

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE
MEETING MINUTES OF THURSDAY, JULY 15, 2004**

The members of the Crossroads Project Area Committee (PAC) held their meeting at College Avenue Baptist Church, 3rd Floor Meeting Room in Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:35 p.m. to 8:15 p.m.

The following members were present at Roll Call: Alison Grant-Carlos, Kevin Carter, Harry Kattoula, Daniele Laman, Abdi Mohamoud, David Nelson, Alexei Ochola, Christine Van Spronsen, Jody Talbott and Michael Trunzo [10].

The following member arrived after Roll Call: None.

The following members were not present: Barbara Hutchinson (excused), David Parsons and Mason Youman [03].

CED and City Staff in attendance: James Davies, Michele St.Bernard and Tracy Reed.

CALL TO ORDER: Called to order at approximately 6:35 p.m. by Michael Trunzo.

1. **ROLL CALL:** A quorum was established when 10 of the 13 PAC members were present at roll call. 2 PAC positions are currently vacant.

2. **APPROVAL OF AGENDA:** for July 15, 2004.

Motion – Jody/Alison: Approve agenda and move Mesa Commons (New Business) to right after approval of June minutes; passes (9-0-1c).

3. **APPROVAL OF MINUTES:** for June 24, 2004

Motion – Kevin/Daniele: Approve June 24, 2004 minutes with two changes as noted by Kevin; passes (9-0-1c).

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

Kathleen Ferrier: with Carter Reese made a presentation regarding their proposed mixed-use development Mesa Commons.

A portion of the development is located on the former Cash Lewis site. The development is in the College area. The property is in an 'S' shape. It is 47 for-sale residential units and 5 rental units. The rental units will be above the retail (3,000 sq.ft.) along El Cajon Blvd. Requesting to rezone the northern portion of the development to RM-1-2 (1/1500). Hoping to break ground by 2005 and be finished in 2006. The impact fees for the development will be approximately \$170,000.

Committee: Had some general questions.

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

David N: Played a tape of the Agency hearing regarding an ENA for City Heights. I want everyone to hear District 7 comments regarding the City Heights PAC and low-income housing.

Daniele: What parcel is it?

Jody: There is tension on that PAC.

Abdi: Who owns the lots?

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

Laura Riebau: 58th and University apartments have a low-income loan.

Jose Lopez: City Heights PAC has decided not to allow any more low-income housing, the community has its fair share.

Reynold: Limited terms of density, small clusters I have spoken with city staff and the sidewalk is a CIP project.

_____ : Small lot with 70-units to small of an area.

_____ : District 7 gave into Allied Gardens regarding low-income housing and city of village's proposal.

Jose Lopez: I would like to make a presentation to the PAC regarding the Fox Canyon Park System. [slip]

Tracy: Jose Lopez can make his presentation at the next PAC subcommittee meeting.

5. OLD BUSINESS: (synopsis of discussions)

Update: Project Area –

Tracy: There as been some more inquires, questions and activity at northwest corner of College and El Cajon regarding a Walgreen's store.

The Agency has submitted an application for a Federal Brownfield's grant application for trash triangle.

Action: Appointments; Residential Tenant for EACPC and CACC/CHAPC –

Tracy: The Agency mailed qualifications and applications to everyone on the Crossroads PAC mailing list, email list and the qualifications and application were available on the Crossroads internet information page.

No applications for the EACPC position were received.

Two qualified applications for the CACC/CHAPC position were received. They were from Jose Lopez and Kathleen Evans-Calderwood.

Jose Lopez: Introduced himself and stated why and what type of PAC member he would be.

Mike: Is the Kathy present?

Committee: Had some general discussions among themselves.

Tracy: Distributed ballots, collected and counted ballots with Laura.

Mike: Jose Lopez has been appointed to the vacant CACC/CHAPC position; 9 yes votes and 1 blank ballot.

Action: Termination/Removal of Existing Community Organization member –

Abdi: Spoke about why he had missed the June meeting and stated that he wanted to be on the committee and will make a better effort to attend meetings.

Committee: Asked some Abdi some questions.

Motion – Mike: Those in favor of termination of Abdi Mohamoud; fails (9-0-1c/1[Lopez]).

Action: Centrepoint Replacement Housing Plan – [revised draft distributed]

Tracy: Described plan, purpose and agency's financial obligation.

David N: I don't recall City Heights funding replacement housing?

Motion – Christine/Alison: Accept the Centrepoint Replacement Housing Plan; passes (6-2-1c/2). [n: KC & DP; a: AO & JL]

Information: Status of Centrepoint DDA –

Tracy: Distributed the Centrepoint DDA's plan exhibits.

Gordon Dunfee: Described the Centrepoint proposal and showed the site plan.

Motion – David/Christine: Adjourn: passes (10-0-1c).

8. ADJOURNMENT:

8:15 p.m. (?)

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

Prepared: 07/24/04 tr
Revised:

Draft (Final) Approved: 08/26/04
Motion was by: David P/Jody

Revisions are in Italic's
PAC vote was: 7-0-2