

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, APRIL 28, 2009 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:**

February 17, 2009
March 10, 2009

Adoption

2. **Second Amendment to Agreement for Legal Services with Kane, Ballmer and Berkman (Districts 2, 3, 6, 7 & 8)**

(RA-2009-89)

Approval of the Second Amendment to the Agreement for Legal Services between the Redevelopment Agency and Kane, Ballmer & Berkman to increase the maximum amount that may be expended under the existing contract to \$4,125,000 (\$1,090,000 in addition to current agreement cap of \$3,035,000 authorized under Resolution Number R-04251 adopted in April of 2008 when the First Amendment to this Agreement was authorized). The original cap of the agreement to \$1,890,000 which was authorized under Resolution Number R-04124 on March 27, 2007 when the agreement was executed.

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

Redevelopment Agency Report no. RA-09-13 dated April 22, 2009.

Staff: Eliana Barreiros, (619) 236-6267

Maureen Ostrye, (619) 236-6270

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900731

3. **Fiscal Year 2009 Redevelopment Agency Budget Amendment-Education Revenue Augmentation Fund (Districts 2, 3, 4, 6, 7 and 8)**

(RA-2009-96)

Item 1. Amend the program budgets for the redevelopment project areas administered by CCDC, SEDC, and City Redevelopment to facilitate payments to Educational Revenue Augmentation Fund (ERAF)

Item 2. Authorize the City Comptroller to remit payment to the ERAF of \$11,457,209 pursuant to Assembly Bill 1389.

Item 3. Authorize the Agency Executive Director or designee to execute all documents on behalf of the Agency that are necessary and appropriate to carry out the purposes of this resolution and to administer the Agency’s obligations, responsibilities, and duties hereunder.

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

Redevelopment Agency Report no. RA-09-12 dated April 22, 2009.

Staff: Scott Mercer, Redevelopment, (619) 236-6242

Andrew Phillips, Centre City Development Corporation, (619) 533-7127

Terry Darden, Southeastern Economic Development Corporation, (619) 527-7345

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900738

Adoption

4. Little Italy Public Improvements (blocks bounded by West Laurel, California, Ash and Union streets and Interstate 5) Request to Bid-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

That the Agency:

(RA-2009-84)(Cor.Copy)

- Item 1. Authorize the Centre City Development Corporation (“Corporation), on behalf of the Agency, to advertise and receive bids for the proposed construction of the Little Italy Public Improvements Project, located on the blocks bounded by West Laurel, California, Ash and Union streets and Interstate 5 in the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (“Project”) (Attachment A-Site Map);
- Item 2. Authorize the Executive Director of the Agency, or his designee, to award the construction contract to the lowest responsible bidder, provided bids are within the established budget of \$1,154, 303, that the construction contract shall not exceed \$1,154, 303, and all other requirements are met;
- Item 3. Authorize the Corporation, on behalf of the Agency, to execute the construction contract with the lowest responsible bidder;
- Item 4. Authorize the Corporation, on behalf of the Agency to administer said construction contact;
- Item 5. Make certain findings that the proposed Project benefits the Centre City Redevelopment Project (“Project Area”) or the immediate neighborhood in which the Project is located; that no other reasonable means of financing is available to the community; that the payment of funds will assist in eliminating blighting conditions by improving the existing damaged and non-ADA compliant public improvements to current City standards, and to insure adequate health and safety facilities for the public inside the Project Area, and to install missing trees per the approved Centre City Streetscape Manual (“Streetscape Manual”), and that the proposed Project is consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490 (Attachment B); and

Adoption

4. Little Italy Public Improvements (blocks bounded by West Laurel, California, Ash and Union streets and Interstate 5) Request to Bid-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

Item 6. Finds and determines that is activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c). The activity does not fall within any of the classes of projects for which a categorical exemption may not be applied. (Pub. Resources Code Section 21084.) Moreover, the activity triggers none of the exceptions to the application of a categorical exemption set forth in CEQA Guidelines Section 15300.2. Therefore, the application of the categorical exemption set forth under CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c), is appropriate for this activity.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c). The activity does not fall within any of the classes of projects for which a categorical exemption may not applied. (Pub. Resources Code Section 21084.) Moreover, the activity triggers none of the exceptions to the application of a categorical exemption set forth in CEQA Guidelines Section 15300.2. Therefore, the application of the categorical exemption set forth under CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c), is appropriate for this activity.

