

NORTH BAY REDEVELOPMENT PROJECT
PROJECT AREA COMMITTEE

Minutes of Meeting
February 2, 2005

The meeting was called to order at 7:35 AM at the Peninsula Community Service Center by Chair Mannino. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present included Alexander, Briggs, Coker, Cole, Durgan, Hardesty, Kalla, Kanters, Knapp, Mannino, Munster, Nelson, Pursel, Rhodes, Sands, Scarborough, Seman, Simpson, Stegner, and Valentine.

2. MINUTES OF PREVIOUS MEETINGS

Minutes from December, 2004 were approved (17-0-1).

3. COMMUNICATIONS AND PUBLIC COMMENT

- Staff reported the following recent developments:
 - A public workshop for the Midway Community Plan Amendment will be held: *Wednesday, February 23, 2005, 6:00-8:00 PM at the Holiday Inn (3737 Sports Arena Blvd.)*
 - Bayview Plaza was approved by the Planning Commission on Jan. 20.
 - Negotiations with the School District are continuing on Barnard Park.
- Richard Stegner reported that Bazaar del Mundo will be shut down March 15.

4. NEW BUSINESS

A- Selection of PAC Subcommittee Chairs. The following PAC members were elected to serve as chair of the following subcommittees:

Richard Stegner, Project Review Subcommittee (elected unopposed)
Judith Coker, Rules & Bylaws (elected unopposed)
John Scarborough, Traffic (elected unopposed)
Bill Munster, Representative to Agency Development Review Panel for North Bay Gateway Project (elected 11-3-2)

5. REPORTS

A- Information Item - Update on Midway Plan Amendment Process (A. Greenwood). The Midway Community Plan Amendment is proceeding. A public workshop was held January 22 and was successful. The next public workshop will be held: *Wednesday, February 23, 2005, 6:00-8:00 PM at the Holiday Inn (3737 Sports Arena Blvd.)*

B- Update on Sports Arena Ad Hoc Committee (J. Mannino). The Ad Hoc Committee has completed its work and has produced a report that includes 23

recommendations for policies related to the development of the City-owned Sports Arena parcels. Joe Mannino (chair of the Committee) gave a synopsis of some of the 23 recommendations, which include such topics as:

- Increasing parks & open space;
- Reestablishing the street grid in Midway;
- Retaining Kobey's Swap Meet;
- Improving Sports Arena Blvd.;
- Tightening restrictions on adult entertainment;
- Restricting big box retail;
- Building a new sports arena in a different location;
- Raising the height limit to 85 feet for up to 35% of a new development.
- Etc.

PAC members raised several questions: Due to Midway's unstable soil conditions, should buildings be allowed to go above the 30 foot height limit? Why did the Committee include representatives from Ocean Beach, yet no representatives from Mission Beach, Old Town, or the Peninsula Chamber?

6. OLD BUSINESS

A- Transition to Quarterly PAC Meetings. Motion (by Pursel, Kanters) was approved 16-0-0 to refer this issue to the Rules & Bylaws Subcommittee, and to direct the Rules & Bylaws Subcommittee to investigate ways to institute PAC meetings every three months.

7. ADJOURNMENT

The meeting was adjourned at 9:20 AM

Dated February 10, 2005
Alex Greenwood, Project Manager

Approved by vote of the Committee on _____, 2005.

Joe Mannino
Chair

Keith Rhodes
Secretary