

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING  
OF  
MONDAY, APRIL 17, 2006  
AT 2:00 P.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

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**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Council President Peters at 2:05 p.m. Council President Peters recessed the meeting at 3:58 p.m. for the purpose of a break. Council President Peters reconvened the meeting at 4:11 p.m. with all Council Members present. Council President Peters recessed the meeting at 4:16 p.m. to convene the Redevelopment Agency. Council President Peters reconvened the regular meeting at 4:17 p.m. with all Council Members present. Council President Peters adjourned the meeting at 4:29 p.m.

**ATTENDANCE DURING THE MEETING:**

- (1) Council Member Peters-present
  - (2) Council Member Faulconer-present
  - (3) Council Member Atkins-present
  - (4) Council Member Young-present
  - (5) Council Member Maienschein-present -Excused by R-302632;due
  - (6) Council Member Frye-present
  - (7) Council Member Madaffer-present
  - (8) Council Member Hueso-present
- Clerk-Maland (ek)

**FILE LOCATION: MINUTES**

**ITEM-1: ROLL CALL**

Clerk Maland called the roll:

- (1) Council Peters-present
- (2) Council Member Faulconer-present
- (3) Council Member Atkins-present
- (4) Council Member Young-present
- (5) Council Member Maienschein-present
- (6) Council Member Frye-present
- (7) Council Member Madaffer-present
- (8) Council Member Hueso-present

FILE LOCATION: MINUTES



ITEM-10: INVOCATION

Invocation was given by Reverend Boubpha Thanyavong of  
Wat Lao Boubpharam of San Diego.

FILE LOCATION: MINUTES

ITEM-20: PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council President Pro Tem Young.

FILE LOCATION: MINUTES

**CLOSED SESSION:**

**Conference with Legal Counsel - existing litigation, pursuant to California Government  
Code section 54956.9(a):**

**CS-1 *City of San Diego and Redevelopment Agency of the City Of San Diego v.  
McKinnon Properties, Inc., et al. and related cross-action***

San Diego Superior Court Case No. GIC 854166

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

DCA J. Cordileone

This matter involves a breach of contract wherein McKinnon Properties, Inc. contracted with the Redevelopment Agency to build a certain type of residential/commercial structure. Construction did not begin. The parties believe they have reached an appropriate settlement. In closed session, the City Attorney seeks approval of a proposed settlement offer currently pending between the parties which will lead to complete resolution of all cases filed under this caption.

CLOSED SESSION COMMENT 1:

Hud Collins wished to express his agreement with this Closed Session item. Mr. Collins also suggested that a parliamentarian such as the City Clerk might be designated to announce the position of the City Council on a particular item before Closed Session begins.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:17 p.m. – 4:17 p.m.)

**Council President Peters closed the hearing.**

**CS-2 *Reinhold Metzger, et al. v. City of San Diego, et al.*  
San Diego Superior Court Case No. GIC 831229**

RETURNED TO THE CITY ATTORNEY

DCA D. Brodie

This matter involves an inverse condemnation case resulting from the overflowing of the Oak Park Drainage Channel. The City Attorney that the Council a possible settlement of the closed session.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:18 p.m. – 4:18 p.m.)

**Council President Peters closed the hearing.**

**CS-3 *Building Industry Association, Inc. v City of San Diego*  
San Diego Superior Court Case No. GIC 817064**

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

DCA: D. Karlin

This case involves a challenge to the City Council's decision on June 3, 2003, to adopt the Inclusionary Affordable Housing Regulations [Ordinance], codified at Chapter 14, Article 2 of the San Diego Municipal Code [SDMC]. Plaintiff Building Industry Association challenges the validity of the Ordinance on several grounds, including claims that the Ordinance authorizes an illegal exaction, unlawfully delegates legislative power, and impairs the vested property rights of land owners. In closed session, the City Attorney will update the City Council on the status of the litigation and seek direction on Plaintiff's most recent offer to settle the case.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:18 p.m. – 4:18 p.m.)

