

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MEETING MINUTES  
FEBRUARY 13, 2006**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos (6:24)
Kathy Evans-Calderwood (6:25)	Paulina Gillette	Jim Gingles
Amy Gonyeau (6:11)	Alfred Ilginis	Fred Lindahl
David Nelson (6:11)	Juan-Pablo Sanchez	Joe Sciarretta
Michael Sprague	Elizabeth Tate*	David Taylor
Jim Varnadore		

*\* New Member*

The following members were absent:

Valentina Hernandez (A)	Danielle Moser (A)	Kevin Hauck (A)
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Also Present: Jim LoBue (Redevelopment), Bob Kennedy (Redevelopment) and Sam Johnson (Redevelopment)

- I. Call to Order:** The meeting was called to order at 6:05 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:**  
M/S/P (10-0-2, Gillette/Cybulskis) Motion to reverse the order of agenda items VII. A. Proposed Consultant Contract with Keyser Marston Associates and VII. B. El Cajon Blvd. Pilot Village.  
John Stump asked that agenda item V. A. Election of open Community Organization –At – Large representative be continued. No motion to continue the election was made by the PAC.  
M/P (12-0-1) Motion to approve agenda as changed.
- III. Minutes:** Table approval of January minutes until March 13, 2006 meeting.
- IV. Public Comment, PAC Members Comment and Staff Announcements**

**Public Comment**

Jose Lopez – Read the attached letter.

Maria Otero Gonzales – “estoy aqui hablando Español porque hay mucha gente en la comunidad que hablan Español y necesitan la informacion en Español.” Translation: I am speaking Spanish because there are many Spanish speaking residents in this community that need the information in Spanish.

Jay Powell - City Heights Community Development Corp – Informed alert on Mid-City Stations and systems and stressed importance of bridge decks as an economic development feature. As stated in M.O.U. negotiated with the State of California and City, the trolley or Bus Rapid Transit was to run in the median of the Interstate 15 and elevators and escalators would be provided and they will not be seen until the next decade unless it is brought up.

### **PAC Member Comment**

Michael Sprague – City Heights Area Planning Committee elections will be held the first Monday of March. Applications must be received by February 27<sup>th</sup>, 2006 with general rules and conditions and a map.

Astrid Cybulskis - Asked for an attendance review for the month of March.

David Taylor – Announced that the partners for Livable Space in San Diego is presenting on strategies for creating our urban environment, called “Creating the City, Love it or Leave it”. Takes place on March 15, 2006.

## **V. Administrative Matters – PAC Action**

### **A. Election of open Community Organization –At – Large representative**

John Stump requested to speak on the item but was denied by the Chair.

Staff verified four candidates qualified for the vacant Community Organization At-Large seat.

The candidates spoke in the following order:

Ahmed Hassan – Horn of Africa Community

Tony LoPresti – City Heights Community Development Corporation

Thomas Mangum – Cherokee Point Neighborhood Association

Elizabeth Tate – Florence Griffith Joyner Youth Foundation

Elizabeth Tate was declared the winner in a runoff vote.

Elizabeth Tate immediately assumed her office and took her seat on the PAC.

## **VI. Old Business – PAC Action**

### **A. Model School JPA**

Wendy Dewitt – Project Manager for San Diego model schools development group gave an update. February meeting was cancelled; next meeting is March 9, 2006 at 10:00am.

Finance subcommittee meeting is scheduled to review alternative sources to help finance potential roadway improvements, open space enhancements and a proposed child development center.

A request was made to the JPA Board that “attendance boundaries” of the Model School be distributed to the PAC.

### **B. Affordable Housing Collaborative (NOFA) Recommendation and Funding**

M/UC (15-0-0, Housing Subcommittee) Motion to not support Agency staff recommendation for extension of the NOFA program.

**VII. New Business – PAC Action**

**B. El Cajon Blvd. Pilot Village**

Rich Juarez of Urban West Development (partners with Christopher Sickles Group) gave a presentation for a proposed project for the Pilot Village site (two block site between Meade Ave. and El Cajon Blvd. and between 38<sup>th</sup> St. and 40<sup>th</sup> St.)

