

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, FEBRUARY 25, 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 6:37 p.m. to 8:20 p.m.

Members present at Roll Call: Diane Manion, Herald Lau, Jennifer Finnegan, Charles Maze, Daniele Lamon, Kasra Movahedi (7:58 pm), Anna Orzel-Arnita, and Mario Ingrassi [8]

Members that arrived after Roll Call: None

Members Not Present:

David Nelson (e), Cynthia Lewis (e), William Albrektsen, and John Mireles (e) [4]

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

Public in Attendance: Ten (10) signed attendance sheet.

Documents Distributed: 1) Crossroads 2nd Implementation Plan, 2) portions of Crossroads Redevelopment Plan, and 3) College Area Facilities Financing Plan, Capital Needs list FY 1994.

CALL TO ORDER: Called to order at approximately 6:37 p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established when 8 of the 12 PAC members were present. Currently three positions are vacant: 1) Residential Tenant, College Area/City Heights; 2) Residential Tenant, Eastern Area; and 3) Business/Property Owner, Southern Area

2. APPROVAL OF AGENDA: for February 25, 2010

Charles: Since this was to be a subcommittee meeting and a workshop, I recommend that we proceed to the workshop under New Business after approving the minutes.

MOTION – **Charles:** Approve revised agenda as proposed; passes (7-0-1c)

3. APPROVAL OF MINUTES: For January 28, 2010

MOTION – **Daniele/Charles:** Approve minutes as revised; passes (7-0-1c)

7. NEW BUSINESS: (synopsis of discussions)

Workshop: Redevelopment Plan, Implementation Plan, and Work Program

Tracy: Copies of sections of the Redevelopment Plan and the Implementation Plan, which includes the Work Program, are available.

Charles: The purpose of the workshop is to discuss “big picture” ideas of the community. The documents that we have provided are what guide us regarding redevelopment. We need to engage and be responsive to the community. We are all working to make the community better. We need to be more than just reactive.

Herald: Can we do something about the rough road on 54th St. from El Cajon Blvd. to University Ave.?

Tracy: That comes under general maintenance. Redevelopment cannot fund general maintenance items.

Daniele: We should be provided with updates on what is going on with City Heights redevelopment and the status of recommended projects within Crossroads.

Charles: Each project area is quite different as I discovered from attending previous PAC chair meetings. Crossroads does not have as much single family housing as City Heights.

Jennifer: We need to work to slow down traffic along El Cajon Blvd. We need a corridor study.
The BID will be working with an engineering professor from SDSU on some traffic studies for Montezuma Rd.

Mario: What does the BID or business owners consider the right speed?

Herald: Could we install roundabouts?

Daniele: We need to consider a corridor study for University Ave.

Tracy: A corridor study is underway for University Ave. as part of the Agency-funded sidewalk study.

Charles: Per our “big picture” theme, it appears there is an agreement to slow down traffic in order to enhance the commercial area.

Kasra: Do we have information or a report regarding the condition of all sidewalks in the Project Area?

Tracy: We don’t. We do have a needs list for the area that was compiled by Engineering.

Jan Riley: We need a mobility study for El Cajon Blvd.

Charles: We haven’t had a good response from Engineering or Planning regarding a mobility or corridor study.

Jan Riley: We need community parks and pocket parks. Clay Park is overused. We also need good businesses that people want to walk to.

Charles: We need to support the businesses that we have.

Carl Luster: We need to identify what is possible and establish some standards prior to defining the “big picture.” What should be the width of the sidewalks? We need to establish streetscape designs and standards.

Scott _____: We need to avoid doing piecemeal improvements. We need a bus system that serves the community and links the community with businesses along University Ave. and El Cajon Blvd.

Charles: We will continue this discussion at an April 22nd workshop. I will try and get a facilitator to help us.

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

Committee:

Daniele: There will be fishing derby at the lake this Saturday and if it rains next Saturday.

Anna: On Saturday there will be a walking audit of Streamview Dr. starting at 9am at 54th St. We have had 25% of the surveys returned and expect others to be returned on Saturday.

Public:

Jan Hintzman: The 14th Rolando Street Fair will be held on Sunday March 28th.

5. REPORTS: Elected Officials, Chair, Subcommittee(s) & Agency/City Staff (synopsis of comments)

District 7 Representative: None

PAC Chair: None

Agency:

Tracy: (1) The Agency budget for this year has been amended to indicate Crossroads ERAF payment for FY 2010, CDBG loan repayment, and a reduction in Crossroads TI. (2) On Tuesday the Agency provided \$65k for design and approved additional findings for the North Chollas Multi-Purpose Building. The \$65k will come from our previous funding obligation. (3) The City Planning & Community Investment Department had a pre-proposal meeting for the Chollas Triangle Master Plan RFP. Over 40 consultants attended the meeting. (4) Due to cost savings, City Engineering informed me that the 67th Street Sidewalk Project is fully funded

and does not need Agency funds to proceed. We had set aside \$100,000 for this project several years ago.

