

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING  
OF  
TUESDAY, NOVEMBER 21, 1995  
AT 9:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Vargas at 10:10 a.m. Mayor Golding recessed the regular meeting at 11:45 a.m. to convene the Special Joint Council Meeting with the Redevelopment Agency and the Redevelopment Agency. Mayor Golding reconvened the regular meeting at 12:00 p.m. with Council Member Warden not present. Mayor Golding recessed the regular meeting at 12:04 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Golding at 2:14 p.m. with all members present. Council Member Stallings recognized and welcomed the students of Marston Middle School. Mayor Golding adjourned the meeting at 4:14 p.m. to meet in Closed Session in the 12th floor Conference Room to discuss pending litigation.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Golding-present
- (1) Council Member Mathis-present
- (2) Council Member Harvey-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present

Clerk-Abdelnour (mc/ew)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Golding-not present
- (1) Council Member Mathis-present
- (2) Council Member Harvey-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present

PUBLIC COMMENT:

None.

COUNCIL COMMENT:

None.

ITEM-202:

SUBJECT: Two actions related to San Diego Jack Murphy Stadium  
Expansion Financing.

(See City Manager Report CMR-95-267. District-6.)

CITY MANAGER'S RECOMMENDATION:

Introduce the following ordinance and adopt the resolution:

Subitem-A: (O-96-81) INTRODUCED, TO BE ADOPTED

Introduction of an Ordinance authorizing the issuance and sale of taxable lease revenue bonds by the Public Facilities Financing Authority of the City of San Diego and approval of certain documents and actions.

Subitem-B: (R-96-507) ADOPTED AS RESOLUTION R-286606

Requesting the Public Facilities Authority to authorize and approve the sale and issuance of Taxable Lease Revenue Bonds, Series 1996A, to fund the expansion of and improvements to San Diego Jack Murphy Stadium and the construction of an off-site Practice Field and Training Facility, and to approve the forms of the Stadium Facility Lease, Ground Lease, Indenture, Continuing Disclosure Agreement and related financing documents;

Referring the matter of a future advisory board or commission to advise the City Manager and City Council with respect to Stadium operations as well as sports enterprises in San Diego in general to the Stadium Authority for review and consideration, requesting the Stadium Authority to conduct such proceedings, consider the matter and report back to Council on or before December 31, 1996 with its recommendations;

Authorizing the City Manager to execute a Lease Termination Agreement between the City and the San Diego Stadium Authority.

FILE LOCATION: Subitem A: NONE; Subitem B: MEET

COUNCIL ACTION: (Tape location: C323-352.)

MOTION BY McCARTY TO INTRODUCE THE ORDINANCE AND ADOPT THE RESOLUTION. Second by Mathis. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-not present, Stallings-nay, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-310: GRANTED HEARING - TO BE HEARD JANUARY 9, 1996

SUBJECT: Request by Michael R. Dunham, for a hearing of an appeal from the decision of the Planning Commission in denying the request for an amendment to Planned

Residential Development Permit PRD-95-0250 (old PRD-94-0199).

(University Community Plan Area. District-1.)

TODAY'S ACTION IS:

A motion either granting or denying the request for a hearing of the appeal.

NOTE: Pursuant to the requirements of the San Diego Municipal Code, no oral presentations shall be made to the Council by either the proponents or opponents of the project. If the request to allow an appeal is granted, time has been reserved for the project to be heard on Tuesday, January 9, 1996, at 10:00 a.m.

SUPPORTING INFORMATION:

The appeal is being requested for an amendment to a permit to add controlled access gates to a previously approved and partially developed 63-dwelling unit detached residential condominium development (Toscana portion of Renaissance).

The Development Services and Planning Department recommended denial of the appeal and the amendment to the permit; no opposition.

The Planning Commission voted 5-0 to deny the appeal and the amendment to the permit.

Ayes: Skorepa, Quinn, McElliott, Anderson, White

Nays: None

Not present: Bernet and Neils

The University Community Planning Group has recommended approval of the permit.

LEGAL DESCRIPTION:

The subject property is located at 5303-5427 Renaissance Avenue, within the University Community Plan Area, and is more particularly described as Lots 17 and 18, Village of Five Creeks, Map-12234.

FILE LOCATION: PERM - PRD-20-223

COUNCIL ACTION: (Tape location: A023-041.)

MOTION BY MATHIS TO HEAR THE APPEAL. Second by Warden.  
Passed by the following vote: Mathis-yea, Harvey-yea,  
Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-  
yea, Vargas-yea, Mayor Golding-not present.

