

**REDEVELOPMENT AGENCY MINUTES**

**REGULAR AND JOINT  
CITY COUNCIL/REDEVELOPMENT AGENCY MEETING  
OF  
TUESDAY, DECEMBER 6, 1994**

The meeting was called to order as The City Council at 10:10 a.m.

Roll Call

Present: Members Mathis, Roberts, Kehoe, Stevens, Warden,  
Stallings, McCarty, and Chair Golding

City Manager, Jack McGrory  
City Attorney, John Witt  
Secretary, Jack Fiskin

Excused: Member Vargas

**JOINT HEARING - ADOPTION**

2. Approving resolution to:

Council Item No. 335, Redevelopment Agency No. 2.

- Item A. Authorize the Corporation, on behalf of the Agency, to advertise and receive bids for construction and installation of improvements on Pacific Highway, Beech Street and the California Street right-of-way;
- Item B. Authorize the Executive Director to award the contract to the lowest responsible bidder, provided the bids are within established budget and all other requirements are met; and
- Item C. Authorize the Corporation, on behalf of the Agency, to administer said contract; and Making certain findings that the proposed improvements are of benefit to the Centre City Redevelopment Project area, no other reasonable means of financing are available to the community; that the payment of funds will assist in the elimination of blighting conditions; and that the proposed improvements are consistent with the Implementation Plan pursuant to H&S Code 33490.

See Centre City Development Corporation report dated November 11, 1994.

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Council Item No. 335, Redevelopment Agency Item No, 2-continued

No one spoke in opposition to these items.

Motion by Member McCarty to approve (with Vargas not present)

Second by Member Stevens

Vote: 8-0

**City Council Resolution Numbers R-285080, R-285081 and R-285082; and Redevelopment Agency Resolution Number R-2450.**

**CONSENT/ADOPTION**

3. Approving resolutions to:

Council Item No. 336, Redevelopment Agency Item No. 3.

Item A. Certify the Environmental Impact Secondary Study and Negative Declaration prepared for the Amendments to the Marina **Planned** District Ordinance and Centre City Redevelopment Plan, and the Marina Conditional Planned District Permit and the Basic Concept/Schematic Drawings for Ralphs Grocery Store; and

Item B. Approve the First Amendment to the Centre City Redevelopment Plan, the Exceptions to the Design Regulations of the Marina Planned District Ordinance, and Conditions of Approval for Marina Conditional Planned District Permit No. 94-0452 and Basic **Concept/Schematic** Drawings; and

Item C. Authorize the Corporation to advertise and receive bids for construction and installation of off-site surface improvements on the block bounded by First, Second, Market and G Streets and the traffic signal at Second Avenue and Market Street, the Executive Director to award the contract and the Corporation to administer the contract; and Making certain findings that surface off-site improvements and installation of a traffic signal are of benefit to the Centre City Redevelopment Project; that no other reasonable means of financing is available and payment of funds will assist in elimination of blighting conditions.

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Council Item No. 336, Redevelopment Agency Item No. 3 Public Testimony:

See Centre City Development Corporation report dated November 14, 1994.

No one spoke in opposition to these items.

Noel Neudeck, President, San Diego Chapter Wheelchair Access, distributed documents to the Councilmembers. Several documents State of California Law, CCDC and the City Council, non compliance. Matter of the development of Ralph Grocery Store and Parking Structure. Section 31078(d) State of California Parking Structure, all entrances to, and vertical clearances within parking structures shall have the minimum vertical clearance of 8'2" where required for accessibility to successful parking spaces. Architects and staff routinely allowing structures to be built, but do not have the 8'2" clearance. That the City of San Diego will comply with the law of 8'2" clearance from the street to the elevator for parking structure.

Chair Golding thanked Councilmember Roberts for his efforts for the Ralphs Grocery Store in San Diego.

Councilmember Stevens thanked Councilmember Roberts for his assistance in the development of the Ralphs Grocery Store, and that the people who lived in downtown San Diego will not have to shop in La Jolla or Point Loma.

Motion by Member Roberts to approve this project and any other project to comply with State law as amended the 8'2" clearance for parking structures (with Vargas not present)

Second by Member Kehoe

Vote: 8-0

**Council Resolution Numbers R-285082 and R-285083; and Redevelopment Agency Resolution Numbers R-2451, R-2452, R-2453 and R-2454.**

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The meeting adjourned as The City Council at 10:42 a.m.

