

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
SPECIAL REDEVELOPMENT AGENCY MEETING  
TUESDAY, JULY 10, 2007 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](http://www.sandiego.gov/redevelopment-agency)

1. **Approval of minutes**

May 15, 2007, special  
May 22, 2007

**Adoption**

2. **Owner Participation Agreement and Associated Actions for the El Pedregal Family Apartments Project (District 8)**

(RA-2007-134)

Item 1. State for the record that the final Mitigated Negative Declaration (No. 106926) has been reviewed and considered prior to approving the project.

(RA-2007-132)

Item 2. Approve the Basic Concept Drawings.

(RA-2007-135)

Item 3. Authorize the Executive Director or designee to execute an Owner Participation Agreement with SYEP Associates for the El Pedregal Family Apartments Project, contingent upon the Office of the Auditor and Comptroller first certifying availability of funds.

**Adoption**

**2. Owner Participation Agreement and Associated Actions for the El Pedregal Family Apartments Project (District 8)**

(Continued)

(RA-2007-133)

Item 4. Approve Findings of Benefit for the use of Naval Training Center's 20% Low and Moderate Income Housing Set-Aside Funds outside the project area.

(RA-2007-136)

Item 5. Authorize the expenditure of funds for the El Pedregal Family Apartments Project in an amount not to exceed \$3,606,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources: 1) \$3,206,000 from Naval Training Center Housing Line of Credit funds and 2) \$400,000 from San Ysidro Project Area.

The City of San Diego as Lead Agency under CEQA has reviewed and considered MND No. 106926, dated May 29, 2007 covering this activity; adopted June 13, 2007, by Resolution No.

See Redevelopment Agency report no. RA-07-21, and Report to City Council RTC-07-097, dated July 3, 2007 R-HO-5773-1.

Council Companion Item no. 338

Staff: Robert Chavez, (619) 236-6263

Sam Johnson, (619) 236-6365

Agency Counsel: Kendall Berkey

**Adoption**

**3. Owner Participation Agreement Barrio Logan Redevelopment Plan Amendment and Associated Actions for Los Vientos Family Apartments Project (District 8)**

(RA-2007-122)

Item 1. State for the record that the final Mitigated Negative Declaration (No. 103439) has been reviewed and considered prior to approving of the project.

(RA-2007-125)

Item 2. Approve the Basic Concept Drawings.

(RA-2007-123)

Item 3. Authorize the Executive Director or designee to execute an Owner Participation Agreement with AMCAL Los Vientos Fund, LP for the Los Vientos Family Apartments Project, contingent upon the Office of the Auditor and Comptroller first certifying availability of funds.

(RA-2007-121)

Item 4. Approve Findings of Benefit for the use of 20% Low and Moderate Income Housing Set-Aside Funds outside source project areas including City Heights, North Park, and North Bay.

(RA-2008-6)

Item 5. Approve the proposed Barrio Logan Redevelopment Plan Amendment.

(RA-2007-124)

Item 6. Authorize the expenditure of funds for the Los Vientos Family Apartments Project in an amount not to exceed \$8,298,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources: 1) \$1,298,000 from City Heights Housing Line of Credit; 2) \$3,500,000 from North Park Housing Line of Credit; and 3) \$3,500,000 from North Bay Housing Line of Credit.

The City of San Diego as Lead Agency under CEQA has reviewed and considered MND No. 103439, dated February 9, 2007 covering this activity. Adopted March 26, 2007, by Resolution No. R-302481.

See Redevelopment Agency report no. RA-07-22, and Report to City Council RTC-07-098, dated July 3, 2007

Council Companion Item no. 336

Staff: Robert Chavez, (619) 236-6263

Sam Johnson, (619) 236-6365

Agency Counsel: Carol Leone

**Adoption**

**4. Owner Participation Agreement and Associated Actions for the Verbena Project (District 8)**

(RA-2007-129)

Item 1. State for the record that the final Mitigated Negative Declaration (No. 41718) has been reviewed and considered prior to approving the project.

(RA-2007-126)

Item 2. Approve the Basic Concept Drawings..

(RA-2007-130)

Item 3. Authorize the Executive Director or designee to execute a Owner Participation Agreement with Verbena San Ysidro, L.P. for the Verbena Project, contingent upon the Office of the Auditor and Comptroller first certifying availability of funds.

(RA-2007-128)

Item 4. Approve Findings of Benefit for the use of 20% Low and Moderate Income Housing Set-Aside Funds outside source project areas including City Heights, North Park, North Bay and Naval Training Center.

(RA-2007-131)

Item 5. Authorize the expenditure of funds for the Verbena Project in an amount not to exceed \$5,586,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources: 1) \$930,000 from City Heights Housing Line of Credit; 2) \$930,000 from North Park Housing Line of Credit; 3) \$930,000 from North Bay Housing Line of Credit; 4) \$2,394,000 from Naval Training Center Housing Line of Credit; and 5) \$402,000 from San Ysidro Project Area.

The City of San Diego as Lead Agency under CEQA has reviewed and considered MND No. 41718, dated December 15, 2004 covering this activity; adopted March 8, 2005, by Resolution No. R-300200.

See Redevelopment Agency report no. RA-07-23, and Report to City Council RTC-07-099, dated July 3, 2007.

Council Companion Item no. 337

Staff: Robert Chavez, (619) 236-6263

Sam Johnson, (619) 236-6365

Agency Counsel: Kendall Berkey

**Adoption**

**5. Parkside-Termination of Owner Participation Agreement with Oak Shelter Systems, LLC; Proposed Terms and Conditions of an Owner Participation Agreement with Parkside Terrace L.P.; and Design Review Approval-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2007-137)

Item 1. Terminate the original Owner Participation Agreement approved September 14, 2004 between the Redevelopment Agency of the City of San Diego (“Agency”) and Oak Shelter Systems, LLC for the Island-Market Centre South Block.

(RA-2007-140)

Item 2. Approve a new Owner Participation Agreement between the Agency and new developer Parkside Terrace, L.P. with the terms and conditions outlined in this report, to develop a mixed-use project to contain 77 apartments (76 affordable) on the subject site with an Agency loan in an amount not to exceed \$13,800,000 from the Centre City Redevelopment Low- and Moderate-Income Housing Fund.

(RA-2007-138)

Item 3. Grant Design Review approval of the proposed project with conditions outlined in this report.

(RA-2007-139)

Item 4. Certify that the Agency has reviewed and considered information contained in the Environmental Impact Report and Secondary Study for the project; and making certain findings and determinations regarding environmental impacts of the development.

Under the 2006 Final Environmental Impact Report (FEIR), an Environmental Secondary Study (Attachment D) is prepared for all developments in the Centre City area in order to evaluate the project’s compliance with the Downtown Community Plan and applicable Planned District Ordinance, and, therefore, the findings and conclusions of the FEIR. The project has been found to be in compliance with those planning documents; therefore, no further environmental review is required.

See Centre City Development Corporation report no. CCDC-07-17, dated July 3, 2007

Housing Authority Companion Item no. 1

Staff: Dale Royal, (619) 533-7108

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Agency Counsel: Kendall Berkey

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