

MINUTES OF THE REGULAR MEETING  
AND  
MINUTES OF THE JOINT REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
OF  
TUESDAY, FEBRUARY 19, 1980

The meeting was called to order at 9:02 a.m. by Chairman Wilson.

Item 1: Roll Call

Present: Members Mitchell, Cleator, Williams, Schnaubelt, Gotch,  
Stirling, and Chairman Wilson  
Not Present: Members Lowery and Killea  
Secretary: Charles Abdelnour

Item 2: Approval of the minutes of the meeting of February 4, 1980.

Motion by Stirling to approve the minutes.  
Second by Williams.  
Vote: 7-0 (Lowery and Killea not present).

Member Lowery entered the meeting.

Item 3: Reports from the Deputy Executive Director and the City Attorney on the February 4, 1980 communication from Floyd Morrow, representing the Foundation for Older Americans, regarding the leasing of Lot B, of the Linda Vista Redevelopment Project, for the purpose of providing housing at moderate rental rates for persons 65 years of age and older.

Motion by Schnaubelt to accept staff recommendation.  
Second by Stirling.  
Vote: 8-0 (Killea not present).

Item 4: The matter of Theater Square.

Ron del Principe, Chairman of the Theater Square Task Force, presented a report.

Carol Lindemulder, representing Save Our Heritage Organization, spoke on this item.

Motion by Stirling to accept the proposal of the Theater Square Task Force, whereby Mr. Hahn would make available a maximum of 20,000 square feet under the Montgomery Ward building for use as a theater, with a maximum seating capacity of 450. Timing of this proposal will be negotiated between CCDC, the Hahn Corporation, and the Theater Square people.  
Second by Williams.  
Vote: 8-0 (Killea not present).  
ADOPTED AS RESOLUTION NO. 524

Item 5: Report from CCDC Executive Vice President on the retention of the Bradley Building, Cabrillo Theater, and Horton Grand Hotel Facades.

Motion by Stirling to accept the report.  
Second by Cleator.  
Vote: 8-0 (Killea not present).

Item 6: Resolution authorizing the Centre City Development Corporation, on behalf of the Redevelopment Agency, to advertise and receive bids for the construction of the First Avenue Water Main; provided said bids are within the established budget, authorize the Executive Director of the Redevelopment Agency (or his designee) to award the contract to the lowest qualified bidder for the construction of the First Avenue Water Main; authorize CCDC, on behalf of the Agency, to administer said contract.

Motion by Stirling to adopt the resolution.  
Second by Gotch.  
Vote: 8-0 (Killea not present).

ADOPTED AS RESOLUTION NO. 525

Item 7: Resolution initiating condemnation proceedings to acquire one parcel, Rakov - C541-07, located within the Marina/Columbia Residential Project.

Motion by Stirling to adopt the resolution.  
Second by Mitchell.  
Vote: 7-1 (Schraubelt voting nay; Killea not present).

ADOPTED AS RESOLUTION NO. 526

Item 8: Resolution authorizing the Executive Director or his designee to execute a Memorandum of Understanding between the Redevelopment Agency of the City of San Diego and the San Diego Metropolitan Transit Development Board deferring completion of the light rail transit project.

Motion by Stirling to adopt the resolution.  
Second by Lowery.  
Vote: 8-0 (Killea not present).

ADOPTED AS RESOLUTION NO. 527

Chairman Wilson left the meeting; Vice-Chairman Lowery chaired the meeting.

Member Killea entered the meeting.

Item 9: Joint Redevelopment Agency/City Council Public Hearing:

Resolution approving the sale of certain property in the Columbia Redevelopment Project area to Pacific Centre Associates; approving the First Amendment to the Disposition and Development Agreement between the Redevelopment Agency and Pacific Centre Associates; and making certain findings with respect to such sale.

Resolution certifying the final supplement to the Environmental Impact Reports for the Columbia and Horton Plaza Redevelopment Projects pertaining to the Amendment; and making certain findings with respect to the Environmental Impact of the development.

The public hearing was opened.

Mr. William Bitting and Mr. G. Tate, representing Walnut Properties, spoke in opposition.

Mr. Maurice Clark spoke in opposition.

The public hearing was closed.

Item 11: Resolution approving and adopting the Relocation Plan pertaining to the First Amendment to the Disposition and Development Agreement between the Redevelopment Agency and Pacific Centre Associates.

Motion by Killea to adopt the resolution.

Second by Stirling.

Vote: 7-1 (Schnaubelt voting nay; Wilson not present).

ADOPTED AS RESOLUTION NO. 528

Item 9: Resolution approving the sale of certain property in the Columbia Redevelopment Project area to Pacific Centre Associates, approving the First Amendment to the Disposition and Development Agreement between the Redevelopment Agency and Pacific Centre Associates; and making certain findings with respect to such sale.

Motion by Killea to adopt the resolution, with the following revisions to the agreement: subterranean parking spaces will be "330" (Attachment No. 4, Pacific Centre Scope of Development, I. General Description); and to add: "9. Commercial Development: To the greatest extent feasible considering entry, exit, and ramp requirements, the street frontage at ground level shall be devoted to commercial uses. Such development shall not exceed 10,000 square feet." (Attachment No. 4, Pacific Centre Scope of Development, V. Parking Site, B. Land Use Standards).

Second by Stirling.

Vote: 7-1 (Schnaubelt voting nay; Wilson not present).

ADOPTED AS RESOLUTION NO. 529; (CITY COUNCIL RESOLUTION NO. 251180)

Resolution certifying the final supplement to the Environmental Impact Reports for the Columbia and Horton Plaza Redevelopment Projects pertaining to the Amendment, and making certain findings with respect to the Environmental Impact of the development.

Motion by Williams to adopt the resolution.

Second by Cleator.

Vote: 7-1 (Schraubelt voting nay; Wilson not present).

ADOPTED AS RESOLUTION NO. 530 (CITY COUNCIL RESOLUTION NO. 251181)

Item 10: Resolution approving the Basic Concept and Schematic Drawings for the development of a parking structure at the northwest corner of Union and "E" Streets within the Columbia Redevelopment Project, subject to the conditions as stated.

By consensus, the Agency continued this item until after consideration by the Planning Commission.

Chairman Wilson entered the meeting.

Item 12: Resolution approving a Negotiation Agreement with AMFAC Hotels and Resorts for disposition of a site for a hotel in the Horton Plaza Retail Centre.


Motion by Lowery to adopt the resolution.

Second by Stirling.

Vote: 8-1 (Schraubelt voting nay).

ADOPTED AS RESOLUTION NO. 531

The meeting was adjourned at 11:08 a.m.

  
Secretary of the Redevelopment Agency  
of the City of San Diego, California