

CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC) - REGULAR MEETING
FINAL - MINUTES OF THURSDAY, OCTOBER 22, 2009

The members of the Crossroads Project Area Committee (PAC) held their Regular Meeting at the College Avenue Baptist Church, Visitor Center Building at 4747 College Avenue, San Diego, California, from 6:34 p.m. to 8:35 p.m.

Members present at Roll Call: Cynthia Lewis (8:20), Diane Manion, William (Bill) Albrektsen, John Mireles (7:45), Herald Lau, Charles Maze, Anna Orzel-Arnita and Mario Ingrassi [8]

Arrived Members that arrived after Roll Call: Daniele Laman (6:38) [1]

Members not present: David Nelson (e), Jennifer Finnegan (e), Kasra Movahedi and Lina Dewey [4]

Agency Staff in Attendance: Ulysses Panganiban and Tracy Reed

Public in Attendance: Twelve (12) signed registration attendance sheet

Documents Distributed: 1) NCCD status memo dated 10-22-09; 2) Budget and Finance Committee Report dated September 30, 2009; 3) Flyer regarding State Legislators and AB 26 4x; 4) Table and Map on missing sidewalks within the Chollas Creek Neighborhood; 5) Table and Map on College Ave. and College Grove Dr. Streetlights; and, 6) Executive Summary from David Reed regarding Hillside Garden Apartment proposal to landscape slope north of University Square.

1. CALL TO ORDER: Called to order at approximately 6:34 p.m. by Charles Maze, PAC Chair.

ROLL CALL: A quorum was established at 6:34 p.m. when 8 of the 13 PAC members were present. Currently 2 positions are vacant (1-Residential Tenant/Eastern Area and 1-Business/Property Owner Southern Area).

2. APPROVAL OF AGENDA: For August 27, 2009

MOTION – Bill/Cynthia: Approve as submitted, passes. (7-0-1c)

3. APPROVAL OF MINUTES: For August 27, 2009

MOTION – Anna/Daniele: Approve minutes as submitted, passes (8-0-1c).

4. COMMENTS ON NON-AGENDA ITEMS: Committee & Public, each is allow up to 3 minutes

Anna: At the next PAC meeting either Nov. or Dec. the PAC needs to appoint someone to be on the Streamview Drive Traffic Study Steering Committee. I am already on the committee.

5. REPORTS: Elected Officials, Chair, Subcommittees & Agency Staff (synopsis of discussion)

Kimvan Nguyen: (District 7 Council Representative/Aide) The office has been receiving a lot of phone calls and emails regarding the proposed Civic Center Complex. The City Council

approved entering into an Exclusive Negotiation Agreement (ENA) with the selected developer for the proposal. There is no commitment for a new Complex. I have also been involved in and work with the medical marijuana committee, which has been directed to prepare and propose land use recommendations to the City Council on December 8th.

Charles: The Boo Parade is coming up this Saturday.

Tracy Reed: (Crossroads Project Manager) 1) Revising the Agency Budget because the State budget shifted \$1.7 billion in TI to the ERAF. The Agency's current share of the shift is \$56.7 million and Crossroads share is \$1.37 million. The State is considering revising the formula which would increase our share. And HUD is requiring the Agency to repay previous CDBG loans that were provided to Agency to fund the adoption and early management of Crossroads. Those loans total \$743,000. The proposal is to repay the entire this year. 2) The Agency received the Annual Report from SDUSD regarding the use of TI revenue for FY 2008-09. They received and expended \$541,435. \$363,177 for landscaping and groundskeeping, and \$178,317 for custodial for schools serving the Project Area. 3) There was a workshop regarding the Streamview Drive Traffic Study. Streamview Drive is in the Project Area. The Agency is providing funding to install additional streetlights along Streamview. In the future City Engineering will present the traffic study to the PAC. 4) The Developer purchased the Village Green Apartments in June. On October 5th Union Bank (\$4.5 million), Housing Commission (\$2.2 million) and Redevelopment Agency (\$5.8 million) closed on the additional funding for the project. Rehabilitation should begin after the first of the year and take 12 to 18 months. 5) The City Engineering has indentified the intersection of College Avenue and Arosa Drive as a critical location (i.e., safety) for a traffic signal. The installation of this signal was included in the entitlement for the Aztec Inn project. Due to the current economic climate that development will not be proceeding. 6) The Monthly Report regarding Code Compliance is on the back table. There has been some issues regarding completing the demolition on the vacant parcels off Catoctin Drive (i.e., Mesa Commons project).

6. OLD BUSINESS: (synopsis of discussion)

- **Termination of PAC Member:** Residential Tenant – City Heights/ College Area, Due to Substantial Absences.

Ulysses Panganiban: (Assistant Project Manager: Crossroads)

Lina Dewey has served on the PAC as Residential Tenant for CH/CA since being elected in June 2008. According to the Crossroads PAC by-laws she has exceeded the number of absences allowed, which are 3 meetings in a row or 3 meetings within a 6-month period. In addition the bylaws give the PAC the authority to remove someone who has exceeded the number of allowed absences with at least a two-thirds vote of the seated PAC members. There needs to be eight votes in favor. Agency staff is requesting that the PAC proceed with removal of this member because staff has tried to contact her by mail, email, and telephone for at least 4 months to no avail.

MOTION - John/Daniele: Terminate Lina Dewey due to excessive absences, passes (8-0-1c)

John: What is the next step?

Charles: We will advertise on the Agenda regarding the opening and we could appoint a qualified person to fill the position until the next election.

