

REDEVELOPMENT AGENCY MINUTES

THE SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
DECEMBER 8, 1998

The meeting called to order as the City Council at 10:46 a.m.

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

Michael T. Uberuaga, City Manager  
Casey Gwinn, City Attorney  
Charles Abdelnour, Secretary  
Jack Fishkin, Secretary

Excused McCarty

The meeting adjourned as the City Council at 11:09 a.m.

The meeting reconvened as the Redevelopment Agency at 11:10 a.m.

**CONSENT-ADOPTION**

2. Approving resolution to:

Authorize the expenditures from the following funds, CIP No. 39-085.0, Fund No. 98504 General Income, \$122,000, Fund No. 98504 Tax Increment \$35,000, Fund No. 98504 Sales Tax \$143,5000 and Fund No. 98504 Ford Grant \$40,000; for a total of \$340,500 for the acquisition of property rights, title, escrow, demolition, labor and miscellaneous costs.

See Redevelopment Agency report dated November 23, 1998.

No one spoke in opposition to this item.

Motion by Member Warden to approve (with McCarty not present)  
Second by Member Stallings  
Vote: 8-0

**Redevelopment Agency Resolution number R-02924.**

The meeting adjourned as the Redevelopment Agency at 11:14 a.m.

The meeting reconvened as the City Council at 11:15 a.m.

The meeting adjourned as the City Council at 12:10 p.m.

The meeting reconvened as the City Council at 2:05 p.m.

The meeting adjourned as the City Council at 2:45 p.m.

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The meeting reconvened as the Joint City Council/Redevelopment Agency at 2:46 p.m.

**ADOPTION**

1. Approving resolutions and documents to:

- Item A. Authorize the Executive Director to Execute the Disposition and Development Agreement for the City Heights Urban Village Retail Project;
- Item B. Approve the Basic Concept Drawings with Respect to the Project;
- Item C. Adopt Resolution Authorizing the Issuance of Bonds and the Execution and Delivery of a Master Trust Agreement, a First Supplemental Trust Agreement, a Second Supplemental Trust Agreement, a Bond Purchase Agreement, and Official Statement and Approving Certain Other Matters in Connection Therewith if Certain Conditions Are Met;
- Item D. Authorize the Appraisal and Acquisition of Land for the City Heights Urban Village Retail Project if Certain Conditions are Met.

See Redevelopment Agency report no. RA 98-11, dated December 1, 1998.

Council Companion Item No. 342.

Tina Christensen, Acting Economic Development and Community Services Director, gave a brief overview of the City Heights Urban Village project.

Patricia K. Hightman, Assistant Deputy Executive Director, spoke on the commercial retail phase and the financial proposal of the project. She had a slide presentation.

William Jones, President, CityLink Investment Corporation, talked about the different phases of the City Heights Urban Village project.

Craig Yamasaki, representing American Stores/Lucky Sav-On spoke in support of this project. He said the American Stores Real Estate committee approved and executed the agreement with City Heights Development Corporation for this project.

Ann Wilson, vice-president, Price Charities, nonprofit charitable foundation, created by Sol and Helen Price said Price charities have been a central partner in the creation of the Urban Village. She gave a brief background of Price charities involvement with the community in City Heights.

**Public Testimony - Opposition**

Elena Daluca, owner, property located University and Fairmount last 25 years, said tenants will not be able to afford the rent because of the impact of this project.

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Public Testimony - Favor

Karen Manly, resident, said this project is viable to the quality of life in City Heights. She stated we do not have a supermarket, and the residents of the community are here today in support of this project.

Brenda Lauzon, resident and property owner in City Heights, spoke in support of the supermarket for the community.

Debra Boloneys, lives in City Heights with her children, said the supermarket and SavOn will benefit her family and the community, we do not have to travel outside our community.

Faith Webb Calloway spoke in support of the proposed project that it will benefit the community and her family.

