

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE  
- SPECIAL MEETING -  
FINAL - MINUTES OF THURSDAY, JULY 26, 2007**

The members of the Crossroads Project Area Committee (PAC) held their Meeting at College Avenue Baptist Church, Adams Hall, 4747 College Avenue, San Diego, California, from 6:35 p.m. to 7:55 p.m.

Members present at Roll Call: Kevin Carter, Alison J Grant-Carlos, Harry Kattoula, Daniele Laman, Jose Lopez, Kasra Movahedi, David Nelson, and Jody Talbott [9]

Members that arrived after Roll Call: Anthony Lovio (arrived @ 6:40 p.m.). [1]

Not Present: Charles P. Maze (e), James R Simon, Christine Van Spornsen, and Michael Trunzo (e) [4].

Staff in attendance: Tracy Reed and Melissa Garcia

Public in attendance: Eleven signed attendance sheet.

**CALL TO ORDER:** Called to order at approximately 6:35 p.m. by Jose Lopez, Vice-Chair.

**1. ROLL CALL:** A quorum was established when 9 of the 13 PAC members were present. 2 PAC positions were vacant at the time of Roll Call.

**2. APPROVAL OF AGENDA:** for July 26, 2007.

**MOTION – Jody/Daniele:** Approve agenda as drafted: passes (7-0-1vc).

**3. APPROVAL OF MINUTES:** for June 28, 2007.

**MOTION – Daniele/Kevin:** Approve minutes as drafted: passes (7-0-1vc).

**4. COMMITTEE MEMBER COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Jody: I want to thank everyone that attended the University Avenue subcommittee meeting. We worked on setting our priorities and requested a development map for the area that shows the parcels. We also reviewed a draft business survey. All of our meetings will be noticed.

Jose: There is a Wightman Park workshop on Wednesday, August 1<sup>st</sup> at 6 p.m. at the Colina del Sol Recreation Center. Notices/invitations are available in several languages in the back of the room.

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** (synopsis of discussions)

Don Mullen (District 7): I would like to introduce Marisa Luque is a new community liaison for district 7. I will to be the districts liaison for Crossroads Redevelopment and the PAC.

**5. OLD BUSINESS:** (synopsis of discussions)

**Update:** Project Area

Tracy:

Election Results: Adam Futo was elected to the residential owner/occupant, college & city heights. There was a tie and David withdrew and intends to seek appoint an open south business/property owners seat. Jody and Jim were elected to the two community organization, at-large. Jody will fill the 2-year term, Jim the 1-year. The residential occupant eastern, business/property owner north & south seats are vacant. Qualified candidate can apply and may be appointed by PAC. The City Council will be certifying the election July 31st. Copies of the election report are available.

El Cajon Medians: Going before the agency/council on Sept. 11<sup>th</sup> to provide an additional \$250,000. The project area will have provided \$2,340,000. University Ave. Streetlights: Scheduled for agency/council on Sept. 11<sup>th</sup> for agency to provide funding (\$500,000) to install 47 street lights. Funds will be provided as needed and when available.

University Ave. Sidewalks: The estimate for this project is \$3 million. It will take time to accumulate enough funds. This improvement will need to be phased according to funds. The first need for funds would be to begin field work, engineering, design and prepare construction documents.

Housing Program: We have received a letter from the Housing Commission regarding the program and suggesting some revisions such as boundaries of the program.

Commercial Renaissance Program: Implementing of this program has been delayed in order to establishing administration guidelines for all agency commercial programs. We may need to revise our draft guidelines.

Mesa Commons I & II: The property is in escrow to a local developer and they have indicated a desire to develop this project as entitled.

Development Application: The property owner of University Manor, east of the medical centers driveway, has submitted an application to developer a mixed use project. This property is within the Chollas Triangle RFP.

**Update:** Chollas Triangle RFP – Melissa Garcia

Melissa: A panel from the committee had a workshop with the two development teams in June. There were several outstanding issues regarding, site control, design

and funding. After the workshop the remaining issue was site control. The development teams were asked to provide additional information regarding site control. Next Wednesday the entire selection committee will meet to review the additional information provided by the development teams and prepare their recommendation.

## 6. NEW BUSINESS: (synopsis of discussions)

### **Discussion/Action:** Chollas Creek Urban Farm Funding Request, International Rescue Committee –

Ellee Igoe: Distributed information regarding the proposal to the committee and provide a brief description on the project. The property is currently vacant and all of the property is owned by the city. Part of the property is public right-of-way; the other portions are zoned open space and single family residential. The property is about 1.2 acres, it will be fenced and will be open from sunrise to sunset. There will be 60 plots each about 25' x 25'. There will be a compost area, gather area and tool shed. We † are seeking funding from numerous sources. We have been allocated \$30,000 of CDBG from District 7. We are currently working with 5 existing community service organizations to identify low and very-low households to assign the plots. We have been doing out reach in the community and seeking community concerns regarding the farm. We are working with a landscape architect and several other professionals to design the farm. Bio swells will be installed and filter and clean-up run-off. All of the farming must be organic, no chemical will be allowed. As noted in the letter we are seeking agency assistance, funding, of \$10,000 in order to install an agriculture water meter. We are working with the park and recreation department and the real estate assets department. We are working to be in compliance with the creek master plan.

Daniele: I have several technical questions. I would like to know more about your out reach efforts? What about set-backs, creek enhancements, distance from creek, will the farm be open to walkers. I would recommend that present this proposal to the Colina del Sol Recreation Council.

Kevin: Are there similar farms within the City? Could you please send links or information to all of us before about other farms?

Harry: Santee has such a farm.

David: The cost for a water meter sounds high. There was once one at university and 40<sup>th</sup> street and it was nothing but blight. I don't want to see this farm become an eyesore like this previous farm.

Jose: What enhancement will be done to the creek? What will happen to the current trials in this area? Will the trials be relocated?

**MOTION – Harry/Daniele:** Approve; recommend the agency provide funding up to \$10,000 for the water meter for the urban farm; passes. (6-1(Kevin) -1vc). Kasra excused himself from the vote.

**Discussion/Action:** Revise Crossroads PAC By-Laws

Tracy: Subcommittee Reports (agenda) & Annual Meeting (month) –  
The city council is taking longer to certify elections. It isn't possible to have the annual meeting one month after the election. We need to revise the by-laws to hold the annual meeting in August rather than July [p6]. After reviewing the by-laws with the city attorney's office they recommend the by-laws require subcommittee's to consist of no less than three members [p9]. The CA suggested that subcommittee's should not have more the 5 members. Revise the agenda format to include subcommittee reports [p8].

**MOTION – Daniele/David:** Approve revisions as suggested, passes. (8-0-1vc)

**7. NEXT MEETING DATES AND PRELIMINARY AGENDA ITEMS:**

Tracy: Our next meeting is August 23, 2007. It will be our rescheduled Annual Meeting. Our new and re-elected members will be on the committee and we will select new officers.

Jose: I will schedule a meeting of the Housing Subcommittee to review the proposed revisions to the housing program and return to the PAC with a recommendation hopeful in September. The meeting will be noticed.

**8. ADJOURNMENT**

**MOTION – Harry/Kevin:** Adjourn meeting; passes. (8-0-1vc) @ 7:55 .p.m.

This information will be made available in alternative formats upon request.

Prepared: 08-03-07 twr  
Revised: 09-14-07 twr

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Draft (Final) Approved: 08-23-07  
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Motion was by: Jose/Jody

Revisions are in: Double Underlined and  
PAC vote was: 4/2(Mike & Christine)/1c