

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, NOVEMBER 9, 1999
AT 9:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

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CHRONOLOGY OF THE MEETING:

The meeting was called to order by Deputy Mayor Wear at 10:15 a.m. Deputy Mayor Wear convened the Redevelopment Agency to meet simultaneously with the Council at 10:38 a.m., and as the Housing Authority thereafter.

The regular meeting was reconvened by Deputy Mayor Wear at 10:50 a.m. with Mayor Golding not present. Deputy Mayor Wear reconvened the Housing Authority at 11:56 a.m. to meet simultaneously with Council. The meeting was adjourned by Deputy Mayor Wear at 12:22 p.m. to reconvene at 2:00 p.m. for a Special Joint Council meeting with the Redevelopment Agency to consider Items 601 and 602.

ATTENDANCE DURING THE MEETING:

(M) Mayor Golding-excused by R-292521 (Due to illness)

(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-present

(7) Council Member McCarty-present

(8) Council Member Vargas-present

Clerk-Abdelnour (er)

FILE LOCATION:

MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Golding- not present (Excused by R-292521 due to illness)
- (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-present
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present

NON-AGENDA COMMENT:

PUBLIC COMMENT-1:

Comment by Zigmund Turoski regarding De Anza Cove Community. Mr. Turoski expressed his concern regarding the impact the hotel will have on traffic and parking.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A029-034.)

PUBLIC COMMENT-2:

Comment by Ethel Murphy regarding the De Anza Cove Community. Ms. Murphy expressed her concern about relocating after the lease has expired.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A035-045.)

PUBLIC COMMENT-3:

Comment by Daniel Beeman praising Metropolitan Waste Water's efforts to look at Switzer Canyon, alternative equipment, and plan implementation for sewage and waste water changes. Mr. Beeman also thanked the City Council for providing funds for the North Park Toyland Parade that will be held on Saturday, December 4, 1999.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A049-061.)

PUBLIC COMMENT-4:

Comment by J. R. Graham regarding his concern for the future of San Diego and putting a limit on the debt.

The City Manager responded by saying that the City of San Diego has a low debt limit and a good bond rating.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A063-077.)

PUBLIC COMMENT-5:

Comment by Philip Zoebisch stating that he is against the redevelopment idea. He also expressed his concern regarding the City's debt.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Tape location: A085-109.)

COUNCIL COMMENT:

COUNCIL COMMENT-1:

Council Member Warden welcomed the students, teachers, and the principal from San Pasqual School.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: A115-133.)

COUNCIL COMMENT-2:

Council Member Kehoe welcomed students, teachers, and the principal from Roosevelt Junior High School.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: A134-146.)

COUNCIL COMMENT-3:

Council Member Vargas also welcomed and greeted the students from Roosevelt Junior High School.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: A147-149.)

ITEM-330: Route 252 Residential, Phase II.

Matter of recommending approval, conditional approval, modification, or denial of a Rezone/Street Vacation/Tentative Map/Southeast Planned District Permit/Resource Protection Ordinance Permit and Variance. The project proposes the Rezone of approximately 1.5 acres from SF-40000 to MF-2500, and the development of 62 single-family residential units within the Southcrest Redevelopment Area. The applicant is requesting a variance from the standard requirements regarding depth and/or width of lot for lots 1, 9, 29, 55, 56, 61, and 62. The 10.75 acre site is located within the Southcrest Redevelopment Project Area, in the Southcrest Neighborhood, between Acacia and Alpha Streets. The project site is located within the Southeast Community Planning Area. TM-98-0262 (Route 252 Residential, Phase II)

(RZ/STREET VACATION/TM/SOUTHEAST SAN DIEGO DEVELOPMENT/RESOURCE PROTECTION PERMIT AND VARIANCE-98-0262. Southeast Community Planning Area. District-8.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions in Subitems A and E; adopt the resolution in Subitem C to grant the permits and the variance; adopt the resolution in Subitem D to grant the map; and introduce the ordinance in Subitem B:

Subitem-A: (R-2000-433) ADOPTED AS RESOLUTION R-292428

Adoption of a Resolution certifying that the information contained in Environmental Negative Declaration LDR-98-0262 has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code Section 21000 et seq.) as amended, and the State guidelines, and that said report reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said report, together with any comments received during the public review process, has been reviewed and considered by the City Council.

