

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
SPECIAL REDEVELOPMENT AGENCY MEETING
TUESDAY, OCTOBER 28, 2008 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 (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.

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Adoption

1. **SOHO v. City of San Diego, et al, Settlement Agreement (District 2)**

(RA-2009-33)

Approve settlement agreement in the case of Save Our Heritage Organisation v. City of San Diego, et al. and authorize execution of said settlement agreement.

Entering into the settlement agreement is not a "project" and therefore is exempt from CEQA pursuant to State CEQA Guidelines Section 15060(c)(3)

Redevelopment Agency Report no. RA-80-30 and Report to City Council RTC-08-158, dated October 22, 2008.

Council Companion Item no. 334

Staff: Huston Carlyle, (619) 527-7342
Agency Counsel: Huston Carlyle

Adoption

2. **First Implementation Agreement to the Owner Participation Agreement and Associated Actions for the Boulevard Apartments Project in the North Park Redevelopment Project Area (District 3)**

(RA-2009-14)

Item 1. That the Redevelopment Agency approve the First Implementation Agreement to the Owner Participation Agreement for the Boulevard Apartments project and authorize the Executive Director or designee to execute the First Implementation Agreement to Owner Participation Agreement with 3137 El Cajon Boulevard, LP for the Boulevard Apartments project and to execute such further instruments and enter into such additional agreements as may be necessary to effectuate the First Implementation Agreement.

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 activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental document adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section 15060 (c)(3)

Redevelopment Agency Report no. RA-08-22, dated October 22, 2008.

Housing Authority Companion Item no. 2

Staff: Michael Lengyel, (619) 236-6269
Michelle Rosenthal, (619) 236-6268
Agency Counsel: Kendall Berkey

Adoption

3. Housing Enhancement Loan Program in the Crossroads Redevelopment Project Area (Districts 4 and 7)

(RA-2009-21)

Item 1. Adopt the revised Crossroads Redevelopment project Area Housing Enhancement Loan Program (HELP) Guidelines.

(RA-2009-20)

Item 2. Approve and adopt findings that permit the use of low-and-moderate income housing funds outside the Crossroads Redevelopment Project Area.

(RA-2009-22)

Item 3. Approve the Amended Agreement By and Between the Redevelopment Agency of the City of San Diego and the City of San Diego Housing Commission in Connection with the Crossroads Redevelopment Housing Enhancement Loan Program (HELP).

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines, Section 15060(c)(3). This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(a).

Redevelopment Agency Report no. RA-08-24 and Report to City Council RTC-08-141 dated October 22, 2008.

Council Companion Item no. 335 and Housing Authority Companion Item no. 3

Staff: Michele St. Bernard, (619) 236-6531

Tracy Reed, (619) 236-6543

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900270

Adoption

4. **Housing Enhancement Loan Program in the Linda Vista Redevelopment Project Area (District 6)**

(RA-2009-30)

Item 1. Adopt the revised Linda Vista Redevelopment Project Area Housing Enhancement Loan Program (HELP) Guidelines.

(RA-2009-28)

Item 2. Approve and adopt findings that permit the use of low-and-moderate income housing funds outside the Linda Vista Redevelopment Project Area.

(RA-2009-29)

Item 3. Approve the Amended Agreement By and Between the Redevelopment Agency of the City of San Diego and the City of San Housing Commission in Connection with the Linda Vista Redevelopment Housing Enhancement Loan Program (HELP).

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines, Section 15060(c)(3). This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(a).

Redevelopment Agency Report no. RA-08-28 and Report to City Council RTC-08-155 dated October 22, 2008.

Council Companion Item no. 332 and Housing Authority Companion Item no. 3

Staff: Michele St. Bernard, (619) 236-6531

Libby Day, (619) 236-6272

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900299

Adoption

5. Owner Participation Agreement (OPA) with Wakeland Village Green Apartments LP-Crossroads Redevelopment Project Area (District 7)

(RA-2009-)

- Item 1. Authorize the Executive Director or Designee to execute an Owner Participation Agreement (OPA) with Wakeland Village Green Apartments LP for the acquisition and rehabilitation to provide, retain and improve 92 affordable rental units at 4140-4155 Bonillo Drive, contingent upon the Office of the Auditors and Controller first certifying availability of funds.
- Item 2. Approve and adopt Findings of Benefit for the use of 20% Low-and Moderate-Income Housing Set-Aside Funds and Affordable Housing Line(s) of Credit outside source project areas including College Grove, City Heights and North Bay.
- Item 3. Authorize the expenditure funds for the Village Green Apartment Project in an amount not to exceed \$5,788,475 from the Agency's 20% Low-and Moderate-Income Housing Set-Aside and Affordable Housing Line(s) of Credit as a Redevelopment Agency residual loan contribution to the project from the following direct sources: 1) \$2,391,475 from Crossroads Set-Aside; 2) \$1,500,000 from City Heights Line of Credit; 3) \$1,500,000 from North Bay Line of Credit; and 4) \$397,000 from College Grove-Set-Aside.
- Item 4. Amend the FY 2009 Budget to receive draws of \$1,500,000 from the existing City Heights Affordable Housing Line of Credit and \$1,500,000 from the existing North Bay Affordable Housing Line of Credit.

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

Redevelopment Agency Report no. RA-08-27 and Report to City Council RTC-08-145 dated October 22, 2008.

Council Companion Item no. 333

Staff: Tracy Reed, (619) 236-6543
Michele St. Bernard. (619) 236-6531
James Davies, (619) 236-6540
Agency Counsel: Alex Sachs
Auditor Certificate Number: AC 2900294

Joint Public Hearing

6. **777 Beech-Centre City Development Permit 2006-19, Map Waiver 349046, and Agreement Affecting Real Property to allow the construction of a mixed-use project along the south side of Beech Street between Seventh and Eighth avenues in the Downtown Community Plan Area/Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency (“Agency”):

(RA-2009-)

- Item 1. Adopt a Resolution certifying that the Agency has reviewed and considered information contained in the Final Environmental Impact Report and Secondary Study for the Project, and make certain findings and determinations regarding environmental impacts of the development.

(RA-2009-)

- Item 2. Adopt a Resolution approving the Agreement Affecting Real Property (AARP) for Lot 2 providing for the approval and development of the 777 Beech project.

(RA-2009-)

- Item 3. Adopt a Resolution granting Design Review of the 777 Beech project.

The Centre City Redevelopment Project, in which this project is located, is covered By the 2006 Final Environmental Impact Report (FEIR), which is a program Environmental Impact Report under the California Environmental Quality Act (CEQA). Under the FEIR, an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project’s compliance with the Community Plan and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. The project has been found to be in compliance with those planning and environmental documents, therefore, no further environmental review is required for the project under CEQA. A copy of the Environmental Secondary Study is attached for the City Council’s reference.

Centre City Development Corporation Report nos. CCDC-08-32 and CCDC-08-19 dated October 22, 2008.

Council Companion Item no. 337

Staff: Brad Richter, (619) 533-7115

Agency Counsel: Alex Sachs