

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
SPECIAL REDEVELOPMENT AGENCY MEETING
MONDAY, DECEMBER 7, 2009, AT 2:00 P.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

To Address Redevelopment Agency on an Agenda Item: Speaker forms are available in the Council Chambers prior to each meeting. Fill out a speaker slip “In Favor” or “In Opposition” to the Recommendation listed first on the Docket for the subject item, and submit the form to the City Clerk. Speakers will be called by name to address the Redevelopment Agency when the item is heard. Time allotted to each speaker is determined by the Chair and, in general, is limited to three (3) minutes; moreover, collective testimony by those who support or oppose an item shall be limited to no more than fifteen (15) minutes to per side.

Members of the public wishing to address the Agency must submit a “Request to Speak” form to the City Clerk **prior** to the agenda item being called. Please note that “Request to Speak” forms will **not** be accepted once the item is called. Speaker slip on any item should be submitted at the **beginning** of each Agency meeting.

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. **First Amendment to the Mayberry Townhomes Housing Rehabilitation Loan Agreement (District 8)**

That the Redevelopment Agency:
(RA-2010-40)

- Item 1. Approve the First amendment to the Housing Rehabilitation Loan Agreement with Mayberry Townhomes.

This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Section 15301(a) and (d) in that the Rehabilitation Project involves relatively minor alterations to existing facilities with no corresponding significant impact on the environment.

Southeastern Economic Development Corporation Report no. [SEDC-09-012](#) dated November 24, 2009.

[Attachment No 1 First Amendment](#) [Attachment No 2 Letter](#) [Attachment No 3 Universal](#)

Staff: Nancy M. Lytle, (619) 527-7345 ext.127

Darin Neufeld, (619) 527-7345 ext 126

Agency Counsel: Kevin Reisch

2. **Adopt findings of benefit to recapitalize funding for the Housing Enhancement Loan Program (Districts 3, 4, 6 and 7)**

That the Redevelopment Agency:
(RA-2010-31)

- Item 1. Approve and adopt findings that allow for the use of low-and moderate-income housing tax increment set aside funds outside the College Grove Redevelopment Project Area for the College Grove Redevelopment Housing Enhancement Loan Program.

(RA-2010-30)

- Item 2. Approve and adopt findings that allow for the use of low-and moderate-income housing tax increment set aside funds outside the Crossroads Redevelopment Project Area for the Crossroads Redevelopment Housing Enhancement Loan Program.

(RA-2010-36)

- Item 3. Approve and adopt findings that allow for the use of low-and moderate-income housing tax increment set aside funds outside the Linda Vista Redevelopment Project Area for the Linda Vista Redevelopment Housing Enhancement Loan Program.

(RA-2010-33)

- Item 4. Approve and adopt findings that allow for the use of low-and moderate-income housing tax increment set aside funds out the North Park Redevelopment Project Area for the North Park Redevelopment Housing Enhancement Loan Program.

Adoption

2. Adopt findings of benefit to recapitalize funding for the Housing Enhancement Loan Program (Districts 3, 4, 6 and 7)

(Continued)

(RA-2010-32)

Item 5. Approve and adopt findings that allow for the use of low-and moderate-income housing tax increment set aside funds outside the Central Imperial Redevelopment Project Area for the Redevelopment Housing Enhancement Loan Program for the Redevelopment Project Areas Managed by the Southeastern Economic Development Corporation.

Item 6. Approve and adopt findings that allow for the use of low-and moderate-income housing tax increment set aside funds outside the Mount Hope Redevelopment Project Area for the Redevelopment Housing Enhancement Loan Program for the Redevelopment Project Areas Managed by the Southeastern Economic Development Corporation.

Item 7. Approve and adopt findings that allow for the use of low-and moderate-income housing tax increment set aside funds outside the Southcrest Redevelopment Project Area for Redevelopment Housing Enhancement Loan Program for the Redevelopment Project Areas Managed by the Southeastern Economic Development Corporation.

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.

Redevelopment Agency Report no. [RA-09-32](#) and Report to Council no. [RTC-09-144](#), dated December 2, 2009.

[Attachment 1 Findings College Grove](#)

[Attachment 2 Findings Crossroads](#)

[Attachment 3 Findings Linda Vista](#)

[Attachment 4 Findings North Park](#)

[Attachment 5 Findings Central Imperial](#)

[Attachment 6 Findings Mount Hope](#)

[Attachment 7 Findings Southcrest](#)

Council Companion Item no. 203

Staff: Ulysses Pangani ban (619) 236-6261

Michele St. Bernard (619) 236-6531

Agency Counsel: Kendall Berkey

Joint Public Hearing

3. Ninth and Broadway Affordable Housing Project (southeast corner of Broadway & Ninth Avenue)-Design Review and Approval of Disposition and Development Agreement and ground lease-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

That the Redevelopment Agency of the City of San Diego (“Agency”):
(RA-2010-41)