ITEM-330:

SUBJECT: Amendment of the City of San Diego Nondisposal Facility  
Element, March, 1994, and the appeal of Donna Tisdale  
(for Backcountry Against Dumps), and Leonard A.  
Quijencio (Protecting Our Barrio), by Richard J.  
Wharton, Environmental Law Clinic, from the decision of  
the Planning Commission in granting Barrio Logan and  
Coastal Development Permits BLP/CDP-94-0552 (amending  
old CDP-90-0544) to allow the demolition of three  
single-family dwelling units and construction of a  
7,000 square-foot addition to an existing solid waste  
transfer facility located at 3660 Dalbergia Street, in  
the Barrio Logan Planned District, Zone B. (BLP/CDP-94-  
0552. District-8.)

CITY MANAGER'S RECOMMENDATION:

Do not adopt Subitem A, adopt Subitem B, and adopt Subitem C to  
deny the appeals and approve the permits.

Subitem-A: (R-96-541) ADOPTED AS AMENDED AS RESOLUTION R-  
286617, TO NOT AMEND NONDISPOSAL  
FACILITY ELEMENT

Adoption of a Resolution amending the City of San Diego  
Nondisposal Facility Element, March, 1994, to include  
EDCO Disposal Corporation's proposed San Diego Resource  
Recovery Transfer Station.

Subitem-B: (R-96- ) NOTED AND FILED

Adoption of a Resolution certifying that the  
information contained in Environmental Mitigated  
Negative Declaration DEP-94-055 and the Mitigation,  
Monitoring and Reporting Program 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 and adopting appropriate findings of mitigation, feasibility or project alternatives, pursuant to California Public Resources Code Section 21081.

Subitem-C: (R-96- ) GRANTED APPEAL AND DENIED PERMIT,  
ADOPTED AS RESOLUTION R-286607

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

OTHER RECOMMENDATIONS:

Planning Commission voted 4-3 to deny the appeals and approve the permits.

Ayes: McElliott, Bernet, Neils, Quinn.

Nays: Skorepa, Anderson, White.

There is no officially recognized community planning group for this area.

NOTE: On October 3, 1995, Council voted 8-0 to hear the appeal on 10/31/95. Due to a scheduling conflict, the matter has been reset to Tuesday, November 21, 1995, at 10:00 a.m.

FILE LOCATION: PERM - BLP-94-0552 and CDP-90-0544

COUNCIL ACTION: (Tape location: A042-B013.)

Hearing began at 10:13 a.m. and halted at 11:36 a.m.

Testimony in favor by Professor Richard Wharton, Deborah Hawkins, Michael Love, Leonard Quijencio, Paula Forbis, Donna Tisdale, and Norma Davila.

Testimony in opposition by Mayor Pro Tem Craig Lake, Richard Opper, Mike McDade, and Eva Vargas.

MOTION BY STEVENS TO ADOPT THE CITY MANAGER'S RECOMMENDATION TO NOT AMEND THE SAN DIEGO NONDISPOSAL FACILITY ELEMENT AND TO NOT GRANT THE PERMIT. Second by McCarty. Passed by the following vote: Mathis-yea, Harvey-ineligible, Kehoe-yea, Stevens-yea, Warden-not present, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not present.

ITEM-331:

SUBJECT: Consideration of a Tentative Map TM-94-0514, Rezone, Planned Residential Development Permit, and RPO Permit. (Spring Canyon).

(Case-94-0514. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt Subitem A and introduce Subitem B; adopt Subitems C & D to approve the map and permits subject to conditions.

Subitem-A: (R-96-487) ADOPTED AS RESOLUTION R-286608

Adoption of a Resolution certifying Environmental Impact Report DEP-94-0514 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: (O-96-74) INTRODUCED, TO BE ADOPTED  
DECEMBER 4, 1995

Introduction of an Ordinance rezoning property from R1-40,000 and HR to R1-20,000 and Hillside Review Overlay Zones.

Subitem-C: (R-96-692) GRANTED MAP, ADOPTED AS RESOLUTION  
R-286609

Adoption of a Resolution approving or denying Tentative Map TM-94-0514, with appropriate findings to support Council action.

Subitem-D: (R-96-693) GRANTED PERMITS AS AMENDED, ADOPTED  
AS RESOLUTION R-286610

Adoption of a Resolution approving or denying PRD/RPO-94-0514 permits.

