



SAN DIEGO
HOUSING
COMMISSION

SPECIAL MEETING AGENDA

SAN DIEGO HOUSING COMMISSION
SPECIAL MEETING AGENDA
MAY 15, 2020, 9:00 A.M.
TELECONFERENCE
SAN DIEGO, CALIFORNIA 92101

Chair Stefanie Benvenuto
Vice Chair Ryan Clumpner
Commissioner Dion Akers
Commissioner Margaret Davis
Commissioner Johanna Hester
Commissioner Kellee Hubbard
Commissioner Eugene “Mitch” Mitchell

COVID- 19 PUBLIC SERVICE ANNOUNCEMENT REGARDING SDHC BOARD OF COMMISSIONERS MEETING ACCESS AND PUBLIC COMMENT:

Until further notice, San Diego Housing Commission (SDHC) Board of Commissioners (Board) meetings will be conducted pursuant to the provisions of [California Executive Order N-29-20](#), which suspends certain requirements of the Ralph M. Brown Act.

During the current State of Emergency and in the interest of public health and safety, most—and most likely all—of the SDHC Commissioners, General Counsel and staff will be participating in SDHC Board meetings by teleconference. In accordance with the Executive Order, there will be no members of the public in attendance at the SDHC Board meetings. We are providing alternatives to in-person attendance for viewing and participating in SDHC Board meetings.

In lieu of in-person attendance, members of the public may submit their comments in the following manner:

Closed Session Public Comment must be submitted using the SDHC Board meeting [public comment webform](#) no later than **4 p.m. the day prior to the posted meeting** to be eligible to be read into the record. All other comments submitted, including those received after 4 p.m. the day prior and before 8 a.m. the day of the meeting, will be provided to the SDHC Commissioners and posted online with the meeting materials. All comments are limited to 1,250 characters (approximately 200 words).

If you have an attachment to your comment, you may send it to sdhcdocketinfo@sdhc.org, and it will be distributed to the SDHC Commissioners.

The public may listen to the SDHC Board meetings through livestreaming audio on SDHC’s website. Click on “Listen to the streaming audio” near the bottom of the SDHC Board of



Special Housing Commission Meeting of May 15, 2020

Commissioners page on the website: <https://www.sdhc.org/governance-legislativeaffairs/sdhc-board-of-commissioners/>

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. Please contact SDHCdoCKETinfo@sdhc.org, (619) 578-7550 (voice) or (619) 398-2440 (TTY) at least five days prior to the meeting.

Questions Regarding Agenda Items: For specific questions regarding any item on the San Diego Housing Commission agenda, please contact SDHCdoCKETinfo@sdhc.org or (619) 578-7550. Internet access to agendas and reports is available at <https://www.sdhc.org/governance-legislative-affairs/sdhc-board-of-commissioners/meetings/>

CLOSED SESSION

It is anticipated that the San Diego Housing Commission will convene in closed session on Friday, May 15, 2020, at 9:00 a.m. with the following agenda:

- I. **Announcement by Counsel of the Matters to be discussed in Closed Session and the basis upon which each will be discussed, as referenced within the Brown Act.**
- II. **Public Testimony and Comment, if any, concerning any matter on the Closed Session Agenda.**
- III. **Commissioner comments, if any.**
- IV. **Commission will convene in closed session to consider the following agenda:**
 - A. **CONFERENCE WITH LEGAL COUNSEL :**

**Conference with Real Property Negotiations (§ 54956.8)
Properties 1 through 10 below:**

**Property 1: 819 University Avenue, San Diego, CA 92103; APN 452-093-44-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III
Negotiating Parties: Aki Ito, Vantaggio Suites Hillcrest LLC
Under Negotiation: Instructions to Real Estate Negotiators will concern price
and terms of payment.**

**Property 2: 828-830 6th Avenue, San Diego, CA 92101; APN 533-575-08-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III
Negotiating Parties: St. James Hotel LLC**



Special Housing Commission Meeting of May 15, 2020

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

**Property 3: 5343 Adobe Falls Road, San Diego, CA 92120; APN 462-440-07-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: Mandira Investments LLC

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

**Property 4: 3878 Dalbergia Court, San Diego, CA 92113; APN 550-760-14-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: Krishna Hospitality LP

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

**Property 5: 4747 Pacific Highway, San Diego, CA 92110; APN 760-216-19-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: E-Z 8 MOTEL

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

**Property 6: 3737 Midway Drive, San Diego, CA 92110; APN 441-250-22-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: K & A Motels & Anjali Enterprise LLC

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

**Property 7: 3350 Rosecrans Street, San Diego, CA 92110; APN 450-802-13-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: Pacifica Rosecrans LP & Partnership LF Kelly Investments

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

**Property 8: 3330 Gains Street, San Diego, CA 92110; APN 450-802-16-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: Pacifica Rosecrans LP & Partnership LF Kelly Investments



SAN DIEGO
HOUSING
COMMISSION

Special Housing Commission Meeting of May 15, 2020

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

**Property 9: 5399 Adobe Falls Road, San Diego, CA 92120; APN 462-440-20-00
Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: Palm Tree Hospitality Corp.

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

Property 10: 2901 Nimitz Blvd, San Diego, CA 92106; APN 530-761-03-00

**Agency Negotiation: Richard C. Gentry; Jeff Davis; Mike Pavco; Pari Zaker;
Charles B. Christensen; Walter Spath III**

Negotiating Parties: Nobel Family Trust (02-18-98)

Under Negotiation: Instructions to Real Estate Negotiators will concern price and terms of payment.

V. **Announcement of Actions Taken in Closed Session.**

VI. **Adjournment.**