

**REDEVELOPMENT AGENCY OF THE  
CITY OF SAN DIEGO, CALIFORNIA  
AGENDA FOR  
REDEVELOPMENT AGENCY MEETING  
TUESDAY, JUNE 21, 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 a Memorandum of Understanding between the Redevelopment Agency of the City of San Diego and the City of San Diego and the Transfer of SDG&E Mitigation Funds for Design engineering Services for the Beta Street Green Alley Project (District 8)**

That the Redevelopment Agency adopt a resolution to:

([RA-2011-133](#))

Item 1. Making certain determinations related to the expenditure of funds for design of the Beta Street Green Alley Project in the Southcrest Component area of the Southeastern San Diego Merged Redevelopment Project Area in accordance with California Health and Safety Code Section 33445; and

Item 2. Authorizing the Chief Financial Officer, as delegated, to transfer funds for the Project in the amount of \$98,174 from Fund No. 400609 Southcrest-Las Chollas Creek Enhancement (holding SDG&E Mitigation Assets) to Fund No. 200353 SC-RDA-CONTRIB TO CIP for WBS B-II 057 - Beta Street and 37th Street Green Alley; and

Item 3. Approving the MOU and authorizing the Executive Director of the Agency, or designee, to execute and administer the MOU.

This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060 (c)(3) (Not a "Project"). This action authorizes the transfer of funds from the Redevelopment Agency of the City of San Diego to be used solely for design costs. Any future construction of improvements arising from this preliminary design work will be evaluated for environmental impacts as required by CEQA.

Southeastern Development Corporation.

[Item Summary](#)

[Attachment 1 Memorandum of Understanding](#)

[Attachment 2 Conceptual Designs](#)

[Attachment 3 General Development Plan](#)

[Attachment 4 Determinations](#)

Council Companion Item no. 335

Staff: Nancy Lytle, 619-527-7345 x127

Agency Counsel: Nathan Slegers

Comptroller Certificate Number: [CC3000004249](#)

### Adoption-Discussion

#### **2. COMM22 Project (south side of Commercial Street between 21<sup>st</sup> Street and Harrison Avenue)-Owner Participation Agreement including Affordable Housing Funding-Outside of the Southeastern Merged, Centre City and Horton Plaza Redevelopment Project Areas (Logan Heights Neighborhood) District 8)**

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

##### (RA-2011-138)

Item 1. Certifying that the Agency has reviewed and considered the Mitigated Negative Declaration, and adopting the Mitigation Monitoring and Reporting Program, for the COMM22 mixed-use, transit-oriented affordable housing project located on the south side of Commercial Street between 21st Street and Harrison Avenue in the Logan Heights neighborhood;

##### (RA-2011-135)

Item 2. Approving the Owner Participation Agreement (OPA) between the Agency, City of San Diego ("City") and COMM22 Housing GP, LLC ("Developer") which establishes the terms and conditions for funding a loan in an amount not to exceed \$9,255,000 for the affordable family housing component of the COMM22 project (not located within a redevelopment project area);

Item 3. Authorizing the Agency's Executive Director, or designee, on behalf of the Agency, to execute the OPA, including all attachments and exhibits requiring the Agency's signature, and take any actions necessary to administer the Agency's obligations and responsibilities under the OPA; and

Item 4. Approving the Basic Concept and Schematic Drawings attached to this report.

Pursuant to Resolution Number R-303268 adopted on December 4, 2007, the City Council certified Mitigated Negative Declaration No. 122002 (MND), and adopted a Mitigation Monitoring and Reporting Program (MMRP), in connection with the City Council's approval of the various discretionary entitlements for the COMM22 project, consistent with the California Environmental Quality Act (CEQA) and the related CEQA Guidelines. The implementation of the MMRP will reduce, to a level of insignificance, any potential impacts identified in the environmental review process. The pertinent City Council resolution and the MND are attached collectively to this report as Attachment G.

The approval of the OPA will enable the disbursement of public funds to the Developer, to be used for construction of a portion of the COMM22 project. There have been no changes in the development footprint, density or intensity of the project since the time of the City Council's original certification of the MND. Thus, the potential environmental impacts of the project will be the same as evaluated in the MND and mitigated to a level of insignificance through the MMRP. The OPA (through its Scope of Development, included as Attachment No.4 to the OPA) requires the project to be constructed in compliance with all applicable entitlements for the project and all applicable legal requirements, which include the MMRP. Based on these circumstances, there is no substantial evidence in the record warranting the preparation of a subsequent CEQA compliance document under CEQA Guidelines section 15162.

**Adoption-Discussion**

2. **COMM22 Project (south side of Commercial Street between 21<sup>st</sup> Street and Harrison Avenue)-Owner Participation Agreement including Affordable Housing Funding-Outside of the Southeastern Merged, Centre City and Horton Plaza Redevelopment Project Areas (Logan Heights Neighborhood) District 8)**

(Continued)

While the City (acting as the "lead agency") has complied fully with CEQA through the prior certification of MND and the prior approval of the MMRP, the Agency has not issued any prior approval with respect to the project. In connection with the current approval of the OPA, therefore, the Agency (acting as the "responsible agency") must certify that it has reviewed and considered the MND and that it adopts the MMRP for the project. Those CEQA-related actions are set forth in a separate resolution for the Agency's consideration.

Centre City Development Corporation Report no. [CCDC-11-31 and CCDC-11-13](#), dated June 15, 2011

[Item Summary](#)

[Attachment A Site Map](#)

[Attachment B Conceptual Master Site Plan](#)

[Attachment C Phasing Plan Layout](#)

[Attachment D Project Proforma Analysis Keyser Marston Associates](#)

[Attachment E Owner Participation Agreement](#)

[Attachment F Basic Concept Schematic Drawing](#)

[Attachment G Resolution No R-303268 Mitigate](#)

[EOC Program Evaluation](#)

Council Companion Item no. 336, and Housing Authority Companion Item no. 2

Staff: John Collum, CCDC, 619-533-7124

Sherry Brooks, SEDC, 619-527-7345

Agency Counsel: Kevin Reisch

Comptroller Certificate Number: [CC-3000004254](#)