

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE (PAC)  
- REGULAR MEETING -  
FINAL - MINUTES OF THURSDAY, MAY 26, 2011**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Centennial Education Center, 4747 College Avenue, San Diego, California, from 6:31 p.m. to 8:30 p.m.

**Members Present at Roll Call:** Herlindo Salinas, Charles Maze, Jennifer Finnegan, Anna Orzel-Arnita, John Mireles, and Jeannette Maxwell [6].

**Members Arriving after Roll Call:** Daniele Laman (6:34) and Mario Ingrassi (6:47) [2].

**Members Not Present:** Cynthia Lewis, Jose Lopez, and David Nelson [3]

**Staff in Attendance:** Tracy Reed (RDA), Ulysses Panganiban (RDA), Don Mullen (CD7), and Chris Pearson (CD7).

**Public in Attendance:** Thirteen (13) signed attendance sheet.

**Documents Distributed:** 1) Crossroads Project Area Code Enforcement Report for May 2011; 2) Draft Crossroads PAC Meeting Minutes for February 24, 2011; 3) GRID Alternatives flyer and brochure; 4) El Cajon Boulevard Sidewalk Project summary; 5) Proposed Fiscal Year 2012 Crossroads Redevelopment Project Area Budget; 6) April 19, 2011 Memo from Councilmember Marti Emerald re: Redevelopment Agency Reorganization; and 7) June 11, 2011 Free Community Cleanup & Recycling Event Flyer.

**CALL TO ORDER:** Called to order at approximately 6:31 p.m. by Charles Maze, Chair.

**1. ROLL CALL:** A quorum was established at 6:31 p.m. when 6 of the 11 PAC members were present.

**2. APPROVAL OF AGENDA:** For May 26, 2011

**MOTION – Jennifer/Anna:** Approve agenda as amended (move Items 6, 7d, and 7e after Item 3 to accommodate scheduling conflicts); passes (5-0-1c)

**3. APPROVAL OF MINUTES:** For February 24, 2011

**MOTION – Anna/Jennifer:** Approve minutes as presented; passes (5-0-1c)

**4. COMMENTS ON NON-AGENDA ITEMS:** (synopsis of comments)

**Committee:**

Daniele: I have been re-designated as the Eastern Area Communities Planning Committee representative on the Crossroads Redevelopment PAC. What is the status on the Billman Square mural project?

Tracy: Staff is still working on how the mural could be implemented.

**Public (audience):**

None.

**5. REPORTS:** Elected Officials, Chair, Subcommittee(s) & Agency/City Staff (synopsis of comments)  
**Council District 7 Representative –**

Chris Pearson: Rebuilding Together San Diego will be replacing the roofs of five homes. There will be a free community cleanup event on June 11 at Qualcomm Stadium where items can be dropped off for disposal.

**PAC Chair –**  
Charles: None.

**Agency –**

Tracy: **Streetlights:** The installation of streetlights along El Cajon Boulevard and Streamview Drive should be underway in October 2011 and completed in November 2011. **Traffic Signals:** The installation of the traffic signals along College Avenue should be underway in October 2011 and completed in November 2011. **University Avenue Mobility Study and Chollas Triangle Community Plan Amendment:** The community is encouraged to participate in the workshops and meetings related to these two efforts. **Crossroads/College Grove Redevelopment Project Area Merger:** The schedule has slipped a little because of unexpected research on horizon-year development. Staff wants to ensure that the Supplemental Environmental Impact Report (EIR) can assist future development. Therefore, extensive land use mapping needed to be done. **Aztec Inn:** Staff has received a request from AMCAL seeking Agency financial assistance to develop a 55-unit affordable senior housing project. **CentrePoint:** A local multi-family housing developer has made an offer to purchase and develop the property as entitled without Agency assistance. **Revised State Budget:** The Fiscal Year 2012 state budget was revised in May 2011. It continues to propose the elimination of redevelopment. Lawmakers are considering legislation that would reform redevelopment and divert additional property taxes to schools without necessarily eliminating redevelopment. **Code Enforcement Report:** Since March 2011, eight (8) additional properties with potential code enforcement issues have been identified.