OTHER RECOMMENDATIONS:

Planning Commission voted 6-0 to recommend approval.  
Ayes: Bernet, Anderson, Neils, Quinn, Skorepa, White.

Nays: None.  
Abstention: McElliott.

The Scripps Miramar Ranch Community Planning Group has recommended denial of the project.

SUPPORTING INFORMATION:

A Tentative Map, Planned Residential Development Permit, and Resource Protection Ordinance Permit No. 94-0514 to subdivide an 86.1 acre site into 69 single family residential lots, seven (7) open space lots including a 40.4 acre lot to be deeded to the City, associated public and private improvements, and rezone the site from R1-40,000 and Hillside Review Overlay Zone to R1-20,000 and Hillside Review Overlay Zones.

LEGAL DESCRIPTION:

The vacant 86.1-acre site is bounded by Pomerado Road to the north, Semillon Boulevard to the west and south and Birch Bluff Avenue to the east, with Interstate 15 Freeway approximately 3 miles southwest. Surrounding development includes single-family residences zoned R1-20,000 to the east, west and south. The upper easterly portion of Carroll Canyon constitutes the majority of the open space area within the project.

FILE LOCATION:           Subitem A & D: PERM - RPO/PRD-94-0514;  
                              Subitem B: NONE; Subitem C: SUBD - Spring  
                              Canyon

COUNCIL ACTION:           (Tape location: B025-C288.)

Hearing began at 11:44 a.m. and halted at 11:59 a.m.

Testimony in opposition by Harry Guterman and Larry Gabel.

Testimony in favor by Steve Hodsdon, Steve Ferreira, and Ed Struiksma.

CONSENT MOTION BY MATHIS TO INTRODUCE THE ORDINANCE, ADOPT THE RESOLUTIONS FOR SUBITEMS A AND C, AND TO ADOPT THE RESOLUTION AS AMENDED FOR SUBITEM D TO INCLUDE COUNCIL MEMBER WARDEN'S AMENDMENTS TO THE PRD AS REQUESTED IN HER MEMORANDUM TO THE MAYOR AND COUNCIL, DATED NOVEMBER 21, 1995, AS FOLLOWS:

1. ALL 15-FOOT FRONT YARD SETBACKS SHALL BE INCREASED TO

20 FEET. THIS WOULD AFFECT 17 OF THE 69 LOTS, INCLUDING THE TRANSITION LOTS. WITH THE 5 FOOT EASEMENT BETWEEN THE BACK OF THE SIDEWALK AND PROPERTY LINE, FUTURE HOMEOWNERS WILL ACTUALLY BE ABLE TO LANDSCAPE A TOTAL OF 25 FEET.

2. THE WIDTH OF LOTS ON FIGTREE STREET SHALL BE WIDENED TO AN AVERAGE OF 100 FEET, AFFECTING ALMOST 50% OF THE LOTS.

3. STAGGERING THE LOT LINES TO OFF-SET THE PROPERTY LINES ON BOTH SIDES OF THE STREET. THIS WILL ENHANCE THE AESTHETIC LOOK TO THE SPRING CANYON PRD.

4. DELETE THE PLANNING COMMISSION'S RECOMMENDATION THAT A MINIMUM OF 20% OF THE SPRING CANYON LOTS HAVE OFF-FACING GARAGES. I BELIEVE THIS CONDITION IS INCOMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. ON BIRCH BLUFF AVENUE FOR EXAMPLE, ONLY 2 OF THE 45 HOMES HAVE OFF-FACING GARAGES. INSTEAD, I WOULD LIKE TO INTRODUCE THE FOLLOWING LANGUAGE TO REPLACE PAGE 26, PARAGRAPH 9 OF THE DESIGN REVIEW GUIDELINES: "GARAGES CAN HAVE A PROFOUND IMPACT ON THE VISUAL QUALITY OF SINGLE FAMILY NEIGHBORHOODS. THEREFORE, GARAGES SHOULD BE ARRANGED IN A MANNER WHICH ENHANCE THE STREETScape AND CONTRIBUTE TO THE VARIETY AND INTEREST OF THE STREET. TO AVOID DOMINATING THE STREETScape, GARAGES ARE NOT TO HAVE MORE THAN TWO DOORS IN A SINGLE PLANE FACING THE STREET. THE GARAGE DOOR IN THE STREET-FRONT FACADE SHOULD HAVE A MAXIMUM DOOR WIDTH OF SIXTEEN FEET. "TO FURTHER MINIMIZE THE VISUAL PROMINENCE OF GARAGES, ARCHITECTURAL ELEMENTS SHALL BE INCORPORATED INTO THEIR FACADE THAT IS CONSISTENT WITH THE CHOSEN ARCHITECTURAL STYLE. REPETITIVE OR MONOTONOUS USE OF THE GARAGE MASS IN EITHER PLAN OR ELEVATION IS NOT ACCEPTABLE. IN ADDITION, MINIMUM SIZE DRIVEWAYS ARE STRONGLY ENCOURAGED. GARAGE AND BUILDING SETBACKS SHALL VARY BETWEEN LOTS WHERE POSSIBLE TO CREATE AN INTERESTING AND ANIMATED STREET SCENE. SEE FIGURE 14 FOR VARIOUS FRONT FACADE COMPOSITIONS." Second by Stallings. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-not present, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea. MOTION BY MATHIS TO RECONSIDER. Second by Stallings. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-not present, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

