

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
PAC MEETING
JUNE 13, 2005**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building from 6:04 p.m. to 8:22 p.m.

The following members were present:

Karen Bucey	Astrid Cybulskis	Richard DeHoyos
Greg Diethrich	Paulina Gillette	Kevin Hauck
Valentina Hernandez (6:13)	Alfred Ilginis	Fred Lindahl
Kathy Evans-Calderwood (6:13)	Thomas Mangum	David Nelson
Juan Pablo-Sanchez	Michael Sprague	Elizabeth Tate
Jim Varnadore	Joe Sciarretta	

The following members were absent: Alfred Ilginis, Sandra Jones

Also Present: Bob Kennedy (Redevelopment), Pam Ison (Council District 3).

- I. Call to Order:** The meeting was called to order at 6:04 p.m. Roll call was conducted. A quorum was established.
- A. Juan Pablo-Sanchez was seated as the appointed representative of the City Heights Business Association

II. Agenda:

M/S/UC (12-0-1, Mangum/Gillette) Motion to approve the agenda.

- III.** April 11, 2005 Minutes
Additions/corrections: Jim Varnadore to members present.
M/S/UC (11-1-4, Varnadore/Gillette)
April 27, 2005 Minutes
Additions/corrections: Jim Varnadore to members present and Greg Diethrich member absent.
M/S/UC (12-0-4, Varnadore/Gillette)
May 9, 2005 Minutes
Additions/corrections: Jim Varnadore to members present, Clarification to “New Business - A”, “Next Meeting Agenda” should read June 8, 2005, and the correct spelling is Kathy Evans-Calderwood.
M/S/UC (10-2-3, Varnadore/Gillette)

IV. Public Comment

Jay Powel of City Heights Community Development Corporation reported to the group of the new new City Heights Directory of Business Goods and reported that the request to Chairman Cafagna of SANDAG regarding inclusion of Mid City Bus Rapid Transit System in the Early Action Plan for implementation of the TransNet extension (of the I-15 south of highway 163) was passed by SANDAG.

Pam Ison of CD3 reported to the group that the MidCity Journal has been updated. Reported on various dates and locations of budget hearings. Pam can be contacted at PIson@sanidiego.gov or 236-7787.

Board Comment

Dehoyas – Questions regarding - Can PAC Members participate in City Agreements? What would the outcome be?

Bucey – to answer Dehoyos question – Each PAC Member signs a Conflict of Interest (Form 700) and any conflict of interest that surrounds a project is brought out prior to development. PAC and City staff is aware of PAC Board residences/business locations and this is brought out when discussing eminent domain.

Sprague – Thanks to those folks that made it to the Cities “Eminent Domain Forum”. Face Lift will be June 11, 2005 and 12 homes this year.

Evan-Calderwood – Sorry for being late, requested that the City provide another “Eminent Domain Workshop” for it wasn’t a true “workshop.” Stated that she hasn’t received a copy of City Heights PAC By-Laws, that the PAC meetings are not properly noticed, and that she didn’t receive her PAC packet 72 hours prior to the this meeting.

Diethrich – According to a news report Community Service Centers are closing is this going to impact PAC staff?

Kennedy – City Staff – The City is considering closing Community Service Centers – City staff will not know the impact until after the budget hearings.

Hernandez – Will be working throughout City Heights with painting out graffiti.

Nelson – This years Street Fair brought people from all over the city.

Pablo-Sanchez – Introduced himself and let the PAC know that his family owns the Super Cocina and they have been in the community for 8-9 years and studied redevelopment issues while attending college he is excited to be on the Board.

Staff Comment

Kennedy – Mr. Cunningham is leaving the City of San Diego. The City will have an Interim Director of the Redevelopment Agency.

V. New Business

A. City Heights Business Association (CHBA) - Enrique Gandarilla CHBA Executive Director and Rick from Roesling Nakamura Terada Architects presented a slide show on completed, current and future projects with the City Heights Adopt-a-Block Project – Storefront Revitalization Program for University Avenue between I-15 and 43rd Street. Mr. Gandarilla requested \$40,000 from the CHPAC to continue to fund the Adopt-a-Block Project (this money would cover administration and management expenses) for CHBA FY 06.

PAC discussion
The Question called by Mangum

Evans-Calderwood – Recuse due to personal relationship with CHBA board member Steve Kessler.

Pablo-Sanchez – Recuse due to being a board member of the CHBA.

M/S/UC (14-0-2, Nelson/Gillette) Motion to approve request for \$40,000

- B. Central and Landis parcel.** Debra Sharpe City of San Diego Parks and Recreation came to request \$150,000 to purchase of a 1600 sq ft parcel of land at Central and Landis from CalTrans. This money would be used for acquisition only not development. Development ideas would come later with input from the community. Total acquisition would range from \$400,000 - \$425,000.

PAC discussion

Varnadore made the motion to approve. Sprague Friendly Amendment to the motion:

Requesting that Noise Decibel Test completed. Friendly Amendment accepted by Varnadore.

M/S/UC (15-0-1, Varnadore/Sprague) Motion to approve \$150,000.

VI. Chair and Subcommittee Reports

- A. PAC Logo** – Bucey gave the PAC Board copies of choices for PAC Logo. PAC Board Members made indications on the choices Bucey would inform PAC Board of their selection
- B. Housing Subcommittee** – Subcommittee requested input from the PAC Board regarding a wish list of location, selection and projects.
- C. Budget Subcommittee** – Subcommittee would like more refinement from the Redevelopment Agency regarding the budget.

VII. Agenda, July 11 meeting – Budget Subcommittee, Housing Subcommittee, City Attorney Response.

VIII. Adjournment - The meeting adjourned at 8:22 p.m.