

CONTINUED MEETING
OF
APRIL 1, 1986

The meeting was called to order at 10:07 a.m.

Item 1: Roll Call

Present: Members Wolfsheimer, Cleator, McColl, Jones, Gotch,
McCarty, Martinez and Vice Chairman Struiksma.
Secretary: Charles G. Abdelnour

Item 2: In the matter of the proposed Redevelopment Plan for the Southcrest
Redevelopment Project:

- a) Resolution certifying the final Environmental Impact Report; making certain findings with respect to the environmental impacts of said report; and authorizing transmittal of said final EIR to the Council of the City of San Diego; and
- b) Resolution approving the proposed Redevelopment Plan and the Report to Council thereon, and authorizing the submission of the Plan and Report to the Council.

The Vice Chairman opened the Public Hearing. Speaking in opposition to the proposed Plan were: Vernell Price, Reuben Rodriguez, and Amsilia Rhone.

Verna Quinn, Miguel Gomez and Reynaldo PISAÑO spoke in favor of the Plan, which has been amended to respond to concerns of residents voiced in a series of community meetings. The Public Hearing was closed.

Member Jones requested that Item 3 be considered prior to Item 2, as its adoption should precede adoption of the resolutions in Item 2.

Item 3: Resolution urging CalTrans to convey the Highway 252 Corridor to the Redevelopment Agency.

Motion by Jones to adopt the resolution, with the inclusion of language contained in a hand-out to Members.

Second by Martinez.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1302

Returning to discussion of Item 2, Member Jones moved approval of the two resolutions, with directions to SEDC to incorporate into the Plan:

- 1) Provision for maximum density in Area D of 17 units per acre, with a maximum of 22 units per acre with a density bonus;
- 2) Direction that SEDC work with the Planning Dept., Planning Committee and area residents to locate single family residences among multi-family residences in the 252 Corridor;

Item 3: (continued)

- 3) Designation of Area A as a single-family area, and encouraging lower density development;
- 4) Consideration for the renovation of Otto Square Shopping Center, using proceeds from tax increment monies if efforts fail to convince the owner to upgrade the property;
- 5) Notation that the School District has indicated there is no problem with the increased number of students that might result from the Plan;
- 6) That the rezoning will not affect the property at 4048 Boston; and
- 7) That as a condition to eminent domain proceedings, the Agency shall approve a declaration that the acquisition meets one or more of the following conditions: a) the private or public owner of a larger parcel requires an adjacent parcel in order to complete a project of benefit to the community and in keeping with the Community and Redevelopment Plans; b) the existing owner refuses to rehabilitate property, maintains a blighted or uninhabitable building; or c) the property is an illegal or non-conforming use under the Community Plan, the Redevelopment Plan, and underlying zone, and that the existing use is inhibiting the development, redevelopment or rehabilitation of the area as proposed by the Redevelopment Plan.

Second by Gotch.

Vote: 8-0

ADOPTED AS RESOLUTIONS NO. 1303 AND 1304

Item 4: Resolution authorizing SEDC to advertise and distribute a Request for Proposals for development of three separate units in the Gateway Center East project.

Motion by Jones to adopt the resolution.

Second by Cleator.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1305

Item 5: Resolution approving the Basic Concept Drawings and the architect and civil engineer for the Paradise Family Trust development Lots 14 - 16 of Gateway Center East. (Continued from meeting of March 11, 1986.)

Motion by Jones to adopt the resolution.

Second by Cleator.

Vote: 8-0

ADOPTED AS RESOLUTION NO. 1306

Item 6: Resolution approving Basic Concept Drawings and the architects and civil engineer for the Loftin Business Forms project on Lot 11 of Gateway Center East.

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Item 6: (continued)

Motion by Jones to adopt the resolution.
Second by Cleator.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 1307

Item 7: Resolution noting that the Quarterly Project Update for the period of October 1, 1985 to December 31, 1985 has been reviewed and filed. (Continued from meeting of March 11, 1986.)

Motion by Jones to adopt the resolution.
Second by Cleator.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 1308

Item 8: Resolution awarding a contract to Eastman, Inc. for chairs for the Lyceum Theatre, for an amount not to exceed \$25,190.

Motion by Gotch to adopt the resolution.
Second by Martinez.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 1309

Item 9: Resolution awarding a contract to Prolux Concepts for the fabrication and installation of the modular platforms required for the Lyceum Theatre for an amount not to exceed \$71,875; and authorizing administration of said contract by CCDC.

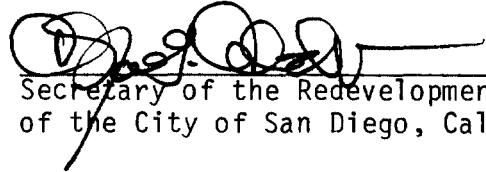
Motion by Gotch to adopt the resolution.
Second by Martinez.
Vote: 8-0

ADOPTED AS RESOLUTION NO. 1310

Item 10: Report from CCDC responding to questions raised during the March 11, 1986 meeting regarding how revenue from the sale of parcels would be allocated within the Marina Redevelopment Project for residential development, and identifying which parcels would be acquired in the Marina Redevelopment Project.

Motion by Wolfsheimer to continue this item to April 8, 1986 at 10:30 a.m.
Second by McCarty.
Vote: 8-0

At 11:35 a.m. the Vice Chairman adjourned the meeting to 9:00 a.m. on Tuesday, April 8, 1986 for the purpose of a Closed Session to discuss potential litigation with Legal Counsel.



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