MOTION BY McCARTY TO INTRODUCE THE ORDINANCE, ADOPT THE RESOLUTIONS FOR SUBITEMS A AND C, AND TO ADOPT THE RESOLUTION AS AMENDED FOR SUBITEM D TO INCLUDE COUNCIL

MEMBER WARDEN'S AMENDMENTS TO THE PRD AS REQUESTED IN HER MEMORANDUM TO THE MAYOR AND COUNCIL, DATED NOVEMBER 21, 1995. Second by Harvey. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-not present, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-332:

SUBJECT: Confirmation of Assessments - Improvement of Dahlia and Donax Avenues.

(Otay Mesa-Nestor Community Area. District-8.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-96-345) ADOPTED AS RESOLUTION R-286611

Considering the protests, and confirming the assessment in the matter of the improvement of Dahlia and Donax Avenues.

CITY MANAGER SUPPORTING INFORMATION:

The construction contract for the improvement of Dahlia and Donax Avenues was awarded by Council on January 10, 1994. The contract included street and drainage improvements to be funded by the 1911 Act assessments and a pump station to be totally funded by the City. The assessment district portion of the project work has now been completed and the assessments have been spread, based on the final project costs and in proportion to each parcel's frontage along the improvements. The final amount assessed to the district is 29 percent below the amount notified to the property owners at the time of the public hearing. However, four individual owners will have an additional assessment due to their request for additional driveway improvements during construction. The City will pay the assessment for the lot that the City owns. Also, staff recommends that TransNet funds be used to pay one-third of the assessments for parcels 627-061-17-00 and 627-061-20-00 since a flood control channel through the parcels decreased the benefit for which they were previously assessed. This public hearing

will confirm the assessments and complete the proceedings for this project.

FILE LOCATION: STRT D-2286

COUNCIL ACTION: (Tape location: B025-C101.)

Hearing began at 11:37 a.m. and halted at 11:44 a.m.

CONSENT MOTION BY MATHIS TO ADOPT. Second by Stallings. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-not present, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-333: CONTINUED TO JANUARY 30, 1996

SUBJECT: Proposal to amend the Kearny Mesa Community Plan and Stonecrest Specific Plan to delete 2,792,000 square feet of office/research and development use and/or hotel use, to allow residential development consisting of 1,235 single family and multi-family residential units on approximately 95 acres.

(Case-95-0204. District-6.)

CITY MANAGER'S RECOMMENDATION:

Adopt Subitems A, D, E, F and K, introduce the ordinances in Subitems B and C, and adopt Subitems G, H, I and J to grant the permits and map:

Subitem-A: (R-96-529)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report DEP-95-0204 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report and Mitigation Monitoring and Reporting Program have been reviewed and considered by the Council and adopting appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081.

Subitem-B: (O-96-78)

Introduction of an Ordinance for R-1500 and R1-40000 Zoning.

Subitem-C: (O-96-79)

Introduction of an Ordinance canceling the Stonecrest Development Agreement.

Subitem-D: (R-96-530)

Adoption of a Resolution amending the Stonecrest Specific Plan, the Kearny Mesa Community Plan and the Progress Guide and General Plan.

Subitem-E: (R-96-531)

Adoption of a Resolution amending the Kearny Mesa Public Facilities Financing Plan.

Subitem-F: (R-96-532)

Adoption of a Resolution revising the Development Impact Fees in Kearny Mesa and Serra Mesa.

Subitem-G: (R-96- )

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

Subitem-H: (R-96- )

Adoption of a Resolution granting or denying the Planned Residential Development Permit with appropriate findings to support Council action.

