

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, MAY 23, 2006, AT 2:00 P.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 Persons with Disabilities: 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 (TTY) 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

Adoption

1. **Proposed First Amendment to the Agreement for Special Legal Counsel Services with Best, Best & Kreiger, LLP – Centre City Redevelopment Project (Districts 2 & 8).**

(RA-2006-128)

That the Redevelopment Agency approve the First Amendment to the Agreement for Condemnation Services with Best, Best & Kreiger.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-15, dated, May 17, 2006.

Staff: David Allsbrook 533-7112
Agency Counsel: Bruce Bartram

Adoption

2. Redevelopment Agency Fiscal Year 2007 Budget (Districts 2, 3, 4, 6, 7 & 8)

(RA-2006-117)

Item 1a. Adopting the Fiscal Year 2007 Redevelopment Agency budget for projects administered by the Centre City Development Corporation (CCDC).

(RA-2006-119)

Item 1b. Adopting the Fiscal Year 2007 Redevelopment Agency budget for projects administered by the Southeastern Economic Development Corporation (SEDC).

(RA-2006-122)

Item 1c. Adopting the Fiscal Year 2007 Redevelopment Agency budget for projects administered by the City's Redevelopment Division.

(RA-2006-118)

Item 1d The administration of CCDC.

(RA-2006-116)

Item 1e. The administration of SEDC.

(RA-2006-124)

Item 2. Authorizing a CDBG loan repayment to the City of San Diego in the amount of \$400,000 from the Southcrest Redevelopment Project Area.

Item 3. Accepting the Transfer of \$400,000 from the City of San Diego as an interest bearing CDBG loan to be used in the Fiscal Year 2007 Project budget for the Central Imperial Redevelopment Project Area.

(RA-2006-123)

Item 4. Determining that the planning and administration expenses included in the Low-and Moderate-Income Housing Funds in the Fiscal Year 2007 Redevelopment Agency Budget are necessary an in proportion to the funding for the production, improvement, and/or preservation of affordable housing for low-and moderate-income households.

See Redevelopment Agency Report no. RA-06-22 and Report to Council RTC-06-049, dated May 17, 2006. See Centre City Development Corporation Report no. CCDC-06-16. See Southeastern Economic Development Corporation Report no. SEDC-06-008.

Adoption

2. Redevelopment Agency Fiscal Year 2007 Budget (Districts 2, 3, 4, 6, 7 & 8)

(Continued)

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

Council Companion Item no. 332

Staff: Elaine DuVal 533-5429
Mae Alonsagay 533-7129
Dante Dayacap 527-7345
Agency Counsel: Eunice C. Chan

3. Third Amendment to the College Community Redevelopment Plan (District 7)

(RA-2006-126)

Item 1. Make certain finding regarding the Environmental Impacts of the Proposed Third Amendment to the College Community Redevelopment Plan.

(RA-2006-127)

Item 2. Approve the Proposed Third Amendment to the College Community Redevelopment Plan.

Item 3. Approve the Report to Council.

Item 4. Authorize submission of the proposed Third Amendment and Report to Council to the City Council.

The City of San Diego as Lead Agency under CEQA has reviewed and considered the College Community Redevelopment Project Final Program Environmental Impact Report (CCRP FEIR) that was adopted by the City of San Diego in July 1993 covering this activity. As outlined in Sections 15162, 15180, and 21166 of the CEQA Guidelines and based on the conclusions reported in the Initial Study/Environmental Checklist, no subsequent or supplemental environmental impact report is required.

See Redevelopment Agency Report no RA-06-19 and Report to Council RTC-06-045, dated May 17, 2006.

Council Companion Item no. 335

Staff: Michael Fortney 533- 5403
Maureen Ostrye 533-5430
Agency Counsel: Eunice C. Chan

Adoption

4. Centre City Redevelopment Project Subordinate Tax-Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006 B-General (Districts 2 and 8)

(Continued from April 25, 2006 RA meeting, RA no. 5 and Council Companion no. 333

(RA-2006-92)

That the Redevelopment Agency approve the issuance of Centre City Redevelopment Project Subordinate Tax Allocation Bonds, Series 2006A and Tax Allocation Housing Bonds, Series 2006B in an amount not to exceed \$79 million and \$35 million respectively, producing net proceeds of approximately \$70 million for project activities and \$30 million for low-and moderate income housing activities.

The Redevelopment Agency as the Lead Agency under CEQA, has reviewed and considered the Master Environmental Impact Report (MEIR), certified on April 28, 1992 by Resolution No. 2081, and Final Subsequent Environmental Impact Report (SEIR) certified on October 26, 1999 by Resolution No. 3058. An Environmental Secondary Study has been prepared for this activity in order to evaluate the activity's compliance with the Community Plan and PDO and, therefore, the findings and conclusions of the MEIR and SEIR. The Secondary Study found that this activity is adequately addressed in the previous environmental documents, and there is no change in the circumstances, additional information, or project changes to warrant additional environmental review.

See Centre City Development Corporation Report no. CCDC-06-13, dated, April 19, 2006.

Council Companion Item no. 333

Staff: Frank Alessi 533-7130
Agency Counsel: Mark Blake

Adoption

5. Second Implementation Agreement to the Disposition and Development Agreement for the Renaissance at North Park Project (District 3)

(RA-2006-125)

- Item 1 Authorize the Executive Director or designee to execute the Second Implementation Agreement to the Disposition and Development Agreement for the North Park Renaissance Project.
- Item 2. Amend the Fiscal Year 2006 Redevelopment Agency Budget for the North Park Project Area to increase appropriations and authorize expenditures in the amount of \$575,000 from North Park Series 2000 tax exempt housing bond proceeds.

This activity (execute the Second Implementation Agreement to an existing DDA) is covered under the environmental Impact Report for the North Park Redevelopment Project (SCH No. 93121105, dated April 1995) and Environmental Secondary Study (September 15, 2003). The activity is adequately addressed in the environmental documents and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purpose of CEQA review per CEQA Guidelines Section 15060 (C)(3) and 15378 (C).

See Redevelopment Agency Report no RA-06-21, dated May 17, 2006.

Staff: Tom Romstad 533-5284

Melissa Garcia 533-5324

Agency Counsel: Eunice C. Chan

Auditor Certificate Number: AC 2600818