

Grantville Stakeholders Committee (GSC)

Mission Valley Church of the Nazarene
4750 Mission Gorge Place, San Diego, CA 92120

MONDAY, AUGUST 11, 2008 @ 6:00 PM

Present: Matt Adams, Tim Allison, Donald Ayles, Lee Campbell, Dan Dallenbach, Randall Densley, Rob Hutsel, Gary Jander, Tom Kearney (Caster), Charles Little, Cindy Martin, Rick McCarter, John Pilch (McSweeney), Karen Ruggles, Mark Silverman, Dan Smith, Betty Torre (Reed) Arnie Veldkamp

Absent: Greg Ahrens, Diane Strum, Mark Tyler

1. WELCOME AND INTRODUCTIONS

- Adoption of Agenda – August 11, 2008 Motion by Kearny / second by Hutsel / unanimous
- Adoption of Minutes – July 14, 2008 – not available

2. Non-Agenda Public Comment (3 minutes each)

- Public (please fill out speaker slip on back table)
 - Catherine Scanlin – resident of Allied Road, connects MG to Greenbrier, would like Allied Road turned into a cul-de-sac to terminate the cut through drivers and overflow parking of the local apartments. Would like traffic studies included with current developers to see if it's feasible.
 - Joy Sunyata – Citizen Participation, believes there is a big gap in understanding of what Redevelopment and would like to help people understand.
 - Charles Kaminski - Would like to know if we have had an opportunity to discuss the Grantville lawsuit. Is in opposition to the settlement, believes Grantville money should stay in Grantville; there is no nexis between Grantville and downtown.
- Committee Members
 - Dan Smith brought a copy of the Grantville Redevelopment Project. He feels that the groups that oppose everything without making helpful suggestions or attending these meeting don't have a right to speak. The people who own property and pay taxes have a right to develop their property.
 - Superior has moved light years ahead. Dan would like his property to become a super block – Area 1A. Would like a committee set up to analyze what it costs to develop a block.

3. Planning Studies/Projects Update

- SANDAG 3-D Visualization Project – Grantville Trolley Station has been identified as a smart growth area with housing, retail, and xxxxxxxx
 - April 2008 – September 2008

- Caltrans I-8 Corridor Study 2030 May 2008 – March 2010
 - I-8 Corridor Study from Sunset Blvd to 70th Street
 - Bus / HOV lanes / interchange improvements / travel forecasts and actual deliverables
 - Technical studies
 - 5. Selection of preferred
 - 6. Document findings
 - 7 presentation

- Alvarado Canyon Road Realignment Project – June 2008 – December 2008
 - Design alternatives
 - Hydrology analysis
 - Traffic Studies
 - Environmental analysis
 - Dan Smith wants to know where the City Engineer is, why he isn't at this meeting? The study has already been complete. Frank Gaines is the engineer, the retired City Engineer who performed the previous study is present, why isn't this being used. Dan Monroe tells us Mr. Gaines will be working with Mr. Smith. We question why when the City has required property owners to perform studies and provide data, the city doesn't use it.
 - Karen Ruggles would like to have a meeting where we focus on traffic. Dan Monroe said it will be part of a workshop or a charrett.
 - Matt Adams started a discussion about forming a couple of subcommittees, economic, traffic, flooding,
 - Motion by Lee Campbell to form traffic study committee
 - Rick McCarter made a motion to table this discussion until next month when the consultants can respond to our concerns.
 - Second by Jander, most in favor, Campbell in opposition.

Martin requested a list of the 19 projects that are planned for the area. Jander requested that it be provided at least two weeks prior to the next meeting.

- San Diego Riverpark Master Plan - May 2008 – Feb 2010 20 month
 - Mission Trails to OB
 - Requires CPOZ
 - Public workshop scheduled from late September and early October
 - Draft master plan completed, this is how to implement the master plan

- Archstone – Mission Gorge
 - Is not located w/in the Redevelopment Area
 - Comment due
 - Draft EIR
 - Planning Dept Oct 9

- Public Comment on Archstone:
 - Homer Barr: The project before the Planning Commission is out of order. The

relocation plan has not been approved as it is inadequate. The plan should not cause financial or physical harm to the residents. Since Archstone has purchased the property, eight residents have died either directly or indirectly from the stress. They are not being offered enough to relocate, the parking is inadequate, fewer spots than bedrooms are being built. Spoke of the traffic issues.

- Gloria Hanson – Wants to remind everyone that MVV was never intended to be part of redevelopment. Their park is affordable housing, not low income, it's a nice place for senior citizens who are active and can live independently.

4. Subarea B Master Plan Process

Dan Monroe – city of San Diego

- Overview of Process
 - GSC responsible for providing input on both Subareas
 - City will take the lead in processing Subarea A
 - Property owners taking the lead in processing Subarea B
 - Coordinating with the City and its consultants, but on a different processing schedule
 - Single project manager overseeing preparation of Grantville Master Plan for Subareas A and B
 - Regular meetings with key City staff to ensure coordination
- Roles & Responsibilities - Norm Arnt, Rick Engineering
 - Because SRM owes over 90% of the land they were asked by the City to take responsibility for processing of the overall Community Plan Amendment for Subarea B. They are working with an adjoining land owner Garver Bradley
 - In order to proceed with planning for subarea B, SRM is being required to review the plans for subarea A.
- EIR Preparation
 - Needs to complete traffic study
 - Mitigation report
 - Public improvement funding plan
 - SRM and Garver Bradley are both moving forward
 - Draft EIR Sept -----
- Overall Schedule
 - Submitted to City on 12/10/07
 - Introduced project to many interested stakeholders – comments helped inform development of plan
 - Allied Gardens Community Council
 - San Carlos Area Council
 - Navajo Community Planners
 - Tierrasanta Community Council
 - San Diego River Coalition
 - San Diego River Conservancy
 - Mission Trails CAC

- Grantville Action Group
 - Received first round of City comments in March 2008
 - Working closely with the City to coordinate program level EIR for all of Subarea B
 - Currently working on technical studies, with other agencies and responses to City comments
 - Will continue to keep GSC informed throughout process
- Master Plan Status



5. NEXT MEETING DATES & PRELIMINARY AGENDA ITEMS

- Hutsel requested Monroe provide us with information on when we have opportunities to input on future issues.
- Future agendas will include a section for pending and new business.
- Smith questioned Monroe on how subarea A can move forward as fast as Area B. Monroe will find the answer.
- September 8, 2008 @ 6:00 pm
- October 13, 2008 @ 6:00 pm

6. ADJOURNMENT

7:52 p.m.