

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE  
(FINAL) MEETING MINUTES OF THURSDAY, FEBRUARY 23, 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 6:40 p.m. to 8:28 p.m.

Members present at Roll Call: Kevin Carter, Dennis Lee Clinton, Thomas Du, Alison J. Grant-Carlos, Daniele Laman, Jose Lopez, Anthony Lovio, Charles Maze, Michael Trunzo, and Erik A. Weichelt [10]

Arrived after Roll Call: None

Not present: Harry Kattoula, David Nelson, Christine Van Spornsen, and Jody Talbott (e) [4]

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

Public in attendance: Ten signed-in.

**CALL TO ORDER:** Called to order at approximately 6:40 p.m. by Michael Trunzo.

1. **ROLL CALL:** A quorum was established when 10 of the 14 PAC members were present at 6:40 p.m. 1 PAC position was vacant at the time of roll call.

2. **APPROVAL OF AGENDA:** for February 23, 2006.

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

3. **APPROVAL OF MINUTES:** for January 26, 2006.

Daniele: Revise minutes, correct adjournment time on last page.

**MOTION – Jose/Kevin:** Approve minutes, as revised; passes (9-0-1c).

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

Mike: Blessed Sacrament Parish School has distributed thank you letters awards acknowledging the community service/work of community and neighborhood groups and the Crossroads PAC.

Erik: The UA-BID forming committee will be hosting a business mixer at the Joan Kroc Center on Tuesday, March 7<sup>th</sup> at 5:30 pm. Please stop food and snacks will be provided.

Daniele: KB Home has renamed development Vista Colima, Parc @ 54<sup>th</sup>. There information pamphlet includes information regarding the tax increment benefits for the Crossroads project area. The U-T recently had an article stating that Center City park bill is \$88 million.

Dennis: If you need to have graffiti removed call officer John Harberth at 619-515-2514.

Jose: Ground breaking for Auburn Park at UA and 52<sup>nd</sup> street is next week.

Thomas: City Heights Planning Group will have elections on March 6<sup>th</sup>, deadline for registration is February 27<sup>th</sup>.

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

Elyse Lowe: Myself and Councilmember Madaffer would like to thank the PAC members who attended the Chollas Parkway clean-up. We filled 6 40 cubic yard bins. Our next step is to work with environmental ~~services~~ services to obtain permits to clean-up the creek and address the homeless problem in the area. March 22<sup>nd</sup> a crime forum at the College Rolando library.

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

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

Tracy: DDA hearing for CentrePoint, March 21<sup>st</sup> at 2 pm. ENA hearing for Aztec Inn tentatively scheduled March 21<sup>st</sup> at 2 pm. Developer may purchase the property at the northwest corner of University Ave and Cartagena Drive. Property is currently on market and is approximately  $\frac{3}{4}$  of an acre and is currently a retail center. Property on the northeast corner of ECB and 54<sup>th</sup> Street is on the market. I have received several calls from residential developers. Property is currently vacant, a former gas station.

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

Tracy: No news regarding the Reorganization of the Redevelopment Agency at this time. Distribute information regarding the November 2005 outreach meeting. The work program will return to the Land Use and Housing Committee sometime in the spring.

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

- **Discussion/Action:** Agency NOFA Affordable Housing Program -

Jim: The Agency is requesting input on pooling project area housing funds and on how the funds will be spent per income level and type.

Mike: The question is should Crossroads Project Area participate? Should the funding go towards for-sale, first time homebuyers, new professionals and housing for children currently living in San Diego?

Erik: I have a concern regarding the funds going towards for-sale housing. I believe the funding should go towards rental housing because that will bring down the costs of housing.

Jose: I represent residential tenants. We need to balance the equation. The management is the most important aspect for rentals. I propose a balance of 50% of the funding towards rentals and 50% of the funding towards ownership.

Alison: What we are talking about is sharing the housing set-aside?

Mike: Yes

Alison: What are the priorities and types for the current NOFA.

Mike: They are on the handout from last month's presentation.

Dennis: Does the law allow this sharing?

Kevin: What is the application process? Is it first come first served? Who reviews the applications? We have an over abundance of rentals. We need to remember that affordable housing is not low-income, it is workforce housing.

Anthony: We should do things in small portions in order to see there affects. Is this recommendation bidding?

Erik: We should have some input on how our funds are used. Rentals will improve the market. We need to fix or provide more doors to improve the market.

Charles: We are not talking about sharing more than 20%?

Mike: yes

Dennis: We should look at the income levels. We should have some control over the projects receiving our funds. This recommendation should only be for this cycle.

Jose: The formula should be to share the funds between rental and for-sale mixed use.

Mike: I think the funding should go towards young professionals and not to subsidize 3 or 4 bedroom units. More unit for our funds.

Dennis: Funding for for-sale, multi prong approach, expand the use of the money.

Erik: Increase housing stock. What is the current income mix and type?

Tracy: 55% very-low, 30% low and 15 moderate income and types senior and large families.

**MOTION** – **Dennis/Jose:** Recommend sharing housing funds for 2nd NOFA. PAC will reconsider recommendation for future NOFA's; motion passes (9-0-1dl/1c)

**MOTION** – **Erik/Jose:** Follow current NOFA model; 55% very-low, 30% low and 15% moderate income; motion fails (3-4-2 *[cm & ew /1 mt]*).

**MOTION** – **Charles/Erik:** Reverse current NOFA model; 15% very-low, 30% low and 55% moderate income; motion passes (5-4-1c).

▪ **Information/Discussion:** *Chollas Triangle RFP/Q*

Melissa: Provided everyone with a handout that indicated the schedule of tasks and the current land uses for the area. The area is about 35 acres. We were asked to think outside the box. After reviewing the current land uses for the area which other uses should be consider? We would like to have the PAC to appoint someone to participate in the evaluation process. The proposal will evaluate the vacation of Chollas Parkway and the restoration of Chollas Creek per the creek plan.

Committee: Consider restaurant uses. What will happen with Lea Street? Retail should be more than just a token use. We need some serious retail uses. You need to get buy in from the community. The development needs to be a landmark complex. Flavor of the development is very important. Parking should be underground. The development should be sustainable. What about a Trader Joes?

Daniele: Delete active from the open space list. There should only be nature trails along the creek.

Kevin: Will there be a community planning representative on the evaluation group? Will the interviews be open to the public?

Jim: We are trying to keep the number of people on the group reasonable numbers there will be a PAC member on the group.

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

- **Discussion/Action:**

Tracy: Crossroads PAC bylaws. We need to revise the bylaws in order to provide for annual elections.

## 8. ADJOURNMENT

**MOTION** – **Jose/Charles:** Adjourn; passes (9-0-1c) @ 8:28 p.m.

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

Prepared: 02/24-28/06 twr

Revised: 03-28-06 twr

---

Draft (Final) Approved: 03-23-06  
and Italic

Motion was by: Daniele/Charles

Revisions are in: Double Underlined

PAC vote was: 5-0-4 [hk, dn, cvs, & jt / 1 mt