

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

Tuesday, September 9, 2008 at 6:00 p.m.

San Diego National Bank (2nd Floor), 3180 University Avenue, San Diego, CA 92104

NOTICE IS HEREBY GIVEN that the North Park Project Area Committee (PAC) will hold a regular meeting at the above time and place to consider the agenda items below. Comments and PAC actions relating to items on today's agenda are to be taken at the time the item is considered.

Meeting called to order at 6:05 p.m.

I. ROLL CALL & INTRODUCTIONS

Stephanie Cass	Present	Roger Lewis	Absent (informed Chair)
Kirsten Clemmons	Absent (informed Chair)	Judi O'Boyle	Present
Patrick Edwards	Present	Wally Orsatti	Present
Jordana Goff	Present	Travis Sizer	Present
Dawn Griffin	Present	Robert Steppke	Present
Don Leichtling	Absent	Mary Wilkinson	Present

II. ADOPTION OF AGENDA

Motion (Cass/Sizer): To adopt the Agenda for the Sept. 9th PAC meeting.
Passed (9/0/0)

III. APPROVAL OF MINUTES

Motion (O'Boyle/Steppke): To adopt minutes for the Aug. 12th PAC meeting.
Passed (8/0/1 – O'Boyle abstaining)

IV. PUBLIC COMMENT

Dave Gasky from Community Housing Works (CHW) noted that they will be coming to the PAC's October meeting for a formal presentation regarding the Arbor Crest North project. CHW is hosting two upcoming outreach events where the community can have questions answered. The first is on Saturday, Sept. 13th at the Lafayette Hotel from 9:00 a.m. to 10 a.m. and the second, on Wednesday, Sept. 17th from 6:30 p.m. to 7:30 p.m. also at the Lafayette Hotel. Edwards noted that at the MAD meeting on Sept. 9th, the group had discussed street lighting at CHW's Arbor Crest North project since the MAD can only have a set number of street lights and asked to speak with CHW and their developer about the request.

O'Boyle asked for an electronic flier of the meetings for distribution and to post to community web sites. Members of the public who had come to discuss the topic were told about the community meetings.

Liz Studebaker, Executive Director for North Park Main Street noted that the next North Park Community Cleanup would be held on Saturday, Sept. 20th at 9 a.m. at the corner

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of University Ave. and 32nd St.

She also noted that on Sept. 27th at 7:30 a.m., there would be a commercial walking tour of the business district. The cost for the tour is \$10 and will start at the North Park Theater.

North Park Nights will begin on the second Saturday of the month in October, taking over for Ray at Night by expanding the event outside Ray St. to include galleries and other North Park attractions.

On Oct. 16th, the parking garage finalists will be unveiled for public input at the Art Produce Gallery at the corner of Herman and University Ave. and will be on display for about a month.

Dec. 6th is this year's Toyland Parade with the band competition commencing at 9:30 a.m. followed by the parade starting at 11:00 a.m. This will be the 45th Toyland Parade.

Steppeke noted there are two openings on the North Park Planning Committee (NPPC). Elections will be held within the next 90 days. Steppeke noted that the Planning Committee is also looking for input on Texas St. and Camino Del Rio South in regards to the Master Plan for Mission Valley. Input can be provided at the Sept. 16th NPPC and the NPPC Public Facilities subcommittee meeting. Steppeke also noted that there will be a birthday celebration for University Heights on Sept. Sun. 12th at Trolley Barn Park.

The Oct. 6th Urban Design Project Review meeting will review Pathfinder's project discussed at the PAC's August meeting, the St. Augustine expansion project, and will hear from a statewide coalition regarding predatory lending and check cashing businesses.

Studebaker noted an article regarding predatory lending that was in the NY Times recently and the efforts that communities are taking to battle the epidemic.

V. ELECTED OFFICIAL'S REPORTS

Steve Hill from Council Member Atkins' office mentioned the Bus Rapid Transit (BRT) project that will connect SDSU and downtown via El Cajon and Park Blvds. on Thurs. Sept. 11th at Lafayette hotel. Hill also extended an invitation to the public to a free forum at the San Diego Natural History Museum from 6 p.m. to 8:30 p.m. on Thurs., Oct. 2nd called Water 101 to discuss the region's current and future water needs.

The forum is intended for the public to focus on discussing the Sept. 8th City Council vote to increase water rates with one rate increase potentially for indirect potable reuse and the other, a pass-through due to County Water Authority rates that have been increased. A public hearing will then be held hearing on Nov. 17th to discuss the proposed pilot project for indirect potable reuse along with the 3% increase in water rates to pay for it. A notice will be inserted in City water bills.

Sizer asked how those who do not pay for their water would know about the forum. Hill noted that due to legal requirements for notification of a rate increase, notice was provided as an insert in the City's water bills and was that the Water 101 event was

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required.