Ulysses: (1) Staff will be requesting that the Council extend the Crossroads PAC for another year in March and to authorize the annual PAC election. The annual election will be held on June 24, 2010. There will be six seats up for election: Residential Owner-Occupant in the College/City Heights Area (currently occupied by Diane), Residential Tenant in the College/City Heights Area (vacant), Residential Tenant in the Eastern Area (vacant), Business/Property Owner in the Northern Area (currently occupied by Bill), Business/Property Owner in the Southern Area (vacant), and Community Organization at Large (currently occupied by Anna). Notice of the election will be mailed out to properties, businesses, and residents within the Project Area. The deadline to register as a candidate will be June 21, 2010. (2) All current PAC members need to file their annual Statement of Economic Interests by April 1, 2010. You should have received a notice already from the City Clerk. Electronic filing is strongly encouraged at: www.netfile.com/agency/csd. You will need to mail in a printed version with a wet signature to the Clerk after filing electronically. If you prefer to file by paper, you can download the Form 700 from the California Fair Political Practices Commission website at www.fppc.ca.gov. Non-filers will be referred to the Ethics Commission for action.

6. OLD BUSINESS: (synopsis of discussions)

a. Discussion & Possible Action: Additional Funding for College Avenue Traffic Signal
Tracy: Engineering and City staff had assumed that College Area Development Impact Fees (DIF) could be used to fund \$50k of the design and installation of the traffic signals. The Capital Needs section of the Transportation portion of the College Area Facilities Financing Plan (adopted in 1994) does list installing traffic signals along College Ave. Therefore, DIF funds cannot be use for this project. At this time, the Project Area needs to provide the \$50k in order for the project to proceed. We will try and obtain grants or other funds to replace the additional \$50k.

Daniele: I have a question regarding the College Area capital needs list.

Mario: How long does it take to amend the list?

Tracy: At least a year. Currently the City is not updating any financing plans due to economic conditions.

Bruce Robertson: I just want to say there is community support for the traffic signals.

Leslie Suelter Caldem: Rolando objects to this project. The signals will make traffic worse. People will speed even more to avoid the signals. We don't have that much money. These are major thoroughfares. Do not install traffic signals to enhance the commercial area.

Jan Hintzman: The Rolando Community Council is concerned about priorities and what are the highest priorities that should be addressed first.

Scott _____: Nothing has changed since the last meeting. These intersections serve a large residential neighborhood and several community institutions. Public safety should come first.

Charles: An accident happened at the intersection since last month's meeting. There have been at least 6 meetings regarding these traffic signals. We need better communication between all groups.

Daniele: This proposal should have gone to Eastern Planning even though it is within the College Area.

MOTION – Jennifer/Diane: Recommend the Agency provide an additional \$50,000 for College Avenue Traffic Signals at Arosa Street and Adams Avenue; passes (5-1(Mario)-1c)

b. Discussion & Possible Action: Caltrans Grant for Transportation Planning: Intersection Study for El Cajon Blvd., College Ave., and Montezuma Rd.

Ulysses: Caltrans is offering grant monies to cities to engage communities in transportation planning efforts to improve mobility, access, and economic vitality. City staff is preparing to submit applications for seven projects proposed by the City and organizations from the community. One of the seven projects involves the Crossroads Project Area called “College/Eastern Area Focused Intersection Study.” If selected for funding, the project would be to conduct a mobility and urban design analysis at three intersections: El Cajon Boulevard at Montezuma Road, El Cajon Boulevard at College Avenue, and College Avenue at Montezuma Road. The application would request \$200,000 of grant funds. The match requirement is 10% or \$20,000. The proposal is to have the Redevelopment Agency cover the \$20,000 match. Council must authorize the grant applications prior to March 19 in order to make the April 1 submittal deadline. As background, back in 2006, the City submitted a similar grant application under the same grant program to do a mobility study along El Cajon Boulevard in Crossroads. That application was for approximately \$300,000. The PAC voted to support the application and offer \$30,000 as match. Unfortunately, the application was unsuccessful.

Jennifer: This grant application goes with Crossroad’s goals and objectives. Who will do the study? Will Engineering be able to do it?

Tracy: Planning staff will be coordinating the study.

Ana: Which of the intersections are within Crossroads?

Tracy: The intersections at El Cajon Boulevard and Montezuma Road and at El Cajon Boulevard and College Avenue are within the Project Area.

Daniele: Can we use Crossroads funds to do the intersection outside of the Project Area?

Tracy: There would be one study encompassing all three intersections. The match funds from the Agency would go towards the intersections within the Project Area.

Mario: What is the maximum amount of grant funding that we can get?

Tracy: Approximately \$200,000.

Ana: How were the intersections chosen?

Charles: Locations were determined with input from the community and the availability of match funds.

Anna: Can we add other intersections to the study?

Tracy: Planning has prepared the grant applications which encompass those three intersections.

MOTION – **Jennifer/Mario:** Recommend the Agency provide a 10% match for the \$200,000 Caltrans Transportation Planning grant for the proposed intersection study; passes (6-0-1c)

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

• **March 25, 2010:**

Tracy: Re-evaluating the south College Ave. streetlight improvements to include sidewalks and allocate funding for design separate from construction.

April 22, 2010:

Charles: We will have a workshop to discuss the “big picture.”

9. ADJOURNMENT: at 8:25