

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, MAY 14, 1996
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Golding at 11:10 a.m. Mayor Golding recessed the regular meeting at 11:23 a.m. to convene the Redevelopment Agency and to convene the Special Joint Council Meeting with the Redevelopment Agency thereafter. Mayor Golding reconvened the regular meeting at 11:29 a.m. with Council Member Stallings not present. The meeting was recessed by Mayor Golding at 12:04 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Chairperson Vargas at 2:11 p.m. with Mayor Golding and Deputy Mayor Stallings not present. Council Member Mathis welcomed and introduced naval officers from the countries of Korea, Greece, Venezuela, and Argentina who are here in San Diego attending the ASW warfare training.

City Manager McGrory announced that with respect to Public Comment by Bill Schwenker this morning, the Arroyo Sorrento Road assessment district will be before City Council on June 11, 1996.

The meeting was recessed at 6:46 p.m. by Mayor Golding to reconvene the Redevelopment Agency. The meeting was reconvened at 6:48 p.m. by Mayor Golding with Deputy Mayor Stallings not present. Chairperson Vargas adjourned the meeting at 7:06 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Golding-present
- (1) Council Member Mathis-present
- (2) Council Member Wear-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-excused by
R-287461
(recovering from major surgery)
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present

Clerk-Abdelnour/Fishkin (mc/mp)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

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

PUBLIC COMMENT:

ITEM-PC-8: REFERRED TO CITY MANAGER

Comment by Bill Schwenker regarding his complaint concerning the length of time the City is taking to pave Arroyo Sorrento Road.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A019-037.)

PUBLIC COMMENT:

ITEM-PC-9: REFERRED TO CITY MANAGER AND CITY ATTORNEY

Comments by Jerry Butkiewicz and Barbara Balaban regarding the 86 people who had worked at the food and beverage concessions at the San Diego Sports Arena that were abruptly fired on April 30, 1996 when a new Contractor obtained the food and beverage contract.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A040-093.)

COUNCIL COMMENT:

ITEM-CC-3:

Comment by Council Member Warden acknowledging and welcoming students from the Miramar Ranch Elementary School in Scripps Ranch.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: A094-100.)

ITEM-203:

SUBJECT: Additional Construction for Metro Biosolids Center Yard
Piping: Nielsen-Dillingham.
(NAS Miramar. District-5.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-96-1303) ADOPTED AS RESOLUTION R-287339

Approving Change Order No. 5, dated March 22, 1996,
issued in connection with the contract with
Nielsen-Dillingham Builders, amounting to a net
increase in the contract price of \$2,427,641;

Authorizing the expenditure of an amount not to exceed
\$2,427,641 from Fund 41509, CIP-42-911.4, Northern
Sludge Processing Facility - Phase II, provided that
the City Auditor and Comptroller furnishes a
certificate demonstrating that the funds necessary for
expenditure are or will be on deposit in the City
treasury.

CITY MANAGER SUPPORTING INFORMATION:

Council Resolution R-285168 authorized the City Manager to
execute a contract with the lowest responsible bidder for the
Yard Piping and Power Distribution construction package at Metro
Biosolids Center, formally the Fiesta Island Replacement
Project/Northern Sludge Processing Facility (FIRP/NSPF). Change
Order No. 5 compensates Nielsen-Dillingham for revisions to the
access road to satisfy Corps of Engineer requirements; additions

to two box culverts required for a Cal-Trans permit; structural, electrical, and piping changes requested by Development Services, the Fire Marshall, and Pacific Bell; and additional connections to the main plant switchgear to improve power distribution. Aud. Cert. 9601156.

FILE LOCATION: CONT - Nielsen-Dillingham Builders
CONTFY96-1

COUNCIL ACTION: (Tape location: I209-470.)

Motion by Stevens to adopt. Second by Mathis. Motion withdrawn.

MOTION BY WARDEN TO ADOPT THE RESOLUTION AND, AS RECOMMENDED BY THE CITY MANAGER, TO REFER TO THE PS&NS COMMITTEE THE ENFORCEMENT ISSUE OF THE PREVAILING WAGE AS A RESULT OF THE NIELSEN-DILLINGHAM CONTRACT. Second by Mathis. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-nay, Warden-yea, Stallings-not present, McCarty-not present, Vargas-yea, Mayor Golding-not present.

ITEM-330: CONTINUED TO NOVEMBER 12, 1996

SUBJECT: Two actions related to the North University City FY 1996 Public Facilities Financing Plan and Facilities Benefit Assessment.

(See City Manager Report No. P96-044. University Community Planning Area. District-1.)