Centre City Development Corporation report no. CCDC-09-12 and Report to City Council CCDC-09-07 dated April 22, 2009..

Council Companion Item no. 334

Staff: John Anderson, (619) 533-7140

Agency Counsel: Kimberly Kaelin

Auditor Certificate Number: AC 2900677

Adoption

5. West Camino de la Plaza Streetscape Improvement Project-San Ysidro (District 8)

(RA-2009-55)(Cor.Copy)

- Item 1. Make necessary findings that the new streetscape and traffic lane improvements (Improvements) to be constructed along Camino de la Plaza between Virginia Avenue and the I-5 exit off-ramp within the San Ysidro Redevelopment Project Area (Project Area) will be of benefit to the 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 September 12, 2006 for the Project Area; and
- Item 2. Authorize the Redevelopment Agency of the City of San Diego (Agency) to transfer an amount not to exceed \$300,000 of tax increment funds from the Project Area, as allocated in its Fiscal Year 2009 Budget to the City of San Diego (City) for deposit into Fund 10269, as an increase in the Fiscal Year 2009 Capital Improvement Program Budget in CIP No. 39.091.0, West Camino de la Plaza Improvement Project to be used toward the cost of design and construction of the Improvements, contingent upon the City Comptroller certifying the availability of funds; and
- Item 3. Authorize the Agency to accept the return of any and all funds from this allocation remaining in the Fiscal Year 2009 Capital Improvement Program Budget in CIP No. 39.091.0, West Camino del la Plaza Improvement Project, Fund 10269 upon any cost savings should actual costs of the Improvements be less than \$300,000.

This activity is categorically exempt from CEQA pursuant to State CEQ Guidelines Section 15301(c) (Existing Facilities)

Redevelopment Agency report no. RA-09-09 and Report to City Council RTC-09-041 dated April 22, 2009.

Council Companion Item no. 336

Staff: Xavier Del Valle, (619) 236-6260

Robert Chavez, (619) 236-6263

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900671

Adoption

6. San Diego Youth & Community Services Revocable Grant Agreement for 3255 Wing Street Rehabilitation (District 2)

That the Redevelopment Agency:

(RA-2009-100)

- Item 1. Approve the Revocable Grant Agreement with San Diego Youth & Community Services (SDYCS) for rehabilitation of 3255 Wing Street and Authorize the Executive Director or designee to execute the Agreement.
- Item 2. Make the Findings of Benefit to the Naval Training Center Redevelopment Project Area.
- Item 3. Authorize the City Comptroller to expend up to \$150,000 from the Naval Training Center Low and Moderate Income Housing Fund for the purposes of the Revocable Grant Agreement with San Diego Youth & Community Services.

This project and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(existing facilities).

Redevelopment Agency Report no. RA-09-14 and Report to City Council RTC-09-051 dated April 22, 2009.

Council Companion Item no. 337

Staff: Libby Day, (619) 236-6272

Maureen Ostrye, (619) 236-6270

Agency Counsel: Elisa Cusato

Auditor Certificate Number: AC 2900740

Joint Public Hearing

7. Fifth Amendment to the Central Imperial Redevelopment Plan (Districts 4 and 8)

That the Redevelopment Agency:

(RA-2009- 102)

Item 1. Adopt a Resolution by which the Redevelopment Agency, as the Lead Agency, approves and certifies the proposed Final Environmental Impact Report for the Fifth Amendment to the Central Imperial Plan No. 106715, makes certain Findings of Fact, adopts a Statement of Overriding Considerations, and adopts a Mitigation, Monitoring and Reporting Program.

(RA-2009-101)

Item 2. Adopt a Resolution recommending the City Council's approval of the Report to City Council for the Fifth Amendment to the Redevelopment Plan for the Central Imperial Project.

(RA-2009-103)

Item 3. Adopt a Resolution recommending the City Council's approval of the proposed Fifth Amendment to the Central Imperial Redevelopment Plan.

The Redevelopment Agency of the City of San Diego as Lead Agency under CEQA has prepared the Final EIR No. 106715, dated March 2009.

Southeastern Economic Development Corporation Report no. SEDC-09-004 dated April 22, 2009.

Council Companion Item no. 338

Staff: Sherry Brooks, (619) 527-7345

Nancy Maddox Lytle, (619) 527-7345

Agency Counsel: Kevin Reisch