

**REGULAR AND JOINT MEETING  
AND PUBLIC HEARING  
OF  
JUNE 4, 1991**

The meeting was called to order at 5:54 p.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Roberts, Hartley, Pratt, Behr,  
McCarty and Chair O'Connor  
Not Present: Members Henderson and Filner  
Secretary: Jack Fishkin

Item 2: Approval of the minutes of the meeting of May 14, 1991.

Motion by McCarty to approve the minutes.  
Second by Behr.  
Vote: 7-0

Member Roberts left the meeting.

Item 3: Joint Public Hearing and adoption of resolutions:

- a) Certifying the Environmental Impact Secondary Study for the sale of property in the Mt. Hope Redevelopment Project and development by California Curl Corp.;
- b) Approving the sale of property and the Disposition and Development Agreement (DDA) with California Curl Corp.; and
- c) Approving the basic concept drawings.

Jerome Groomes gave the staff report, and the Chair opened the Public Hearing.

Speaking in favor of this project was Clarence McCoy, General Manager of California Curl Corp.

Those speaking in opposition to the project were Maria Riveroll, Aurelia Canizalez, Diane Takrorian and Reynaldo PISAÑO. They stated their concerns regarding violations of the Health & Safety Code at the present location of California Curl, and the possibility of toxic contamination and the resultant devaluation of properties bordering the proposed location in the Mt. Hope Redevelopment Project. Willie Morrow, owner of California Curl, responded to concerns, stating infractions were very minor, and would be corrected as soon as possible.

Members Pratt and Behr stated that, after discussion with the Health Dept. and review of material presented by Ms. Riveroll, they were satisfied that Mr. Morrow's representation as to the minor nature of the infractions was correct.

## Item 3: (continued)

Member Pratt questioned Mr. Groomes regarding financing of the project, and employment opportunities for members of the community.

Motion by Pratt to adopt the resolutions, with the proviso that all environmental issues are addressed in the preliminary construction plans due within 60 days; that when the final construction plans are submitted within 150 days, all County Health Dept. requirements are complied with and documented; and all environmental infractions at the present location are eliminated.

Second by McCarty.

Vote: 6-0

**ADOPTED AS RESOLUTIONS NO. 1975, 1976 and 1977**

Item 5: Resolution approving the Second Implementation Agreement with Tutor-Saliba Paragon Associates for The Courtyard, on the block bounded by "G", Market, Front and First Street.

Motion by Pratt to adopt the resolution.

Second by Behr.

Vote: 6-0

**ADOPTED AS RESOLUTION NO. 1978**

Item 6: Resolution to permit subordination of an Agency covenant, making certain findings, and approving the First Implementation Agreement to the Owner Participation Agreement with 197 Partners for the "J" Street Inn.

Motion by Pratt to adopt the resolution.

Second by Behr.

Vote: 6-0

**ADOPTED AS RESOLUTION NO. 1979**

Item 4: In the matter of the Mt. Hope Redevelopment Project Housing Rehabilitation Program, adoption of resolutions:

- a) Authorizing execution of an agreement between the San Diego Housing Commission and the Redevelopment Agency to implement the Mt. Hope Housing Rehabilitation Plan;
- b) Amending the Agency's Mt. Hope Housing Setaside budget from \$105,000 to \$168,000;
- c) Allocating \$163,000 of Agency housing setaside funds from the Mt. Hope Housing Rehabilitation Project and \$141,000 of housing setaside funds from the Market St. Industrial Park Redevelopment Project to the Mt. Hope Housing Program; and

- Item 4: d) Requesting a loan from the City of \$22,000 in Community Development Block Grant (CDBG) program income funds for purposes of implementing the Program; and if the loan is approved, authorizing expenditure of those monies for the Program.

Staff member Mike Jenkins read into the record the following:

"The use of funds from the Market St. Industrial Park Low and Moderate Income Housing Fund, to provide for the rehabilitation of property owned and occupied by very low, low, and moderate income persons in the Mt. Hope/Helix Heights neighborhood, will be of benefit to the Market St. Industrial Park Redevelopment Project, in that:

- The Market St. Industrial Park Redevelopment Project does not provide sites for very low, low, or moderate income housing, or any other housing. The Market St. Industrial Park contains thirteen (13) businesses with more than five hundred (500) employees, about a third of which reside in the Southeast San Diego Community.
- As part of the Southeast San Diego community and with more than eight hundred (800) residential units, the Mt. Hope/Helix Heights neighborhood provides potential residential sites for the employees of Market St. Industrial Park businesses.
- The Mt. Hope/Helix Heights neighborhood is adjacent to the Market St. Industrial Park. The rehabilitation of neighborhood properties will enhance the area's physical appearance and therefore increase property values in the Market St. Industrial Park."

Motion by McCarty to adopt the resolution.

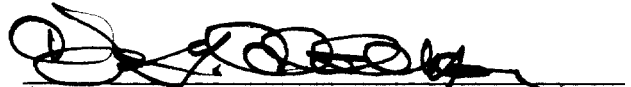
Second by Hartley.

Vote: 6-0

**ADOPTED AS RESOLUTION NO. 1980**

Public Comment - none.

At 6:36 p.m. Chair O'Connor adjourned the meeting to Tuesday, June 11, 1991 at 2 p.m. in the 12th floor Council Chambers.

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