VI. CHAIR'S REPORT

Griffin noted she presented her project regarding the Woolworth's building to the Greater North Park Community Planning Committee's Urban Design Subcommittee and that the organization was warm and receptive to the presentation. Griffin asked if it would be useful for PAC committee members to provide information about other meetings and projects going on in the area. (Urban design committee, NPMS, planning committee, MAD, etc.). Griffin asked for feedback from the PAC.

Edwards noted possible constraints with the Agency's staff time. Sizer noted he wasn't aware of the other committees before joining the PAC and thinks it's a good idea though he understood Edward's comments. Wilkinson and Cass reiterated the sentiments of other members. Orsatti agreed with Edwards.

Steppeke noted that the Planning Committee has a section on their agenda for liaison/representative reports which provides an overview though sometimes they prolong the meeting even if the comments are brief. O'Boyle noted that the Urban Design Committee endorsed the project design in concept due to the after school and charter school activities that were proposed. O'Boyle says her committee needs an assessment letter from the City to have it in front of her committee again. Those with ideas are looking for conditional endorsement to get financing and forward motion with the City if the community supports it. O'Boyle noted that her Committee will hear the Pathfinders project that the PAC heard previously.

Orsatti & Edwards were against the idea. Studebaker requested that PAC members attend other meetings in the area which are posted on the NPCA web site. Griffin said she would send out the dates and times of the other meetings and those who desire to go to them, can bring their observations back to the PAC at the next meeting especially in light of projects that come in front of the PAC that are heard by other groups.

Steppeke noted that the information he gains participating in or attending other meetings are brought up at the PAC.

Griffin noted that Goff's role as secretary and her role as community organization representative will be ending in the near future, that she will remain as secretary through the October meeting and, assuming the November meeting is not held due to Veteran's Day on Nov. 11th, her seat would then be filled at the December NPPAC meeting.

VII. ACTION/DISCUSSION ITEMS

A. Lyric Opera Plumbing Expenses

Lengyal noted that the leak that occurred across the street from the Theater flooded the pit of the theater causing \$10,000 in damage. Since the leak started near the parking garage, the Theater submitted the repair for reimbursement. The leak was caused by a subcontractor who is bonded and insured per the City's requirements for contractors and should pay for the repair work. The subcontractor for the garage is being located but there is a lot of paperwork to comb through to locate which outfit was used.

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The City Attorney's office said they would consider the request for the PAC to reimburse the Theater while the subcontractor is located. The subcontractor would then reimburse the PAC for the damages. However, it is unclear at this point if the Theater will need to wait until culpability is established and whether the subcontractor should pay the Theater directly rather than the PAC paying the reimbursement costs now to be compensated later.

Sizer noted that the Theater mentioned at the last meeting that they would seek further legal action if the issue was not resolved soon. Sizer wondered what timeframe the Theater would wait before taking that step.

B. Boulevard Apartments Share of Project Cost Savings with the Housing Commission

The funding gap of \$600,000 for St. Vincent de Paul Management's (SVPM's) Boulevard Project was approved by the Housing Commission. There was discussion at the last PAC meeting about being reimbursed first, before the Housing Commission, if the construction costs turn out to be lower than originally estimated. The Housing Commission asked that any cost savings be split between the PAC and the Housing Commission based on the loan amounts both agencies have provided, which in this case would be 80% PAC and 20% Housing Commission.

Motion (Cass/Steppe): To share any cost savings from the Boulevard Apts. project with the Housing Commission based on the percentage of the loan amount they have provided.

Passed (9/0/0)

C. Financial Support for Uptown/North Park/Golden Hill Community Plan Update

Since an updated Community Plan for all three areas would cover approximately 10% of the project area, the request is to fund that percentage of the costs to update the Community Plan which would total approx. \$200,000. O'Boyle asked whether other sources had been accessed for funding. The General Fund and other funding in addition to Redevelopment were being looked at to fund the project. Steppke noted that in combining the communities, there would be cost savings. Steppke also noted that the Community Plan is in desperate need of updating and suggested the PAC support that option. O'Boyle agreed with Steppke and noted that many projects in North Park are delayed or stalled because the Community Plan has not been updated. The last time the plan was updated was in 1985 though the updated General Plan for the City had been recently completed. O'Boyle noted that when the community rejects certain projects, it can be due to the guidelines noted in the outdated Community Plan.

Motion Steppke/O'Boyle: Move to allocate PAC funds to update the Community Plan based on the percentage of the project area that would be a part of the Plan.

Passed (9/0/0)

D. Parking Garage Marketing/Incentives

Rosenthal noted that in preparation for the discussion of how to promote the North Park parking garage, she observed the area surrounding it last month and noted that the volume of casual shoppers offering every reductions or free parking on the second and fourth Thursday, for instance, or tying it in to recurring community events such as NPN

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could assist with getting people to use the garage in hopes of them using it again moving forward.