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

**a. Discussion/Action:** Repair, Replace, and Construct El Cajon Boulevard Sidewalks

Jennifer: I'm recusing myself from participating in the discussion and vote of this item.

Tracy: The City's Engineering & Capital Projects Department has evaluated the condition of the sidewalks along El Cajon Boulevard: 8,320 square feet or 1,900 linear feet of sidewalk need to be replaced; 2,200 square feet or 500 linear feet of driveway need to be replaced; six pedestrian ramps need to be replaced. The cost estimate for the project is \$565,000. The project is included in the list of projects to be funded using bond proceeds and in the recent Cooperation Agreement. In August 2009, the PAC recommended providing \$452,000, which included \$75,000 from the College Area BID. City crews have indicated a desire to do this project in phases, which would save time by eliminating the need to advertise and bid the project. However, City crews may not be able to do the project if College Area BID funds are used. Staff recommends funding the project up to \$565,000 and excluding the use of College Area BID funds to facilitate the construction of the project using City crews.

Daniele: How much would be saved by using City crews?

Tracy: Approximately \$100,000.

John: Will the work be done quicker with City crews?

Tracy: Yes.

**MOTION – John/Anna:** Recommend funding the repair, replacement, and construction of El Cajon Boulevard sidewalks in an amount not to exceed \$565,000 using bond proceeds and excluding funds from the College Area BID; passes (5-0-2c)

**7. NEW BUSINESS:** (synopsis of discussion)

**a. Information:** Annual Crossroads Redevelopment PAC Election

Ulysses: The Crossroads Redevelopment PAC Annual Election will be held on June 23. The deadline to register as a candidate is June 20. Candidate and voter registrations are separate

processes. There are special requirements for community organization candidates and voters: They must present proof of their community organizations' existence and proof of their appointment as their community organizations' candidate and/or voter. There are seven (7) seats up for election: two (2) residential owner-occupant seats, four (4) business/property owner seats, and one (1) community organization at large seat. Approximately 7,500 notices were mailed out on May 13. Additional candidate registration forms are available on the back table.

**b. Information:** Single-Family Affordable Solar Homes (SASH) Program

Amanda Meder: GRID Alternatives administers a Single-Family Affordable Solar Homes (SASH)

Program using state funds to help low-income homeowners, such as those in redevelopment project areas, save on electricity and reduce reliance on fossil fuels by installing solar electric systems. For more information, contact GRID Alternatives at (619) 239-4743 or [infosd@gridalternatives.org](mailto:infosd@gridalternatives.org).

Mario: Is there a program for non-low-income families?

Amanda: Currently, the funds we use to administer the SASH Program are limited to assisting low-income families.

**c. Information/Discussion:** Mesa Commons Affordable Housing Project

William D. Crowel, Jr., of the Palm Desert Development Company, along with other associates, provided the PAC and public with an update on the proposed development of 86 affordable housing units and approximately 2,800 square feet of commercial space on the vacant site next to Montezuma Park (a.k.a. Mesa Commons). There will be 188 parking spaces. Phase 1 will be the apartment units, and Phase 2 will be seven single-family homes along Catoctin Drive. The developer has made design changes and has submitted a Substantial Conformance Review request to the Development Services Department to construct the project using existing entitlements. The project has been presented to several community organizations, and the reception has been generally favorable since the community would like the vacant site improved.

Mario: Will people be allowed to walk through the development? An access way should be considered and integrated into the design since people are looking for a quick route from El Cajon Boulevard to Catoctin Drive, the school, and Montezuma Park.

Jennifer: Is the concrete pad currently onsite being maintained?

William Crowel: Yes, weed abatement is being done.

John: Will the Redevelopment Agency participate in the financing of the project? Where will the funds come from?

William Crowel: We anticipate layering funds from multiple sources, such as the Redevelopment Agency, San Diego Housing Commission, state tax credits, and special purpose funding.

