTCH TO ADOPT SUBITEM-D GRANTING THE VARIANCE.
Second by Struiksma. Passed by the following vote:
Wolfsheimer-not present, Cleator-yea, McColl-yea, District 4-vacant,
Struiksma-yea, Gotch-yea, McCarty-not present, Ballesteros-not
present, Mayor O'Connor-yea.
MOTION BY GOTCH TO REFER THE MORRELL PROPERTY TO THE ZONING
ADMINISTRATOR CONCERNING PARKING LOT VIOLATIONS. Second by
Cleator. Passed by the following vote: Wolfsheimer-not
present, Cleator-yea, McColl-yea, District 4-vacant,
Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not present,
Mayor O'Connor-yea.
MOTION BY GOTCH TO ADOPT SUBITEM-E GRANTING THE VARIANCE.
Second by Struiksma. Passed by the following vote:
Wolfsheimer-not present, Cleator-yea, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-yea, McCarty-not present,
Ballesteros-not present, Mayor O'Connor-yea.

Testimony in favor of Subitem-F by Frank Rys.
MOTION BY GOTCH TO ADOPT SUBITEM-F GRANTING THE VARIANCE.
Second by Struiksma. Passed by the following vote:
Wolfsheimer-not present, Cleator-yea, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-yea, McCarty-not present,
Ballesteros-not present, Mayor O'Connor-yea.

Testimony in favor of Subitem-G by Tom Devany.

MOTION BY GOTCH TO ADOPT SUBITEM-G GRANTING THE VARIANCE.

Second by Struiksma. Passed by the following vote:

Wolfsheimer-not present, Cleator-yea, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-yea, McCarty-not present,
Ballesteros-not present, Mayor O'Connor-yea.

MOTION BY STRUIKSMA TO CONTINUE SUBITEM-H TO JANUARY 5, 1988.

Second by Cleator. Passed by the following vote:

Wolfsheimer-not present, Cleator-yea, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not
present, Mayor O'Connor-yea.

Testimony in favor of Subitem-I given by Dee Fishman.

MOTION BY WOLFSHEIMER TO CONTINUE SUBITEM-I TO JANUARY 5, 1988.

Second by Struiksma. Passed by the following vote:

Wolfsheimer-yea, Cleator-not present, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-nay, McCarty-yea,
Ballesteros-yea, Mayor O'Connor-yea.

Testimony in favor of Subitem-J by Nick Nansen.

Testimony in opposition of Subitem-J by William Skinner.

MOTION BY GOTCH TO ADOPT SUBITEM-J GRANTING THE VARIANCE.

Second by Struiksma. Passed by the following vote:

Wolfsheimer-not present, Cleator-yea, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-yea, McCarty-not present,
Ballesteros-not present, Mayor O'Connor-yea.

Testimony in favor of Subitem-K by Brian Sorokin.

MOTION BY GOTCH TO ADOPT SUBITEM-K GRANTING THE VARIANCE.

Second by Struiksma. Passed by the following vote:

Wolfsheimer-not present, Cleator-yea, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-yea, McCarty-not present,
Ballesteros-not present, Mayor O'Connor-yea.

Testimony in favor of Subitem-L by Matthew Wells and John
Booher.

MOTION BY MCCOLL TO ADOPT SUBITEM-L DENYING THE VARIANCE.

Second by Struiksma. Passed by the following vote:

Wolfsheimer-not present, Cleator-yea, McColl-yea, District
4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not
present, Mayor O'Connor-yea.

Testimony in favor of Subitem-M by Peter Clarke.

Council Member Cleator returned at 4:40 p.m.

MOTION BY CLEATOR TO ADOPT SUBITEM-M GRANTING THE VARIANCE.

Second by Gotch. Passed by the following vote: Wolfsheimer-not

present, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor O'Connor-yea.

Testimony in favor of Subitem-N by Michael Lienert, attorney representing Dorothy and Alan Lord.

MOTION BY GOTCH TO ADOPT SUBITEM-N GRANTING THE VARIANCE. CONSISTENT WITH FINDINGS 3 ON PAGE 2 OF THE HARDSHIP GUIDELINES SUBMITTED BY THE ATTORNEY. Second by Struiksma. Passed by the following vote: Wolfsheimer-not present, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor O'Connor-yea.

Testimony in favor of Subitem-O by Roger Casey.

