

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

Tuesday, May 12, 2009

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 6:04 p.m. Quorum was established.

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|------------------------|------------------------|-----------------------|---------|
| Robert Bauer | Present | Judi O'Boyle | Present |
| Stephanie Cass | Present | Travis Sizer | Absent |
| Kirsten Clemons | Present | Robert Steppke | Present |
| Patrick Edwards | Present (arrived 6:08) | Mark Stern | Present |
| Don Leichtling | Present | James Tinsky | Present |
| Roger Lewis | Present | | |

II. ADOPTION OF AGENDA

Motion (Cass/Leichtling): *Approve with change postponing RSG presentation under Agenda Item 'C'. Lengyel (agency) reported RSG report not yet ready.*

Passed (9-0-0)

III. APPROVAL OF MINUTES

Steppke noted May general meeting minutes should reflect that he is vice-chair, not chair, of the MAD. Clemons stated notes from the special meeting were not available.

Motion (Leichtling/Cass): *Continue approval of April minutes to June as the minutes mailed out were incomplete and special meeting notes were not included.*

Passed (10-0-0)

IV. ELECTED OFFICIALS REPORT

Travis Knowles from CD3 provided councilmember's newsletter and reported on City's Stage Two drought alert discussion at council meeting. Council opted for behavioral modification plan based upon residential address, time, and nozzle control stipulations, etc. for out door water use rather than the more restrictive Mayor's plan. Noted this occurred because local water agencies relaxed proposed supply reduction. Mayor announced SD is to get \$12.5 M federal energy stimulus money and would like to match that with \$24M in private funds to provide solar energy production in Balboa Park.

V. PUBLIC COMMENT

Ed Badrak revisited his concern about noise and air pollution on Adams Ave. He stated that a number of properties along Adams Ave are identified as blighted including a particular body shop and submitted a written document detailing his concerns. Pointed to expansion of a number of auto repair and body shops which, it is his belief, are in conflict with the community plan. Noted that City Code Enforcement hearing on Darby's Auto & Body shop is being held May 21st. Stated belief that because of neighboring business his property is now a candidate for economic obsolescence.

Liz Studebaker, Mainstreet Executive Director, introduced Amy Colony as Mainstreet's new assistant executive director and reminded all of upcoming NP Arts Festival.

Martin Chevalier stated belief that there is blight outside of current project area and had requested independently that such areas be addressed under reauthorization. Feels both MAD and project Area should be expanded so some resident areas are not disenfranchised.

Doug Carter requested to be agendized in June regarding a request for public funding to convert a building as a LEED Certified project.

Stephanie Cass announced the Brooks Band will perform at a food kitchen fundraising event June 3rd, 6 pm, at Clair De Lune.

VI. CHAIR'S REPORT

Clemons thanked all who attended the special meeting. Handed the committee the promised handout outlining general procedural issues. Clemons noted in the interest of transparency, to get appropriate issues on the agenda, items not receiving approval of the chair can be brought before the PAC for agendizing.

Clemons addressed public speaker Badrak's comment about agendizing his varied issues. Lewis reviewed previous notes on the issue in which PAC determined the code compliance and land use issues were not within PAC's auspices and had recommend to him he approach the planning committee for assistance. Clemons read committee the selected notes from that meeting. Badrak agreed his particular concern did fall out of our purview but also noted that the zoning issues are not being addressed and the people are not being represented, especially at this time that the community plan update is taking place. Clemons noted PAC is trying to get a rep on the community plan update committee. Leichtling suggested the Badrak issue be agendized. Stern, Steppke and Edwards voiced opposition to agendizing while PAC is awaiting RSG reauthorization report.

VII. ACTION/DISCUSSION ITEMS

A. Vacant Business Owner Seat.

Lachlan Oliver, local business owner, submitted papers for the vacant seat and attended the special meeting. Edwards spoke in his favor. O'Boyle wanted to hear from him before PAC's seating him.

Motion: (Cass/Leichtling) : *Move the Vacant Business Owner's seat election to next months meeting and staff to continue noticing position vacancy*

Passed : (10-0-0)

B. Recurring Underground Water Leakage within Project Area.

Lengyel (agency) noted it was now opportune time that the persistent ground water under theater be addressed because the Mayor's rep. at council meeting advised the city water department to make sure the city isn't wasting any water given the current city's proposed citizens water use plans. Lewis corroborated the issue was agendized for the PAC to take advantage of Mayor's comments in order to raise the City's visibility and accountability so as to press the city to address the issue. Lewis gave background on recent discussion with Dick Bundy, the theater retrofit architect, supporting the belief that a persistent water line leak is likely source. Knowles, CD Three rep., said a letter from the PAC would be helpful to Councilmember in requesting the city do thorough investigation. Noted city under current climate has to find the source.