Subitem-B: (O-2000-64) INTRODUCED, TO BE ADOPTED ON NOVEMBER 22, 1999

Introduction of an Ordinance rezoning a portion of the subject site from SF-40000 to MF-2500.

Subitem-C: (R-2000-868) GRANTED PERMIT, ADOPTED AS
RESOLUTION R-292429

Adoption of a Resolution granting or denying the Southeast Development Permit and the Resource Protection Ordinance Permit and Variance, with appropriate findings to support Council action.

Subitem-D: (R-2000-869) GRANTED MAP, ADOPTED AS RESOLUTION
R-292430

Adoption of a resolution granting or denying Tentative Map, TM-98-0262.

Subitem-E: (R-2000-869) ADOPTED AS RESOLUTION R-292430 **

****NOTE: SUBITEM E WAS INCLUDED IN SUBITEM-D RESOLUTION NO. R-292430**

Adoption of a Resolution authorizing the vacation of portions of various streets and alleys, located south of 'Z' Street between Interstate 5 and 39th Street as provided for under Section 66499.20-1/2 of the State Map Act.

OTHER RECOMMENDATIONS:

Planning Commission voted 6-0 to approve; was opposition.

Ayes: Anderson, Skorepa, Stryker, White, Brown, Steele
Abstaining: Butler

The Southeast San Diego Development Committee on April 12, 1999 voted 7-3-2 to recommend approval of the project, subject to conditions (Attachment 5 to the Planning Commission Report).

SUPPORTING INFORMATION:

The project site is located within the former State Route 252 Corridor, in Southeast San Diego, and is zoned MF-2500 and R1-40000. The project proposes to rezone approximately 1.5 acres from SF-40000 to MF-2500, and to subdivide the 10.75 acre vacant site (which includes the 1.5

acres to be rezoned) into 63 lots (62 for residential development and one dedicated to open space), in conjunction with Tentative Map No. 98-0262 and associated Street Vacation. The project proposes to construct 62 single-family detached dwelling units with attached garages and associated landscaping and hardscaping, while requesting Variances to the depth and width of lots 1, 9, 29, 55, 56, 61, and 62. The proposed use is permitted in the MF-2500 Zone and is consistent with the goals and objectives of the Southeast San Diego Community Plan. The route 252 Joint Venture has a Disposition and Development Agreement (DDA) with SEDC to develop the subject property. The 10.75 acre site is located within the Southcrest Redevelopment Project Area, in the Southcrest Community Planning Area, between Acacia and Alpha Streets. The project site is located within the Southeast Community Planning Area.

FISCAL IMPACT:

None.

Culbreth-Graft/Haase/DES

LEGAL DESCRIPTION:

The project site is more particularly described as portions of lots 25 thru 48, block 411 of Skinners Addition, according to Map thereof No. 140; a portion of lot 7 of Skinners Addition according to Map thereof No. 140; portion of lots 1 thru 8 of Edendale, according to Map thereof No. 1647; lots 1 thru 9 of Yvonne Terrace, according to Map thereof No. 3273; portion of lots 1 thru 10 & lots 40-48, Block 304 of Boone Brothers Addition, according to Map thereof No. 465; lots 1 & 2, Block 291 of Boone Brothers Addition, according to Map thereof No. 465; portion of lots 25 thru 40, Block 290 of Boone Brothers Addition, according to Map thereof No. 465; lots 11 thru 30, Block 305 of Boone Brothers Addition, according to Map Thereof No. 465; portion of lots 1 thru 17 & portions of lots 25 thru 40, Block 305 of San Diego Land and Town Company's South Chollas Addition, according to Map thereof No. 579; portions of lots 25 thru 30, Block 10 of San Diego Land and Town Company's South Chollas Addition, according to Map thereof No. 579; portion of lots 25 thru 48, block 420 of Duncan's Addition, according to Map thereof No. 403, together with portions of streets and alleys shown thereon, all being in the City of San Diego, County of San Diego, State of California.

