

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

Tuesday, January 11, 2011

San Diego National Bank (Basement), 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

The chair convened the meeting at 6:00 p.m. [Restroom codes: (M) 6820 (F) 8246]

Kirsten Clemons	Absent	Judi O'Boyle	Present
Patrick Edwards	Present	Lachlan Oliver	Present
Don Leichtling	Present	Robert Steppke	Present
Roger Lewis	Present	Mark Stern	Present
Valerie Loy	Present	James Tinsky	Present
Lucky Morrison	Present	Mary Wilkinson	Absent

II. ADOPTION OF AGENDA

Motion (Leichtling/Steppke): *To adopt the agenda as drafted.*

Passed (10-0-0)

III. APPROVAL OF MINUTES

Motion (Leichtling/O'Boyle): *To adopt the November meeting minutes with the following changes 1) on pg. 4 'resulting in an inadequate document') and 2) 'Clemons not present at October meeting.*

Passed (8-0-2) Abstaining: Stern, Oliver (not present at November meeting)

IV. ELECTED OFFICIALS REPORTS

Anthony Bernal, representing Council District 3 announced that the State of the District address by Councilman Gloria will take place 6:30 p.m. Jan. 25th at NP theater.

V. PUBLIC COMMENT

Willy Rosas, introduced himself as the new garage NP Garage manger for Five Star, and noted they are addressing graffiti issues by replacing the anti-graffiti film on the commercial windows as well as repairing some damage done to awnings by storms.

The director of Queen Bee's announced that National Children's Studies is now operating here in North Park doing research studies based out of Queen Bee's Studio.

Judi O'Boyle announced that San Diego Foundation for Change is also working in the community to empower the involvement of minority, immigrants and underserved in the community through grants for funding.

Lynn Elliot, NP Community Association, announced NPCA is starting up planning for the 2011 summer concert series.

VI. CHAIR'S REPORT

Vice-Chair O'Boyle noted Chair Clemons being in Sacramento on job related duties and announced she will not be running for re-election representing the NPCA. JO asked that questions or concerns usually addressed to the chair should be sent to both the chair and vice-chair to assure they are seen and addressed.

VII. ACTION/DISCUSSION ITEMS

A. Consideration of Extension of the \$.50 per Half Hour Rate in the North Park Parking Garage After 5 pm on Tuesday, January 25, 2011 for the State of District Three Address at North Park Theater

Michael Lengyel, of the redevelopment agency, reminded the PAC of the PAC supported policy that free public events are eligible for free parking in the garage and also stated that Five Star is asking for extension of the .50 rate per half hour for that evening.

Public Comment: *none.*

PAC Discussion: Leichtling expressed his feeling parking should be free for this event and also suggested we buy a search light to attract attention to the parking garage as well as a projection machine to project on side of theater. Lewis asked if there is any existing signage that may have been used in the past to announce "free parking". Tinsky suggested that the normal fee for evening use should continue but those attending the event could get validated for free parking. Stern supported the free parking option for the evening. Edwards suggested the acquisition of "A frame/sandwich board" free event parking signs be purchased in time for use that evening. Morrison suggested an additional sign on 30th and North Park Way. Oliver noted that the \$.50 per half hour fee is more than reasonable and, as the garage operates as a business that must pay for operation, he encouraged using the \$.50 per half hour for the evening. Steppke noted he saw no distinction between the affect of a \$.50 per half hour fee or free parking on the attendance at event and suggested we defer to the council. O'Boyle noted her belief that council office was likely aware of the appearance of preferential treatment resulting in free parking for those attending this kind of event.

Motion (Oliver/Lewis): *To provide \$.50 per hour free parking for this event.*

Discussion: Leichtling noted his opposition to the motion supporting free parking. Morrison supported O'Boyle's comment on the possible appearance of council receiving deferential treatment for this address.

Passed (9-1-0) Opposed: Leichtling

Motion (Edwards/Leichtling): *Directing Five Star to purchase "A" frame sidewalk signs which say "Free Event Parking" to be located at 30th & North Park Way and for 29th and University.*

Discussion: Morrison supported the motion including the location placement.

Passed (10-0-0)

B. Presentation by Chelsea Investment Corporation for the Boulevard at North Park Affordable Housing Project at 2030 El Cajon Blvd (Information only).

