

## REDEVELOPMENT AGENCY MINUTES

REGULAR AND JOINT REDEVELOPMENT AGENCY/CITY COUNCIL MEETINGS  
OF  
June 29, 1993

The meeting was called to order at 10:00 a.m.

## Roll Call

Present: Members Wolfsheimer, Roberts, Hartley, Stevens, Behr,  
Stallings, McCarty, Vargas and Chair Golding  
Secretary: Charles G. Abdelnour

Item 1: Approve the minutes of the June 15, 1993 meeting.

Item 3: Resolutions determining the benefit of the Redevelopment Agency's use of the Low and Moderate Income Housing Fund from the Centre City Redevelopment Project to pay part of the cost of acquisition and/or rehabilitation of 127 dwelling units (149 beds) under four proposed agreements; approving the proposed Negotiation Agreements with HomeQuest, the Salvation Army, San Diego Youth and Community Services and St. Vincent de Paul/Marillac Homes, all California non-profit corporations, for the acquisition and/or rehabilitation of a total of 128 dwelling units (157 beds) to provide very low income housing to homeless and formerly homeless individuals.

Motion by McCarty for a continuance of Item 3 (Council Companion Item No. 343) to September 28, 1993 at 10:00 a.m. in the 12th Floor Council Chamber to allow for community input.  
Second by Wolfsheimer  
Vote: 9-0

Item 5: Resolution certifying the Supplemental Environmental Impact Report (EIR) prepared for the Demolition Permit and Resource Protection Permit for the T.M. Cobb Warehouse;

Resolution approving a Gaslamp Quarter Planned District Ordinance Permit for Demolition for the T.M. Cobb Warehouse. The demolition of the two warehouse structures would not occur until the Redevelopment Agency has approved the new development for the site, project financing has been obtained, and the site has been conveyed to the Developer;

Resolution directing Centre City Development Corporation staff and the Developer to continue to explore the feasibility of retention of the facade of the southerly-most T.M. Cobb Warehouse structure only, with a minimal set-back of new development to mitigate added costs to redevelopment of the site. If such facade cannot be retained due to the deterioration of the brick, staff and Developer are requested to explore replication of the facade with a minimal set-back of new development to mitigate added costs to redevelopment of the site. The appropriateness of this facade retention/reconstruction will be determined at the time Basic Concept/Schematic Drawings are submitted for the redevelopment of the site;

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## Item 5 cont.:

Resolution directing Centre City Development Corporation staff and the Developer to incorporate into the Fifth Avenue streetwall of new development the character of the existing structures through design elements or motifs; examples of such elements or motifs include symmetrical facades with roof line parapets, graduated and decorative pilasters, and horizontal decorative bands.

Pam Hamilton presented the staff report and expressed CCDC's support for the T.M. Cobb Warehouse Project.

The Chair opened the Public Hearing.

Speaking in opposition to this request were: Janice Fahey, Robert Broms, Ron Kirkemo and Bill Adams.

Speaking in favor of adopting this request were: Bud Fisher, Melissa McCarty and Ed Plant.

Pam Hamilton responded to questions by Members Stevens and Roberts regarding timing and development of the site.

Motion by Roberts to adopt Item 5 (Companion Council Item No. 344)  
 Second by Stevens  
 Vote: 7-2 to adopt the resolutions  
 (Wolfsheimer and Hartley voting nay).

**ADOPTED AS RESOLUTION NO. 2266, 2257, 2258 & 2259**

**Member Hartley left the meeting**

Item 2: Resolutions certifying information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, and the Secondary Study has been reviewed and considered with respect to the proposed First Implementation Agreement between the Redevelopment Agency and the County of San Diego; approving the First Implementation Agreement to the Agreement for Cooperation between the Redevelopment Agency and the County and make certain findings that there are no other reasonable means of financing and that courtrooms will be of benefit to the Centre City Redevelopment Project area.

Motion by Wolfsheimer to adopt Item 2 (Companion Council Item No. 701)  
 Second by Vargas  
 Vote: 8-0

**ADOPTED AS RESOLUTION NO. 2260 & 2261**

Item 4: Resolution offering to the Metropolitan Area Advisory Committee (MAAC) a commitment to increase the Agency permanent loan commitment by an amount not to exceed \$1.126 million.

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Resolution authorizing and directing the Executive Director (or designee) to enter into a letter agreement with MAAC which will commit MAAC to diligently pursue non-City funding to reduce the need for the Agency's commitment to \$0.00.

Motion by Juan Vargas to adopt Item No. 4  
 Second by Stallings  
 Vote: 8-0

**ADOPTED AS RESOLUTION NO. 2262**

- Item 6: Resolution approving FY1993 Budget amendments and appropriating \$40,000 of tax increment to augment the Gateway Center West Project Area.

Resolution approving \$45,000 in the Contribution to the Agency Fund to be loaned to the Central Imperial Project Area for project implementation costs; and accept a loan repayment of \$45,000 from the Mt. Hope Redevelopment Project sales tax loaned to the Agency; and transfer of said funds to the Agency.

Motion by Stevens to adopt Item 6 (Council Companion No. 342)  
 Second by Vargas  
 Vote - 8-0

**ADOPTED AS RESOLUTION NO. 2263**

- Item 7: Resolution amending the FY '93 Southcrest National City Mitigation Budget to include the use of land sale proceeds to be repaid to the City from the Mt. Hope Redevelopment Project in the amount of \$250,000 and to be reloaned back to the Southcrest Redevelopment Project.

Resolution approving reallocating tax increment in the amount of \$189,496.51, previously designated for the National City Mitigation payment for use in the Southcrest Capital Projects budget.

Resolution amending the FY '93 Dells Imperial Budget to include sales tax proceeds in the amount of \$60,503.49, previously designated for the National City Mitigation loan repayment.

Resolution amending the FY '93 Southcrest Project Area Budget to appropriate the available sales tax funding in the amount of \$96,498.54 for augmentation of the project budget.

Resolution approving the transfer of land sale proceeds to be repaid in the Mt. Hope Redevelopment Project to the Agency and authorizing the expenditures of said funds.

Motion by Stevens to adopt Item No. 7 (Council Companion No. 341)  
 Second by Vargas  
 Vote: 8-0

**ADOPTED AS RESOLUTION NO. 2264**

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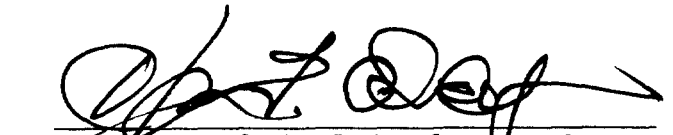
**Member Wolfsheimer left the meeting**

Item 8: Resolution authorizing the Agency to go forward with Phase II of the Residential development as originally specified in the First Implementation Agreement between the Agency and Pacific Scene Inc. and Patrick Ltd.

Motion by Stevens to adopt Item No. 8  
Second by Vargas  
Vote: 7-0

**ADOPTED AS RESOLUTION NO. 2265**

The meeting was adjourned at 12:30 p.m.



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