

GRANTVILLE REDEVELOPMENT ADVISORY COMMITTEE
(FINAL) MEETING MINUTES OF Monday, October 25, 2004

The members of the Grantville Advisory Committee (RAC) held their meeting at Mission Valley Church of the Nazarene, at 4675 Mission Gorge Place from 6:05 p.m. to 7:40 p.m.

The following members were present at Roll Call: Lee Campbell, Brian Caster, Daniel Dallenbach, Eric Germain, Rick McCarter, Cindy Martin, Mike Neal, John Pilch, Marilyn Reed, and Diane Strum, Don Teemsma Jr., and Arnie Veldkamp [12].

Arrived after Roll Call: None.

Following members were not present: Bill Brenza, John Peterson and Dan Smith [3].

Staff in attendance: Lane MacKenzie (READ), David Parsons (RSG), Kathy Rosenow, (RSG), Tracy Reed (RA), and Michele St. Bernard (RA).

CALL TO ORDER: Called to order at approximately 6:03 p.m. by Mike Neal.

1. **ROLL CALL:** A quorum was established when 12 of the 15 members were present at Roll Call.

2. **APPROVAL OF MINUTES:** for September 27, 2004.

Tracy: The distributed minutes are not complete.

Mike: We will table these draft minutes until next meeting.

3. **UPDATE:** (synopsis)

▪ **Information – Status of Survey**

Tracy: The EIR consultant has documented existing development conditions. There is approximately 5 million sq ft of development (commercial, industrial, institutional and visitor commercial) within the survey area. The existing floor area ratio (FAR) is approximately .18 to .21. Existing zoning and land use in the community plan would allow approximately 10 to 20 million additional sq ft of development. The industrial zoning allows an FAR of 1.0 to 2.0. The industrial portions of Kearny Mesa are built to an FAR of .40 to .50 and the community plan limits the FAR to 1.0.

4. **NEW BUSINESS:** (synopsis)

▪ **Information – City Property Acquisition Process**

Lane MacKenzie: The acquisition process begins after a project (development) has obtained approval of a development permit. To obtain this permit can take at least a year. Once there is an approved project, there is a Notice of Appraisal sent to the property owner. We have 45-90 days to complete the appraisal and the property owner can accompany the appraiser. Value of the property is established and approved. An offer is made to the property owner and the tenant is contacted. It takes about one year to acquire property that is occupied: title reports, appraisals, offer & negotiation, escrow, City Council/Agency authority to expend, approval to expend and authority to use eminent domain, when necessary. Objections to the property acquisition will be based upon the assessed value or the authority to use eminent domain. Value, acquisition, relocation, appraisals, businesses, FFE, goodwill, owner occupied

businesses, owner/tenant businesses; deal with property owner, fair market value, formal offer, interview tenants. We do not relocate we assist with relocation (permits, moving). Must occupy property for 1-year. Acquisitions go to agency and council to request authority to expend funds necessary to acquire.

Committee

Members: Business equipment, how are appraisers chosen, will equipment be part of the negotiations/relocation, where is the list of appraisers.

Public (speaker slips on file)

Charles Little: Proposed procedures lead to believe no taking/acquisition.

Phil Teyssier: Fair market value for property being acquired? What about just compensation?

Charles Little: What about the appraisal process, timelines and value? Concerned about eminent domain. When will we start seeing an evaluation of traffic impacts/concerns?

Betty Jarosin: Who is the redeveloper and how did they become involved?

Betty Torre: How are businesses which are to be relocated are identified?

Larry Soloman: How are properties to be acquired identified? Could a developer acquire my property? Project influence?

Evay Soloman: What projects have been identified and or approved to date? Forms for owner participation?

- **Review** – Adopted: Rules and Regulations for Implementation of the California Relocation Assistance Law.
Kathy/Tracy: These rules and regulations apply to every redevelopment project area within the City of San Diego. They must and do comply with the law. They can not be modified for a specific area.
- **Review/Discuss** – Draft: Grantville, Plan and Method for Relocation
Kathy: This document is specific to the project area. It must comply with the law and that is why a majority of it address the relocation of residents and not business.

Committee

Members: Why do we have both relocation plans, do we have to have both, can plan be modified address the relocation of businesses and tenants, could we see an example of a plan with an emphasis of relocating businesses, could we have the agencies special council attend our next meeting?

5. OLD BUSINESS

- **Discuss/Action:** Draft – Rules Governing Participation by Property Owners and Preferences for Business Occupants to Re-Enter Project Area.
Kathy: Do we have any follow-up comments or questions?

6. COMMENT ON NON-AGENDA ITEMS: (synopsis)

- **Committee** –
None
- **Public** – (speaker slips on file)
None

7. NEXT MEETING DATES:

Mike: GRAC November 22nd.

8. ADJOURNMENT: 7:45 p.m.

MOTION: Concurrence: Adjourn, passed (12-0).

This information will be made available in alternative formats upon request.

Prepared: 11/08/04 (tr/ms)

Revised: 11/23/04 (tr)

Draft (Final) Approved: 11/22/04
Motion was by: Daniel/Rick

Revisions are in *Italic & Double Underlined*
Vote was: 12-0