FILE LOCATION: Subitems A, C, & D: LUP - Route 252 Residential, Phase II
Subitem B: NONE
Subitem E: STRT-J-2912 (39)

COUNCIL ACTION: (Tape location: A475-B596.)

Hearing began at 10:50 a.m. and halted at 11:38 a.m.

Testimony in opposition by Alfredo Rodriguez, J. C. Rodriguez, Rita Gonzales, Cecelia Estrada.

Testimony in favor by Tony Ambrose, Tina Willis, Russ Richard, and Renaldo Pisano.

MOTION BY VARGAS TO INTRODUCE THE ORDINANCE AND ADOPT THE RESOLUTIONS APPROVING THE CITY MANAGER'S RECOMMENDATION TO GRANT THE PERMIT, VARIANCE AND MAP WITH THE CONDITION THAT THE ISSUE OF ACCESS TO THE DRAINAGE SYSTEM BE WORKED OUT THROUGH AN EASEMENT. Second by Stevens. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding- not present.

ITEM-331: The Trails Apartments.

Matter of recommending approval, conditional approval, modification, or denial of The Trails Apartments project to rezone the subject property from A1-10, R1-5000, and R-1000 to R-1500; to process a Planned Residential Development (PRD); Resource Protection Ordinance (RPO); and a Mission Trails Design District (MTDD) Permit to construct 180 apartment units in six, three-story buildings over subterranean parking on a vacant 8.8 acre parcel located on the southwest side of Mission Gorge Road at Margerum Avenue in the Navajo Community Plan area.

(Continued from the meeting of October 19, 1999, Item 332, at the request of Councilmembers McCarty and Mathis for a report from staff on traffic impact issues relating to this project.)

NOTE: The Public Testimony Portion of the Hearing is closed with the exception of testimony on traffic impact issues. Public testimony was taken on October 19, 1999.

(PRD/RPO/MTDD/REZONE-98-0695. Navajo Community Plan area. District-7.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions in Subitems A and D; adopt the resolution in Subitem C to grant the permits; and introduce the ordinance in Subitem B:

Subitem-A: (R-2000-389) ADOPTED AS RESOLUTION R-292432

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration DEP-98-0695 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines; that said MND reflects the independent judgement of the City of San Diego as Lead Agency; stating for the record that the final MND has been reviewed and considered by the Council prior to approving the project; and adopting the Mitigation, Monitoring, and Reporting Program pursuant to California Public Resources Code Section 21081.

Subitem-B: (O-2000-52) INTRODUCED, TO BE ADOPTED ON NOVEMBER 22, 1999

Introduction of an Ordinance rezoning the subject site from A1-10, R1-5000 and R-1000 to R-1500.

Subitem-C: (R-2000-598) GRANTED PERMIT, ADOPTED AS RESOLUTION R-292433

Adoption of a Resolution granting or denying the Planned Residential Development (PRD), Resource Protection Ordinance (RPO), and Mission Trails Design District (MTDD) Permit No. 98-0695, with appropriate findings to support Council action.

Subitem-D: (R-2000-405) ADOPTED AS RESOLUTION R-292434

Adoption of a Resolution authorizing the vacation of a portion of Mission Gorge Road as provided for under Section 66499.20-1/2 of the State Map Act.

OTHER RECOMMENDATIONS:

Planning Commission voted 7- 0 to approve; was opposition.

Ayes: Steele, White, Anderson, Brown, Butler, Skorepa, Stryker

The Navajo Planning Committee voted 9-7-1 on September 21, 1998 to recommended denial of the project.

CITY MANAGER SUPPORTING INFORMATION:

The request is for a rezoning from A1-10, R1-5000 and R-1000 to R-1500, a Street Vacation of a portion of Mission Gorge Road, and a Resource Protection Ordinance /Planned Residential Development/Mission Trails Design District Permit No. 98-0695 to construct 180 apartment units in six, three-story buildings over subterranean parking. The site is on a vacant 8.8-acre lot, located at the southwest corner of Mission Gorge Road and Margerum Avenue in the Navajo Community Plan area.