CITY MANAGER'S RECOMMENDATION:
Adoption of the following resolutions:

Subitem-A: (R-96-1007)

Designating an area of benefit in North University City and the boundaries thereof; confirming the description of Public Facilities Projects, the Community Financing Plan and Capital Improvement Program with respect to the Public Facilities Projects; the method for apportioning the costs of the Public Facilities Projects among the parcels within the area of benefit and the amount of the Facilities Benefit Assessments

charged to each parcel; the basis and methodology for assessing and levying discretionary automatic annual increases in Facilities Benefit Assessments, and proceedings thereto; and ordering the proposed Public Facilities Project in the matter of the North University City Facilities Benefit Assessment Area.

Subitem-B: (R-96-1008)

Declaring that the assessment fee schedule contained in the North University City Public Facilities Financing Plan and the Errata dated February 21, 1996, as adopted and approved in Resolution No. R-287043, is an appropriate and applicable development impact fee.

LAND USE AND HOUSING COMMITTEE'S RECOMMENDATION:

On 2/21/96, LU&H voted 5-0 to approve the City Manager's recommendation to accept the Facilities Financing Plan "Option B - 3 year all" and to adopt the resolutions.

FILE LOCATION: STRT FB-1

COUNCIL ACTION: (Tape location: A101-118; A125-145;
A198-265.)

CONSENT MOTION BY McCARTY TO CONTINUE THIS ITEM FOR SIX MONTHS AT THE REQUEST OF COUNCIL MEMBER MATHIS, UNTIL THE TRAFFIC STUDY HAS BEEN COMPLETED. Second by Warden. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-not present, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-331: HEARING HELD

SUBJECT: This is the first of two scheduled public hearings regarding the annual assessments for the North Park Lighting and Landscape Maintenance District. Council will take action at the subsequent hearing scheduled for June 11, 1996 at 10:00 a.m.

Public testimony will also be taken at that meeting.
(North Park Community Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Accept testimony from members of the public and refer the matter to the second public hearing which has been scheduled for June 11, 1996 at 10:00 a.m.

CITY MANAGER SUPPORTING INFORMATION:

The proposed Lighting and Landscape District (LLD) consists of landscaped medians and parkway along major streets in the North Park Community. Additional lighting is also proposed to be incorporated. If the district is formed, construction of the landscaping improvements and additional street lights will be installed as part of CIP-39-2070. The lighting and landscape improvements currently under construction will be completed by September 1996. Property owners within the district would pay for the annual maintenance of the landscape and street lights on the basis of benefit. A letter with postcard survey was sent to all affected property owners asking if they favor the proposed district. In response, property owners representing 13 percent of the assessable area indicated support for the district; property owners representing 11 percent of the assessable area indicated opposition (see table). This action proposes to: a) incorporate the areas on El Cajon Boulevard between Park Boulevard and Texas Street and between 30th Street and Boundary Street (existing Mid-City Zones 5 and 9); b) incorporate the area on University Avenue between 30th Street and Ohio Street (existing Mid-City Zone 6); and c) incorporate the street light district along 30th Street and University Avenue (University Avenue Subdistrict 1 of the City of San Diego Street Light Maintenance District 1). The proposed FY '97 budget (maintenance costs) for the North Park LLD is as follows:

REVENUE	Estimated	EXPENSES	Estimated
Carryover	\$ 37,492.00	Personnel	\$ 18,847.00
Assessed to		Contractual	
District	203,512.00	Maintenance	132,398.00
Interest	1,146.00	Incidental	44,924.00
City Contribution/ Gas Tax	2,853.00	Utilities	28,500.00
TOTAL REVENUES	\$245,003.00	TOTAL EXPENSES	\$224,669.00

Reserve/Balance: \$ 20,334.00
Total Expense/Reserve/Balance: \$245,003.00

The proposed assessments are on an Equivalent Dwelling Unit (EDU) basis. The commercial properties will be assessed at 40 EDUs/acre = \$460/acre, or \$920/acre if immediately adjacent to improvements. Single-family homes will be assessed \$11.50 each,

and condominiums will be assessed \$8.05 each or \$23 and \$16.10 if adjacent to improvements.

FILE LOCATION: STRT M-378

COUNCIL ACTION: (Tape location: A266-B100.)

Hearing began at 11:35 a.m. and halted at 12:04 p.m.
Testimony in opposition by Quentin Laywell, Robert Bogstad,
Joyce Adkins, George Burger, Larry Kelly, and Janet
Blackman.

Testimony in favor by Vicki Granowitz, Christine Pemberton,
Ralph Ditts, Jay Turner, and Joan Campbell.