The meeting reconvened as the Redevelopment Agency at **10:43** a.m.

**CONSENT**

1. Approval of the minutes of September 13, 1994.  
Approval of the minutes of October 4, 1994.  
Approval of the minutes of October 11, 1994.

Motion by Member Roberts to approve (with Vargas not present)  
Second by Member Kehoe  
Vote: 8-0

**CONSENT - ADOPTION**

4. Approving resolution to:

Item A. Authorize circulation of Draft Environmental Impact Report (EIR) for the proposed North Park Redevelopment Project to public agencies (including affected taxing entities), and the general public for public review and comments; and

Item B. Authorize the filing and publication of a Notice of Completion thereof;

Item C. Authorize the holding of a public hearing thereon and the establishment of a date, time and place for such public hearing.

No one spoke in opposition to this item.

Motion by Member Roberts to approve (with Vargas not present)  
Second by Member Kehoe  
Vote: 8-0

**Redevelopment Agency Resolution Number R-2455.**

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**CONSENT - ADOPTION**

5. Approving resolutions to:

Approve the Improvement Plan for the expansion of the Washington Elementary School Site.

See Centre City Development Corporation report dated November 7, 1994.

No one spoke in opposition to this item.

Motion by Member Roberts to approve (with Vargas not present)  
Second by Member Kehoe  
Vote: 8-0

**Redevelopment Agency Resolution Numbers R-2456 and R-2457.**

6. Approving resolution and document to:

Authorize the hiring of Robinson & Pearman to provide bond counsel services in connection with the proposed issuance by the Redevelopment Agency of The City of San Diego of Tax Allocation Bonds for SEDC.

No one spoke in opposition to this item.

Motion by Member Roberts to approve (with Vargas not present)  
Second by Member Kehoe  
Vote: 8-0

**Redevelopment Agency Resolution Number R-2458 and Document Number D-2183.**

7. Approving resolution and document to:

That the Redevelopment Agency approve an Exclusive Negotiating Agreement with Lincoln Park Associates for the development of the Lincoln High Site.

See Southeastern Economic Development Corporation report dated December 6, 1994.

No one spoke in opposition to this item.

Motion by Member Roberts to approve (with Vargas not present)  
Second by Member Kehoe  
Vote: 8-0

**Redevelopment Agency Resolution Number R-2459 and Document D-2188.**

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**CONSENT - ADOPTION**

8. Approving resolution and document to:

That the Redevelopment Agency approve a contract with Keyser Marston & Associates to provide fiscal consulting services relative to the bond issuance.

See Southeastern Economic Development Corporation report dated December 6, 1994.

No one spoke in opposition to this item.

Motion by Member Roberts to approve (with Vargas not present)  
Second by Member Kehoe

Vote: 8-0

**Redevelopment Agency Resolution Number R-2460 and Document Number D-2184.**

9. Approving resolution and document to:

That the Redevelopment Agency approve a contract with Stone & Youngberg and Charles A. Bell Securities to provide bond underwriting services.

See Southeastern Economic Development Corporation report dated December 6, 1994.

No one spoke in opposition to this item.

Motion by Member Roberts to approve (with Vargas not present)  
Second by Member Kehoe

Vote: 8-0

**Redevelopment Agency Resolution Number R-2461 and Document Number D-2185.**

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**CONSENT - ADOPTION**

10. Approve resolution and document to:

Approve the Third Implementation Agreement to the Disposition and Development Agreement with the Chinese Historical Society of Greater San Diego and Baja California to provide a **\$75,000** loan to the Historical Society and to modify the Schedule of Performance.

See Centre City Development Corporation Report dated November 18, 1994.

No one spoke in opposition to this item.

Motion by Member Roberts to approve (with Vargas not present)  
Second by Member Kehoe  
Vote: 8-0

**Redevelopment Agency Resolution Number R-2462 and Document Number D-2186.**

**ADJOURNMENT**

The meeting adjourned at 10:55 a.m. to the next Special Joint City Council/Redevelopment Agency meeting of December 12, 1994.

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