The first Planning Commission public hearing was held on July 29, 1999. Because the Navajo Planning Committee cited traffic impacts to adjacent streets as a reason for not supporting the project, the Planning Commission directed staff to analyze traffic alternatives. (The Navajo Planning Committee voted 9:7:1 on September 21, 1998, to deny the project due to traffic impacts on adjacent streets).

On September 16, 1999, at the second public hearing, staff reported that six traffic alternatives had been analyzed and staff continued to support the project as designed. The Planning Commission voted 7-0 to recommend that the City Council **APPROVE** the City Manager's recommendations to approve the rezone, street vacation, and PRD/RPO/MTDD Permit No. 98-0695.

The Planning Commission also requested that the Navajo Planning Committee take action on the traffic alternatives that had been presented to them, in an attempt to find a traffic alternative that would be acceptable to the Committee. On September 28, 1998, the Navajo Planning Committee voted 9:6 in opposition to the present traffic design of the project. They did not take an action on the traffic alternatives.

The City Manager recommends **CERTIFICATION** of Mitigated Negative Declaration (MND) No. 98-0695 and **ADOPTION** of the Mitigation Monitoring and Reporting Program (MMRP), and approval of a rezoning from A1-10, R1-5000 and R-1500, a Street Vacation for a portion of Mission Gorge Road, and a Resource Protection Ordinance/Planned Residential Development/Mission Trails Design District Permit No. 98-0695.

FISCAL IMPACT: None.

Culbreth-Graft/Haase/DES

LEGAL DESCRIPTION:

The 8.8-acre site is located on the southwest side of Mission Gorge Road at Margerum Avenue in the R-1500 Zone of the Navajo Community Plan area. The project site is more particularly described as that portion of Lot E of the partition of a portion of Lot 70 of Rancho Mission of San Diego.

FILE LOCATION: Subitems A & C: LUP - The Trails Apartments
Subitem B: NONE
Subitem D: STRT-J-2904 (39)

COUNCIL ACTION: (Tape location: C015-182.)

Hearing began at 11:38 a.m. and halted at 11:52 a.m.

Testimony in opposition by Ken Minott and Judy Irves.

Testimony in favor by Matt Peterson.

MOTION BY McCARTY TO INTRODUCE THE ORDINANCE AND ADOPT THE RESOLUTIONS GRANTING THE PERMIT, AS PRESENTED, INCLUDE STAFF'S MEMORANDUM RESPONDING TO QUESTIONS THAT CAME UP AT THE OCTOBER 19TH MEETING, DATED NOVEMBER 8, 1999, AND ITS ERRATA SHEET. AMEND ITEM 6 OF THE MEMORANDUM TO INSTALL SIGNAGE FOR NO RIGHT TURNS ON RED, BETWEEN THE HOURS OF 4:00 P.M. AND 6:00 P.M., MONDAY THROUGH FRIDAY, FOR NORTHBOUND TRAFFIC ON PRINCESS VIEW DRIVE AND MISSION GORGE ROAD. STAFF IS REQUESTED TO 1) TEST THE SPEED ON LARAMIE WAY AND ADD IT TO THE LIST FOR THE NTW TRAILER; AND 2) DO NOT PLACE SPEED BUMPS ON LARAMIE WAY. Second by Mathis. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not present.

ITEM-332: San Diego Gas & Electric Storage/Service Building Demolition.

Matter of a Resource Protection Ordinance Permit to demolish the Historic San Diego Gas and Electric Storage and Service Building within the Centre City Community Plan Area.

(RPO-99-0879. District-2.)

CITY MANAGER'S RECOMMENDATION:

Adopt Subitem A; and adopt Subitem B to grant the permit:

Subitem-A: (R-2000-571) ADOPTED AS RESOLUTION R-292435

Adoption of a Resolution stating for the record that the Final Subsequent Environmental Impact Report (SEIR) for the proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments SCH No.98121003, have been reviewed and considered prior to approving the project.

Subitem-B (R-2000-572) GRANTED PERMIT, ADOPTED AS RESOLUTION R-292436

Adoption of a Resolution granting or denying the permit No. 99-0879 to allow a demolition of the historic SDG&E Company Office Building, with appropriate findings to support Council action.

