

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

Tuesday, September 14, 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

The chair convened the meeting at 6:01 p.m. [restroom codes: (M) 6826 (F) 8246]

Kirsten Clemons	Present	Judi O'Boyle	Present
Patrick Edwards	Present	Lachlan Oliver	Present (arrived 6:50)
Don Leichtling	Present	Robert Steppke	Present
Roger Lewis	Present	Mark Stern	Present
Valerie Loy	Present	James Tinsky	Present
Lucky Morrison	Present	Mary Wilkinson	Present

II. ADOPTION OF AGENDA

Motion (Leichtling/Steppke): *To adopt the agenda switching Action/Discussion Items "A" and "B" and revising the description of now Item "A" at noted herein.*

Passed (11-0)

III. APPROVAL OF MINUTES

Motion (Leichtling/Stern): *To adopt the August meeting minutes with completion of vote tally to be determined from the meeting recorder.*

Passed (0-11-0)

Motion : (Leichtling/Steppke) *Postpone meeting minutes approval until the October meeting*

Passed: (9-0-2) Abstaining due to non-attendance: Clemons and Tinsky

IV. ELECTED OFFICIALS REPORTS

Anthony Bernal, Council District 3 representative, announced a North Park community cleanup will be taking place this coming Saturday from 8 am until noon occurring within the area depicted on a map he presented. He also announced Community Coffee with Councilmember Gloria from 10:30am until 12:00 noon at Zio's located at 2940 El Cajon Blvd. Saturday the 18th. Wednesday, Sept. 15th at 2:00pm at the LU&H meeting, Councilmember Gloria will be discussing a recent historic decision resulting in the a recent destruction of a building.

V. PUBLIC COMMENT

Larry Stein, of Warp Nine Imaging, and Chair of Ray at Night and North Park for the Arts, asked the PAC to consider funding the assistance of a consultant to create a

document that includes a review of potential buildings, sites and opportunities for arts development within North Park and also noted his support of the Queen Bee request for funding assistance.

Jim Morena, employee of the Juvenile Courts in community schools and a resident artist, expressed that art programs before and after school are to the benefit to the community.

Lucky Morrison asked to revisit the ability of the PAC officers to decide upon the setting of agenda items. An open discussion ensued and chair reiterated her intent to set the agenda as provided for in the PAC Bylaws.

Davis Ventura, the owner Undisputed Fitness, announced his return to active management of the business.

VI. CHAIR'S REPORT

Chair Clemons addressed her inability to attend the August and likely the October meeting based upon job duties. Clemons noted she has many obligations and is trying very hard to keep up on all requirements. Minor discussion ensued including detailing of the number of absences that could lead to vacation of a seat. Clemons also noted the potential discussed before of few months being added to the current terms of board members to allow for consistency of PAC board elections through the city.

VII. ACTION/DISCUSSION ITEMS

A. Information Presented by Queen Bee's Art and Cultural Center for Agency Assistance for the Installation of Fire Sprinklers and ADA Improvements for the Commercial Property at 3925 Ohio St. (10 minutes).

Alan Hitch, owner of the property, reviewed the basics of the request for funding and asked the PAC for support. He also noted that San Diego Magazine had written about the positive work of 'Queen Bee'. He finally stated that he is renting the building to Queen Bee nominally at \$.50 a square foot saying given his age he is looking at this as a developing a positive legacy for him. Alma Rodriguez, director of Queen Bee, explained the business mission as being a place built by and for the use of the community. Ms. Rodriguez also pointed out the number of teachers and artist attending to show their support and detailed the number of previous improvements done. She explained the request is for improvements requested in the final permit review process and introduced Scott Wright, the contractor working on the improvements. Ms. Rodriguez noted their intent is to keep and enhance the original design of the building.

