

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF
TUESDAY, SEPTEMBER 19, 2000
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 Mayor Golding at 11:55 a.m. Mayor Golding recessed the regular meeting to convene the Redevelopment Agency at 11:57 a.m. Mayor Golding reconvened the Council meeting at 12:00 p.m. with all members present. Mayor Golding recessed the meeting at 12:01 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor Golding at 2:10 p.m. with all members present. Mayor Golding adjourned the meeting at 3:32 p.m. into Closed Session immediately following the meeting in the twelfth floor conference room to discuss pending litigation matters.

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 Blair-present
 - (6) Council Member Stallings-present
 - (7) Council Member McCarty-present
 - (8) Council Member Vargas-present
- Clerk-Fishkin (er/rl)

FILE LOCATION:

MINUTES

ITEM-300: ROLL CALL

Clerk Fishkin 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 Blair-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present

NON-AGENDA COMMENT:

PUBLIC COMMENT-1:

Robert Spellman commented on the DeAnza Cove Community regarding the rental policy and skyrocketing rental rates.

FILE LOCATION:

AGENDA

COUNCIL ACTION:

(Tape location: C224-253.)

COUNCIL COMMENT:

NONE.

ITEM-330: Chatsworth Boulevard (from Nimitz Boulevard to Dixon Place) Underground Utility District.

(Peninsula Community Area. District-2.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2001-195) ADOPTED AS RESOLUTION R-293847

Establishing the Chatsworth Boulevard (from Nimitz Boulevard to Dixon Place) Underground Utility District.

CITY MANAGER SUPPORTING INFORMATION:

The proposed district is identified in CIP-37-028.0, "Annual Allocation - Undergrounding of City Utilities", and will underground the overhead utility facilities in the Chatsworth Boulevard (from Nimitz Boulevard to Dixon Place) Underground Utility District. The formation of this district will require the affected property owners to underground the utilities which provide service to their property prior to removal of the overhead utilities in the street. Council Policy 800-2 provides for the use of California Public Utilities Commission Case 8209 funds to assist in financing the conversion of private electrical service laterals in all underground utility districts. Funding consists of a lump-sum reimbursement based upon the length of their electrical service trench for electrical and conduit up to a maximum of \$3,500 per electric service lateral. Reimbursements will also include the cost of modifications to the electrical service box, up to a maximum of \$1,000 for residential conversions and \$1,500 for commercial conversions, when such modifications are needed to receive underground service. Typical costs for service box modifications range from \$300 - \$500. In most cases, the reimbursement is sufficient to cover the entire cost for the trenching, conduit and any needed electric service box modifications.

FISCAL IMPACT:

SDG&E Cost: The construction cost of \$224,000 will be financed through the use of San Diego Gas and Electric Company's Annual Allocation Funds as directed by the Public Utilities Commission (Case 8209). The fiscal impact to the City is for the administration and street light replacement. Cost estimated at \$1,000. Funding is available in CIP-37-028.0, Undergrounding of City Utilities.

Belock/Boekamp/HR

Aud. Cert. 2001323.

FILE LOCATION: STRT-K-301 (38)

COUNCIL ACTION: (Tape location: C256-270.)

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

ITEM-331: Churchward Street (from Euclid Avenue to Elk Street) Underground Utility District.

(Encanto Neighborhoods Community Area. District-4.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2001-191) ADOPTED AS RESOLUTION R-293848

Establishing the Churchward Street (from Euclid Avenue to Elk Street) Underground Utility District.

CITY MANAGER SUPPORTING INFORMATION:

The proposed district is identified in CIP-37-028.0, "Annual Allocation - Undergrounding of City Utilities", and will underground the overhead utility facilities in the Churchward Street (from Euclid Avenue to Elk Street) Underground Utility District. The formation of this district will require the affected property owners to underground the utilities which provide service to their property prior to removal of the overhead utilities in the street. Council Policy 800-2 provides for the use of California Public Utilities Commission Case 8209 funds to assist in financing the conversion of private electrical service laterals in all underground utility districts. Funding consists of a lump-sum reimbursement based upon the length of their electrical service trench for electrical and conduit up to a maximum of \$3,500 per electric service lateral. Reimbursements will also include the cost of modifications to the electrical service box, up to a

maximum of \$1,000 for residential conversions and \$1,500 for commercial conversions, when such modifications are needed to receive underground service. Typical costs for service box modifications range from \$300 - \$500. In most cases, the reimbursement is sufficient to cover the entire cost for the trenching, conduit and any needed electric service box modifications.

