

**NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE**

**Minutes of Meeting
December 2, 2009**

The meeting was called to order at 7:35 AM by Chair Christopher Clifford. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present: Brian Apramian, Marilee Bankert, Jeff Barfield, Chris Clifford, Candice Disney Magnus, Sam Duran, Robert Durgan, Robert Kanters, Joe Mannino, Clifford Myers, Dale Pursel, Jason Rattray, Keith Rhodes, Christine Robinson, and Dorothy Surdi.

2. MINUTES OF PREVIOUS MEETINGS

Mr. Dale Pursel moved, Barfield seconded, to approve the October 7, 2009 PAC minutes. The PAC voted 11-0-0.

3. COMMUNICATIONS AND PUBLIC COMMENT

A. Public Comment – There was no public comment.

B. Update from City Staff

- The PAC Election was ratified by the City Council. We have one new member. Two members, Joe Mannino and Jim Lester, went from Community Organization Representatives to Business/Property Owners.

Note: Informational and Action Items were taken out of order on the Agenda but are reported here as they were listed on the agenda.

4. INFORMATIONAL/ACTION ITEMS

- A - Election of Officers – After a discussion to determine who was interested in serving nominations and elections ensued:
- i. Election of PAC Chair – Mr. Duran moved, Robinson seconded to nominate Chris Clifford for PAC Chair. Motion passed 11-0-0.
 - ii. Election of Vice-Chair- Ms. Surdi moved, Pursel seconded to nominate Christine Robinson for Vice-Chair. Motion passed 11-0-0.
 - iii. Election of Secretary – Mr. Mannino moved, Barfield and Pursel seconded to nominate Brian Apramian for Secretary. Motion passed 11-0-0.
- B - Nomination of Peninsula Community Planning Group Representative, Doug Cohen – Mr. Joe Mannino moved, Pursel seconded to accept the nomination of Doug Cohen as the Peninsula Community Planning Group Representative. Motion passed 11-0-0. Members also discussed the Linda Vista Community Planning Group seat and asked that staff discuss the possibility of recommended Gail Cole for the seat.
- C - Representative for the Rosecrans Corridor Study – Gail Cole, the current representative for the Rosecrans Corridor Study, elected not to seek re-election to the PAC. The PAC will need a new representative. Members discussed possible interested in serving. Barfield moved, Rhodes seconded for Joe Mannino to represent the PAC on the Rosecrans Corridor Study Working Group. Motion passed 11-0-0.
- D - Washington Street Median Improvements/Five Points Pedestrian Improvements – Julie Ballesteros, City Associate Engineer, discussed the Washington Street Median

Improvements and Five Points Pedestrian Improvements. Both projects previously received funding from the North Bay Project Area. The City is requesting \$227,500 in additional funding to complete both projects. A discussion ensued. Questions included a discussion why the projects require additional funding, who will be maintaining the median improvements, and the requirement for night work. Members were also concern with the community support for the project and would like to see the maintenance district in the area provide funding, if possible, for improvements. Each project was discussed and voted on separately. Mannino moved, Pursel seconded to recommend \$128,000 in funding for the Washington Street Median Improvements. Discussions continued with Ms. Surdi, Pursel seconded, calling for the vote. Motion passed 11-0-0. Mr. Barfield moved, Surdi seconded to recommend that both the Washington Street Improvements and Five Points Pedestrian Improvements be combined and the additional \$99,300 in funding for the Five Points Pedestrian Improvements. Motion passed 11-0-0.

