

Grantville Stakeholders Committee (GSC)

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

Monday, March 9, 2009

Called to order @ 6:03 by Gary Jander

Roll Call

1. WELCOME AND INTRODUCTIONS

Adoption of Agenda – March 9, 2009 – approved unanimously

Adoption of Minutes – January 12, 2009 – approved unanimously

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

Committee Members

Pilch – Next Monday 3/16 7:00 in this room NCPI elections for Board Members for all four communities. Must be 18 years of age and a resident or business owner in the area; must bring proof of residency or business ownership, and photo id.

Martin

1) Article in Saturday's paper saying residents are worried about eminent domain. There is no reason for any resident to feel threatened; there aren't any homes in the redevelopment area.

2) Wants to clarify some thing from the Charrette. It seems there are four categories of people in the Redevelopment Area: Property Owners; Building Owners with Long Term Land Leases that sublet; Business owners who rent directly from the property owner; business in multi unit buildings. What is the hierarchy of decision making for future projects?

Property Owner and business owners, no differentials, Owner Participation rules apply.

Public – none (please fill out speaker slip on back table)

3. Old Business

None

4. New Business

Dan Smith Property Presentation – Mike LaBarre, Fehlman LaBarre

This presentation goes back a few months to prior to the Charrette when we (this committee) comments we had not seen a full presentation of

Dan's project – his project requires a higher zoning than what is allowed today.

Pilch – how does Alvarado Rd extension fit in to this plan ... City staff will answer

Reed – Which buildings will be six stories ... the two along Mission Gorge Road, the other building could be considerably taller.

Public – what will that do to the traffic on Mission Gorge Road? ... Dan has been asked to take into account a much greater area than just his project, this program that we're working on now is taking the entire area into account, so it's not something that can be answered tonight.

Campbell – how many parking spaces ... 900 as per city code

Little – how many residential units? ...320 there will be shared parking with the retail.

January Charrette Recap – Claudia Tedford, ICF Jones & Stokes (Sub A)

Walk audit on January 24, 2009

Started with General Plan guiding Principals

Our vision for Grantville in the year 2030 is for the improvement and re-establishment of an older neighborhood in central San Diego. We envision an attractive, balanced community with a desirable quality of life that capitalizes on its proximity to a network of freeways, trolley lines, natural environment, waterways, and open spaces. In the year 2030, Grantville is a community that...

- Respects the vitality and livelihood of locally owned and operated businesses while promoting the expansion of new business opportunities;
- Contains an appropriate mix of auto, pedestrian, bicycle, and public transportation opportunities for optimum mobility;
- Offers a variety of housing opportunities while considering neighborhood scale and integrity;
- Connects residents and visitors to the San Diego River while providing safe and adequate buffers from developed areas; and
- Contains sufficient public facility amenities such as neighborhood and community parks, libraries, schools, and emergency services.

More aggressive freeway interchange

Need new parks

Storm water improvements

Adequacy of water supply

Police and fire services

Relocation of industrial companies

Next phase – testing alternatives

Charrette Alternatives Massing Study – JJ Folsom, Civitas (Sub A)
“PowerPoint Presentation”

Alvarado Canyon Road Realignment
Improve traffic circulation on Alvarado Canyon and Mission Gorge Rd
“PowerPoint Presentation”

Economic Analysis

Martin - Office sq ft and Industrial don't have numbers for “High” ... the figures are based on what has been proposed, the ‘High’ would be the same as the ‘mid’

Alternate D – Sub Area A Coalition is a group of Property owners who have banded together and started planning what they would like to do with their property.

FAR – Floor Area Ratio Explanation

Alternative Refinement/Next Steps – Dan Monroe
Economics contract for consultants on docket March 30 for funding

Dan will email committee funding request
Streets
3D Massing Studies of Alternatives

5. NEXT MEETING DATES & PRELIMINARY AGENDA ITEMS

April 13, 2009
May 11, 2009

6. ADJOURNMENT 7:22

Respectfully submitted by Cindy Martin, Secretary