Karen Valdiva gave a brief background about the community, said there are small grocery stores, to have a supermarket and pharmacy, so we do not need to travel out of the community.

Councilmember Vargas translated for Maria, representing the mothers of City Heights, said we need a bigger store, some of us do not have cars. So we do not need to travel outside our community.

Craig Choy, Executive Director, Community School Innovations, said thanks to the funding of Price Charities and the City of San Diego, we are the leading provider of extended day activities for the children in City Heights. Mr. Choy spoke in support of the proposed project.

Michael Defame, lives in Azela Park, spoke in support of this project that it will great project for the community.

Adriane Torres, resident of City Heights, said this project will attract new homeowners, and keep current homeowners in City Heights.

Michael Sprague said the community is in support of this project.

Sandra Figueroa spoke in support of the proposed supermarket in the City Heights.

Geri Striker, resident of City Heights, spoke in support of the proposed project.

Peter Mulberry, not present, in favor of the proposed project.

Debra Melinda, President, Cherokee Point Neighborhood Association, spoke in support of this project. She said the supermarket is within walking distance of our community.

Francis Burton, did not speak, in favor of the proposed project.

Stephanie Boxa, did not speak, in favor of the proposed project.

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Jim Vardorff, not present, in favor of the proposed project.

Linda Powell, did not speak, in favor of the proposed project.

Adoldulh Ahmaid, Executive Director and Founder of the San Diego Black Contractor's Association, said this is an economic development, and equal opportunity project.

Richard Crowell, Assistant Director of North Park Main Street, North Park Improvement District, spoke in favor of the City Heights Urban Village Commercial Retail Center, that the Lucky Market is critical for the community and surrounding neighborhoods.

Public testimony closed.

Councilmember Kehoe thanked members of the City Council, Mayor, the community, staff and William Jones.

Motion by Member Kehoe to approve (with McCarty not present)

Second by Member Warden

Vote: 8-0

Redevelopment Agency Resolution numbers R-02925, R-02926, R-02927 and R-02928; Redevelopment Agency Document numbers D-02925 and D-02926, and City Council Resolution numbers R-291103 and R-291104.

The meeting adjourned as the Joint City Council/Redevelopment Agency at 4:42 p.m.

The meeting reconvened as the City Council at 4:43 p.m.

The meeting adjourned as the City Council at 5:15 p.m.

The meeting reconvened as the Redevelopment Agency at 5:16 p.m.

**ADOPTION**

3. Approving resolution and document to:

Approve resolution authorizing the extensions of the Exclusive Negotiation Agreement (ENA) with LandGrant Development/San Diego Mercado Association for Development of the Mercado Del Barrio Commercial Center Site and the amendment of the ENA to include the trolley site parcel.

See Redevelopment Agency report no. RA 98-10, dated November 17, 1998.

This item continued at the request of Councilmember Vargas, from the meeting of December 1, 1998.

Patricia K. Hightman, Assistant Executive Director, gave a brief background and presented a slide presentation on the proposed project.

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Councilmember Vargas said two of the groups that was here last week have agreed to a compromise position. If we could hear to what, they agreed to. Mr. Vargas read a letter signed by Roger Cazares, President, CEO of MAAC project.

Patricia K. Hightman, stated we are aware of this letter, but no agreement had been reached. We would look into that option during the negotiations with LandGrant and look at options of leasing.

Motion by Member Vargas to go forward, but at the same time during that period would look at this leasing option, and come back to us and the possibilities  
Second by Member Stallings

Mayor Golding said we would consider at this time, but we have public testimony.

Public Testimony - Opposition

Luis Garcia, said owner of Chuey's Restaurant more than 42 years, wants to be part of this proposed project.

Cristine Garcia, manager of Chuey's Restaurant, said we have an opportunity to buy the property and have a guarantee or have the option to wait three more years and see what happens, but we are not interested in that.

