

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, JULY 27, 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 minutes:**

June 14, 2010, special
June 15, 2010, special
June 21, 2010, special

Adoption

2. **Ninth and Broadway Affordable Housing Project (southeast corner of Broadway and Ninth Avenue)-State Multifamily Housing Program Funding Application-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

[\(RA-2011-5\)](#)

That the Redevelopment Agency of the City of San Diego (“Agency”) approves the Resolution authorizing the Agency to apply as a co-applicant for the State’s Multifamily Housing Program (MHP) for the Ninth and Broadway affordable housing project.

This activity is covered under the Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan (and all subsequent amendments) certified by the Redevelopment Agency pursuant to Resolution No. R-04001 adopted effective March 14, 2006, in compliance with the California Environmental Quality Act (CEQA). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168. In connection with the approval of the Ninth and Broadway Project (Project) on December 9, 2009, the Corporation, on behalf of the Redevelopment Agency, caused the preparation of an Environmental Secondary Study dated June 2009 (Secondary Study), and made certain findings with respect to the Secondary Study to the effect that the Project will not result in any new or increase significant impact on the environment compared to the analysis performed in the FEIR. The environmental effects of the proposed activity were adequately address in the FEIR and the Secondary Study, and the proposed activity is within the scope of the development program described in the FEIR.

The proposed application for funding for the Project does not create new environmental concerns that are not already addressed in the FEIR and the Secondary Study. In accordance with State CEQA Guidelines Sections 15162 and 15168, no further environmental documentation is required with respect to the proposed application for funding.

Centre City Development Corporation Report no. [CCDC-10-27](#), dated July 21, 2010.

[Item Summary](#)

[Attachment A Site Map](#)

[Attachment B MHP NOFA issued on May 3 2010](#)

Staff: Eri Kameyama, 533-7177

Agency Counsel: Kendall Berkey

Adoption

3. **Agreement with Keyser Marston Associates to Provide Economic/Financial Consultant Services for Analysis Necessary for the Preparation of Required Documents for a Proposed Amendment to Centre City Redevelopment Plan for the Centre City Project Area to Increase the Tax Allocation Limit-Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency (“Agency”) authorizes:

([RA-2011-4](#))

Item 1. The Centre City Development Corporation (“Corporation”) to enter into an Agreement with Keyser Marston Associates (KMA), not to exceed \$286,200 to provide economic/financial consultant, services necessary for a proposed Amendment to the Centre City Redevelopment Plan (“Plan”) for the Centre City Project Area (“Project Area”) to increase the tax allocation limit (CAP).

Item 2. The Chief Financial Officer, as delegated, to appropriate encumber and expend Funds of up to \$286,200 allocated in the Fiscal Year 2010-2011 Budget for the Project Area to be used toward economic/financial consultant services by KMA, pursuant to an agreement between the Corporation and KMA, necessary for analysis of a proposed Amendment to the Plan for the Project Area to increase the CAP.

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-10-28](#), dated July 21, 2010.

[Item Summary](#)

[Attachment A Scope of Service](#)

[Attachment B Professional Services Agreement](#)

[EOC Program Evaluation](#)

[Work Force Report](#)

Staff: Eli Sanchez, 533-7121

Agency Counsel: Kendall Berkey

Comptroller Certificate Number: [CC3000003419](#)

Adoption

4. **East Village/City Heights Building Demolition (1335 Market Street, 753 and 771 13th Street, 4332 University Avenue, and 725 and 735 13th Street (“Project”)-Approval of Increase in the Centre City Authorized Amount for Demolition of Buildings-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

[\(RA-2010-117\)](#)

That the Redevelopment Agency of the City of San Diego (“Agency”) approves an increase in the Centre City authorized amount by \$60,732 with Miller Environmental, Inc. (“Miller”), for a total Centre City authorized expenditure amount of \$204,732, for the demolition of five Agency-owned buildings located at 1335 Market Street, 753 and 771 13th Street, and 725 and 735 13th Street (“Project”) in the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area.

