

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, APRIL 19, 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.

Discussion

1. Approval of the minutes:

January 10, 2011, special
January 11, 2011
January 24, 2011, special
January 25, 2011

Adoption-Discussion

2. **Termination of the Owner Participation Agreement, as amended, with Constellation Property Group Hancock L.P. for the Stella at Five Points Housing Project within the North Bay Redevelopment Project Area due to failure to timely cure events of default under the Owner Participation Agreement (District2)**

Redevelopment Agency:

[\(RA-2011-122\)](#)

Item 1. That the Redevelopment Agency of the City of San Diego ("Agency") approve the termination of the Owner Participation Agreement, as amended, with Constellation Property Group Hancock L.P. for the Stella at Five Points Housing Project due to failure to timely cure events of default under the Owner Participation Agreement.

Item 2. That the Agency approve and authorize the Agency Executive Director, or designee, to take all reasonable and necessary actions and execute on behalf of the Agency all reasonable and necessary documents to implement and carry out the purposes of this Resolution and the termination of the Owner Participation Agreement including, without limitation, (i) the Notice of Termination of the Owner Participation Agreement, and (ii) the Release of Agreement Affecting Real Property.

This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment and, therefore, is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15060(c)(2).

Housing Impact: If termination of the Owner Participation Agreement is approved, the Agency will initiate the release of the Agreement Affecting Real Property recorded against the Property on June 12, 2007 requiring 13 affordable for-sale housing units to be provided by the Project pursuant to the Owner Participation Agreement. The Project continues to be required to comply with the City of San Diego's Inclusionary Housing Ordinance.

Redevelopment Agency Report no. [RA-11-17](#), dated April 13, 2011.

[Item Summary](#)

[Attachment 1 Site Map](#)

[Attachment 2 Notice of Default](#)

[Attachment 3 Notice of Termination of Owner Participation Agreement](#)

[Attachment 4 Release of Agreement Affecting Real Property](#)

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