

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE (PAC)  
- REGULAR MEETING -  
FINAL - MINUTES OF THURSDAY, APRIL 22, 2010**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:35 p.m. to 7:53 p.m.

Members present at Roll Call: Cynthia Lewis, David Nelson, Charles Maze, Daniele Laman, and Anna Orzel Arnita [5]

Members that arrived after Roll Call: William Albrektsen (6:39) and Mario Ingrassi (7:05) [2]

Members Not Present: Diane Manion, John Mireles (e), Jennifer Finnegan (e), and Kasra Movahedi [4]

Staff in Attendance: Kimvan Nguyen, District 7, and Ulysses Panganiban & Tracy Reed, RA

Public in Attendance: Two (2) signed attendance sheet.

Documents Distributed: 1) Crossroads Project Area Code Enforcement Report for April 2010, 2) Crossroads Redevelopment Project Area Fact Sheet, 3) Affordable Housing Parking Study Fact Sheet #1 and Meeting Notice, 4) Crossroads/College Grove Proposed Merger Summary, 5) Crossroads PAC Election Notice, Candidate Registration Form, and Voter Registration Form, 6) San Diego Regional Enterprise Zone Map

**CALL TO ORDER:** Called to order at approximately 6:35 p.m. by Charles Maze, Chair.

**1. ROLL CALL:** A quorum was established when 6 of the 11 PAC members were present. Currently four positions are vacant: 1) Residential Tenant, College Area/City Heights; 2) Residential Tenant, Eastern Area; and 3) Business/Property Owner, Southern Area (two positions)

**2. APPROVAL OF AGENDA:** For April 22, 2010

**MOTION – Daniele/Anna:** Approve agenda as proposed; passes (5-0-1c)

**3. APPROVAL OF MINUTES:** For February 25, 2010

**MOTION – Daniele/Anna:** Approve minutes as revised; passes (4-0-2)

**4. COMMENTS ON NON-AGENDA ITEMS:** (synopsis of comments)

**Committee:**

Daniele: There will be a fishing derby at the lake the ~~first~~ second Saturday of June.

Charles: A water main replacement project is scheduled to begin construction this summer in El Cerritos. The College Area Community Council has had the following projects come before it: Mohawk Map Waiver, Clearwire University Towers CUP, and Former Mesa Commons Project.

Anna: A walking audit of Streamview Dr. was conducted. There were 16 participants. Data on sidewalks were collected. Participants were asked to rank different issues (e.g., parking, accidents, etc.) on a scale of 1 (bad) to 10 (good). The average was 1.2. Twenty people attended the kick-off meeting. Consultants, City engineering staff, and Council District 7 staff were present. A concept plan was presented, and roundabouts were suggested. Residents thought more parking was needed. Seventy-three out of 200 surveys have been returned. A mini-cleanup was conducted along Streamview Dr. in partnership with the Environmental Services Department.

Charles: The Bird Rock area offers examples of roundabouts.

Daniele: Roundabouts need a MAD for maintenance. A Streamview Dr. study has been done before.

