

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, JUNE 9, 2009, AT 2:00 P.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Public 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 the Disabled: 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>

Adoption

1. **Island Market Centre (northwest corner of the block bounded by 13th, 14th and Market Streets and Island Avenue)-Notice of Default to Oak Shelter Systems, LLC-East Village Redevelopment District of the Expansion Sub Area of the Centre Redevelopment Project (District 2)**

That the Redevelopment Agency of the City of San Diego ("Agency"):

(RA-2009-105)

- Item 1. Find Oak shelter Systems, LLC ("Developer") in default of the Disposition and Development Agreement. (DDA) entered into effective September 20, 2004 between the Agency and the Developer for the development of the Island Market Centre Project ("Project");
- Item 2. Authorize the Executive Director or designee to issue a Notice of Default to the Developer; and

Adoption

1. **Island Market Centre (northwest corner of the block bounded by 13th, 14th and Market Streets and Island Avenue)-Notice of Default to Oak Shelter Systems, LLC-East Village Redevelopment District of the Expansion Sub Area of the Centre Redevelopment Project (District 2)**

(Continued)

- Item 3. Approve termination of the DDA if the Developer fails to cure the defaults within the appropriate cure periods.

This activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060 (c)(3), the activity is not subject to CEQA. This action will terminate a proposed project.

Centre City Development Corporation Report no. CCDC-09-10, dated June 3, 2009.

Staff: Eri Kameyama, 619-533-7177

Agency Counsel: Kevin Reisch

2. **Seventh and Market Environmental Remediation (block bounded by Market Street, Seventh, Eighth and Island avenues)-Request to Bid Construction-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency (“Agency”):

(RA-2009-108)

- Item 1. Authorize the Corporation on behalf of the Agency, to advertise and receive bids for construction of the Seventh and Market Environmental Remediation Project in the East village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (“Project”).
- Item 2. Authorize the Executive Director of the Agency, or his designee, to award the construction contact to the lowest responsible bidder, provided bids are within the established budget of \$2,637,000, that the construction contact shall not exceed \$2,637,000, and all other requirements are met.
- Item 3. Authorize the Agency’s Executive Director or designee to execute the construction contract with the lowest responsible bidder.
- Item 4. Authorize the Corporation on behalf of the Agency to administer said construction contract.

Adoption

2 **Seventh and Market Environmental Remediation (block bounded by Market Street, Seventh, Eighth and Island avenues)-Request to Bid Construction-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

That the Redevelopment Agency (“Agency”):

(RA-2009-109)

- Item 5. Authorize the Executive Director of the Agency, or his designee, or a representative of the Corporation, to execute the Memorandum of Understanding (MOU) with the State Water Resources Control Board (“State Water board”) for the State of California Orphan Site Cleanup Subaccount (OSCA) cleanup grant; and
- Item 6. Authorize the Corporation to implement the OSCA grant and accept the OSCA grant funds for deposit with the Agency upon receipt.

The Centre City Redevelopment Project, in which the Project is located, is covered by the 2006 Final Environmental Impact Report (FEIR), which is a program EIR under the California Environmental Quality Act (CEQA). Under the FEIR, an Environmental Secondary Study (“Secondary Study”) is prepared for all developments in the Centre City area in order to evaluate the project’s compliance with the CCCP and PDO and, therefore, the findings and conclusions of the FEIR. A Secondary Study, has been completed for the Project and is included as Attachment C. As part of the Secondary Study, a traffic study was completed to evaluate temporary impacts during soil disposal truck hauling as required for larger projects under the FEIR, which found that the Project would not require the installation of any future traffic improvements identified in the FEIR in order to mitigate traffic impacts from the project.

In addition, it was determined that the project did not meet the thresholds under State Law that require the preparation of a Water Supply Assessment (“WSA”) from the City’s Water Department. Therefore, due to the Project’s compliance with the applicable planning and environmental documents no further environmental review will be required for the Project under CEQA.

Centre City Development Corporation Report no. CCDC-09-13, dated June 3, 2009.

Staff: William Yee, 619-533-7139

Agency Counsel: Kimberly Kaelin

Auditor Certificate Number: AC 2900795

Adoption

3. **Installation of Streetlights in the Southcrest Redevelopment Project Area (Districts 4 & 8)**

That the Redevelopment Agency adopts a resolution:

(RA-2009-98)

- Item 1. Making the necessary findings to authorize the Agency's contribution payment to City for design and installation of streetlights within the Southcrest Redevelopment Project Area;
- Item 2. Authorizing the Agency expenditure and transfer of funds in the amount not to Exceed \$655,600 as allocated in the FY 2009 Budget, to the City of San Diego From the Southcrest FY2007 Series B Tax Allocation Bonds, Southcrest Public Improvements, Fund No. 983341 to CIP No. 52-293.0, Installation of City Owned Lights, as an increase in the FY2009 CIP budget, contingent upon the City Comptroller certifying the availability of funds; and
- Item 3. Authorizing the Agency to accept the return of any and all funds from this allocation remaining in Fund No. 10267 if there are any cost savings, should actual costs of the improvement be less than \$655,600.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303(d) and Section 15304(f)

Council Companion Item no. 332.

