

**A Regular Meeting of the North Park  
Redevelopment Project Area Committee (PAC)  
Tuesday, February 13, 2007, at 7:00pm  
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>Andrea Roberts</b>	Present
<b>Patrick Edwards</b>	Present	<b>Susan Tinsky</b>	Present
<b>Don Leichtling</b>	Present	<b>John Zarling</b>	Present
<b>Roger Lewis</b>	Present	<b>Vacant</b>	
<b>Gayle Richardson</b>	Present	<b>Vacant</b>	

**City and Agency Representatives:**

Tom Romstad 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 7:15 p.m. Roll was called and a quorum was established.

**II. Adoption of Agenda**

**Motion** (Zarling/Tinsky) to adopt the agenda of the February 13, 2007 meeting as revised to re-order action/discussion items.

**(Passed – 8/0/0)**

**III. Approval of Minutes of January 9, 2006 Meeting**

**Motion** (Leichtling/Badrak) to adopt the minutes of the January 9, 2007 NPPAC meeting as revised to note Richardson’s absence as excused.

**(Passed – 7/0/1, Lewis abstaining).**

**IV. Elected Official Reports**

Council District Three representative, Monica Pelaez, reminded the PAC that Council will vote on the proposed water rate increases on February 26<sup>th</sup> at 2:00 p.m. and that those wishing to voice their opinion in regard to the increases should do so in writing before the 26<sup>th</sup>. Ms. Pelaez also noted that the North Park Spring Clean Up, sponsored by North Park Main Street, will take place Saturday, February 24<sup>th</sup> beginning at 8:30 a.m. It was also announced that Council has tentatively scheduled an “Affordable Housing Day” for March 24<sup>th</sup>.

**V. Public Comment**

Rebecca, a representative from Ron Robert’s office, announced she was attending the PAC meeting to listen to the discussion regarding the funding of construction drawings for 29<sup>th</sup> Street “Theatre Plaza”.

**VI. Chair’s Report**

Lewis announced Tina Regan has resigned from the PAC. He also noted Susan Tinsky did not run for re-election and thanked her for her years of service to the NPPAC.

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

### **C. Disposition of 0.57-acre property located south of the North Park Theatre**

Romstad briefly reported on the status of the surface parking lot and explained some of the possible options for development, including the option for a park. A neighboring property owner expressed strong support for a park and noted that in response to a survey he conducted, 300 people responded in support of the park while only 4 opposed it. Members of the NPPAC noted that North Park was designated an “urban village” and that supportive amenities such as a park are necessary. It was also noted that the property provides a unique opportunity and chance to leave a legacy to the City and the North Park community.

**Motion** (Lewis/Badrak) to maintain the property located south of the North Park Theatre until a park can be developed.

**(Passed - 8/0/0)**

### **A. Boulevard Apartments - Appeal of Hearing Officer Decision**

Various aspects of affordable housing, including opportunities, possible future goals and plans, were discussed. Several members of the NPPAC expressed concern regarding the extent to which the proposed design falls short of the required number of off-street parking spaces.

**Motion** (Leichtling/Roberts) to take no position at this time.

**(Passed - 4/4/0)**

**Motion** (Edwards/Tinsky) reiterating the NPPAC’s commitment to affordable housing (making specific reference to language contained in 2<sup>nd</sup> Five-year Implementation Plan).

**(Passed - 8/0/0)**

### **B Funding of Construction Drawings for 29<sup>th</sup> Street “Theatre Plaza”**

Lewis reported on the status of the project plans for the 29<sup>th</sup> Street “Theatre Plaza”. He noted the project would create a public meeting space and a place where the North Park community could gather. The cost of design plans and the funds allocated by County Supervisor Ron Roberts were also discussed. Lewis suggested the Redevelopment Agency meet the deficit of the balance required to move the project forward.

**Motion** (Leichtling/Tinsky) to request that the Redevelopment Agency supplement funds allocated (\$25, 000) by County Supervisor, Ron Roberts, to fund preparation of construction documents, not to exceed \$100,000.

**(Passed -8/0/0)**

## **VIII. Staff Report/Project Updates**

Romstad provided updates on current redevelopment projects and initiatives.

## **IX. Sub-committee Reports**

Gayle Richardson reported on the progress and status of the new 5-Year Implementation Plan.

**X. Requests for Next Agenda**

- A) 5-Year Implementation Plan
- B) Filling of the Resident-Tenant Vacancy

**XI. Adjournment – 9:30 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) 533-4233.**