OTHER RECOMMENDATIONS:

Planning Commission voted 4-0 to approve; was opposition.

Ayes: Brown, Skorepa, Stryker, White
Abstaining: Steele, Anderson, Butler

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

CITY MANAGER SUPPORTING INFORMATION:

This would allow the demolition of the historic SDG&E Company Office Building. The structure is a 100 foot by 200 foot, four story building used primarily for storage of gas and electric equipment. This building was designed in 1929 and constructed in 1930. For seismic reasons, structural modifications were made to the building in 1994.

The structure was designated historic by the Historical Site Board on March 24, 1999. The building was designated by the board based on its significance as an example of an industrial building in the Spanish eclectic architectural style and for its role in the history of power service to San Diego. Alterations to historic buildings requires approval of a Resource Protection Ordinance Permit.

Under the Centre City Redevelopment Plan and Community Plan Amendment proposal, this building is located within the proposed Park Avenue alignment and the ballpark entrance. Demolition of this structure is being requested because of this conflict with the proposed redevelopment and community plans.

The proposed demolition of SDG&E Company Office Building is consistent with the proposed Centre City Redevelopment Plan, Community Plan, and the Planned District Ordinance Amendments. All alternatives for preservation of the historic resource have been evaluated and found to be infeasible.

The City Manager therefore recommends certification of the Final Subsequent Environmental Impact Report (SEIR) for the proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments SCH No.98121003 and approval of Resource Protection Ordinance Permit No.99-0879 subject to the conditions and mitigation requirements therein.

FISCAL IMPACT:

None.

Penelope Culbreth-Graft/Haase/PRL

NOTE: A Final Subsequent Environmental Impact Report (SEIR) for the proposed Ballpark and Ancillary Development Projects and Associated Plan Amendments (SCH No. 98121003) was prepared for the Centre City Redevelopment Project and Centre City Community Plan Amendment for the proposed Ballpark and Ancillary Development Projects. This SEIR adequately addresses the proposed demolition of the SDG&E Company Office Building.

FILE LOCATION: PERM 99-0879 (64)

COUNCIL ACTION: (Tape location: A327-382.)

Hearing began at 10:40 a.m. and halted at 10:44 a.m.

Testimony in opposition by Daniel Beeman.

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

ITEM-333: Issuance of Multifamily Housing Revenue Bonds for the Acquisition of Peñasquitos Gardens and Mount Aguilar Apartments.

(See Housing Commission Report HCR-99-113. Districts-1 and 6.)

SAN DIEGO HOUSING COMMISSION'S RECOMMENDATION:

Adopt the following resolution:

(R-2000-492) ADOPTED AS RESOLUTION R-292437

Approving the issuance of bonds by the Housing Authority of the City of San Diego for the Peñasquitos Gardens and Mount Aguilar Apartments, pursuant to Section 147(f) of the Internal Revenue Code of 1986.

NOTE: See the Housing Authority Agenda of 11/9/99 for a companion item.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: C180-270.)

Hearing began at 11:52 a.m. and halted at 11:58 a.m.

Council Member Kehoe left at 11:54 a.m.

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

ITEM-334: Awarding Contract for the Construction of the Mid-City Pipeline Projects.

(Mid-City and College Community Areas. Districts-3 and 7.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2000-500) ADOPTED AS RESOLUTION R-292438

Accepting the low base bid of PCL Civil Constructors, Inc., in the amount not to exceed \$14,733,629.08, which is 19.67 percent below the engineer's estimate;

Authorizing the City Manager to execute a contract in accordance with the form on file in the City Clerk's office as Document No. 182011;

Authorizing Phase I of this contract to expend FY 2000 funds in the amount of \$14,005,956.34 as follows: \$1,222,282.73 from CIP-73-083.0, \$1,011,418.08 from CIP-73-083.0, \$1,445,391.80 from CIP-75-927.0, and \$10,326,863.73 from CIP-73-246.0;

Amending Resolution No. R-291660 to decrease the amount authorized for expenditure from CIP-73-246.0, Mid-City Pipeline by \$1,442,610;