ITEM-332:

SUBJECT: Proposed amendment to the Progress Guide and General
Plan and University Community Plan, and a street
vacation to abandon a portion of Judicial Drive within
the Eastgate Technology Park.
(University Community Planning Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-96-1270) ADOPTED AS RESOLUTION R-287314

Certifying that the information contained in
Environmental Negative Declaration DEP-35-0386 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 City of San Diego, as Lead Agency,
pursuant to California Public Resources Code section
21000 et seq.

Subitem-B: (R-96-1271) ADOPTED AS RESOLUTION R-287315

Approving an amendment to the University Community Plan
and associated amendment to the Progress Guide and
General Plan.

Subitem-C: (R-96-1272) ADOPTED AS RESOLUTION R-287316

Authorizing the vacation of Judicial Drive between Towne Centre Drive and Eastgate Mall; and Judicial Court northeasterly of Judicial Drive, as provided for under Section 66499.20-1/2 of the State Map Act.

Subitem-D: (R-96-1273) ADOPTED AS RESOLUTION R-287317

Authorizing the recordation of restrictive covenants affecting a portion of City owned land for conservation and biological preservation purposes.

SUPPORTING INFORMATION:

Hamann Construction has submitted applications to amend the Circulation Element of the University Community Plan to delete a 700-foot portion of Judicial Drive located between Eastgate Mall and Towne Centre Drive. Hamann Construction intends to acquire and eventually develop approximately 54 acres of the Eastgate Technology Park, and has requested that a portion of Judicial Drive that passes through their property be deleted. Future development by Hamann Construction will be limited to the development intensity authorized within the approved Eastgate Technology Park Planned Industrial Development Permit. Some portions of the City's Eastgate Technology Park to be acquired and eventually developed by Hamann Construction contain sensitive natural resources including coastal sage scrub and wetland habitat. Section 4D of the Endangered Species Act requires mitigation for all impacts affecting these habitats. In order to provide this mitigation, the City of San Diego proposes to dedicate approximately 34 acres of City-owned property for conservation and biological preservation purposes. This City-owned land is located at the southwest corner of the future intersection of I-805 and Nobel Drive. This dedication will permanently preserve 34 acres of sensitive natural resources including coastal sage scrub, vernal pools and native grasslands.

FILE LOCATION: Subitems A,B,D: LAND - University Community Plan; Subitem C: DEED F-6750; STRT J-2842 DEEDFY96-1

COUNCIL ACTION: (Tape location: A101-118; A198-265.)

Hearing began at 11:29 a.m. and halted at 11:34 a.m.

CONSENT MOTION BY McCARTY TO ADOPT. Second by Warden. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-not present,

McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-333:

SUBJECT: Rancho Santa Fe Golf Range and Park.

An amendment to Chapter X of the San Diego Municipal Code, Section 101.0510, to allow "Youth Sports Facilities," a Conditional Use Permit and Resource Protection Overlay Permit to construct and operate a recreational facility consisting of a golf practice range, putting course, a roller-hockey facility, accessory structures and improvements including a club house, sales/rental equipment areas, safety nets, lighting, and other private and public improvements. (CUP/RPO-94-0572. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution and introduce the ordinances:

Subitem-A: (R-96-1042 Cor.Copy) ADOPTED AS RESOLUTION
R-287329

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration DEP-94-0572 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, and the Council hereby adopts the Mitigation Monitoring and Reporting Program pursuant to California Public Resources Code Section 21081.6.

Subitem-B: (O-96-129) INTRODUCED, TO BE ADOPTED ON
MAY 28, 1996

Introduction of an Ordinance amending Chapter X, Article 1, Division 5 of the San Diego Municipal Code by amending Section 101.0510 relating to Conditional Use Permits.

Subitem-C: (O-96-131 Cor.Copy) INTRODUCED, AMENDING THE
PERMIT; TO BE ADOPTED ON
MAY 28, 1996

Introduction of an Ordinance approving CUP/RPO-94-0572,
with appropriate findings to support Council action.

LAND USE AND HOUSING COMMITTEE'S ACTION:

On 4/19/95, LU&H voted 4-0 to process the application by permit
and amend by ordinance allowable uses for privately owned youth
sports activities without holding up the permit process.
Councilmembers Mathis, Stevens, Warden and McCarty yea.
Councilmember Harvey ineligible.

SUPPORTING INFORMATION:

The site is located on the southeast corner of El Camino Real and
Via de la Valle, a 27-acre site in the A-1-10 Zone, Floodplain
Fringe (FPF) and Hillside Review Overlay (HR) Zone within the
North City Future Urbanizing Area.

LEGAL DESCRIPTION:

A portion of Section 6, Township 14 South, Range 3 West, SBBM.