**Council President Peters closed the hearing.**

**CS-4 *William J. McGuigan v. City of San Diego, et al.*  
San Diego Superior Court GIC 849883**

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

CA M. Aguirre

This lawsuit was filed on behalf of a retired City employee against the City of San Diego requesting that the Court order the City to immediately pay all past unfunded pension liability to the retirement system. In closed session, the City Attorney will brief the City Council on the status of the matter.

CLOSED SESSION COMMENT 1:

Hud Collins commented on the immediate paying of all past unfunded liability, and also suggested ways to pay the Pension Fund, with certain provisos, to buy back certain pieces of property in the City.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:22 p.m. – 4:22 p.m.)

**Council President Peters closed the hearing.**

**CS-5 *William R. Newsome, III v. San Diego City Employees' Retirement System, et al.*  
San Diego Superior Court Case No. GIC856841**

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

CA M. Aguirre

This is a claim for monetary damages filed by Attorney Michael Conger on behalf of the SDCERS beneficiaries. In closed session the City Attorney will update the Council on the status of the matter.

CLOSED SESSION COMMENT 1:

Hud Collins commented on property being used as collateral in the City of San Diego.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:23 p.m. – 4:23 p.m.)

**Council President Peters closed the hearing.**

**CS-6 *San Diego Police Officers Association v. Michael Aguirre, et al.*  
United States District Court No. 05 CV 1581**

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

CA M. Aguirre

This matter is an action filed by the San Diego Police Officers Association for damages and declaratory relief. In closed session the City Attorney will brief the Council on the status of the matter.

CLOSED SESSION COMMENT 1:

Hud Collins commented on conflict of interest regarding lawsuits.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:24 p.m. – 4:24 p.m.)

**Council President Peters closed the hearing.**

**CS-7 *Marcus R. Abbe, et al. v. City of San Diego, et al.*  
United States District Court No. 05 CV 1629**

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

CA M. Aguirre

This matter is a class action filed by numerous police officers alleging violations of the memorandum of understanding with the City of San Diego. In closed session the City Attorney will brief the Council on the status of the matter.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:18 a.m. – 4:18 a.m.)

**Council President Peters closed the hearing.**

**CS-8 *SDCERS v. San Diego City Attorney Michael J. Aguirre, et al. more*  
San Diego Superior Court Case No. GIC841845**

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

CA M. Aguirre

This case was originally filed by SDCERS for declaratory relief regarding whether the City Attorney's office may serve as general counsel for SDCERS. The City Attorney cross-complained against SDCERS for declaratory relief regarding the legality of pension benefits

granted under MP I and MP II. In closed session the City Attorney will update the Council on the status of the matter.

**CLOSED SESSION COMMENT 1:**

Hud Collins commented on the authority that underlies the filing of lawsuits.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:25 p.m. – 4:25 p.m.)

**Council President Peters closed the hearing.**

**CS-9 *SDCERS v. City of San Diego*  
San Diego Superior Court Case No. GIC851286**

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

CA M. Aguirre

This is a case for declaratory relief that was filed by SDCERS and is, essentially, a mirror image of the cross-complaint on file in the first SDCERS case. In this case SDCERS seeks a judicial declaration upholding the legality of benefits granted under MP I and MP II. In closed session the City Attorney will update the Council on the status of the matter.

**CLOSED SESSION COMMENT 1:**

Hud Collins commented on the audit and the pension crisis in the City of San Diego.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:26 p.m. – 4:26 p.m.)

**Council President Peters closed the hearing.**



**Conference with Legal Counsel - anticipated litigation - significant exposure to litigation,  
pursuant to California Government Code section 54956.9(b):**

**CS-10 Legality of Proposed Superstore Ordinance**

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

DCA: J. Garmo

The Joint Labor Management Committee has submitted to the City a proposed ordinance [SKU Ordinance], which would prohibit the establishment of Superstores (stores combining a general discount store with a full-sized supermarket under a single roof) in the City of San Diego. WalMart has threatened litigation if the City were to pass this ordinance. In closed session, the City Attorney will provide information on the legality of the proposed ordinance.

FILE LOCATION: AGENDA

COUNCIL ACTION: (Time duration: 4:18 p.m. – 4:21 p.m.)