Authorizing the transfer of \$821,836 from Water Fund 41500, CIP-73-246.0, Mid-City Pipeline to Water Fund 41500 as follows: \$724,162 to CIP-73-083.0, Water Main Replacements Annual Allocation, \$97,674 to CIP-75-927.0, County Water Authority (CWA) Inlet Pipeline;

Authorizing the execution of an agreement with John Powell & Associates, Inc., a sole source vendor, for technical engineering consultant services during the construction of the Mid-City Pipeline;

Authorizing the expenditure of not to exceed \$1,442,610 from Water Fund 41500 as follows: \$724,162 from CIP-73-083.0, Water Main Replacements Annual Allocation for the construction of Water Group Job 489A (\$457,124) and Water Group Job 490A (\$267,038), and from CIP-75-927.0, County Water Authority (CWA) for \$97,674 for construction costs, and from CIP-73-246.0, Mid-City Pipeline for \$620,774 for an engineering agreement, provided that the City Auditor first furnishes a certificate demonstrating that funds necessary for expenditure are deposited in the City Treasury;

Authorizing the Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves;

Authorizing the expenditure of \$60,000 from Water Fund 41500, CIP-73-246.0, Mid-City Pipeline, for the expenses related to property acquisition costs, from previously authorized funds pursuant to Resolution Nos. R-287801 and R-289470. (BID-K99241C)

CITY MANAGER SUPPORTING INFORMATION:

On May 24, 1999 the City Council approved (R-291660) advertisement for bids and construction of the Mid-City Pipeline Projects, which include the Mid-City Pipeline, the County Water Authority (CWA) Inlet Pipeline, and Group Jobs 489A and 490A. All these projects are packaged together in order to lessen the construction impacts and inconvenience to the communities. On July 15, 1999, bids were opened and a low bid of \$14,733,629.08 was submitted by PCL Civil Constructors, Inc. (PCL). Overall, PCL's bid came in lower than the total estimate for the project.

However, the bid exceeded the individual estimates for the Group Jobs and CWA Inlet piping components. This action is to award the construction contract to PCL Civil Constructors, Inc. and to transfer funds within the previously approved total budget from the Mid-City Pipeline component to cover the bid overages on the group jobs and the CWA Inlet piping project components. Additionally, the Water Department desires to enter into an agreement with John Powell & Associates, Inc., a sole source vendor, for technical engineering services during construction of the Mid-City Pipeline and CWA Inlet piping, for an amount not to exceed \$620,774. As the designer and "engineer of record" for both these project components it is critical for John Powell & Associates, Inc. to be available to provide the required engineering support as this project moves into the construction phase. The cost of the engineering support is available within the previously City Council approved project budget.

FISCAL IMPACT:

The total estimated cost of these projects is \$24,308,070. This action requires no additional funding. A transfer of \$724,162 to the CIP-73-083.0, Annual Allocation Water Main Replacements for Group Jobs 489A and 490A; of \$97,674 to the CWA Inlet Pipeline, CIP-75-927.0; and an expenditure of \$620,774 for the engineering agreement, for the Mid-City and CWA Inlets Pipelines, is available from the previously approved funding in Mid-City Pipeline, CIP-73-246.0.

Loveland/Gardner/MML

Aud. Cert. 2000433.

FILE LOCATION: CONT - PCL CIVIL CONSTRUCTORS, INC. -
W.O. 182011

COUNCIL ACTION: (Tape location: A254-293, A380-382.)

CONSENT MOTION BY McCARTY TO ADOPT WITH THE AGREEMENT THAT THE DEPARTMENT HEAD WILL WORK WITH COUNCIL OFFICES 3 AND 7 FOR ADDITIONAL MITIGATION MEASURES FOR THE MEDIANS ON EL CAJON BOULEVARD. Second by Kehoe. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not present.

ITEM-S500: Inviting Bids for Imperial Marketplace Public Improvements.

(Continued from the meeting of November 2, 1999, Item 339, at the City Manager's request, for further review.)

(See Southeastern Economic Development Corporation Report No. 99-023. District-4.)

