

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, APRIL 13, 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>

**Adoption**

1. **Former Atmosphere Project Site (partial block bounded by Ash and Beech streets, Fourth and Fifth avenues)–Acquisition and Exclusive Negotiation Agreement with Wakeland Housing and Development-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2010-71)

Item 1. Authorizes staff to proceed with the acquisition of the former Atmosphere project site, subject to the conditions cited in this report including deviation from the standard and broad indemnification language typically preferred in an agreement for the purchase of property by the Agency, located in the Cortez Redevelopment District; and.

(RA-2010-72)

Item 2. Approves an Exclusive Negotiation Agreement (ENA) between the Agency and Wakeland Housing Development Corporation (“Developer”).

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301(d), 15304(c) and 15332. The activity does fall within the classes of projects for which a categorical exemption may be applied. (Pub. Resources Code Section 21084.) Moreover, the activity triggers none of the exception to the application of a categorical exemption set forth in the CEQA Guidelines Section 15300.2. Therefore, the application of the categorical exemption set forth under CEQA Guidelines section 15301(d), 15304 (c), and 15332 are appropriate for this activity.

Centre City Development Corporation Report no. [CCDC-10-12](#), dated April 7, 2010.

[Attachment A Site Map](#) [Attachment B Purchase and Sale Agreement](#)  
[Attachment C Exclusive Negotiation Agreement](#)

Staff: Jeff Graham, 533-7181

Agency Counsel: Diane Young

Comptroller Certification Number: CC3000003176

**Public Hearing**

2. **Allen's Flowers and Plants, Inc. (620 Market Street)-First Amendment to Lease Agreement with Max Levy and Brad Levy doing business as Allen's Flowers and Plants, Inc.-East Village Redevelopment District of the Expansion Sub Area of the Centre Redevelopment Project (District 2)**

(RA-2010-68)

That the Redevelopment Agency of the City of San Diego ("Agency") approves the First Amendment ("Amendment") to the lease agreement ("Lease") between the Agency and Max Levy and Brad Levy, doing business as Allen's Flowers and Plants, Inc. ("Allen's Flowers"), located in the Park-It-On-Market garage ("Garage") at 620 Market Street in the East village Redevelopment District of the Expansion sub Area of the "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-10-09](#), dated April 7, 2010.  
[Attachment A Original Lease Agreement](#)   [Attachment B Amendment to Lease](#)

Staff: Susan Diekman, 533-7142  
Agency Counsel: Kendall Berkey

**Joint Public Hearing**

3. **Proposed Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Revisions to the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance and Redevelopment Plan for the Centre City Redevelopment Project-Areawide (Districts 2 and 8)**

(RA-2010-77)

Item 1. Approve the Second Addendum for the Amendments to the Downtown Community Plan (DCP), Centre City Planned District Ordinance (PDO), Marina PDO, and revised Mitigation Monitoring, and Reporting Program (MMRP) of the final Environmental Impact Report (FEIR) for the DCP, Centre City PDO, and Redevelopment Plan for the Centre City Redevelopment Project (State Clearinghouse Number 2003041001, revised March 2006); and

(RA-2010-78)

Item 2. Adopt the revised MMRP for the 2006 FEIR for the DCP, Centre City PDO, and Redevelopment Plan for the Centre City Redevelopment Project.

On July 31, 2007, the Agency Certified an Addendum to the 2006 FEIR for the 2007 amendments. In accordance with the California Environmental Quality Act (CEQA), a Second Addendum to the 2006 Final Environmental Impact Report (FEIR), for the DCP, Centre City PDO, and Redevelopment Plan for the Centre City Project Area has been prepared to evaluate the current proposed amendments to determine if additional detail beyond that analyzed in the 2006 FEIR and 2007 Addendum met any of the requirements for the preparation of a Subsequent or Supplemental EIR, per Section 15163-15163 of the State CEQA Guidelines. Based on the results of the Initial Study prepared for the Second Addendum, none of the amendments or the circumstances under which they are being undertaken would result in any new significant impacts not discussed in the FEIR, or any substantial increase in the severity of impacts identified by the FEIR. In addition, no new information of substantial importance has become available since the FEIR was prepared regarding new significant impacts, or feasibility of mitigation measures, or alternative that apply to the proposed project. Therefore, staff is recommending that the Agency Certify the Second Addendum for the Proposed Amendment to the DCP, Centre City PDO, Marina PDO and revised MMRP of the 2006 FEIR.

Centre City Development Corporation. Report no. [CCDC-10-07 and CCDC-10-03](#), dated April 7, 2010.

[Attachment Second Addendum to the 2006 Final Environmental Impact Report](#)

Council Companion Item no. 335

Staff: Brad Richter, 533-7115

Agency Counsel: Kevin Reisch

**Joint Public Hearing**

4. **Proposed Centre City Planned District Ordinance Amendment 2009-01 to consider allowing educational facilities, cultural institutions and places of religious assembly in the Residential Emphasis District of the Centre City Planned District and the associated Third Addendum to the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance and Redevelopment Plan for the Centre City Redevelopment Project-Areawide (Districts 2 and 8)**

(RA-2010-79)

That the Redevelopment Agency (“Agency”) Certify the Third Addendum to the 2006 Final Environmental Impact Report (FEIR) for the Proposed 2009 Residential Emphasis District (RE District) Amendments to the CCPDO.

The environmental impacts associated with the implementation of the San Diego Downtown Community Plan and the Centre City Planned District Ordinance were evaluated by the Final Environmental Impact Report (FEIR), for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre city Redevelopment Project. In accordance with the provisions of the FEIR, an Environmental Secondary Study was initiated to determine whether the environmental impacts associated with the proposed amendment were adequately addressed FEIR, and to verify that there is no change in circumstance, additional information, or project changes to warrant additional environmental review. It was determined during the Secondary Study process that the proposed amendment required the preparation of an addendum to the FEIR, but not a subsequent or supplemental EIR pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15163. The attached Third Addendum concludes that the proposed amendment to the Centre City PDO does not substantially change the original project, introduce new or more severe significant environmental impacts, require major revisions to the FEIR, increase previously identified significant effects, make previously infeasible mitigation measures or alternative feasible, or require adoption of additional mitigation measures or alternatives.

Centre City Development Corporation. Report no. [CCDC-10-11 and CCDC-10-04](#), dated April 7, 2010.

[Attachment A Current CCPDO Land Use Table](#)

[Attachment B Downtown Community Plan](#)

[Attachment C Developer Disclosure Statement](#)

[Attachment D Addendum to Downtown Community Plan](#)

Council Companion Item no. 334

Staff: Brandon Nichols, 533-7182

Agency Counsel: Andrea Dixon