

19880503

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

TUESDAY, MAY 3, 1988  
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 10:10 a.m. The meeting was recessed by Mayor O'Connor at 10:50 a.m.

The meeting was reconvened by Chairman Struiksma at 2:10 p.m. with Council Members Roberts, Pratt, Deputy Mayor McColl, and Mayor O'Connor not present. Mayor O'Connor adjourned the meeting at 3:09 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Roberts-excused by R-272551  
(City business)
- (3) Council Member McColl-present
- (4) Council Member Pratt-excused by R-272490  
(City business out of town)
- (5) Council Member Struiksma-present
- (6) Council Member Henderson-present
- (7) Council Member McCarty-present
- (8) Council Member Filner-present  
Clerk-Abdelnour (rb;eb)

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 Roberts-not present
- (3) Council Member McColl-present
- (4) Council Member Pratt-not present
- (5) Council Member Struiksma-present
- (6) Council Member Henderson-present
- (7) Council Member McCarty-present
- (8) Council Member Filner-present

May-3-1988

ITEM-310: DID NOT APPEAR

Welcoming a group of approximately 10 student council members from Kate Sessions Elementary School, accompanied by Karen Gates-Marshall. This group will arrive at approximately 10:00 a.m.  
(District-6.)

FILE LOCATION: --

ITEM-311: WELCOMED

Welcoming to San Diego Mr. Mikhail Lavrovsky, a premiere danseur of the USSR's Bolshoi Ballet for many years and now a noted director and choreographer, for the mounting of his World Premiere "The Novice" to be performed by San Diego's own California Ballet Company.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A014-103.)

ITEM-330:

Rezoning Lots 4, 5 and 36 of Pacific Corporate Center Unit 2, Map-11561, Lots 16 and 33 of Pacific Corporate Center Units 3 and 4, Map-11560, Parcel 4 of Parcel Map PM-13841, and Unit 6, Map-11651, located on the north side of Mira Mesa Boulevard, one-half mile east of the intersection of I-805 and Sorrento Valley Road (approximately 131.6-acres), in the Mira Mesa Community Plan area. Lots 4, 5 and 36 would be rezoned from Zone M-1B to Zone M-1A and Lots 16 and 33 would be rezoned from Zone M-1A to Zone M-1B in an acre-for-acre change.  
(Case-87-0740. District-5.)

Subitem-A: (R-88-1146) ADOPTED AS RESOLUTION R-270873

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-87-0740, an addendum to EIR-83-0378, 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-88-91) INTRODUCED, TO BE ADOPTED ON  
MAY 16, 1988

Introduction of an Ordinance for M-1A and M-1B Zoning.

FILE LOCATION: SUBITEM-A: ZONE ORD. NO.; SUBITEM-B: --

COUNCIL ACTION: (Tape location: A116-120.)

Hearing began at 10:19 a.m. and halted at 10:20 a.m.

MOTION BY STRUIKSMA TO ADOPT SUBITEM-A AND INTRODUCE SUBITEM-B.

Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Roberts-not present, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-331:

Matter of the rezoning of Lot 11, Block 3 of Druckers Subdivision, Map-1584, north of Jupiter Street, south of La Salle Street, west of Channel Way and east of I-8 (4,000 square feet), in the Midway Community Planning area, from Zone R-400 to Zone C-1.  
(Case-87-1071. District-2.)

Subitem-A: (R-88-1877) ADOPTED AS RESOLUTION R-270874

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-87-1071 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-88-158) INTRODUCED, TO BE ADOPTED ON  
MAY 16, 1988

Introduction of an Ordinance for C-1 Zoning.

FILE LOCATION: SUBITEM-A: ZONE ORD. NO.; SUBITEM-B: --

COUNCIL ACTION: (Tape location: A121-131.)

Hearing began at 10:20 a.m. and halted at 10:21 a.m.

MOTION BY STRUIKSMA TO ADOPT SUBITEM-A AND INTRODUCE SUBITEM-B.

Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Roberts-not present, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-332:

Matters of:

- 1) A proposed amendment to the Mission Bay Park Master Plan and Local Coastal Program Addendum to redesignate a 0.562-acre parcel on the northwest side of El Carmel Point in Mission Bay Park from "Park and Shoreline" to "Boat Slip Facilities."

