

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, JUNE 28, 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. **Application for Prop 84 Urban Greening Grant Program-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and the Horton Plaza Redevelopment Project (District 2)**

That the Redevelopment Agency (“Agency”):
([RA-2011-137](#))

- Item 1. Approve the Resolution authorizing the Centre City Development Corporation (“Corporation”), on behalf of the Agency, to apply to the California Strategic Growth (SGC) for the funding under the Urban Greening Planning Program and Urban Greening Projects Program;
- Item 2. Authorize the Corporation, on behalf of the Agency, to take all necessary actions to Secure funding from the SGC for all grant applications;
- Item 3. Authorize the Chief Financial Officer to accept funds if grant funding is secured;
- Item 4. Authorize the Chief Financial Officer to appropriate and expend the grant funds, contingent upon receipt of a fully executed grant agreement.

This activity is not a “project” for purposes of the California Environmental Quality Act (CEQA) because it does not fit within the definition of a “project” set forth in Public Resources Code Section 21065 or State CEQA Guidelines Section 15378. Thus, this Activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Centre City Development Corporation Report no. [CCDC-11-33](#), dated June 22, 2011.

[Item Summary](#)

[Attachment A Site Map](#)

[Attachment B Urban Greening Planning Guidelines](#)

[Attachment C Urban Greening Project Guidelines](#)

Staff: Sachin Kalbag, 619-533-7170

Agency Counsel: Charles Jagolinzer

Adoption-Discussion

2. **Studio 15 (1475 Imperial Avenue)-First Amendment to the Owner Participation Agreement-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (Districts 2 and 8)**

[\(RA-2011-134\)](#)

That the Redevelopment Agency of the City of San Diego (“Agency”) approves the terms and conditions of the proposed First Amendment to the Owner Participation Agreement (OPA) (“Amendment”) between the Agency and Studio 15 Housing Partners, L.P. (“Developer”), amendment to the Subordination Agreement with Citicorp USA, Inc and the Subordination Agreement relating to the Affordable Housing Program (“AHP”) loan.

This activity is not a “project” for purposes of the California Environmental Quality Act (CEQA) because it does not fit within the definition of a “project” set forth in Public Resources Code Section 21065 or State CEQA Guidelines Section 15378. Thus, this Activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Centre City Development Corporation Report no. [CCDC-11-27](#), dated June 22, 2011.

[Item Summary](#)

[Attachment A First Amendment to Owner Participation Agreement](#)

[Attachment B Promissory Note to the Redevelopment Agency](#)

[Attachment C Low and Moderate Income Housing Fund Loan Modification Agreement](#)

[Attachment D Amendment to Agreement Affecting Real Property](#)

[Attachment E Subordination Agreement](#)

[Attachment F Amendment to Subordination Agreement](#)

Staff: A.J. Magana, 619-533-7125

Deputy General Counsel: Charles Jagolinzer

Comptroller Certificate Number: [CC3000004258](#)

Adoption-Discussion

3. Front & Cedar Traffic Signal (Intersection of Front & Cedar streets)-Authorization to Accept the Transfer of TransNet Funds from the City of San Diego-Cortez Redevelopment District of the Expansion of the Sub Area of the Centre City Redevelopment (District 2)

([RA-2011-126](#))Cor.Copy

That the Redevelopment Agency of the City of San Diego (“Agency”)

Item 1. Accepts the transfer of TransNet Funds from the City of San Diego (“City”) in the amount of \$283,000 to reimburse the Agency for a portion of the funds previously expended for the Front and Cedar Traffic Signal Project (“Signal Project”) at the intersection of Front and Cedar streets in the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (“Project Area”); and

Item 2. Approves and authorizes execution of the Cooperation Agreement for the Design and Construction of the Front and Cedar Traffic Signal by and between the Agency and the City (“Cooperation Agreement”).

This Project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 (entitled “Existing Facilities”). Section 15301 applies to a class of projects (“Class 1”) that includes the operation, repair, maintenance or minor alteration of existing public and private structures when the project involves negligible or no expansion of the existing use.

This Project consists of upgrades and improvements to existing streets and, therefore, qualifies for a Class 1 exemption. The application of a categorical exemption to this Project is not precluded by any of the exceptions set forth in State CEQA Guidelines Section 15300.2.

Centre City Development Corporation Report no. [CCDC-11-07](#), dated June 22, 2011.

[Item Summary](#)

[Attachment A Cooperation Agreement](#)

Council Companion Item no. 340

Staff: Susan Diekman, 619-533-7142

Deputy General Counsel: Kevin Reisch

Adoption-Discussion

4. **Third Implementation Agreement to the Affordable Housing Agreement for the Estrella del Mercado Apartments (District 8)**

([RA-2011-136](#))

Approve the Third Implementation Agreement to the Affordable Housing Agreement between the Agency and Mercado CIC, L.P. for implementation of the Estrella del Mercado Apartments.

On July 6, 2010, the Agency certified Addendum No. 203874 to the Barrio Logan Redevelopment Project Area Environmental Impact Report No. 90-0133/SCH No. 90010287, and adopted the Mitigation Monitoring and Reporting Program, in accordance with Section 15164 of the California Environmental Quality Act Guidelines.

Housing Impact: The Estrella del Mercado Apartments will create 91 affordable housing rental units (plus one manager unit) for households earning between 30-60% of the Area Median income. The units shall remain affordable for 55 years.

Redevelopment Agency Report no. [RA-11-24](#), dated June 22, 2011.

[Item Summary](#)

[Attachment A Third Implementation Agreement](#)

[EOC Program Evaluation](#)

Staff: Xavier Del Valle, 619-236-6260

Robert Chavez, 619-236-6263

Deputy General Counsel: Kevin Reisch