**Council President Peters closed the hearing.**

**Conference with Labor Negotiator, pursuant to Government Code section 54957.6:**

**CS-11 Agency negotiator:** Scott Chadwick, J. Rod Betts, Julie Dubick, Lisa Briggs, Jay Goldstone, Rich Snapper, Scott Chadwick, Val VanDeweghe, Jessica Falk Michelli  
William Gersten

**Employee organizations:** Local 145 International Association of Firefighters AFL-CIO, San Diego Police Officers Association, Deputy City Attorney Association

REFERRED TO CLOSED SESSION ON TUESDAY, APRIL 18, 2006

DCA assigned: J. Falk Michelli

Discuss with Council the labor contract negotiations with the Police Officers Association, International Association of Firefighters Local 145, and the Deputy City Attorney Association regarding new labor agreements.

CLOSED SESSION COMMENT 1:

Hud Collins urged that the City continue negotiations with the unions.

FILE LOCATION: AGENDA

COUNCIL ACTIO (Time duration: 4:27 p.m. – 4:27 p.m.)

**Council President Peters closed the hearing.**



ITEM-200: Nonexclusive Chilled Water Franchise Agreement with JMIR-Chilled Water LLC, for Temperature Controlled Water Located in the Ballpark District.

(Ballpark District Community Area. District 2.)

(Continued from the meetings of March 21, 2006, Item 53, and March 27, 2006, Item S400, last continued at the request of Councilmember Frye, for further review.)

**CITY ATTORNEY'S RECOMMENDATION:**

Introduce the following ordinance:

(O-2006-97 Cor. Copy) INTRODUCED, TO BE ADOPTED ON  
TUESDAY, MAY 2, 2006

Introduction of an Ordinance authorizing and empowering the Mayor, for and on behalf of the City, to execute a non-exclusive Chilled Water Franchise Agreement between the City of San Diego and JMIR-Chilled Water LLC, under the terms and conditions set forth in the Chilled Water Franchise Agreement;

Declaring this activity is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378(b)(4) because this activity is the creation of a government funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant impact on the environment.

**NOTE:** 6 votes required.

**SUPPORTING INFORMATION:**

Rather than construct separate heating and cooling facilities for each of the Ballpark, Omni Hotel, and their other development responsibilities in the Ballpark District, Padres/JMI Realty (JMI) constructed a central chilled water system (Chilled Water System), located on the D1 - D2 lots. The City, through the Centre City Development Corporation, permitted the necessary placement of pipes in the public right-of-way to serve those specific locations only pursuant to permanent encroachment permits. A franchise agreement with the City is required, however, for JMI to sell chilled water to other development within the Ballpark District. JMI is proposing that the City grant a non-exclusive franchise, conveying the right to use the City's streets for the purpose of constricting, maintaining, and operating a Chilled Water System for provision of temperature controlled water (Service) in the Ballpark District.

The proposed franchise agreement (Agreement) is between the City and JMIR-Chilled Water LLC, a Delaware limited liability company (Grantee). Pursuant to the Agreement, the Grantee will make the Service available to facilities within the Ballpark District, including facilities that are owned or controlled by the City (e.g., the Ballpark and proposed new main library), the Redevelopment Agency of the City of San Diego, the Centre City Development Corporation, and the Metropolitan Transit Development Board (Public Projects). The Grantee is not responsible for paying the franchise fee for Service (Exempt Gross Receipts) provided to the Public Projects, as well as projects which JMI or its affiliates control. Or have a substantial ownership interest in (i.e., an ownership interest of 25% or more); projects which were developed as part of Phase 1 of the Ballpark District; and the Omni residential condominiums (collectively Exempt Projects). The Grantee will pay a franchise fee of 5% of "non-exempt gross receipts." Non-exempt gross receipts means all gross operating revenues received by the Grantee from the sale of the Service within the Ballpark District less Exempt Gross Receipts. The franchise fee is equivalent to the franchise fee imposed on cable franchised and is more than what currently is paid by SDG&E for its franchise.

