

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

Tuesday, May 11, 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 6:00 p.m. A quorum was established.

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

Agency Staff Present: Michael Lengyel (left at 7:30), Michele St. Bernard (left at 7:00) and Maureen Ostrye

II. ADOPTION OF AGENDA

Motion: (DL/LO) *Adopt agenda – switching items A and B under VII. Action/Discussion Items.*

Passed (10-0-0)

III. APPROVAL OF MINUTES

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

Passed (10-0-1)

IV. ELECTED OFFICIALS REPORT

Anthony Bernal, CD3, passed out the district 3 newsletter. He noted articles on Homeless Solutions and Public Works.

V. PUBLIC COMMENT

David Rivera: Georges Camera is interested in receiving redevelopment agency assistance for storefront improvements and green renovations.

Laughlin Oliver: Heavenly Desserts is sponsoring a food drive for military families (ends April 15).

Liz Studebaker: Announced Festival of the Arts and thanked all for use of the parking structure.

VI. CHAIR'S REPORT

Chair Clemons announced Bike Master Plan on May 30, 6-8 at the Hall of Champions in Balboa Park. She also announced Affordable Parking Study, May 18, 6-8 at City Heights Urban Villages.

VII. ACTION/DISCUSSION ITEMS

A. Consideration of Agency Assistance to North Park Main Street for Installation of Public Improvements (Action)

Michael Lengyel (agency) distributed staff memo (attached). Staff recommendations included a forgivable loan of \$50K for 25 tree grates as well as funds for bike racks and additional tree grates, perhaps an additional 15. Amy Colony, said that North Park Main Street has not yet decided on how the additional funds would be distributed between bike racks and tree grates, nor are there decisions regarding the type and location of bike racks. There is also \$5K administrative fee that would go to NPMS.

PAC Discussion: Patrick Edwards: The tree grates are important for safety and aesthetic reasons. When asked whether a larger project would result in savings for economy of scale. Colony responded that there would likely be no saving in production costs for the grates, but there may be savings in labor costs. O'Boyle asked whether it might be possible to make sidewalk improvements at the same time because sidewalks in these areas, especially along 30th Street and along Upas in the redevelopment area are in very poor condition and present hazards.

Motion: Support the agency staff recommendations for combination of forgivable loan and additional project funding (PE/MS) Motioned passed 11-0-0.

B. Background Information on the Boulevard at North Park Affordable Housing Project at 2030 El Cajon Blvd. Community HousingWorks staff members David Gatzke, Ann Wilson, Mary Jane Jagodzinski, and Amber House showed a power point presentation and answered questions that essentially outlined the process that occurred in the City's approval of the initial project in 2005 and extension of the permit process in 2007-08. The project was originally approved through all standard city process with much community input as it was market rate housing for sale. This was not a project initiated through eminent domain by the redevelopment agency. As conceived today, the project will be six stories with commercial on the ground floor (to be occupied by CHW), 20 affordable units for young adults with mental health disorders and who have made substantial progress in meeting all treatment and educational/work goals. The remainder of the 175 rental units would be workforce/affordable housing. 46% of North Park residents have incomes that would qualify for this type of housing. Since this will be permanent housing, no CUP is required.

PAC Discussion: O'Boyle stated that the environmental approval was through a negative declaration and in 2004-05, the City had not yet established a process for evaluating demolition/remodel of buildings 45 years or older and did not engage the community in historical issues on a project by project basis. She strongly understands the interest in historical preservation, but believes that since city processes were followed in the case of this project, and because goal of Redevelopment is to advance affordable/low income housing, she is generally supportive of the project. She would like to see active retail in the commercial space and strongly encouraged artist studios and living lofts. Both Wilkinson and Oliver supported more active/non-office uses in commercial spaces and engagement with the arts community. Stern asked the extent to which green initiative standards would be incorporated and noted that North Park PAC may recommend sustainability standards above the basic standards now being discussed by the City. Response: CHW would build to January 2011 standards as

adopted by the City and would adjust to meet higher standards of NPPAC if they are approved. Edwards noted that ten years ago, developers stated that rental housing wouldn't pencil out, and today things have changed dramatically.

