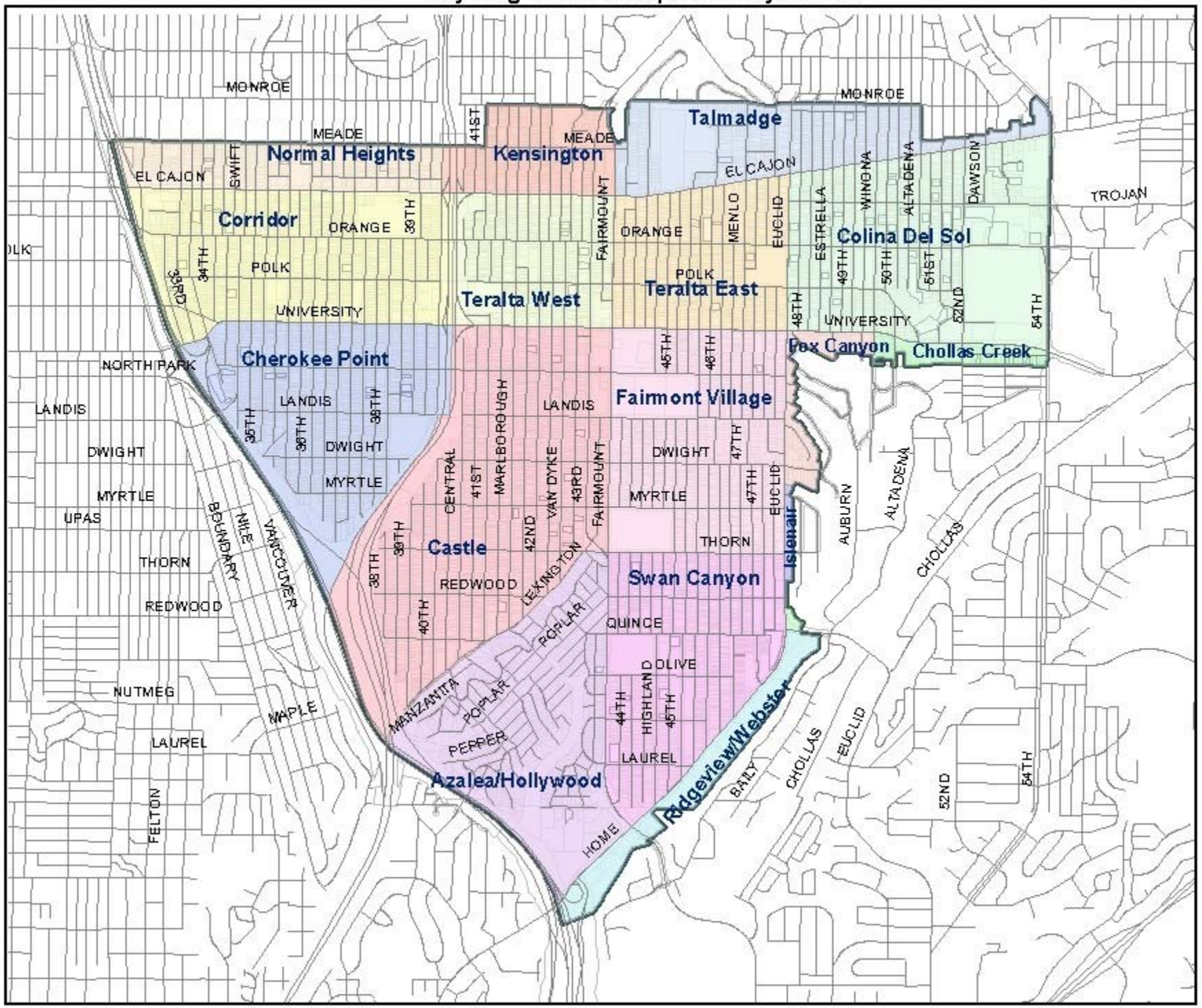City Heights Redevelopment Project Area