

**NORTH PARK REDEVELOPMENT
PROJECT AREA COMMITTEE (PAC)
REGULAR MEETING MINUTES**

Tuesday, February 9, 2010

San Diego National Bank (6th Floor), 3180 University Avenue, San Diego, CA
92104

Comments and PAC actions relating to items on today's agenda are noted herein.

I. ROLL CALL & INTRODUCTIONS

Meeting convened at 6:25 p.m. A quorum was established.

Robert Bauer	Present	Judi O'Boyle	Present
Stephanie Cass	Present	Lachlan Oliver	Present (arrived 6:40pm)
Kirsten Clemons	Present	Travis Sizer	Absent
Patrick Edwards	Present	Robert Steppke	Present
Don Leichtling	Present	Mark Stern	Present
Roger Lewis	Present	James Tinsky	Absent

II. ADOPTION OF AGENDA

Motion (DL/SC): *Adopt agenda as presented.*

Passed (9-0-0)

III. APPROVAL OF MINUTES

Motion (DL/SC): *Approve draft minutes as final with no revisions.*

Passed (9-0 -0)

IV. ELECTED OFFICIALS REPORT

TK, CD3, passed out the district 3 newsletter which outlines what took place the past year and his priorities for the upcoming year. TK announced he would be leaving his position as representative to the PAC and introduced Anthony Bernal as his replacement.

V. PUBLIC COMMENT

Arnie Holt, owner Cafe Calabria, noted his wholesale portion of the business is looking to expand and would like to do so with a focus on green design. He asked to be placed on the April agenda to present a proposal for a green project.

Lynn Elliot, NPCA, re-announced the upcoming Bird Park music concerts and asked for recommendations on bands.

Lucky Morrison expressed problem with PAC hearing parking management report this month with potential for new members coming on board. Brandon Cohen expressed similar sentiment. Also expressed his request that the surface lot behind the theater be closed.

VI. CHAIR'S REPORT

Chair Clemons had nothing to announce but asked for speakers to consolidate their comments in interest of best using time given the number of agenda items.

VII. ACTION/DISCUSSION ITEMS

A. Project Area Fiscal Year 2011 Budget Forecast

Michael Lengyel (agency) passed out a handout (see notes in-closures) of the proposed project area budget for FY 2011 (July 2010-June 2011) and detailed the initial base tax revenue, current increment and projected revenue for 2011. He noted the agency was using a conservative approach to estimating revenues. The handout graphs and spreadsheet depicts debt services, housing revenues, taxing agencies outlays as well as the remaining portion for use in the project area, (e.g. low-moderate 20% housing fund & the 80% remaining for specific projects).

PAC Discussion:

PE asked about litigation against state. ML notes that states hand in this latest suit is pretty strong. MS asked if there is priority for projects already approved given financial circumstances. ML answered those projects have priority and are likely to go ahead given conservative nature of draft budget. JO noted her interest in doing more outreach with multi-residential property owners being more invested in their projects. ML noted PAC could have say where projects are in project area and are of low-mod income nature. DL noted support for property improvement funding for multi-residential properties.

B. Consideration of Request for Agency Assistance for Development of 2200 University Avenue.

Michael Lengyel, (agency), introduced Chris Chandler of the proposed Bohndi Veterinary hospital who reviewed the packet presented to the PAC detailing their request for funding from the PAC to cover the gap resulting primarily from city requirements to re-do the alley and side walk work.

PAC Discussion:

KC noted that given the large size of request, the PAC form an Ad-hoc committee to work with the developer to look closely at the request and consider this request. DL expressed desire that committee meeting be open to public. PE, RS, LO, BB, MS, JO and RL expressed support for ad-hoc board consideration of request.

Motion: (KC/RL): *PAC to form ad-hoc committee to review the request with city staff and the developer and report back at the March meeting for a vote . (note committee KC, LO, MS, BB & DL on committee – KC to chair)*

Passed (8 -2 -0) DL & SC opposed

C. Consideration of Engaging a Consultant to Develop Sustainability Criteria to Assess Levels of Sustainability of Various Projects that are Presented to the PAC

Mark Stern reported on current status of the ad-hoc committee work on developing sustainability (“green project”) criteria for the PAC to use when considering projects. He detailed the request for funding of \$12,000 to contract Platt-Whitelaw architects and

reviewed the cost breakdown and documents exchanged, (handouts presented to the PAC). Stern asked for PAC approval of funding request.

PAC Discussion:

BB asked about how contractor was contacted. ML, (agency), noted that request was made available to various architect under contract to the city so other architect had the chance to bid on the request. MS & JO noted that given the range of all issues, business as well as holistic energy conservation, the committee saw the need to have a broad based set of criteria to evaluate entire projects. KC asked what the final product would look like. MS answered there will be an evaluation spread sheet of weightings and ratings for aspects of the project. RL noted an application is also included for developers to fill out and present to the PAC prior to the request to provide needed background. LO noted evaluation by Platt-Whitelaw would be a living document to reflect the architect's knowledge of North Park. A project would then be judged on this in addition to their value to the community.

