

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
SPECIAL REDEVELOPMENT AGENCY MEETING
TUESDAY, JUNE 15, 2010, AT 10:00 A.M. (Rev. 06/11/10)
Council Chambers
202 C Street, San Diego, CA 92101**

Note: The public portion of the meeting will begin at 10:00a.m. The City Council will meet in Closed Session his morning from 9:00 a.m.-10:00 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.

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.

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

Note: This item may be taken in the morning session if time permits.

Adoption

1. Exclusive Negotiation Agreement (ENA) with MRW Development Company LLC (MRW) for the Agency Owned Real Property in the Linda Vista Redevelopment Project Area (District 6)

[\(RA-2010-103\)](#)

- Item 1. Approve the Exclusive Negotiation Agreement (ENA) with MRW Development Company LLC and authorize the Executive Director or designee to execute the ENA for the Agency-owned real property in the Linda Vista Redevelopment Project Area.

- Item 2. Authorize the Chief Financial Officer, or designee, to accept \$25,000 from MRW Development Company LLC as a non-refundable “Developer Deposit” to be used exclusively by the Agency to pay administrative costs and expenses incurred by the Agency as outlines in the ENA following its execution; and

- Item 3. Amend the Agency Budget for Fiscal Year 2010 to account for the “Developer Deposit” and authorize Agency expenditures of said funds for expenses related to the ENA.

Redevelopment Agency Report no. [RA-10-25](#), dated June 7, 2010

[Item Summary](#)

[Attachment 1 Exclusive Negotiation Agreement](#)

[Attachment 2 Conceptual Site Plan](#)

[Attachment 3 Conceptual Drawing No. 1](#)

[Attachment 4 Conceptual Drawings Nos. 2 & 3](#)

Staff: Eliana Barreiros, 236-6267

Maureen Ostrye, 236-6270

Agency Counsel: Kendall Berkey

Note: This item may be taken in the morning session if time permits.

2. **Agreement with Pyle Sims Duncan & Stevenson for Bankruptcy Legal Counsel Services (District 2)**

That the Redevelopment Agency (“Agency”)
[\(RA-2010-86\)](#)

Item 1. Approve the Agreement with Pyle Sims Duncan & Stevenson (“Law Firm”) for bankruptcy legal counsel services with a total compensation payable to the Law Firm pursuant to such agreement in an amount not-to-exceed \$25,000; and

Item 2. Authorizes the Chief Financial Officer, as delegated, to appropriate, encumber and expend funds of up to \$25,000 allocated in the Fiscal Year 2009-2010 Budgets for the Centre City and Horton Plaza Redevelopment Project areas to be used for as needed legal counsel services provided by the Law Firm pursuant to an agreement between the Agency and the Law Firm.

This activity is statutorily exempt from CEQA pursuant to State CEQA Guidelines Section 15262.

Centre City Development Corporation Report no. [CCDC-10-20](#), dated June 9, 2010

[Item Summary](#)
[Attachment A Agreement Pyle Sims Duncan & Stevenson](#)
[Workforce](#)

Staff: Eli Sanchez, 533-7121

Agency Counsel: Carmen Brock

Comptroller Certificate Number: [CC3000003276](#)

Note: This item may be taken in the morning session if time permits.

3. **Agreement with Keyser Marston Associates to Provide As Needed Economic/Financial/Market Consultant Services-Centre City and Horton Plaza Redevelopment Projects (District 2)**

That the Redevelopment Agency (“Agency”) authorizes:

[\(RA-2010-84\)](#)

Item 1. The Centre City Development Corporation (“Corporation”) to enter into an Agreement with Keyser Marston Associates (KMA) for As Needed Economic/Financial/Market Consultant Services (“Agreement”) with a total compensation payable to KMA pursuant to such agreement in an amount not-to-exceed \$250,000; and

Item 2. The Chief Financial Officer, as delegated, to appropriate, encumber and expend funds of up to \$250,000 allocated in the Fiscal Year 2009-2010 Budgets for the Centre City and Horton Plaza Redevelopment Project areas to be used toward as needed economic/financial/market analysis consultant services provided by KMA pursuant to an agreement between the Corporation and KMA.

