

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

AGENDA FOR:

**SPECIAL REDEVELOPMENT AGENCY/
CITY COUNCIL MEETING**

**TUESDAY, MARCH 25, 2003, AT 10:00 A.M.
Council Chambers
202 C Street, San Diego, CA**

Roll Call

Non-Agenda Comment: Members of the public may address 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.

Request 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.

Internet Access: www.sandiego.gov/redevelopment-agency

1. Approval of the minutes of:

January 7, 2003
January 14, 2003, special
January 28, 2003
February 11, 2003
February 25, 2003
March 4, 2003, special
March 18, 2003, adjourned

Joint Public Hearing

2. Crossroads Redevelopment Project. (Districts 4 & 7).

(RA 2003-126)

The Redevelopment Agency of the City of San Diego certifying the Final Project Environmental Impact Report for the Crossroads Redevelopment Project and the implementation activities therefore, making certain findings regarding the environmental impacts of the proposed redevelopment project, adopting a Mitigation Monitoring and Reporting Program, and adopting a Statement of Overriding Considerations.

Joint Public Hearing

2. Crossroads Redevelopment Project. (Districts 4 & 7).

(RA 2003-128)

Approving the Proposed Redevelopment Plan for the Crossroads Redevelopment Project, approving the Report to the City Council (including the implementation plan) pertaining thereto, and, authorizing submission of the Proposed Redevelopment Plan and the Report to the City Council of the City of San Diego.

(RA 2003-127)

The Redevelopment Agency of the City of San Diego adopting Rules Governing Participation by Property Owners and Preference for Businesses to reenter in the Crossroads Redevelopment Project, and authorizing transmittal of said rules to the Council of the City of San Diego.

(RA 2003-129)

Approve and Adopt Findings that permit the Use of Tax Increment Funds for Low and Moderate Income Housing Outside the Project.

See Redevelopment Agency Report no. RA-03-09, and City Manager Report no. CMR-03-034, dated March 19, 2003.

Council Companion Item No. S-601

Staff: Tracy Reed 533-7519

Ron Smith 533-5362

Atty: Douglas K. Humphreys

Adoption

3. Condemnation of the Unocal (Greybill) Site – Parcel No. 535-616-05 & 09). District 2).

(RA 2003-130)

Initiating condemnation proceedings to acquire the Unocal Site – Parcel No. 535-616-05 & 09.

See Centre City Development Corporation Report No. CCDC-03-11, dated March 19, 2003.

Staff: David Allsbrook 533-7112

Atty: Elisa Cusato

Adoption

4. **Fifth Amendment to Agreement with Environmental Business Solutions – Removal of Contaminated Media. (District 2).**

(RA 2003-124)

Authorizing the Fifth Amendment to Agreement with Environmental Business Solutions for Transportation and Disposal of contaminated media in the amount of \$546,113.

See Centre City Development Corporation Report No. CCDC-03-08, dated March 19, 2003.

Staff: David Allsbrook 533-7112

Atty: Douglas K. Humphreys

Auditor Certificate Number: AC 2300980

5. **Tenth Amendment to Agreement with Environmental Business Solutions – Environmental (“Toxic”) Consulting Services. (District 2).**

(RA 2003-125)

Authorizing CCDC to enter into a Tenth Amendment to the Agreement with Environmental Business Solution, Inc. for Environmental Consulting Services in the amount of \$871,917.

See Centre City Development Corporation Report no. CCDC-03-09, dated March 19, 2003.

Staff: David Allsbrook 533-7112

Atty: Douglas K. Humphreys

Auditor Certificate Number: AC 2300971

6. **Proposed Owner Participation Agreement with Cal First Properties – Union Bank Property. (District 2).**

(RA 2003-131)

Approving the Owner Participation Agreement with Cal First Properties, Inc.

(RA 2003-132)

Approving the Basic Concept/Schematic Drawings with respect to the Rehabilitation of the Union Bank Property.

See Centre City Development Corporation Report no. CCDC-03-12, dated March 19, 2003.

Staff: Pam Hamilton 533-7114

Atty: Douglas K. Humphreys

Special Meeting March 25, 2003

Page 4

Adoption

7. **Request to Bid Construction of Offsite Improvements – Portions of “J” and “K”**

Streets. (District 2).

(RA 2003-123)

Authorizing the Corporation, on behalf of the Agency, to advertise and receive bids for the construction of offsite improvements on portions of “J” Streets (5th to 7th Avenues) and “K” Street (5th to 6th Avenues); authorizing the Executive Director, or his designee, toward the contract to the lowest responsible bidder, provided bids are within the established budget and that all other requirements are met; authorize the corporation to administer said contract; and make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the project is located; no other reasonable means of financing are available, payments of the funds will assist in the elimination of blighting conditions inside the project area; and that the proposed improvements are consistent with the implementation plan adopted for the project area pursuant to Health & Safety Code 33490.

See Centre City Development Corporation Report no. CCDC-03-10 and CCDC-03-8, dated March 19, 2003.

Council Companion Item No. 337

Staff: Robert Saucedo 533-7138

Atty: Deborah Engel-Brodie

Auditor Certificate Number: AC-2300970

8. **Design Review-Museum of Contemporary Art San Diego at the Baggage Building. (District 2)**

(RA 2003-135)

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 for the Centre City Redevelopment Project, the Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects, and associate plan amendments, and the Secondary Study with respect to the Basic Concept/Schematic Drawings for the Development of the Museum of Contemporary Art/San Diego, Santa Fe Depot; and making certain findings the determinations regarding environmental impacts of the development.

Special Meeting March 25, 2003
Page 5

Adoption

8. **Design Review-Museum of Contemporary Art San Diego at the Baggage Building. (District 2).** (Continued)

(RA 2003-86)

Approving the Basic Concept/Schematic Drawings for the rehabilitation of the Baggage Building and the design of the new building on the REA Site by the Museum of Contemporary Art San Diego.

See Centre City Development Corporation Report nos. CCDC-03-07, and CCDC03-06, dated March 19, 2003.

Council Companion Item No. 335

Staff: Pam Hamilton 533-7114

Atty: Elisa Cusato

9. **Ninth and Broadway Housing Project and Owner Participation Agreement. (District 2).**

(RA 2003-134)

Approving the Owner Participation Agreement with SJS, LLC/Goldberg Family Trust for the Ninth and Broadway Housing Project and authorizing the Deputy Executive Director, or designee, to execute said agreement and related documents.

(RA 2003-133)

Approving the Basic Concept & Schematic Design Drawings; and making certain findings that the project is of benefit to the Horton Plaza Redevelopment Project.

(RA 2003-136)

Certifying that the MEIR and Secondary Study have been considered and reviewed with respect to the Owner Participation Agreement.

(RA 2003-137)

The Redevelopment Agency of the City of San Diego determining that the use of funds from the Horton Plaza Redevelopment Project low and moderate income Housing Fund to construct the 9th and Broadway Housing project benefit to the Horton Plaza Redevelopment Project.

See Centre City Development Corporation Report nos. CCDC-03-16, and CCDC-03-07, dated March 19, 2003.

See Council Docket, March 25, 2003 for Companion Item no. and Housing Authority Companion Item No. 2.

Staff: Jeff Zinner 533-7122

Atty: Douglas K. Humphreys

Auditor Certificate Number: AC 2300977