FISCAL IMPACT:

SDG&E Cost: The construction cost of \$700,000 will be financed through the use of San Diego Gas and Electric Company's Annual Allocation Funds as directed by the Public Utilities Commission (Case 8209). The fiscal impact to the City is for the administration and street light replacement. Cost estimated at \$1,000. Funding is available in CIP-37-028.0, Undergrounding of City Utilities.

Belock/Boekamp/HR

Aud. Cert. 2001324.

FILE LOCATION: STRT-K-304 (38)

COUNCIL ACTION: (Tape location: C256-270.)

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

ITEM-332: Goldfinch Street (from Sutter Street to University Avenue) Underground Utility District.

(Uptown Community Area. District-2.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2001-193) ADOPTED AS RESOLUTION R-293849

Establishing the Goldfinch Street (from Sutter Street to University Avenue) Underground Utility District.

CITY MANAGER SUPPORTING INFORMATION:

The proposed district is identified in CIP-37-028.0, “Annual Allocation - Undergrounding of City Utilities”, and will underground the overhead utility facilities in the Goldfinch Street (from Sutter Street to University Avenue) Underground Utility District. The formation of this district will require the affected property owners to underground the utilities which provide service to their property prior to removal of the overhead utilities in the street. Council Policy 800-2 provides for the use of California Public Utilities Commission Case 8209 funds to assist in financing the conversion of private electrical service laterals in all underground utility districts. Funding consists of a lump-sum reimbursement based upon the length of their electrical service trench for electrical and conduit up to a maximum of \$3,500 per electric service lateral. Reimbursements will also include the cost of modifications to the electrical service box, up to a maximum of \$1,000 for residential conversions and \$1,500 for commercial conversions, when such modifications are needed to receive underground service. Typical costs for service box modifications range from \$300 - \$500. In most cases, the reimbursement is sufficient to cover the entire cost for the trenching, conduit and any needed electric service box modifications.

FISCAL IMPACT:

SDG&E Cost: The construction cost of \$166,000 will be financed through the use of San Diego Gas and Electric Company's Annual Allocation Funds as directed by the Public Utilities Commission (Case 8209). The fiscal impact to the City is for the administration and street light replacement. Cost estimated at \$1,000. Funding is available in CIP-37-028.0, Undergrounding of City Utilities.

Belock/Boekamp/HR

Aud. Cert. 2001322.

FILE LOCATION: STRT-K-305 (38)

COUNCIL ACTION: (Tape location: C256-270.)

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

ITEM-333: Parcel Map, Street and Easement Vacations - Torrey Surf / Carmel Estates Unit 2.

(Carmel Valley Plan Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2001-358) ADOPTED AS RESOLUTION R-293856

Approving Parcel Map - WO# 400486, being a lot line adjustment and consolidation of lots 1 through 43, 53 and 54 of Torrey Surf Map No. 13878, together with portions of Ocean Ridge Way, Shorepointe Way and Fairwind Court as dedicated to public use; and Lot "A" of Carmel Estates Unit No. 2 Map No. 13958, together with a portion of Fairport Way as dedicated to public use;

Vacating portions of Ocean Ridge Way, Shorepointe Way, and portions of the open space easements as granted on Map 13878.

