

**City Heights Redevelopment  
Project Area Committee Minutes  
Monday, February 14, 2011**

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:

Eaton, Katt	Gomez, Georgette	Vaccariello, Patty
Lindahl, Fred	Nelson, David	Varnadore, Jim
Malinomar, Ahmed	Tate, Elizabeth	Williams, LaToria

The following members were absent: Adato, Yigal; Allen, Aaron; Cormier, Mark; DiPaolo, Niki; Nguyen, Kim; Otero, Mary; Rossler, Michael;

Also present: Melissa Garcia & Karina Danek (Redevelopment)

**I. Call to Order**

The meeting was called to order at 6:10 pm. Roll call was conducted. A Quorum was established.

**II. Agenda**

A request was made to have the New Business items in the following order: A) Silverado Ballroom, B) Home Avenue Park, C) El Cajon Boulevard, D) Projects for the Proposed Cooperation Agreement between the City and the Agency, and if time allows E) PAC Member Absences, F) Ad hoc Committee for the City Heights Redevelopment Project Area Budget. David Nelson made a motion to approve the February 14, 2011 agenda as amended, seconded by Patty Vaccariello. Motion passed 9-0-0.

**III. Minutes**

Patty Vaccariello made a spelling correction. Katt Eaton requested including additional detail on item discussions on future meeting minutes. David Nelson made a motion to approve the January 10, 2011 minutes as amended, seconded by Patty Vaccariello. Motion passed 8-1-0.

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

**Public Comments**

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

Cynthia Harris, District 7- Provided copies The Emerald News; announced recycling event will take place on December 7<sup>th</sup>.

David Bowen- Announced he is running for CH Area Planning Committee.

George Diefenthal- Interested in obtaining Agency assistance for restoration of Talmadge Historic Gates.

Marlene Gonzalez- City Heights Square Mixed Use project property manager, announced units are available for rent/lease.

Danielle Laman- would like information on 52<sup>nd</sup> St speed bumps.

**PAC Members Comments**

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

Patty Vaccariello- City Heights Area Planning Commission Elections will be held on March 7.

Jim Varnadore- Trojan Ave has been chosen for the next summer FaceLift.

Katt Eaton- South County Economic Development Council will hold forum on redevelopment on February 24<sup>th</sup> at 3pm.

Elizabeth Tate- Hoover High School will receive improvements to track/field.

### **Staff Announcements**

No staff announcements.

## **V. New Business**

- A. Silverado Ballroom Rehabilitation Project- Action Item-** Project architect Richard Bundy and property owner David Chau-the PAC was presented with information on the Silverado Ballroom Rehabilitation Project which includes rehabilitation of the exterior of a 1931/32 Art Deco Moderne style building and the ballroom located on the second floor; vanilla shell tenant improvements on the ground floor; ADA accessibility; and structural, mechanical, and electrical upgrading. Total Agency subsidy requested is \$1,394,000. Agreement terms and deal points were presented. Questions and discussion followed. PAC members shared concerns/questions regarding parking, alcohol sales, security and loitering (management and operations of ballroom); staff will review agreement to verify concerns are addressed. Elizabeth Tate made a recommendation to approve entering into a Rehabilitation Loan Agreement for the Silverado Ballroom Project with David and Ngo Chau and providing up to \$1,394,000 in redevelopment funds, seconded by Patty Vaccariello. Motion passed 8-1-0.
- B. Home Avenue Park- Action Item-** Debbie Van Martin, City Engineer with City of San Diego- The PAC was presented with the Home Avenue Park. The project will require installation of the rubberized asphalt noise mitigation measure noted in the Mitigated Negative Declaration for the Home Avenue Park. Comments and discussion followed. Ahmed Malinomar made a motion to recommend approving up to \$400,000 in redevelopment funds for the Home Avenue Park CIP, seconded by Patty Vaccariello. Motion passed 8-1-0. This request is in addition to the \$500,000 recommended on February 2010.
- C. El Cajon Boulevard Streetlights – Action Item-** Beryl Forman, El Cajon Boulevard BID-The PAC was presented with the proposed streetlight improvements along El Cajon Blvd from Marlborough Ave and Menlo Ave. This request is part of a larger street lighting project to install decorative streetlights along El Cajon Boulevard from Louisiana Street to 54th Street. The project proposes to use redevelopment funds from both North Park and City Heights Redevelopment Project Areas. Redevelopment funds are needed to complete the design phase for the City Heights portion. Jim Varnadore made a motion to recommend approving up to \$124,000 in redevelopment funds for the design of streetlight improvements along El Cajon Boulevard, seconded by Ahmed Malinomar. Motion passed 5-4-0.
- D. Projects for the Proposed Cooperation Agreement between the City and the Agency- Action Item-** staff provided an update to the PAC on the Governor’s proposed budget which calls to eliminate redevelopment agencies. The Redevelopment Agency of the City of San Diego is exploring the option of entering into a Cooperation Agreement with the City of San Diego to obligate local redevelopment funds. The PAC was asked to provide input on projects to review for inclusion in the proposed Cooperation Agreement. The PAC provided projects to staff and was asked to email any additional projects to staff through Friday, February 18<sup>th</sup>.

- E. **PAC Member Absences- Action Item-** Item will be discussed in March.
- F. **Ad hoc Committee for the City Heights Redevelopment Project Area Budget- Action item-** Item will be discussed in March.

**VI. Chair and Subcommittee Reports**

- A. Chair's Report- No report.
- B. Housing Subcommittee- No report.
- C. Ad-hoc Committee Infrastructure and Implementation Plan- will meet on February 16<sup>th</sup>.

**VII. Next Meeting Agenda-** No discussion took place.

**VIII. Adjournment-** The meeting adjourned at 9:30 pm.

*(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 Karina Danek at (619) 236-6537 or email: [kdanek@sandiego.gov](mailto:kdanek@sandiego.gov))*