Erin Montgomery, representing Chelsea Affordable Housing, (CAH), passed out a handout detailing their proposed project of 20 studio, 76 one bedroom and 79 two bedroom units. CHA has developed 6100 affordable units in SD and Imperial Counties. CHA as also developed 350 senior units working with other partners as well as Pacific SW Services to provide social services at a number of housing locations and will be transferring existing allocations of funding granted to Community Housing Works, (CHW), to this project. CAH is currently looking for more service and community space within the location including laundry and a computer lab as well as a small CAH satellite office. Their affiliate CIC Inc. would manage the units and provide personal nutrition, safety, health and exercise programs on site. Potential tenants will apply through a formal application process to validate they meet stated qualification criteria. Montgomery indicated they plan to carry on with funding for the previously applied for program for mental health candidates (20) on site proposed originally by CHW. She explained these are not transitional but rather 'permanent' lease based independent living arrangements. CAH would like to add 40 developmentally disabled units to the project which may included some with supportive living services. These units combined with the 20 mental health units allows CAH to apply for additional project funding. Carlos Flores spoke of his partnering groups mission of improving the lives of people who are developmentally disabled. He noted they serve people with a range of disabilities but noted all people share similar desires to reach similar desired things in life. He noted most of the people they serve already live within the community in which their services are located in. He also called attention to the inferior conditions which many of their clients reside in now in comparison to this newly proposed housing project.

Public Comment: A member of the public questioned of who is subsidizing the rent and what effect, hopefully positively, it may have on local business? Montgomery noted CAH does not subsidize rents and the rates are basically set to what the lessee can afford and that other similar projects have shown positive economic impacts on local communities. There was then a public question on how density will affect the community. Montgomery stated this project is a high density infill project and CAH understands that people will hold different opinions. She named funding sources including the State of California, local redevelopment money and some private bank money. There was a public comment of concern over bringing in more mentally challenged people especially given the occurrence of the shooting in Tucson the past weekend.

PAC Discussion: Lewis asked for more detail on the requested agency subsidy and how it relates to what was proposed for the CHW project. Montgomery noted the request is likely for \$3M from agency. Edwards asked about how much of project will be focusing on retail component on street. Montgomery indicated CAH is currently planning only for small activation of outside retail. Edwards noted his support of additional for profit business to offset costs and activate the street there. Oliver asked how many similar type low/mod projects including 'half-way' houses currently exist in the North Park area and what lead to the size of this project. Oliver also expressed concern with the importance of understanding the impact of such a large project involving varied aspects of persons with needs and challenges coming into the neighborhood. Montgomery noted CAH will be contracted for 15 years and is very cognizant of establishing security procedures. O'Boyle expressed her belief the community will question again the size of the project in regards to the number of units. Leichtling asked about the number of parking spaces and the percent affordability limit and how it would fit into our new 'green project' criteria. Montgomery stated the project is 100% affordable. Lewis stated the funding being considered here is from the 20% housing set aside and therefore the project is not subject to the commercial 'green' criteria. Steppke asked about plans for community outreach. Montgomery noted they will be speaking to the Boulevard, Uptown,

and University Heights groups and any others suggested. Tinsky asked if there was any connection to CHW. Montgomery answered there is none. Stern noted his support of the idea of income diversity being in the project where 175 units are involved and asked how many were set at the 60% affordability level and also asked if onsite visitor parking is being considered for those providing living assistance and other services. Stern then asked if any other sustainability building criteria aside from the new Cal green requirements are being designed for. Montgomery noted CAH would be using the same formula CHW used for the affordability mix, (50 units 60%), with over 246 parking spaces and building to LEED and hopefully LEED silver where the project build cost for funding will allow. O'Boyle noted she is troubled by the long protracted approval process which started out as a market rate project, then unit size being reduced, followed then by the controversy over aspects of the proposed tenant programs occurring in an already troubled area. She also raised concern over potential historic significance not being properly identified. Montgomery noted her appreciation of the concerns expressed.

C. Recommendation on a Revised Request for Agency Assistance for Queen Bee's Art & Cultural Center at 3925 Ohio St.

Alma Rodriguez, director of Queen Bee's, re-addressed the PAC regarding additional project changes and cost additions noting they overlooked the expenses of the architect. She also noted they had overlooked some additional costs with the difference being \$27K. She noted the difference between the three architects was in the range of \$10K with one proposal total coming in at \$105K.