Griffin asked about validation of parking. Rosenthal noted that when she was out on a Thurs. Between noon and 3 p.m. that though the volume was not huge, there were significant numbers of shoppers in the area who would be good targets.

Orsatti suggested giving the first hour free. Wilkinson noted that people need to get into the habit of using something such as giving free access for the full month of December for instance, if they are shopping in North Park, so that they reuse the garage for weeks to get used to it.

Steppke asked if there are any patterns to slow days in the garage. Rosenthal noted that the slower days are always Mon., Tues., and Weds. Steppke noted that if it's an "every other" construct, it could be confusing. Steppke noted that his local laundromat has a 'free soap Thursday' and suggested tying the event into a specific day of the week such as Monday. It was noted that Monday's not be a good day of the week since many area restaurants are closed on that day. Edwards asked for data from Five Star Parking and any standardized projections such as 50% capacity in the first 3 years, whether there is any data on meeting those projections for other parking structures, and the units of usage (ie: 1.5 hrs. versus 6 hrs.) and percentage of that usage that is monthly versus daily.

Lengyal noted the Agency has a specific request for a recommendation for the 27th and 28th which is when the Adams Ave. Street Fair will be held. The request is to use the parking garage for free in exchange for the NPPAC being a sponsor of the event. Attendees would be shuttled to Adams Ave. from the parking garage, and the garage would also be available for free to everyone regardless of whether they are attending the Street Fair.

Lengyal noted that the City Attorney's office would like a policy in place for instances like this moving forward where those outside of the community would benefit similar to the discussion regarding to the parking structure and Our Lady of Peace which was discussed and decided at the PAC previously. NPMS noted they would probably want to request free parking for the Toyland Parade. December Nights was another event where the parking garage could be a shuttle point. NPMS noted that the Toyland Parade was at the same time as December Nights this year. Goff asked about signage outside of the garage to advertise free parking during events. Sizer asked about outreach to area businesses regarding events/days when there is free parking. NPMS noted that many businesses in the area have email distribution lists that could assist with communicating those events. O'Boyle asked if the parking garage was being used during North by North Park. Rosenthal noted it was packed with people up to the upper level. Lengyal noted that events that have non-profit status could be a good way to start thinking about a possible policy. NPMS noted that North by North Park was an evening event, clarified that the event was hosted by the San Diego Music Foundation, and could lend guidelines to developing a free parking policy at next month's PAC meeting.

Motion (Edwards/Cass): To support free parking at the garage for everyone on the weekend of September 27th and 28th and to work to develop a policy regarding free

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parking at the garage in the near future.

Passed (9/0/0)

E. Enhanced Code Enforcement Services

With funding shortfalls, positions within the City are being cut. Code Compliance is zoning investigator II and a code compliance officer would pertain to vacant lots and blight in the neighborhood. A member of the public suggested that this could open the door to Redevelopment Agency funding positions that should otherwise be funded by the City. Lengyal noted that if the positions are not funded, there will be no code compliance in the area. The PAC is being asked to partially fund the salaries of the positions.

O'Boyle noted another instance in which the City Council just that day decided to not pass an ordinance that would provide a source of revenue. Three project areas would split the two staff positions. Three year memorandum. Salary and benefits asked O'Boyle? \$130,000 to \$140,000 split by the three communities over a three year term. City Heights is looking at foreclosures that are vacant that are not being maintained. Slumlords and other vagrant issues. Cass noted that she felt the PAC was not in the position to be hiring employees. Sizer commented that because the PAC is being asked to consider funding the positions, that he would have to be provided a comprehensive list of the benefits of funding them first.

Goff asked whether the positions would be looking for violations or responding to calls from the community regarding code compliance. It was noted that the majority of the impact of area foreclosures is in City Heights where vacant houses are being misused and causing blight in general. In response to Steppke's question, Lengyal clarified that the geographic area for the code compliance officers would be the three project areas only and not the communities at large. Staff time would be used on those areas where they were most needed based on complaints rather than being divvied up between the three areas equally based on funding. NPMS noted that there are several code compliance staff people who are responsive to complaints within North Park.

Motion (Cass/Orsatti): Move to revisit this topic next month with additional details and information.

Passed (4/1/4) with Griffin abstaining, Wilkinson, Sizer, O'Boyle, and Goff opposed

Griffin opposed the motion in order to break the tie vote.

Motion (Edwards/Wilkinson): To deny the request for expenditure of funds for code compliance officers.