The San Diego Rowing Council is currently processing a

proposal to lease this site to develop a 16,877-square-foot, single-story rowing facility. The proposed project is inconsistent with the current Mission Bay Park Master Plan designation of "Park and Shoreline." Therefore, an amendment to the Mission Bay Park Master Plan and Local Coastal Program Addendum is necessary to redesignate the site to "Boat Slip Facilities." This amendment, in conjunction with the lease, would permit development of the rowing center.

- 2) A 25-year lease agreement with the Rowing Council Of San Diego, for the use of 1.07 acres of City-owned property on El Carmel Point in Mission Bay, at an initial rent of \$263 per month.

(See City Manager Report CMR-88-112. Mission Bay Community Area. District-6.)

(The Public Facilities & Recreation Committee reviewed the lease agreement on February 24, 1988 and recommended adoption of the City Manager's recommendation.

Districts 1, 5, 6 and 7 voted yea.

Subitem-A: (R-88-1931) ADOPTED AS RESOLUTION R-270875

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-86-0586 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 and adopting appropriate findings of mitigation, feasibility or project alternatives and statement of overriding considerations pursuant to California Public Resources Code Section 21081.

Subitem-B: (R-88-1930) ADOPTED AS RESOLUTION R-270876

Adoption of a Resolution amending the Mission Bay Park Master Plan and Local Coastal Program Addendum.

Subitem-C: (R-88-1647) ADOPTED AS RESOLUTION R-270877

Adoption of a Resolution authorizing a 25-year lease agreement between the City of San Diego and the Rowing Council of San Diego.

FILE LOCATION: SUBITEM-A & B: LAND - MISSION BAY PARK  
MASTER PLAN; SUBITEM-C: LEAS - ROWING  
COUNCIL OF SAN DIEGO LEAS FY  
88-1

COUNCIL ACTION: (Tape location: A131-570.)

Hearing began at 10:22 a.m. and halted at 10:50 a.m.

Testimony in favor by Thomas Cosgrove and Les Ernest.

MOTION BY HENDERSON TO ADOPT AND TO REFER TO THE PUBLIC FACILITIES AND RECREATION COMMITTEE THE MATTER CONCERNING THE POSSIBILITY OF ENTERING INTO NEGOTIATIONS WITH THE MISSION BAY YACHT CLUB FOR THE USE OF THEIR PARKING LOT FOR PUBLIC PARKING, AT LEAST ON A PART TIME BASIS. Second by McColl. Passed by the following vote: Wolfsheimer-nay, Roberts-not present, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-333:

Matters relating to the Highland Hills project:

1. Request to subdivide a 10.04-acre site into 44 lots for residential development on property located north of Jamacha Road between Joanna Drive and Britain Street. The subject property is further described as a portion of Lot 12 of the Rancho Mission of San Diego, Map-859; and Lots 2-6, inclusive of Beacon Hill, Map-1302, in Zone R1-5000, in the Skyline Paradise Hills Community Plan area.
2. A proposal to vacate a portion of Britain Street north of Jamacha Road, as provided for under Section 66499.20-1/2 of the State Map Act in conjunction with the proposed tentative map for Highland Hills (TM-87-0624). (TM-87-0624. District-4.)

19880503

Subitem-A: (R-88-1979) ADOPTED AS RESOLUTION R-270879  
Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration END-87-0624 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-88-1978) ADOPTED AS RESOLUTION R-270880  
Adoption of a Resolution authorizing the vacation of a portion of Britain Street north of Jamacha Road as provided for under Section 66499.20-1/2 of the State Map Act.

Subitem-C: (R-88-2484) ADOPTED AS RESOLUTION R-270881  
GRANTING MAP  
Adoption of a Resolution granting or denying the map, with

appropriate findings to support Council action.

**CITY MANAGER SUPPORTING INFORMATION:** The proposed vacation has been initiated by the submission of a tentative map for Highland Hills (TM-87-0624). The vacation proposal consists of a full-width segment of Britain Street at Jamacha Road which will no longer be required when Britain Street is realigned to create a 90-degree intersection with Jamacha Road opposite of Beacon Drive. The major reason for the realignment of Britain Street is to eliminate two tee intersections within 100 feet of each other on heavily traveled Jamacha Road which is a 2-lane collector street. The proposed realignment is a requirement of the tentative map which was recommended for approval by the Subdivision Board on February 29, 1988.