The term of the Agreement is fifty years. The Agreement contains standard franchise agreement language respecting: relocation of facilities at the Grantee's own cost and expense when required to do so by the City; restoration of the public right-of-way disturbed by the construction, operation, or removal of the Chilled Water System; and payment of the City's trench cut fee and related warranties. The franchise may not be transferred or assigned without the City's written consent. The Grantee is required to provide the City with a Security Fund in the amount of at least \$50,000, as security for the faithful performance of the provisions of the Agreement, and is responsible for paying any possessory interest tax that may be levied by the County.

All franchise fee receipts and Security funds resulting from this agreement will be deposited in to the General Fund (Fund 100).

Haas/Salt

FILE LOCATION: NONE

COUNCIL ACTION: (Time duration: 4:12 p.m. – 4:16 p.m.)

MOTION BY FAULCONER TO INTRODUCE. Second by Madaffer. Passed by the following vote: Peters-yea, Faulconer-yea, Atkins-yea, Young-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Hueso-yea.



ITEM-201: Establishing a Schedule of Compensation for Officers and Employees of the City of San Diego for the Fiscal Year 2006-2007.

(Continued from the meeting of April 3, 2006, Item 200, at the request of the Mayor, for further review.)

**STAFF'S RECOMMENDATION:**

Introduce the ordinance in Subitem A and adopt the resolutions in Subitems B, C, and D:

Subitem-A: (O-2006-111) INTRODUCED, TO BE ADOPTED ON  
TUESDAY, MAY 2, 2006

Introduction of an Ordinance establishing a Schedule of Compensation for Officers and Employees of the City of San Diego for the Fiscal Year 2006-2007.

Subitem-B: (R-2006-857) ADOPTED AS RESOLUTION R-301357

Establishing overtime eligibility of classifications in the classified service.

Subitem-C: (R-2006-858) ADOPTED AS RESOLUTION R-301358

Amending employee representation units to add new classifications and remove deleted classifications from existing appropriate units as established in the Fiscal Year 2005-2006 Salary Ordinance.

Subitem-D: (R-2006-859) ADOPTED AS RESOLUTION R-301359  
Establishing and adopting a Cafeteria Benefits Plan for all designated eligible employees and authorizing classifications eligible for the Management Benefits Plan.

FILE LOCATION: SUBITEM A: NONE  
SUBITEMS B, C & D: MEET

COUNCIL ACTION: (Time duration: 3:44 p.m. – 3:58 p.m.)

MOTION BY MADAFFER TO INTRODUCE THE ORDINANCE IN SUBITEM A AND ADOPT THE RESOLUTIONS IN SUBITEMS B, C, AND D. ACCEPT COUNCIL PRESIDENT PETERS' STATEMENT FOR THE RECORD THAT THE COUNCIL IS NOT STATING THAT ANY OF THESE BENEFITS ARE LEGAL OR ILLEGAL BY ADOPTING THIS ORDINANCE, AND THAT THIS DECISION SHOULD BE LEFT FOR THE COURT. Second by Atkins. Passed by the following vote: Peters-yea, Faulconer-yea, Atkins-yea, Young-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Hueso-yea.

ITEM-250: **Notice** of Pending Final Map Approval – Bamboo Gardens.

Notice is hereby given that the City Engineer has reviewed and will approve on this day the subdivision of land shown on that certain final map entitled "Bamboo Gardens" (T.M. No. 183216/PTS No. 90820), located on the east side of 41<sup>st</sup> Street between Meade Avenue and Monroe Avenue in the Mid-City: Kensington-Talmadge Community Plan Area in Council District 3, a copy of which is available for public viewing at the Office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 p.m., 10 calendar days from the date of this Notice stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the approval findings or need additional information about the map or your appeal rights, please feel free to contact Deputy City Engineer Lee Hennes at (619) 446-5291.

**ITEM-251: Notice of Pending Final Map Approval - 1644 Oliver Avenue.**

Notice is hereby given that the City Engineer has reviewed and will approve on this day the subdivision of land shown on that certain final map entitled "1644 Oliver Avenue" (T.M. No. 23352/PTS No. 87253), located on the north side of Oliver Avenue between Ingraham Street and Jewell Street in the Pacific Beach Community Plan Area in Council District 2, a copy of which is available for public viewing at the Office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 p.m., 10 calendar days from the date of this Notice stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the approval findings or need additional information about the map or your appeal rights, please feel free to contact Deputy City Engineer Lee Hennes at (619) 446-5291.

