

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, MARCH 22, 2011, AT 2:00 P.M.  
Council Chambers  
202 C Street, San Diego, CA 92101**

Roll Call

**Adoption Agenda, Consent Items**

The Consent items listed beginning on the next page are considered to be routine, and the appropriate Environmental Impact Reports have been considered. These items are indicated on the docket by a preceding asterisk (\*). Because these items may be handled quickly, if you wish to be heard submit your Request to Speak form prior to the start of the meeting.

**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:**

December 7, 2010

December 14, 2010, special

**Adoption-Consent**

\*2. **First Amendment to the As-Needed Agreement with Keyser Marston Associates, Inc. for Economic Consultant Services (Districts All)**

The Redevelopment Agency:

[\(RA-2011-64\)](#)(Cor.Copy)

- Item 1. Approve the First Amendment to the As-Needed Agreement between the Redevelopment Agency of the City of San Diego and Keyser Marston Associates, Inc. for Economic Consulting Services and authorize the Executive Director or designee to execute the Amendment.
- Item 2. Authorize the City Chief Financial Officer, as delegated, to appropriate, encumber and expend Agency funds of up to \$135,000 immediately committed and the remaining \$154,000 contingent on first furnishing a certificate that funds are, or will be, on deposit to the City Treasury for additional work that may be required on an as-needed basis.

This activity is statutorily exempt from CEQA pursuant to State CEQA Guidelines, Section 15262.

Redevelopment Agency Report no. [RA-11-03](#), dated March 16, 2011.

[Item Summary](#) [Attachment A First Amendment](#) [Attachment B Original As-Needed Agmt Work Force](#) [EOC Program Evaluation](#)

Staff: Alfonso Gastelum, 236-6538

Scott Mercer, 236-6242

Agency Counsel: Charles Jagolinzer      Comptroller Certificate: [CC3000003901](#)

\*3. **Rehabilitation Loan Agreement with Wang's North Park, LLC for the 3029 University Avenue Rehabilitation Project (District 3)**

[\(RA-2011-115\)](#)

- Item 1. Approve the Rehabilitation Loan Agreement authorize the Executive Director or designee to execute the Rehabilitation Loan Agreement between the Redevelopment Agency of the City of San Diego and Wang's North Park, LLC for the 3029 University Avenue Rehabilitation Project and to execute such further instruments and enter into such additional agreements as may be necessary to effectuate the Rehabilitation Loan Agreement.
- Item 2. Authorize the City Chief Financial Officer, as delegated, to appropriate, encumber and expend North Park non-housing tax increment funds of up to \$500,000 as a forgivable loan Wang's North Park , LLC for the 3029 University Avenue Rehabilitation Projects.

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

Redevelopment Agency Report no. [RA-11-11](#), dated March 9, 2011.

[Item Summary](#) [Attachment 1 Project Site Map](#) [Attachment 2 Preliminary Concept Plans](#)  
[Attachment 3 Rehabilitation Project Budget](#)  
[Attachment 4 Rehabilitation Loan Documents](#) [Work Force](#)

Staff: Michael Lengyel, 236-6269

Maureen Ostrye, 236-6270

Agency Counsel: Kevin Reisch

Comptroller Certificate: [CC3000004046](#)

### Adoption-Consent

**\*4. Financial Assistance Agreement between the Redevelopment Agency of the City of San Diego and Urban Corps of San Diego County for the Design and Installation of the Gateway Mural Project (Districts 2 and 6)**

The Redevelopment Agency:

([RA-2011-112](#))(Cor.Copy)

Item 1. Approve the Financial Assistance Agreement between the Redevelopment Agency of the City of San Diego and Urban Corps of San Diego County for the design and installation of the Gateway Mural Project and authorize the Executive Director, or designee, to execute the agreement for the Implementation of the Gateway Mural Project.

Item 2. Authorize the City Chief Financial Officer, as delegated, to appropriate, and expend up \$60,000 pursuant to the Financial Assistance Agreement associated with the Gateway Mural Project from North Bay Project Area Tax Increment Funds, contingent on certification by the City Comptroller that funds are available for this purpose in the City Treasury.

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

Redevelopment Agency Report no. [RA-11-10](#), dated March 16, 2011.

[Item Summary](#)

[Attachment 1 Project Location Map](#)

[Attachment 2 Gateway Mural Project](#)

[Attachment 3 Financial Assistance Agreement](#)

[Work Force](#)

[Memo March 17 2011 with attachments](#) (added 3/18/2011)

Staff: Kristine Toft, 236-6259

Lydia Goularte-Ruiz, 236-6539

Agency Counsel: Monique Talamantez

Comptroller Certificate: [CC300004054](#)

### Adoption-Discussion

**5. Approval the Revised SEDC Corporate Policies (Districts 4 and 8)**

([RA-2011-110](#))

Adopt a resolution approving the revised Southeastern Economic Development Corporation's (SEDC) corporate policies.