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-10-18](#), dated June 9, 2010

[Item Summary](#)

[Attachment A Scope of Services](#)

[Attachment B Professional Services Agreement](#)

Staff: Eli Sanchez, 533-7121

Agency Counsel: Kendall Berkey

Comptroller Certificate Number: [CC3000003277](#)

Note: This item will be heard in the afternoon session.

4. **Gaslamp Renaissance Hotel (block bounded by J Street and Fifth, Sixth and Island avenues)-Third Implementation Agreement in Accordance with Disposition and Development Agreement between the Redevelopment Agency of the City of San Diego and GRH, LLC-Gaslamp Quarter Sub Area of the Centre City Redevelopment Project (District 2)**

[\(RA-2010-85\)](#)

That the Redevelopment Agency of the City of San Diego (“Agency” approves the proposed Third Implementation Agreement (TIA) to amend the Disposition and Development Agreement as amended by that certain Second Implementation Agreement (DDA) between GRH, LLC (Developer”) and the Agency for the development and construction of a 365-Room, full service Marriott Renaissance Hotel (“Hotel”) located on the southwest corner of the block bounded by Fifth, Sixth and Island avenue and J street (“Site”) in the Gaslamp Quarter Sub Area (the “Project”).

On March 30, 2004, the Agency adopted Resolution No. R03756, a Resolution of the Agency certifying that the Agency has Reviewed and Considered Information Contained in the Master Environmental Impact Report (MEIR), for the Centre City Redevelopment Project, the Subsequent Environmental Impact Report to the MEIR for the Proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, and the Supplement to the MEIR, with Respect to the Proposed DDA (SEIR); Approving the SEIR; Adopting a Mitigation, Monitoring and Reporting Program; Adopting a Statement of Overriding Considerations and Findings Pursuant Thereto; Making Certain Findings and Determinations Regarding Environmental Impacts of the Development; that an Environmental Secondary Study has been prepared for the Second Implementation Agreement under the 2006 Final Environmental Impact Report (FEIR) in order to evaluate the project’s continued compliance with the Downtown Community Plan and the findings and conclusions of the previous SEIR and the more recent FEIR; that the project has been found to be in compliance with, and consistent with, those planning and environmental documents; and that all elements of the project and its impacts have been found to be within the scope of the activities and impacts identified in the previous environmental documents and were adequately analyzed therein.

No changes are proposed to the activity studied in the previous environmental documents, and no new or more severe significant impacts will result from the activity. Furthermore, there have been no substantial changes in the circumstances surrounding the project which will require major revisions of the previous environmental document, nor is there new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified, that shows the activity would have new or more severe significant environmental effects. Therefore, pursuant to Public Resources Code Section 21166 and CEQA Guidelines Sections 15162-16164, no further environmental review is required.

Centre City Development Corporation Report no. [CCDC-10-14](#), dated June 7, 2010.

[Item Summary](#)

[Attachment A Site Plan](#)

[Attachment B Third Implementation Agreement](#)

Staff: Eli Sanchez, 533-7121

Agency Counsel: Diane Young

Note: This item will be heard in the afternoon session.

5. **SEDC Strategic Plan (Districts 4 & 8)**

[\(RA-2010-91\)](#)

That the Redevelopment Agency adopt a resolution approving the SEDC Five-Year Strategic Plan.

The September 2008 SEDC performance audit by Macias Consulting Group recommended a comprehensive organization-wide strategic plan be developed, that the process include City and community outreach to solicit strategic planning feedback, and that the strategic plan links to the Mayor's vision for the City.

This activity is not a 'project' for purposes of the California Environmental Quality Act (CEQA) because it does not fit within the definition of a "project" set forth in Public Resources code Section 21065 or State CEQA Guidelines Section 15378. This activity is general policy and procedure making, and organizational or administrative activities that will not result in direct or indirect physical changes in the environment. Thus, this activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060 (c)(3).

Southeastern Economic Development Corporation Report no. [SEDC-10-005](#), dated June 9, 2010

[Item Summary](#)

[Attachment SEDC Five-Year Strategic Plan](#)

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

Sherry Brooks, 527-7345, ext. 114

Agency Counsel: Kendall Berkey