

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, JULY 12, 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. **America Plaza II-(block bounded by Kettner Boulevard B and India streets and the trolley station at One America Plaza)-Exclusive Negotiation Agreement with Comercial Hotelera Mexicana de Occidente SA de CV for an Agency-Owned Air Rights Parcel (Parcel 5)-Columbia Sub Area of the Centre City Redevelopment Project (District 2)**

([RA-2011-139](#))

That the Redevelopment Agency of the City of San Diego (“Agency”) considers for approval the proposed Exclusive Negotiation Agreement (ENA) for the development of the Agency-owned Parcel 5 of the One America Plaza project site (“Parcel 5 Site”) located in Columbia Sub Area of the Centre City Redevelopment Project.

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-11-30](#), dated July 6, 2011.

[Item Summary](#)

[Attachment A Site Map](#)

[Attachment B Exclusive Negotiation Agreement](#)

Staff: Eli Sanchez, 619-533-7121

Deputy General Counsel: Nathan Slegers

2. **Connections Housing (1250 Sixth Avenue)-First Amendment to the Disposition and Development Agreement-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

([RA-2011-140](#))

That the Redevelopment Agency of the City of San Diego (“Agency”) approves the proposed First Amendment to the Disposition and Development Agreement (DDA) (“Amendment”) with Connections Housing Downtown, L.P. (“Developer”) to allow the Agency to purchase the World Trade Center (WTC) building and adjoining parking structure from the City of San Diego (“City”) prior to the Agency loan closing and approves the Second Amendment to the Parking Structure Operating agreement (“Parking Agreement”) to include the WTC parking structure, which will be acquired by the Agency.

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). The FEIR is a “Program EIR” prepared in compliance with State CEQA Guidelines Section 15168.

Adoption-Discussion

2. **Connections Housing (1250 Sixth Avenue)-First Amendment to the Disposition and Development Agreement-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(Continued)

In connection with the approval of the DDA for the Project on March 1, 2011, the Agency caused the preparation of an Environmental Secondary Study (ESS) dated January 3, 2011. Based on the conclusions of the ESS, the Agency made certain findings, consistent with State CEQA Guidelines Section 15168 and the Agency's CEQA procedures, to the effect 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 proposed revisions to the DDA pertain to the timing of the purchase of the property and thus do not implicate any new environmental concerns that are not already addressed in the FEIR and the Secondary Study. In accordance with State CEQA Guidelines Sections 15162 and 15168, no further environmental documentation is required with respect to the proposed revisions to the OPA.

Centre City Development Corporation Report no. [CCDC-11-29 and CCDC-11-17](#), dated July 6, 2011.

[Item Summary](#)

[Attachment A First Amendment to Disposition and Development Agreement](#)

[Attachment B Second Amendment to Parking Structure Operating Agreement](#)

Council Companion Item no. 333

Staff: Eri Kameyama, 619-533-7177

Deputy General Counsel: Kevin Reisch