M/S/P (8-5-3, Gillette/Nelson) Motion to recommend the start of the ENA process with the proposed development team.

**A. Proposed Consultant Contract with Keyser Marston Associates**

Jim LoBue explained that no new contract was needed with KMA as there is still funding left in their current contract. The Agency staff asked the PAC to participate on a “SR-15 Corridor Steering Committee” to advise the Agency in actions related to developer recruitment for redevelopment projects in the area. PAC members discussed the need to also pursue new development in other location in the Project Area. It was agreed that the steering committee would also look into these opportunities.

Alfred Ilginis and Richard DeHoyos volunteered to sit on the committee.

**C. Safe Routes to Schools**

Andrea Groves of the CHCDC gave a presentation on Safe Routes to School funding and requested the PAC to recommend \$537,737 in funding for the project.

M/S/P (11-5-0, Gillette/Taylor) Motion to support the project in concept only with no funding.

**D. Request from the San Diego Police Department**

Captain Bob Kanaski of the San Diego Police Department gave a presentation on the proposed use of surveillance cameras on El Cajon Blvd. and University Ave. He stated that he may return later to request funding assistance.

M/S/P (13-1-2, Gingles/Ilginis) Motion to support the project in concept.

**VIII. Chair and Subcommittee Reports - Action Items**

**A. Chair’s Report**

No report.

**B. Housing Subcommittee**

**1. Face Lift Program – Supplemental Agenda Item**

M/P (13-3-0, Housing Subcommittee) Motion to fund the FaceLift Program with \$50,000 of 20% Low-Mod Housing funds in fiscal year 2006-2007.

**C. Budget Subcommittee**

Joe Sciarretta passed out a report on City Heights redevelopment budget information.

**IX. Next Meeting Agenda**

No discussion.

**X. Adjournment**

The meeting adjourned at 9:15 p.m.

City Heights, February 13, 2006

Ms. Karen Bucey, Chair  
City Heights Project Area Committee  
3910 University Avenue, the Metro Building  
City Heights, CA 92105

**RE: 3% Hispanic and Set-aside by right, At-large Seats, Reflecting Area Population.**

Honorable Chairwoman and Members of this Committee:

Tonight, I am here before you divested of all public office, appointments and associations and only as a simple interested citizen.

As interested citizen, I will supply SANDAG information to the Secretary of State and to the City Attorney to the fact that this **precinct** is more than 3% Hispanic, in fact 53% [Census 2000]. Therefore, meeting notices, ballots and election materials needs to be distributed in Spanish also,

Pursuant to *California Elections Code [CEC] §14201 (a) (f)* inclusive.

Also I will request a City Attorney's Office **Legal Opinion** on the following matters:

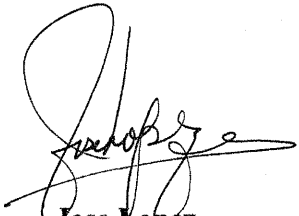
1. A substantial number of **LOW/Moderate**-income persons need to be members of this committee,  
Pursuant to *California Redevelopment Law [CRL] (Health and Welfare Code [HWC])* § 33385 (a) (1).
  - A. The Project Area Committee shall only include, when applicable, elected representatives of residential owner occupants, residential tenants, business owners and existing organizations (religious institutions and other nonprofit organizations inclusive) within the project area. On this issue, the set-aside by right, at-large seats for the *City Heights Area Planning Committee [CHAPC]* and the *City Heights Town Council [CHTC]* come strongly to mind, just to mention a few.
  - B. On the matters of the **CHAPC** and **CHTC** set-aside by right, at-large seats:
    - a. The **CHAPC** is a sanctioned committee of a legislative body, the City Council,  
[CRL] HWC § 33385 (g)
    - b. The **CHTC** is a **501(c)(3)** nonprofit organization set **prejudicially** apart from any other. To equalize the field, its representative should be appointed by the organization and she or he shall run for election like any other candidate in the electoral process of this precinct, pursuant to [CRL] HWC § 33385 (a) to (j); 33385.3 (a) (b); 33385.5; 33386; 33387 and 33388 (a) (b) inclusive.
2. To the best of my knowledge, set-aside by right, at-large seats are illegal, at least since 1969 [Allen V. State Board of Elections]. This distribution of seats dilute minority votes, voting rights and stack the dominance of the prevalent governing group (voting as a block) [Thornburg V. Gingles, 1986] **against** prevalent minorities reflecting area population and [disenfranchised from the governing group] interested individuals.