MOTION BY CLEATOR TO ADOPT SUBITEM-O GRANTING THE VARIANCE FOR TWO UNITS, WITH ONE UNIT TO BE TAKEN FROM THE INTERIM DEVELOPMENT ORDINANCE. Second by McColl. Passed by the following vote: Wolfsheimer-not present, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor O'Connor-yea.

Testimony in favor of Subitem-P by James Koch.

MOTION BY GOTCH TO ADOPT SUBITEM-P GRANTING THE VARIANCE. Second by Cleator. Passed by the following vote: Wolfsheimer-not present, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor O'Connor-yea.

Testimony in favor of Subitem-Q by Vannetta Griffin.

MOTION BY CLEATOR TO ADOPT SUBITEM-Q GRANTING THE VARIANCE. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-not present, Ballesteros-not present, Mayor O'Connor-yea.

ITEM-S500:

Two actions relative to the SANDER Project:

Subitem-A: (R-88-988) ADOPTED AS RESOLUTION R-269752
Acknowledging and accepting Wheelabrator (Signal)
Environmental Systems withdrawal from further negotiations
for the development and operation of the SANDER Project.

Subitem-B: (R-88-1062) ADOPTED AS RESOLUTION R-269753
Authorizing the City Manager and City Attorney to enter

into a Consulting Agreement with the law firm of Orrick, Herrington & Sutcliffe for the purpose of obtaining an opinion on the transferability of the \$306 million California Pollution Control Financing Authority Bond Allocation to other City Solid Waste Management Projects at a cost not to exceed \$20,000.

FILE LOCATION: MEET CCONFY88-1

COUNCIL ACTION: (Tape location: C240-685.)

Motion by Cleator to continue to January 8, to be taken at the same time as the SANDER Project. No second.

MOTION BY McCOLL TO ADOPT SUBITEMS A AND B. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-nay, Gotch-yea, McCarty-nay, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-S501: (R-88-1066) ADOPTED AS RESOLUTION R-269754

Authorizing the execution of an agreement with Economics Research Associates for professional services for the Mercado Del Barrio Project within the Barrio Logan Community; authorizing the expenditure of an amount not to exceed \$75,000 from Fund 18522, Dept. 5866, Account 4279, for the purpose of providing funds for the above project.

(Barrio Logan Community Area. District-8.)

CITY MANAGER SUPPORTING INFORMATION: In May, 1987, the Planning Department solicited Requests for Qualifications (RFQ's) for the Mercado del Barrio Project. The RFQ was sent to nearly 300 consultants and was advertised in the San Diego Daily Transcript. Twelve responses were received. In August, 1987, five consulting teams shortlisted from the RFQ responses were invited to submit Requests for Proposals (RFP's). The specified scope of work included an economic analysis, marketing plan, land use and urban design plan, public improvements plan, phasing program and implementing ordinances for a 5-6 block area situated in the Barrio Logan Community in the vicinity of Chicano Park and the Barrio Trolley Station. Three proposals were received (two teams dropped out). On September 11, 1987, the three candidates were interviewed by a five member committee comprised of community representatives, a volunteer architect, and staff from the Property and Planning Departments. The Committee ranked the proposals using specific evaluation criteria and selected the Consulting Team of Economic Research Associates/Barrio Planners/Land Studio/Van Dell and Associates. On July 15, 1987, the Public Services and Safety (PSS) Committee approved the appointment of an Advisory Committee recommended by Council Member Ballesteros to assist the consultant and staff.

The Advisory Committee was expanded by PSS on September 30, 1987 at the request of Council Member Ballesteros in order to broaden community participation. The consultant study is expected to be completed in 8-10 months. The scope of work includes numerous meetings with both the Advisory Committee and the community-at-large to identify any issues and formulate viable recommendations for implementation.

Aud. Cert. 8800406.

FILE LOCATION: MEET CCONFY88-1

COUNCIL ACTION: (Tape location: C686-695.)

MOTION BY BALLESTEROS TO ADOPT. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-not present, Ballesteros-yea, Mayor O'Connor-yea.

NON-DOCKET ITEMS:

ITEM-ND-1: (R-88-1078) ADOPTED AS RESOLUTION R-269772

19871117

Declaring November 21, 1987 as Todd Santos Day.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: I181-184.)

MOTION BY COMMON CONSENT TO ACCEPT THE MATTER FOR CONSIDERATION.

MOTION BY McCARTY TO ADOPT. Second by Cleator. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

PUBLIC COMMENT:

None.

ADJOURNMENT:

By common consent Mayor O'Connor adjourned the meeting at 5:46 p.m. in honor of the memory of Susan Kockritz.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: I184-185).