CITY MANAGER SUPPORTING INFORMATION:

On April 19, 1995, a meeting was held by the Land Use and Housing
Committee where the applicant for the Rancho Santa Fe Golf Range
& Park proposal presented the project and requested alternative
processing options in order to proceed. The site was identified
as being a unique lot that is isolated, and not contiguous to
other sensitive lots within the FUA. In addition, the site is
surrounded by other commercial and recreational uses. The Land
Use and Housing Committee voted 4-0 to recommend that the
applicant be allowed to proceed with applications for a CUP and
RPO permits, and to have the City Council consider amending the
Municipal Code, specifically SDMC Section 101.0510.C(3a) to allow
"youth sports facilities" at this specific location due to the
unique circumstances of the site, and on the basis that the type
of use proposed (roller hockey) would be beneficial for youth
activities within the community and region of San Diego.
Therefore, the project was referred to the Development Services
Department to process an ordinance amendment to allow youth
sports facilities at the project location and allow the City
Council to consider the project under a separate ordinance. The
proposed amendment to Section 101.0510.C(3a) of the Municipal
Code is as follows (underlined text is proposed new language):

SEC. 101.0510.C.3a - ESTABLISHMENTS OR ENTERPRISES INVOLVING
LARGE ASSEMBLAGES OF PEOPLE OR AUTOMOBILES ...

1-3 [NO CHANGES]

The above uses shall not be permitted in the A-1 zoned areas of the Coastal Zone subject to the FPF (Floodplain Fringe) overlay zone or in the Future Urbanizing Area. NEW: - This provision shall not apply to youthsports facilities proposed on an interim basis, which provide recreational facilities open to the public and primarily for youth under 18 years of age at the 27-acre site located at the southeast corner of El Camino Real and Via de la Valle within the Future Urbanizing Area. Nor shall this provision -END NEW- apply to the reconstruction of an existing privately owned recreational facility destroyed by fire, flood or other natural disaster, provided such reconstruction does not require new (i.e., nonreplacement) permanent buildings and or fill.

A Mitigated Negative Declaration (DEP-94-0572) has been prepared for the project in accordance with CEQA.

On December 7, 1995, the Planning Commission reviewed the proposal and made three motions which failed to pass. Therefore, the Planning Commission, having used diligence and best faith efforts to attempt to forward a recommendation to the City Council to approve, conditionally approve or deny the project, but having failed to reach any consensus on the matter, a fourth motion was made by Commissioner Neils to recommend to the City Council that the sense of the Planning Commission is that an EIR should be prepared for this project primarily to address public concern about traffic and circulation impacts.

FILE LOCATION: Subitem-A: PERM - CUP/RPO-94-0572;
 Subitem-B,C: None

COUNCIL ACTION: (Tape location: C022-F173.)

Hearing began at 2:12 p.m. and halted at 4:26 p.m.

Testimony in opposition by Trish Boaz, Mike McDade, Bill Darnell, Don Willis, John Eitman, Christie Houghten, Bruce Liska, Nancy Chase, Nancy McElfreth, Dave Agrams, Kathleen Williams, Marvin Laskey, Bob Dowery, Marvin Gersk, Susan Rainold, Ann Meyer, and Barbara Casino.

Testimony in favor by Jim Dawe, Howard Anderson, Matthew

Sullivan, Nancy Howard, Tom Valley, Jennifer Wilson, Dave Sorenson, and T. C. Hu.

MOTION BY MATHIS TO ADOPT THE RESOLUTION AND INTRODUCE THE ORDINANCES, INCLUDING THE VARIOUS FINDINGS FOR THE PERMIT AND THE DOCUMENTS, WITH CONDITIONS ACCEPTABLE BY MR. DAWE AS FOLLOWS:

(1) USE OF ON-SITE SPEAKERS SHALL BE PROHIBITED TO AVOID POTENTIAL NOISE IMPACTS ON ADJACENT RESIDENTS; (2) LOUD MUSIC, THAT IS CAR STEREOs, BOOM BOXES, LOUD SPEAKERS SHALL BE PROHIBITED; (3) LIGHTING OF THE ROLLER HOCKEY ARENA SHALL BE LIMITED TO AN AVERAGE OF 20 FT. CANDLES AT SURFACE RADIATION; (4) ON-SITE USES SHALL BE LIMITED TO A GOLF PRACTICE RANGE, GOLF PUTTING COURSE, ROLLER HOCKEY AND ACCESSORY USES INCLUDING FOOD AND EQUIPMENT CONCESSIONS; (5) TO MAINTAIN THE RURAL CHARACTER OF THE AREA, FUTURE AMENDMENTS TO THE CUP TO ALLOW FUN CENTER AMUSEMENT PARKS SUCH AS VIDEO ARCADES, BATTING CAGES OR OTHER NON-GOLF OR NON-ROLLER HOCKEY USES SHALL BE PROHIBITED. VIDEO GAMES SHALL BE PROHIBITED ON SITE; (6) SALE OF ALCOHOLIC BEVERAGE ON SITE SHALL BE WITHIN THE CONFINES OF THE DRIVING RANGE CLUBHOUSE/RESTAURANT AREA; (7) EXTERIOR VENDING MACHINES, RV PARKING AND OVERNIGHT PARKING SHALL BE PROHIBITED; (8) GOLF TEES AT EAST END OF THE PROJECT SHALL BE RESTRICTED FOR USE BY THE GOLF SCHOOL ONLY; NIGHT LIGHTING FOR THESE TEES SHALL ONLY BE UTILIZED WHEN LESSONS ARE BEING CONDUCTED; (9) USE OF ON-SITE FACILITIES SHALL BE LIMITED DURING FLOODING COMMENSURATE WITH THE LOSS OF PARKING UNLESS OFF-SITE PARKING IS PROHIBITED DURING FLOODING CONDITIONS (NO PARKING ON THE ROAD OR IN FRONT OF RESIDENCES); (10) SIZE OF ENTRY MONUMENT SIGN SHOULD NOT EXCEED 16 FT. IN LENGTH; (11) ALL BUILDINGS SHALL BE EARTH-TONE IN COLOR; (12) ALL MAINTENANCE AREAS AND ROOF-TOP SERVICE EQUIPMENT SHALL BE SCREENED FROM VIEW BY THE SURROUNDING RESIDENCES; (13) A MAXIMUM OF ONE SATELLITE DISH SHALL BE ALLOWED NOT TO EXCEED 20 INCHES IN DIAMETER AND SHOULD BE PAINTED TO BLEND WITH THE ROOF AND BUILDING; (14) SIGNAGE SHALL BE CONSISTENT WITH EXHIBIT "A" DATED MAY 14, 1996; AND (15) HOURS OF OPERATION FOR THE FACILITY SHALL BE LIMITED TO 8:00 P.M. DURING THE NON-DAYLIGHT SAVINGS TIME PERIOD OF THE YEAR (LATE FALL TO SPRING). Second by McCarty. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-nay, Stallings-not present, McCarty-yea, Vargas-nay, Mayor Golding-nay.

ITEM-334:

SUBJECT: Appeal of Save Everyone's Access (SEA) from the decision of the Planning Commission in approving Coastal Development Permit/Sensitive Coastal Resource Permit No. 92-0318 to construct a 190-foot-long, 23-foot-high structural shotcrete tied-back seawall and revetment as a coastal protection device.
(Ocean Beach Plan Area)
(CDP/SCR-92-0318. District-2.)

CITY MANAGER'S RECOMMENDATION:

Adopt the Resolution denying the appeal and granting the permit, with the suggested modification.

(R-96-1540) ADOPTED AS RESOLUTION R-287330 DENYING APPEAL
AND GRANTING PERMIT AS AMENDED

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

SUPPORTING INFORMATION:

The subject property is located at 4878 Pescadero Avenue, extending north to Cable Street in the Ocean Beach Community. R-1750 Zone (multiple-family residential, maximum density of 25 dwelling units per acre); Coastal Zone/Sensitive Coastal Resource Overlay Zone, Coastal Commission Appeal Jurisdiction.

LEGAL DESCRIPTION:

The project is more particularly described as Lots 8-12, Block 45, Ocean Beach, Map-279; portion rights-of-way of Pescadero Avenue, Ocean Boulevard and Cable Street.

FILE LOCATION: PERM - CDP/SCR-92-0318

COUNCIL ACTION: (Tape location: F175-G548.)

Hearing began at 4:36 p.m. and halted at 5:45 p.m.

Testimony in opposition by Richard Smith, Julie Klein, Gerrie Trussell, Wendell Gayman, Kristen Glass, and Michael Laude.

Testimony in favor by B. K. Taylor, Harold Bunch, Richard Mellon, Tom Bryan, Robert Amica, Walter Crampton, and Sidney J. Karp.

