

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, DECEMBER 7, 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.

Adoption

1. Extension of the Mayor's designation as Executive Director of the Redevelopment Agency of the City of San Diego (Districts 2, 3, 4, 6, 7 and 8)

([RA-2011-52](#))

That the Redevelopment Agency of the City of San Diego ("Agency") extend the term of the Mayor designation as Executive Director of the Redevelopment Agency of the City of San Diego for an additional six months through June 30, 2011.

This activity is not a "project: under the definition set forth in California Environmental Quality Act (CEQA) Guidelines section 15378. Therefore, pursuant to CEQA Guidelines section 15060 (c)(3), this activity is not subject to CEQA.

Item Summary

Housing Impact. None with this action.

Staff: Janice L Weinrick, 236-6250

Agency Counsel: Elisa Cusato

2. Front & Cedar Traffic Signal (intersection of Front & Cedar streets)-Authorization to Accept the Transfer of TransNet Funds from the City of San Diego-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment (District 2)

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

([RA-2011-48](#))

Item 1. Accepts the transfer of TransNet Funds from the City of San Diego ("City") in the amount of \$283,400 to reimburse the Agency for a portion of the funds previously expended for the Front and Cedar Traffic Signal Project ("Signal Project") at the intersection of Front and Cedar streets in the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project ("Project Area").

Item 2. Approves and amendment to increase the Fiscal Year 2011 (FY11) Budget for revenues by \$283,400, based on the TransNet Funds received from the City; and

Item 3. Approves and authorizes execution of the Cooperation Agreement by and between the Agency and the City ("Cooperation Agreement") for the Design and Construction of the Front and Cedar Traffic Signal Project

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 project ("Class 1") that includes the operation, repair, maintenance or minor alteration of existing public and private structures when the project involves negligible or no expansion of the existing use. This Project consists of upgrades and improvements to existing streets and, therefore, qualifies for a Class 1 exemption. The application of a categorical 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-10-48](#) dated, December 1, 2010.

[Item Summary](#) [Attachment A Cooperation Agreement](#)

Staff: Susan Diekman, 533-7142

Agency Counsel: Monique Tayyab

Adoption

3. **Third Implementation Agreement to the Owner Participation Agreement between the Redevelopment Agency of the City of San Diego and Pinnacle Bayside Development US L.P. (full block bounded by 14th Street, Island Avenue, 15th Street and J Street)-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency (“Agency”) adopts a resolution that includes the following: [\(RA-2011-29\)](#)

- Item 1. Approving the Third Implementation Agreement (TIA) to the Owner Participation Agreement (OPA) and the terms and conditions thereof;

- Item 2. Authorizing the Executive Director of the Agency, or designee, for and on behalf of the Agency to execute the TIA and all other documents necessary and appropriate to carry out and implement the TIA according to its terms (including the Second Amendment to Park Easement Deed, Third Amendment to Grant Deed, Third Amendment to Agreement Affecting Real Property and Second Amendment to Park Maintenance Agreement), and to administer the Agency’s obligations, Responsibilities and duties to be performed under the TIA.

The Agency certified on October 11, 2009, by Resolution No. 03959, that the Agency had reviewed and considered information in the 1992 Master Environmental Impact Report (MEIR) for the Centre City Redevelopment Project, the 1999 Subsequent Environmental Impact Report (SEIR) to the MEIR for the Proposed Ballpark and Ancillary Development Projects, and Associated Plan Amendments, and the 2005 Environmental Secondary Study (ESS) with respect to the OPA between the Agency and Pinnacle International Development, Inc. for the development of block bounded by Island Avenue and 14th, 15th and J streets. In addition, the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan, Downtown Community Plan and Amendment to the Centre City Planned District Ordinance (PDO) was certified by the Agency on March 14, 2006 (Resolution R-04001), and subsequent addenda to the FEIR were certified by the Agency on August 3, 2007 (Agency Resolution R-04193) and April 21, 2010 (Agency Resolutions R-04508 and R-04510), in compliance with CEQA. The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168

The proposed TIA does not propose changes in the scope of development envisioned in the OPA and therefore the environmental impacts of the proposed TIA were adequately addressed in the 1992 MEIR, the 1999 SEIR, the 2005 ESS, and the 2006 FEIR and subsequent addenda; the proposed project is within the scope of the development program described in these environmental documents, and, pursuant to CEQA Guidelines Section 15168, no further environmental documentation is required.

Centre City Development Corporation report no. [CCDC-10-50 and CCDC-10-17](#) dated, December 1, 2010.

[Item Summary](#) [Attachment A Site Map](#) [Attachment B OPA Background Summary](#)
[Attachment C Schematic and 100% CDs Site Plans and Renderings](#)
[Attachment D Draft Third Implementation Agreement Owner Participation Agreement](#)
[Attachment E Draft Second Amendment to Park Maintenance Agreement](#)

Council Companion item no. 333

Staff: John Collum, 533-7124

Agency Counsel: Elisa Cusato

Adoption

4. Authorizing Transmittal of the Report to Council & Consenting to Joint Public Hearing for Consideration of Proposed Amendments to Central Imperial, Gateway Center West, Mt. Hope & Southcrest Redevelopment Project Areas (Districts 4 and 8)

That the Redevelopment Agency:

[\(RA-2011-49\)](#)

Item 1. Consents to the joint public hearing, which shall be held no earlier than thirty (30) days after the required notices are published and mailed in accordance with Section 33452 of the Community Redevelopment Law.

Item 2. Authorizes the transmittal of the Report to Council in the City Council for consideration of the proposed Amendments as the joint public hearing.

Item 3. Authorizes and directs the Agency Executive Director or designee to implement the necessary transmittals of the Report to Council; a copy of the Report to Council shall be placed on file in the Office of the Agency Secretary.

Item 4. Authorizes the Agency Executive Director or designee to execute all documents on behalf of the Agency that are necessary and appropriate to carry out and implement the purposes, and to administer the Agency's obligations, responsibilities and duties to be performed hereunder.

On October 28, 2010, SEDC published a Notice of Intent to Adopt a Negative Declaration for the Southeastern San Diego Merged Redevelopment Project Area, and commenced the public review period for the Negative Declaration.

Southeastern Economic Development Corporation report no. [SEDC-10-008](#), dated, November 12, 2010.

[Item Summary](#)

Attachment 1 Draft Report to the City Council for Amendments to the Central Imperial, Gateway Center West, Mount Hope and Southcrest Redevelopment Plans
Dated November 2010

[Attachment 1 Draft Report to City Council for Amendments Part 1](#)

[Attachment 1 Draft Report to City Council for Amendments Part 2](#)

[Attachment 1 Draft Report to City Council for Amendments Part 3](#)

[Attachment 1 Draft Report to City Council for Amendments Part 4](#)

[Attachment 1 Draft Report to City Council for Amendments Part 5](#)

[Attachment 1 Draft Report to City Council for Amendments Part 6](#)

[Attachment 2 Proposed Amendments to merge](#)

[Attachment 3 Subsequent Proposed Amendments](#)

Council Companion Item no. 334

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

Sherry Brooks, 527-7345 ext. 114

Agency Counsel: Charles Jagolinzer