

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
SUPPLEMENTAL AGENDA FOR  
SPECIAL REDEVELOPMENT AGENCY MEETING  
TUESDAY, MARCH 1, 2011, AT 9:00 A.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.

**Joint Public Hearing**

**S40. Connections Housing (1250 Sixth Avenue)-Disposition and Development Agreement with Connections Housing Downtown, L.P. for the Rehabilitation and Operation of the World Trade Center Building as a Homeless Service Center and Housing Facility, Purchase and Sale Agreement with the City of San Diego for the Acquisition of the World Trade Center Building and Adjoining Parking Structure -Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency ("Agency"):

**(RA-2011-103)**

- Item 1. Makes certain findings and recommendations with respect to the Disposition and Development Agreement (DDA) and California Health and Safety Code Section 33433;
- Item 2. Makes certain findings to the effect that the proposed project is within the scope of the development program evaluated in previously certified environmental documents and that no further environmental review is required under the California Environmental Quality Act;

**(RA-2011-104)**

- Item 3. Approves and authorizes the Agency Executive Director or designee to execute and enter into the proposed DDA between the Agency and Connections Housing ("Developer") and all related attachments for the rehabilitation and operation of the project;
- Item 4. Authorizes the Agency Executive Director or designee to execute and enter into the proposed Purchase and Sale Agreement between the Agency and the City to acquire the World Trade Center (WTC) Building and adjoining parking structure;
- Item 5. Approves an amendment to the Agency's Fiscal Year 2011 (FY2011) Budget to allow \$4,000,000 to be available in the Core Neighborhood line item for acquisition of the parking structure as follows:
  - (a) Decreasing the Areawide Land Acquisition line item in the amount of \$1,200,000,
  - (b) Decreasing the East Village Neighborhood line item by \$2,800,000, and
  - (c) Increasing the Core Neighborhood line item by \$4,000,000; and
- Item 6. Approves a total Agency funding commitment of \$13,000,000 from the FY2011 Low and Moderate Income Housing Fund ("Low/Mod Fund") and \$3,000,000 from the FY2011 non Low and Moderate Funds Social Services budget line item.

**Joint Public Hearing**

**S40. Connections Housing (1250 Sixth Avenue)-Disposition and Development Agreement with Connections Housing Downtown, L.P. for the Rehabilitation and Operation of the World Trade Center Building as a Homeless Service Center and Housing Facility, Purchase and Sale Agreement with the City of San Diego for the Acquisition of the World Trade Center Building and Adjoining Parking Structure -Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2) (Continued)**

This project is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the 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 July 2007 there was an Addendum to the FEIR for the 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project, related to certain amendments to the San Diego Downtown Community Pan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program ("First Addendum"). In April 2010 there was a Second Addendum to the FEIR related to certain amendments to the San Diego Downtown Community Pan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Mitigation, Monitoring and Reporting Program ("Second Addendum"). In April 2010 there was a Third Addendum to the FEIR related to certain amendments to the Residential Emphasis District regulations within the Centre City Planned District Ordinance ("Third Addendum"). In August 2010 there was a Fourth Addendum to the FEIR ("Fourth Addendum") related to the San Diego Civic Center Complex Project. The Fourth Addendum, collectively with the First Addendum, Second Addendum and Third Addendum, and Fourth Addendum shall be referred to as the "Addenda." In accordance with Agency's procedures, an Environmental Secondary Study (ESS) dated January 3, 2011 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 ESS.

See Centre City Development Corporation Report no. [CCDC-11-18 and CCDC-11-11](#) dated, February 23, 2011. [Item Summary](#) [Public Hearing Notice](#) [Attachment A Summary of Community Outreach](#) [Attachment B Location Map](#) [Attachment C Draft Architectural Plans](#) [Attachment D Financial Analysis Keyser Marston](#) [Attachment E Operation Subsidy to County](#) [Attachment F Connection Housing Operational Budget Narrative](#) [Attachment G Operating Budget](#) [Attachment H Purchase and Sale Agreement](#) [Attachment I DDA and Attachments](#) [Attachment J Section 33433 Report](#) [Attachment K Environmental Secondary Study](#)

Council Companion Item no. S500 Comptroller Certificate: [CC3000004024](#)

Staff: Jeff Graham, 533-7181 Agency Counsel: Monique Tayyab