5. **REPORTS:** Elected Officials, Chair, Subcommittee(s) & Agency/City Staff (synopsis of comments)  
**District 7 Representative:** None  
**PAC Chair:** None  
**Agency:**  
**Chollas Triangle Master Plan:**  
**Tracy:** City Planning & Community Investment Department received 8 submittals from consultant teams regarding the Community Plan Amendment. Charles Maze, Laura Riebau, and I are on the RFP review and selection panel. Highly qualified consultant teams will be interviewed sometime in May.  
**Daniele:** What happens to the previous efforts?  
**Tracy:** Those were developer-drive while this one is planning-driven because of the SANDAG grant. Efforts in the past are dead.  
**Daniele:** How many proposals were received?  
**Tracy:** Eight proposals were received.  
**Daniele:** How were the RFP review and selection panel members chosen?  
**Tracy:** Planning staff decided to go with org chairs. This panel is only to evaluate the proposals to get a contract in place.  
**San Diego Regional Enterprise Zone:**  
**Tracy:** I'm passing out a map of the San Diego Regional Enterprise Zone. The Redevelopment Agency contributed to the preparation of the environmental documents to establish the zone. Portions of Crossroads were unfortunately left out.  
**Mesa Commons Development:**  
**Tracy:** Palm Desert Development Company is under contract to purchase the property from Phoenix Realty Group. Their proposal is to construct 86 rental units, a manager unit and 2,800 square feet of commercial. The development would be affordable workforce housing. Eventually they will be seeking financial assistance from the State, Feds, and Agency. The site is being cleaned up.  
**David:** Will the Redevelopment Agency be involved?  
**Tracy:** We're expecting a request for financial assistance. The project is expected to compete for tax credits.  
**Daniele:** Is the site within Crossroads? Can the adjacent park be extended?  
**Tracy:** The site is within Crossroads.  
**Village Green Apartments:**  
**Tracy:** I attended a draw meeting on March 30th at the Village Green Apartments. At that time the majority of the rehabilitation work was at 74%. However, some items are complete such as window replacement and others less such as kitchens and bathrooms. Of the 94 original residents 15 residents had to be relocated (due to income level restrictions). The community center is being rebuilt and expanded and a unit is being converted into a rental office, a computer lab and a police satellite station. At completion the Agency will provide the remainder of our funding which is \$700k of \$5,865,000.  
**College Grove Project Manager:**  
**Tracy:** As of April 1<sup>st</sup>, I am the project manager for College Grove.
6. **OLD BUSINESS:** (synopsis of discussions)  
**Discussion:** South College Avenue Streetscape Improvements  
**Tracy:** Staff has determined that the scope needs to expand to include missing sidewalks and pedestrian ramps and replacement of some existing streetlights with double arm streetlights. East of the Shopping Center along College Avenue there is a large section without sidewalks

that should become its own project due to the need to install retaining walls. Staff is waiting for a scope of work estimate from a civil engineering consultant regarding the cost of preparing an existing condition analysis/report/plan.

Mario: My recommendation is to address the “goat path” first and install sidewalks before the streetlights.

David: We need to all potential projects in the project area to make better financial allocation decisions. We should survey the whole project area first.

**Discussion: Mid-Term Report on Five-Year Implementation Plan**

Tracy: We need to start preparing our Mid-Term report this summer. To staff it appears to be the appropriate time to have workshops which the community and PAC have recently requested. The recommendation is to hold the workshops an hour before the July and August PAC meetings or at the PAC meeting itself. Flyers would be distributed regarding the workshop(s). I have sample copies here of the flyer. The Implementation Plan is what guides the activities within the Project Area.

Charles: Having the workshops in July and August will help get the new PAC members familiar with Crossroads and redevelopment.

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

**a. Information: PAC Extension and Annual Election**

Ulysses: Council has voted to extend the PAC another year until August 2011. PAC elections will be held on June 24, 2010. There are 7 seats up for election: 2 residential tenants, 1 residential owner-occupant, 3 business/property owners, and 1 community organization at large. More information is available from the Agency’s website at [www.sandiego.gov/redevelopment-agency/crossroads](http://www.sandiego.gov/redevelopment-agency/crossroads). The deadline to register as a candidate is June 21, 2010. Pre-election voter registration is encouraged. PAC members must register to vote; registration is not automatic. Remember that there are special requirements to represent a group as a candidate or voter. Staff would appreciate all the help they can get to notice the election. I have notices, registration forms, and posters available for pickup tonight. Approximately 7,400 notices will be mailed out to all property owners, residents, and businesses within the project area on May 10, 2010. Included with the notice will be registration forms and a 2-page fact sheet summarizing what’s going on in Crossroads. I have copies of the fact sheet tonight.

Daniele: Community org representatives must get their orgs to officially appoint them as their representative to vote and/or be a candidate?

Ulysses: Yes. Approved minutes of the meeting during which the representative was appointed must be submitted to the Redevelopment Agency.

Committee: So we’ll be getting information through the mail?

