

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR SPECIAL JOINT COUNCIL MEETING
WITH THE REDEVELOPMENT AGENCY
OF
TUESDAY, JULY 15, 2003
AT 10:00 A.M.
IN THE COUNCIL CHAMBERS - 12TH FLOOR

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CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Murphy at 11:20 a.m. with Council Member Peters not present. Mayor Murphy recessed the meeting at 11:33 a.m.

Mayor Murphy reconvened the meeting at 3:42 p.m. with Council Member Peters, Council Member Maienschein, and Deputy Mayor Inzunza not present. Mayor Murphy adjourned the meeting at 3:43 p.m.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Murphy-present
- (1) Council Member Peters-not present
- (2) Council Member Zucchet-present
- (3) Council Member Atkins-present
- (4) Council Member Lewis-present
- (5) Council Member Maienschein-present
- (6) Council Member Frye-present
- (7) Council Member Madaffer-present
- (8) Council Member Inzunza-present

Clerk-Abdelnour/Lane (gs/pr)

FILE LOCATION: MINUTES

ITEM-600: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor Murphy-present
- (1) Council Member Peters-not present
- (2) Council Member Zucchet-present
- (3) Council Member Atkins-present
- (4) Council Member Lewis-present
- (5) Council Member Maienschein-present
- (6) Council Member Frye-present
- (7) Council Member Madaffer-present
- (8) Council Member Inzunza-present

ITEM-601: Two actions related to Review of the Carnation Block Condominiums Project.

(See Centre City Development Corporation Report CCDC-03-23/ CCDC-03-15.
East Village Redevelopment District of the Expansion Sub Area of the Centre City
Redevelopment Project. District-2.)

CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2004-48) ADOPTED AS RESOLUTION R-298202

Approving Centre City Site Development Permit 2003-07, including an
Encroachment Permit for an underground parking structure within the public right-
of-way, for the Carnation Block Condominiums Project.

Subitem-B: (R-2004-47) ADOPTED AS RESOLUTION R-298203

Certifying that the City Council has reviewed and considered information
contained in the Master Environmental Impact Report (MEIR) for the Centre City
Redevelopment Project, the subsequent Environmental Impact Report to the
MEIR for the Proposed Ballpark and Ancillary Development Projects, and
Associated Plan Amendments, and the Secondary Study with respect to the

proposed Carnation Block Condominiums Project; and making certain findings and determinations regarding environmental impacts of the development pursuant thereto.

NOTE: See the Redevelopment Agency Agenda of July 15, 2003 for a companion item.

FILE LOCATION: MEET

COUNCIL ACTION: (Time duration: 11:20 a.m. - 11:33 a.m.)

MOTION BY ZUCCHET TO ADOPT THE RESOLUTIONS. ACCEPT COUNCIL MEMBER FRYE'S DIRECTION FOR STAFF TO: 1) REFER THE ISSUE OF THE EXAMINATION OF MITIGATION MEASURES IMPACTING POLICE AND FIRE SAFETY SERVICES TO CENTRE CITY DEVELOPMENT CORPORATION AND THE REDEVELOPMENT AGENCY; 2) ANALYZE THE CONSISTENCY BETWEEN THE FINDINGS IN THE ENVIRONMENTAL DOCUMENTS AND THE ALLOCATED BUDGET; 3) PREPARE A PLAN SPECIFICALLY SHOWING MITIGATION THROUGH THE "REPAYMENT OF THE DEBT BY THE AGENCY TO THE CITY"; AND 4) LIST NUMBERS SUPPORTING THE STATEMENT IN THE ENVIRONMENTAL IMPACT REPORT, RATHER THAN A BLANKET COMMENT. Second by Madaffer. Passed by the following vote: Peters-not present, Zucchett-yea, Atkins-yea, Lewis-yea, Maienschein-yea, Frye-yea (nay on the Secondary Study portion of the MEIR), Madaffer-yea, Inzunza-yea, Mayor Murphy-yea.

ITEM-602: Three actions related to Disposition and Development Agreement with Citymark Development LLC - Ballpark Lofts Project.

(See Centre City Development Corporation Report CCDC-03-24/CCDC-03-16. East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area. District-2.)

CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2004-46) ADOPTED AS RESOLUTION R-298208

Finding and determining that the Ballpark Lofts Project proposed under Centre City Development Permit 2003-16 is consistent with the Centre City Community Plan, the East Village Focus Plan, and the Centre City Planned District Ordinance;

Approving Centre City Development Permit No. 2003-16 for the Ballpark Lofts Project.

Subitem-B: (R-2004-42) ADOPTED AS RESOLUTION R-298209

Recognizing that Council has received and heard all oral and written objections to the proposed Agreement, to the proposed sale of the certain property located generally at Island Avenue and Tenth Avenue in the Project Area (Property) and certain easements granted to the Agency relating to parking for the Property (Easements) pursuant to the proposed Agreement, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled;

Finding and determining that the sale of the Property and the Easements pursuant to the proposed Agreement will assist in the elimination of blight within the Project area, and is consistent with the Implementation Plan for the Centre City Redevelopment Project adopted pursuant to Section 33490 of the California Community Redevelopment Law;

Finding and determining that the consideration to be paid by the Developer for the sale of the Property and the Easements as described in the Agreement is not less than fair market value at its highest and best use in accordance with the Redevelopment Plan for the Project, and is not less than the fair re-use value at the use and with the covenants and conditions and development costs authorized by the sale;

Approving the sale of the Property and the Easements, the Agreement which establishes the terms and conditions for the sale of the Property and the Easements, and the development of the Property.

Subitem-C: (R-2004-45). ADOPTED AS RESOLUTION R-298210

Certifying that Council has reviewed and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, the Final Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects, and associated plan amendments, and the Secondary Study with respect to the proposed Disposition and Development Agreement between the Redevelopment Agency of the City of San Diego and Citymark Development LLC; and making certain findings and determinations regarding Environmental Impacts of the Development pursuant thereto.

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NOTE: See the Redevelopment Agency agenda of 7/15/2003 for a companion item.

FILE LOCATION: MEET (64)

COUNCIL ACTION: (Time duration: 3:42 p.m. - 3:43 p.m.)

MOTION BY ZUCCHET TO ADOPT THE RESOLUTIONS IN SUBITEMS A, B, AND C. Second by Madaffer. Passed by the following vote: Peters-not present, Zucchet-yea, Atkins-yea, Lewis-yea, Maienschein-yea, Frye-yea (nay on the Master Environmental Impact Report and the Final Subsequent Environmental Impact Report), Madaffer-yea, Inzunza-yea, Mayor Murphy-yea.

ADJOURNMENT:

The meeting was adjourned by Mayor Murphy at 3:43 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Time duration: 3:43 p.m.)