

**REDEVELOPMENT AGENCY MINUTES**

**REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
DECEMBER 1, 1998**

The meeting called to order as the City Council at 10:18 a.m.

Deputy Mayor Wear chaired the meeting.

Roll Call Kehoe, Warden, Stallings, McCarty,  
Vargas, and Deputy Mayor Wear

City Manager, Michael T. Uberuaga  
City Attorney, Gasey Gwinn  
City Attorney, Leslie Girard  
Secretary, Jack Fishkin

Excused Mathis, Stevens, and Mayor Golding

The meeting adjourned as the City Council at 10:44 a.m.

The meeting reconvened as the Redevelopment Agency at 10:45 a.m.

**CONSENT-ADOPTION**

2. Approving resolution and document to:

Approve the Second Amendment to Agreement for Legal Services with Kane, Ballmer & Berkman Counsel, to authorize the additional expenditure of an amount not to exceed \$300,000 thereby increasing contract amount to \$1,015,000 for legal services for the Redevelopment Agency of The City of San Diego.

See Agency Counsel report dated November 9, 1998.

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Mathis, Stevens and Mayor not present)  
Second by Member Stallings  
Vote: 6-0

Redevelopment Agency Resolution number R-02913 and Redevelopment Agency Document number D-02913.

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**CONSENT-ADOPTION**

4. Approving resolution to:

Amend the Fiscal Year 1998-99 Santa Fe Depot Istea Budget to add \$79,000 to cover consultant services and to provide a contingency for unknown field conditions.

See Centre City Development Corporation staff report dated November 11, 1998

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Mathis, Stevens and Mayor not present)

Second by Member Stallings

vote: 6-0

**Redevelopment Agency Resolution number R-02915.**

5. Approving resolution and document to:

Approve the First Implementation Agreement to the Rehabilitation Loan Agreement with Janopaul Block S.D. No. 1, Inc. For the El Cortez Hotel.

See Centre City Development Corporation staff report dated November 11, 1998

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Mathis, Stevens and Mayor not present)

Second by Member Stallings

Vote: 6-0

**Redevelopment Agency Resolution number R-02916; and Redevelopment Agency Document number D-02916.**

6. Approving resolution and document to:

Approve the Implementation Agreement to the DDA with CCBA Senior Garden, L.P. to facilitate the restart and completion of the apartments.

See Centre City Development Corporation staff report dated November 11, 1998.

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Mathis, Stevens and Mayor not present)

Second by Member Stallings

Vote: 6-0

**Redevelopment Agency Resolution number R-02917; and Redevelopment Agency Document number D-02917.**

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**CONSENT-ADOPTION**

7. Approving resolution and document to:

Approve and adopt the Relocation Plan for Barney's Market at 1301 Market Street.

See Centre City Development Corporation staff report dated November 11, 1998.

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Mathis, Stevens and Mayor not present)

Second by Member Stallings

Vote: 6-0

**Redevelopment Agency Resolution number R-02918; and Redevelopment Agency Document number D-02918.**

9. Approving resolution and document to:

That the Redevelopment Agency approve an amended agreement with the San Diego Housing Commission for administration of the Southeastern Economic Development Corporation's Shared Equity and Down Payment Assistance Grant Programs.

See Southeastern Economic Development Corporation staff report no. 98-018.

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Mathis, Stevens and Mayor not present)

Second by Member Stallings

Vote: 6-0

**Redevelopment Agency Resolution number R-02919; and Redevelopment Agency Document number D-02919.**

10. Approving resolution and document to:

That the Redevelopment approve the terms of the First Amendment to the Agency Loan and Housing Development Agreement with Carter Reese LLC #4 for the Village at Euclid Housing Development.

See Southeastern Economic Development Corporation staff report no. 98-017.

Council Companion Item No. 332.

No one spoke in opposition to this item.

Motion by Member Warden to approve (with Mathis, Stevens and Mayor not present)

Second by Member Stallings

Vote: 6-0

**Redevelopment Agency Resolution number R-02920; and Redevelopment Agency Document number D-02920; and City Council Resolution no. R-291025.**

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The meeting adjourned as the Redevelopment Agency at 10:48 a.m.

The meeting reconvened as the City Council at 10:49 a.m.

The meeting adjourned as the City Council at 10:57 a.m.

The meeting reconvened as the Redevelopment Agency at 10:58 a.m.

Deputy Mayor Wear stated on Redevelopment Agency Item no. 8, we received a letter, but the gentleman did not fill out a speaker slip, because the nature of this item, he needs to be heard. We need a motion to reconsider.

Motion by Member Kehoe to reconsider (with Mathis, Stevens and Mayor not present)  
Second by Member Warden  
Vote: 6-0

The meeting adjourned as the Redevelopment Agency at 10:59 a.m.

The meeting reconvened as the City Council at 11:00 a.m.

The meeting adjourned as the City Council at 11:45 a.m.

The meeting reconvened as the Joint City Council/Redevelopment Agency at 11:46 a.m.

**PUBLIC HEARING**

3. Approving resolution to:

Item A. Certifying the information contained in the Master Environmental Impact Report and the Environmental Impact Secondary Study prepared for the subject actions; and

Item B. Approve Marina Development Permit 98-0355, subject to the conditions of approval in the draft permit attached as Exhibit A and as shown in the Concept/Schematic Drawings shown in Exhibit B

See Centre City Development Corporation staff report dated November 12, 1998.

Council Companion Item No. 601.

Brad Richter, CCDC, project manager, presented staff report, and gave a brief overview of the proposed project.

Eric Heffner, representing Prowswood development, presented exhibits and gave a brief background of the proposed project. He said the architects are available to answer questions.