MOTION BY WEAR TO ADOPT THE RESOLUTION, DENYING THE APPEAL AND GRANTING THE PERMIT WITH APPROPRIATE FINDINGS, WITH THE FOLLOWING CONDITIONS: (1) PROVIDE A PEDESTRIAN PATHWAY ACROSS THE PROJECT FROM THE CABLE ORCHARD AREA TO PESCADERO. THE PATHWAY SHOULD HAVE A MINIMUM OF 5 FT. INCLUDING A SAFETY RAILING; (2) BECAUSE OF THE IMPACTION TO THE COVE FROM THE ROCK REVETMENT, THE APPLICANT IS TO PROVIDE A PEDESTRIAN CONCRETE STAIRWAY FROM THE END OF PESCADERO DOWN TO THAT PATH TO PROVIDE GREATER COASTAL ACCESS IN EXCHANGE FOR THE AMOUNT OF BEACH THAT WILL BE UTILIZED FOR THIS PROJECT; AND (3) DIRECT THE CITY MANAGER TO EXPLORE THE SAND REPLENISHMENT ISSUES IN RELATION TO THIS PARTICULAR AREA AND REPORT BACK TO COUNCIL OR TO THE APPROPRIATE COMMITTEE. Second by Mathis. Passed by the following vote:
Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-not present, McCarty-yea, Vargas-nay, Mayor Golding-not present.

ITEM-335:

SUBJECT: A Tentative Map, Resource Protection Ordinance Permit, Mid-City Communities Development Permit and Street Vacation for the Villas at Laurel project.
(TM/SV/RPO/MCCD-95-0685. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt Subitems A and D; adopt Subitem B to approve the permits; and adopt Subitem C to grant the map.

Subitem-A: (R-96-1486) ADOPTED AS RESOLUTION R-287318

Adoption of a Resolution certifying that the information contained in Mitigated Negative Declaration DEP-95-0685 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: (R-96-1487) GRANTED PERMITS, ADOPTED AS
RESOLUTION R-287319

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

Subitem-C: (R-96-1488) GRANTED MAP, ADOPTED AS RESOLUTION
R-287320

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

Subitem-D: (R-96-1489) ADOPTED AS RESOLUTION R-287321

Adoption of a Resolution authorizing the vacation of
portions of Laurel Street and Brant Street located
north of Laurel Street, west of Brant Street as
provided for under Section 66499.20-1/2 of the State
Map Act.

SUPPORTING INFORMATION:

A consideration of a Tentative Map, Resource Protection
Ordinance, Mid-City Community Development Permit No. 95-0685
and Street Vacation to subdivide a vacant 1.6-acre site to
accommodate the construction of 30 attached dwelling units
and implement associated public and private improvements.
The proposed development represents an amendment to a
previous permit (CUP-87-0434) to construct a 101-unit senior
citizen residential care and nursing facility (consisting of
two, 11-story tower structures) on the subject property.

LEGAL DESCRIPTION:

The project site is located at the northeast corner of Laurel
Street and Horton Avenue within the MR-1000 (multi-family
residential) zone of the Uptown Community Planning area (Mid-City
Communities Planned District Ordinance).

FILE LOCATION: Subitem A: PERM RPO-95-0685; Subitem B:
PERM RPO/MCCD-95-0685; Subitem C: SUBD -
Villas at Laurel St.; Subitem D: DEED
F-6751; STRT J-2843
DEEDFY96-1

COUNCIL ACTION: (Tape location: A101-118; A198-265.)

Hearing began at 11:29 a.m. and halted at 11:34 a.m.

CONSENT MOTION BY McCARTY TO ADOPT THE RESOLUTIONS APPROVING THE PROJECT. Second by Warden. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-not present, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-336:

SUBJECT: Amending the College Area Community Plan, a Rezone, Mid-City Communities Planned District Permit, Easement Abandonment and Demolition Permit 96-0144 (Ralph's College Park).
(MCD-96-0144. District-7.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions and introduce the ordinance:
Subitem-A: (R-96-1308) ADOPTED AS RESOLUTION R-287322

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration LDR-96-0144 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. A Mitigation Monitoring Program has been prepared and implementation will reduce to a level of insignificance any potential impacts identified by the environmental review process.

Subitem-B: (O-96-158) INTRODUCED, TO BE ADOPTED MAY 28, 1996

Introduction of an Ordinance for CL-3 Zoning.

Subitem-C: (R-96-1306) ADOPTED AS RESOLUTION R-287323

Adoption of a Resolution amending the College Area Community Plan.

Subitem-D: (R-96-1307) ADOPTED AS RESOLUTION R-287324

Adoption of a Resolution authorizing the Easement
Abandonment.

ADDITIONAL ITEM TO ITEM-336

(R-96-1497) ADOPTED AS RESOLUTION R-287337, GRANTING THE
PERMIT AS AMENDED

Approving the Mid-City Community Development Permit No.
96-0144.

