

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
August 13, 2007**

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	Tony LoPresti	Michael Sprague 6:48
Rudy Burlin	David Nelson	Elizabeth Tate
Astrid Cybulskis	Aide Rodriguez	David Taylor
Valentina Hernandez 6:48	Joe Sciarretta	Patty Vaccariello
Fred Lindahl	Juan Pablo Sanchez	Jim Varanadore
		Andrea Zinko

The following members were absent: Carl Davis, Alfred Ilginis.

Also Present: Melissa Garcia (Redevelopment) and Kenia Rivera (Redevelopment).

- 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:**
M/S/U (14-0-0 Taylor/Zinko) Motion to approve the agenda.
- III. Minutes:**
M/S/A (11-0-3, Varnadore/Cybulskis) Motion to approve minutes from June 11, 2007.
- IV. Public Comment, PAC Members Comment and Staff Announcements**

Public Comment

The following members of the Public made comments:

Stefan Weicberger

Jody Kerry- Facelift Committee seeking volunteers for November 3, 2007 project where six homes will be painted and trash will be hauled away from neighborhood properties and canyons.

Pat Calloway

Kathy Evans Calderwood- Had correction to June 11, 2007 minutes.

Jay Powell

PAC Member Comment

The following PAC members made public comments:

Elizabeth Tate
Jim Varnadore
Karen Bucey
David Nelson

Staff Announcement

Melissa Garcia- Provided a staff update Bob Kennedy retired as of August 3, 2007. City Heights Square Senior Housing project held a grand opening event on August 10, 2007.

V. Old Business

A. 2007 City Heights Project Area Committee Election-Action- Patty reported to the PAC that the election subcommittee had chosen October 10, 2007 from 4:00-7:30 pm as the date and time for this years PAC election. David Nelson recommended that if possible the election be held the same day as the October PAC meeting October 8, 2007. M/S/U (16/0/0 Nelson/Varnadore) motion to hold City Heights PAC election on October 8, 2007 if possible.

B. Proposed City Heights Vision Plan-Information- Presentation by Jim Varnadore stated the Vision Plan hopes to improve commercial zones along University Avenue and Fairmont, 43rd Street and Euclid Avenue. Jim provided a memo to the PAC with a proposed scope of work for the Vision Plan. PAC members expressed concerns as to the effectiveness of another plan, who would manage the plan, who the stakeholders would be. Jim stated he had some work to do regarding the proposed Plan based on PAC member comment.

VI. New Business

A. City Heights Paseo ENA-Action- Melissa Garcia explained this is third ENA with developers City Heights Paseo, LLC (Robert P. Ito, Ito, Girard & Associates and Jay Wentz, Hampstead Partners). The site is located on north side of University Ave between S.R. 15 and Marlborough Ave. The proposed development project is mixed use that may include residential condominiums and retail. The length of ENA is 90 days with optional 45 day extension. M/S/P (13/3/0 Varnadore/Taylor) motion to approve ENA.

B. Able Disabled-Information/Discussion- Presentation by Kurt Farrington regarding the project that has been completed with the Redevelopment funds. Kurt requested that the PAC members think about potential projects they would like to see within the project area. Joel Farrington project Manager thanked PAC for generosity of increasing funds from \$26,000 to \$30,000.

VII. Chair and Subcommittee Reports

A. Chair's Report- Karen Bucey read letter from Councilmember Tony Atkins regarding the San Diego Unified School district (SDUSD) Long Range Facilities

Master Plan and the potential impacts it will have on the surrounding schools. It informed the PAC that a major proposed change is the closure of Central School and the transformation of Wilson Middle School into a K-8 school. Another letter was read from Jacquelyn O'Connor notifying the PAC that Jay Levine will replace Paulina Gillette as the BIA's representative. It was also announced that Amy Gonyeau resigned from the PAC. Lastly, Karen spoke of her attendance at the City Heights Square Senior Housing grand opening on August 10, 2007. The total funds contributed to the Senior Housing project was \$9.1 million with \$300,000 from the City Heights Redevelopment Project Area.

B. Housing Committee- David Nelson reported that Housing Subcommittee wants to revisit Housing Plan and generally discussed current issues with building new housing units within City Heights.

C. By Law Subcommittee- Astrid provided comments on the draft by laws. The PAC discussed the comments. M/S/P (14/1/0 Varnadore/Vaccariello) motion to approve by laws.

VIII. Next Meeting Agenda- City Heights Budget, Report on line of Credit, update on various development projects (El Cajon/44th, Home Ave./Fairmont, 38th Street/El Cajon Blvd, and Highland/El Cajon).

IX. Adjournment -The meeting adjourned at 8:27 p.m.