Motion: (O'Boyle/Edwards): *Authorize the PAC to send a letter along with supportive documentation to the Mayor and District Three to thoroughly investigate possible water leaks affecting multiple business locations in North Park.* Discussion: Lewis requested motion be specifically related to the theater. Stern felt both theater and general area need to be addressed, perhaps by separate motions and also asked if the theater's problem be tied to the motion. Clemons was concerned under current motion the Mayor's office would come back and ask where specifically given broad nature of request. O'Boyle did not agree to modification.

Failed (3-7-0) Edwards, Leichtling and O'Boyle voted in support.

Motion: (Stern/Lewis): *As a result of investigating a request for funding by North Park Theater for remediation of major water leakage from city water, authorize the PAC to send a letter along with supporting documentation to the Mayor and Council District to thoroughly investigate potable water leak affecting the surrounding areas within North Park.*

Passed (10-0-0)

C. Presentation of Draft Plan Amendment to Council (postponed)

D. Action on PAC Rep to Community Plan Update Committee.

Lewis reported Planning Committee did not make recommendation on affiliation/type of non-PC seats on the Community Plan Update Committee and asked if PC would be making a recommendation on affiliation orientation. Steppke explained lottery idea of selecting individuals and indicated PC would be making some distinct advisories on association (e.g. business owner, etc.). Also noted his support for a PAC rep to be included and PC's feeling that representatives have demonstrated involvement and knowledge of area issues. Leichtling argued that people new to the area would bring new views and ideas. Discussion on question of whether to appoint a representative now to be submitted for consideration. Leichtling expressed interest in position as did Lewis.

Motion (Stern/Tinsky): *Appoint Lewis as North Park PAC representative to the North Park Community Plan Update Committee.*

Passed (8-2-0) dissenting Leichtling, O'Boyle

VIII. SUB-COMMITTEE/LIAISON REPORTS

A. Maintenance Assessment District

Steppke reported that he did not have current budget to provide but MAD had completed installing 5 new street lights and the new trash cans have been delivered but not installed. Noted tree trimming going on requested basis. Lewis noted he had requested through a Mad rep. the city trim the palms on 29th Street next to theater.

B. Project Area Improvements

Don Leichtling reported on the sub-committees meeting, confirming the committee's support of the Boundary streetscape improvement based upon agency's report but noted committee is awaiting urban foresters recommendations. Noted committee had decided to consider all requests that offer enhancement/improvements within the project are such as park amenities, pedestrian improvements, etc. but committee was not in favor of spending funds on city general fund maintenance responsibilities such as sidewalk and street repairs.

C. Birch NP Theater Improvements

Lewis reporting on sub-committee review noted the architect concurred the HVAC system installation was incomplete and on the architects research and subsequent opinion that the underground water problem is widespread, persistent and must be addressed, and as a result building modifications will not solve any problems. Lewis noted LOSD and the committee are working diligently on the request and the committee would be bringing a recommendation to the full committee soon, likely in June. Public

comment voiced about concern that funding would be used for theater ongoing maintenance. Stern and Clemons spoke about committee's attention to separating out any requests that are for deferred maintenance. O'Boyle supported that, stating the committee is considering the requests just under that criteria. O'Boyle also noted the LOSD stated they had repeatedly requested PAC and/or Mainstreet representation on LOSD board. However a number of PAC members and public expressed disagreement with that assertion.

IX. STAFF REPORTS/PROJECT UPDATES

A. Brown Act

Lengyel reported agency still trying to set date for Brown presentation.

B. PAC Booth at Festival of the Arts

Lengyel passed around sign up sheet for Project Area booth at NP Spring Festival of the Arts.

C. 3029 University Ave. Opportunity Site

Lengyel reported on RFP outreach for adaptive re-use of the former "JC Penny" Building and it's showing on Friday, May 8th. Lengyel suggested the PAC consider having a rep sit on submittal review committee.

D. Other: Lengyel handed out project spreadsheet (included in notes). Rosenthal announced that artist Marjorie Taylor had been selected as the parking garage palate artist.

X. REQUESTS FOR NEXT AGENDA

A. RSG presentation on reauthorization

B. Filling vacated PAC seat

XI. ADJOURNMENT

Motion (Cass/Edwards): *To adjourn at 8:17 pm.*

Passed (10-0-0)