Public Comment: *none.*

PAC Discussion: Oliver asked to see the drawing for the bathrooms noted in the provided document and also noted he does not see a 10% contingency included in the contract and asked how they will handle any other cost overruns. Rodriguez noted the bathroom designs had changed only to be ADA compliant by adding in partitions. Lengyel noted the contract could specifically limit the agency's committed money. Leichtling wants to see security cameras included. Morrison noted his familiarity with the location and supports the request. Steppke suggested Queen Bee request the maximum limit under the \$100K. Tinsky noted the project verification process has yet to be flushed out. Stern noted there is also the likely hood of a management fee being involved usually around 10% and noted a desire for the PAC to see the actual construction bid's. He also noted the sub-committee had discussed the implications and considerations of funding this project under the pilot project and the option of refilling under this coming quarter. Lewis reiterated his strong support for Queen Bee's mission but raised concerns about adversely affecting the equity of the pilot process if we were to reconsider to accommodate additional building, a submittal not being fully and professionally prepared, and concerns over the current proposals validity. O'Boyle expressed similar concerns about precedent. Oliver noted he could consider it old business which could go forward but also has concerns over the size of the new request and not seeing the proper diligence. Rodriguez noted there was some urgency to move on some certain issues because of occupancy.

Motion (Leichtling/Morrison): *To support a forgivable loan of \$99,999.00 to complete the project.*

Discussion: Leichtling noted that the amount awarded to Café Calabria was raised during Pac discussion of the initial award. Lewis suggested the issue could be mitigated by phasing with Queen Bee going forward with the current approved funding to meet the pressing need and then reapplying for additional funding in future funding cycles. Stern noted his support for the plan Lewis suggested and noted his opposition to motion. Stern also noted the final amount recommended for Calabria was both done before the award was voted on and the amount was still under the applicant request.

Failed (4-6-0) Supporting: Leichtling, Morrison, Loy, Edwards

D. PAC Representative to Review Responses for Qualifications for Management of the North Park Parking Garage at 3829 29th St.

Leichtling indicated his interest in serving with JO on garage review.

Public Discussion:

PAC Discussion: O'Boyle noted the PAC decided on the PAC representative at the November election but opened the floor to consideration of additional representatives.

Motion (Leichtling/Morrison): *Leichtling to join O'Boyle on review panel for the NP Garage Management RFP.*

Passed (9-1-0) Opposed: Edwards

VIII. SUBCOMMITTEE/LIAISON REPORTS

A. Maintenance Assessment District (MAD)

Steppeke reported the MAD met last night and approved a three year tree trimming plan dividing North Park into three sections; North, Middle & South. In the trimming plan a firm will produce a GIS layer identifying every tree in north park. He noted there is an updated Main Street overlay to extend 1 block further west, to the west side of Georgia Street. Discussion to take place at the next meeting on proposed trash can location but MAD will be dark in February.

B. Project Area Improvements

Leichtling reported the subcommittee has advised the hiring of KTU+A to the agency for the Boundary Street Improvements.

C. North Park Community Plan Update

Steppeke noted the CPUAC will meet on January 19th at the War Memorial.

D. Green/Sustainability Initiatives

Stern passed out a draft of a community oriented affects checklist for the entire PAC to respond to which the committee will then work with. Stern asked for specific consideration of "community benefits" criteria and noted the committee will meet with the consultant to go over 2011 code related changes regarding city implementation of Cal Green and additional sustainability criteria. Stern explained the criteria presented for consideration are aside from PAC approved sustainability assessment criteria.

E. Multi-Family Development

Lengyel introduced, Kaley Lyons, as the redevelopment management intern assisting on the proposed multi-family PAC funding program

IX. STAFF REPORTS/PROJECT UPDATES

A. Garage Art Project

Dedication to occur 11 a.m. in the lot behind the theater on January 19th.

B. North Park Mini-Park

No report.

C. Eminent Domain Extension Blight Analysis

No report.

D. Other

Lengyel passed out monthly project update spreadsheet and reported the council voted to authorize the PAC for 2011 and also noted he'd like to hold the election in the current building. Lengyel noted the Governor's initial proposal to dismantle all state redevelopment agencies could result in the city creating new entities to take on existing debt but that it is too early to know how this is politically going to move forward. He noted the agency is asking the owner of the JC Penny building to be listed on the trust deed in the event that Wang's fails and were to decided to leave prior to the loan maturity.

X. REQUESTS FOR NEXT AGENDA

- A. Art panel lighting
- B. Woolworth building
- C. Review of parking garage rates
- D. Discussion of sustainability requirements for affordable projects.
- E. Discussion of bylaws for review of officers requirements

XI. ADJOURNMENT

Motion (Stern/Morrison): *To adjourn at 8:13 p.m.*

Passed (10-0-0)