

KA # 2
6/20/06
Stems 102
(RA-2006-137)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04039

DATE OF FINAL PASSAGE JUN 27 2006

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO FOR APPROVAL OF AN EXCLUSIVE NEGOTIATING AGREEMENT RELATING TO A MIXED USE DEVELOPMENT PROJECT LOCATED WITHIN THE CITY HEIGHTS REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the City Heights Redevelopment Project [Project]; and

WHEREAS, in order to further the objectives of the Redevelopment Plan, the Agency proposes to enter into an Exclusive Negotiating Agreement [ENA] with City Heights Paseo, LLC [Developer], for a mixed-use development on a City owned parcel located on the north side of University Avenue between State Route 15 and 41st Street [Site]; and

WHEREAS, this Site has been available since May 22, 2001, and City Heights Paseo, LLC, is the only qualified developer to express a interest in the Site; and

WHEREAS, the Executive Director of the Agency, or designee, has recommended that the Agency enter into an ENA to commence exclusive negotiations with the Developer regarding the Site; and

WHEREAS, the terms of the ENA require the Developer to submit a good faith deposit of not to exceed \$25,000 to pay for administrative expenses incurred by the Agency in the course of negotiating and preparing a Deposition and Development Agreement [DDA] for the development of the residential/retail mixed-use project in the Project Area; NOW THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of the City of San Diego as follows:


1. That the Executive Director of the Agency, or designee, is authorized and empowered to enter into, for and on behalf of the Agency, an ENA with City Heights Paseo, LLC, for the development of residential/retail mixed-use project, under the terms and conditions set forth in the ENA on file in the office of the secretary of the Agency as Document No.

D- 04039

2. That the Agency accepts the Developer's good faith deposit and that the Fiscal Year 2006 Redevelopment Agency Budget is amended to increase the City Heights Redevelopment Project Fund by an amount not to exceed \$25,000.

3. BE IT FURTHER RESOLVED, that this action is exempt from California Environmental Quality Act [CEQA] pursuant to the State CEQA Guidelines, Section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, General Counsel

By 
Carol A. Leone
Deputy Counsel

CAL:cfq
06/05/06
Or.Dept:Redev. Agency
Aud.Cert:N/A
RA-2006-137
MMS#3344

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at its meeting of JUN 20 2006.

REDEVELOPMENT AGENCY

By 
Jeannette Santos, Deputy Secretary

Approved: 6-27-06
(date)


JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

Passed by the Redevelopment Agency of The City of San Diego on JUN 20 2006, by the following vote:

Agency Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


Date of final passage JUN 27 2006

AUTHENTICATED BY:

JERRY SANDERS
Executive Director of The City of San Diego, California.

(Seal)

ELIZABETH S. MALAND
Secretary of The City of San Diego, California.

By , Deputy

Office of the Redevelopment Agency, San Diego, California
Resolution Number R- 04039