

Grantville Stakeholders Committee (GSC) – Master Plan

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

Monday, October 13, 2008 @ 6:00 PM

Present: Matt Adams, Tim Allison, Donald Ayles, Lee Campbell, Brian Caster, Dan Dallenbach, Randall Densley, Rob Hutsel, Joe Beyerly (Little), Cindy Martin, Marilyn Reed, Karen Ruggles, Mark Silverman, Dan Smith, Diane Strum, Mark Tyler, Martin Flores (Veldkamp)

Absent: Gary Jander, Rick McCarter, Mike McSweeney

1. WELCOME AND INTRODUCTIONS 6:00

- Adoption of Agenda –October 13, 2008
- Adoption of Minutes – July 14, 2008 & September 8, 2008

2. Non-Agenda Public Comment (3 minutes each) 6:05

•Committee Members –

Karen Ruggles representing HG Fenton, they have been looking at options for their property and have had a couple of meeting with City staff and well as Civitas. Would like to be put on the agenda for a future meeting would like to present some of their designs. Had Michael Storehouse from Fehlman LeBarre present a quick overview of some of their current considerations.

• Public (please fill out speaker slip on back table)

Sam Lopez – Urban Corp of San Diego hires 15 –18 year olds. Currently employs 195 young people. Currently restoring Alvarado Creek to it's native habitat to help with the winter flooding.

3. Old Business 6:15

• Subarea B Master Plan Traffic Assumptions for Subarea A

Dan Monroe – Letter went sent out last week to property owners in Subarea B SRM has started the traffic study process taking into account the currently projects we are aware of, Centerpoint, Fehlman LeBarre Vision Plan and Alvarado Creek Plan. Estimated time frame is 90 days.

Caster questioned why the Fehlman LeBarre study was being used with out any input from the property owners. Can Area A be bumped up 20% until we get further along?

Smith has been told since 2005 the Vision Plan meant nothing. Agrees with Caster that this should not be the basis of our plan. Alvarado Creek isn't in the vision plan, how do we know it's being included?

Ayles is concerned that there have been two consultants hired to traffic Studies. Who is assimilating this information? We need to assure that the same information is being collected and the criterion is being met.

Ruggles – Wants to clarify the concerns of Area B vs. Area A and the purpose of the November meeting.

Campbell inquired the scope of the Traffic Study; does it include Sub Area

Martin wanted to clarify that the traffic study took into account all potential projects in Area B, and Archstone.

Mike Young from Rick Engineering suggested they make a presentation of the assumptions that have been made so we all have a better comfort level of what we're working with.

Schwartz asked what the greatest financial impact of the traffic along Mission Gorge? Would it be the widening of the bridge, freeway on ramps, something else?

4. New Business 6:20

- Redevelopment 101

PowerPoint presentation is available at:

<http://www.sandiego.gov/redevelopment-agency/grantville.shtml>

Veldkamp – Redevelopment has a five year implementation plan. She says we're 2.5 years into the plan, what have we done so far? ...Nothing because we were wrapped up in the lawsuit for 3.5 years

Smith has been trying to get a plan through for four years and hasn't gotten anywhere. How does he get her help? ...Adams requested they speak after the meeting

Ayles questions the low income housing requirement. ...There is no project by project requirement; it's a redevelopment area requirement.

Hutsel how does our area plan factor into the overall Redevelopment Plan?

Chris Eddie (public comment) is prevailing wage required?It's not mandatory, in some cases the difference would out way the cost, It's case by case basis.

- **Continued discussion from September 8, 2008 GSC meeting**

Caster would like the game rules for the Charrette. Staff will send them as an attachment with this months meeting minutes.

JJ Folsom (consultant?) has heard Grantville is a very family friendly neighborhood and he just see it.

Martin says it's the businesses, the people who run them, the people who shop there. We know and trust the people we do business with and we have a comfort level.

Ruggles says we like the amenities and being able to walk to the places we need to go.

Ayles agrees with the mom and pop places the familiarity with the with the shop keepers.

Densley says the area has a lot of important businesses that need to stay in the area but could benefit from a facelift and improved landscaping.

Responding to Betty Torres concern about eminent domain Tracy says we aren't likely to use it, it's a last resort.

Hutsel wanted to reiterate that while we say it won't be used we should never forget that it can be used.

Reed suggested more Professional spaces for doctors, lawyers, dentists, those types of folks.

5. NEXT MEETING DATES & PRELIMINARY AGENDA ITEMS 7:59

- November 10, 2008 –
- December 8, 2008 – No Meeting
- January 12, 2008 – 6:00pm

6. ADJOURNMENT

8:00 p.m.