The project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 (entitled “Existing Facilities”) Section 15301 applies to a class of projects (“Class 1”) that includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public and private structures, facilities, mechanical equipment, or topographical features when the project involves negligible or no expansion of the existing use, Section 15301 identifies a number of example project, including the demolition and removal of small structures. The application of a categorically exemption to this project is not precluded by any of the exception set forth in State CEQA Guidelines Section 15300.2.

Centre City Development Corporation Report no. [CCDC-10-16](#), dated July 21, 2010.

[Item Summary](#)

Staff: Susan Diekman, 533-7142

Agency Counsel: Kendall Berkey

Comptroller Certificate Number: [CC3000003418](#)

Adoption

5. Second Amendment to the Liberty Station Marketplace Ground Leases (District 2)

That the Redevelopment Agency:

[\(RA-2011-9\)](#)

Approve the Second Amendment to the Liberty Station Marketplace Ground Lease Lot 20 of NTC-Unit No. 5. Authorize the Executive Director or designee to execute the Second Amendment to the Liberty Station Marketplace Ground Leases; and Authorize the Executive Director or designee to take all actions necessary in accordance with the Resolution.

[\(RA-2011-11\)](#)

Approve the Second Amendment to the Liberty Station Marketplace Ground Lease Lots 21 and 22 of NTC-Unit No. 5. Authorize the Executive Director or designee to execute the Second Amendment to the Liberty Station Marketplace Ground Leases; and Authorize the Executive Director or designee to take all actions necessary in accordance with the Resolution.

[\(RA-2011-10\)](#)

Approve the Second Amendment to the Liberty Station Marketplace Ground Lease Lot 23 of NTC-Unit No. 5. Authorize the Executive Director or designee to execute the Second Amendment to the Liberty Station Marketplace Ground Leases; and Authorize the Executive Director or designee to take all actions necessary in accordance with the Resolution.

This activity is not a “project” under the definition set forth in California Environmental Quality Act (“CEQA”) Section 21065 and CEQA Guidelines Section 15378. Therefore pursuant to CEQA Guidelines Section 15060 (c)(3), this activity is not subject to CEQA.

Redevelopment Agency Report no. [RA-10-36](#), dated July 21, 2010.

[Item Summary](#)

[Attachment 1 Second Amendment NTC Unit 5 Lot 20](#)

[Attachment 2 Second Amendment NTC Unit 5 Lot 21 and 22](#)

[Attachment 3 Second Amendment NTC Unit 5 Lot 23](#)

[Attachment 4 Original Ground Leases with First Amendments](#)

[Attachment 5 Site Map](#)

[Attachment 6 Redline of Modification of Liberty Station Marketplace](#)

Staff: Libby Day, 236-6272

Agency Counsel: Diane Young

Adoption

6. Housing Set-Aside Tax Allocation Bonds and Four Series of Tax Allocation Bonds for the City Heights, Crossroads, Naval Training Center, and San Ysidro Redevelopment Project Areas (Districts 2, 3, 4, 6, 7 & 8)

Redevelopment Agency:

[\(RA-2011-7\)](#)

Item 1. Approve the issuance of Housing Set-Aside Tax Allocation Bonds (“TAB”), 2010 Series A, approve related documents, authorize the Executive Director or designee to Set the final terms of the sale, and make related determinations.

Item 2. Make certain findings of benefit related to the use of Housing Funds outside the City Heights, Crossroads, NTC, North Bay, North Park and San Ysidro Projects for the debt service on the Housing TAB.

[\(RA-2011-6\)](#)

Item 3. Approve the issuance of four services of TAB for the CH, CR, NTC and SY Projects; approve related documents; authorized Executive Director or designee to set the final terms of the bonds sale and approve related matters.

Item 4. Authorize the City Attorney to appoint Best Best & Kreiger Bond & Disclosure Counsel for the TABs, Series 2010 with total compensation not to exceed \$294,809 paid from bond proceeds.

