

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, MAY 25, 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.

**Reports and Attachments:** See the links below in the agenda for these documents.

1. **Approval of the minutes of:**

February 23, 2010

March 9, 2010; March 16, 2010; March 22, 2010 special, March 23, 2010

**Adoption**

2. **Agreement with Helix Environmental Planning, Inc. for As-Needed Planning & Environmental Consultant Services (Districts 2, 3, 6, 7 & 8)**

(RA-2010-88)

Item 1. Approve the As-Needed Agreement between the Redevelopment Agency of the City of San Diego and Helix Environmental Planning, Inc. for Planning & Environmental Consulting Services and authorize the Executive Director or designee to execute the Agreement.

Item 2. Authorize the City's chief Financial Officer, as delegated, to appropriate, encumber and expend non-housing tax increment funds of up to \$150,000 immediately committed and the remaining \$150,000 contingent on first furnishing a certificate that funds are, or will be, on deposit in the City Treasury for additional work that may be required on an as-needed basis.

This activity is a "project" as defined in CEQA Guidelines Section 15378 but is exempt from CEQA review pursuant to the "common sense" exemption set forth in CEQA Guidelines Section 15061 (b)(3), which states the general rule that CEQA applies only to projects having the potential to cause a significant effect on the environment. Any specific redevelopment projects that receive planning and environmental services in accordance with the consultant agreement being approved at this time will undergo CEQA review at the appropriate future date, consistent with CEQA Guidelines Section 15004.

Redevelopment Agency Report no. [RA-10-24](#), dated May 19, 2010.  
[Attachment As-Needed Agreement Helix Environmental Planning](#)

Staff: Tracy Reed, 236-6543

Eliana Barreiros, 236-6267

Agency Counsel: Kevin Reisch

Comptroller Certificate Number: CC 3000003261

**Adoption**

3. **Agreement for Consulting Services with Spurlock Poirier-Downtown San Diego Parks, Open Space and Recreation Implementation Master Plan Areawide (District 2)**

That the City of San Diego Redevelopment Agency (“Agency”) authorizes:

(RA-2010-90)

- Item 1. The Chief Financial Officer, as delegated, to expend an amount not-to-exceed \$671,135 of funds allocated in the Fiscal Year 2009-2010 Budget for the Centre City Redevelopment Project Area, under the Parks and Open Space fund line item 400638, to be used toward consulting services provided by Spurlock Poirier Landscape Architects (SPLA) pursuant to an agreement between the Corporation SPLA; and
- Item 2. The Centre City Development Corporation (“Corporation”) to enter into an agreement with SPLA pursuant to such agreement not-to-exceed \$671,135.

The proposed actions relating to the execution of a contract for preparation of the Downtown San Diego Parks, Open Space and Recreation Implementation Master Plan are within the scope of the development program evaluated in the Final Environmental Impact Report for the San Diego Downtown Community Plan and related planning documents certified in March 2006 (the “2006 Program/Final EIR”), and the proposed actions are adequately described in the 2006 Program/Final EIR for purposes of the California Environmental Quality Act (CEQA). Therefore, pursuant to CEQA Guidelines Section 15168, no further environmental documentation is required.

Centre City Development Corporation Report no. [CCDC-10-15](#), dated May 19, 2010.  
[Attachment A Scope of Work](#)

Staff: Tara Lake, 533-7173  
Agency Counsel: Diane Young  
Comptroller Certificate Number: CC 3000003230

**Adoption**

4. **Assignment, Assumption and Loan Modification Agreement for Entrada Apartments (453 13<sup>th</sup> Street)-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 & 8)**

(RA-2010-87)

That the Centre City Development Corporation (“Corporation”) recommends that the Redevelopment Agency of the City of San Diego (“Agency”) approve the Assignment Assumption and Loan Modification Agreement (“Agreement”) which

- a) Assigns the promissory note between the Agency and Entrada, LLC (“Borrower”) to Security Properties Inc. (“Buyer”), and
- b) Modified the promissory note between the Agency and the Buyer

The activity is not a “project” under the definition set forth in CEQA Guidelines Section 15378. The proposed activity does not change the physical scope of the existing project; therefore, pursuant to CEQA Guidelines Section 15060 (c)(3), the activity is not subject to CEQA.

