

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, OCTOBER 30, 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

Adoption

1. Fiscal Year 2008 Corporation Budget Amendment – General (Districts 2 and 8)

(RA-2008-45)

That the Redevelopment Agency approve an amendment to the Fiscal Year 2007-2008 Corporation Budget by revising the Salary Range on the position of Human Resources Manager.

This activity is not a project, and therefore not subject to the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15060 (c)(3).

See Centre City Development Corporation Report no. CCDC-07-43, dated, October 24, 2007.

Staff: Frank Alessi, (619) 533-7130
Agency Counsel: Huston Carlyle

Adoption

2. **Contract with SMWM for Neighborhood, Design Guidelines Phase I –Centre City and Horton Plaza Redevelopment Project Areas (District 2)**

(RA-2008-57)

That the Redevelopment Agency authorize the expenditure of funds and authorize Centre City Development Corporation to enter into an agreement with SMWM for the Guidelines in an amount not to exceed \$486,380.

This activity is not a project, and therefore, not subject to the California Environmental Quality Act (“CEQA”) per CEQA Guidelines Section 15060 (c)(3).

See Centre City Development Corporation Report no. CCDC-07-37, dated, October 24, 2007.

Staff: Tara Lake, (619) 533-7173

Agency Counsel: Alex Sachs

Auditor Certificate Number: AC 2800290

3. **Amendment to the Construction Agreement for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)**

(RA-2008-44)

That the Redevelopment Agency (“Agency) approve Change Order No. 8 to the Agreement with PCL Construction Services in the amount of \$225,027 for revisions necessary to alter the plans and/or specifications to address design omissions, eliminate conflicts, or enhance the overall building aesthetic or performance capability.

On March 27, 2001, the Agency adopted Resolution No. R-03314 certifying that the Agency had reviewed and considered information contained in the Master Environmental Impact Report (“MEIR”) and the Environmental Secondary Study prepared for the Balboa Theatre Rehabilitation. The Secondary Study found the project to be in compliance with the MEIR and the Planned District Ordinance. No additional environmental documents are required.

See Centre City Development Corporation Report no. CCDC-07-41 dated, October 24, 2007.

Staff: Gary J. Bosse, (619) 533-7163

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2800274

Adoption

4. Funding for the Barrio Logan Redevelopment Project Area(Districts 3 and 8)

(RA-2008-51)

- Item 1. Authorizing a Sales Tax loan repayment to the City of San Diego in the amount of \$675,000 from the North Park Redevelopment Project Area.
- Item 2. Accepting the transfer of \$675,000 from the City of San Diego as an interest bearing Sales Tax loan to be used in the Fiscal Year 2008 project budget for the Barrio Logan Redevelopment Project Area.

(RA-2008-55)

- Item 3. Amend the Redevelopment Agency (City Redevelopment) Fiscal Year 2008 budget for the North Park Redevelopment Project Area to include the anticipated surplus of \$1.79 million in tax increment revenue and to authorize the expenditure thereof for the purposes of the North Park Redevelopment Project Area, as follows:

Fund 98300- North Park Project Area (Capital Fund): \$399,000

Fund 98307- North Park, City Loan Repayment: \$675,000

Fund 98302- North Park, Low & Moderate Income Housing: \$358,000

Fund 98303- North Park, Taxing Agencies Allocation: \$358,000

(RA-2008-51)

- Item 4. Amend the Redevelopment Agency (City Redevelopment) Fiscal Year 2008 budget for the Barrio Logan Redevelopment project Area to include the \$675,000 transfer as revenue and to authorize the expenditure thereof for the purposes of the Barrio Logan Redevelopment Project Area as follows:

Fund 98900- Barrio Logan Project Area: \$675,000.

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

See Redevelopment Agency Report no. RA-07-30 and Report to Council RA-07-161, dated, October 24, 2007.

Council Companion Item no. 332.

Staff: Scott Mercer, (619) 236-6242

Janice Weinrick, (619) 236-6250

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2800296

Adoption

5. Owner Participation Agreement and Associated Actions for the Boulevard Apartments Project in the North Park Redevelopment Project Area (District 3)

(RA-2008-50)

Item 1. That the Agency approve the Owner Participation Agreement for the Boulevard Apartments project and authorize the Executive Director or designee to execute the Owner Participation Agreement with S.V.D.P. Management, Inc. for the Boulevard Apartments project and make certain findings on the environmental review completed for the project.

(RA-2008-49)(Cor.Copy)

Item 2. That the Agency authorize the Executive Director or designee to expend an amount not to exceed \$2,400,000 from the Agency's Low and Moderate Income Housing Set Aside Funds Line of Credit for the North Park as an Agency Residual Receipts loan contribution for the Boulevard Apartments project.

(RA-2008-48)

Item 3. That the Agency approve the Basic Concept Drawings submitted by S.V.D.P. Management, Inc. relating to the Owner Participation Agreement for the Boulevard Apartments project.