CITY MANAGER SUPPORTING INFORMATION:

This project would allow a proposed 46,218 square foot
supermarket, off-street parking, landscaping and
improvements in the public right-of-way on a 3.44 acre site.

LEGAL DESCRIPTION:

The subject property is located at 6666 Montezuma Avenue,
4990-4994 67th Street, 4996 67th Street and 6685 Mohawk
Street in the College Area Community Plan area, in Zone
R-3000 (proposed CL-3), and is more particularly described
as Portion of Lot 1, College Park Hospital & Medical Center,
Map-4108; Portion of Lot 32, La Mesa Colony, Map-346.

FILE LOCATION: Subitems A,C: LAND - College Area Community
Plan; Subitem B: NONE; Subitem D: DEED
F-6774 DEEDFY96-1 Additional Item:
PERM - MCD-96-0144

COUNCIL ACTION: (Tape location: A101-118; A198-265.)

Hearing began at 11:29 a.m. and halted at 11:34 a.m.

CONSENT MOTION BY McCARTY TO INTRODUCE THE ORDINANCE AND TO
ADOPT THE RESOLUTIONS, APPROVING THE CITY MANAGER'S
RECOMMENDATION, WITH THE AMENDMENT TO ADD ONE ADDITIONAL
CONDITION TO THE MID-CITY COMMUNITY PLANNED DISTRICT PERMIT
NO. 96-0144, AS STATED BELOW:
CONDITION NO. 24:

"PRIOR TO THE OCCUPANCY OF ANY STRUCTURES, THE APPLICANT
SHALL WORK WITH THE CITY STAFF REGARDING ALLOCATIONS OF COST

FOR THE SIGNALS AND INTERSECTIONS AT MONTEZUMA ROAD/EL CAJON BOULEVARD, AND 67TH STREET/EL CAJON BOULEVARD INCLUDING AN INTERCONNECTION OF THESE TWO SIGNALS." Second by Warden. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-not present, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-337:

SUBJECT: Extension of Coastal Development Permit CDP-92-0593 for a Residential Condominium Project (101 California). (See CCDC's memorandum dated 4/22/96. Centre City Community Area. District-2.)

CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:
Adopt the following resolution:

(R-96-1294) ADOPTED AS RESOLUTION R-287331

Adopting written findings and granting a 36-month extension of Coastal Development Permit CDP-92-0593 to S.D. Malkin Harbor Partners, L.P., and Catellus Development Corporation, as set forth in Coastal Development Permit CDP-92-0593 and the Marina Planned District Permit and Marina Planned District Exception Permit.

NOTE: See the Redevelopment Agency Agenda of May 14, 1996 for a companion item.

FILE LOCATION: PERM - CDP-92-0593

COUNCIL ACTION: (Tape location: G561-628.)

Hearing began at 5:44 p.m. and halted at 5:47 p.m.

MOTION BY WARDEN TO ADOPT THE RESOLUTION. Second by Mathis. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-not present, McCarty-yea, Vargas-yea, Mayor Golding-not present.

ITEM-338:

SUBJECT: Acquisition of the North Creek Property.
(See SEDC's memorandum for the agenda of 5/14/96.
Central Imperial Redevelopment Project. District-4.)

SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION'S RECOMMENDATION:
Adopt the following resolution:

(R-96-1312) ADOPTED AS RESOLUTION R-287325

Recommending to the Redevelopment Agency of the City of San Diego that it enter into final negotiations with Middlesex Development Corporation for the purchase of the North Creek property, approximately 30 acres located generally south of Imperial Avenue, north of Ocean View Boulevard, west of 45th Street and east of 40th Street.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A101-118; A198-265.)

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

ITEM-339:

SUBJECT: Status of NTC Reuse Plan and Navy Housing
Recommendation on Navy Park Site.
(District-2.)

CITY MANAGER'S RECOMMENDATION:
Adopt the following resolution:

(R-96-1372) ADOPTED AS RESOLUTION R-287332

Requesting that the 18-acre Navy park site be "surplused" by the federal government and returned to the NTC Reuse Planning Process.

CITY MANAGER SUPPORTING INFORMATION:
NTC Project Staff will provide a report updating the City Council on the NTC Reuse Planning Process and the area to be retained for

Navy Housing. The 18-acre park site was originally part of the area of NTC approved for closure by the federal government in 1993. In 1995, the City Council voted to support retention of the site by the federal government for the Navy to develop as a public park. After construction, title of the park land was to be transferred to the City of San Diego at no cost. Return of the park site to the NTC Reuse Planning Process at this time would provide the City with additional opportunities to make the Reuse Plan economically viable.