**SOUTHEASTERN ECONOMIC DEVELOPMENT CORPORATION'S
RECOMMENDATION:**

Adopt the following resolution:

(R-2000-)

CONTINUED TO NOVEMBER 23, 1999

Authorizing the Request for Proposal packet, as presented, for the construction of the Imperial Marketplace Public Improvements;

Granting authorization to receive bids for construction for the Imperial Marketplace public improvements in an amount not to exceed \$9,000,000 with a total project cost of \$10,230,000;

Granting authorization to award the contract to the best-qualified design-builder, provided that the bid is within the established budget and all other requirements are met;

Authorizing the Auditor and Comptroller, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves;

Authorizing the City Manager to request advanced funding from SANDAG through the commercial paper program in an amount not to exceed \$3,542,082;

Authorizing the City Manager to execute any necessary documents relating to the receipt of the funds from SANDAG;

Indicating that the City of San Diego will be responsible for paying its proportionate share of the annual interest and administrative costs of the commercial paper program; based on the ratio of the amount of financing provided to the City of San Diego to the total commercial paper outstanding for each fiscal year;

Indicating that SANDAG will deduct the interest and administrative costs from the City of San Diego monthly TransNet sales tax allocations prior to remitting any remaining sales tax proceeds for the City of San Diego projects;

Indicating that the City of San Diego will repay to SANDAG the principal amount of \$3,542,082 to be repaid during Fiscal Year 2004;

Indicating that the first priority of the City of San Diego annual allocation of TransNet revenues shall be payment of the principal amount borrowed according to the schedule.

NOTE: See Redevelopment Agency Agenda of 11/9/99 for a companion item.

FILE LOCATION: NONE

COUNCIL ACTION: (Tape location: A148-149, A380-382.)

CONSENT MOTION BY McCARTY TO CONTINUE AT THE REQUEST OF THE CITY MANAGER FOR FURTHER REVIEW. Second by Kehoe. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not present.

ITEM-S501: Southeastern San Diego Planned District Ordinance Amendment.

(Continued from the meeting of November 2, 1999, Item 331B, for the City Attorney to revise the ordinance, pursuant to Council action.)

Matter of an Amendment to the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Planned area.

(SESDPDO-99-0560. District-4.)

NOTE: Hearing open. Public testimony taken on 11/2/99.

CITY MANAGER'S RECOMMENDATION:

Introduce the following ordinance:

(O-2000-57 Rev.)

INTRODUCED, TO BE ADOPTED ON
NOVEMBER 22, 1999

Introduction of an Ordinance amending the Southeastern San Diego Planned District Ordinance within the Southeastern San Diego Community Plan area.

OTHER RECOMMENDATIONS:

This item has been double noticed to be heard by the Planning Commission on October 28, 1999, followed by City Council Hearing on November 2, 1999. The Planning Commission recommendation and any other pertinent information will be available by staff at the City Council Hearing.

The Southeastern San Diego Development Committee voted 13-0-0 to recommend opposition to the proposed project.

CITY MANAGER SUPPORTING INFORMATION:

The Southeastern San Diego Planned District Ordinance (SESD PDO) was adopted by the City Council on August 3, 1987, “ to provide reasonable development criteria for the construction or alteration of quality residential, commercial and industrial development throughout the Southeastern San Diego community.” The mechanisms for implementing the Southeastern San Diego Community Plan are the urban design standards contained in its regulations.

The proposed amendment would allow for the addition of wholesale distribution of fruits, vegetables and plant products as permitted uses within the I-1 zone of the Southeastern San Diego Planned District Ordinance (PDO).

Culbreth-Graft/Haase/LYM

FISCAL IMPACT:

None.

_____ FILE LOCATION: NONE

_____ COUNCIL ACTION: (Tape location: A200-252; C271-575.)

Hearing began at 10:31 a.m. and recessed at 10:33 a.m. Hearing resumed at 11:59 a.m. and halted at 12:21 p.m.

Testimony in opposition by Valerie Wright, Ardel Mathews, Renaldo Pisano, Jennifer Vanica, and Doris Anderson.

Motion by Kehoe to continue. Second by Warden. Second withdrawn.

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

ADJOURNMENT:

The meeting was adjourned by Deputy Mayor Wear at 12:22 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: C575-578).