

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
SPECIAL REDEVELOPMENT AGENCY MEETING
TUESDAY, DECEMBER 2, 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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<http://www.sandiego.gov/redevelopment-agency/index.shtml>

1. **Approval of the minutes:**

September 16, 2008
October 6, 2008, special
October 7, 2008
October 21, 2008
October 21, 2008, Supplemental
October 28, 2008
October 28, 2008, Supplemental
November 17, 2008, Special
November 18, 2008
November 18, 2008, Supplemental

Adoption

2. **Extension of the Mayor's designation as Executive Director of the Redevelopment Agency (Districts 2, 3, 4, 6, 7, and 8)**

(RA-2009-48)

Designate the Mayor as the Executive Director of the Redevelopment Agency to December 31, 2009, or until such time that the Agency approves the alternative process for appointing the executive director as part of a structural reorganization, which ever comes first.

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

Redevelopment Agency.

Staff: Janice L. Weinrick, (619) 236-6250

Agency Counsel: Huston Carlyle

3. **Agency Owned Parcels in the Linda Vista Redevelopment Project Area: Agency not renew Lease Agreement with San Diego Skateworld Center, Inc. set to expire December 31, 2008 and associated actions (District 6)**

(Continued from the Redevelopment Agency meeting, Nov. 18, 2008, RA Item no. S-40)

Authorize the Executive Director, or his designee, to:

(RA-2009-42)(Cor.Copy)

Item 1. not renew the Lease Agreement with San Diego Skateworld Center, Inc. set to expire by its own terms on December 31, 2008 and authorize San Diego Skateworld Center to continue to occupy the Skateworld site for one additional month.

Item 2. send a letter to San Diego Skateworld Center requesting compliance with provisions of the Lease Agreement as well as advising the Agency Boards' actions taken in conjunction with this agenda item.

Item 3. negotiate new month to month lease agreements with the existing retailers or other potential tenants; and;

Item 4. issue a request for qualification and/or request for proposals for development of the Skateworld site and the adjacent vacant parcel owned by the Agency.

This activity is not a "project" and is therefore not subject to CEQA pursuant to State CEQA Guidelines 15060 (c)(3).

Redevelopment Agency Report no. RA-08-36, dated November 11, 2008.

Staff: Eliana Barreiros, (619) 236-6267

Maureen Ostrye, (619) 236-6270

Agency Counsel: Kendall Berkey

Adoption

4. Loan Agreement with Urban Corps of San Diego (District 2)

(RA-2009-54)

Item 1. Authorization for the Executive Director, or designee, to enter into a Loan Agreement with Urban Corps of San Diego.

Item 2. Authorization for the expenditure of \$475,000 of North Bay Tax Increment for the Urban Corps of San Diego's site improvements.

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

Redevelopment Agency

Staff: Lydia Goularte-Ruiz, (619) 236-6539

Robert Chavez, (619) 236-6263

Agency Counsel: Alex Sachs

Auditor Certificate Number: AC 2900405

5. Third Implementation to Disposition and Development Agreement (DDA) to Centre Point LLC for the CentrePoint Project within Crossroads Redevelopment Project Area (District 7)

(RA-2009- 47)

Item 1. Should the Redevelopment Agency approve the Third Implementation Agreement to the Disposition and Development Agreement (the "DDA) with CentrePoint LLC for the proposed CentrePoint Project and authorize the Executive Director or Designee to execute on behalf of the Agency the Third Implementation Agreement to the DDA?

(RA-2009-46)

Item 2. Should the Redevelopment Agency approve the revised basic concept and schematic drawing for the CentrePoint Project?

(RA-2009-47)

Item 3. Should the Redevelopment Agency amend the FY 2009 Agency Budget for the Crossroads Redevelopment Project Area to accept a Developer Deposit of \$50,000 for costs related to the Third Implementation Agreement to the DDA?

Adoption

5. **Third Implementation to Disposition and Development Agreement (DDA) to Centre Point LLC for the CentrePoint Project within Crossroads Redevelopment Project Area (District 7)**

(Continued)

This activity is covered under Mitigated Negative Declaration, Number 74816 CentrePoint and the Crossroads Program Environmental Impact Report SCH Number 200207/002. 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, per CEQA Guidelines Sections 15162.

