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USDRIP / Riverway Stakeholder Meeting Minutes

Thursday, September 18, 2008

1. Attendees:

   Robin Rierdan, Mark Kennedy, Kaye Hobson, Frank Hilliker, Harold Hilliker, Bruce Robertson, Steve Halfaker, Carl Stiehl, Joe Farace, Matt Schneider, Ed Duling, Rick Smith, Mark Baker, Hugo Mora.

2. Updates

   - Interview with Keyser Marston for Fiscal/Planning Consultant – should be scheduled soon

   - Active Site Plans

     Driven Auto Sales – has some final revisions to make to the drainage and landscaping plans, engineer is working on fixing both with DPW staff and DPLU Landscape Architect

     Silver Sage Affordable Housing – has by their own admission met with some resistance to their redesign (downsizing of the units) of the site. They are looking at their options and have told us they are trying to work with the Lakeside Planning Group

     Witherow Roofing - has resubmitted and is currently being reviewed. We will have an iteration letter out to them in the next few weeks, if necessary.

   - Fire District Update – we have met with the fire district, discussed some possible sites for the fire station and have provided some information for them. We will continue to provide the fire district with any information necessary and will help by having a pre-application meeting when necessary to discuss the possible impacts of the station depending on the site. Mark Baker said the fire district has some internal meetings coming up and they will be narrowing down to a site. In response to a question, Mark said they are not looking at eminent domain at this point.

- Meeting with District 2 next week on Wednesday to give Supervisor Jacob an update on everything we've been working on in USDRIP in the past year.

3. Response to August meeting improvement suggestions

- Discussion of Small Redevelopment Area Improvements (handout) – the costs of the small projects are based on material costs of current similar projects we researched. These recommended project illustrations are found in pages 122-127 of the Riverway Specific Plan for USDRIP. DPLU used these as a basis for the cost analysis and sample projects as they are already shown in the plan. The stakeholder group could decide to just do portions of these, such as a monument sign and a few trees or a sign with a some streetscape next to it. Some stakeholders mentioned that there are some existing medians that could be landscaped (the median is already built without landscaping) such as Mast Bvd.

  There was extensive discussion with regard to these projects. Stakeholders mentioned that draught tolerant plants (trees and shrubs) should be used in all cases. There was discussion that reclaimed water should be researched to determine it some could be used in USDRIP. There was discussion that signs directing people to USDRIP or the Riverway and it's trails from outside the redevelopment area could be good to draw people in. This was described as a dot to dot connection. There was some discussion that a bike lane sign is needed a Mapleview and 67. The stakeholders recommended that a sub-committee of a few stakeholders and DPLU should narrow down the areas where we might do these small projects and report back at the next meeting.
- Discussion of a Specific Plan Amendment to allow for additional commercial uses in specific parts of USDRIP. DPLU researched the parcels near the River Trail in USDRIP and a developer could have a restaurant (Eating and Drinking Establishment) or hair salon (Personal Services) with a Minor Use Permit in most zones. The only major commercial uses it seems were left out of these areas are Retail and Lodging. There was some discussion by stakeholders that maybe the redevelopment agency could help with the processing for certain Minor Use Permits for a example a coffee shop or lunch type restaurant as one is not presently located near the trail. Stakeholders have identified this as a goal that a restaurant of some type near the River Trail could really attract people to the area. If DPLU did process a SPA, we would be looking at 1 year in processing with environmental documents and a drain on redevelopment funds (possibly $20,000). At this time it appears a developer could put a restaurant in the desired location with a Minor Use Permit and a SPA is not necessary to address stakeholders concerns.

4. Other

- It was mentioned that the current state budget would have a small percentage "grab" of our redevelopment funds (not be returned), however we do not anticipate this to exceed $100,000.

- Oktoberfest in El Cajon is coming up October 3-5 and October 10-12

5. Next Meeting – Thursday, October 16 at 9am at the Lakeside School District Offices.