The proposed vacation and subdivision are within the Skyline-Paradise Hills Community and are within an R1-5000 Zone.

The tentative map proposes a street vacation of approximately 4500 square feet and once approved will be incorporated into the final map. The vacation area will then either be combined with the proposed adjoining lots or designated as a non-building site. The proposed development is consistent with the General Plan and Skyline-Paradise Hills Community Plan.

The area of vacation is partially improved with pavement and contains public and franchise facilities. All necessary easements are to be granted on the final map; therefore, no easements are to be reserved. The subdivider is required to dedicate the necessary right-of-way for the realignment of Britain Street and provide related public improvements as a condition to final map approval. Therefore, once the final map is approved, the proposed vacation area will no longer be required. Staff review has indicated the right-of-way to be vacated will no longer be needed for present or prospective public use and may be vacated under the provision of the Map Act conditioned upon the recordation of Highland Hills (TM-87-0624).

**FILE LOCATION:**

Subitems A and C SUBD Highland Hills,

Subitem-B STRT J-2681

**COUNCIL ACTION:** (Tape location: B282-306.)

Hearing began 2:33 p.m. and halted 2:35 p.m.

**MOTION BY STRUIKSMA TO ADOPT SUBITEMS A, B, AND C, APPROVING THE MAP.** Second by McColl. Passed by the following vote:

Wolfsheimer-yea, Roberts-not present, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-334:

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

- a) A variance request from the Interim Development Ordinance (IDO) for a 5-unit project (includes proposed units and any existing units to remain). The subject property is located at 510-520 Marine Street in the Zone 4 site in the La Jolla Planned District area and is more particularly described as Revised Lot 1 of Block 1 Scripps Addition, Map-897.  
Case-87-4000 (Accelerated) (District-1.)
- b) A variance request from the Interim Development Ordinance (IDO) for a 2-unit project (includes proposed units and any existing units to remain). The subject property is located at 4757 Kensington Drive in the R-3000 Zone in the Mid-City Community Plan area and is more particularly described as Lot 3, Block 16, Kensington Park, Map-1245.  
Case-87-4004 (Accelerated) (District-3.)
- c) A variance request from the Interim Development Ordinance (IDO) for a 5-unit project (includes proposed units and any existing units to remain). The subject property is located at 1537 Reed Avenue in the R-1500 zoned site in the Pacific Beach Community Plan area and is more particularly described as Lots 9, 10, and 11, Block 286, Map-923.  
Case-88-4084 (Accelerated) (District-6.)
- d) A variance request from the Interim Development Ordinance for a 15-unit project (includes proposed units and any existing units to remain). The subject property is located at 5530-5540 La Jolla Boulevard in the Zone 4 site in the La Jolla Planned District area and is more particularly described as Lots 21-24, Block 16 of Bird Rock Addition, Map-1081.  
Case-87-2009 (Non-Accelerated) (District-1.)

19880503

Subitem-A: (R-88-2304) ADOPTED AS RESOLUTION R-270882  
DENYING VARIANCE

Adoption of a Resolution granting or denying the variance request for Case-87-4000 with appropriate findings to support Council action.

Subitem-B: (R-88- ) CONTINUED TO MAY 17, 1988, 2:00  
P.M.

Adoption of a Resolution granting or denying the variance

request for Case-87-4004 with appropriate findings to support Council action.

Subitem-C: (R-88- ) CONTINUED TO MAY 17, 1988, 2:00 P.M.

Adoption of a Resolution granting or denying the variance request for Case-88-4084 with appropriate findings to support Council action.

Subitem-D: (R-88- ) CONTINUED TO MAY 10, 1988, 2:00 P.M.

Adoption of a Resolution granting or denying the variance request for Case-87-2009 with appropriate findings to support Council action.

NOTE: Subitem-A (Case-87-4000) was previously before City Council on 2/18/88, and 2/2/88. On 2/2/88, Case-87-4000 was continued at Council Member Wolfsheimer's request to allow the request to be considered with other La Jolla IDO variance requests. On 2/18/88, Case-87-4000 was referred to the IDO Administrator at Council Member Wolfsheimer's request, to be returned to Council when the discretionary permit is heard.