CITY MANAGER SUPPORTING INFORMATION:

Council is requested to approve this lot line adjustment and parcel consolidation parcel map. The map is of a 13.93 acre site located east of Interstate 5 and north of Carmel Mountain Road in the Carmel Valley Community Plan Area within Council District 1. The map is prepared to implement many of the provisions of an agreement between the City of San Diego and Standard Pacific Corporation as a result of the need to acquire additional land within the Torrey Surf residential project to protect vernal pools on the adjoining preserve. This parcel map will adjust and consolidate some of the lots within the existing Torrey Surf Map No. 13878 and the Carmel Estates Map Unit 2 No. 13958. The reconfigured parcels will allow the creation of Parcel "A" as shown on the subject map to be acquired by the City in fee as additional open space to be added to the adjacent Carmel Mountain Open Space Preserve. Partial funding for this acquisition was previously approved by Council on June 19, 2000 by the City's acceptance of two grants of \$1,160,000 and \$4,200,000 from the California Wildlife Conservation Board and from the California State Coastal Conservancy Board, respectively (Council Resolution numbers 293285 and 293286). The land acquisition will be presented to Council as a separate item. The map consolidates 46 existing lots into 20 residential parcels and 2 restricted use parcels and dedicates additional street right-of-way to serve the new parcels (Exhibits "A" and "C"). Portions of

Ocean Ridge Way and Shorepointe Way are being vacated as well as an unneeded open space easement within the new Parcel "A" (Exhibit "B"). All vacated streets and easements were acquired at no cost to the City.

FISCAL IMPACT:

None. Cost of land acquisition is covered by outside grants.

Loveland/Haase/GH

FILE LOCATION: STRT-J-2915 (39)

COUNCIL ACTION: (Tape location: D010-E566.)

Hearing began at 2:10 p.m. and halted at 3:32 p.m.

Testimony in favor by Michael Beck, Don Worley, Todd Palmaer, Anne Harvey, Lee Harvey, Lisa Ross, Jim Whalen and Eric Bowlby.

Motion by Kehoe to adopt the City Manager's recommendation. Second by Stallings. Vote not taken.

Substitute motion by Mathis to direct the Manager to come back with an allocated \$1.5 million to acquire 80 acres of the Del Mar Mesa Property at a later date. Second by Stevens. Failed. Yeas-1,4,7. Nays-2,3,5,6,8,M.

RESTATED MOTION BY KEHOE TO ADOPT THE CITY MANAGER'S RECOMMENDATION. Second by Stallings. Passed by the following vote: Mathis-nay, Wear-yea, Kehoe-yea, Stevens-nay, Blair-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-334: Carmel Mountain Open Space Preserve.

(Carmel Valley Community Area. District-1.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution:

(R-2001-388) ADOPTED AS RESOLUTION R-293857

Authorizing the addition of CIP-29-413.0, Carmel Mountain Open Space Preserve Acquisition, to the FY 2001 Capital Improvements Program;

Authorizing the transfer of \$677,500 in appropriations from CIP-37-443.0, MSCP Property Acquisition, to CIP-29-413.0, Carmel Mountain Open Space Preserve Acquisition;

Authorizing the appropriation of \$500,000 from General Fund 100, Department 065, \$333,500 from Habitat Acquisition Fund 10571, \$4,200,000 from Carmel Mountain Open Space Preserve Acquisition Grant Fund 38401, and \$1,149,000 from Carmel Mountain Open Space Preserve Acquisition Grant Fund 38402 for the purpose of CIP-29-413.0 Carmel Mountain Open Space Preserve Acquisition;

Authorizing the City Manager to acknowledge the contribution of the Crestridge Mitigation Bank and the appropriation of mitigation credits in value of \$500,000 to CIP-37-433.0 to be granted to the purchaser outside of escrow for the Carmel Mountain Open Space Preserve Acquisition;

Authorizing the City Manager, or designee, to negotiate, enter into escrow agreements and expend up to \$7,360,000 from CIP-29-413.0, Carmel Mountain Open Space Preserve Acquisition, for the purpose of acquiring approximately 9.42 acres of open space and related costs.

