

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, SEPTEMBER 14, 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:
  - June 22, 2010,
  - June 28, 2010, special
  - June 29, 2010, special
  - July 13, 2010
  - July 19, 2010, special
  - July 20, 2010, special
  - July 27, 2010

### Adoption

2. **Approval of an Exclusive Negotiating Agreement with St. Stephens Valencia Business Park, LLC for the Development of the Valencia business Park-Lots 2-7 (District 4)**

That the Redevelopment Agency adopts a resolution:

(RA-2011-18)

- Item 1. Approving the Exclusive Negotiating Agreement with St. Stephens Valencia Business Park, LLC, for property located at the Valencia Business Park-Lots 2-7; and
- Item 2. Authorizing the City's chief Financial Officer, as delegated, to expend the \$50,000 "Developer Deposit" to be used exclusively by the Southeastern Economic Development Corporation (SEDC) to pay administrative costs and expenses incurred as outlined in the ENA following its execution.

This activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2) as this activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. Any specific redevelopment project resulting from the agreement being approved at this time will undergo CEQA review at the appropriate future date, consistent with CEQA Guidelines Section 15004.

Southeastern Economic Development Corporation Report no. SEDC-10-006, dated August 16, 2010.

Item Summary

Attachment Exclusive Negotiation Agreement

Staff: Brian Trotier, 527-7345

Agency Counsel: Kendall Berkey

**Adoption**

3. **Vista Grande Apartments, 54<sup>th</sup> & Santa Margarita Streets-Relocation Plan (District 4)**

[\(RA-2011-17\)](#)

Approving the Relocation Plan for the Vista Grande Apartments and make certain determinations related thereto.

Per CEQA 15378 not a 'project', not subject to CEQA per 15060(c)(3).

Southeastern Economic Development Corporation Report no. [SEDC-10-007](#), dated August 14, 2010.

[Item Summary](#)

[Attachment Vista Grande Relocation Plan](#)

Council Companion Item no. 333

Staff: Sherry Brooks, 527-7345 ext. 114

Agency Counsel: Diane Young

Kendall Berkey

4. **Balboa Theatre (868 Fourth Avenue)-Proposed Amendments to the Lease Agreement and Cooperation Agreement between San Diego Theatres, Inc. and the Redevelopment Agency of the City of San Diego-Horton Plaza Redevelopment Project (District 2)**

That the Redevelopment Agency of the City of San Diego ("Agency") approves:

[\(RA-2011-15\)](#)(Cor.Copy)

Item 1. The proposed First Amendment ("First Amendment") to the Lease Agreement entered into by and between the Agency and San Diego Theatres, Inc. (Tenant").

[\(RA-2011-14\)](#)

Item 2. The proposed Amendment ("Amendment") to the Cooperation Agreement entered into by and between the Agency and Tenant related to the operation and management of the historic Balboa Theatre; and

[\(RA-2011-15\)](#)(Cor.Copy)

Item 3. A reimbursement to the Tenant for the total amount of the Capacity Reservation Charge paid by Tenant since March 2008, estimated in the amount of \$65,965 through June 2010.

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-10-32](#), dated September 8, 2010.

[Item Summary](#)

[Attachment A Tenant Letter dated May 28 2010](#)

[Attachment B First Amendment to Lease](#)

[Attachment C Amendment to Three Party Agreement \("Cooperation Agreement"\)](#)

Staff: Eli Sanchez, 533-7121

Agency Counsel: Kendall Berkey

Comptroller Certificate Number: [CC3000003552](#)

**Adoption**

5. **Mason Hotel (1337-1345 Fifth Avenue)-Replacement Housing Plan-Cortez  
Redevelopment District of the Expansion sub Area of the Centre City Redevelopment  
Project (District 2)**

(RA-2011-16)

That the Redevelopment Agency of the City of San Diego (“Agency”) adopts the Replacement Housing Plan (“Plan) for the Mason Hotel located at 1337-1345 Fifth Avenue.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Existing Facilities. The activity does not fall within any of the classes of projects for which a categorical exemption may not 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 CEQA Guidelines Section 153002. Therefore, the application of the categorical exemption(s) set forth under CEQA Guidelines Section 15301 is appropriate for this activity.

Centre City Development Corporation Report no. [CCDC-10-33](#), dated September 8, 2010.

[Item Summary](#)

[Attachment A Site Map](#)

[Attachment B Replacement Housing Plan](#)

[Attachment C Sources and Uses](#)

Staff: Eri Kameyama, 533-7177

Agency Counsel: Kendall Berkey

## Adoption

### 6. Focus on Downtown Façade Improvement Program-Proposed Amendments-Areawide (Districts 2 and 8)

([RA-2011-13](#))

That the Redevelopment Agency of the City of San Diego (“Agency”) approves the proposed amendment to the Focus on Downtown Façade Improvement Program (“Program”) to:

- 1) reduce the matching requirement from two-thirds to one-third of the eligible facade improvement costs; 2) increase the maximum loan amount for each project;
- 2) remove the C Street Focus Area, and create the Asian Pacific Thematic Historic District (APHTD) focus Area and the Broadway Focus Area.

This 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 projects, including interior and exterior alterations of existing structures. The application of a categorical exemption to this project is not precluded by any of the exceptions set forth in State CEQA Guidelines Section 15300.2.

Centre City Development Corporation Report no. [CCDC-10-34](#), dated September 8, 2010.

[Item Summary](#)

[Attachment A Program Summary from 1995-2010](#)

[Attachment B Location of Properties Participated in the Program](#)

[Attachment C Before and After Photos](#)

[Attachment D Program Guidelines](#)

Staff: Eri Kameyama, 533-7177

Agency Counsel: Charles Jagolinzer