

CITY OF SAN DIEGO COUNCIL AGENDA



COUNCIL PRESIDENT

Georgette Gómez • Ninth District

COUNCIL PRESIDENT PRO TEM

Barbara Bry • First District

COUNCILMEMBERS

- Jennifer Campbell • Second District**
- Christopher Ward • Third District**
- Monica Montgomery • Fourth District**
- Mark Kersey • Fifth District**
- Chris Cate • Sixth District**
- Scott Sherman • Seventh District**
- Vivian Moreno • Eighth District**

**Andrea Tevlin
Independent
Budget Analyst**

**Mara W. Elliott
City Attorney**

**Elizabeth Maland
City Clerk**

Council Chambers, 12th Floor, City Administration Building

Thursday, August 01, 2019

**AGENDA FOR THE
SPECIAL COUNCIL MEETING OF
THURSDAY, AUGUST 01, 2019, AT 1:00 PM
CITY ADMINISTRATION BUILDING
COUNCIL CHAMBERS - 12TH FLOOR
202 "C" STREET
SAN DIEGO, CA 92101**

ALTERNATE FORMATS:

This information will be made available in alternative formats upon request, as required by the Americans with Disabilities Act (ADA), by contacting the City Clerk at (619) 533-4000 or <mailto:cityclerk@sandiego.gov>. Requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for auxiliary aids, services or interpreters, require different lead times. Please keep this in mind and provide as much advance notice as possible in order to ensure availability. Assistive Listening Devices (ALDs) are available in Council Chambers upon request.

SENATE BILL 343 (LATE-ARRIVING MATERIALS):

Pursuant to California Senate Bill 343 (Section 54957.5(b) of the Brown Act), late-arriving documents related to City Council meeting agenda items which are distributed to the legislative body prior to and during the Council meeting are available for public review in the Office of the City Clerk on the second floor of the City Administration Building, 202 C Street, San Diego, CA 92101. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting. Please note: Approximately one hour prior to the start of the Council Meeting, the documents will be available just outside Council Chambers in the lobby of the 12th floor of the City Administration Building in a binder labeled "SB 343." Late-arriving materials received during the City Council meeting are available for review by making a verbal request of City Clerk staff located in Council Chambers.

ROLL CALL

REQUESTS FOR CONTINUANCE BY COUNCILMEMBERS

ADOPTION AGENDA, DISCUSSION ITEMS

ADOPTION AGENDA

DISCUSSION, NOTICED HEARINGS:

Item 600: Balboa Avenue Station Area Specific Plan.

Total Estimated Cost of Proposed Action and Funding Source:

There are no City expenditures being approved with this action.

Council District(s) Affected: 2.

Proposed Actions:

The Balboa Avenue Station Area Specific Plan, consisting of the following components: adoption of a Specific Plan for the Balboa Avenue Station Area; amendments to the General Plan, Clairemont Mesa Community Plan, Pacific Beach Community Plan and the City's certified Local Coastal Program; rezones consistent with the Specific Plan; and certification of a Program Environmental Impact Report.

The City of San Diego as Lead Agency under CEQA has prepared and completed a comprehensive Program Environmental Impact Report to analyze impacts associated with the project and associated discretionary actions in accordance with Section 15164 of the State of California Environmental Quality Act (CEQA) Guidelines. The final PEIR and associated technical appendices have been placed on the City of San Diego website: <https://www.sandiego.gov/planning/programs/ceqa>

The proposed Balboa Avenue Station Area Specific Plan (BASASP) would increase residential density by re-designating and rezoning lands to allow for transit-oriented development adjacent to the Balboa Avenue trolley station within the Pacific Beach Community Plan Area. The Balboa Avenue Station Area Specific Plan is a comprehensive planning document that provides a policy framework and supplemental development requirements for transit-oriented development and multi-modal improvements adjacent to the Balboa Avenue Trolley Station consistent with the General Plan City of Villages strategy.

Subitem-A: (R-2020-9)

Resolution certifying an Environmental Impact Report for the Balboa Avenue Station Area Specific Plan, adopting findings, statement of overriding considerations, and mitigation, monitoring, and reporting program;

Directing the City Clerk to file a Notice of Determination for the Clerk of the Board of Supervisors for County of San Diego regarding the Project.