Public Comment: Liz Studebaker, Executive Director of North Park Main Street noted Queen Bee's diligent efforts to improve the property and business. Lynn Susholz, owner of North Park Arts Produce, noted the importance of Queen Bee providing arts for children in the community. Matthew Cirello, a business owner on Ray Street, Jeff Knight (manager Queen Bee), Patrick Hurd (past student at Queen Bee), Sean Turner (sound technician for Queen Bee), Dennis Ventura (owner of Undisputed), Robert Roberson, Jerry Rodriguez and Colleen Goodman (teacher at Queen Bee) all uniquely noted their experiences and support for this funding request.

PAC Discussion: Leichtling expressed an appreciation for Queen Bee using the parking garage by validating parking in the structure. Morrison asked what specifically was being done to the building. Ms. Rodriguez noted they are adding two new bathrooms to code in addition to the existing bathrooms. Steppke expressed his support based upon his

experiences passing by and seeing what was occurring inside. Wilkinson noted her support of the mission and noted the rich history of the building. Wilkinson asked, based upon her understanding of the classification of structural type, if the applicants had explored the possibility of not needing to install sprinklers as a precedent of other projects and suggested they re-visit the requirement with the fire chief. Ms. Rodriguez noted there feeling that because of the number of students involved and the nature of the use it was best to implement sprinklers as a best safety practice. The project contractor added that 60% of building is being 'sprinklered', in the areas where the most common assembly is occurring. Edwards noted Mr. Rodriguez's membership on Main Street Board. O'Boyle, Stern, Clemons and Tinsky noted their desire and support for the long term viability and need for this effort. The contractor, Scott Wright asked Michael Lengyel, (agency), about the extent of the prevailing wage requirement. Lengyel noted that work on the entire project must be prevailing wage as no distinction can be made on particulars of construction work. Stern noted that all requests under the "Pilot Project" are currently being reviewed under the full range on green and community benefits considerations.

B. North Park Parking Garage Occupancy Report and Extension of Discount Monthly Rates for NP Main Street Members. (10 minutes).

Lengyel, (agency), presented a printed report providing numbers and graphs detailing garage use over the past fiscal year. (refer to handout.) Lengyel went through the various tables with the PAC and fielded clarifying questions.

Public Comment: Interactive discussion involving the public and the committee took place on clarifying the charts. Liz Studebaker, North Park Main Street, noted an electrical vehicle project targeting San Diego is looking for sites to install electrical charging stations beginning in January.

PAC Discussion: Oliver asked about the cost of running the facility including the possibility of reducing costs based upon reducing light usage. Lengyel noted the cost has remained static while revenue has increased and that he will check with the Four Star operations manager, on the interim efforts to reduce light usage. Lewis referring to the graphs noted that under the highest days use, (Saturdays), the daily use per hour of operation of 9 cars per hour demonstrates that the lot is still highly underutilized. Edwards & Morrison noted their concerns still over lack of signage during regular as well as special events and also that some local businesses are charging for their lots use competing with garage. Stern asked if the RFP for new garage contract could require signage, lighting, and many other issues continually revisited. Leichtling asked to have the PAC provide input on the upcoming RFP before it goes out. Lewis reiterated the North Park Theater's responsibility to promote garage use given it's request for the building of the garage. Oliver expressed concern over theaters ability to include cost of parking in ticket prices. O'Boyle asked for an idea of the management costs paid to five star. Lengyel noted a cost of \$1350.00 in management fees monthly as well as wage costs and noted Bud Fishers owns a small portion of cost. In all expenditures were \$18,189.00 in June with revenues of \$9000.00. Lengyel thought the new RFP might be finished being drafted within a few weeks and noted the PAC will review the eventual contract and comment in November on RFP.

C. Consideration of Funding of Design for Double Acorn Lights on El Cajon Boulevard (10 minutes).

Lengyel passed out current budget and construction estimates packets. Lengyel reviewed the budget line items and reviewed the packet on construction plans and costs and noted again project must be designed before an application for block grant can be submitted. Funding is to come from tax exempt bond proceeds. Lengyel also noted he appeared before the NP MAD on the 13th to present estimated maintenance costs of \$18,000 per year. The El Cajon Boulevard BID request is for \$124,000 for project design

with additional \$48,000 in funding for upgrade to Acorn Lighting which can not be included in a block grant application.