[\(RA-2011-8\)](#)

Item 5. Amend the Fiscal Year 2011 Redevelopment Agency budget:

- a. To authorize the City Chief Financial Officer, as delegated to appropriate and expend the following amounts for the repayment to U.S. Bank N.A:
 - 1)\$12,211,076 from the NTC TAB Series 2010A proceeds for the NTC non-housing line of credit (“LOC”); 2) \$2,011,123.24 from the CH TAB series 2010 B for the CH non-housing LOC; 3) From the Housing Set-TAB;\$5.6M for the NTC housing LOC, \$4,153M for the CH housing LOC; \$8.58M for the NB housing LOC; and \$7.3M for the NP housing LOC.
- b. To authorize the City Chief Financial Officer, as delegated to appropriate and expend the following amounts: 1) \$1,694, 410 from the CH TAB series 2010 B for repayment of the developer loan for the City Heights Square project; 2) \$2,979,381.34 from the SY TAB Series 2010B for repayment of developer loans from the Las Americas; 3) From the Housing Set-Aside TAB: \$1,030,905 for repayment of the developer loan for La Boheme, \$1,606,715.34 for repayment of developer loan for CH Office and Townhomes, \$2,925M for Flordia St. Apartments, \$1.9M for the CH Home in the Heights, \$315,000 froCH, HELP, and \$3,015M for Fairmount 26; \$5.104M for Estrella del Mercado.

Adoption

6. **Housing Set-Aside Tax Allocation Bonds and Four Series of Tax Allocation Bonds for the City Heights, Crossroads, Naval Training Center, and San Ysidro Redevelopment Project Areas (Districts 2, 3, 4, 6, 7 & 8)**

(Continued)

[\(RA-2011-8\)](#)

Item 5. Amend the Fiscal Year 2011 Redevelopment Agency budget:

- c. To authorize the City Chief Financial Officer, as delegated to appropriate and transfer funds: 1) as necessary from available Housing Set-Aside funds in the CH, Crossroads, NTC, NB, NP and SY Project funds for the Supplemental Reserve Funds and FY 2011 debt service on the Housing TAB once established in the Deb Service Schedule of the final Official Statement. 2) for FY2011 debt service, once established in the Debt Service Schedule of the final Official Statements, as necessary from available: i) CH funds for debt service on the 2010A & B TAB, ii) Crossroads funds for debt service on the 2010A TAB, iii) NTC funds for debt service on the 2010A TAB, iv) SY funds for debt service on the 2010A and 2010B TAB, v) remaining bond funds as necessary

This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is not subject to CEQ pursuant to CEQA Guidelines Section 15060 (c)(2).

Redevelopment Agency Report no. [RA-10-35](#), and [Report to Council RTC-10-099](#), dated July 21, 2010.

[Item Summary](#)

[Attachment 1 Housing Set-Aside Tax Allocation Bonds Series 2010 A Preliminary Statement](#)

[Attachment 2 City Heights Redevelopment Project](#)

[Attachment 3 Crossroads Redevelopment Project](#)

[Attachment 4 Naval Training Center Redevelopment Project](#)

[Attachment 5 San Ysidro Redevelopment project](#)

[Attachment 6 Trust Indenture](#)

[Attachment 7 Third Supplemental Trust Agreement City Heights](#)

[Attachment 8 Trust Indenture Crossroads](#)

[Attachment 9 Trust Indenture NTC](#)

[Attachment 10 Trust Indenture San Ysidro](#)

[Attachment 11 Purchase Contract Housing](#)

[Attachment 12 Purchase Contract City Heights](#)

[Attachment 13 Purchase Contract Crossroads](#)

[Attachment 14 Purchase Contract NTC](#)

[Attachment 15 Purchase Contract San Ysidro](#)

[Attachment 16 Resolution Board of Directors PFFA Housing Bonds](#)

[Attachment 17 Resolution Board of Directors PFFA Non-Housing Bonds](#)

[Attachment 18 July 12 2010 Correspondence](#)

[Attachment 19 Findings of Benefit](#)

[IBA Report 10-66](#)

Council Companion Item no.333

Staff: Maureen Ostrye, 236-6270

Alfonso Gastelum, 236-6538

Agency Counsel: Brant Will

Adoption

7. Housing Enhancement Loan Program Fy 2011 Findings of Benefit (Districts 3, 4, 6 & 7)

Redevelopment Agency:

[\(RA-2010-112\)](#)

Item 1. Approving and adopting 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.

