

REDEVELOPMENT AGENCY MINUTES

THE SPECIAL CITY COUNCIL/  
REDEVELOPMENT AGENCY MEETING  
OF  
JANUARY 28, 1997

The meeting called to order as The City Council at 10:05 a.m.

Roll Call            Mathis, Wear, Kehoe, Stevens, Warden,  
                          McCarty, Stallings, Vargas, and Mayor Golding

                          City Manager, Jack McGrory  
                          City Attorney, Casey Gwinn  
                          Secretary, Charles Abdelnour

The meeting adjourned as The City Council as 10:19 a.m.

The meeting reconvened as The Joint City Council/Redevelopment Agency at 10:20 a.m.

**CONSENT**

1. Approval of the minutes of October 29, 1996.  
Approval of the minutes of November 12, 1996.  
Approval of the minutes of November 26, 1996.  
Approval of the minutes of December 3, 1996.  
Approval of the minutes of December 10, 1996.

Motion by Member Kehoe to approve  
Second by Member Wear  
Vote: 9-0

**CONSENT-ADOPTION**

3. Approving resolution to:

The Implementation Agreement and amending the DDA with respect to C Parcels of the LIND project and approving the Basic Concept/Schematic Drawings.

See Centre City Development Corporation reports, dated January 10, 1997.

No one spoke in opposition to this item.

Motion by Member Kehoe to approve  
Second by Member Wear  
Vote: 9-0

Redevelopment Agency resolution number R-2712.

The meeting adjourned as The City Council/Redevelopment Agency at 10:21 a.m.

The meeting reconvened as The Housing Authority at 10:22 a.m.

The meeting adjourned as The Housing Authority at 10:34 a.m.

The meeting reconvened as the Redevelopment Agency at 10:35 a.m.

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**ADOPTION-JOINT PUBLIC HEARING**

Council Item No. 330/Redevelopment Agency Item No. 2.

2. Approving resolutions and documents to:

Item A. Certify the Final Environmental Impact Report No. Sch-93-121105 for the North Park Redevelopment Project making certain findings with respect to the environmental impacts of said project and adopting the mitigation monitoring program and a statement of overriding considerations.

Item B. Approve the proposed North Park Redevelopment Plan, and the Report to City Council (including the Implementation Plan) pertaining thereto, and authorizing the submission of the proposed Redevelopment Plan and Report to Council, to the City Council of the City of San Diego.

See Redevelopment Agency reports no. RA 97-2.

Ron Smith, Redevelopment Coordinator, gave a brief background of the North Park Redevelopment plan.

Ples Felix, project manager, gave an overview North Park Redevelopment project.

Councilmember Kehoe thanked staff for an excellent report. That the North Park Communities has been at work on this proposal for the last nine years, thank the PAC members.

Public Testimony - Opposition

Virginia Maccabe had concern about rental property going up.

John Cheney spoke in opposition to redevelopment, blight,

Public Testimony - Favor

Karsten Gjemre said this project came from the community, we worked with City staff to move this forward for approval.

Jay Turner, Executive Director, North Park Improvement, Main Street Pilots project. He stated the business community in North Park in favor to move this project forward the revitalization of commercial district, and the community association people living the neighborhoods.

Ralph Dilts, chair, representing the project area committee. He thanked Councilmember Kehoe, and working with city staff in this proposal, strongly urged to move forward.

Tom Leichtling, project an area committee member, spoke in support of the North Park Redevelopment project, this will be great for the community. He thanked Ples Felix, city staff working together with the PAC and the community.

Dan Floyd, property owner in North Park, said this project will revitalize the commercial areas.

Tom Carter stated his partner, Reiss Jarrett and he are currently developing residential housing in different communities. He said they are working on residential home ownerships in North Park community, and to move approval of this project.

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Public Testimony - Favor

Steven Hill, representing the North Park Community Association. He stated we are proud of our community, neighborhoods, history and historical business district. Mr. Hill said we are in support of the revitalization of North Park, and to move approval.

Howard Holman did not speak, but in support of the project.

Patrick Edwards, business owner, and in support to the revitalization of the North Park project.

Staff response

Allisyn Thomas, City attorney, responded to the comments made:

1) Raising rent as the result of the adoption of a redevelopment project, one of the primary aspects of this particular redevelopment plan is the preservation of housing stock, and preservation of low and moderate income housing. We are aware, and simply by the result adopting a redevelopment project area, we do not see rent going up.

2) The issue of assessed value goes to the feasibility of a redevelopment plan being successful, as Councilmember Kehoe mentioned it is important now that property values are finally starting to stabilize. That we can have a successful redevelopment project.

Mayor Golding said redevelopment has been successful in San Diego.

Councilmember Kehoe thanked the public, the PAC members, Ralph Dilts, Don Leichtling, and Karsten Gjemre. She said the business community, residential community, churches organizations, the North Park community, in support in the revitalization of this project.

Motion by Member Kehoe to approve

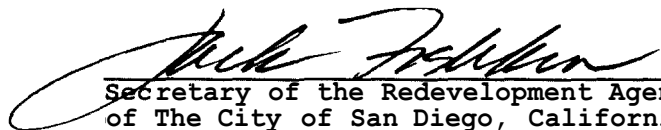
Second by Wear

Vote 9-0

City Council Resolution numbers R-388303, R-288304, R-288305, Subitem B introduced to be heard at 3/4/97 City Council meeting(0-18386); Redevelopment Agency Resolution numbers R-2710, and R-2711; Document numbers D-2710a, and D-2710b.

ADJOURNMENT

The meeting adjourned at 11:00 a.m. into Closed Session.

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