

REDEVELOPMENT AGENCY MINUTES

THE SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING
OF
APRIL 7, 1998

The meeting called to order as the City Council at 10:08 a.m.

Deputy Mayor Wear chaired the meeting.

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

City Manager, Michael T. Uberuaga
City Attorney, Leslie Devaney
Secretary, Charles Abdelnour

Excused Mayor Golding

The meeting adjourned as the City Council at 10:44 a.m.

The meeting reconvened as the Joint City Council/Redevelopment Agency at 10:45 a.m.

Deputy Mayor Wear stated this is a joint public meeting, the purpose of the joint public meeting of the City Council and Redevelopment Agency is to consider the approval and adoption of the proposed redevelopment plan for the North Bay Redevelopment project. This is a redevelopment project, there have been discussions on the Bay to Bay Concept, we are not approving the Bay to Bay Concept today. We are going forward with the redevelopment plan.

ADOPTION

1. **NORTH BAY REDEVELOPMENT PLAN.**

(RA 98-65 and RA 98-66)

Item A. Approving the Final Program Environmental Impact Report for the North Bay Redevelopment Project.

Item B. Approving and adopting the North Bay Redevelopment Plan and Agency Report to Council.

See City Manager Report No. 98-68 dated April 1, 1998.

Council Companion Item No. 601.

Miriam Kishner, Community Planning, said this a revitalization of a 1500 acre area known as the North Bay. She gave a brief background of this project regarding the community plan amendments.

James Davies, Project Manager, Redevelopment Agency, gave a brief background on the redevelopment project. He presented staff report and slide presentation

The meeting adjourned as the Joint City Council/Redevelopment Agency at 11:04 a.m.

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The meeting reconvened as the City Council at 11:05 a.m.

The meeting adjourned as the City Council at 11:06 a.m.

The meeting reconvened as the Housing Commission at 11:07 a.m.

The meeting adjourned as the Housing Commission at 11:15 a.m.

The meeting reconvened as the Joint City Council/Redevelopment Agency at 11:16 a.m.

Deputy Mayor Wear thanked staff for the reports and presentations. He also thanked the community, community planning groups, and PAC members. Deputy Mayor Wear stated that we received a copy of a letter dated April 4, 1998 from Ann Fathy. He said according to Redevelopment Law such challenges must be addressed prior to the adoption of the plan.

Allisyn Thomas, Deputy City Attorney, said there is a requirement within the Redevelopment Law that when one files a written objection or challenge to the adoption of a redevelopment plan. That the Redevelopment Agency prepare written responses back to the letter that we received. We did receive a letter dated April 4, there needs a week period of time between when we received the letter and when we have that response, so that everyone can have a look at the response. Ms. Thomas said we have received other letters in opposition to the redevelopment plan. We will need to be responding to those also. It would be our recommendation that we take public testimony, and closed that part of the hearing when it is done, and ask staff any questions that we you may have, and continue these items to the next meeting.

PUBLIC TESTIMONY

Stan Miller, chairman of the PAC, spoke in support of the redevelopment plan.

Ann Fathey, spoke in opposition to the this project, and addressed the issues in her letter dated April 4, 1998.

Dave Potter, Chair of the Clairemont Mesa Planning Committee, said on behalf of the committee in support of the community plan amendment, and the redevelopment plan.

Keith Webb stated not in opposition, but some clarification that needs to be brought up. He said the Midway Community Planning Committee voted conditionally support the North Bay Revitalization Plan. That some properties rezoned or down zoned from light industrial to residential to provide housing along the canal. That the Bay to Bay Canal is not part of this, that this particular concern be removed. He said the Webb Family Trust owns property in the area that is being affected. Kurtz Street and Pacific Highway, that is now zoned light-industrial and changing that to commercial. There is no real reason for this. This would have to be considered a down zoned.

Mike Stevens, member of the Pensula Planning Board and Chair of the PAC's EIR subcommittee, spoke in support of this document.

Billy Paul had a concern about a community in Bay Park, and many people in that community to retain the community character of the community, single family housing. The pedestrian bridge would be built across to the Mission Bay, and might loose their view of the bay. The landscaping along Moreno Boulevard should be at a low level, concerns there maybe Palm trees or high trees that would also block views. Mr. Paul said that there has been increases in sound from the I-5 corridor, there should be some kind of sound barrier added in.

