

JOINT MEETING & PUBLIC HEARING
AND REGULAR MEETING & PUBLIC HEARINGS
OF
FEBRUARY 7, 1989

The meeting was called to order at 2:40 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, McColl, Pratt, Struiksma,
Henderson, Filner and Vice Chair McCarty.
Excused: Chair O'Connor.
Secretary: Jack Fishkin

Item S-10 Joint Meeting and Public Hearing regarding the Disposition and Development Agreement (DDA) with the San Diego College of Retailing, in the Mount Hope Redevelopment Project. Resolutions:

- a) Amending the DDA with the San Diego College of Retailing;
- b) Approving the new basic concept drawings for the Price Club;
- c) Certifying the Secondary Study of the Environmental Impact Report; and
- d) Authorizing the expenditure of an amount not to exceed \$1,045,000 for reimbursement of the Option Parcel, and directing staff to prepare a proposal regarding the City of San Diego loaning the Agency an amount not to exceed \$1,045,000 in Fiscal Year 1990.

Jerome Groomes summarized the history of this project. The Vice Chair then opened the public hearing. Speaking in opposition to the above actions was Joshua Van Wollfolk. He noted that a Price Club would still not fulfill the desire for a major food chain market in the area.

Those speaking in favor of the proposed project were students of the College of Retailing Dessa Marie Brown and Brenda Carter, and Jean Colston, director of the college.

Jim Cahill, Secretary and Vice President of the College of Retailing responded to Members' questions. Member Pratt noted that the sales tax generated by the Price Club is a valuable resource to the General Fund, and at some point perhaps it could be used to assist SEDC with its projects.

Member McColl felt the agreement could be structured to more strongly benefit SEDC. She felt disturbed by the fact that the money received from the rental of retail space and Burger King would go to the Price Company, rather than SEDC.

Motion by Pratt to adopt the resolutions.
Second by Wolfsheimer.
Vote: 8-0

ADOPTED AS RESOLUTIONS NO. 1688, 1689, 1690 and 1691

Item 2: Approval of the minutes of the meeting of January 17, 1989.

Motion by Wolfsheimer to approve the minutes.

Second by Henderson.

Vote: 8-0

Item 3: Resolution approving the Annual Report of the Agency and authorizing its submission to the City Council and California State Department of Housing and Community Development.

Motion by McColl to adopt the resolution.

Second by Wolfsheimer.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1692

Item 4: Resolution adopting the basic concept/schematic drawings for 505 "G" Street Condominiums, subject to certain conditions; and a Public Hearing on the findings that the proposed height of the project (not to exceed 75') meets the criteria for exceptions from certain limits, restrictions and controls of the Marina Planned District Ordinance.

As there was no one wishing to speak at the Public Hearing, it was closed by the Vice Chair.

Motion by McColl to adopt the resolution.

Second by Filner.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1693

Item 5: Resolution approving a Second Agreement to Extend Negotiation Agreement with Charles P. Tyson and Milton Fredman for the block bounded by First, Second, "G" and Market Streets in the Marina Project, for an additional 280-day period, to November 1, 1989.

Motion by McColl to adopt the resolution.

Second by Filner.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1694

Item 6: Resolution approving the basic concept and schematic drawings for Tyson Plaza, subject to certain conditions; and a Public Hearing on the variances in FAR and land use as permitted by the Marina Planned District Ordinance; and findings that the proposed height and streetwall meet the criteria for certain limits, restrictions and controls of the Marina PDO; and that the Agency require a 20' tower setback to be observed from the existing "G" Street right-of-way.

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Item 6: (continued from page 2)

As there was no one wishing to speak at the Public Hearing, it was closed by the Chair.

Motion by Henderson to adopt the resolution.
Second by Struiksma.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 1695

Item 7: Resolution approving an Agreement to Extend Negotiation Agreement with Tutor-Saliba/Paragon Group Joint Venture for the block bounded by First, Front, "G" and Market Streets, in the Marina Project, for an additional 364-day period, to February 1, 1990.

Motion by Struiksma to adopt the resolution.
Second by Filner.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 1696

Item 8: Resolution approving a Fifth Agreement to Extend Negotiation Agreement with Wine Bank, Inc. and San Diego Inner City Projects, Inc., for a portion of the block bounded by "J", "K", Fifth and Sixth Avenues, in the Gaslamp Quarter Project, for an additional 377-day period, to February 1, 1990.

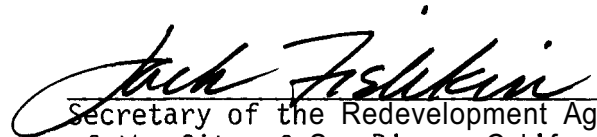
Motion by Filner to adopt the resolution.
Second by McColl.
Vote: 7-1 (Wolfsheimer voting nay)

ADOPTED AS RESOLUTION NO. 1697

Member Henderson inquired on the status of the report on lighting and other public improvements in the Gaslamp Quarter. Pam Hamilton said it will probably be scheduled on the Agency agenda for the second meeting in March.

Item 9: Public Comment - none.

The meeting adjourned at 4:01 p.m.


Secretary of the Redevelopment Agency
of the City of San Diego, California