Ulysses: Yes. However, if you want to start on your application or get more information now, you can visit the Agency’s website.

**b. Announcement: Affordable Housing Parking Study, Fact Sheet, and Workshops**

Ulysses: The City is conducting a parking study to assess parking requirements for affordable housing projects. It wants to see if current parking requirements match up with actual parking needs at affordable housing projects. The first of 2 public workshops will be held on May 18, 2010, in City Heights where community members can share input, concerns, and ideas on parking that will guide project research, alternatives analysis, and recommendations. Staff is urging the community to participate. The workshop will be held in the City Heights Urban Village Office complex in the Large Community Room

from 6:00 p.m. to 8:00 p.m. Flyers and fact sheets are available for pickup tonight for those interested in participating and/or spreading the word.

David: I don't think what they're trying to do is good. I urge the community to participate in the workshops to voice opposition.

Jan Hintzman: Why does the City want to do this?

Tracy: It's been talked about for a long time.

Charles: Questions should be brought to the workshops, which are the appropriate forum.

**c. Information: Preliminary Fiscal Year 2011 Budget**

Tracy: The estimate of tax increment revenue for next year is \$3,403,192. The estimate is \$2,722,554 for Non-Housing Funds, which will be allocated towards, capital projects, programs, tax entity payments, and administration. The estimate is \$680,683 for Housing Funds, which will be allocated towards HELP, gap financing for affordable housing and affordable housing administration. The tax entity payment is higher due to the 2011 ERAF payment. The administration cost is higher due to the 2011 code enforcement agreement. At this time, we do not know what the carryover will be from the current year since funds have been encumbered for North Chollas Community Park, College Avenue Traffic Signals, the ERAF payment, and the CDBG repayment.

David: What are "Prior Year Revenues"? Are they different from "Carryover"?

Tracy: "Prior Year Revenues" refers to tax increment that came in over what was anticipated. "Carryover" refers to funds encumbered for spending on a certain activity/project but not yet spent.

Daniele: Is the "Plan Amendment" line item a one-time expense?

Tracy: Yes.

**d. Discussion: Potential Merger of Crossroads and College Grove Project Areas**

Tracy: We are looking at merging the Crossroads and College Grove Redevelopment Project Areas to support effective redevelopment. The merger would result in consistent community planning, coherent park planning and improvements, and collaboration on improving public infrastructure. The object of the merger is to provide a balanced mix of commercial and residential uses. It will permit College Grove residents, property and business owners to actively participate in process (i.e., Project Area Committee) and allow for the pooling of financial resources with which to implement projects. The College Grove Redevelopment Project Area generates approximately \$800,000 in gross annual tax increment per year. The Project Area is prohibited from bonding because of its low tax increment generation, singular land use, and concentrated ownership. I attended the Eastern Planning Committee meeting on April 13th to inform them of this proposal.

Daniele: Which seats in the current Crossroads PAC will people from College Grove be able to run for?

Tracy: They'll be able to run for seven (7) seats: three (3) Business/Property Owners in the South, one (1) Residential Tenant, one (1) Residential Owner-Occupant, and two (2) Community Organizations at Large.

Anna: What is the timeline?

Tracy: We hope to have the merger complete in time for next year's PAC election. It'll be driven by the environmental process.

Committee: What is the process for merging?

Tracy: It's like a mini redevelopment plan adoption.

Committee: How much would the cost be?

Tracy: It's estimated to be about \$267,000. That's just a one-time expenditure.

Daniele: Are we amending the community plan?

Tracy: No, the redevelopment plan is what would be amended.

**8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:**

• **May 27, 2010:**

Charles: Potential items on the next agenda is the Proposed Fiscal Year 2011 Budget and the potential issuance of debt (bonds).

**9. ADJOURNMENT: at 8:25**

Prepared: 04-23-10 uip  
Revisions: 05-28-10 twr

Draft (Final) Approved: May 27, 2010  
Motion was by: Daniele/Anna

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Revisions are in: *Double Underlined and Italic*  
PAC vote was: 5-0-1 (Jennifer)/lc