

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

**AGENDA FOR:  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, JULY 27, 2004, AT 10:00 A.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

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.

Assistance for the Disabled: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TT) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

**Internet Access:** [www.sandiego.gov/redevelopment-agency](http://www.sandiego.gov/redevelopment-agency)

**Adoption**

1. **Redevelopment Agency Fiscal Year 2005 Budget Amendment for Grantville. (District 7)**

(RA-2005-9)

Amend the Fiscal Year 2005 Redevelopment Agency budget for the Grantville Survey Area to accept the transfer of and increase appropriations and authorize expenditures in the amount of \$150,000, from the City CDBG program, as an interest bearing loan to be utilized for plan adoption activities to be repaid as soon as practicable from tax increment or other appropriate sources.

See Redevelopment Agency

Council Companion Item no. 330

Staff: Elaine DuVal 533-5429

Atty: Sung Phillips

**Adoption**

2. **30<sup>th</sup> Street Mid-Block Lighting Project-North Park Redevelopment Project Area. (District 3).**

(RA-2005-5)

Subitem A. Amend the Fiscal Year 2005 Redevelopment Agency budget to authorize the appropriation and expenditure of \$90,000 of North Park Redevelopment Project Area Series 2000 Tax Allocation Bond proceeds for the purchase and installation of 20 decorative mid-block light fixtures along the 30<sup>th</sup> Street corridor for mid-block lighting from El Cajon Blvd. to Adams Avenue, and transfer of funds to the Capital Improvement Program Budget No. 39-092.0 (North Park Landscape and Lighting Improvements).

Subitem B. Make certain findings that the Project is of benefit to the North Park Redevelopment Project Area..

See Redevelopment Agency Report no. RA-04-21 and City Manager Report no. CMR-04-142, dated July 21, 2004.

Council Companion Item no. 331

Staff: Libby Day 533-5372

Atty: Sung Phillips

Auditor Certificate No. AC 2500004

3. **Park Boulevard at Pedestrian Bridge Project-Phase 1-East Village Redevelopment District (District 2).**

(RA-2005-4)

Approving an agreement with T-Y-Lin for Design/Construction Management Consultant Services for the Park Boulevard at Harbor Drive Pedestrian Bridget Project-Phase 1, the maximum compensation shall not exceed \$550,000, subsequent phases (Final Design and Construction Management Services) would be approve by the Corporation and the Redevelopment Agency via appropriate amendments(s) to this contract.

See Centre City Development Corporation Report no. CCDC-04-30, dated June 24, 2004.

Staff: Garry Papers 533-7116

Atty: Rachel Young

Auditor Certificate No. AC 2500015

**Adoption**

4. **Balboa Theatre Amendment to Agreement with Kitchell Cem and Westlake Reed Leskosky-Horton Plaza Redevelopment Project. (District 2).**

(RA-2005-2)

Approving the amendment to the existing agreements with Kitchell Cem (owner's representative) and Westlake Reed Leskosky (Architectural & Engineering Design) for \$659,346 and \$2,029,165 respectively for design and construction phase services in accordance with the Project Planning Guide, for the Rehabilitation of the Historic Balboa Theatre.

See Centre City Development Corporation Report no. CCDC-04-29, dated July 21, 2004.

Staff: Gary Bossee 533-7163

Atty: Sung Phillips

Auditor Certificate No. AC 2500016 and AC 2500017

5. **Balboa Theatre-Exclusive Negotiation Agreement with San Diego Convention Center Corporation-Horton Plaza Redevelopment Project. (District 2).**

(RA-2005-7)

Approving the amendment to the Exclusive Negotiation Agreement between the Redevelopment Agency and San Diego Convention Center Corporation for renovation of the Balboa Theatre.

See Centre City Development Corporation Report no. CCDC-04-31, dated July 21, 2004.

Staff: Eli Sanchez 533-7121

Atty: Douglas Humphreys

**Adoptioon**

**6. Smart Corner-First Implementation Agreement and Cooperation Agreement–Core Redevelopment District. (District 2).**

(RA-2005-10)

Subitem A. Approving the First Implementation Agreement.

Subitem B. Approving the Cooperation Agreement for the disposition and Development Agreement (“DDA”) between the Redevelopment Agency and Lankford Associates, Inc. for the Smart Corner Project.

Subitem C. Authorizing the Executive Director, or designee, to sign all Documents necessary and appropriate to carry out and implement the agreement.

Subitem D. To administer the Agency’s obligations, responsibilities and duties to be performed under said agreement.

See Centre City Development Corporation Report no. CCDC-04-32, dated July 21, 2004.

Staff: Gerard Selby 533-7136 Atty: Sung Phillips

**7. Approval of an Owner Participation Agreement with the Olson Company. . (District 4).**

(RA-2005-11)

Subitem A. Approving the Owner Participation Agreement with The Olson Company for the development of 110 townhomes/condominiums Located in the Southcrest Redevelopment Project Area.

Subitem B. Approving the basic concept drawings for the project

Subitem C. Certifying that the information contained in the Mitigated Negative Declaration for the OPA for the Legacy Walk Residential Project (MND) has been completed in compliance with the California Environmental Quality Action (CEQA) and State CEQA Guidelines, and that said MND reflects the independent judgment of the Redevelopment Agency of the City of San Diego as Lead Agency.

Subitem D. Stating for the record that the final MND has been reviewed and considered prior to approving the project.

Subitem E. Adopting the Mitigation, Monitoring and Report Program.

See Southeastern Economic Development Corporation Report no. SEDC-04-003, dated July 21, 2004.

Staff: Sherry Brooks 527-7345 Atty: Sung Phillips