

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
MARCH 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
Kathy Evans-Calderwood (6:14)	Paulina Gillette	Kevin Hauck
Alfred Ilginis	Fred Lindahl	Danielle Moser
David Nelson	Juan-Pablo Sanchez	Joe Sciarretta
Michael Sprague (6:45)	Elizabeth Tate (6:14)	David Taylor
Jim Varnadore		

** New Member*

The following members were absent:

Jim Gingles (A) Amy Gonyeau (A)
Valentina Hernandez (A, left at 6:15)

Also Present: Pam Ison (CD3), Bob Kennedy (Redevelopment) and Sam Johnson (Redevelopment).

- I. Call to Order:** The meeting was called to order at 6:02 p.m. Roll call was conducted. A quorum was established.

Chair Karen Bucey apologized to John Stump for not allowing him to speak to item V.A. Election of open Community Organization –At – Large representative at the February 13, 2006 meeting. She stated that he should have been given the opportunity to address the item.

- II. Agenda:**
M/S/UC (13-0-0, Varnadore/Gillette) Motion to approve the agenda.

- III. Minutes:**
M/S/P (11-0-2, Cybulskis/Gillette) Motion to approve January 9, 2006 minutes with the correction to item IV. Public Comment (Michele Anderson/Larry Fitch) to state that the proposal is to sell floors 2-4 for condominiumization with a master lease with Workforce Partnership and for present ownership to retain the ground floor for other commercial users.
M/S/P (10-0-3, Cybulskis/Ilginis) Motion to approve January 24, 2006 minutes.
M/S/P (11-0-2, Varnadore/Cybulskis) Motion to approve February 13, 2006 minutes with corrections to items II Agenda, IV Public Comment and V. Administrative Matters. Addition to item II: no motion to continue the election was made by the PAC after a request by John Stump. Correction to item IV. PAC member comment, David Taylor, should read “Greening the City, love it or leaf it”. Addition to item V. Administrative Matters A. Election of open Community Organization At-Large representative: John Stump requested to speak on the item but was denied by the Chair.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

Hubert Correa – Lives at 38th and El Cajon Boulevard - Requested information on the current situation with the proposed Pilot Village project.

Bob Kennedy - Responded by explaining the Owner Participation process and the history of the old ENA for the Pilot Village project. The old ENA expired, if the Agency enters into a new ENA, it will require that the Owner Participation process to be renewed.

Vernon Wright – Commented that he has not yet received information from Rich Juarez regarding the proposed Pilot Village project.

Joey Hladun – Asked about a possible new ENA for the development of the Pilot Village project.

In response Bob Kennedy commented that if there was a new ENA then Owners Participation Agreements would have to be renewed. Commented that all property owners have been added to the PAC mailing list.

Mary Laiupa – April 14th from 10 – 3pm, there are going to be invitation from P Development Corp. There will be music, activities, and an Easter egg hunt for the kids.

Pam Ison – (Councilmember's Atkins office) brought copies of the March issue of Toni Times that highlights recent activities and has FY 06-07 schedule for budget issues.

PAC Member Comment

Elizabeth Tate – Stated that that neighbors surrounding Hoover High School athletic field are anxious about increased activities on soccer and track fields. Requested a contact person on Ken-Tal Planning Committee to see what can be worked out with the neighborhood.

Alfred Ilginis – Will be out of town next month to be in New York and will not be back until the following month.

David Nelson – Recommends that staff should send out letters out to people on 38th Street so that it can be more helpful because it is difficult is for people when they don't know what is going on. Also, to be careful with ENAs that are approved by the PAC.

Karen Bucey – Met with Councilmember Atkins and spoke with her about public notice packages on the Pilot Village project that went out a few years ago with no follow up. She commented that property owners should have been re-noticed when the project died. She said an effort will be made to send a notice to property owners on changes to a projects status.

Kathy Evans-Calderwood – Commented on actions to give WWII Merchant Marines veteran status (contact Bob Filner's office for more information). Commented on transit changes affecting City Heights, she said there were many people speaking against the cuts to bus routes in the area.

Richard DeHoyos – Commented that homeowners going through the ENA process for the Pilot Village project should automatically be put onto a mailing list.

Danielle Moser – Announced that she was stepping down from her Residential Tenant seat.

Staff Announcements

Bob Kennedy – Discussed the City Attorney's and staff's response to an email sent by Jose Lopez regarding the Project Area Committee. The City Heights PAC is in conformance with procedures, however the City Heights Project Area will start receiving agendas in Spanish. PAC members should have received their Form 700, due on April 1st, 2006. Fines for not filing are as high as \$200 - \$1200.

V. Administrative Matters – PAC Action

A. PAC Member Attendance

PAC Membership Termination Hearing

Danielle Moser – Danielle Moser stated that she was stepping down from her seat on the PAC. No termination vote was taken.

Valentina Hernandez- The Chair read a note left by Valentina Hernandez stating that she could not stay for the meeting but asked to be retained on the PAC.

M/S/F (4-7-4, Nelson/Sanchez) Motion to retain Valentina Hernandez on the PAC.

M/S/F (8-3-4, Gillette/Sciarretta) Motion to remove Valentina Hernandez from the PAC.

(The Chair decided that Valentina Hernandez was absent from the March 2006 meeting)

Kevin Hauck – Kevin Hauck addressed the PAC, stating why he missed past meetings and asked to be retained on the PAC.