CITY MANAGER SUPPORTING INFORMATION:

The City of San Diego is requesting consideration for the expenditure of \$1.511 million dollars to help complete the open space acquisition of approximately 9.42 acres located within the southern portion of Carmel Valley Neighborhood 8A. On June 19, 2000 Council authorized

(R-293286 & R-293285) the City Manager to apply for grants from the Wildlife Conservation Board and the California State Coastal Commission totaling over \$5.3 million dollars for the acquisition of a portion of Carmel Mountain including 23 building lots, vernal pool habitat and associated buffer area. These grants were approved on June 22, 2000 by the Coastal Conservancy (\$4.2 million) and on August 10, 2000 by the Wildlife Conservation Board (\$1.149

million). An additional \$500,000 of value will be contributed from the Crestridge Mitigation Bank in the form of mitigation credits. An escrow has been opened with Stewart Title (# 51299-TE) with funds to be wired directly to the escrow by the State Granting Agencies. The proposed

action would amend the FY 2001 budget to add the Carmel Mountain Open Space Capital Improvement Project (#29-413.0), appropriate \$1.511 million dollars from various City funds into the newly created CIP, and authorize the expenditure of the CIP monies into the open escrow to complete the open space acquisition.

On August 2, 1999, staff provided a closed session briefing to the City Council on the negotiations for real property acquisition with Standard Pacific Homes Inc. (Owner). Amongst the 12 points of negotiation was the commitment from the State and Federal Wildlife Agencies to assist in paying Standard Pacific Homes for 23 building lots. The total negotiated price was \$7.149 million of which the State has approved funding \$5.349 million and the Crestridge Mitigation Bank will contribute \$500,000 of value in the form of mitigation credits. The remaining \$1.511 million dollars necessary to complete the acquisition is proposed to come from the following sources: \$677,500 from CIP-37.443.0 (MSCP Land Acquisition) budgeted by the Council in FY 2000, \$500,000 from Fund #100, Dept.# 065, Org# 3001, Object Account 4639 budgeted by Council in FY 2001 for open space acquisition, and \$333,500 from the Fund # 10571 (Habitat Acquisition Fund).

Use of the proposed City monies, combined with the approved State and Federal grants and mitigation credits contributions, would allow the City to complete the acquisition of the Carmel Mountain Open Space Preserve.

Loveland/Goldberg/KAG

Aud. Cert. 2100291.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: D010-E566.)

Hearing began at 2:10 p.m. and halted at 3:32 p.m.

Testimony in favor by Michael Beck, Don Worley, Todd Palmaer, Anne Harvey, Lee Harvey, Lisa Ross, Jim Whalen and Eric Bowlby.

Motion by Kehoe to adopt the City Manager's recommendation. Second by Stallings. Vote not taken.

Substitute motion by Mathis to direct the Manager to come back with an allocated \$1.5 million to acquire 80 acres of the Del Mar Mesa Property at a later date. Second by Stevens. Failed. Yeas-1,4,7. Nays-2,3,5,6,8,M.

RESTATED MOTION BY KEHOE TO ADOPT THE CITY MANAGER'S RECOMMENDATION. Second by Stallings. Passed by the following vote: Mathis-nay, Wear-yea, Kehoe-yea, Stevens-nay, Blair-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-335: Four actions related to Tax Allocation Bonds for North Bay and North Park Redevelopment Projects.

(See City Manager Report CMR-00-179. Peninsula, Midway/Pacific Highway, Old Town, Uptown, Linda Vista, Clairemont Mesa, Mission Valley and North Park Community Areas. Districts-2, 3, 6.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2001-310) ADOPTED AS RESOLUTION R-293850

Approving the financing of the North Bay Redevelopment Project by the Redevelopment Agency of the City of San Diego.

Subitem-B: (R-2001-386) ADOPTED AS RESOLUTION R-293851

Stating for the record that the information contained in the Final Environmental Report for the North Bay Revitalization Area (including the North Bay Redevelopment Project) has been reviewed and considered for the issuance of tax allocation bonds.

Subitem-C: (R-2001-309) ADOPTED AS RESOLUTION R-293852

Approving the financing of the North Park Redevelopment Project by the Redevelopment Agency of the City of San Diego.

Subitem-D: (R-2001-385)

ADOPTED AS RESOLUTION R-293853

Stating for the record that the information contained in the Final Environmental Report for the North Park Revitalization Area has been reviewed and considered for the issuance of tax allocation bonds.

NOTE: See the Redevelopment Agency Agenda of September 19, 2000 for a companion item.