Subitem-B: (R-2020-10)

Resolution adopting an amendment to the Pacific Beach Community Plan, General Plan, and Local Coastal Program.

Subitem-C: (R-2020-11)

Resolution adopting an amendment to the Clairemont Community Plan and General Plan.

Subitem-D: (O-2020-7)

Introduction of an Ordinance rezoning 121 acres in the Pacific Beach Community Plan area.

Subitem-E: (O-2020-8)

Introduction of an Ordinance adopting the Balboa Avenue Station Area Specific Plan.

Committee Actions Taken:

This item was heard at the Land Use and Housing Committee meeting on February 6, 2019.

ACTION: Motion by Councilmember Campbell, second by Vice Chair Ward to recommend Council approval of staff's proposed actions with the following amendments: 1. Coordinate efforts with Sandag and Caltrans to support the initiation of a project study report to evaluate the engineering of a pedestrian/bicycle connection across the I-5 freeway from Balboa Avenue Trolley to the Pacific Beach community. 2. Coordinate efforts with Sandag to program the pedestrian/bicycle connection in their Regional Transportation Plan (RTP) and prioritize completion. 3. Consider the use of Development Impact Fees to fund the initial work for a feasibility study. 4. Explore various grants and funding opportunities such as the \$400 million dollars available through the Smart Growth Council to complete the Project.

VOTE: 4-0; Moreno-yea, Ward-yea, Campbell-yea, Sherman-yea.

Planning: Michael Prinz, (619) 533-5931

City Attorney Contact: Shannon M. Thomas

Item 601: Morena Corridor Specific Plan.

Total Estimated Cost of Proposed Action and Funding Source:

There are no expenditures being approved with this action.

Council District(s) Affected: 2.

Proposed Actions:

The proposed Morena Corridor Specific Plan (Specific Plan) would increase residential density by re-designating and rezoning lands to allow for transit-oriented development adjacent to the trolley stations within the Linda Vista Community Plan Area to capitalize on the Mid-Coast Blue Line Trolley extension. The Specific Plan is a comprehensive planning document that provides a policy framework and supplemental development requirements for transit-oriented development and multi-modal improvements adjacent to transit consistent with the General Plan City of Villages strategy and the City's Climate Action Plan.

Subitem-A: (R-2020-24)

Resolution certifying Environmental Impact Report, adopting the Findings, Statement of Overriding Considerations, and the Mitigation, Monitoring, and Reporting Program for the Morena Corridor Specific Plan.

Directing the City Clerk to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

Subitem-B: (R-2020-23)

Resolution adopting an amendment to the General Plan and Linda Vista Community Plan.

Subitem-C: (R-2020-22)

Resolution adopting an amendment to the General Plan and Clairemont Mesa Community Plan.

Subitem-D: (O-2020-23)

Introduction of an Ordinance amending Chapter 13, Article 2, Division 14 of the San Diego Municipal Code relating to the deletion of the Linda Vista Community Plan Implementation Overlay Zone.

Subitem-E: (O-2020-24)

Introduction of an Ordinance adopting the Morena Corridor Specific Plan in the Clairemont Mesa and Linda Vista Community Plan Areas.

Subitem-F: (O-2020-25)

Introduction of an Ordinance rezoning 55 acres within the Linda Vista Community Plan Area from the CC-1-1, CC-1-3, CC-3-4, CC-4-2, CC-5-1, AND IL-3-1 zones to the CC-3-7 AND CC-5-1 zones.

Committee Actions Taken:

This item was heard at the Land Use and Housing Committee meeting on March 6, 2019.

ACTION: Motion by Councilmember Sherman, second by Vice Chair Ward, to recommend Council approval of staff's proposed action with the requirement Morena Boulevard would be reclassified to a 4-lane collector roadway with enough room for a two-way cycle track. Request the City Attorney provide an analysis on the opportunity under AB 1505 to require on-site inclusion of 15% affordable housing for property designated Community Village in the Morena Corridor Specific Plan prior to this item being heard at City Council.

VOTE: 3-1; Moreno-yea, Ward-yea, Sherman-yea, Campbell-Nay.

Planning: Michael Prinz, (619) 533-5931

City Attorney Contact: Corrine Neuffer

ADJOURNMENT