Southeastern Economic Development Corporation Report no. SEDC-09-006, dated June 3, 2009.

Staff: Jill Sabo, 619-527-7345
Agency Counsel: Kendall Berkey
Auditor Certificate Number: AC 2900831

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Adoption

4. **Month-to Month Rental Agreement for the Agency-Owned Property in the Linda Vista**

Redevelopment Project Area 6905-6921 Linda Vista Road (District 6)

Authorize the Executive Director, or his designee the to execute seven (7) month-to-month Rental agreements with:

(RA-2009-125)

Item 1. San Diego Sakteworld Center, Inc.

(RA-2009-124)

Item 2. Pizza Hut, Inc.

(RA-2009-121)

Item 3. The Check Cashing Place Inc.

(RA-2009-123)

Item 4. Pho Hoa Restaurant

(RA-2009-122)

Item 5. Linda Vista Hair Salon & Nails

(RA-2009-126)

Item 6. Thai Binh Financial Services.

(RA-2009-120)

Item 7. Vien Tien Video

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

Redevelopment Agency.

Staff: Eliana Barreiros, 619-236-6267

Maureen Ostrye, 619-236-6270

Agency Counsel: Kimberly Kaelin

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Adoption

5. Redevelopment Agency Fiscal Year 2010 Budget (Districts 2, 3, 4, 6, 7, & 8)

That the Redevelopment Agency:

1. Approve the Fiscal Year 2010 Redevelopment Agency budget for:

(RA-2009-117)

a. Projects administered by the Centre City Development Corporation;

(RA-2009-116)

b. Projects administered by the Southeastern Economic Development Corporation;

(RA-2009-115)

c. Projects administered by the City's Redevelopment Division;

(RA-2009-114)

d. The administration of the Centre City Development Corporation;

(RA-2009-113)

e. The administration of the Southeastern Economic Development Corporation.

(RA-2009-112)

2. Determine that the planning and administration expenses included in the Low-and Moderate-Income Housing Funds in the Fiscal Year 2010 Redevelopment Agency Budget are necessary and in proportion to the funding for the production, improvement, and/or preservation of affordable housing for low-and moderate-income households.

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-09-17, dated June 3, 2009.

Staff: Scott Mercer, 619-236-6242
Andrew Phillips, 619-533-7127
Terry Darden, 619-527-7345
Agency Counsel: Kendall Berkey

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Adoption

6. Public Hearing for the Adoption of Fourth Implementation Plans for the Eleven

Redevelopment Project Areas: Barrio Logan, City Heights, College Community, College Grove, Linda Vista, Centre City, Horton Plaza, Central Imperial, Gateway Center West, Mount Hope and Southcrest (Districts, 2, 3, 4, 5, 7 & 8)

That the Redevelopment Agency:

(RA-2009-118)

- Item 1. Conduct the public hearings to receive comments on the Fourth Implementation Plans for the Centre City, Horton Plaza, Barrio Logan, City Heights, College Community, College Grove, Linda Vista, Central Imperial, Gateway Center West, Mount Hope, and Southcrest Redevelopment Project Areas.
- Item 2. Adopt the Fourth Implementation Plans for the City, Horton Plaza, Barrio Logan, City Heights, College Community, College Grove, Linda Vista, Central Imperial, Gateway Center West, Mount Hope, and Southcrest Redevelopment Project Areas.

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-09-16, dated June 3, 2009.

Staff: Maureen Ostrye, 619-236-6270

Agency Counsel: Kendall Berkey

7. **Public Hearing Mid-Term Reviews of Redevelopment Plans and Implementation Plans for the Grantville and San Ysidro Redevelopment Project Areas (Districts 7 & 8)**

That the Redevelopment Agency:

(RA-2009-106)

- Item 1. Approve the resolution accepting the Mid-Term Review of Redevelopment Plan and Implementation Plan for Grantville Redevelopment Project Area.

(RA-2009-107)

- Item 1. Approve the resolution accepting the Mid-Term Review of Redevelopment Plan And Implementation Plan for San Ysidro Redevelopment Project Area.

This activity is not a “project” as defined by CEQA Section 15378, and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060 (c)(3).

Redevelopment Agency.

Staff: Xavier Del Valle, 619-236-6269

Tracy Reed, 619-236-6543

Agency Counsel: Kendall Berkey