ITEM-252: **Notice** of Pending Final Map Approval – 3562 Marlborough Condominiums.

Notice is hereby given that the City Engineer has reviewed and will approve on this day the subdivision of land shown on that certain final map entitled “3562 Marlborough Condominiums” (T.M. No. 130943/PTS No. 80283), located on the east side of Marlborough Avenue between Myrtle Street and Dwight Street in the Mid-City: City Heights Community Plan Area in Council District 3, a copy of which is available for public viewing at the Office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 p.m., 10 calendar days from the date of this Notice stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the approval findings or need additional information about the map or your appeal rights, please feel free to contact Deputy City Engineer Lee Hennes at (619) 446-5291.

ITEM-253: **Notice** of Pending Final Map Approval – Sterling Court Subdivision.

Notice is hereby given that the City Engineer has reviewed and will approve on this day the subdivision of land shown on that certain final map entitled “Sterling Court Subdivision” (T.M. No. 85660/PTS No. 84903), located on the southwest corner of Altadena Avenue and Sterling Court in the Mid-City: City Heights Community Plan Area in Council District 7, a copy of which is available for public viewing at the Office of the San Diego City Clerk. Specifically, the City

Engineer has caused the map to be examined and has made the following findings:

(1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.

(2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.

(3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 p.m., 10 calendar days from the date of this Notice stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the approval findings or need additional information about the map or your appeal rights, please feel free to contact Deputy City Engineer Lee Hennes at (619) 446-5291.

**ITEM-254: SUBMISSION OF BALLOT PROPOSALS**

City Council Policy 000-21 establishes the procedure for submittal of ballot proposals. The Council Policy states that members of the public shall submit proposals to the City Clerk, who shall then transmit them promptly to the Rules Committee for review and comment. The proposals must be submitted in time to allow the City Clerk to list on the Council Docket 127 days prior to the election the ballot proposals which have been referred back to Council following Rules Committee review.

Therefore, the City Clerk's Office has established the following administrative guidelines for the November 7, 2006 election:

<u>DAY</u>	<u>DATE</u>	<u>DAYS BEFORE ELECTION</u>	<u>EVENT</u>
Friday	6/16/2006	144	LAST DATE (10:00 a.m.) for public, departments, and agencies to submit ballot proposals to



			City Clerk for review by Rules Committee
Wednesday	6/21/2006	139	Rules Committee review of ballot proposals
Monday	6/26/2006	134	Council Docket (PUBLIC NOTICE) lists proposals referred by Rules Committee
Monday	7/10/2006	120	Council adopts propositions for ballot; directs City Attorney to prepare ordinances
Monday	7/31/2006	99	Council adopts ordinances prepared by City Attorney
Friday	8/11/2006	88	Last day for City Clerk to file with Registrar of Voters all elections material
Thursday	8/24/2006	75	Last day to file ballot arguments with City Clerk

If you have questions, please contact the Office of the City Clerk at (619) 533-4050.

ITEM-600: Presentation of the Fiscal Year 2007 Proposed Budget by the Mayor.

RECEIVED

FILE LOCATION: MEET

COUNCIL ACTION: (Time duration: 2:09 p.m. – 3:43 p.m.)

MOTION BY ATKINS TO RECEIVE MAYOR SANDERS' FISCAL YEAR 2007 PROPOSED BUDGET, WITH DIRECTION TO FORWARD THE BUDGET PROPOSAL TO THE INDEPENDENT BUDGET ANALYST AND THEN TO THE BUDGET COMMITTEE FOR FURTHER ACTION. Second by Madaffer. Passed by the following vote: Peters-yea, Faulconer-yea, Atkins-yea, Young-yea, Maienschein-yea, Frye-yea, Madaffer-yea, Hueso-yea.

NON-DOCKET ITEMS:

None.

