

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE  
(FINAL) MEETING MINUTES OF THURSDAY, JANUARY 26, 2006**

The members of the Crossroads Project Area Committee (PAC) held their meeting at College Avenue Baptist Church, 3<sup>rd</sup> Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:35 p.m. to 8:40 p.m.

Members present at Roll Call: Kevin Carter, Dennis Lee Clinton, Harry Kattoula, Daniele Laman, Jose Lopez, Anthony Lovio, Charles Maze, Christine Van Spornsen, Jody Talbott, and Michael Trunzo [10]

Arrived after Roll Call: David Nelson [1]

Not present: Alison J. Grant-Carlos (e), Thomas Du, and Erik A. Weichelt (e) [3]

Staff in attendance: Tracy Reed, Melissa Garcia, Michele St. Bernard and James Davies.

Public in attendance: Twelve signed-in.

**CALL TO ORDER:** Called to order at approximately 6:35 p.m. by Michael Trunzo.

1. **ROLL CALL:** A quorum was established when 10 of the 14 PAC members were present at 6:35 p.m. 1 PAC position was vacant at the time of roll call.

2. **APPROVAL OF AGENDA:** for January 26, 2006.

**MOTION – Kevin/Jose:** Approve agenda; passes (9-0-1c).

3. **APPROVAL OF MINUTES:** for December 8, 2005.

Daniele: Revise minutes, correct typo.

**MOTION – David/Daniele:** Approve minutes, as revised; passes (8-0-1jl/1c).

4. **COMMITTEE MEMBER COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Jody: Story of the City's store front improvement program in the U-T Sunday.

Mike: BID design guidelines are complete and being printed.

David: Regarding façade rebate program look at Nancy's Pub at Van Dyke and UA.

Jose: Meeting with council member and emergency response teams at the College/Rolando library regarding CERT.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Scott Lewis: Council member came to the recent ECCC meeting. We discussed redevelopment of the blvd and ECCC's vision for the blvd. We don't agree with anything is better than what we now have.

Jan Riley: At the ECCC meeting the council member mentioned that the PAC may have funding for design guidelines. We don't know what funds he means?

**5. OLD BUSINESS:** (synopsis of discussions)

- **Information/Update:** Project Area –

Tracy: The Planning Commission approved the entitlements for the CentrePoint Project today. The Agency has selected Kaiser Marston Associates to work with the Agency regarding solicitations/development of Chollas Triangle. A map indicating the Chollas Triangle area is available in the back of the room. This Saturday District 7 is sponsoring a clean-up of Chollas Parkway, flyers in the back of the room. The installation of additional street lights and the repair or replacement of sidewalks along University Avenue is now a city capitol improvement project (CIP).

- **Information/Update:** Redevelopment Agency Reorganization –

Tracy: The Agency is tentatively scheduled to return to the Land Use Housing Subcommittee on February 1<sup>st</sup> in order to update them on the Agency's outreach efforts. We are proposing to have another meeting, possible at the Metro Center. I will keep you informed.

Tracy: Provided an update of the Crossroads HELP program. 4 projects are under construction and 9 projects are being assessed and 5 applications are being prepared. No one is on a waiting list.

**6. NEW BUSINESS:** (synopsis of discussions)

- **Information:** Mesa Commons II – Jennifer LeSar with Carter Reese Associates.

Jennifer: Mesa Commons I which has been approved has retail at the street edge (ECB) with 5 rental loft units above, residential flats in the center and condominiums and row homes in the rear portion. We are processing Mesa Commons II which will have row homes in the center and small lot homes along the street. The proposal is amend the community plan and rezone from single family residential to multi-family residential. We will be making some improvement to the edge of the park and a donation for park equipment/ improvements. The development will not be gated but through traffic will not be permitted.

Committee & Public: Some general questions and discussion of the project followed.

- **Discussion/Action:** Agency NOFA Affordable Housing Program – Michele St. Bernard of the Redevelopment Agency.

Michele: Presented and distributed a PowerPoint presentation regarding the Affordable Housing Collaborative. [Copy of PowerPoint presentation is on file] Of the \$55 mil \$40 mil was provided by CCDC and \$15 mil from the Redevelopment Division. All current NOFA funds have been committed. An example of leveraging TI set-aside funds can be found in City Heights, where for every \$1 of NOFA funding for City Heights projects \$17 in grants, tax credits and revenues from outside sources have been invested in the community. The action before you tonight is (1) does the PAC support the concept of pooling low-mod income housing set-aside funds and (2) if we have another NOFA program what should funding priorities be? A majority of the committed funding has gone towards very low income housing and rentals.

David: All of the money in City Heights came from CCDL. Do we want to give control of our housing funds to someone else?

Dennis: How are the funds transferred? We should use the funds to generate more funds rather than use them.

Committee & Public: Some general questions and discussion of the program followed.

**MOTION** – **Harry/Jose:** Revise next months (February 23<sup>rd</sup>) Sub-Committee meeting to be a regular PAC meeting with the NOFA Program as an action item. (9-0-1c)

#### **7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:**

- **Action:** Agency NOFA Affordable Housing Program.
- **Discussion:** Chollas Triangle

#### **8. ADJOURNMENT**

**MOTION** – **Jody/Christine:** Adjourn; passes (9-0-1c) @ 8:40 p.m.

This information will be made available in alternative formats upon request.

Prepared: 02/08/06 twr

Revised: 02/24/06 twr

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Draft (Final) Approved: February 23, 2006  
Motion was by: Kevin/Jose

Revisions are in: *Double Underlined and Italic*  
PAC vote was: 9-0-1c