FILE LOCATION: MEET (NTC #67)

COUNCIL ACTION: (Tape location: H240-532.)

MOTION BY WEAR TO ADOPT THE RESOLUTION. Second by Warden. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-not present, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-340:

SUBJECT: Request for North Bay Redevelopment Survey Area Designation.
(See City Manager Report P-96-127. Districts-2 & 6.)

CITY MANAGER'S RECOMMENDATION:
Adopt the following resolution:

(R-96-1322 Rev.) ADOPTED AS RESOLUTION R-287333

Designating a Redevelopment Survey Area for the proposed North Bay Redevelopment Project and authorizing a study of the feasibility of a Redevelopment Project or Projects within the Survey Area.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: H538-I205.)

MOTION BY WEAR TO ADOPT THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS: (1) INCORPORATE THE CHANGES PROPOSED BY THE PENINSULA PLANNING BOARD; (2) DELETE FROM THE SURVEY AREA

THE ADDITIONAL AREA AT OLD TOWN THAT WAS RECOMMENDED BY THE PLANNING COMMISSION; (3) EXTEND THE SURVEY AREA TO INCORPORATE POINT LOMA HIGH SCHOOL CAMPUS AND ADJACENT MULTI-FAMILY ZONE WEST OF CHATSWORTH BOULEVARD BETWEEN VOLTAIRE AND ZOLA STREETS; AND (4) EXTEND THE SURVEY AREA TO INCORPORATE THE MORENA SHOPPING QUARTER. Second by Warden. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-not present, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-341:

SUBJECT: Extending the Resource Protection Ordinance Permit No. 93-0128.
(Bridgeworks Development at the "Cobb Site.")
(See memorandum from Centre City Development Corporation dated 4/11/96. Gaslamp Quarter Sub Area of the Centre City Redevelopment Project. (Dist. 2)

CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:
Adopt the following resolution:

(R-96-1267) ADOPTED AS RESOLUTION R-287326

Extending the Resource Protection Ordinance Permit No. 93-0128 to November 7, 1998.

NOTE: See the Redevelopment Agency Agenda of May 14, 1996 for a companion item.

FILE LOCATION: PERM RPO-93-0128

COUNCIL ACTION: (Tape location: A101-118; A198-265.)

Hearing began at 11:29 a.m. and halted at 11:34 a.m.

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

ITEM-342:

SUBJECT: Four actions related to Amending the 1996-97 Salary Ordinance.

CITY MANAGER'S RECOMMENDATION:

Introduce the following ordinance and adopt the resolutions:

Subitem-A: (O-96-159) INTRODUCED, TO BE ADOPTED MAY 28,
1996

Introduction of an Ordinance establishing a Schedule of Compensation for Officers and Employees of the City of San Diego for the Fiscal Year 1996-97.

Subitem-B: (R-96-1314) ADOPTED AS RESOLUTION R-287334

Adoption of a Resolution establishing Overtime Eligibility of Classifications in the Classified Service.

Subitem-C: (R-96-1315) ADOPTED AS RESOLUTION R-287335

Adoption of a Resolution amending Employee Representation Units to add new Classifications and remove deleted classifications from existing appropriate units as established in the Fiscal Year 1996-97 Salary Ordinance.

Subitem-D: (R-96-1316) ADOPTED AS RESOLUTION R-287336

Adoption of a Resolution authorizing Classifications Eligible for the Management Benefits Plan.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: G642-H239.)

MOTION BY McCARTY TO INTRODUCE THE ORDINANCE AND ADOPT THE RESOLUTIONS WITH DIRECTION TO THE CITY MANAGER AND MANAGEMENT TEAM TO CONTINUE TO MEET AND CONFER WITH MEA OVER OTHER ISSUES CURRENTLY BEING DISCUSSED WHICH INCLUDES RETIREMENT SYSTEM CHANGES AS WELL AS ANY OTHER POSSIBLE CHANGES IN THE LABOR CONTRACT CURRENTLY IN EXISTENCE WITH MEA. DIRECT THE CITY MANAGER SURVEY OTHER JURISDICTIONS WITH RESPECT TO SALARY SETTING FOR ELECTED OFFICIALS AND TO BRING THAT INFORMATION BACK TO COUNCIL. Second by Mathis. Passed by the following vote: Mathis-yea, Wear-yea (nay on Council salary increase), Kehoe-yea, Stevens-yea,

Warden-yea, Stallings-not present, McCarty-yea, Vargas-yea
(nay on Council salary increase), Mayor Golding-yea.

NON-DOCKET ITEMS:

None.

ADJOURNMENT:

The meeting was adjourned by Chairperson Vargas at 7:06 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: I471).