Public Comment:

PAC Discussion: Steppke asked for clarification on budget sheet. Lengyel detailed specific costs, the number of lights, etc. all pertinent to North Park. Wilkinson asked if the grant could be applied for whether or not acorn lights are in the proposal. Lengyel answered yes. Oliver noted support for additional lighting and noted certain areas need lights but expressed concern with the way the proposal has been brought forward not including the applicant and the decision to pursue acorn lighting. Lengyel answered that vehicle oriented cobra lights are the city standard and that the El Cajon BID requested acorn lights to be consistent with existing lighting on the boulevard. Edwards brought up a concern about light pollution and the appropriateness of acorn lighting. Lengyel noted that reflectors are in all lights being proposed that direct lighting downwards and additionally, going forward the city would use low induction lighting. O'Boyle asked if City Heights would go forward regardless of our outcome. Lengyel indicated he did not know but noted there is no current contingency for both to occur but we could stipulate that. In response Stern question CDP process and Lengyel noted four council members must approve the application. Tinsky noted the EL Cajon BID's absence as well. Lewis noted his ongoing concerns over projects typically the obligation of general funds coming forward as improvements for PAC funding consideration and also noted we should simply consider funding at this point based on the project merits excepting that it is a gamble as to whether the needed funding will come forward. Oliver noted that whoever is pushing the project is not explaining the value and purpose. Clemons noted that current status throws up huge concerns for future responsibility to fund. Many members expressed concern in the discussion over fact that the proponent did not appear to discuss reasons for lighting program.

Motion (JT/DL): *Motion to deny funding for design of El Cajon Boulevard North Park commercial revitalization lights .*

Denied (7-5) Opposed: Lewis, Morrison, Stern, Edwards, Clemons

D. Recommendation on Adoption of Guidelines and Funding for Agency Assistance for Two to Ten-Unit Multifamily Development. (10 minutes)

Stern reviewed the proposal sheet with the PAC and informed the PAC that no concerns or questions were received based upon his previous submittal of information and guidelines for this proposal. Stern noted that an income cap for owners was instituted to limit ability of "slum owners" with revenues to utilize this program.

Public Discussion:

PAC Discussion: Lewis verified with Lengyel that the agency had reviewed and that it is in accord with the proposal and Lengyel confirmed it was. Leichtling, Morrison and Edwards expressed their support. O'Boyle verified the PAC would have an opportunity to verify and review after six months.

Motion (Leichtling/Stern): *Motion to adopt the multi-family assistance program as submitted to the PAC to be reviewed by the PAC after 6 months in existence.*

Discussion: Leichtling asked about verification and advertisement. Lengyel noted that the PAC and agency would be the main source for both verification and advertisement. Edwards noted that realty agents would be a good way to get information out.

Passed (12-0-0)

E. Update from City Planning on Status of North Park Mini-park. (Time specific) Todd Schmidt, of San Diego City Planning Community Investment Division, introduced the design effort as a three stage project under the scope of work with the parcel behind the theater of 1/2 acre being an urban park to be connected with the Jefferson Elementary School joint use area. Schmidt noted 29th Street improvements designed in the past will be considered to be incorporated. The master plan will include a review of streetscape plan for a complete street type atmosphere. The school district has agreed to lease the land joint use land to the city and provide design and construction costs for a one acre artificial turf area including a tot lot available to the public on non-school function/days and to be completed within two years. Schmidt referred to the PAC's allocation of \$1.4 for the streetscape improvement towards an initial estimated cost of \$2.7M. He noted that last year \$250K was allocated for design fees, while \$1.25M was set aside in North Park Fees to fund design and construction although other areas will help to fund design. The consultant agreement with MIG is expected to be finalized within eight weeks. Schmidt explained the community input process is being implemented for both park and streetscape design aspects and the Parks and Recreation Department will give final approval to the general development plan. He indicated a notice to proceed can be expected in November with a design Charrette in January. Schmidt noted they will be pursuing assistance for maintenance and given the urban park nature this question may be unique and substantial. He offered, however, that the City's Storm Water Department is looking for low impact pilot projects to fund ongoing maintenance upon city property out of the right of way.