- Item 1. Make certain findings, based on the Environmental Secondary Study, to the effect that the proposed Ninth and Broadway affordable housing project located at the southeast corner of Broadway and Ninth Avenue (“Project”) is 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;
- Item 2. Make certain findings in support of the Agency’s ground leasing of the Project site to the Developer, consistent with California Health and Safety Code section 33433;
- Item 3. Approve the proposed Disposition Agreement (DDA) between the Agency and Broadway Tower Associates, L.P. (“Developer”) for the Project as outlined in this report;
- Item 4. Approve the proposed ground lease between the Agency and Developer for the Project as outlined in this report;
- Item 5. Approve the issuance of a loan to developer from the low and moderate income housing funds for Centre City Redevelopment Project Area, in the form of a residual receipts note in an amount not to exceed \$21,873,000; and
- Item 6. Grant design review approval and specifically approve the Basic Concept Drawings for the Project.

As explained in the Environmental Secondary Study attached to this report as Attachment F, this activity is covered under the 2006 Final Environment Impact Report (which is a “Program EIR”) and related 2007 Addendum certified in connection with the Downtown Community Plan (“Previous Environmental Documents”). Acting as the “lead agency” for purposes of CEQA review, the Agency will make certain findings, consistent with CEQA Guidelines Section 15168 and the Agency’s CEQA procedures, to the effect that (i) the environmental impacts of the proposed activity were adequately addressed in the Previous Environmental Documents (ii) the proposed activity is within the scope of the development program described in the Previous Environmental Documents, and (iii) no further environmental documentation is required under CEQA. Such findings are set forth in the draft Agency resolution accompanying this item. Acting as the “responsible agency” for purposes of CEQA review pursuant to CEQA Guidelines Section 15096, the Council will state for the record that it has reviewed and considered the Environmental Secondary Study.

Joint Public Hearing

3. **Ninth and Broadway Affordable Housing Project (southeast corner of Broadway & Ninth Avenue)-Design Review and Approval of Disposition and Development Agreement and ground lease-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

Centre City Development Corporation Report nos. [CCDC-09-21](#) and [CCDC-09-13](#), dated December 2, 2009.

[Attachment A Site Map](#) [Attachment B Key Funding](#) [Attachment C Project Proforma](#)
[Attachment D DDA](#) [Attachment E Section 33433](#) [Attachment F Environmental](#)
[Attachment G Basic Concept](#)

Council Companion Item no. 205

Staff: Eri Kameyama (619) 533-7177

Agency Counsel: Kevin Reisch

Comptroller Action: CC3000002812

4. **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 3)

- Item 1. Make certain findings to the effect that the proposed activities relating to the Bayside Fire Station (“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 (CEQA).
- Item 2. Adopt the findings and recommendations set forth in the attached “Summary Pertaining to the Use of Tax increment for the Bayside Fire Station,” and more specifically finds and determines that:
 - 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;
 - Item 2b. The City has no other reasonable means of financing the Project.
 - 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
 - Item 2d. The Project is provided for in the Redevelopment Plan for the Centre City Project Area.

Joint Public Hearing

**4. 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)**

(Continued)

- Item 3. Authorize the Agency to pay for the cost of the Project using tax increment proceeds generated from the Project Areas.
- Item 4. Approve an agreement (“Agreement”) with the firm of Rob Wellington Qui gley, 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.
- Item 5. Authorize the Centre City Development Corporation (“Corporation”) to execute the Agreement and take any actions necessary and appropriate to implement the Agreement.
- Item 6. Approve the Memorandum of Understanding (MOU), including the expenditure from Agency tax increment proceeds of an amount not to exceed \$275,000 in City personnel costs.
- Item 7. Authorize the Agency Executive Director, or designee, to execute the MOU and take any action necessary and appropriate to implement the

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 and the 2007 Addendum. Under the 2006 Final EIR, an Environmental Secondary Study (ESS) 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 and the 2007 Addendum. The ESS has been completed for the Project based on the results of the programming/conceptual planning. The ESS concluded that the Project is consistent with the applicable planning documents and the assumption and conclusions of the 2006 Final EIR and the 2007 Addendum. Therefore, no additional review under CEQA is required at this time (a revised ESS will be completed upon completion of the Schematic Design drawings and review of the Coastal/Planned Development Permit (C/PDP) application for the Project).

Centre City Development Corporation Report nos. [CCDC-09-33](#), and [CCDC-09-10](#), dated December 2, 2009.

[Attachment A Concept Plans](#) [Attachment B Agreement](#) [Attachment C MOU](#)
[Attachment D Summary](#) [Attachment E Environmental](#) [Attachment F Site Map](#)

Council Companion Item no. 204

Staff: John W. Collum, (619) 533-7124

Scott Johnson, (619) 533-7108

Agency Counsel: Kevin Reisch

Comptroller Certificate Number: CC3000002851