FILE LOCATION: SUBITEM A & B: MEET (66)
SUBITEM C & D: MEET

COUNCIL ACTION: (Tape location: C301-338.)

MOTION BY WEAR TO ADOPT. Second by Kehoe. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Blair-yea, Stallings-yea, McCarty-nay, Vargas-yea, Mayor Golding-yea.

ITEM-336: Extension of Memorandum of Understanding Regarding the Ballpark and Redevelopment Project.

CITY ATTORNEY'S RECOMMENDATION:

Adopt the following resolution:

(R-2001-397) ADOPTED AS RESOLUTION R-293854

Authorizing the City Manager to execute the First Supplement to the Ballpark and Redevelopment Project Implementation Agreement;

Authorizing the City Manager to take such other and further actions as may be necessary or appropriate to implement the intent and purposes of this resolution, consistent with the rights and obligations of the City pursuant to the Ordinance and Memorandum of Understanding.

SUPPORTING INFORMATION:

The Memorandum of Understanding regarding the Ballpark and Redevelopment Project [MOU] was approved by the electorate on November 3, 1998. The MOU was set to expire by March 31, 2000, unless extended by agreement of the parties. The MOU was extended by agreement of the parties to September 30, 2000. Due to the inability of the City to issue its permanent financing to fund its investment in the Project, it is necessary to further extend the MOU. It is recommended that the extension be sufficient to allow for the City to issue its permanent financing, but be without prejudice to any parties' position with regard to the impact or effect of force majeure events such as pending litigation.

Herring/Girard

FILE LOCATION: MEET (64)

COUNCIL ACTION: (Tape location: C256-270.)

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

ITEM-S500: Central Urbanized Planned District.

(Continued from the meeting of 9/12/2000, Item 339, at the request of Councilmember McCarty to make changes per her motion.)

(Renoticed from the meeting of July 31, 2000, Item 203, due to substantive amendments made to the ordinances.)

Matter of approving, conditionally approving, modifying or denying amendments to the Municipal Code, and rezonings (C-sheet numbers C-895 and C-896) for the area generally bounded by Interstate 8 from Interstate 805 to Fairmount Avenue, southerly to Montezuma Road, easterly to Collwood Boulevard, southerly to El Cajon Boulevard, easterly to the City of La Mesa-- including the north side of El Cajon Boulevard, southerly to the Martin Luther King, Jr. freeway, westerly to State Route 15, northerly to Interstate 805, and northerly to Interstate 8. During this hearing, the City Council will also consider initiation of an amendment to the Mid-City Communities Plan to redesignate certain properties located along

Marlborough Avenue between Orange Avenue and El Cajon Boulevard from mixed commercial-residential to multi-family residential.

The Municipal Code amendments will establish the Central Urbanized Planned District and affect permitted uses and development regulations in portions of the Normal Heights, Kensington-Talmadge, City Heights, Eastern Area, and College Area community plan areas. The amendments will delete the above named community plan areas from the Mid-City Communities Planned District. The rezonings affect the above named community plan areas, and generally include a reduction in the density of permitted residential development, allowing a greater depth of commercial development along commercial strips, restoring commercial zoning to portions of University Avenue, 43rd Street, Fairmount Avenue, and Euclid Avenue, permitting light manufacturing in some commercial areas, and restricting residential development in certain neighborhoods until public facilities are provided. The rezonings will implement the Mid-City Communities Plan that was adopted by the City Council in August, 1998.

(Portions of the Normal Heights, Kensington-Talmadge, City Heights, Eastern Area, and College Community Plan areas. Districts-3, 4, & 7.)

NOTE: Hearing open. Testimony Taken on July 31, 2000 and September 12, 2000.

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution in subitem A and introduce the ordinances in subitems B, C, D, and E:

Subitem-A: (R-2001-307) ADOPTED AS RESOLUTION R-293855

Adoption of a Resolution initiating an amendment to the Mid-City Communities Plan and Progress Guide and General Plan to revise the land use designation of certain property located on Marlborough Avenue between El Cajon Boulevard and Orange Avenue from Commercial to Multi-Family Residential.

