

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
MONDAY, MAY 9, 2005**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building from 6:00 p.m. to 8:42 p.m.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos
Paulina Gillette (d-9:18)	Kevin Hauck	Valentina Hernandez (a-6:59, d-8:50)
Sandra Jones (d-9:18)	David Nelson	
Thomas Mangum	Greg Diethrich (d-9:18)	Cathy Evans-Calderwood (a-6:50)
Joe Sciarretta	Michael Sprague	Elizabeth Tate (6:47)

The following members were absent:., Fred Lindahl, Alfred Ilginis and George Ossavou.

Also Present: Bob Kennedy (Redevelopment), Genevieve DePerio (Mayor's Office) and Pam Ison (CD3).

- I. Call to Order:** The meeting was called to order at 6:07 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:** There were no Agenda Changes
- III. Minutes:** April minutes were not available at the meeting
- IV. Public Comment, PAC Members Comment and Staff Announcements:**

Chair Bucey read into the record, a letter from the City Heights Business Association Executive Director that Mazda Mehrnaz is being removed as their representative to the CHPAC.

Genevieve DePerio, Mayor's office, announced a Special Election of the Mayor's replacement is planned for July 26, 2005.

Enrique Gandarilla announced the City Heights Business Association of the Year is Standard Plumbing. A banquet is planned for May 19, at 5:30 p.m.

Board Comment:

Richard DeHoyos clarified his suggestion from last month about reducing the paper in a DDA. He said he just wanted whatever is necessary to be clear, whether it is a lot or a little amount of paper.

Michael Sprague suggested that if any action is taken regarding removal of a PAC member that it be clear from the organization's board

Kevin Hauck questioned the removal of the City Heights Business Association's representative

Staff Comment: Jim LoBue, Redevelopment, clarified that an appointed member from an organization may be removed by that organization.

Staff Comment

Bob Kennedy reported on projected tax increment receipts, that he had received and email from George Ossavou, workshop for Park and Recreation.

- V. Administrative - City Attorney presentation regarding Conflict of Interest/Ethics Commission/Brown Act issues** – Deputy City Attorney Sharon Matthews made a presentation and answered questions regarding the Brown Act, Conflict of Interest and Ethics Commission Issues. For specific issues and questions regarding the conduct of a meeting and specific member conduct she suggested the Chair make a written request, outlining questions.

V. Old Business

A. PAC Member Attendance:

1. George Ossavou – Motion to remove George Ossavou as a member of the City Heights Project Area Committee passed by a vote of 14/0/0 (Gillette/Nelson)
2. Greg Deithrich – Motion to retain as a member passed 10/2/3 (Gillette/Tate)

- B. Azalea Park Streetscape Project** – Presentation by Liz Avalon, Azalea Park Design Committee. Motion to recommend \$156,000 of CH Redevelopment funds for Azalea Park passed 12/2/1 (Gillette/Tate).

C. City Heights Square use of Eminent Domain:

1. Office and Retail – M/S/P 9/6/0 (Nelson/Gillette) to support the option of Eminent Domain if required
2. Senior Housing – M/S/P 12/1/1 (Sprague/Tate) to support the option of Eminent Domain if required.

VI. New Business

A. Fourth Amendment to the City Heights Redevelopment Plan

1. Motion to endorse 4th Amendment to the CH Redevelopment Plan, Item 1, failed 6/7/2 (Cybulskis /Mangum)
2. Motion to endorse change to Section VII, trailed to end of meeting. Motion to recommend approval of proposed change to Section VII (administrative change to make Redevelopment Plan's land use map conform to the General Plan/Community Plan zoning maps, passed 7/2/1 (Cybulskis /Nelson)

- B. Silverado Ballroom** – Information presentation by David Chau, property owner, regarding his plans to renovate the ballroom and expand the site. It was suggested by several PAC members they would like to see any redevelopment in that area include the Euclid Tower and Egyptian Garage.

- C. Euclid Tower** – Jim LoBue made a short presentation the Redevelopment was in discussion with the property owner. It was suggested that redevelopment should include the three major buildings on that corner – Silverado Ballroom, Egyptian Garage and Euclid Tower.

- D. Murphy's Supermercado: Motion to recommend approval of \$25,000** request for Redevelopment assistance to assist the market meet code requirements for ADA on sidewalks and alley in front of the new store. M/S/P 9/2/3 (Varnadore/Jones)

VII. Chair and Subcommittee Reports

A. Chair's Report

B. Housing Subcommittee

1. Subcommittee motion to include funds for 2 loans per month, including administrative budget for FY 2006 budget (approximately \$750,000) passed 10/0/0
 2. Subcommittee motion to increase rehab loan limits to \$10,000 for exterior loans and to \$15,000 for interior loans and increase budget for FY 2006 by up to \$250,000, passed 10/0/0
- C. Budget Subcommittee** – Approved Budget subcommittee recommendation for more detailed budget information. Chair to formalize request in writing.

VIII. Next Meeting Agenda (July 11, 2005)

Subcommittee reports

IX. Adjournment

The meeting adjourned at 9:43 p.m.