Public Discussion: Jay Turner stated that it is critically important that commercial operations be "transparent" in order to be pedestrian oriented and to have "eyes on the street". Susan Tinsky stated that the housing proposed in this project is consistent with the housing policy of the PAC. Marylou Rulane strongly supports the project. Ashley Bell stated that young people really need this type of project to live independently and build their future; she sees this as a great opportunity.

C. Recommendations on Extension through May 31 of the Exclusive Service Agreement Between Five Star Parking and Park 2 Park Shuttle for Private Shuttle Service.

PAC Discussion: The use of the parking structure was disappointing, but there are indications that once people know more about the opportunities, structure use will grow. Extension of the service agreement will cost the PAC nothing.

Motion: Support extension of the Exclusive Service Agreement through May 31 (Edwards/Tinsky). Motion passed 10-0-1 (Oliver abstained due to proximity of his business)

D. Recommendation on Agency Acquisition of 3060 University Avenue for Private Development. Lengyel explained that the PAC would acquire the building and would then sell it to a private developer, likely at a loss. At this point, the Agency would initiate negotiations with the seller. The agency is not seeking recommendation for authority for eminent domain. Seller's listing price is \$2.165M. Currently the seller has been offering incentives to purchase including 30% of financing assistance and a 10% down payment, and has thus far been unsuccessful to attracting serious buyers.

PAC Discussion: Generally the PAC discussion focused on losses between acquisition price and selling price to a private developer, then future requests for agency participation in renovation, the benefit of future tax increment, and finally the ability of the PAC and Redevelopment agency to shape private developer RFP including uses and occupancy.

Motion: Direct the Redevelopment Agency to go forward with negotiation for the Agency to acquire the property at 3060 University Avenue (DL/PE). Motion passes 8-2-1 with Oliver abstaining, Steppke and Wilkinson no.

E. Consideration of Date and Time for Special PAC Meeting for Committee for Redevelopment 101 Training and Presentation of PAC Policies and Objectives. The PAC decided to meet on May 23 from 11 – 2 at North Park Main Street offices (offered at the previous meeting).

F. Consideration of Changing the Project Area Improvements Subcommittee for ad-hoc subcommittee and standing subcommittee.

PAC Discussion: Discussion was based on transparency, temporary funding for public improvements, noticing and meeting location issues. There seems to be no assurances for continued influx of funding for public improvements. Funding was deemed as temporary.

Motion: Continue practice of convening an ad hoc subcommittee as necessary (PE/JT). Motion passed 9-2-0 with Steppke and Lightling no.

SUB-COMMITTEE/LIAISON REPORTS

A. Maintenance Assessment District (MAD) – Re-balloting under discussion.

B. Project Area Streetscape Improvements

Leichtling reported subcommittee discussed regular versus ad hoc subcommittee, review of public improvement proposals, and alley improvements. Wilkinson suggested an “artistic” address numbering along alleys for police and fire support. Suggestions for other types of art not support generally.

C. North Park Community Plan Update

Steppeke reported that there was an open mic event that included North Park, Golden Hill, and Uptown.

D. Green/Sustainability Initiatives

Ad hoc subcommittee and consultant will present at the June PAC meeting.

VIII. STAFF REPORTS/PROJECT UPDATES

A. Redevelopment Agency Annual Budget – was distributed as handout

B. Garage Art Project – Flyer was distributed

C. North Park Mini-Park – not discussion

D. Eminent Domain Extension Blight Analysis – no discussion

E. Other – no discussion

IX. REQUESTS FOR NEXT AGENDA

Green/Sustainability report and recommendations

X. ADJOURNMENT

Motion (PE/JT): *To adjourn at 8:15 pm.*

Passed (11-0-0)