

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, NOVEMBER 13, 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

1. Approval of the minutes:

September 10, 2007, special
September 11, 2007
September 25, 2007

Adoption

2. **First Implementation Agreement to Disposition and Development Agreement – City Heights Square Office and Retail Project (District 3)**

(RA-2008-58)

Approve the First Implementation Agreement and authorize the Executive Director or designee to execute said agreement.

That this activity and the First Implementation Agreement of the existing DDA is located on the site of the City Heights Square Project No. 40960, and subject to previously approved Mitigated Negative Declaration no. 40960. Any construction related activities shall be subject to the Mitigation Monitoring and Reporting Program (MMRP) for that project. Therefore, this activity is not a separate project for purposes of review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060 (c)(3). Further, this activity does not involve a change in circumstances, project changes, or new information of substantial importance which would warrant any additional environmental review pursuant to CEQA Guidelines Section 15162.

See Redevelopment Agency Report no. RA-07-31, dated, November 7, 2007.

Staff: James Davies, (619) 236-6540

Agency Counsel: Kendall Berkey

3. **Grant of Easement and Agreement-City Heights Redevelopment Project Area (District 3)**

(RA-2008-46)

- Item 1. Approve the Grant of Easement and Agreement.
- Item 2. Authorize the Executive Director or designee to execute the Grant of Easement and Agreement for drainage easement rights over vacant Agency owned land.
- Item 3. Accept the funds in the amount of \$13,650 for drainage easement rights over 487.5 square foot area of Agency owned land within the City Heights Redevelopment Project Area.
- Item 4. Accept the funds in the amount of \$3,500 for Agency costs incurred for processing the easement rights.

Adoption

3. **Grant of Easement and Agreement-City Heights Redevelopment Project Area (District 3)**

(Continued)

Item 5. Amend the Fiscal Year 2008 Redevelopment Agency Budget for the City Heights Redevelopment Project Area to accept funds in the amount of \$17,150.

This activity “Grant of Easement” is located on the site of the City Heights Square Project No. 40960, and subject to the previously approved Mitigated Negative Declaration No. 40960. Any construction related activities shall be subject to the Mitigation Monitoring and Reporting Program (MMRP) for the project. Therefore the activity is not a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section 15060 (c)(3).

See Redevelopment Agency Report no. RA-07-32, dated, November 7, 2007.

Staff: Melissa Garcia, (619) 236-6547
James Davies, (619) 236-6540
Agency Counsel: Kendall Berkey

4. **Additional Funding for the Downtown First-Time Homebuyer Program-Areawide (Districts 2 and 8)**

(RA-2008-56)

That the Redevelopment Agency authorize an additional expenditure of \$1,200,000 to fund the Program for the 25 affordable units at the Smart Corner condominium project.

This activity is not a “project” for California Environmental Quality Act (“CEQA”) purposes Because it does not meet the criteria set forth in CEQA Guidelines section 15378. Therefore, Pursuant to CEQA Guidelines Section 15060 (c)(3), the activity is not subject to CEQA.

See Centre City Development Corporation Report no. CCDC-07-46 dated, October 30, 2007.

Staff: A.J. Magna, (619) 533-7125
Agency Counsel: Kendall Berkey
Auditor Certificate Number: AC 2800320

Adoption

5. Agreement with McCormick Rankin U.S., Inc.-Transit Planning Services-Areawide (Districts 2 and 8)

(RA-2008-60)

That the Redevelopment Agency authorize CCDC to enter into an agreement with McCormick Rankin US Inc., a division of McCormick Rankin Corporation of Ottawa, Canada, to prepare a Transit-Oriented Alternative Study for the downtown in the amount of \$475,000.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (c)(3).

See Centre City Development Corporation Report no. CCDC-07-45, dated, November 7, 2007.

Staff: Dean Coker, (619) 533-7137

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2800338

6. Approval of Real Estate Purchase and Sale Agreement with Yanagihara Trust (District 4)

(RA-2008-54)

That the Agency:

Item 1. Approves a Purchase and Sale Agreement between the Agency and Tom Yanagihara.

Item 2. Authorizes the expenditure of up to \$2.1 million as approved in the FY 07/08 budget (approved by the City Council May 15, 2007).

Item 3. Transfer funds of \$431,569 and \$978,431 from Fund No. 98789 and Fund No. 987752 respectively to Fund No. 98772 totaling \$1,410,000.

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

See Southeastern Economic Development Corporation Report no. SEDC-07-010 dated, November 7, 2007.

Staff: Carolyn Y. Smith, (619) 527-7345

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2800295