He did not state his name. He said his client is looking for some guarantee that this option that has been previously agreed to by Mr. Marasco, the MAAC project, and Mr. Garcia, that there is some priority on that. The issue to put the priority toward the agreement that was agreed upon between the parties in this issue, and work out.

He did not state his name. He said that we work in good faith with Mr. & Mrs. Garcia to establish a framework for their future that adjacent site. He said their business is a historical landmark and their business could be in jeopardy.

Connie Zunega said that Chuey's is not only a restaurant is part of the legend of Logan Heights.

Don Holmer, business owner, said Chuey's has been in the community more than 40 years, and it needs to stay there.

Mario Torero, said one of the most positive things that has come out of Barrio Logan is Chicano Park, and needs a community art center. He said we submitted our proposal for a community art center.

Manual Mancillas spoke in opposition to the proposed project. He said that there is an opportunity for Chuey to take the lead, who has the support of the community.

David Paez, not present, in opposition to the proposed project.

Ellis Goff, not present, in opposition to the proposed project.

William Reed, not present, in opposition to the proposed project

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Public Testimony - Opposition

Marvin Carpenter, not present, in opposition to the proposed project.

Rachel Ortiz, not present, in opposition to the proposed project

Public Testimony - Favor

Michael Galasso, representing Barone Galasso & Associates, said part of the team along with the MAAC project and LandGrant in developing the Mercado site. He said to work with LandGrant to intergrade the 50 affordable units into the project.

Chris Smith, LandGrant Development, Executive vice-president, spoke in support of the City Manager and staff recommendations to go forward. He said we want to work with Chuey's, and continually talk to Mr. Garcia.

Richard Juarez, representing, San Diego Mercado Associates, spoke in support of the proposed project.

Diane Talavorian, representing Environmental Health Coalition, said the Environmental Health Coalition supports the staff recommendations.

John Lemmo, representing Environmental Health Coalition, spoke in support of the proposed project. Mr. Lemmo said the community has said no to the proposal that is proposed by Chuey.

Maria Moya, representing Environmental Health Coalition, in Barrio Logan, Sherman Heights and National City. She said the community has participated in the PAC meetings regarding this issue, that the Chuey's project has been rejected by the community in the PAC. Ms. Moya said the community has very clearly have said we do not want another venue in the community that is going to promote acholic.

Sonia Rodriguez, representing the residents of her community, Councilmember Vargas translated for her, stating that her community has many transients, and will not support any proposal that has the acholic sales, that the children and young people do not need this. He asked the residents in support to stand.

Luz Palomero, representing the community residents, Councilmember Vargas translated for her, that she and the community are here today in support of the LandGrant proposal.

Juan Alvarez, Julia Olverra, Luis Diaz, Francisca Mena, Luz Garcia, Elfida Miramonte, Maria Sabdi, Lydia Hernandez, Estella Hurtado, Mirabel Meza, Avenida Esponza, Towata Serrano, Marian Ortiz, Maricela Yarias, Leticia Lopez, Genoveva Jauaequi, Angelica Vega, Rebecca Gonzalez, Silvia Hernandez, Sofia Chavez, Andy Alvarez, Carlos Castaneda, Juan Castaneda, Marian Hernandez, Astoria Garcia, Maria Castaneda, Olivia Camargo, Evangelina Acueno, Alicia Juarez, Rosalie Usino, Ava Ma Estrada, Rosa Arechiga, Salvador Entrada, Rosario Garcia, Odilia Garcia, Francesca Jimenez, and Guadalupe Orozco, not present, in support of the proposed project.

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Motion by Member Vargas (with McCarty not present) to go forward with the Exclusive Negotiation Agreement, and modify the staff recommendation to include the framework in the memo from Roger Cazares.

Second by Kehoe

Vote: 8-0

Redevelopment Agency Resolution number R-02929 and Redevelopment Document number D-02929.

**ADJOURNMENT**

The meeting adjourned as the Redevelopment Agency at 6:18 p.m.



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