Daniele: This development will only involve the apartments and not the single-family homes?

William Crowel: Yes. The single-family homes will be a separate phase and will be developed independent of the apartments.

Mario: It looks like each unit will cost around \$300,000 to build. Keep in mind that that cost is higher than what homes in the area are currently selling for.

Anna: When will Phase 2 start?

William: Perhaps in 2014.

Jan Hintzman: Public access between El Cajon Boulevard and Catoctin Drive should be considered.

Carl Luster: How wide will the sidewalk be along El Cajon Boulevard? We'd like wider sidewalks.

Anne Schoeller: Will the project consist of condos or apartments?

William Crowel: It will consist of 1-, 2-, and 3-bedroom rental apartments.

**d. Discussion/Possible Action:** Fiscal Year 2012 Crossroads Redevelopment Project Area Budget Staff presented the proposed Fiscal Year 2012 Crossroads Redevelopment Project Area Budget and associated work plan. Total expenditures are projected to be approximately \$11.3 million.

Major line items of expenditure include: public infrastructure projects, the Storefront Improvement Program, the Housing Enhancement Loan Program, tax sharing agreements, City debt repayment, bond debt service, and administration.

Anna: Where is the “Chollas Creek Neighborhood,” and what is the line item for that neighborhood for?

Tracy: It’s the neighborhood around Marshall Elementary School that was surveyed by Walk San Diego as part of a safe route to school study in 2009, which identified missing sidewalks. This line item is to address those missing sidewalks.

**MOTION** – **Daniele/Jennifer**: Recommend approval of the proposed Fiscal Year 2012 Crossroads Redevelopment Project Area Budget as presented by staff; passes (6-0-1c)

**e. Presentation/Possible Action:** Redevelopment Agency Restructuring

Don Mullen, Chief of Staff for Councilmember Emerald, presented a memorandum outlining a proposal to restructure the City of San Diego Redevelopment Agency. The proposal calls for the creation of a San Diego Development Corporation to house all redevelopment staff currently in the City’s Redevelopment Department, Centre City Development Corporation, and Southeastern Economic Development Corporation. The new corporation would be responsible for carrying out all redevelopment activity throughout the City and would be granted discretionary development review authority within the project areas. Housing responsibilities would be transferred to the San Diego Housing Commission, and a minimum of 35% *(to be increased 5% a year over a 3-year period from the current minimum of 20%)* of all tax increment collected would be set aside for housing. The Mayor would serve on the Agency Board as an ex officio member. The Executive Director, General Counsel, and Finance Manager would be hired directly by and be accountable to the Agency Board. Assuming that redevelopment continues to exist and is not eliminated by the state, the goal is to streamline the redevelopment process in San Diego, achieve cost savings, allow for greater oversight that eliminates abuses, and replicate the successes of CCDC throughout the City. Councilmember Emerald invites comments and suggestions from the public and stakeholders until the end of July 2011. The proposal in her memorandum is only a starting point to initiate the dialogue. Major questions asked during the presentation included:

- How much cost savings would be achieved by having one consolidated corporation to manage redevelopment throughout the City?
- Would the PACs remain as a way for the public to participate in redevelopment?
- Would having one consolidated corporation result in the individual project areas not getting the specific attention they need?
- Would tax increment funds continue to be spent only in their project areas of origin?
- What would be the Mayor’s role and power in redevelopment given he/she is the only City-wide elected official charged with implementing a City-wide vision?
- How soon could the proposed restructuring take place?
- What outreach is being done to gather input and suggestions?
- Would project areas be easier to form?

The PAC considered the formation of an ad hoc subcommittee to look into the proposal and provide feedback to Councilmember Emerald's Office.

**8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:**

- a. **June 23, 2011** – PAC Annual Election and regular meeting (if necessary)
- b. **July 28, 2011** – If necessary

**9. ADJOURNMENT:** at 8:30 p.m., Jennifer/Daniele, passes (6-0-0)