Subitem-B: (O-2001-24) INTRODUCED, TO BE ADOPTED ON
OCTOBER 2, 2000

Introduction of an Ordinance amending Chapter 10 of the Municipal Code.

Subitem-C: (O-2001-26) INTRODUCED, TO BE ADOPTED ON
OCTOBER 2, 2000

Introduction of an Ordinance amending Chapter 13 of the Municipal Code.

Subitem-D: (O-2001-25 Cor. Copy) REV. 1 INTRODUCED, TO BE ADOPTED
ON OCTOBER 2, 2000

Introduction of an Ordinance amending the San Diego Municipal Code by adding Chapter 15, titled Planned Districts; by adding Article 1, titled Planned Districts; by adding Division 1, titled General Rules; by adding Division 2, titled Central Urbanized Planned District Ordinance; and by adding Sections 151.0201, 151.0202, 151.0210, 151.0220, 151.0230, 151.0231, 151.0232, 151.0233, 151.0234, 151.0235, 151.0236, 151.0238, 151.0240, 151.0242, 151.0250, 151.0251, 151.0252, and 151.0253 all relating to the Central Urbanized Planned District Ordinance.

Subitem-E: (O-2001-27) INTRODUCED, TO BE ADOPTED ON
OCTOBER 2, 2000

Introduction of an Ordinance rezoning property located in the Mid-City and portions of the College community plan areas.

OTHER RECOMMENDATIONS:

On January 28, 1999, the Planning Commission voted 7 - 0 to approve staff's recommendations except Euclid Avenue, University Avenue to Home Avenue ; was opposition.

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

The Proposed code amendments and rezones have been supported by the planning committees representing each of the affected planning areas, including the Normal Heights Community Planning Committee, Kensington-Talmadge Community Planning Committee, City Heights Area Planning Committee, Eastern Area Planning Committee, and College Area Community Council. The City Heights Area Planning Committee has recommended retaining provisions relating to minimum transparency and architectural features requirements for multi-family development removed by the City Council's action of July 31, 2000.

SUPPORTING INFORMATION:

BACKGROUND

The Mid-City Communities Plan was adopted by the City Council on August 4, 1998. Among the principal plan recommendations are to focus residential development onto the transit corridors while limiting densities in the neighborhoods, and to restore commercial zoning on several streets in City Heights. The City Council also adopted a facilities phasing ordinance which restricts residential development until facilities are available; specifically parks supplemented by the addition of schools/parks joint use facilities.

Staff worked with the Mid-City Plan Implementation Committee and the four Mid-city community planning groups--Normal Heights, Kensington-Talmadge, City Heights, and Eastern Area--to formulate the rezoning program. Staff also worked with the College Area Community Council to address the Mid-City Planned District issues related to the north side of El Cajon Boulevard within the College Area Community Plan in order to assure zoning consistency on both sides of the street.

On January 28, 1999, the Planning Commission unanimously recommended approval of staff's recommendations.

DISCUSSION

The Mid-City Planned District was originally conceived after adoption of the 1984 Mid-City Community Plan. It was determined at that time that the Citywide zoning code was not capable of addressing the needs of the community. Since 1986, the Citywide zoning code (Land Development Code--LDC) has been updated and adopted by the City Council (November 1997, effective January 2000), and a new Mid-City Communities Plan has been adopted (August 1998).

FISCAL IMPACT:

None with this action.

Loveland/Goldberg/TCR

NOTE: The City of San Diego as Lead Agency under CEQA has reviewed and considered EIRs, LDR-98-8207, dated June 12, 1998, adopted August 4, 1998, by Resolution R-290607; and LDR-87-0601, dated October 6, 1988, adopted May 2, 1989, by Resolution R-273372, covering the proposed Municipal Code amendments and rezones.

FILE LOCATION:

SUBITEM A: LAND - Mid-City Communities Plan
Progress Guide and General Plan (09)
SUBITEMS B, C, D, & E: NONE

COUNCIL ACTION:

(Tape location: C256-270.)

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

NON-DOCKET ITEMS:

NONE.

ADJOURNMENT:

The meeting was adjourned by Mayor Golding at 3:32 p.m.

FILE LOCATION:

MINUTES