



REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NUMBER R- 04673DATE OF FINAL PASSAGE JUN 22 2011

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO (i) CERTIFYING THAT IT HAS REVIEWED AND CONSIDERED THE MITIGATED NEGATIVE DECLARATION FOR THE COMM22 MIXED-USE, TRANSIT-ORIENTED AFFORDABLE HOUSING PROJECT (PROJECT) IN THE LOGAN HEIGHTS NEIGHBORHOOD, AND (ii) APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT.

WHEREAS, the Redevelopment Agency of the City of San Diego (Agency) is engaged in activities necessary to carry out and implement the Redevelopment Plans for the Southeastern San Diego Merged Project, the Centre City Redevelopment Project and the Horton Plaza Redevelopment Project (collectively, the Redevelopment Plans) in accordance with the California Community Redevelopment Law, set forth at California Health and Safety Code section 33000 et seq.; and

WHEREAS, in order to carry out and implement the Redevelopment Plans, Southeastern Economic Development Corporation, Inc. and Centre City Development Corporation, Inc., acting on behalf of the Agency, have negotiated an Owner Participation Agreement (Agreement) among the Agency, the City of San Diego (City), and COMM22 Housing GP, LLC, a California limited liability company (Owner), wherein Owner intends to construct a mixed-use, transit-oriented affordable housing project commonly referred to as COMM22 (Project) on a four-acre site owned by the San Diego Unified School District and located on the south side of Commercial Street between 21st Street and Harrison Avenue; and

WHEREAS, the Project will be constructed in multiple phases and will include 130 family rental housing units (including 128 affordable units, of which 13 would be permanent supportive housing units, plus two manager's units with no affordability restrictions), 70 senior rental housing units (including 69 affordable units, plus one manager's unit with no affordability restrictions), a child care facility, community-serving commercial and retail space, market-rate live-work lofts/office space, 17 for-sale row homes, parking, and significant associated infrastructure improvements; and

WHEREAS, the Agreement contemplates that the Agency (or the City, as applicable) will provide financial assistance to Owner in the form of a loan in an amount not to exceed \$9,255,000, to be applied toward construction of the affordable family rental housing units of the Project; and

WHEREAS, pursuant to Resolution No. R-303268 adopted on December 4, 2007, the City Council, acting as the lead agency for purposes of the California Environmental Quality Act (CEQA), set forth at California Public Resources Code section 21000 et seq., and the State CEQA Guidelines (CEQA Guidelines), set forth at California Code of Regulations, Title 14, Chapter 3, section 15000 et seq., certified Mitigated Negative Declaration No. 122002 (MND), and adopted a Mitigation Monitoring and Reporting Program (MMRP), in connection with the City Council's approval of the various discretionary entitlements for the Project; and

WHEREAS, there have been no changes in the development footprint, density or intensity of the Project since the time of the City Council's original certification of the MND, such that the potential environmental impacts of the Project will be the same as evaluated in the MND and mitigated to a level of insignificance through the MMRP; NOW, THEREFORE,

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

1. That the Agency, acting as a responsible agency under CEQA, hereby certifies that the information contained in the MND has been reviewed and considered by the members of the Agency.
2. That the Agency, pursuant to CEQA Guidelines section 15096, hereby adopts the MMRP, prepared in connection with the MND, to monitor and ensure that the mitigation measures identified therein will be instituted; a copy of the MMRP is included as Exhibit A to Resolution No. R-303268 adopted by the City Council on December 4, 2007.
3. That the content of this Resolution reflects the independent judgment and analysis of the Agency.

APPROVED: JAN I. GOLDSMITH, General Counsel

By Kevin Reisch
Kevin Reisch
Deputy General Counsel

KR:nja
6/9/2011
Or.Dept:CCDC
RA-2011-138
PL#2011-05670
Comp. RA-2011-135
R-2011-947

I hereby certify that the foregoing Resolution was passed by the Redevelopment Agency of the City of San Diego, at this meeting of JUN 21 2011.

REDEVELOPMENT AGENCY

By Jeannette Santos
Jeannette Santos, Deputy Secretary

Approved: 6.22.11
(date)

JSL
JERRY SANDERS, Executive Director

Vetoed: _____
(date)

JERRY SANDERS, Executive Director

Passed by the Redevelopment Agency of The City of San Diego on JUN 21 2011, by the following vote:

Agency Members	Yeas	Nays	Not Present	Recused
Sherri Lightner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Todd Gloria	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carl DeMaio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lorie Zapf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marti Emerald	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Alvarez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage JUN 22 2011

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- 04673