

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
REVISED AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, MARCH 29, 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.

Adoption-Discussion

1. **Approval of the Reinstatement of and First Amendment to the Exclusive Negotiation Agreement with St. Stephen's Valencia Business Park Development, LLC for the Development of the Valencia Business Park (District 4)**

([RA-2011-114](#))

Approving the Reinstatement of and First Amendment to the Exclusive Negotiation Agreement with St. Stephen's Valencia Business Park Development, LLC for the Development of the Valencia Business Park.

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-11-007](#), dated, March 15, 2011.

[Item Summary](#)

[Attachment 1 Exclusive Negotiation Agreement](#)

[Attachment 2 Reinstatement First Amendment to ENA](#)

Staff: Jerry Groomes, 527-7345

Sherry Brooks, 527-7345

Agency Counsel: Charles Jagolinzer

Joint Public Hearing-Adoption-Discussion

2. **Disposition and Development Agreement with Mark and Sharon Petrarca (District 8)**

That the Agency adopt:

(RA-2011-118)(Cor.Copy)(**Rev.3/25/2011**)

Item 1. A resolution that the Agency has reviewed and considered the California Environmental Quality Act (CEQA) Exemption for the Disposition and Development Agreement (DDA) with Mark and Sharon Petrarca, Husband and Wife (Developer);

Item 2. A resolution approving the sale of real property and the DDA with Developer for the development of the Agency-Owned property located at 33rd and E Streets (Site) in the Gateway Center West Component Project Area of the Southeastern San Diego Merged Redevelopment Project Area and authorize the Executive Director or designee to execute on the Agency's behalf the DDA and associated documents;

Item 3. A resolution authorizing SEDC to competitively select and enter into an agreement with a contractor for construction of the Agency Public Improvements in an amount up to \$157,560, and authorizing the Chief Financial Officer, as delegated, to appropriate and expend up to \$187,639 from Gateway Center West Capital Project (Gateway) Funds toward the Project; including \$30,079 from the Agency's Gateway Capital projects tax increment for the Agency Contingency Payment, and \$157,560 from Gateway Loans Sales Proceeds funds for the Agency's Public Improvement costs;

Joint Public Hearing-Adoption-Discussion

2. Disposition and Development Agreement with Mark and Sharon Petrarca (District 8)

(Continued)

That the Agency adopt:

(RA-2011-118)(Cor.Copy)(Rev.3/25/2011)

Item 4. A resolution approving the Basic Concept Drawings for development of the Site.

SEDC, on behalf of the Redevelopment Agency as Lead Agency, conducted the environmental analysis for this discretionary action to approve the DDA pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and determined the action is exempt from CEQA as documented in the attached Notice of Exemption.

Southeastern Economic Development Corporation Report no. [SEDC-11-006\(Revised\)](#), dated March 23, 2011.

[Item Summary\(Revised\)](#)

[Attachment 1 Disposition and Development Agreement \(Revised\)](#)

[Attachment 2 Summary Report](#)

[Attachment 3 Re-Use Analysis 3272 E Street KMA](#)

[Attachment 4 Basic Concept Drawings](#)

[Attachment 5 Notice of Exemption](#)

[Attachment 6 Notice of Joint Public Hearing](#)

[Work Force Report](#)

[Work Force Analysis](#)

[EOC Program Evaluation](#)

Council Companion Item no. 331.

Staff: Sherry Brooks, 527-7345

Jerry Grooms, 527-7345

Jay Goldstone

James F. Barwick, 236-6144

Agency Counsel: Charles Jagolinzer

Comptroller Certificate: [CC3000004017](#)