

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
- ANNUAL MEETING -
(FINAL) MINUTES OF THURSDAY, July 20, 2006**

The members of the Crossroads Project Area Committee (PAC) held their Annual Meeting at College Avenue Baptist Church, 3rd Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:32 p.m. to 8:00 p.m.

Members present at Roll Call: Alison J. Grant-Carlos, Harry Kattoula, Daniele Laman, Charles Maze, David Nelson, Christine Van Spornsen, Lani Stacks, Jody Talbott, and Michael Trunzo [9]

Arrived after Roll Call: Anthony Lovio (6:36) [1]

Not present: Kevin Carter, Thomas Du, Jose Lopez and Erik A. Weichelt [4]

Staff in attendance: Melissa Garcia and Tracy Reed

Public in attendance: Thirteen people signed attendance sheer.

CALL TO ORDER: Called to order at approximately 6:32 p.m. by Michael Trunzo.

1. **ROLL CALL:** A quorum was established when 9 of the 14 PAC members were present at 6:32 p.m. 1 PAC position was vacant at the time of roll call.
2. **APPROVAL OF AGENDA:** for July 20, 2006.

MOTION – **Charles/Allison:** Approve agenda; passes (8-0-1c).

3. **APPROVAL OF MINUTES:** for June 22, 2006.

MOTION – **Jody/Allison:** Approve minutes, as drafted: passes (8-0-1c).

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

David: The city has revised the condo conversion regulations. Conversions now must meet current parking requirements. This will stop condo conversions.

Charles: CACC recommended rejection the AMCAL proposal. AMCAL stated the deviations that they have requested are permitted by state law regarding affordable housing. CACC will present their concerns to planning commission and city council. CACC is concerned regarding how the proposal complies with the recommendations within the adopted College Area Community plan.

Mike: I think it would be a good idea if we explain who AMCAL is and what their proposal is. The BID supports phase 1 & 2 if it meets the community needs and other community criteria. I believe that the developer is seeking funding assistance from the agency?

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

Todd Gloria: I am with Congresswoman Susan Davis's office. I want to explain the earmarked process and correct information regarding the areas recent earmarked application. The City did not submit any earmarked requests for this area. Individual

and groups can submit earmarked request directly to the Congresswoman. He distributed information and forms regarding for earmarked process.

Tracy: After the fact I discovered that our earmarked requests did not make it through the city's vetting process and the City did forward our requests to the Congresswoman.

Maureen King: Many of the previous condo conversions applications are remaining apartments.

Elyse Lowe: I have been working for District 7 within the project area for a year this August. District 7 has allocated \$2,500 to the boo parade which will be Oct. 29th. The Police Department will be relocating their storefront office to the old library. The demolition of Sunshine Automotive along University Avenue and Chollas Parkway was revised to Monday the 24th at 8 a.m. Development Services has released the draft environmental documents regarding the City's affordable housing density bonus regulations. There will be a clean-up along University Avenue on September 9th.

Janay Kruger: I am working with AMCAL and they would like to attend your August subcommittee meeting to update the PAC regarding their development status and proposal. They will be making written offers to both property owners. We did receive the support of the BID with conditions. We are investigating two of the community concerns regarding the proposed development. Building 5-stories along the boulevard and reducing the number of stories in the rear and eliminating the driveway along Soria Drive.

Tony Gaipo: I am a property owner and I have made a counter offer to AMCAL. Their current offer is the same as the previous offer. They want me to remove tenants and demolish the building. My tenants have at least 10-years remaining on their leases.

5. OLD BUSINESS: (synopsis of discussions)

▪ Information/Update: Project Area –

Tracy: The City Council certified the June 22nd PAC election of five of the six open PAC positions. There were no qualified candidates for the Community Organization At-Large position. The PAC will appoint a qualified candidate to that position at the September meeting. Chollas Triangle property owners and tenants were notified and sent a participation questionnaire. The new property owner of the vacant Lot at 54th and ECB is seeking a retail tenant. ECB Medians: Engineering must receive permission from the City Council prior to advertising the project and they expect the City Council to act on their request prior to the summer recess. Project Loan: The Agency loaned \$200,000 of Crossroads housing funds to the Barrio Logan to repay a loan on the Mercado. We still have more than \$400,000 in projects housing fund.

6. NEW BUSINESS: (synopsis of discussions)

▪ Nominations/Action: Elected PAC Executives

Tracy: Per the PAC By-Laws July this is the annual meeting and time to elect PAC executives; Chair, Vice-Chair and Secretary. Charles has informed me that he is interested in the position of chair. Jose has informed me that he is interested in the position of vice-chair. No one indicated an interest in being secretary. I do not know if Jody is interested in remaining secretary?

Committee: There was an agreement for a white ballot.

MOTION – **Christine/Daniele**: Approve Charles Maze as President: passes (10-0).

MOTION – **Christine/Daniele**: Approve Jose Lopez as Vice-President: passes (10-0).

MOTION – **Christine/Daniele**: Approve Jody Talbott as Secretary: passes (10-0).

7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

Committee: Agreement to have August 24th Subcommittee meeting. The item will be an update regarding AMCAL's development proposal.

8. ADJOURNMENT

MOTION – **Harry/Christine**: Adjourn; passes (9-0-1c) @ 8:00 p.m.

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

Prepared: 09/01/06 twr

Revised: n/a

Draft (Final) Approved: Sept 28, 2006
Motion was by: Jose/David

Revisions are in: *Double Underlined and Italic*
PAC vote was: 6-0-1kc/1cm