

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
SPECIAL REDEVELOPMENT AGENCY MEETING  
TUESDAY, OCTOBER 5, 2010, AT 2:00 P.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

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.**

**Adoption**

1. **Homeless Service Center and Housing Facility (1250 Sixth Avenue)-Exclusive Negotiation Agreement with Connection Housing Downtown, L.P. for the Proposed Rehabilitation and Operation of the World Trade Center Building, and exclusive Negotiations with the City of San Diego for site control of the World Trade Center building and adjacent parking structure-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2).**

That the Redevelopment Agency of the City of San Diego (“Agency”):  
([RA-2010-21](#))

- Item 1. Approves the proposed Exclusive Negotiation Agreement (ENA) with Connections Housing Downtown, L.P. (Developer”) for rehabilitation and operation of the World Trade Center building located at 1250 Sixth Avenue (“Property) as a homeless service center and housing facility (“Facility”);
- Item 2 Authorizes the Agency staff to enter into exclusive negotiations with the City of San Diego (“City”) for site control of the Property for the Facility: and
- Item 3. Authorize the Agency staff to enter into exclusive negotiations with the City for acquisition of the adjacent parking structure for future rehabilitation or redevelopment.

At this time, there is no “project” under the definition set forth in CEQA Guidelines Section 15378 that would require environmental review. However, if the Agency directs staff to negotiate a Disposition and Development Agreement (DDA) with the Connections Housing team, then any proposed project or agreement resulting from the negotiations would be reviewed for consistency with the Final Environmental Impact Report (FEIR) prepared for the Centre City Redevelopment Plan and the Downtown Community Plan and the appropriate additional environmental documents would be prepared for consideration by the decision-making bodies. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), this activity is not subject to CEQA.

Processing under the National Environmental Policy Act (NEPA) is not required at this time as no federal funds are implicated in the action to enter into an agreement with Connections Housing for the proposed homeless service center and housing facility. Any proposed project resulting from the agreement will be reviewed under NEPA if federal funds constitute part of the financing.

Centre City Development Corporation Report no. [CCDC-10-37](#), dated September 29, 2010.

[Item Summary](#)

[Attachment A LU&H Staff Report April 21 2010](#)

[Attachment B LU&H Staff Report July 14 2010](#)

[Attachment C Summary Of Community Outreach](#)

[Attachment D List of Alternative Site](#)

[Attachment E Building Assessment Report](#)

[Attachment E Building Assessment Report Part 2](#)

[Attachment E Building Assessment Report Part 3](#)

[Attachment E Building Assessment Report Part 4](#)

[Attachment F KMA Financial Analysis](#)

[Attachment G Exclusive Negotiation Agreement](#)

Staff: Eri Kameyama, 533-7177

Agency Counsel: Kendall Berkey