- E – Storefront Improvement Program – Staff Member Ulysses Panganiban, with the assistance of Joe Mannino, gave a brief presentation on the Storefront Improvement Program. The Storefront Improvement Program will provide an interest free forgivable loan to business and property owners to improve the facades of their businesses in the North Bay Project Area. Mr. Joe Mannino moved, Rhodes seconded to recommend \$150,000 in North Bay funds for the program. Motion passed 9-0-0.
- F- Point Loma Townhomes – Rand Wasserman, Prism Investments, Inc., provided an overview of the Point Loma Townhomes mixed use development. The Community Plan designation for the property and the Zoning designation for the property conflicts and requires a Community Plan and Local Coastal Community Plan Amendment to complete the project. The project is being built in compliance with the current CC-4-2 Zoning designation. The developer is seeking support from the North Bay PAC for the Community Plan and Local Coastal Community Plan Amendment. Mr. Jeff Barfield moved, Mannino seconded to provide a letter of support for Point Loma Townhomes Community Plan and Local Coastal Community Plan Amendment. Motion passed 10-0-0.
- G – Destination Lindbergh SANDAG Study – Doug Shoemaker, SANDAG Representative, presented the Destination Lindbergh Master Plan that was completed in March 2009 by the City of San Diego, SANDAG, and the Airport Authority. The City and SANDAG is requesting \$200,000 from the North Bay Project Area to engage a consultant to complete advanced planning work for the Phase I of the Destination Lindbergh Master Plan Improvements. A discussion ensued. Members asked questions clarifying the improvements and the use of Airport Authority funding. Airport Authority funding can only be used on the airport portion of the project. Pursel moved, Surdi seconded to recommend \$200,000 in North Bay funding for the planning study. The motion passed 10-1-1. Member Banker abstained.
- H- Mission Apartments – Since the PAC last reviewed the project, the developer has modified the project to provide 85 residential units over tuck under parking garages with wood construction. In addition, staff handed out corrected information and apologies for sending out incorrect information. Staff member Robert Chavez introduced Mario Turner from AMCAL Multi-Housing. Mario Turner presented

the modified project to the PAC and answered additional PAC questions. A discussion ensued with questions raised about the height limit, removal of street level retail, construction cost, the willingness of the property owner to sell the property, the Housing Commission commitment, project schedule and density. Robinson moved, Surdi seconded to accept the revised project and recommend \$6,000,000 for the project contingency upon written confirmation of funding from the Housing Commission. Motion passed 7-5-0.

I – Peninsula YMCA Project – Staff member Sam Johnson provided background information on the YMCA project and presented the funding proposal. The total project cost is \$7.5 million. The YMCA is requesting in additional \$1,590,000 in funding as follows: \$1,000,000 permanent loan, repayable over twenty years with no interest and \$590,000 as a forgivable loan. There is currently approximately \$1.4 million gap for phases II & III. Mr. Keith Rhodes moved, Apramian seconded to not support the project as proposed. A discussion ensued. PAC members' questions included a discussion of the loan terms, available parking, agreement with Corriera Middle School, and current lease terms. Concerns were expressed about competition with other private gymnasiums in the area. Former Councilmember and Peninsula YMCA Fundraiser Committee Chair Bryon Wear asked to address the PAC. The Chair polled the members and it was agreed that he could address the PAC. Mr. Wear discussed the use of the gym by the middle school in exchange for additional parking, mentioned that the strength and conditioning center will remain the same size, and the YMCA has already raised approximately \$4 million for the project. Motion failed 4-7-2. Robinson moved, Banker seconded to recommend the additional \$1,590,000 in funding with the same equipment limitations and provisions in the original agreement and ask that their advertising target the gymnasium facilities towards their immediate community, which includes a large number of seniors, and not directly compete with local fitness clubs. In addition advertisements are to be reviewed by the PAC to insure they are not in competition with private local health clubs. The motion passed 6-4-2. Joe Mannino and Dale Pursel recused themselves due to potential conflict of interest. Mr. Mannino has an interest in a similar facility and Mr. Pursel serves on the Board of the Armed Force YMCA and the Downtown YMCA. Mr. Rhodes disclosed that he has previously donated money to the YMCA.

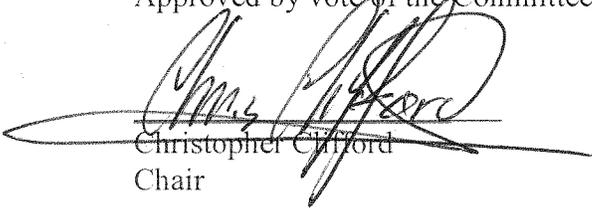
5. COMMITTEE REPORTS

No Committee Reports were given due to the time constraints of the meeting.

6. ADJOURNMENT: The meeting was adjourned at 9:50 AM

Dated: December 2, 2009
Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on


Christopher Clifford
Chair

, 2010.

Brian Apramian Christine Robinson
Secretary Vice Chair