[\(RA-2010-113\)](#)

Item 2. Approving and adopting 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.

[\(RA-2010-114\)](#)

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

[\(RA-2010-115\)](#)

Item 4. Approving and adopting 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.

[\(RA-2010-116\)](#)

Item 5. Approving and adopting findings that allow for the use of low-and moderate-income housing tax increment set-aside funds outside the North Park Redevelopment Project Area for the North Park Redevelopment Housing Enhancement Loan Program.

The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQ Guidelines Section 15060 (c)(2).

Redevelopment Agency Report no. [RA-10-30](#), and [Report to Council RTC-10-092](#), dated July 21, 2010.

[Item Summary](#)

[Attachment 1A FY 2011 Findings of Benefit College Grove](#)

[Attachment 1B FY 2011 Findings of Benefit Crossroads](#)

[Attachment 1C FY 2011 Findings of Benefit Grantville](#)

[Attachment 1D FY 2011 Findings of Benefit Linda Vista](#)

[Attachment 1E FY 2011 Findings of Benefit North Park](#)

Council Companion Item no. 334

Staff: Ulysses Panganiban, 236-6261

Michele St. Bernard, 236-6531

Agency Counsel: Kendall Berkey

Comptroller Certificate Number: [CC3000003404](#)

Joint Public Hearing

8. **Fire Station No. 2 (Bayside) (southeast corner of Pacific Highway and Cedar Street)-
Centre City Development Permit/Coastal Development Permit/Planned Development
Permit and Design Review-Little Italy Redevelopment District of the Expansion Sub
Area of the Centre City Redevelopment Project (District 2)**

[\(RA-2011-3\)](#)

Item 1. Adopt a Resolution making certain findings on the basis of a Secondary Study that certain activities implementing the Centre City Redevelopment Plan relating to the proposed Bayside Fire Station No. 2 Project do not require the preparation of additional environmental documentation.

[\(RA-2011-2\)](#)

Item 2. Adopt a Resolution approving the basic concept plans and schematic drawings for the Bayside Fire Station No. 2 Project located within the Centre City Redevelopment Project Area.

This Project is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the Redevelopment Agency (“Agency”) on March 14, 2006 (Resolution R-04001) in compliance with the California Environmental Quality Act (CEQA). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168. In accordance with Agency’s procedures, an Environmental Secondary Study (ESS) has been prepared which has made certain findings with respect to the impacts on the environment compared to the analysis performed in the FEIR.

Acting as the “lead agency” for purposes of CEQA review, the Agency will make certain findings, consistent with State CEQA Guidelines Section 15168 and the Agency’s CEQA procedures, to the effect that (i) the environmental impacts of the proposed Project were adequately addressed in the FEIR, (ii) the proposed Project is within the scope of the development program described in the FEIR, 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 in accordance with State CEQA Guidelines Section 15096, the Council will state for the record that it has reviewed and considered the FEIR, Addenda, and Secondary Study.

Centre City Development Corporation Report no. [CCDC-10-24 and CCDC-10-07](#), dated July 21, 2010.

[Item Summary](#)

[Attachment A Design Guidelines](#)

[Attachment B County of San Diego Letter dated May 3 2010](#)

[Attachment C February 2 2010 Little Italy Association Board of Directors Resolution](#)

[Attachment D Little Italy Residents Association Letter dated May 10 2010](#)

[Attachment E Environmental Secondary Study](#)

[Basic Concept Schematic Drawings](#)

[Public Notice Hearing](#)

Council Companion Item no. 336

Staff: Brad Richter, 533-7115

Agency Counsel: Nina Fain

