

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR SPECIAL COUNCIL MEETING
OF
FRIDAY, JULY 29, 1988
AT 10:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR
NOTICE OF SPECIAL MEETING OF THE CITY COUNCIL

To Council Members Wolfsheimer, Roberts, McColl, Pratt,
Struiksma, Henderson, McCarty, and Filner, members of the City
Council of the City of San Diego, California:

Pursuant to Resolution R-271242, adopted on June 22, 1988,
SPECIAL MEETINGS of the CITY COUNCIL are hereby called to be held
in the Council Chambers, 12th floor City Administration Building,
202 C St., San Diego, California, at the following times:

- Thursday, July 14, 1988 at 10:00 a.m.
- Friday, July 15, 1988 at 10:00 a.m.
- Saturday, July 16, 1988 at 10:00 a.m.
(If necessary)
- Sunday, July 17, 1988 at 10:00 a.m.
(If necessary)
- Monday, July 18, 1988, 10:00 a.m.
- Tuesday, July 19, 1988 at 10:00 a.m.
- Wednesday, July 20, 1988 at 9:30 a.m.
* (Regular Council Agenda)
- Thursday, July 21, 1988 at 9:30 a.m.
* (For Council meeting to include
but not necessarily limited to
the matter of Growth Management.)
- Wednesday, July 27, 1988 at 10:00 a.m.
- Thursday, July 28, 1988 at 10:00 a.m.
- Friday, July 29, 1988 at 10:00 a.m.
(If necessary)
- Saturday, July 30, 1988 at 10:00 a.m.
(If necessary)
- Sunday, July 31, 1988 at 10:00 a.m.
(If necessary)

Said meetings have been called for the purpose of receiving the
DRAFT GROWTH MANAGEMENT ELEMENT (REVISED GUIDELINES FOR FUTURE
DEVELOPMENT ELEMENT OF THE PROGRESS GUIDE AND GENERAL PLAN), and
approval for placement on the November 1988 ballot, * (except as
noted).

Dated July 5, 1988

MAUREEN O'CONNOR, MAYOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:14 a.m.

A quorum was not present. A quorum was present at 10:18 a.m. with Council Members Wolfsheimer and McColl not present. The meeting was recessed by Mayor O'Connor at 12:13 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor O'Connor at 2:27 p.m. with Council Member Roberts not present. Mayor O'Connor adjourned the meeting at 5:23 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
 - (1) Council Member Wolfsheimer-present
 - (2) Council Member Roberts-present
 - (3) Council Member McColl-present
 - (4) Council Member Pratt-present
 - (5) Council Member Struiksmma-present
 - (6) Council Member Henderson-present
 - (7) Council Member McCarty-present
 - (8) Council Member Filner-present
- Clerk-Fishkin (eb)

FILE LOCATION: MINUTES

Jul-29-1988

ITEM-600: ROLL CALL

Clerk Fishkin called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-not present
- (2) Council Member Roberts-present
- (3) Council Member McColl-not present
- (4) Council Member Pratt-present
- (5) Council Member Struiksmma-present
- (6) Council Member Henderson-present
- (7) Council Member McCarty-present
- (8) Council Member Filner-present

Jul-29-1988

ITEM-601: DISCUSSION HELD, TRAILED TO AUGUST
8, 1988

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A proposal to amend the Progress Guide and General Plan by selecting a Growth Management Element to replace the Guidelines for Future Development. This element addresses the rate, timing and phasing of growth; and

the location, quality and the quantity of new development; and the protection and preservation of Environmentally Sensitive Lands including wetlands, steep slopes, floodplains, biologically sensitive lands and prehistoric and historic sites and resources. It is the intent that the element be placed on the November, 1988 ballot for ratification by the voters of the City of San Diego.

It is the intent of the City Council that this item will be heard throughout the month of July. Future hearing dates and times will be announced at the conclusion of each hearing.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: A080-H150.)

Hearing began 10:18 a.m. and recessed 12:13 p.m.

Motion by McCarty to delete Paragraph 8E and subsections. No second.

MOTION BY STRUIKSMA TO APPROVE STAFF'S REWORDING OF SECTION 8A WITH THE ADDED STATEMENTS THAT THOSE COMMUNITY PLANS THAT HAVE ALREADY BEEN ADOPTED WHICH HAVE A LOWER LEVEL OF SERVICE BE RECOGNIZED, THAT COUNCIL MAY APPROVE A LOWER LEVEL OF SERVICE FOR AN ENTIRE COMMUNITY PLAN AREA IN THE FUTURE, TAKING INTO ACCOUNT THE OVERALL OBJECTIVES OF THE PLANNING PROCESS ADD AMENDMENT BY FILNER TO ADD THE FOLLOWING LANGUAGE: "PROVIDED, HOWEVER, THAT SUCH IMPROVEMENTS DO NOT ADVERSELY AFFECT THE CHARACTER OR FUNCTION OF A NEIGHBORHOOD, OR INTERFERE WITH THE ATTAINMENT OF OTHER GOALS AND OBJECTIVES OF AN ADOPTED COMMUNITY PLAN." Second by Filner.

Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

BY COMMON CONSENT STAFF WAS DIRECTED TO RETURN AT 2:00 P.M. WITH A REFINED NUMBER OF RESIDENTIAL UNITS EXPECTED TO BE BUILT AND COMMITTED FOR THE NEXT FIVE YEARS.

Hearing resumed 2:27 p.m. and halted 5:23 p.m.

MOTION BY ROBERTS TO APPROVE A PLAN WHICH IS ESSENTIALLY WHAT DR. FREILICH PRESENTED WITH SOME ADDITIONAL POINTS AS FOLLOWS: ACCEPT THE 37,950 AS THE MAXIMUM NUMBER OF BUILDING UNITS OVER THE NEXT FIVE YEARS. THAT THE ONLY EXCEPTIONS SHALL BE THOSE UNITS THAT ARE BUILT WITHIN CITY ADOPTED REDEVELOPMENT AREAS, AS THOSE WHICH ARE DEFINED AS LOW-INCOME HOUSING UNITS. AND THAT FURTHER THAT IN ANY GIVEN YEAR THAT WE HAVE A GENERAL CATEGORY OF 3600 UNITS PER YEAR MAXIMUM AVAILABLE FOR BUILDING PERMITS THAT WOULD BE SUPPLEMENTED BY

ANOTHER 3990 UNITS THAT WOULD FIRST BE AVAILABLE TO THOSE VESTED MAPS AND DEVELOPMENT AGREEMENTS THAT ARE APPROVED BY THIS COUNCIL. THAT ON A QUARTERLY BASIS ANY OF THOSE PERMITS THAT ARE NOT USED WOULD TRANSFER TO THE GENERAL CATEGORY TO SUPPLEMENT THOSE 3600 UNITS AND BE AVAILABLE FOR THIS COUNCIL TO ALLOCATE AS IT SAW BEST. THAT THERE WOULD BE A PRIORITY ON PERMITS SINCE MOST OF THE VESTED MAPS AND DEVELOPMENT AGREEMENTS ARE IN THE PLANNED URBANIZING AREAS. THAT PRIORITY WOULD BE MADE IN THE GENERAL CATEGORY PERMITS FOR THOSE PERMITS IN THE URBANIZED COMMUNITIES, FIRST OF ALL. SECOND OF ALL, THAT SINGLE FAMILY DWELLINGS ON PRE-EXISTING LOTS WOULD BE GIVEN A PRIORITY. THAT THIS ENTIRE PROGRAM WOULD BE ADOPTED FOR A PERIOD OF THREE TO FIVE YEARS WITH COUNCIL REVIEW AT SOME TIME DURING THAT TIME FOR WHATEVER ACTIONS THAT ARE DEEMED NECESSARY. THAT IT WOULD GO BACK ON A BALLOT NO SOONER THAN THREE YEARS, AND NO LATER THAN FIVE YEARS. THAT IN A YEAR'S TIME IF THE OLDER NEIGHBORHOODS ARE NOT USING THE 3600 UNITS, PRIORITY BE GIVEN TO URBANIZED COMMUNITIES CONSISTENT WITH THE COMMUNITY PLAN AND SINGLE FAMILY DWELLINGS ON PRE-EXISTING SINGLE FAMILY LOTS. Second by Struiksma.

MOTION BY FILNER TO AMEND THE MOTION TO ADD A THIRD PRIORITY BE GRANTED TO DEVELOPMENT PROJECTS THAT PROVIDE 20% HOUSING AFFORDABLE TO VERY LOW AND LOW-INCOME PROJECTS AS CERTIFIED BY THE SAN DIEGO HOUSING AUTHORITY, PURSUANT TO THE CITY'S BALANCED COMMUNITIES AS DEFINED IN THE HOUSING ELEMENT, AND CONSIDERATION BE GIVEN FOR STUDENT HOUSING. Second by Wolfsheimer. The amendment was accepted by Roberts and Struiksma. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY McCARTY TO DELETE SECTION C AND D ON PAGE 12.

Second by Struiksma. No vote yet.

Motion by Filner to replace Item C and D and add the following: 5. A Task Force shall be established to study additional efforts to provide affordable housing. The Task Force will review and make recommendations on the following:

- a) A fee on new commercial and industrial development, the purpose of which is to assure that new nonresidential development pays for the cost of very low and low-income housing reasonably related to the additional need for such housing generated by such development (i.e. linkage).
- b) The use of City pensions funds for the purpose of making loans toward development projects which provide affordable housing.
- c) The placement of City funds in lending institutions with

the most effective record of providing loans and other investments in development projects which provide affordable housing. d) Exempting projects affordable to persons of very low income from FBA's, impact fees, and other exactions. No second.

