

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
(FINAL) MEETING MINUTES OF THURSDAY, OCTOBER 24, 2002**

The members of the Crossroads Project Area Committee (PAC) held their meeting at the University Community Medical Center (formerly; Villa View Community Hospital) in the Cafeteria at 5550 University Avenue, from 6:32 p.m. to 8:51 p.m.

The following members were present at Roll Call: Kevin Carter, Alison Grant-Carlos, Barbara Hutchinson, Abdi Mohamoud, *David Nelson*, Laura Riebau, Jody Talbott, Michael Trunzo, Christine Van Spronsen, Jennifer Wieder Gamez and Mason Younan (11)

The following member arrived after Roll Call: Shukri Adam-Fara, Jennifer Wieder Gamez, David Parsons (3)

The following members were not present: Anthony Frankhauser (1)

Consultants and CED Staff in attendance: Kathy Rosenow, Tim Gnibus, Tracy Reed, Luis Ojeda, and Michele St Bernard

CALL TO ORDER: Called to order at approximately 6:32 p.m. by Michael Trunzo.

1. ROLL CALL: Quorum was established when 11 of the 15 PAC members were present.

PAC member Shukri Adam-Fara (6:38 p.m.), David Parsons (6:37 p.m.) and Jennifer Wieder Gamez (6:40 p.m) arrive.

2. APPROVAL OF AGENDA: for October 24, 2002.

Motion – Jody/Allison; approve October 24th agenda; passes (11-0).

3. APPROVAL OF MINUTES: Draft September 26th minutes were mailed to PAC members on October 16th.

Jody: In the minutes, please spell out Eastern Area Community Planning Committee under public comments on non-agenda items regarding Jim Leighton.

Motion – David N/Laura: Approve the draft September 26th minutes; passes (12-0).

4. COMMITTEE MEMBER COMMENT ON NON-AGENDA ITEMS:

Barbara: (synopsis). I went to a conference on redevelopment abuse and at this conference I learned about the City of Diamond Bar case and discovered that RSG worked on this redevelopment adoption. I cannot find a motel on University Ave. that is in the report. The report refers to the guitar store on College Ave. had been scheduled to be torn down for two years and recently was. I think the photos in the report should include addresses.

Mike: (synopsis). Everyone has a different perception of what blight is.

Laura: (synopsis). There is a State definition of blight.

Mike: (synopsis). A developer wants to come to the PAC in either November or December meeting to talk about a development at 63rd Street, the closed Albertson's site on El Cajon Blvd.

4. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Jim Leighton: (synopsis). Could Kathy briefly respond to the Diamond Bar case?

Kathy: (synopsis). I did not work on the project but my firm was hired by the City of Diamond Bar to process the adoption of a redevelopment plan and the court decided that blight did not exist.

Barbara: (synopsis). I have a copy of the court decision and will provide it to those who want a copy.

5. OLD BUSINESS:

\$ 54th Street Review –

- **Tracy:** Provided a handout & presentation regarding 54th Street property north of El Cajon Blvd. (synopsis). Should the PAC recommend that the draft redevelopment plan and map be revised regarding 14 54th Street parcels? Property along this portion of 54th Street is zoned and designated for multi-family residential. Several property owners have approached staff and/or asked the PAC, at public comment, to analysis this area so that it could be either excluded from the plan or have eminent domain authority removed. Staff supports the recommendation of deleting eminent domain authorization for this specific area within the redevelopment plan.
- **Jennifer:** (synopsis). I live along 54th street and represent this area on the PAC. At this time residents along 54th Street wish to be excluded from eminent domain and may at a later time ask to be removed from the redevelopment project area.
- **PAC members:** (synopsis) Discussion regarding the appropriateness of making a recommendation regarding eminent domain at this time and the how the PAC would identify the parcels if the PAC decides to make the recommendation.

Motion – Jennifer/David P: The PAC recommends that the final redevelopment plan not authorize eminent domain for this portion of 54th street. The parcels included in this recommendation are APN 04 to 20, and APN 10 is excluded because it isn't within the preliminary plan boundaries; passes (7-4-3).

• PAC meeting schedule and another meeting location –

- **PAC members:** (synopsis). Discussed having an additional PAC meeting on several dates in November and December 2002. Some PAC members have conflicts with additional dates. Discussed extending the existing meetings one hour. Extending the meeting one-hour would be comparable to adding a meeting.
- **Mike:** The basement hall at Blessed Sacrament Church is available for the PAC meetings.
- **Tracy:** The Rotisserie restaurants catering room that is available at \$50 per evening.
- **David N:** Why should we pay for a meeting location if we can have a location for free?
- **Tracy:** The by-laws would also need to be amended if we change meeting locations.