In accordance with the State of California Environmental Quality Act (CEQA) Guidelines, Environmental Impact Report (EIR) No. 55461 has been prepared for this project. The EIR determined that the proposed parking deviation would result in a significant unmitigable impact. On March 15, 2007 the Planning Commission adopted a statement of overriding consideration with the additional language: Housing is targeted for those at 40% of AMI and lower; and certified the EIR.

See Redevelopment Agency Report no. RA-07-29 and Report to Council RTC-07-159 dated, October 24, 2007.

Council Companion Item no. 335.

Staff: Michael Lengyel, (619) 236-6269
Michelle Rosenthal, (619) 236-6268
Agency Counsel: Kendall Berkey
Auditor Certificate Number: AC 2800298

Adoption

6. Extension of Time Limits for Central Imperial, Gateway Center West, Mount Hope Redevelopment Project Areas (Districts 4 and 8)

(RA-2008-39)

The Redevelopment Agency of the City of San Diego, recommend to the City Council that they adopt ordinance to extend by one year the time limit on the effectiveness of the Redevelopment Plan for the Central Imperial Redevelopment Project Area and receiving property taxes for the Central Imperial Redevelopment Project Area.

(RA-2008-40)

The Redevelopment Agency of the City of San Diego, recommend to the City Council that they adopt ordinance to extend by one year the time limit on the effectiveness of the Redevelopment Plan for the Central Imperial 2 Redevelopment Project Area and receiving property taxes for the Central Imperial 2 Redevelopment Project Area.

(RA-2008-38)

That the Redevelopment Agency of the City of San Diego, recommend to the City Council that they adopt ordinance to extend by one year the time limit on the effectiveness of the Redevelopment Plan for the Southcrest Redevelopment Project Area and receiving property taxes for the Southcrest Redevelopment Project Area.

(RA-2008-41)

That the Redevelopment Agency of the City of San Diego, recommend to the City Council that they adopt ordinance to extend by one year the time limit on the effectiveness of the Redevelopment of the Redevelopment Plan for the Central Imperial 3 Redevelopment Project Area and receiving property taxes for the Central Imperial 3 Redevelopment Project Area.

(RA-2008-36)

The Redevelopment Agency of the City of San Diego, recommend to the City Council that they adopt ordinance to extend by three years the time limit on the effectiveness of the Redevelopment Plan for the Gateway Center West Redevelopment Project Area and receiving property taxes for the Gateway Center West Redevelopment Project Area.

(RA-2008-37)

The Redevelopment Agency of the City of San Diego, recommend to the City Council that they adopt ordinance to extend by three years the time limit on the effectiveness of the Redevelopment Plan for the Mount Hope Redevelopment Project Area and receiving property taxes for the Mount Hope Redevelopment Project Area.

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

See Southeastern Economic Development Corporation Report no. SEDC-07-11, dated, October 16, 2007.

Council Companion Item no. 330.

Staff: Dante Dayacap, (619) 527-7345
Agency Counsel: Huston Carlyle

Adoption

7. The Rehabilitation and Refinancing Loan Agreement for the Mayberry Townhomes (District 4)

(RA-2008-52)

That the Redevelopment Agency of the City of San Diego (Agency) adopts a resolution:

- Item 1. Authorizing the Executive Director of the Agency, or designee, to appropriate and expend an amount not to exceed \$1,599,326.80 from the Southcrest Redevelopment Project Area's Low and Moderate Income Housing Set-Aside Fund for the Mayberry Townhomes Development and to execute, for and on behalf of said Agency, all documents necessary for the transaction, including the Housing Rehabilitation Agreement in the amount of \$799,370, and the Refinance Loan Agreement in the amount of \$799,956.80 (Agreements).
- Item 2. Finding and determining that, based upon the information set forth in the Findings of Benefit to the Southcrest Redevelopment Project Area, Attachment No. 1 to the resolution, the use of funds from the Southcrest Redevelopment Project Area's Low and Moderate Income Housing Set-Aside Fund outside the Southcrest Redevelopment Project Area to provide for the residential and property rehabilitation, and to provide for a loan refinancing for the Development that will be of benefit to the Southcrest Redevelopment Project Area.

This activity is not a project and therefore exempt from CEQA pursuant to State Guidelines Section 15301 (a) and (d).

See Southeastern Economic Development Corporation Report no. SEDC-07-007, dated, October 24, 2007.

Council Companion Item no. 334, and Housing Authority Companion Item no. 1.

Staff: Sherry Brooks, (619) 527-7345

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2800299

Joint Public Hearing

8. **Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan for the Centre City Project Area – Areawide (Districts 2 and 8)**

(Continued from the Redevelopment Agency and City Council meetings July 31, 2007 and September 25, 2007)

That the Agency take no action, as all requested actions are by the City Council.

See Centre City Development Corporation report nos. CCDC -07-29b and CCDC-07-15b dated, October 17, 2007

Council Companion Item no. 340.

Staff: Brad Richter, (619) 533-7115
Agency Counsel: Huston Carlyle