Subitem-D (Case-87-2009) was previously before City Council on 1/12/88, and referred to IDO Administrator at Council Member Henderson's request for review by Community Planning Committee.

FILE LOCATION:

Subitem-A ZONE IDO Variances Case-87-4000

Subitem-B ZONE IDO Variances Case-87-4004

Subitem-C ZONE IDO Variances Case-88-4084

Subitem-D ZONE IDO Variances Case-87-2009

COUNCIL ACTION: (Tape location: B132-C157.)

Hearing began 2:22 p.m. and halted 3:05 p.m.

Testimony in opposition of the continuance of Subitem-C by Mr. Blumenthal.

Testimony in favor of the variance for Case-87-4000 by James Stark.

Testimony in favor of the variance for Case-87-4004 by Micheal Cedric and Don Connors.

Testimony requesting a continuance for Subitem-D by Charles Gill.

MOTION BY HENDERSON TO CONTINUE SUBITEM-C TO MAY 17, 1988, FOR A

REPORT FROM THE PLANNING DEPARTMENT ON HOW THE PROJECT RELATES TO THE STANDARDS FOR THE PRESERVATION OF SINGLE-FAMILY NEIGHBORHOODS AND FOR RECOMMENDATIONS FROM THE PACIFIC BEACH PLANNING GROUP. Second by Struiksma. Passed by the following vote: Wolfsheimer-nay, Roberts-not present, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea, McCarty-nay, Filner-yea, Mayor O'Connor-yea.

MOTION BY HENDERSON TO CONTINUE SUBITEM-D TO MAY 10, 1988, AT THE REQUEST OF CHARLES GILL TO ALLOW INTERESTED PARTIES TO BE PRESENT. Second by Wolfsheimer. Passed by the following vote: Wolfsheimer-yea, Roberts-not present, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY WOLFSHEIMER TO ADOPT RESOLUTION FOR SUBITEM-A DENYING THE PROJECT AND UPHOLDING THE PLANNING DEPARTMENT'S FINDINGS. Second by Filner. Passed by the following vote: Wolfsheimer-yea, Roberts-not present, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-nay, McCarty-nay, Filner-yea, Mayor O'Connor-yea.

MOTION BY McCOLL TO CONTINUE SUBITEM-B TO MAY 17, 1988, AND DIRECT THE PLANNING DEPARTMENT TO REVIEW AND REPORT BACK IF THERE IS AN ALLOCATION AVAILABLE. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Roberts-not present, McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, O'Connor-yea.

ITEM-335:

(R-88- ) CONTINUED TO JUNE 6, 1988, 2:00 P.M.

Appeal of Northern Automotive Corporation by David LaBau, Vice-president, from the decision of the Historical Site Board in the historical designation of certain interior architectural elements, murals and art work at the Savage Tire Factory/Aztec Brewery. The subject property is located at 2301 Main Street in the Barrio Logan Community Plan area.

(District-8.)

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

FILE LOCATION: --

COUNCIL ACTION: (Tape location: B010-138.)

MOTION BY FILNER TO CONTINUE TO JUNE 6, 1988, TO BE HEARD AFTER A REVIEW BY THE HISTORICAL SITE BOARD. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Roberts-not

present, McColl-yea, Pratt-not present, Struiksma-yea,  
Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

ITEM-S500: (R-88-2183) ADOPTED AS RESOLUTION R-270878

Proclaiming May 1988 to be "California Ballet Month", in  
San Diego, in recognition of the organization's 20th  
Anniversary Season.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A104-155.)

MOTION BY McCOLL TO ADOPT. Second by Wolfsheimer. Passed by  
the following vote: Wolfsheimer-yea, Roberts-not present,  
McColl-yea, Pratt-not present, Struiksma-yea, Henderson-yea,  
McCarty-yea, Filner-yea, Mayor O'Connor-yea.

NON-DOCKET ITEMS:

None.

PUBLIC COMMENT:

ITEM-PC-1:

Don Weiner re jails.

FILE LOCATION: Agenda

COUNCIL ACTION: (Tape location: C167-199.)

ADJOURNMENT:

The meeting was adjourned by Mayor O'Connor at 3:09 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C200).