

**CITY HEIGHTS REDEVELOPMENT  
PROJECT AREA COMMITTEE MINUTES  
Monday, October 12, 2009**

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:

Astrid Cybulskis	David Bowen	Valentina Hernandez
Liz Avalon	Ellee Igoe	Georgette Gomez
Jim Varnadore	Andrea Zinko	Elizabeth Tate

The following members were absent: David Nelson, Fred Lindahl, Patty Vaccariello, Larry Hofreiter

Also Present: Melissa Garcia (Redevelopment), Krissy Toft (Redevelopment), Ulysses Panganiban (Redevelopment), and Eliana Barreiros (Redevelopment)

**I. Call to Order:**

The meeting was called to order at 6:20 p.m. Roll call was conducted. A quorum was established.

**II. Agenda:**

Andrea Zinko made a motion to approve the October 12, 2009 agenda seconded by David Bowen. Motioned passed 9-0-0.

**III. Minutes:**

Andrea Zinko made a motion to approve the June 8, 2009 meeting minutes seconded by David Bowen. Motion passed 9-0-0. Liz Avalon made a motion to approve the August 10, 2009 meeting minutes seconded by Andrea Zinko. Motion passed 6-0-3. Ellee Igoe noted that her name was misspelled in the minutes.

**IV. Public Comment, PAC Members Comment and Staff Announcements**

**Public Comment**

**The following members of the Public made comments:**

Councilmember Todd Gloria, District 3  
Linda Pennington  
Mary Otero  
Michelle Luellen

**PAC Members Comment**

**The following members of the PAC made public comments:**

David Bowen  
Andrea Zinko  
Valentina Hernandez

**Staff Announcement**

Krissy Toft provided the following update:

Education Revenue Augmentation Fund (ERAF) - the State of California adopted its FY2009-2010 budget which shifted \$1.7 billion from redevelopment agencies to the State's ERAF. The Redevelopment Agency of the City of San Diego's share is \$56.7 million and of this amount, the City Heights Redevelopment Project Area's share is \$3.936 million. Amendments to the FY2010 Agency Budget will be necessary to make the ERAF payments and the proposed CDBG Repayment. The City Heights FY 2010 CDBG payment is \$470k. The link to the Agency Budget Impact Report for the ERAF and the CDBG Repayment was emailed to the PAC on October 5<sup>th</sup> and the item was heard at the Budget and Finance Committee on October 7<sup>th</sup>. The Agency Board will consider this item on October 27<sup>th</sup>.

City Heights Bus Shelters- On September 25, 2009, Councilmember Todd Gloria joined the Agency and the City Heights Business Association (CHBA) to cut the ribbon for the new bus shelters at the City Heights Weingart Library. CHBA purchased and installed 20 new bus shelters throughout City Heights with \$145,843 in funds from the City Heights Redevelopment Project Area. The PAC recommended funding the project to Agency Board.

Sally Wong Building- Urbana Preservation and Planning is conducting a Historical Assessment of the Sally Wong building to determine if the property is a historical resource. The building dates back to 1919 and per City of San Diego municipal code, all properties 45 years or older must be evaluated for historical significance prior to development/ redevelopment. Staff filed a Letter of Agency with the Mid City Police Substation for increased security and to help prevent trespassing and vandalism.

Your Business Matters Workshop- The Office of the Mayor will be hosting a free informational event for small businesses at the City Heights Weingart Library.

Melissa Garcia provided the following update:

City Heights Square- Staff received a letter from Price Charities requesting an amendment to the DDA in September. At this time Price has requested some time to sort out project details prior to speaking with staff regarding amendments to the DDA. The PAC will continue to be notified of any developments.

Silverado Ballroom- Staff has begun preliminary discussions with the owner of the Silverado Ballroom (northwest corner of Euclid and University). The owner is currently conducting some tenant improvements of the first floor. If the Agency were to assist with the project, the Agency's participation would focus on the exterior restoration of the project as well as the second floor restoration of the ballroom.

## **V. Old Business**

**A. Storefront Improvement Program- Action Item-** Ulysses Panganiban presented the revised program guidelines for the Storefront Improvement Program for Redevelopment Project Areas. Staff revised the guidelines after receiving input from the PAC at the August meeting. The PAC asked questions and discussed the item. Elizabeth Tate made a motion to accept the program as proposed provided that staff provide (1) clarification on the tenant requirement of a minimum of a five year lease remaining at time of application and the loan terms for forgiveness of the

loan so long as the property is owned or occupied for five years from receipt of the loan and (2) additional clarification on church tenant participation in the program. The motion was seconded by Ellee Igoe. Motion passed 8-1-0.

**VI. New Business**

**A. City Heights Community Housing Trust Fund- Action Item-Jim**

Varnadore explained the City Heights Community Trust Fund to the PAC. Additionally, Mr. Varnadore summarized the discussion and stated the Housing Subcommittee voted to recommend using the \$55,287.98 from the City Heights Community Housing Trust Fund for the Home in the Heights first time homebuyer program. The motion passed 9-0-0.

**B. EPA Brownfield Assessment Grant- Information Item- Eliana**

Barreiros explained the Redevelopment Agency's intention to submit an application under the EPA Brownfield Assessment Grant. A discussion followed. Staff will notify the PAC and seek additional input regarding possible sites to target if the grant is obtained.

**VII. Chair and Subcommittee Reports**

**A. Chair's Report** – A group focusing on affordable artist housing has selected a potential site in City Heights to focus their efforts. The potential site is the Agency owned parcels on the northwest corner of El Cajon Blvd. They are beginning their efforts toward the goal of developing housing for artists on the site. The PAC will continue to be updated.

**B. Housing Subcommittee** – 1) City Heights Housing Trust Fund 2) Code Enforcement has 15 new cases reported and committee spoke about expanding her duties, and 3) Matthew Hervey spoke during public comment about the old Pearson Ford site; demolition will be complete by the end of the month. Price is looking for temporary and long term uses for the site.

**C. Implementation Plan Ad-hoc Committee** –Will report next month.

**D. Endowment's Building Healthy Communities Initiative**-No report.

**E. Ad-hoc Committee Foreclosed Properties**- No report.

**C. Ad-hoc Committee Infrastructure** – Committee met and decided efforts should focus on sidewalks in heavily traveled areas. Would also like to focus on lighting first in these same areas. Committee will be following up with staff regarding funding a study. A meeting will be organized between the infrastructure committee and implementation committee.

**VII. Next Meeting Agenda** - PAC discussion and action on next meeting's agenda.

A. Election Procedures and related by-laws.

**VIII. Adjournment** – The meeting adjourned at 8:15p.m.

*(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Melissa Garcia at (619) 236-6547 or email: [magarcia@sandiego.gov](mailto:magarcia@sandiego.gov))*