

**CROSSROADS REDEVELOPMENT PROJECT AREA  
PROJECT AREA COMMITTEE (PAC)  
- REGULAR MEETING -  
FINAL - MINUTES OF THURSDAY, DECEMBER 9, 2010**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:30 p.m. to 7:50 p.m.

**Members Present at Roll Call:** Herlindo Salinas, Charles Maze, David Nelson, Anna Orzel-Arnita, Jose Lopez, Jeannette Maxwell, Rebecca Lopez, Cynthia Lewis, Daniele Laman, and John Mireles [10].

**Members Arriving after Roll Call:** Jennifer Finnegan (6:32), Mario Ingrasci (6:34), Bryant Jackson (6:36) [3].

**Members Not Present:** Kasra Movahedi [1]

**Staff in Attendance:** Tracy Reed, James Davies, and Ulysses Panganiban (RDA), Leslie Sennett (NCCD), and Chris Pearson (CD7).

**Public in Attendance:** Eleven (11) signed attendance sheet.

**Documents Distributed:** 1) Crossroads Project Area Code Enforcement Report for December 2010; 2) Draft Crossroads PAC Meeting Minutes for October 28, 2010; 3) Notice of Preparation and Scope of Work for Crossroads/College Grove Merger Subsequent Environmental Impact Report; 4) Map of Crossroads and College Grove Redevelopment Project Areas; 5) Draft Crossroads Redevelopment Project Second 5-Year Implementation Plan Mid-Term Progress Report; and 6) The Emerald News.

**CALL TO ORDER:** Called to order at approximately 6:30 p.m. by Charles Maze, Chair.

**1. ROLL CALL:** A quorum was established at 6:30 p.m. when 10 of the 14 PAC members were present.

**2. APPROVAL OF AGENDA:** For December 9, 2010

**MOTION – Jose/John:** Approve agenda as proposed; passes (9-0-1c)

**3. APPROVAL OF MINUTES:** For October 28, 2010

**MOTION – Daniele/Cynthia:** Approve minutes as presented; passes (8-0-2c)

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

**Committee:** None

**Public (audience):**

Laura Riebau: I would like to have for reference a copy of the affordable housing presentation given in October 2010.

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

Chris Pearson: The City Council approved on December 6, 2010, the hiring of a consultant to develop and issue a Request for Proposals and provide vendor selection assistance for information technology services. The City Council approved on December 7, 2010, the Preliminary Statement of Work for Publishing Services, which is the first step in the managed competition process.

**PAC Chair –**

Charles: There was no College Community Area Council meeting in November 2010. The old blood plasma center on El Cajon Boulevard has been taken down.

**Agency –**

Tracy: **El Cajon Boulevard and Streamview Drive Streetlights:** The project is going through the Contracting Section of the Engineering & Capital Projects Department and the Purchasing & Contracting Department. The next step is to finalize the specifications before bid advertisement. **College Avenue Traffic Signals:** The Adams Avenue signal is 30% designed. City engineers are working with SDG&E regarding service points. The target installation date is May 2012. **El Cajon Boulevard Sidewalk Repair and Replacement:** City crews from the Street Division have indicated interest in doing the work. City engineers are working with Street Division to scope the work for City crews. This project is anticipated to be on the January 2011 PAC agenda. Sidewalk issues in other areas (e.g., Fox Canyon and Chollas Creek) would be handled separately. **Chollas Triangle:** The City Council has approved the consultant agreement with Civitas of Denver, Colorado, to support Planning Division staff in preparing the community plan amendment. An advisory committee will be established, and the consultant will conduct community audits and charrettes in early 2011. **University Avenue Corridor Study:** A consultant has been selected and retained for the study by City engineers. An advisory committee will be established, and the consultant will conduct community audits and charrettes in early 2011.

Leslie Sennett: Since the last PAC meeting, seventeen (17) additional properties with potential code enforcement issues have been identified. I attended training on substandard housing given by the Code Enforcement Unit of the City Attorney’s Office and by the State of California.

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

**a. Discussion: Mid-Term Progress Report of Second 5-Year Implementation Plan**

Tracy explained that California Redevelopment Law requires Agency staff to prepare and submit a mid-term progress report on the Second Crossroads Redevelopment Project 5-Year Implementation Plan to the Agency Board at a noticed public hearing. A draft of the report has been prepared and provided to the PAC for reference. The report outlines the accomplishments within Crossroads over the past two and half years and how these accomplishments relate to the stated goals and objectives in the Implementation Plan. The PAC may or may not decide to provide formal comments to the Agency Board. PAC members and the public are welcome to attend the noticed public hearing to provide comments.

Jeannette: I think the report is clear and well written.

David: Is tax increment going down?

Tracy: Yes, tax increment is projected to go down.

John: Has the CentrePoint property been auctioned?

Tracy: The auction was postponed again.

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

**a. Introductions: Redevelopment Plan Amendment (Merger) Consultants**

Tracy introduced Ken Lee of Rosenow Spevacek Group and Bruce McIntyre of Helix Environmental as the fiscal and environmental consultants, respectively, for the Crossroads/College Grove merger. Ken and Bruce described themselves and the work that their firms will be doing in support of the merger.

Jose: How will the redevelopment plans be amended?

Tracy: The Crossroads Redevelopment Plan will be amended to incorporate College Grove. The College Grove Redevelopment Plan will be amended to clarify the process for determining the

amount of tax increment collected and its relationship to the \$50 million cap.

Laura Riebau: After the merger, will 20% of the tax increment collected still go towards affordable housing?

Tracy: Yes.

Jose: What will the new PAC composition be?

Tracy: The PAC will remain the same. Seven seats in the Crossroads PAC would be available to residents, businesses, and property owners from College Grove.

**b. Scoping Meeting:** Subsequent Environmental Impact Report

Anna McPherson of the City Development Services Department (DSD) formally opened at 7:10 p.m. the Scoping Meeting for the Subsequent Environmental Impact Report (EIR) to be prepared for the Crossroads/College Grove merger. Anna solicited verbal and written comments on the scope of the EIR. She was particularly interested in knowing what environmental impacts should be addressed in the EIR. Tracy provided background information on the project to be analyzed in the EIR, which is the merger of the Crossroads and College Grove Redevelopment Project Areas; it does not include specific projects or proposed land use changes. Bruce McIntyre of Helix Environmental addressed questions from the PAC and the public on the scope of the EIR and the analyses to be conducted. An attendance sheet was passed around for those interested in being on the DSD distribution list. Comments will be accepted until January 3, 2011. Comments may be submitted via letter, e-mail, or verbally. Anna passed out her business card. The Scoping Meeting closed at 7:33 p.m. After the Scoping Meeting closed, Ken Lee of Rosenow Spavacek Group fielded questions from the PAC members and public on the fiscal analysis process.

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

**a. January 27, 2011:**

1) Discussion/Action: Mid-Term Progress Report of Second 5-Year Implementation Plan

**b. February 24, 2011:**

1) If necessary

**9. ADJOURNMENT:** at 7:50 p.m. (unanimous, passes)