

ADJOURNED REGULAR MEETING
OF
JULY 25, 1989

The meeting was called to order at 4:36 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, McColl, Henderson,
McCarty, Filner and Chair O'Connor
Excused: Members Pratt and Struiksma
Secretary: Charles G. Abdelnour

Item 2: Resolution approving the proposed Negotiation Agreement with The Koll Company and Davidson Communities, Inc. for development of a residential condominium project at the corner of State St. and Broadway in the Columbia Redevelopment Project. (Continued from meetings of June 6 and July 11, 1989.)

Pam Hamilton noted that the CCDC Board had reconfirmed its support of the Koll-Davidson proposal. If, however, the Agency did not approve this Negotiation Agreement, the Board would then recommend approval of the Lirot project. Should the Lirot project be unacceptable, the Board then recommended a new Request for Proposals (RFP) be issued that would limit the height to 400 feet, continue to require accommodation of the Columbia Tower parking, and 1 percent for art. The least-preferred alternative would be to issue an RFP for a structure of less than 400 feet.

Motion by Filner to issue a new RFP with a 400-foot height restriction, an FAR of 9, with the building sensitive in scale to surrounding buildings, and a child care center provided.
Second by Chair O'Connor, for discussion purposes.

The Public Hearing was opened. Speaking in support of CCDC's recommendation were: Biff Porter, of the Koll Company; Bill Davidson, of Davidson Communities; William Sauls, a resident of Marina Park, who also submitted a letter of support from Park Row resident Jonathon Seigel; and Larry Case, an architect.

Speaking in opposition to the Koll-Davidson proposal were: James Milch; A. J. Lirot; and Gary Lunden, of Price Waterhouse, who cited the economics of a condominium versus rental property. The Public Hearing was then closed.

Following a discussion of their concerns by Chair O'Connor, Members Filner, McCarty, Henderson and Roberts, the following motion was made:

Motion by Roberts to continue this item to Tuesday, August 8, 1989 at 2 p.m. in the Council Chambers.
Second by Henderson.
Vote: 6-1 (Member Filner voting no)

Mr. Roberts requested City Architect Mike Stepner to look at the model and drawing to verify the scale is accurate and represents the actual slenderness of the tower, and report back at the August 8 meeting.

Chair O'Connor left the meeting. Vice Chair McCarty assumed the chair.

Public Comment - Warren Nielsen commented on the renaming of the Highway 252 Corridor to honor Supervisor Leon Williams and Dr. Martin Luther King, Jr., designating it the King-Williams Connector.

The meeting was adjourned at 6:07 p. m.


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