

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA**

AGENDA FOR:

**REDEVELOPMENT AGENCY/
CITY COUNCIL MEETING
TUESDAY, AUGUST 15, 2000, AT 10:30 A.M.
Council Chambers
202 C Street, 12th Floor**

Roll Call

Public Comment: Members of the public may address the Agency on items of interest within the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Requests to speak should be submitted in writing to the Chair or City Clerk at the time of the meeting. Pursuant to the Brown Act, no discussion or action shall be taken by the Agency.

(Revised 8/11/00)

1. Approval of the minutes of June 6, 2000.
Approval of the special minutes of June 26, 2000.
Approval of the minutes of June 27, 2000.
Approval of the minutes of July 18, 2000.

ADOPTION

-
2. **Exclusive Negotiation Agreement with Arnold G. (Bud) Fischer for the Development of the North Park Theatre Project.**

(RA 2001-14)

1. Authorizing the Executive Director to execute an Exclusive Negotiating Agreement with Arnold G. (Bud) Fischer for the North Park Theatre Project in the North Park Redevelopment Project Area.
2. Amending the FY2001 Agency Budget by increasing the North Park Project Area Fund 98300 by \$20,000 in Developer Proceeds and authorizing expenditure of said funds.

See Redevelopment Agency Staff report no. RA 00-13, dated August 9, 2000.

Staff: Ron A. Smith 236-6193.

ADOPTION

3. **City Heights Redevelopment Plan Amendment.**

(RA 2001-4)

Authorize the Circulation of the proposed Second Amendment to the City Heights Redevelopment Plan and the Report on the Amendment to the Planning Commission.

(RA 2001-5)

Authorize the Circulation of the proposed Second Amendment to the City Heights Redevelopment Plan and the Report on the Amendment to the City Heights Redevelopment Project Area Committee.

(RA 2001-13)

Consenting to a joint public hearing with the City Council on the proposed Second Amendment to the City Heights Redevelopment Plan, and authorizing the City Clerk to set the time, date and place thereof.

See Redevelopment Agency report dated July 21, 2000.

Council Companion Item No. 333.

Staff: Jim LoBue 236-6012.

4. **Third Implementation Agreement to the Amendment to the Rehabilitation Loan Agreement - YWCA.**

(RA 2001-3)

Approving the proposed Third Implementation Agreement to the Amendment to the Rehabilitation Loan Agreement with the Young Women's Christian Association of San Diego.

See Centre City Development Corporation report dated July 18, 2000.

Staff: Joel Hyatt 533-7124.

5. **Fifth Amendment to the Agreement with Kane, Ballmer & Berkman.**

(RA 2001-15)

Approving the Fifth Amendment to the Agreement with Kane, Ballmer & Berkman for activities associated with the Centre City and Horton Plaza Redevelopment Projects in the amount of \$200,000.

See Centre City Development Corporation staff report dated July 18, 2000.

Staff: David Allsbrook 533-7112.

ADOPTION

6. **Proposed Negotiation Agreement with Balboa Theatre, LLC for the Rehabilitation and Adaptive Reuse of the Historic Balboa Theatre.**

(RA 2001-12)

Approving the Negotiation Agreement with Balboa Theatre, LLC for the Rehabilitation of the Balboa Theatre as a Live-Performance Facility.

See Centre City Development Corporation report dated July 17, 2000.

Staff: Eli Sanchez 533-7121.

7. **Sale of the Urban League Promissory Note.**

(RA 2001-18 Cor. Copy 8/8/00)

That the Redevelopment Agency: (1) Approve the sale of the Agency's interest in the Promissory Note secured by Deed of Trust, the principal balance of \$1,138,408, subject to: (a) the terms and conditions of such sale being established in a Mortgage Loan Sale Agreement and Assignment of Rent acceptable to the Agency; and (b) subject to due diligence be completed to the satisfaction of the Agency; and (2) Authorize the Agency to enter into a Mortgage Loan Sale Agreement and Assignment of Rents.

See Southeastern Economic Development Corporation report no. 00-023, dated July 28, 2000.

Staff: Carolyn Y. Smith 527-7345.

8. **Approval of a Second Implementation to the Disposition and Development Agreement with Pacific Development Partners.**

(RA 2001-17)

That the Redevelopment Agency adopt a resolution approving the Second Implementation of the Disposition and Development Agreement with Pacific Development Partners.

See Southeastern Economic Development Corporation report no. 00-024, dated July 28, 2000.

Council Companion Item No. 332.

Staff: Carolyn Y. Smith 527-7345.