Lynn Susholz asked if identifying and utilizing a public artist was being worked on with the public arts commission. She also cautioned about pursuing existing art with there being a difference between re-cycled urban art such as that noted available from the waterfront and plan specific art. Schmidt noted that art components have not yet been discussed but city is certainly willing to incorporate. A question was asked about the decision to use artificial turf. Schmidt noted the reason is primarily for maintenance and to avoid excessive for wear and tear and that it is really being pushed by school district.

Lewis expressed his recollection that the PAC had appropriated \$1.4M specifically for the 29th Street improvements and asked, given the excessive time that has passed since the consultant was selected if that might affect MIG's interest or cost in going forward. Schmidt noted that \$1.2M is currently appropriated of \$2.5 for park alone and that MIG has reiterated their commitment and adherence to fee. Leichtling raised a question about the sanitizing of the turf. Schmidt noted quick couplers are utilized for washing the fields and that no dogs should be on the field. Morrison gave an example of the size of an acre for the benefit of the discussion. Edwards asked about status of Granada and extent of improvements on North Park Way and also noted support for artists for public art components. Schmidt answered that Granada is included at least the portion along the school and that there are limitations on design to North Park Way because of its vehicular use. Oliver expressed a feeling that \$250K is large amount of money for design. Schmidt noted this cost will get the project through to the master plan and all the way up to construction drawings and that the GDP and Master Plan could be anticipated to be done sometime in 2012. Schmidt also noted other set aside funding exists but that maintenance must be addressed to get these moneys to move forward.

VIII. SUB-COMMITTEE/LIAISON REPORTS

A. Maintenance Assessment District (MAD)

Steppke reported that Mini-park was major part of discussion. A number of members of MAD felt city had a prominent role and responsibility in providing adequate lighting in regards to the El Cajon Blvd. project.

B. Project Area Improvements

Leichtling reported the sub-committee met to come up with some specific criteria to reduce cost and maintenance and to review the project for sustainable aspects specific to the Boundary Project.

C. North Park Community Plan Update

Steppe reported on last meeting of the August 18th focusing on commercial and mobility elements which was then continued on the Sept. 1st. He announced tomorrow nights meeting, (15th), Parks & Open Space as well as Public Facilities would be addressed with the first of three Charrettes to begin October 2nd. Followed by the 13th and the 16th.

D. Green/Sustainability Initiatives

Stern reported the sub-committee will meet with the consultant Allison Whitelaw, (Platt Whitelaw), Sept. 16th to continue the Pilot Program review process and that funding amount are being assessed with idea for multi project funding noting that four applicants submitted applications.

E. Multi-Family Development

(Discussed earlier under action items).

IX. STAFF REPORTS/PROJECT UPDATES

A. Garage Art Project

Lengyel reported waiting for Blair Thornley to get art finalized as she is making some color improvements and he passed around the project update spreadsheet (included).

B. North Park Mini-Park

(Addressed in action/discussion item earlier).

C. Eminent Domain Extension Blight Analysis

Supplemental Environmental Impact Report consultant contract being finalized.

X. REQUESTS FOR NEXT AGENDA

A. Consideration of expansion of the project area boundaries to include the Jack in the Box located on Upas Street

B. Request for PAC representative to sit on the review panel assessing RFP applications for the Woolworth building.

ADJOURNMENT

Motion (Stern/Loy): *To adjourn at 8:35 pm.*

Passed (12-0-0)