Motion – Jody/Christine: Move PAC meeting location to Blessed Sacrament starting in November and amend the PAC by-laws as needed; passes (14-0). *Note: The PAC by-laws did not need to be amended.*

6. NEW BUSINESS:

- **Distributed** – Copies of the draft five-year implementation plan were distributed to the PAC and public.
 - **Tim Gnibus:** (of CBA) Presented a PowerPoint on the Process and Procedures for an Environmental Impact Report. Handouts of the PowerPoint were distributed to the PAC members and the audience.
 - A discussion followed the presentation (PAC and audience).
 - David N:** City Heights has begun to review the draft EIR and will submit written comments.
 - Barbara:** Is an economic report required?
 - Tim:** No.
 - Audience:** What about an additional freeway entrance along 94?
 - Danielle L:** I am with the Chollas Lake Recreation Council. (synopsis) The EIR's MHPA map is wrong. The Mid-City CP on page 33 has the correct MHPA map. The EIR map states that 90% is conserved when it is actually 33%. The land use map identifies North Chollas as vacant. What is your definition of vacant? North Chollas has a ball field and a dirt access road.
 - Tim:** (synopsis). Informed everyone that written comments on the Draft EIR must be sent/mailed and received by Tracy Reed by November 18, 2002.
- § **Kathy Rosenow:** (of RSG) Presented PowerPoint on the draft Preliminary Report and Draft Redevelopment Plan. Handouts of the PowerPoint were distributed to the PAC members and the audience.
- A discussion followed the presentation (PAC and audience)
 - Barbara:** (synopsis). The old Albertson's site along University Ave. has been remodeled and is filled. The guitar store along College Avenue has been demolished. The photos do not have addresses. I am preparing a letter. This report is *broad* reaching, it does not follow the definitions of the law.
 - Jody:** (synopsis) The Earl Scheib paint shop along El Cajon Blvd is now vacant. It is next door to an abandoned gas station, which has an out of state owner. The old Henry's is still vacant, which has an out of state owner. There are more negative changes than positive.
 - Mike:** (synopsis). The preliminary report is a snap shot of time. Changes could be done to the final report.
 - Laura:** (synopsis). When the field study was done along El Cajon Blvd. those businesses were being affected by the construction for the pipeline.
 - Audience:** (synopsis). When do you need comments?
 - Kathy:** (synopsis). We would need your comments within the next 30-days, towards the end of November.
 - Paul H:** (synopsis). How many buildings were unsafe to work in and there location?
 - Kathy:** (synopsis). We are not taking that approach that is only one definition of blight.
 - Audience:** What do you mean when you say grand fathered?
 - Kathy:** (synopsis). *It means* compliance with an older building or zoning code when built.

Patrick S: (synopsis). When will we be provided with a parcel-by-parcel blight summary for evaluation?

Kathy: (synopsis). That will be part of and included in the final report to council. Property can be included for effective redevelopment.

Mike: (synopsis). Could I hear a motion that we continue the meeting until we complete our business or until 9 p.m.?

Motion – David P/David N: Extend the meeting until business is complete or until 9 p.m.: passes (14-0).

Laura: (synopsis). Could staff provide the PAC with copies of OP rules for other redevelopment area such as: North Bay, North Park, City Heights and CCDC?

Tracy: (synopsis). I will get some examples for the next meeting.

David N: (synopsis). What about displacement, number of buildings? Will all development plans need to be submitted to and/or reviewed by the agency. City Heights *has looked at obtaining this authority but it has been rejected/denied.*

PAC member: (synopsis). Could the PAC be provided with examples?

Tracy: (synopsis). I believe if a project or development needs a discretionary permit the agency would be one of the city reviewers. I will look into it.

7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:

Laura: A notice needs to be posted at the Hospital regarding our location change.

Tracy: We will do that for the next two months.

8. ADJOURNMENT:

Motion – David P/Jody: Adjourn meeting; passes (13-0) @ 8:51 p.m.

Note: Mason Younan was absent when the meeting was adjourned.

Prepared: 10/29/02
Revised: 11/18/02

Draft Approved with Revisions on: 11/14/02
Motion was by: Laura/Christine

Revisions Approved on: n/a
PAC vote was: 11-0-0