9. **Third Amendment to the Central Imperial Redevelopment Project Area.**

(RA 2001-16)

That the Redevelopment Agency adopt a resolution (1) approving the Preliminary Report to the Central Imperial Redevelopment Plan Third Amendment; (2) authorizing transmittal to the affected taxing agencies and officials.

(RA 2001-19)

That the Redevelopment Agency adopt a resolution (1) consenting to a joint public hearing on the Redevelopment Plan; and (2) receiving and accepting the Mitigated Negative Declaration as submitted.

See Southeastern Economic Development Corporation report no. 00-021, dated July 28, 2000.

Council Companion Item No. 334.

Staff: Carolyn Y. Smith 527-7345.

Item Nos. 10 & 11 Revised 8/11/00 JOINT PUBLIC HEARING

10. **Marina Mixed Use Amendment (Sixth Amendment) to the Centre City Redevelopment Plan; and Marina Development Permit 99-0485 - KUSI Project.**

The actions proposed to be taken by the Agency with respect to the KUSI Mixed-Use Development involve concurrent and joint public hearing with the City Council. All of the actions described in the two staff reports attached hereto should be taken as concurrent actions following the closing of the concurrent and joint public hearings and conclusion of all City Council and Redevelopment Agency discussion.

(RA-2001-6)

A Resolution of the Redevelopment Agency of the City of San Diego certifying that the Agency 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 and Mitigated Negative Declaration for the KUSI Mixed Use Development, as they pertain to the proposed Marina Mixed Use Amendment (Sixth Amendment) to the Centre City Redevelopment Plan and the implementation activities therefor, and including Marina Development Permit No. 99-0485 referred to therein, making certain findings regarding the environmental impacts of the proposed Mixed Use Development and related actions, approving and adopting a Mitigated Negative Declaration with respect thereto, and adopting a Reporting and Monitoring Program.

(RA-2001-7)

A Resolution of the Redevelopment Agency of the City of San Diego approving the proposed Marina Mixed Use Amendment (Sixth Amendment) to the Redevelopment Plan for the Centre City Redevelopment Project, approving the Report to City Council pertaining thereto, and authorizing the submission of the proposed Marina Mixed Use Amendment to the Redevelopment Plan, and the Report to City Council, to the City Council of the City of San Diego.

.....

Meeting of August 15, 2000

Item Nos. 10 & 11 Revised 8/11/00 JOINT PUBLIC HEARING

Marina Mixed Use Amendment (Sixth Amendment) to the Centre City Redevelopment Plan; and Marina Development Permit 99-0485 - KUSI Project. - (Continued)

(RA-2001-8)

A Resolution of the Redevelopment Agency of the City of San Diego approving Marina Development Permit 99-0485, including design review of the Basic Concept/Schematic Drawings and Requested Exceptions within the Centre City Redevelopment Project Area.

(See Memorandum from CCDC dated July 18, 2000, to the Agency.)

Council Companion Item No. 601

Redevelopment Companion Item No. 11, Owner Participation Agreement with McKinnon Properties.

Staff: Pam Hamilton 533-7114

11. Owner Participation Agreement (OPA) with McKinnon Properties, Inc. - KUSI Project

(RA-2001-9)

A Resolution of the Redevelopment Agency of the City of San Diego certifying that the Agency 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 and Mitigated Negative Declaration for the KUSI Mixed Use Development, as they pertain to the proposed Owner Participation Agreement between the Agency and McKinnon Properties, Inc., making certain findings regarding the environmental impacts of the proposed Mixed Use Development and related actions, approving and adopting a Mitigated Negative Declaration with respect thereto, and adopting a Reporting and Monitoring Program.

(RA-2001-10)

A Resolution of the Redevelopment Agency of the City of San Diego approving the sale of certain property in the Centre City Redevelopment Project area to McKinnon Properties, Inc.; approving the Owner Participation Agreement pertaining thereto; and making certain findings with respect to such sale.

(RA-2001-11)

A Resolution of the Redevelopment Agency of the City of San Diego approving the Basic Concept/Schematic Drawings with respect to the construction of a Residential and Office/Television Studio Mixed Use Development within the Centre City Redevelopment Project area by McKinnon Properties, Inc., subject to the conditions stated herein.

(See Memorandum from CCDC dated July 19, 2000, to the Agency.)

Council Companion Item No. 602.

Redevelopment Companion Item No. 10, Marina Mixed Use Amendment (6th Amendment) to the Centre City Redevelopment Plan; and Marina Development Permit 99-0485.

Staff: Pam Hamilton 533-7114