M/S/P (15-0-1, Sprague/Sciarretta) Motion to retain Kevin Hauck on the PAC.

VI. Old Business – PAC Action

A. Central School Site (Northeast corner University Ave. & I-15) Development Proposals

City Heights Paseo, L.L.C. gave a presentation and asked the PAC to recommend approval for an ENA to develop both the Sally Wong building site and the vacant City-owned land adjacent to the Sally Wong building.

(Fred Lindahl left the meeting at 7:30 p.m.)

The Sally Wong ownership group gave a presentation and asked the PAC to recommend an OPA with the ownership group to improve the existing building.

Bob Kennedy read the memo written by the Central School Site Selection Committee and stated that staff's recommendation was to enter into an OPA with the Sally Wong ownership group to do a project on the existing building and to enter into an ENA with City Heights Paseo, L.L.C. to develop the vacant City-owned land adjacent to the Sally Wong building.

M/S/F (6-8-1, Varnadore/Tate) Motion to advise the Agency to enter into an ENA with City Heights Paseo L.L.C. to develop both the Sally Wong and City-owned sites.

M/S/P (10-3-1, Nelson/Evans-Calderwood) Motion to approve staff recommendation and enter into an OPA with the Sally Wong ownership group and to enter into an ENA with City Heights Paseo, L.L.C.

VII. New Business – PAC Action

A. Euclid Tower

Architect Dick Bundy gave a presentation on the feasibility of rebuilding the Euclid Tower located at approximately University Ave. and Euclid Ave.

VIII. Chair and Subcommittee Reports - Action Items

A. Chair's Report

The Chair discussed the PAC member election in April to fill the vacant Residential Tenant seat.

B. Housing Subcommittee

David Nelson reported that the Housing Subcommittee voted in favor of using 20% Low-Mod tax increment money to support single family in-fill housing.

C. Budget Subcommittee

No report.

IX. Next Meeting Agenda

PAC Member Attendance, Opportunity Land Purchases, Election and Metro Career Center.

X. Adjournment

The meeting adjourned at 9:00 p.m.



March 2, 2006

THE CITY OF SAN DIEGO

Karen Bucey
Chair
City Heights Project Area Committee
4269 Pepper Dr.
San Diego, CA 92105

SUBJECT: Jose Lopez Letter dated February 13, 2006 to the City Heights Project Area Committee

Dear Ms. Bucey:

This letter is in response to Mr. Jose Lopez's letter dated February 13, 2006, requesting that his letter and comments are reflected in the February 13, 2006 PAC meeting minutes and to have Redevelopment Agency Staff, "compile a cross-reference list of occupied seats from members of this committee, who also seat at the **CHAPC**, **CHTC** and any other set-set aside by right, at-large seats, within thirty [30] days of this notice."

The City Heights Project Area Committee Secretary, Fred Lindahl, has submitted the draft minutes of the February 13, 2006 meeting and Mr. Lopez's letter is attached to the draft minutes. The CHPAC is scheduled to approve the February 13, 2006 meeting minutes at its regularly scheduled meeting on March 13.

Mr. Lopez requested a cross-reference list of occupied seats from members of this committee. Redevelopment staff does not keep a record of the committees or groups the City Heights PAC members serve on. The City Heights Formation Procedures authorize twenty (20) seats on the CHPAC; fourteen (14) are elected and six (6) are appointed. The elected membership consists of four (4) Residential Tenants elected by residential tenants in the City Heights Project Area; four (4) Residential Owner Occupants elected by residential owner occupants in the City Heights Project Area; two (2) Business Owners (1-north of Polk Ave and 1 south of Polk Ave) elected by business owners from their respective areas (north/south of Polk Ave.); Four (4) Community Organization At-large seats elected by all eligible voters in the Project Area. There are six (6) appointed seats authorized in the CH PAC Procedures. One (1) from each of the following organizations: City Heights Area Planning Committee; City Heights Town Council; Normal Heights Area Planning Committee; Ken-Tal Area Planning Committee; El Cajon Boulevard Business Improvement Association; and the City Heights Business Association.

The appointed members of the City Heights Project Area Committee, who are also members of the **CHAPC**, **CHTC** and any other appointed seats are: 1. **Kathy Evans-Calderwood**, City Heights Area Planning Committee; 2. **Fred Lindahl**, Ken-Tal Area Planning Committee; 3. **Jim Varnadore**, City Heights Town Council; 4. **Paulina Gillettee**, El Cajon Boulevard BIA; 5. **Juan Pablo Sanchez**, City Heights Business Association; 6. The Normal Heights Planning Committee seat is currently vacant. All other CHPAC members are elected.

Redevelopment Agency

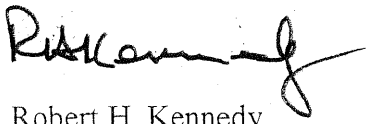
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Community and Economic Development



For Mr. Lopez's convenience I am attaching a current membership roster of the City Heights Redevelopment Project Area Committee that divide the members by category (elected or appointed), the group they represent and the expiration date of their current term.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Kennedy", with a stylized flourish at the end.

Robert H. Kennedy
Project Manager
City Heights Redevelopment Project Area

CC: Mr. Jose Lopez