- **Discussion & Possible Action:** Provide funding for design of missing sidewalks throughout the Chollas Creek Neighborhood (School Routes)

Tracy: Engineering's preliminary estimate for installing missing sidewalks throughout the Chollas Creek Neighborhood near and around Marshall Elementary School is approximately \$2 million. My recommendation is for the PAC to recommend that the Agency provide the City with funding up to \$500,000 for planning, design and preparation of construction and bid documents. When the construction and bid documents are complete the PAC would work with the Agency, City and neighborhood to find funding for construction. At that time the PAC could make a recommendation to fund the construction in phases and/or by priority. There is a possibility of the Agency entering into a cooperation agreement with the city for the total estimated cost of the project.

Jay Powell: (Executive Director of City Heights CDC) I support Tracy's idea and I think it is important to get the project to shovel readiness. A grant was used to prepare the study and grants may be available in the future to fund construction. If the Agency provides for funding for planning, design and construction documents this project will good example of jointly funded public improvements.

Kristin Mueller: (Walk San Diego) These missing sidewalks were identified as part of a safe route to school study. This area has a very high number of children walking to school. A lot higher than the city average. Walking provides an opportunity for health. Providing funding for design for this missing sidewalks is an important steps and we can all work together to find funding for construction later.

Danielle: Do the estimates on the table include design and constructions costs?

Tracy: Yes.

John: Are there any legal issues?

Tracy: Unknown at this time. That would be part of the planning process.

Mario: There is a lot of missing sidewalks in this neighborhood. It is also important for us to create priorities. Are there right-of-way issues?

Tracy: Unknown at this time. That would be part of the planning process.

Committee: We should review the design at the 20% stage. We could access the feasibility of the improvement.

Jay: We would prefer to have sidewalks on both sides of the street.

Mario: Does this estimate include repairing and replacing existing sidewalks in the neighborhood?

Tracy: I do not think so.

Kristin: We need to provide a safe route now and that also included looking at providing safe crossings.

Charles: There has already been a lot of community input and work to prepare this list. A lot of work has gone into this study.

MOTION - Daniele/Bill; Recommend providing up to \$500,000 for planning and design. The PAC would like to review the design as it proceeds (i.e., 20%, 50 % & 80%), passes (8-0-1c)

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

- **Discussion & Possible Action:** Provide funding for Design & Installation of additional streetlights along southern portion of College Avenue (south of University Avenue to College Grove Drive)

Tracy: Because of the Park Grove Apartments issue last year I requested that Engineering analyze the streetlights along College Ave. south of University Ave. to Highway 94. Per that analysis the portion of College Ave. to College Grove Dr. would need up to 52 streetlights to meet the City lighting standards. About 1/3 of the proposed improvement would be located within the Crossroads Project Area. About 1/3 would be within the College Grove Project Area and 1/3 is not within any project area. Does the PAC want the Agency to proceed with providing funding for this improvement? Staff's proposal is for Crossroads to share the funding of this improvement with the College Grove. The Crossroads share would be \$400,000 up to 26-lights.

Mario: Are there residents on both sides of this portion of College Ave?

Tracy: There are residents along most of this portion but the residents are located off a frontage road that runs parallel to College Ave. There is also a hillside which is open space along one portion.

Laura: We should skip the hillside portion. We should make the street safe for residents.

Carl: We need to let the traffic experts decide on the lighting needs and consider vehicle and pedestrian lighting issues.

Anna: Pedestrians do not walk along a good portion of this street because there aren't sidewalks and when they do they use the sidewalks along the frontage road.

Laura: Do we know what the vehicle accident rate is for this area?

MOTION – Bill/Daniele: Recommend providing up to \$400,000 for planning, design and construction with an opportunity for the PAC and community to review the design and adjacent land uses, passes (7-0-1c)

- **Information & Discussion:** University Avenue Landscaping – Hillside Garden Apartments.

David Reed: (Landscape Architect & consultant for Landmark Management). The owners of Hillside Gardens Apartment's are proposing to make some enhancement to the landscaping south of their property, which is the hillside adjacent to University Ave. owned by the City (Phase 1) which is public right-of-way. The property owners are willing to proceed with and fund (\$60,000) Phase 1 improvements. This funding is enough to landscape both ends of the slope. Phase 2 would landscape the middle portion. However, the property owners would need PAC funding to proceed with Phase 2. I would prefer to see the entire hillside landscaped. The Phase 3 would be a complete street solution. The improvements address larger issues, such as accessibility to the bus stop midway between 58th & 60th streets, and a creative re-alignment of the curb line, more in keeping with the City of San Diego's Street Design Manual. This would allow for a greener streetscape and would incorporate storm water infiltration best management practices. The landscaping would be extremely drought tolerant. The proposal would also replace the asphalt pedestrian areas with stamped concrete. The landscaped area is approximately 1 acre. Phase 2 and 3 go way beyond my client's request.

Daniele: What affect would Phase 3 have on the work from Phase 2?

David R: Some of the Phase 2 work would be replaced as part of Phase 3 but we could try and minimize that conflict. It appears to be about 10% to 15%

Charles: This is not an action item but if the committee members wish this request could be an action item at our next meeting?

Tracy: Remember that maintenance issues would need to be fully addressed. This area is included in the traffic study that City Engineering will be preceding soon as part of the sidewalk improvements.

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

Charles: At this time there are no agenda items for November so the next PAC meeting will be December 10th.

9. ADJOURNMENT:

At 8:35 p.m.

Prepared: 11-06-09 twr

Revisions: 12-26-09 twr

Draft (Final) Approved: Dec. 10, 2009
Motion was by: Diane / Bill

Revisions are in Double Underlined and Italic
PAC vote was: (8-0-1c)