Centre City Development Corporation Report no. [CCDC-10-19](#), dated May 19, 2010.  
[Attachment A Original Promissory Note](#) [Attachment B Loan Modification Analysis](#)  
[Attachment C Assignment Assumption Loan Modification Agreement](#)

Staff: A.J. Magana, 533-7125  
Agency Counsel: Diane Young

5. **Agreement for Design Services with Nasland Engineering-Park Boulevard and San Diego High School Pedestrian Traffic Signal and Streetscape Improvements, Broadway and Fifth Avenue Traffic Signal Reconstruction, Broadway and Fourth Avenue Traffic Signal Modification and Kettner Boulevard and A Street Pop-Out Improvements-Core and East Village Redevelopment Districts of the Expansion sub Area of the Centre City Redevelopment Project and Columbia Sub Area of the Centre City Redevelopment Project (Districts 2 & 8)**

(RA-2010-89)

That the Redevelopment Agency of the City of San Diego (“Agency”) authorizes an Agreement for Design Services (Agreement”) between the Centre City Development Corporation (“Corporation”) and Nasland Engineering (“Nasland”), in an amount not to exceed \$266,2864 for engineering design services for the Park Boulevard and San Diego High School pedestrian traffic signal and streetscape improvements, Broadway and Fifth Avenue traffic signal reconstruction, Broadway and Fourth Avenue traffic signal modification and the Kettner Boulevard and A Street pop-out improvements (“Project”), located in the Core and East Village Redevelopment districts of the Expansion Sub Area of the Centre City Redevelopment Project and Columbia Sub Area of the Centre City Redevelopment Project (“Project Area”).

**Adoption**

5. **Agreement for Design Services with Nasland Engineering-Park Boulevard and San Diego High School Pedestrian Traffic Signal and Streetscape Improvements, Broadway and Fifth Avenue Traffic Signal Reconstruction, Broadway and Fourth Avenue Traffic Signal Modification and Kettner Boulevard and A Street Pop-Out Improvements-Core and East Village Redevelopment Districts of the Expansion sub Area of the Centre city Redevelopment Project and Columbia Sub Area of the Centre City Redevelopment Project (Districts 2 & 8)**

(Continued)

This activity is categorically exempt from review under CEQA pursuant to State CEQA Guidelines Section 15301 (c) – Existing Facilities, specifically Existing Highways and Streets.

Centre City Development Corporation Report no. [CCDC-10-13](#), dated May 19, 2010  
[Attachment A Pedestrian Traffic Signal](#)    [Attachment B Pop-out Improvement](#)  
[Attachment C Scope of Services](#)

Staff: John Anderson, 533-7140  
Agency Counsel: Diane Young  
Comptroller Certificate Number: CC 3000003242

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

That the Redevelopment Agency:

(RA-2010-66)

- Item 1. Approve the Third Amendment to the NTC Park Improvement Agreement;
- Item 2. Authorize the Executive Director or designee to execute the Third Amendment to the NTC Park Improvement Agreement; and
- Item 3. Authorize the Executive Director or designee to take all action necessary in accordance with the Resolution.

This activity is exempt from CEQA pursuant to State CEQA Guidelines Section 15262, Feasibility and Planning Studies.”

Redevelopment Agency Report no. [RA-10-15 and Report to Council RTC-10-028](#), dated May 19, 2010.

[Attachment 1 Third Amendment NTC Park Improvement Agreement](#)  
[Attachment 2 NTC Park Improvement Agreement and Amendments](#)

Council Companion Item no. 334

Staff: Libby Day, 236-6272  
Maureen Ostrye, 236-6270  
Agency Counsel: Koorosh Khashayer

**Adoption**

**7. Funding for Transportation Planning & Analysis Agreement for the Uptown-North Park-Golden Hill Community Plan Updates (Districts 2, 3 & 8)**

(RA-2010-83)

Item 1. Authorize the City's Chief Financial Officer, as delegated to transfer up to \$100,000 from the North Park Redevelopment Project Area (Fund 400650) to City Fund 200356, North Park Redevelopment CIP contributions, to be used for transportation planning and analysis services for the Uptown-North Park-Golden Hill Community Plan Updates upon certification from the City Comptroller funds are available.

Item 2. Authorize the Chief Financial Officer to transfer back to the Redevelopment Agency of City of San Diego any and all funds remaining in Fund Number 200356, North Park Redevelopment CIP contributions, upon any cost savings should the actual costs for transportation planning and analysis services for the Uptown-North Park-Golden Hill Community Plan Updates be less than \$346,600.

This activity (funding for traffic and planning analysis) is not a "project" pursuant to State CEQA Guidelines Section 15060 (c)(3)

Redevelopment Agency Report no. [RA-10-21](#), dated May 19, 2010.

Council Companion Item no. 335

Staff: Michael Lengyel, 236-6272

Maureen Ostrye, 236-6270

Agency Counsel: Koorosh Khashayer