

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MEETING MINUTES
January 14, 2008**

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:

David Bowen	Jay Levine	Joe Sciarretta	Jim Varnadore
Karen Bucey	Fred Lindahl	Michael Sprague	7:10
Rudy Burlin	David Nelson	Elizabeth Tate	
Astrid Cybulskis	Aide Rodriguez	David Taylor	6:10
Valentina Hernandez	6:15	Juan Pablo Sanchez	Patty Vaccariello

The following members were absent: Tony LoPresti, Torr Melling, and Andrea Zinko.

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

- I. Call to Order:** The meeting was called to order at 6:02 p.m. Roll call was conducted. A quorum was established.
- II. Agenda:**
Astrid Cybulskis motioned to approve the agenda seconded by David Bowen
Motion passed 13-0-0.
- III. Minutes:**
David Nelson made a motioned to amend the December 10, 2007 minutes to include all the amendments recommended by the PAC in section VI. A .Jim Varnadore motioned to approve minutes from December 10, 2007 as amended seconded by Elizabeth Tate. Motion passed 9-0-4.
- IV. Public Comment, PAC Members Comment and Staff Announcements**

Public Comment

The following members of the Public made comments:

Stosh Podeswik
Pam Ison
Jay Powel

PAC Member Comment

The following PAC members made public comments:

Jim Varnadore
Fred Lindahl

Jay Levine
Patty Vaccariello
Elizabeth Tate
David Nelson
Valentina Hernandez

Staff Announcement

Melissa Garcia-Surveys were passed out that will assist Aquatic Adventures and Project C try to bring public awareness and community change concerning trash and pollutants in Swan Canyon. Melissa also announced that the Deputy Executive Director of the Redevelopment Agency, Janice Weinrick will bring forth a fiscal analysis that compares the commission model to the current model of the Agency. This item will be back before the Agency Board on January 29, 2008.

V. New Business

None.

VI. Old Business

A. El Cajon Blvd. Pilot Village Project-Action Item- Melissa Garcia stated that after attending meetings with the Normal Heights Committee and the PAC, concerns about the feasibility of moving forward with a development solicitation that includes the parcels that are in the process of obtaining a ministerial permit for a 76-room hotel. Redevelopment staff along with the economic consultants spoke about the issue and decided to exclude the hotel site and the properties on 38th street from the development solicitation. The Redevelopment Agency encourages private development in the redevelopment project area. In addition to the hotel site: it would exclude the new duplex, and an apartment building. This would still allow for a mixed-use project along El Cajon Blvd with the residential sites that have been identified. Jay Levine had concerns regarding the RFP outline amongst them that one community member did not make sense; he recommended that a residential and business owners be included in the selection committee. He thinks both are important and viable both are necessary to a successful project. David Nelson thinks this is no longer a Pilot Village and should not be called one. Members from the public Cassandra Wang, Dan Holbum and Vernon White addressed the PAC regarding the El Cajon Blvd. Pilot Village. Jim Varnadore motioned to support the Pilot Village with the reduced footprint. Seconded by Jay Levine with a friendly amendment that the selection committee include a resident as well as a business owner. Karen Bucey added another friendly amendment that the selection committee includes Rudy, David and Jay. Both Jim Varnadore and Jay Levine accepted the friendly amendments, Motion passes 11-4-1.

B. City Heights Paseo Update-Robert Ito gave a brief update to the PAC. Robert gave a history of his teams work on the project. As of today they are proceeding with the vacant City site along with Sally Wong site. The current proposed project includes 24,000 sq ft of retail and 5 residential units. The PAC asked questions of Mr. Ito regarding the development.

VII. Chair and Subcommittee Reports

A. Chair's Report- No report.

B. Housing Subcommittee-David Nelson gave a report to the PAC regarding the January Housing Subcommittee meeting. Lyle Knudson gave update on the City Heights Home Rehab Program and foreclosure information. The Housing Subcommittee also discussed opportunity sites including the Rescue Mission Site and 50th and University site.

VIII. Next Meeting Agenda- PAC discussion on next meeting's agenda.

A. Aquatic Adventures

B. Azalea Park possible available lot

C. Redevelopment restructuring update.

D. El Cajon Blvd. Pilot Village RFP

E. Design committee meeting on City Heights Paseo project.

IX. Adjournment -The meeting adjourned at 7:45 p.m.