

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, SEPTEMBER 22, 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.

Internet Access to agendas and reports is available at:

<http://www.sandiego.gov/redevelopment-agency/index.shtml>

Adoption

1. **Third Amendment to the NTC Park Improvement Agreement (District 2)**

That the Redevelopment Agency:

(RA-2009-148)

Authorize the Executive Director or designee to execute the Third Amendment to the NTC Park Improvement Agreement.

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

Council Companion Item no. 331

Staff: Libby Day, (619) 236-6272

Maureen Ostrye, (619) 236-6270

Agency Counsel: Krishna F. Jayaram

Comptroller Certificate Number: CC3000002475

Joint Public Hearing

2. **Bayside Fire Station (southeast corner of Pacific Highway and Cedar Street)
Agreement for Design Services and Memorandum of Understanding-Little Italy
Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment
Project (District 2)**

That the Agency adopt a resolution that include the following:

(RA-2010-132)(Cor.Copy)

- Item 1. Make certain findings and determinations to the effect that the proposed activities relating to the Bayside Fire Station project (“Project”) are within the scope of the development program evaluated in previously certified environmental documents and that no further environmental review is required under the California Environmental Quality Act. **(Added 9/17/09)**
- Item 2. Adopt the findings and recommendations set forth in the attached “Summary Pertaining to the Use of Tax increment from the Bayside Fire Station,” and more Specifically finds and determines that: **(Rev. 9/17/09)**
- Item 2a. The Project is of benefit to the Centre City and Horton Plaza Redevelopment Project Area (“Project Areas”) and the immediate neighborhoods in which the Project is located; **(Rev. 9/17/09)**
- Item 2b. The City has not other reasonable means of financing the Project; **(Rev. 9/17/09)**
- Item 2c. The payment of Agency tax increment proceeds for the Project will assist in the elimination of one or more blighting conditions inside the Project Areas and is consistent with the Implementation Plan adopted pursuant to California Community Redevelopment Law (CRL) section 33490; and **(Rev. 9/17/09)**
- Item 2d. The Project is provided for in the Redevelopment Plan for the Centre City Project Area. **(Rev.9/17/09)**
- Item 3. Authorize the Agency to pay for the cost of the Project using tax increment proceeds generated from the Project Areas. **(Rev.9/17/09)**
- Item 4. Approve an agreement (“Agreement”) with the firm of Rob Wellington Quigley, FAIA (“Consultant”) for architectural and engineering design, permitting and bidding services (“Services”) for the Project and authorize the Agency to expend from Agency tax increment proceeds an amount not to exceed \$1,360,000 for the Agreement. **(Rev.9/17/09)**
- Item 5. Authorize the Corporation to execute the Agreement and take any actions necessary and appropriate to implement the Agreement. **(Rev.9/17/09)**

Joint Public Hearing

2. **Bayside Fire Station (southeast corner of Pacific Highway and Cedar Street)
Agreement for Design Services and Memorandum of Understanding-Little Italy
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(Continued)

Item 6. Approve the MOU, including the expenditure from Agency tax increment proceeds of an amount not to exceed \$275,000 in City personnel costs.
(Rev.9/17/09)

Item 7. Authorize the Agency Executive Director, or designee, to execute the MOU and take any action necessary and appropriate to implement the MOU. **(Rev.9/17/09)**

The Centre City Redevelopment Project, in which the Project is located, is covered by the 2006 Final EIR, which is a program Environmental Impact Report under CEQA. Under the 2006 Final EIR, a Secondary Study is prepared for all developments in the Centre City area to evaluate the project's compliance with the Community Plan and Centre City Planned District Ordinance and, therefore, the findings and conclusions of the 2006 Final EIR. The Secondary Study (attached) has been completed for the Project based on the results of the programming/conceptual planning. The Secondary Study concluded that the Project is consistent with the applicable planning documents and the assumption and conclusion of the 2006 Final EIR. Therefore, no additional review under CEQA is required at this time (a revised Secondary Study will be completed upon completion of the Schematic Design drawings and review of the C/PDP application for the Project).

Centre City Development Corporation Report nos. CCDC-09-33, and CCDC-09-10, dated September 16, 2009.

Council Companion Item no. 335

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