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.

Southeastern Economic Development Corporation Report no. [SEDC-11-004](#), dated March 16, 2011.

[Item Summary](#)

[Attachment A SEDC Corporate Policies](#)

Staff: James Arnold, 527-7345

Kimberly King, 527-7344

Agency Counsel: Kevin Reisch

**Adoption-Discussion**

**6. Corporation Policies-General (Districts 2 and 8)**

([RA-2011-109](#))

That the Redevelopment Agency of the City of San Diego (“Agency”) approves Financial and Fiscal Policies as well as the Contracting Policies (collectively “Policies”) for the Centre City Development Corporation (“Corporation”)

Centre City Development Corporation Report no. [CCDC-11-12](#), dated March 16, 2011.

[Item Summary](#)

[Attachment A Financial & Fiscal Policies and Contracting Policies](#)

Staff: Andrew Phillips, 533-7127

Lisa Gresson, 533-7165

Agency Counsel: Kevin Reisch

**Joint Public Hearing-Adoption-Discussion**

**7. Monarch School Project (west side of Newton Avenue between 16<sup>th</sup> Street and Sigbee Street)-Proposed First Amendment to Amended and Restated Disposition and Development Agreement with Ground Lease with Option to Purchase Acquisition Agreement and Leaseback East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)**

That the Redevelopment Agency of the City of San Diego (“Agency”) adopts a resolution:  
([RA-2011-113](#))

- Item 1. Approving the Summary Report prepared in accordance with Section 33433 of the California Community Redevelopment Law in order to inform the Agency and the public about the Amended and Restated Disposition and Development Agreement (ARDDA) and proposed First Amendment;
- Item 2. Finding and determining that the consideration to be received by the Agency under the terms of the ARDDA and proposed First Amendment is not less than the estimated fair re-use value of the 1625 Newton Avenue property ("Newton Property") at the use and with the covenants and conditions and development costs authorized by the ARDDA and proposed First Amendment;
- Item 3. Finding and determining that the ground leasing and rehabilitation of the building and improvements of the Newton Property and the acquisition and leaseback of the 808 West Cedar Street property ("Cedar Property") in accordance with the ARDDA and proposed First Amendment will assist in the elimination of blight in the Centre City Redevelopment Project Area, and is consistent with the Fourth Implementation Plan for the Horton Plaza and Centre City Redevelopment Projects ("Implementation Plan") adopted pursuant to California Health and Safety Code Section 33490;
- Item 4. Approving the proposed First Amendment which changes the terms for the real property Transactions between the Agency and Monarch School Project and several other ARDDA conditions; and

**Joint Public Hearing-Adoption-Discussion**

**7. Monarch School Project (west side of Newton Avenue between 16<sup>th</sup> Street and Sigbee Street)-Proposed First Amendment to Amended and Restated Disposition and Development Agreement with Ground Lease with Option to Purchase Acquisition Agreement and Leaseback East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (Districts 2 and 8)**

(Continued)

[\(RA-2011-113\)](#)

Item 5. Authorizing the Agency Executive Director or designee to execute the First Amendment and any further instruments required by the ARDDA, as amended by the First Amendment.

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), and subsequent addenda to the FEIR certified by the Agency on August 3, 2007 (Agency Resolution R-04193), April 21, 2010 (Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Agency Resolution R-04544), in compliance with CEQA. The FEIR is a "Program EIR" prepared in compliance with State CEQA Guidelines Section 15168. An Environmental Secondary Study (ESS) dated October 2010 was prepared in accordance with CEQA and State and local guidelines. Based on the ESS, the Agency passed Resolution R-04585 on November 30, 2010 stating 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. The terms of the proposed First Amendment are consistent with the project reviewed within the ESS.

Centre City Development Corporation Report nos. [CCDC-11-20 and CCDC-11-12](#), dated March 16, 2011.

[Item Summary](#)

[Attachment A Cedar Property Map](#)

[Attachment B Newton Property Map](#)

[Attachment C November 30, 2010 Agency/Council Staff Report \(without attachments\)](#)

[Attachment D First Amendment to the ARDDA](#)

[Attachment E 33433 Summary Report \(dated February 2011\)](#)

[Notice of Public Hearing](#)

Council Companion Item no. 333

Staff: John Collum, 533-7124

Agency Counsel: Charles Jagolinzer

Comptroller Certificate Number: [CC3000004043](#)