The vote was taken on the above motion by McCarty which passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksmayea, Henderson-not present, McCarty-yea, Filner-nay, Mayor O'Connor-yea.

MOTION BY WOLFSHEIMER TO APPROVE B, C, AND D OF DRAFT.

Second by Roberts. Passed by the following vote:

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

MOTION BY McCARTY TO DELETE SECTION 8E. Second by McColl.

No vote at this time.

Substitute motion by Filner approve 8E for standards as amended in Report No. 88-296. Second by Wolfsheimer. Failed by the following vote: Wolfsheimer-yea, Roberts-nay, McColl-nay, Pratt-yea, Struiksmayea, Henderson-nay, McCarty-nay, Filner-yea, Mayor O'Connor-yea.

Vote on above motion by McCarty passed by the following vote:

Wolfsheimer-nay, Roberts-yea, McColl-yea, Pratt-yea, Struiksmayea, Henderson-yea, McCarty-yea, Filner-nay, Mayor O'Connor-nay.

MOTION BY ROBERTS TO ADD TO SECTION 8 - PUBLIC FACILITIES TO REQUIRE THE PREPARATION OF A RESPONSIBLE PUBLIC FACILITIES PLAN AND FINANCIAL PLAN TO BE SUBMITTED TO VOTERS NO SOONER THAN THREE YEARS AND NO LATER THAN FIVE YEARS. Second by Struiksmayea. Passed by the following vote; Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksmayea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY McCARTY TO APPROVE SECTION 13 WITH AN AMENDMENT AS FOLLOWS: ANNUAL REVIEW FOR A REQUIREMENT FOR AN ANNUAL ECONOMIC IMPACT REPORT AS FOLLOWS: A REPORT ON THE ECONOMIC IMPACT OF THIS ELEMENT SHALL BE PART OF THE ANNUAL REVIEW. SUCH REPORT SHALL INCLUDE A REPORT ON THE EFFECT OF THIS ELEMENT ON HOUSING AVAILABILITY AND AFFORDABILITY; A REPORT ON THE EFFECT ON EMPLOYMENT BY EMPLOYMENT SECTOR; AND OTHER ECONOMIC IMPACTS ON THE CITY. Second by Struiksmayea. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksmayea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

Motion by McCarty to amend Section 14 to add the following:

"This element may be amended by the people or simple majority

of the council after a noticed public hearing." Second by Henderson. Failed by the following vote: Wolfsheimer-nay, Roberts-nay, McColl-nay, Pratt-nay, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-nay.

MOTION BY HENDERSON TO APPROVE SECTION 14 AS WRITTEN. Second by Struiksma. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY McCARTY TO APPROVE SECTION 15 WITH AN ADDENDUM STATED IN REPORT 88-296, AMENDING PRE-BALLOT "MEASURE" TO PRE-BALLOT "CHALLENGE." Second by Roberts. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY ROBERTS TO DELETE SECTION 16 AND REFERENCE THAT DEFINITIONS WILL BE ACCORDING TO THE MUNICIPAL CODE WHICH WILL BE BROUGHT FORWARD TO COUNCIL IN AN ORDINANCE AT A FUTURE DATE. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY McCARTY TO AMEND SECTION 17 ACCORDING TO THE ADDENDUM WITH THE EXCEPTION THAT THE SECOND SENTENCE WOULD READ AS FOLLOWS: "IF EITHER INITIATIVE RECEIVES A HIGHER NUMBER OF VOTES THAN ANOTHER INITIATIVE ADOPTED AT THE SAME ELECTION, THE INITIATIVE THAT GETS THE LESSER VOTE WILL NOT HAVE ANY FORCE OR EFFECT EXCEPT THAT ITS PROVISIONS SPECIFICALLY RELATE TO THE SUBJECT MATTER OF GROWTH MANAGEMENT OR ITS REGULATION BY THIS CITY." Second by Roberts. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-nay.

MOTION BY ROBERTS TO APPROVE OF A SECTION TO BECOME SECTION 10 AND TO INCORPORATE THE WORDING "MAJOR EMPLOYMENT CENTERS." Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

MOTION BY WOLFSHEIMER TO APPROVE THE FINDINGS IN SECTION 3. Second by Roberts. Passed by the following vote: Wolfsheimer-yea, Roberts-yea, McColl-yea, Pratt-yea, Struiksma-yea, Henderson-yea, McCarty-yea, Filner-yea, Mayor O'Connor-yea.

BY COMMON CONSENT STAFF WAS DIRECTED TO FINALIZE THE

DOCUMENTS FOR SUBMISSION FOR THE BALLOT AND BRING BACK TO COUNCIL ON AUGUST 8, 1988, TO BE FINALIZED BY THE COUNCIL ON AUGUST 9, 1988.

PUBLIC COMMENT:

None.

ADJOURNMENT:

The meeting was adjourned by Mayor O'Connor at 5:23 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: H150).