

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, JANUARY 12, 2010, AT 2:00 P.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

Roll Call

**Non-Agenda Public Comment:** This portion of the agenda provides an opportunity for members of the public to address the Agency on items of interest within the Agency's jurisdiction of the Agency. (Comments relating to items on today's docket are to be taken at the time the item is heard.)

**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>

**1. Approval of minutes:**

October 12, 2009, special meeting  
October 13, 2009  
October 27, 2009, special meeting a.m.  
October 27, 2009, p.m.  
November 10, 2009, special meeting  
November 17, 2009  
November 23, 2009, special meeting  
November 23, 2009, special meeting, supplemental  
December 7, 2009, special meeting  
December 7, 2009, special meeting, supplemental  
December 8, 2009, adjourned

**Adoption**

2. **St. Joseph's Park (block bounded by Beech and Ash streets and Third and Fourth avenues)-Relocation Plan-Cortez Redevelopment District of the Expansion Sub Area of Centre City Redevelopment Project (District 8)**

(RA-2010-44)

That the Redevelopment Agency of the City of San Diego ("Agency") adopts the Relocation Plan for the St. Joseph's Park Project ("Project") located on the block bounded by Beech and Ash streets and Third and Fourth avenues in the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Project Area").

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,

Centre City Development Corporation Report no. [CCDC-10-01](#), dated January 6, 2010.

[Attachment A Relocation Plan](#)

Staff: David Allsbrook, 533-7112

Agency Counsel: Krishna Jayaram

3. **St. Joseph's Park (block bounded by Beech and Ash streets and Third and Fourth avenues)-Replacement Housing Plan-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 8)**

(RA-2010-45)

That the Redevelopment Agency of the City of San Diego ("Agency") adopts the Replacement Housing Plan for the St. Joseph's Park Project ("Project") located on the block bounded by Beech and Ash streets and Third and Fourth avenues in the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Project Area").

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,

Centre City Development Corporation Report no. [CCDC-10-02](#), dated January 6, 2010.

[Attachment A Replacement Housing Plan](#)

Staff: David Allsbrook, 533-7112

Agency Counsel: Krishna Jayaram

### Adoption

4. **15<sup>th</sup> and Commercial Affordable Housing Project (north side of Commercial Street between 15<sup>th</sup> and 16<sup>th</sup> Streets)-Approval of First Implementation Agreement to the Owner Participation Agreement-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2010-46)

That the Redevelopment Agency of the City of San Diego (“Agency”) approves the proposed First Implementation Agreement to the Owner Participation Agreement (“Agreement”) among the Agency, S.V.D.P. Management, Inc. (“Owner”) and 15<sup>th</sup> & Commercial, L.P. (“Developer”) for the 15<sup>th</sup> and Commercial affordable housing project (“Project”).

This activity is covered under the 2006 Final Program Environmental Impact Report (FEIR) and a Secondary Study conducted for the Project dated September 2007 (findings adopted by the City Council by Resolution No. 303174 on November 13, 2007 and similar reliance upon the Secondary Study by the Redevelopment Agency by Resolution No. 04439 on July 28, 2009). The effects of the proposed activity were adequately address in the FEIR and Secondary Study, and the proposed activity is within the scope of the development program described in the FEIR. The revisions to the OPA pertain to modification in the financing structure for the Project and thus do not implicate any new environmental concerns that are not already addressed by the FEIR and the Secondary Study. Therefore, pursuant to CEQA Guidelines Section 15168, no further environmental documentation is required.

Centre City Development Corporation Report no. [CCDC-10-04](#), dated January 6, 2010.

[Attachment A Site Map](#) [Attachment B Revised Project Proforma by KMA](#)

[Attachment C First Implementation Agreement](#) [Attachment Details of Changes](#)

Staff: Eri Kameyama, 533-7177

Agency Counsel: Kevin Reisch

### Informational Presentation

5. **Preliminary Draft SEDC Strategic Plan Presentation (Districts 4 and 8)**

That the Redevelopment Agency review the information presentation on the Preliminary Draft SEDC Strategic Plan for your review and comment.

Southeastern Economic Development Corporation.

[Attachment Preliminary SEDC Strategic Plan](#)

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

Sherry Brooks, 527-7345 ext. 114

Agency Counsel: Kevin Reisch