Passed (6/1/2) with Griffin abstaining, Orsatti and Steppke opposed

F. Analysis of Water Leak at 3029 University Ave (old Big Lots Building)

Griffin noted that this topic was on the agenda because figuring out where the water leak in the building is coming from would assist with renting the building. Griffin noted that because of the leak in the basement over the years, the building is riddled with black mold which is a serious health hazard and is making the building un-rentable and that there is a possibility that the water intrusion could have been caused when the light at

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the corner of Ray Street was installed. She noted that the Big Lots building is the largest commercial building in North Park and the issue should be addressed to assist the property owner and the community, suggested funding a study to find out where the leak is coming from and how it is intruding the building assisting the owner in having a usable space instead of leaving it vacant.

Edwards noted that the North Park Main Street has been looking for a new location for the library. He added that there could be liability issue in regards to the City if the study is undertaken since it could be perceived that the City is liable for the damage by proposing the study. He noted that finding a tenant that will not displace the surrounding businesses will be difficult and wondered if the City could purchase the building and rehabilitate it to make the North Park branch library.

Griffin said she has spoken with the owner and they are not interested in selling the building. Edwards noted that converting the location to a branch library could be done at a fraction of the estimated cost to site and build a new one. Lengyel noted that the building would have to be purchased at fair market value, and the PAC could get an appraisal. Steppke noted that he feels that the neighborhood needs a library.

Motion (Cass/Goff): Not fund the analysis unless the building owner is open to selling the building to the City.

O'Boyle noted it is not a City building and therefore, the PAC should not be funding the analysis unless it is clear whether the building will be sold to the city. Sizer noted that the building owner has not approached the PAC and that the analysis will cost money. Edwards noted the Theater's water leak bill is more clear cut and is currently held up with the City Attorney. Goff asked what instigated the request in the first place. Griffin noted that a City employee had brought up how the leak had started and it was due to the street light being put in on the opposite corner of the building and is not due to the planters being watered as the owner has been told.

Passed (7/2/0) with Griffin & O'Boyle abstaining

G. **Neighborhood Signage for Farmer's Market and Ray at Night**

Griffin noted that the Thursday Farmers Market in North Park and Ray at Night could use additional advertising money to provide extra signage to better promote them. Speaking with the marketers they noted that the venue is not drawing locals and the most do not know the market is there. She stated that the lamp pole signage was a great start but the effort should be continued. Cass noted that the signage on the lamp posts indicated to her and her boyfriend that the Farmers Market was here to stay. She thinks sandwich boards are tacky and temporary. Griffin stated that the vendors at the Farmers Market told her that those in the neighboring community do not know that the Farmers Market exists. Griffin suggested the possibility of extending signs along 30th up to El Cajon Blvd. Griffin noted that the dollars could be used for various types of signage and mentioned the Little Italy Market offers dollar off coupons but we should be open for various options. Wilkinson asked for a budget or example of the signage.

Motion (Cass/Wilkinson): To support the creation of a budget to fund signage and marketing for the North Park Farmers Market and North Park Nights.

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Passed (8/1/0) with Orsatti Abstaining

H. Maintenance Assessment District

Steppke noted that the MAD meeting held the night prior discussed painting recycle bins and cleaning utility boxes. He noted that the MAD also voted for additional mulch along Boundary St. Preliminary samples for tile replacement were originally budgeted at \$100,00 but the MAD discussed that they might be able to replace the tile for \$20,000 instead. He noted the MAD has a list of potential new street light locations from which 11 will be selected and that surplus trash bins could be painted to indicate they can be used for recycling.

I. Recommendation on the November 11 Scheduled Meeting (Veteran's Day)

Wilkinson suggested doing the board retreat at this time. Griffin noted that she expected the board retreat to be held after the holidays to accommodate everyone's vacation and family schedules.

Motion: To recommend that the PAC observe Veteran's Day and not have the PAC meeting on Nov. 11th.

Passed (8/1/0) with Steppke opposing

VIII. STAFF REPORT/PROJECT UPDATES

- A. Renaissance at North Park
Lengyal distributed a memorandum noting that the current appraised value of the community space at the Renaissance was \$770,000 rather than the previously appraised value of \$1.15 million.
- B. Arbor Crest North
- C. Pathfinders of San Diego
- D. Eminent Domain Extension Blight Study
- E. Market Analysis at University/Grim/31st
- F. Garage Art Project
- G. Other

IX. SUB-COMMITTEE REPORTS

None to report.

X. REQUESTS FOR NEXT AGENDA

- A. CHW Presentation Re: Arbor Crest North project
- B. Free Parking Policy for the Garage
- C. Reschedule the November Meeting for Weds. Nov. 19th
- D. Pathfinders Project Revisited
- E. Open Seat for Community Organization Representative
- F. Continuation of the Discussion of the Feasibility of the Big Lots Building as a Possible Library Location

XI. ADJOURNMENT

Motion (Cass/O'Boyle): To adjourn at 8:07 p.m.

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