Public Comment:

Rene' Vidales spoke to importance of the three public meeting and their being noticed. Lucky Morrison asked for clarity on the breakdown of expenditure for testing of the model.

Motion: (PE/LO): *That the PAC support the funding request for hiring the consultant to create the evaluation criteria and application for green projects.*

Passed (10-0-0)

D. Request for PAC Support of the Parking Management Working Group's Report

Lewis gave an overview of the working groups effort and directive. He noted the importance of recognizing the thoroughness of the efforts as detailed in the methodology section as well as the findings and recommendations. Lewis expressed that the report represent a concluded effort and it provided the council office and city with the needed support to move the effort to address parking in the district forward in a formal fashion.

PAC Discussion: PE & JO noted his support for the report. RS noted it may not be as timely but no report is and noted support. MS asked for timeline on effort and noted that the sheer size requires it go forward rather than starting over. DL stated he found it outdated and that it solves nothing and believes it does a disservice to local residents. KC asked what next, how does the report move forward. Rene' Vidales, (planning committee rep), noted three paths to move forward; forming a parking district, residents can form a residential district, and (what was Rene's third) , all formations governed by city policies. BB felt that the 'futuristic' moderate recommendations were very relevant. LO offered support saying that an addendum or letter accompany it pressing the need to address issue sooner than later. KC commented that implementing any plan, district, etc. will take time and that the effort needs to move forward and indicated her support.

Public Discussion:

Lynn Elliot voiced here feelings that the process didn't involve the public. Lucky Morrison asked about the number of parking meters and asked about timing vocing opposition to considering the report now

Motion: (JO/PE): *That the PAC support the 2010 Parking Management Working Group report.*

Passed (8-2-0) Leichtling, Cass opposed.

E. Consideration of Special PAC Meeting for Committee Consideration of Organization and Scope and Redevelopment 101 Training

General consensus to post pone consideration of this item until the March meeting.

Motion: (SC/DL): *To postpone agenda item until March meeting.*

Passed (10-0-0)

F. Consideration of Free Parking in the North Park Parking Garage for the North Park Festival of the Arts

Mai Street asked for project area subsidization of public use of parking garage for North Park Festival of the Arts.

PAC Discussion:

LO asked what the goal was behind providing parking. PE answered that it prevents people from parking in the residential districts and it gives new visibility to the garage.

Motion: (JO /DL): *To recommend the agency subsidize the cost of free public use of the parking garage for the North Park Festival of the Arts.*

Passed (10-0-0)

G. Recommendation on Re-Noticing any PAC Seats Not Filled as Part of the Annual Election

ML, (agency), asked for direction on whether to notice any seats left open after the election before next March's meeting.

Motion: (DL/MS): *Recommend agency re-notice any seats left open following election for March's meeting.*

Passed (10-0-0)

VIII. SUB-COMMITTEE/LIAISON REPORTS

A. Maintenance Assessment District (MAD)

Steppeke reported approved one trash can at Texas and El Cajon not to exceed \$1K and also noted there were a number of storm damage related issues. Also had a discussion of new officers given members term limits.

B. Project Area Streetscape Improvements

Leichtling reported sub-committee is awaiting more specific details of anticipated maintenance costs to be requested of the MAD.

C. North Park Community Plan Update

Lewis indicated the city had sent out four 'walking tours' for members of the community plan update committee to walk with local residents and business owners to gather ideas and bring input to the February 17th meeting. Location TBD.

E. Green/Sustainability Initiatives

Discussed in agenda item 'C'.

IX. STAFF REPORTS/PROJECT UPDATES

A. Parking Garage Use

ML, (agency), reported 'A' frame parking rate/advertising signs can be put out on 30th St. with a waiver granted by Main Street. Memo was provided to the PAC for review. The agency's project specific monthly spread sheet was passed out to the PAC (included with minutes)

B. Garage Art Project

MR reported city still in contract phase but was able to announce that May 18th is target date to unveil garage art. MR reported while she is going on maternity leave she has requested to stay involved in this particular project.

C. Eminent Domain Extension Blight Analysis

Discussion postponed to March agenda.

D. Other

(nothing).

X. REQUESTS FOR NEXT AGENDA

- A. Eminent domain extension analysis
- B. Acquisition of 3067 University building
- C. Mini-park update
- D. Bohndi group request

XI. ADJOURNMENT

Motion (SC/DL): *To adjourn at 8:40 pm.*

Passed (10-0-0)