Subitem-I: (R-96- )

Adoption of a Resolution granting or denying the Resource Protection Overlay Permit with appropriate findings to support Council action.

Subitem-J: (R-96- )

Adoption of a Resolution granting or denying the Hillside Review Permit with appropriate findings to support Council action.

Subitem-K: (R-96-533)

Adoption of a Resolution authorizing the vacation of Eighth Street within the boundaries of Stonecrest Village as provided for under Section 66499.20-1/2 of the State Map Act.

OTHER RECOMMENDATIONS:

Planning Commission voted 6-0 to approve the project.

Ayes: Bernet, McElliott, Neils, Quinn, Skorepa, White.

Nays: None.

Not present: Anderson.

The Kearny Mesa Planning Group voted to approve the project without conditions.

The Serra Mesa Planning Group voted to support the project and recommended that the City request development impact fees for public parks.

The Serra Mesa Community Council voted to approve the project without conditions.

The Tierrasanta Community Council sent a letter stating that "The project will impact our community and our recreational facilities because of its proximity to Tierrasanta. Accordingly, we request the planning process include the impact on Tierrasanta in assessing developer impact fees for the project." The Tierrasanta Community Council has tabled final action on the Stonecrest Project pending discussions with the City and CALPAC regarding the payment of impact fees to Tierrasanta.

SUPPORTING INFORMATION:

This project includes an amendment to the Progress Guide and General Plan, consideration of the interim habitat loss findings, a Rezone, Tentative Map, Planned Residential Development Permit, Resource Protection Overlay Permit and Hillside Review Permit, an amendment to the Kearny Mesa Public Facilities Financing Plan and consideration of a proposal to cancel the existing Development Agreement. The subject property is located on Aero Drive between Daley Center Drive and Marathon Road in the Kearny Mesa Community Plan area.

LEGAL DESCRIPTION:

The subject property is described as a portion of Lot 41, Rancho Mission of San Diego, Map-330 (SCC 348); portion of Lot 1, Block 27, Rosedale, Map-826; and a portion of Eighth Street to be vacated.

FILE LOCATION: NONE

COUNCIL ACTION: (Tape location: D013-F436.)

Hearing began at 2:15 p.m. and halted at 4:13 p.m.

Council Member Warden entered in at 2:40 p.m.

Testimony in opposition by David Sanderfer, Cindy Moore, Maddie Volper, Bruce McLachlan, Les Williamson, Matt Anderson, Dawn Fandel, and Pat Brault.

Testimony in favor by Jim Omsberg, Craig Beam, Paul Robinson, Frank Greco, David Schumacher, and Clark Rasmussen.

Motion by Stallings to return to the City Manager for further work to be done. No second.

Council Member Stallings withdrew her motion.

MOTION BY HARVEY TO CONTINUE TO JANUARY 30, 1996 WITH DIRECTION TO THE CITY MANAGER TO DO THE FOLLOWING:

1. INCLUDE HICKMAN FIELD IN THE DIF AS SUGGESTED IN COUNCIL MEMBER WARDEN'S MEMO DATED NOVEMBER 21, 1995;
  2. WORK AND DISCUSS WITH THE COMMUNITY AND DEVELOPER ON FINDING A WAY TO ACCOMPLISH THE MOST CRITICAL NEEDS OF THE COMMUNITY AND STILL HAVE A FINANCIALLY FEASIBLE PROJECT, AND THEN BRING BACK THE PRIORITY ISSUES OF THE COMMUNITY FOR DISCUSSION ON JANUARY 30, 1996;
  3. INCLUDE IN THE DISCUSSION HICKMAN FIELD AND THE QUESTION OF WHAT PORTION OF THE COMMERCIAL DEVELOPMENT SHOULD PAY INTO THE PARK AND LIBRARY FEE; AND
  4. CLARIFY THE ISSUE RAISED BY THE DEVELOPER QUESTIONING THE NEXUS OR LEGAL ARGUMENT OF THE LIGHT RAIL IRREVOCABLE OFFER.
- Second by Warden and Mathis. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-334:

SUBJECT: A Planned Residential Development (PRD), Rezone (RZ), Vesting Tentative Map (VTM), and amendments to the Mira Mesa Community Plan and to the Progress Guide and General Plan - Goldcoast project.