3. Cross-reference seats greatly compromise the **INDEPENDENT** [*free thinking*] decision making of this body, and they shall be subjected to the electoral process of this precinct also [*USA V. Blaine County, April 7, 2004*], **42 United States Code [USC] § 1973, 28 USC § 1291** and the **Voting Rights Act of 1965 § 2 & 12 (d)** inclusive.

In parting, with all due respect, I request to the Honorable Chairwoman, two things:

- A. To have the duly elected Secretary of this committee enter and reflect my comments into the public records of this committee and to attach this letter and all submitted attachments to the minutes of this meeting.
- B. To give direction to the Redevelopment Agency Staff to compile a cross-reference list of occupied seats from the members of this committee, who also seat at the **CHAPC, CHTC** and any other set-aside by right, at-large seats, within thirty [**30**] days of this notice. Such list should be delivered to this committee's Chair with a copy to my place of residence, Thank You.

Respectfully Submitted,



**Jose Lopez**  
**4916 Lantana Drive**  
**City Heights, CA 92105**  
**(619) 282-2788**

CC: Secretary of State  
City Attorney's Office  
All interested parties.

**Attachments: SANDAG Statistics, Census 2000.**



**CENSUS 2000 PROFILE**  
*City Heights Community Planning Area*  
 City of San Diego

**Population by Race and Hispanic Origin**

(Total Population) (SF1 - P8)

	Total		Hispanic		Non-Hispanic	
	Number	Percent*	Number	Percent*	Number	Percent*
Total population	78,843	100%	41,675	53%	37,168	47%
White	24,819	31%	14,913	19%	9,906	13%
Black or African American	10,943	14%	407	1%	10,536	13%
American Indian	696	1%	447	1%	249	0%
Asian	13,299	17%	140	0%	13,159	17%
Native Hawaiian & Other Pac. Is.	232	0%	59	0%	173	0%
Some other race	23,408	30%	23,213	29%	195	0%
Two or more races	5,446	7%	2,496	3%	2,950	4%

**Population by Age and Sex**

(Total Population) (SF1 - P12)

	Total	Male		Percent
		Male	Female	Female
Total population	78,843	39,571	39,272	50%
Under 5	8,965	4,576	4,389	49%
5 to 9	9,277	4,813	4,464	48%
10 to 14	7,272	3,729	3,543	49%
15 to 17	3,871	1,966	1,905	49%
18 and 19	2,575	1,301	1,274	49%
20 to 24	7,238	3,537	3,701	51%
25 to 29	7,835	3,668	3,967	51%
30 to 34	7,075	3,718	3,357	47%
35 to 39	6,066	3,116	2,950	49%
40 to 44	4,801	2,409	2,392	50%
45 to 49	3,891	1,918	1,973	51%
50 to 54	2,824	1,354	1,470	52%
55 to 59	1,893	929	964	51%
60 and 64	650	315	335	52%
62 to 64	632	303	439	53%
65 to 69	1,201	577	624	52%
70 to 74	990	446	544	55%
75 to 79	746	306	440	59%
80 to 84	466	182	284	61%
85 and older	375	118	257	69%
Under 18	29,385	15,084	14,301	49%
65 and older	3,778	1,629	2,149	57%
Median age	25.1	24.8	25.5	--

**Population by Marital Status**

(Population age 15 and older) (P18)

	Number	Percent
Total age 15 and older	53,329	100%
Never married	20,687	39%
Married, excluding separated	23,070	43%
Separated	2,659	5%
Widowed	2,250	4%
Divorced	4,663	9%

**Population by Household/Group Quarters Status**

(Total population) (SF1 - P27)

	Number	Percent
Total population	78,843	100%
Household population	78,582	100%
Group quarters population	261	0%
Institutionalized population	3	0%
Noninstitutionalized pop.	258	0%

See last page for important notes on the use of this information.

