

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

Tuesday, December 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

Meeting convened at 6:05 p.m. A quorum was established.

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

II. ADOPTION OF AGENDA

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

Passed (8-0-0)

III. PUBLIC COMMENT

Anthony Bernal, CD3, announced the creation of the Ad Hoc Redevelopment Committee & Councilmember Gloria's appointment of Chair of that committee.

Shanna Decker, Mosaic Wine Bar, announced her intention to open a microbrewery in North Park and is interested in seeking redevelopment funds for the project. Would like to present to the PAC at a future date.

Additional requests to be placed on a future agenda were heard from a representative Fiesta Market, 3015 Adams Ave., and Adams Ave. BID.

IV. CHAIR'S REPORT

Chair Clemons reminded the board that PAC elections will be held in February. PAC members whose seats are up in March include: Kirsten Clemons, Jim Tinsky, Lachlan Oliver, and Mark Stern. Updates were also given on the Budget & Commercial Overlay of the MAD. Steve Russell offered to update the PAC on this progress.

V. ACTION/DISCUSSION ITEMS

A. North Park Theater (Information Only)

Leon Natker, Lyric Opera, gave the PAC an update on the impending sale of the theater. Due to the economic crisis, many entertainment businesses have had to realign and

explore different options in order to stay in business. The theater is seeking a non-profit owner who would also be able to handle promotion. Several offers are being entertained, however due to non-disclosure agreements Natker is unable to provide details.

PAC Discussion:

Committee inquired as to the status of the rehabilitation of the theater. Natker responded that rehab is almost complete, except for waterproofing and some HVAC. Staff clarified that new owner would need to assume current loan.

B. Recommendation on Funding for Safety Improvements at the Agency Owned Parking Lot at 2986 North Park Way.

Due to a lack of security features, there are currently a number of health and safety issues at the parking lot behind the NP Theater, including issues with the homeless population. In order to address these issues, the theater is proposing a 2 phase solution:

1. Temporary chain link fence surrounding the lot- dumpsters would be moved away from the building and fire escapes to eliminate areas for homeless to congregate around.
2. Replace temporary chain link fence with wall- possible inclusion of restrooms and additional storage area within the wall along with a public art component. The 50' area would become part of the theater property.

PAC Discussion:

Don Leitchling commented on the value of 5000 square feet of property and felt the property should be sold, not conveyed to the theater. Leitchling also suggested incorporating elevated parking. Patrick Edwards reminded the committee that the block does not have alley access. Mary Wilkerson expressed her support for a temporary fence, however has concerns about the inclusion of a storage area within the permanent wall and had questions on the shape and size of the area. Lucky Morrison asked what the value of the land was. Leon Natker noted that some of the land is already a safety easement. Committee continued brief discussion until a motion was made.

Motion: *(Edwards/Tinsky): To approve \$11,130 for Option 1 site plan.*
Passed (8-0-0)

C. Recommendation on Funding for Design for Double Acorn Lights on El Cajon Boulevard.

Steve Russell presented on the request for funding for the double acorn lights. Double acorn lights would provide consistent theme with lighting, trees, and medium along El Cajon Blvd. from Park Blvd. in North Park to 54th St. Along this corridor, there are currently numerous dark spots which pose a safety concern. The request is for the PAC to cover half of the engineering costs for the lights totaling \$124,000.

PAC Discussion:

LM questioned whether City Heights has already approved funding for the other half of the engineering costs. Lengyel responded that City Heights PAC has not yet approved that expenditure. Mary Wilkerson expressed her opposition to acorn lights due to the non-historical status of the lights. DL questioned the value of putting in decorative lights vs. standard lights simply for security purposes. Lengyel noted that decorative lights cost about \$2,000 more. Steppke questioned whether or not the city has a responsibility to fund its share of the lighting standard.

Motion: (O'Boyle/Edwards): *That the PAC approve \$125,000 in funding for administration and engineering for double acorn lights along El Cajon Blvd.*

Passed (7-1-0) Wilkerson opposed.

D. Consideration of Adoption of a Quarterly Review and Award Process for Agency Assistance for Rehabilitation of Commercial Properties.

Tinsky discussed the desire of the green subcommittee to begin a quarterly review process for all applicants seeking funding through this process. He noted a quarterly review process would give the committee ample time to review projects and make educated recommendations without significant time pressures.

PAC Discussion: Leichtling expressed his support for the idea and suggested an emergency fund. Edwards noted that TIF comes bi-annually and suggested we consider a bi-annual process in order to ensure that the PAC knows the actual funds available prior to making a recommendation. Wilkerson also expressed her support for the quarterly review process, commenting that she thought it worked better than the "first come, first serve" approach. Clemons noted that a bi-annual process may discourage business because of the long wait period and suggested that the PAC adopt the quarterly review process with an option to approve funds outside of that process with a 2/3 vote.

Motion: (MS?/DL): *Direct staff to draft a quarterly review process and bring it back to the PAC for adoption.*

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

ADJOURNMENT

Motion (JT/DL): *To adjourn*

Passed (8-0-0)