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PUBLIC TESTIMONY

Rebecca Michaels, representing Bill and Edith Kenton, they have property that is currently industrial, northeast of the Sports Arena. The original recommendation by the City Manager to change the land use designations and the zones in that area from industrial to residential and to victor commercial. Ms. Michaels said there is revisions to the Manager's recommendations that take care of all of the Kenton's property and appreciate staff working with us.

Norma Sullivan, representing the San Diego Ombudsman Society, said we have concerns about the Bay to Bay project, southern wildlife refugee, Mission Bay Park.

Richard Bergantey, Chairman of the Ad Hoc Point Loma Village Committee, and member of the project area committee, said a lot work, time and effort has gone into this redevelopment project. He stated this is a exciting project that will dramatically affect the quality of life, the people living and working in that area, and affect all of the City of San Diego, especially take into consideration the Bay to Bay concept.

Dan Bemon had a concern to make sure the community plans and community organizations are aware of what is going on. He many people voted for the PAC when it come on aboard and what the votes were?

Robert O'Sullivan, member of the North Bay Redevelopment District PAC, and represent the Clairmont Bay Park Chamber of Commerce. He said their membership has approximately 80 members and in support of the redevvelopment district and vote in favor of this project.

Diana Alexander, member of PAC of the Business Owner from Old Town, spoke in support of this project and will be great for the community.

Bruce Bergner said the Brignare family has owned this property since the 50's and recently consolidated the ownership from seven diverse members to four unified members. We formed a partnership with Craig Clark, and hope to do a first class redevelopment on this project.

Craig Clark, President and owner of C. W. Clark Inc., said we are primarily a shopping center developer in the County of San Diego, and in support of this project.

Jeff Rogers, development planner, manager of C. W. Clark Inc., spoke in support of this project. He addressed the issued of their CIPOZ permit/development permit, that this project being designated as an expedite project under redevelopment. That we be allow to work with redevelopment staff to formulate an understanding of the various implications of specific development.

Keith Rhodes said his family owns a parcel in the redevelopment area. He said when the boundaries for the redevelopment area were being drawn the intent was to take the commercial along Morena Boulevard, and my parcel does front on Morena Boulevard. Since there is one APN for the parcel, it is zoned commercially and residential, but one APN. The entire parcel was drawn into the redevelopment area. Mr. Rhodes stated it would be appreciate that council direct staff to work with him as a housekeeping item, delete Assessor Parcel's number 436090-01 except for the commercially zoned portion of the parcel which consist of approximately 33,000 square feet fronting on Morena Boulevard.

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PUBLIC TESTIMONY - Staff

Miriam Kirshner said regarding zoning changes in Midway, we have reached agreement with the property owners in the western portion of Midway. The comment about zoning changes in eastern Midway from industrial to commercial. The commercial zones actually permit quite a wide range of uses, more wide ranging than the industrial zoning that exist on that site. She stated the view impacts of a pedestrian bridge of the Clairemont Community Planning Group, they have mixed feelings about a separate bridge versus a combine bridge. The landscape species along Morena Boulevard, the community plan does identify specific landscape species, there is a species identified for another portion of Clairemont, this is not a view impacted area. Ms. Kirshner said the environmental impact report did discuss the Bay to Bay Canal, it is at a program level, there are impacts identified in the eir, they are identified potentially significant, but not quantified. She said we have worked very closely with all of the community planning groups, and the majority have voted in support of the proposed community plan amendments, and none in opposition.

Jim Davies said regarding the question about the vote, the PAC did vote 13-2 in favor of the redevelopment plan. He said we had extensive community outreach through notices in the newspaper regarding the formation of the project area committee, as well as this meeting, done mailings to each affected property owners regarding this project.


Ron Smith said on the PAC election, November 19, had approximately 150 to 200 people turned out at the PAC election. He stated of the seven community planning groups, those groups, those groups only got one vote each for those seven representatives. Mr. Smith said regarding the Keith Rhodes property, we talked extensively to Mr. Rhodes and appreciate his patience in matter. We are primarily looking at commercial fronting on Morena at the time. In order to take his parcel out, we would have to go back to the Planning Commission and get their approval, because it is a change to the map. The Planning Commission sets the map for the project area committee.

Deputy Mayor Wear closed the public hearing.

Motion by Member Stallings to continue (with Stevens and Mayor Golding not present) to April 21, 1998
Second by Member Kehoe
Vote: 7-0

ADJOURNMENT

The meeting adjourned at 12:15 p.m.


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