## Population by Age and Race and Hispanic Origin

(Total population) (SF1 - PCT12A - PCT12D)

	Total	Non-Hispanic							
		Hispanic Origin	White	Black or African Am.	American Indian	Asian	Hawaiian or Pacific Isl.	Other	Two or More Races
Total population	78,843	41,675	9,906	10,536	249	13,159	173	195	2,950
Under 5	8,965	5,790	443	1,197	19	1,011	11	39	455
5 to 9	9,277	6,011	400	1,252	13	1,098	14	30	459
10 to 14	7,272	4,115	375	1,157	18	1,205	15	24	363
15 to 17	3,871	1,905	203	610	15	878	9	6	155
18 and 19	2,575	1,388	185	325	7	549	6	2	113
20 to 24	7,238	4,226	806	954	22	962	18	16	234
25 to 29	7,835	4,554	828	868	23	1,313	12	16	221
30 to 34	7,075	4,238	749	786	19	1,047	13	26	197
35 to 39	6,066	3,169	911	847	21	911	22	9	176
40 to 44	4,801	2,080	970	748	20	811	17	7	148
45 to 49	3,891	1,335	931	600	25	858	16	5	121
50 to 54	2,824	870	757	370	15	702	5	7	98
55 to 59	1,893	544	462	230	16	570	6	1	64
60 and 61	650	194	157	113	2	167	2	1	14
62 to 64	832	276	203	96	4	225	1	0	27
65 to 69	1,201	325	340	140	3	340	4	4	45
70 to 74	990	251	376	108	3	229	0	0	23
75 to 79	746	163	337	75	3	149	0	1	18
80 to 84	466	86	253	31	0	82	2	1	11
85 and older	375	65	220	29	1	52	0	0	8
Under 18	29,385	17,911	1,421	4,216	65	4,182	49	99	1,432
65 and older	3,778	890	1,526	383	10	852	6	6	105
Median age	25.1	21.8	40.3	23.8	32.0	28.3	30.6	17.3	18.8

## Language Spoken at Home and Ability to Speak English

(Population age 5 and older) (P19)

	Total	Percent
Total age 5 and older	89,878	100%
Speak only English	20,897	30%
Speak Spanish	33,328	48%
Speak English "well" or "very well"	20,725	30%
Speak English "not well" or "not at all"	12,603	18%
Speak Asian/Pac. Island language	12,342	18%
Speak English "well" or "very well"	7,512	11%
Speak English "not well" or "not at all"	4,830	7%
Speak other language	3,311	5%
Speak English "well" or "very well"	2,387	3%
Speak English "not well" or "not at all"	924	1%

## Educational Attainment

(Population age 25 and older) (P37)

	Total	Percent
Total population age 25 and older	39,645	100%
Less than 9th grade	11,684	29%
9th through 12th grade, no diploma	9,207	23%
High school grad (incl. equivalency)	7,851	20%
Some college, no degree	6,623	17%
Associate degree	1,821	5%
Bachelor's degree	1,709	4%
Master's degree	503	1%
Professional school degree	180	0%
Doctorate degree	67	0%

## School Enrollment

(Population age 3 and older) (P36)

	Total	Percent*	Public School		Private School	
			Number	Percent*	Number	Percent*
Total population age 3 and older	75,078	100%	26,858	36%	1,487	2%
Nursery/preschool	1,462	2%	1,337	2%	125	0%
Kindergarten to grade 4	9,611	13%	9,307	12%	304	0%
Grade 5 to grade 8	6,619	9%	6,398	9%	221	0%
Grade 9 to grade 12	5,810	8%	5,549	7%	261	0%
College, undergraduate	4,465	6%	4,027	5%	438	1%
Graduate or professional school	378	1%	240	0%	138	0%
Not enrolled in school	46,733	62%	-	-	-	-

See last page for important notes on the use of this information.