See Redevelopment Agency Report no. RA-08-33 and Report to City Council RTC-08-169, dated November 26, 2008.

Council Companion Item no. 336

Staff: Tracy Reed, (619) 236-6543
James Davies, (619) 236-6540
Agency Counsel: Kendall Berkey

6. **Design and Construction of Park Improvements for a Park (City Heights Square Mini Park) Located in the City Heights Redevelopment Project Area (District 3)**

(RA 2009-49)

Item 1. Make necessary findings that the park improvements to be constructed on designated park property be located on 43rd Street between University Avenue and Polk Street (City Heights Square Mini Park) within the City Heights Redevelopment Project Area will be of benefit to the City Heights Redevelopment Project Area (Project Area), that there are no other reasonable means of financing the improvements, that the improvements will assist in the elimination of blight within the Project Area, and that the improvements are consistent with the Third 5-Year Implementation Plan adopted on June 15, 2004 for the City Heights Redevelopment Project.

Item 2. Authorize the Redevelopment Agency of the City of San Diego to appropriate, contribute and transfer an amount not to exceed \$731,500 of tax increment funds from the City Heights Redevelopment Project Area, as allocated in its Fiscal Year 2009 Budget, to the City of San Diego for deposit into Fund Number 10297, CH RA CONTRIB TO CIP, as an increase in the Fiscal Year 2009 Capital Improvement Program Budget in CIP No. 29-956-0, City Heights Square Mini Park, to be used toward the cost of design and construction of the park improvements, contingent upon the City Comptroller certifying the availability of funds; and

Adoption

6. Design and Construction of Park Improvements for a Park (City Heights Square Mini Park) Located in the City Heights Redevelopment Project Area (District 3)

(Continued)

(RA 2009-49)

Item 3. Authorize the Redevelopment Agency of the City of San Diego to accept any and all funds remaining in the Fiscal Year 2009 Capital Improvement Program Budget in CIP No. 29-956.0, City Heights Square Mini Park, Fund Number 10297, CH RDA CONTRIB TO CIP, in the event the park shall not be designed and constructed for any reason.

This activity is not subject to CEQA pursuant to CEQA Guidelines Section 150606(c)(3). This action authorizes the transfer of funds from the Redevelopment Agency of the City of San Diego to the City of San Diego. Any future activity involving construction associated with this action will be subject to a separate environmental review as required by CEQA.

See Redevelopment Agency Report no. RA-08-35 and Report to City Council RTC-08-171, dated November 12, 2008.

Council Companion Item no. 337

Staff: Karina Danek, (619) 236-6537

Kristine Toft, (619) 236-6534

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900402

Joint Public Hearing

7. **Second Implementation Agreement to the Disposition and Development Agreement with City Heights Realty LLC for the City Heights Square Project -Residential and Commercial (District 3)**

(RA-2009-50)

Item 1. Approve and authorize the Executive Director, or designee to enter into a Second Implementation Agreement to the Disposition and Development Agreement (DDA) with City Heights Realty for the City Heights Square Project Residential and Commercial.

Item 2. Approve the sale of land and make appropriate findings.

(RA-2009-53)

Item 3. Certify the Subsequent Addendum to the Mitigated Negative Declaration.

(RA-2009-51)

Item 4. Approve the revised basic concept and schematic drawings.

(RA-200-50)

Item 5. Accept Developer's payment of \$47,500 for costs related to the Second Implementation Agreement and amend the FY 2009 Agency Budget for the City Heights Redevelopment Project.

Certifying that the information contained in Project No. 146605 has been completed in compliance with California Environmental Quality Act and State CEQA Guidelines and that said Subsequent Addendum to MND No. 146605 reflects the independent judgment of the City of San Diego as Lead Agency.

See Redevelopment Agency Report no. RA-08-32 and Report to City Council RTC-08-168, dated November 27, 2008.

Council Companion Item no. 340

Staff: James Davies, (619) 236-6540

Kristine Toft, (619) 236-6534

Agency Counsel: Kendall Berkey