

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, OCTOBER 27, 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>

1. **Approval of the minutes:**

September 8, 2009
September 14, 2009 special
September 15, 2009, special
September 21, 2009, special
September 22, 2009, special a.m.
September 22, 2009

Adoption

2. **First Implementation to the OPA with Wakeland Village Green Apartments (District 7)**

That the Redevelopment Agency:
(RA-2010-22)

- Item 1. Authorize the Executive Director or Designee to execute the First Implementation to the Owner Participation Agreement with Wakeland Village Green Apartments LP for the Acquisition and Rehabilitation of the Village Green Apartments Project.

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-09-30](#), dated October 21, 2009.
[Attachment 1 First Implementation OPA](#)

Staff: Michele St. Bernard, (619) 236-6531
Tracy Reed, (619) 236-6543
Agency Counsel: Krishna Jayaram

Adoption

3. Terminate CentrePoint Disposition and Development Agreement with CentrePoint LLC and approve a revised Replacement Housing Plan for CentrePoint Project (Districts 4 and 7)

(RA-2010-24)

Item 1. Approve the revised Replacement Housing Plan for the CentrePoint Project.

(RA-2010-23)

Item 2. Approve the Termination Agreement with CentrePoint LLC regarding the CentrePoint Disposition and Development Agreement (DDA) and First Implementation Agreement, Second Implementation Agreement, Third Implementation Agreement.

Item 3. Authorize the Executive Director, or designee, to execute the Termination Agreement with CentrePoint LLC and La Jolla Bank FSB.

This action will terminate a proposed project and thus is not a new “project” under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15060(c)(3), this action is not subject to CEQA.

Redevelopment Agency Report no. [RA-09-29](#) dated October 21, 2009.

[Attachment 1. Project Area Map](#) [Attachment 2. Location Map](#)

[Attachment 3. Termination Agreement \(part 1\)](#)

[Attachment 3. Termination Agreement \(part 2\)](#)

[Attachment 3. Termination Agreement \(part3\)](#) [Attachment 4 Letter from CentrePoint](#)

[Attachment 5 Revised Replacement Housing Plan](#)

Staff: Tracy Reed, (619) 236-6543

James Davies, 619) 236-6540

Agency Counsel: Kevin Reisch

4. First Amendment to the Loan Agreement with Urban Corps of San Diego County (District 2)

(RA-2010-25)

Item 1. Approve the Executive Director, or designee, to enter into the First Amendment to the Loan Agreement with Urban Corps of San Diego.

This activity is not a project because it involves financial assistance for construction that requires the issuance of a ministerial building permit. Thus, this activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Redevelopment Agency Report no. [RA-09-31](#), dated October 21, 2009.

[Attachment 1 Site Map](#) [Attachment 2 First Amendment to Loan Agreement](#)

[Attachment 3 Conceptual Site Plan](#) [Attachment 4 Loan Agreement](#) [Attachment 5 Key](#)

Staff: Robert Chavez, (619) 236-6263

Lydia Goularte-Ruiz, 619) 236-6539

Agency Counsel: Kevin Reisch

Adoption

5. Additional Funding for the New Downtown Main Library-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)

That the Redevelopment Agency (“Agency”):
(RA-2010-18)

Item 1. Authorize the Chief Financial Officer to appropriate up to \$500,000 designated New Downtown Main Library through the transfer of \$500,000 from Centre City Redevelopment Project Area to Fund Number 200355.

Item 2. Authorize the Chief Financial Officer to transfer back to the Agency any and all funds remaining in the Capital Improvement Program Budget, WBS No. S-00799 Central Main Library, Fund No. 200355, CCDC’s contribution to the City of San Diego upon any cost savings should actual costs to develop the New Downtown Main Library be less than \$500,000.

The “Final Master Environmental Impact Report (MEIR) for the Centre City Redevelopment Project Addressing the Centre City Community Plan and Related Documents” were certified by the Agency and the City Council on April 28, 1992 by Resolutions Nos. 2081 and 279875, respectively. The “Final Subsequent Environmental Impact Report (SEIR) to the Final Master Environmental Impact Report (MEIR) Addressing the Centre City Community Plan and Related Documents” for the Proposed Ballpark and Ancillary Development Project, and Associated Plan Amendments were certified by the Agency (Resolutions Nos. 03058, 03063, and 03066) and City Council (Resolutions Nos. 292363, 292366, and 292371) on October 26, 1999.

On May 28, 2002, the San Diego City Council Approved the Main Library Project, certified the original Mitigated Negative Declaration (LDR No. 41-0980) and adopted the Mitigation Monitoring and Reporting Program (Council Resolution R-296576) and the application for round one of the Library Bond Action Grant application process. To satisfy the grant application requirements for round two of the Library Bond Act, the original Mitigated Negative Declaration was submitted to the State Clearing House (SCH) in January 2003 for a required 30-day public review. Prior to the close of the SCH review period, the City Council approved a resolution to submit an application for the Main Library in round two of the Library Bond Act process. A subsequent Notice of Determination was filed for this action based on the previously approved Mitigated Negative Declaration (Resolution No. R-297614, dated February 3, 2003). Because one letter of comment was received from a state agency during the required SCH review period, an Addendum (LDR No. 41-0980A) was prepared to respond to the comment letter and clarify the environmental processed that was followed for round two of the Library Bond Act grant application to date. The Mitigation, Monitoring, and Report Program incorporated into the project include provisions related to geology, human health/public safety/hazardous materials, and historical resources (archaeology).

Therefore, no further environmental review is necessary.

Adoption

5. **Additional Funding for the New Downtown Main Library-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)**

(Continued)

Centre City Development Corporation Report no. [CCDC-09-36](#), dated October 21, 2009.

Council Companion Item no. 332

Staff: A.J. Magana, (619) 533-7125

Agency Counsel: Kendall Berkey

Comptroller Action Number: CC 3000002716