

**A Regular Meeting of the North Park  
Redevelopment Project Area Committee (PAC)  
Tuesday, October 9, 2007 at 6:00 p.m.  
San Diego National Bank, 3180 University Avenue (2<sup>nd</sup> Floor)  
San Diego, CA 92104**

The members of the North Park Project Area Committee (PAC) held a regular meeting at the above time and place. Notice was posted for purposes of the Brown Act at the City Administration Building at least 72 hours before the meeting.

**The attendance of the committee members was as follows:**

<b>Ed Badrak</b>	Present	<b>Roger Lewis</b>	Present
<b>Jordana Beebe</b>	Present	<b>Wally Orsatti</b>	Present
<b>Kirsten Clemons</b>	Present	<b>Gayle Richardson</b>	Present
<b>Patrick Edwards</b>	Present	<b>Andrea Roberts</b>	Absent
<b>Colin Gillette</b>	Absent	<b>Robert Steppke</b>	Present
<b>Don Leichtling</b>	Present	<b>John Zolezzi</b>	Present

**City and Agency Representatives:**

Michael Lengyel and Michelle Rosenthal of the Redevelopment Agency and Monica Pelaez, Representative for Councilmember Toni Atkins, were in attendance.

**I. Call to Order & NPPAC Member Announcements**

The meeting was called to order at 6:00 p.m. Roll was called and a quorum was established.

**II. Adoption of Agenda**

**Motion** (Leichtling/Beebe) to adopt the agenda of the October 9, 2007 meeting.

**(Passed – 9/0/0)**

**III. Approval of Minutes**

**Motion** (Lewis/Beebe) to adopt the minutes of the August 14, 2007 NPPAC meeting.

**(Passed – 6/0/3)**

**IV. Elected Official Reports**

Monica Pelaez, Council District Three representative, passed out copies of the *Toni Times* and briefly reported on current events in North Park and the City.

**V. Public Comment**

Liz Studebaker noted current events and activities in North Park.

**VI. Chair's Report**

Gayle Richardson announced that the PAC officers and agency staff will meet on an “as needed” basis every month. She noted that the PAC will begin taking on more responsibilities such a recording attendance, taking meeting notes, filling out green motion slips, bringing copies of meeting materials provided by the Redevelopment Agency (via mail) and performing more direct public outreach. In an effort to ensure quorum, R.S.V.P. emails will be sent out prior to every monthly meeting. It was again reiterated that in an effort to streamline inquiries or information requests, all communications should first be directed to Gayle, who in turn will either address them or forward them to staff. It was also reinforced that emergency items will be added to the agenda pursuant to the guidelines and requirements stipulated in the Brown Act. Roger Lewis provided a summary of the information presented by Todd Smith at the August PAC meeting regarding the planned park and streetscape improvements for the “Theatre Park” project.

## **VII. Action/Discussion Items**

### **A. Boulevard Apartments Project**

Mathew Packard and Mike Hovsepian from Father Joe's Villages gave a presentation about the Boulevard Apartments project and addressed questions from the PAC. It was noted the 24-unit rental project will serve very-low income households, including families who were homeless or are at risk of becoming homeless. The PAC was asked to support and recommend a Redevelopment Agency subsidy of \$2,400,000 from the North Park Housing Line of Credit via the Housing Opportunity Fund for the project. It was discussed and decided that the project fit the goals of the current PAC Housing Policy and objectives for the Project Area.

**Motion** (Leichtling/Lewis) to support the expenditure of \$2,400,000 for the Boulevard Apartments project as described.

**(Passed – 10/0/0)**

### **B. NPPAC North Park Housing Policy**

Affordable Housing Manager, Michelle St. Bernard, presented an overview outlining the progress of residential development within the North Park Redevelopment Project Area. It was noted that North Park has surpassed its affordable housing requirement within the Project Area. Discussion points relating to the NPPAC's Housing Policy were also highlighted. It was discussed and decided that the current housing policy will be reviewed and updated by the Housing Policy Subcommittee. Kirsten Clemons, Don Leichtling, Roger Lewis, Rob Steppke, John Zolezzi and will serve as subcommittee members. Don Leichtling requested that staff provide a model for housing rehabilitation programs in the Project Area. Staff noted that a housing rehabilitation program for the Project Area is currently under development and that a program model will be provided at the November meeting.

**Motion** (Leichtling/Zolezzi) to direct Staff to provide a model program for the rehabilitation of existing low-income and moderate-income affordable housing.

**(Passed – 10/0/0)**

### **C. Conduct Clause and Bylaws Amendment**

It was discussed and decided that the current bylaws will reviewed and updated by the Bylaws Subcommittee. Gayle Richardson, Robert Steppke and Wally Orsatti will serve as subcommittee members. It was noted that the subcommittee will aim to have all of the suggested bylaws amendments outlined by the January 2008 meeting.

### **D. Declare Residential Tenant Seat Vacant**

Colin Gillette's resignation from the PAC was accepted and his Residential-Tenant Seat was declared vacant. It was suggested that Michael Lum, a former candidate for the Residential Tenant seat, should be contacted and informed of the vacancy. It was decided that if possible, the seat will be filled through the remainder of the term; otherwise, it will remain vacant until it is filled through the election process. Notices announcing the vacant Residential Tenant seat will be posted by staff throughout the Project Area.

### **E. Combined November/December Meeting**

The possibility of combining the November and December meetings was discussed. It was decided that the cancellation of the December meeting will depend on estimated attendance, the progress of the subcommittees and expected action agenda items.

**F. Letter to SANDAG Transportation Committee**

It was discussed and suggested PAC members who want to voice their opinion or get more information regarding the new measures being proposed by the SANDAG Transportation Committee should contact Robert Steppke for further information.

**VIII. Staff Report/Project Updates**

Michael Lengyel provided updates on current redevelopment projects and initiatives.

**IX. Subcommittee Reports**

Robert Steppke provided a brief report on the MAD's recent activities.

**X. Requests for Next Agenda**

1. Filling of the Vacant Residential-Tenant Seat
2. Parking Management Working Group Report
3. North Park Project Area Budget
4. Parking Garage Report

**XI. Adjournment – 9:00 p.m.**

**PUBLIC PARTICIPATION IS ENCOURAGED. FOR FURTHER INFORMATION ABOUT THE NORTH PARK REDEVELOPMENT PROJECT, PLEASE CALL THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO (619) 236-6268.**