### Ratio of Income to Poverty Level

(Population for whom poverty status is determined) (P88)

	Total	Percent
Total	78,582	100%
Under .50	11,600	15%
.50 to .74	8,402	11%
.75 to .99	9,686	12%
1.00 to 1.24	7,796	10%
1.25 to 1.49	7,787	10%
1.50 to 1.99	9,713	12%
2.00 and over	23,618	30%

### Poverty Status

(Population for whom poverty status is determined) (P87)

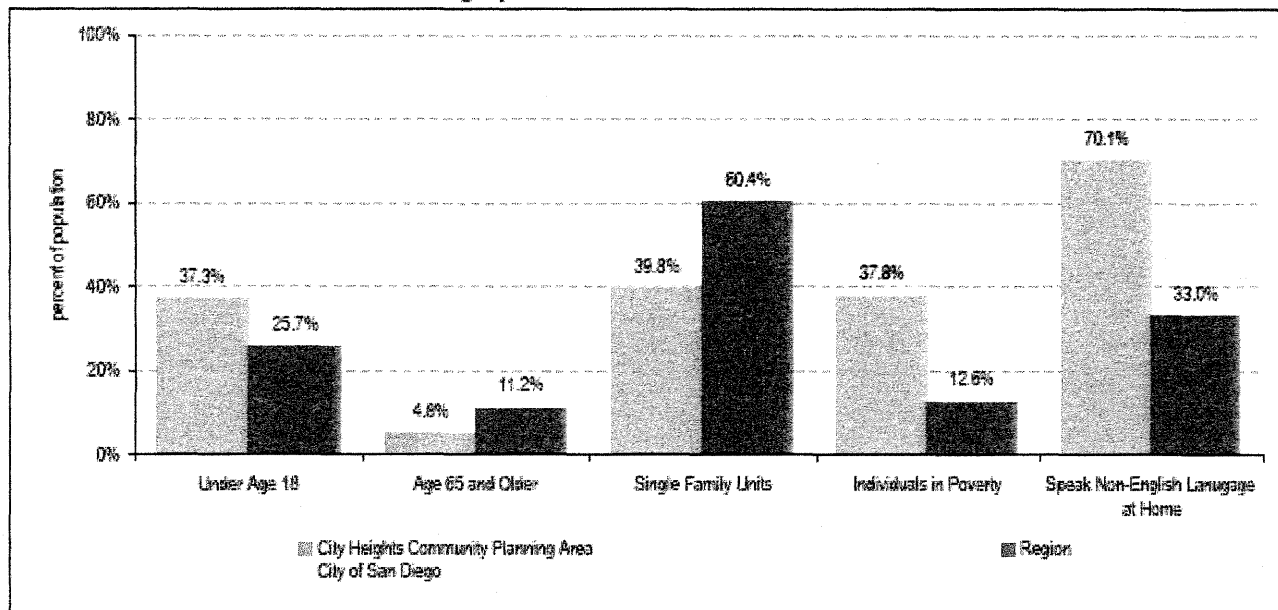
	Total	Percent
Total	78,582	100%
Above Poverty	48,853	62%
Below Poverty	29,729	38%

### Poverty Status of Families by Family Type and Presence of Related Children

(Families) (P90)

	Total Families			Above Poverty			Below Poverty		
	With Children		No Children	With Children		No Children	With Children		No Children
	Total	Under 18	Under 18	Total	Under 18	Under 18	Total	Under 18	Under 18
Total families	16,734	12,717	4,017	10,965	7,329	3,636	5,769	5,388	381
Married couple family	9,770	7,282	2,488	6,965	4,710	2,255	2,805	2,572	233
Male householder, no wife present	1,933	1,282	651	1,404	605	599	529	477	52
Female householder, no husband present	5,031	4,153	878	2,596	1,814	782	2,435	2,339	96

### Demographic and Economic Characteristics



### NOTES

\* Percent of total

The 2000 Census was conducted in April, 2000. Some questions were asked of all households (Summary File 1); others were asked of only a sample of households (Summary File 3). Some data presented here may not match 2000 Census information published by the U.S. Census Bureau for the following reasons: sample census data have been controlled to match 100 percent count (Summary File 1) data; and some minor adjustments were made (such as correcting the location of housing units that were erroneously allocated by the Census Bureau to roads and open space) to more accurately reflect the region's true population and housing distribution.