(Case-95-0373. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt Subitems A and D; introduce Subitem B; and adopt Subitem C to grant the map and the permit:

Subitem-A: (R-96-521) ADOPTED AS RESOLUTION R-286612

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration DEP-95-0373 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 pursuant to California Public Resources Code Section 21081.

Subitem-B: (O-96-76) INTRODUCED, TO BE ADOPTED  
DECEMBER 4, 1995

Introduction of an Ordinance incorporating 9.1 acres located on the south side of Gold Coast Drive, between Camino Ruiz and Saluda Avenue, from the CA Zone into R-1500 Zoning.

Subitem-C: (R-96-705) GRANTED PERMIT AND MAP,  
ADOPTED AS RESOLUTION R-286613

Adoption of a Resolution granting or denying the PRD/VTM No. 95-0373 permit, with appropriate findings to support Council action.

Subitem-D: (R-96-522) ADOPTED AS RESOLUTION R-286614

Adoption of a Resolution amending the Mira Mesa Community Plan and the Progress Guide and General Plan.

OTHER RECOMMENDATIONS:

Planning Commission voted 6-0 to approve.  
Ayes: Bernet, White, Quinn, Neils, Skorepa, McElliott.  
Nays: None.  
Not Present: Anderson.

The Mira Mesa Community Planning Group has recommended approval of this project.

SUPPORTING INFORMATION:

The project proposes to demolish a commercial structure, subdivide the site into 12 lots to develop 113 multi-family dwelling units and a future commercial site. A rezone from CA to R-1500 is requested for the 9.1 acre residential site.

LEGAL DESCRIPTION:

The site is located at 8361 Gold Coast Drive, between Camino Ruiz and Saluda Avenue, in the Mira Mesa community, Lot 1677 of Mira Mesa Verde Unit No. 13-A, Map No. 6820.

FILE LOCATION: Subitems A & D: LAND - Mira Mesa Community Plan; Subitem B: NONE; Subitem C: PRD/VTM No. 95-0373

COUNCIL ACTION: (Tape location: B025-C101.)

Hearing began at 11:37 a.m. and halted at 11:44 a.m.

CONSENT MOTION BY MATHIS TO INTRODUCE THE ORDINANCE AND ADOPT THE RESOLUTIONS. Second by Stallings. Passed by the following vote: Mathis-yea, Harvey-yea, Kehoe-yea, Stevens-yea, Warden-not present, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-335:

SUBJECT: Consideration of an amendment to the Sabre Springs Community Plan and Progress Guide and General Plan. Three types of modifications are proposed as part of the Community Plan amendment.

(Sabre Springs Community. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-96-490) ADOPTED AS RESOLUTION R-286615

Adoption of a Resolution certifying that the information contained in Mitigated Negative Declaration DEP-35-0373 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 and adopting appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081.

Subitem-B: (R-96-489) ADOPTED AS RESOLUTION R-286616

Adoption of a Resolution amending the Sabre Springs Community Plan and the City of San Diego Progress Guide and General Plan.

OTHER RECOMMENDATIONS:

Planning Commission voted 6-0 to recommend approval.  
Ayes: Bernet, White, Quinn, Neils, Skorepa, McElliott.  
Nays: None.  
Not Present: Anderson.

The Sabre Springs Community Planning Group has recommended approval of this amendment.

SUPPORTING INFORMATION:

There are three types of modifications proposed as part of the Community Plan amendment:

- 1) Land use changes on undeveloped parcels in response to current market conditions;
- 2) Density shifts between parcels as a result of the difference between approved dwelling units versus planned dwelling units; and
- 3) Revisions to the last two phases of the five-phase development phasing program described in the adopted Community Plan.

LEGAL DESCRIPTION:

The Sabre Springs Community is located between I-15 and Poway,

north and south of Poway Road and is more particularly described as portions of the south west quarter of Section 16 and portions of the north half of Section 21, Township 14 South, Range 2 West, SBBM.

FILE LOCATION: LAND - Sabre Springs Community Plan

COUNCIL ACTION: (Tape location: B025-C101.)

Hearing began at 11:37 a.m. and halted at 11:44.

CONSENT MOTION BY MATHIS TO ADOPT. Second by Stallings.  
Passed by the following vote: Mathis-yea, Harvey-yea,  
Kehoe-yea, Stevens-yea, Warden-not present, Stallings-yea,  
McCarty-yea, Vargas-yea, Mayor Golding-yea.

NON-DOCKET ITEMS:

None.

ADJOURNMENT:

The meeting was adjourned by Mayor Golding at 4:14 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: F444).