Bud Fisher, said this is good for the senior citizens, and in support of the proposed project.

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**Public Testimony - Opposition**

Jonathan DeBerry, representing the Quinn Family, owners of the adjacent property. He said this is a designated historic structure within the Asian Pacific Thematic District. He said the Quinn family has owned this property for over 100 years, and the property is threaten by a 83 ft. wall.

Madeline Quinn, said the proposed project will overshadow over 80% of their family building, and natural sunlight.

Jimmy Su, spoke in opposition to the height of the proposed project.

Murray Le, spoke in support to the preservation of old buildings, we want an interesting and vibrant downtown not a sterile urban environment.

Councilmember Warden chaired the meeting 12:05 p.m.

Ruby Watson spoke in opposition to the proposed building height requirement.

Deputy Mayor Wear chaired the meeting at 12:10 p.m.

Pam Hamilton, CCDC, said Bud Fisher is the owner of this property, and purchased the property for purpose of parking 85 cars for Pioneer Warehouse Lofts. Mr. Fisher would be glad to use it as a surface parking lot for Pioneer Warehouse. Instead, he is will to entertain a code development with Prowswood, which will include the 85 parking spaces that he need, and develop this 20,000 sq. ft. parcel in accordance with all of the requirements of the Marina Planned District Ordinance. Ms. Hamilton said there is required for a 83½ ft. height to this building It is next to an historic structure, and it is because of this historic structure in the Chinese Asian Thematic District, that this property has a maximum height of 90 ft. The neighborhood has a variety of heights. But it is the properties adjacent to this historic structures that cannot exceed 90 ft.

Motion by Member Warden to approve (with Mathis, Stevens, and Mayor not present)  
Second by Member Vargas  
Vote: 6-0

**Redevelopment Agency Resolution numbers R-02921 and R-02922.**

The meeting adjourned as the Joint City Council/Redevelopment Agency at 12:20 p.m.

The meeting reconvened as the City Council at 2:10 p.m.

The meeting adjourned as the City Council at 2:15 p.m.

The meeting reconvened as the Joint City Council/Redevelopment Agency at 2:16 p.m.

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ADOPTION

1. EXTENSION AND AMENDMENT OF THE EXCLUSIVE NEGOTIATION AGREEMENT (ENA) WITH LANDGRANT DEVELOPMENT/SAN DIEGO MERCADO ASSOCIATION FOR DEVELOPMENT OF THE MERCADO DEL BARRIO COMMERCIAL CENTER SITE.

(RA 99-64)

Approve resolution authorizing the extensions of the Exclusive Negotiation Agreement (ENA) with LandGrant Development/San Diego Mercado Association for Development of the Mercado Del Barrio Commercial Center Site and the amendment of the ENA to include the trolley site parcel.

See Redevelopment Agency report no. RA 98-10, dated November 17, 1998.

Patricia K. Hightman, Assistant Executive Director, Redevelopment Agency, gave a brief background of the proposed project.

Sam Marasco, LandGrant Development, gave a brief overview and a slide presentation of the proposed project.

Public Testimony - Favor

Michael Galasso, President, Barone Galasso & Associates, said we are proud of be part of this team, in support of the proposed project.

Robert Sharipo, in support, did not speak.

Rich Juarez, in support, did not speak.

John Lemmo, representing Environmental Health Coalition, said this project will benefit Barrio Logan and San Diego.

Councilmember Vargas translated for Francesca Jimenez said the community has been following this project, and believes this is the best project for the community, and benefit everyone that lives there.

Mark Boca, not present, but in favor of the project.

Public Testimony - Opposition

Luis Garcia, said his proposal had over 3,000 names in support, incorporates the restaurant gateway to the community which was proposed with redevelopment. He said the rent will be over \$200,000 a year and cannot afford that.

Mr. Camanero spoke in opposition to the proposed project, and that the Luis Garcia proposal will be good for the City and Barrio Logan.

Cristina Garcia, said there are letters of support in the packet that was distributed, in support of the Garcia proposal.

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Public Testimony - Opposition

Steve Castanada, presented statistical data on Luis Garcia and LandGrant proposals.

Mario Torrero, representing the artist, presented a slide presentation of the artist proposal.

David Pais, representing the artists, and distributed information on their proposal, and spoke in opposition to the proposed project.

Motion by Member Vargas to approve staff recommendations (with Mathis, Stevens, and Mayor Golding not present)

Second by Member Stalling

Councilmember Vargas stated he made a motion, wanted to withdraw and to continue for a better business plan, private investment, and a way to develop this property.

Deputy Mayor Wear asked the City Attorney the issue of trailing.

Casey Gwinn, City Attorney said if there are not five votes on one side of the issue or the other the matter would trail. There has to be five votes to do anything.

Motion by Member Vargas to continue to December 8, 1998 (with Mathis, Stevens, and Mayor Golding not present)

Second by Member Kehoe

Vote: 6-0

**ADOPTION**

8. Approving resolution to:

Initiating condemnation proceedings to acquire two ownership parcels in conjunction with the Parking Strategy Parcels 535-112-01, 02, 03,05 to 11.

See Centre City Development Corporation staff report dated November 11, 1998.

Casey Gwinn, City Attorney stated this item was originally on the consent agenda this morning. We were subsequently notified that a letter had been received by Robert Graham, attorney, representing William and Elaine Smith on parcel no. 535-112-01, requesting to speak. He did not fill out a speaker slip, but had filed a letter. Mr. Graham was here this morning, when we became aware of his presence. We asked for a motion to reconsider, and put back on the docket for this afternoon. We had multiple communications with Mr. Graham this morning. Mr. Gwinn asked if Mr. Graham was present, he was not. He said prior to this afternoon, his clients had a change of heart and decided they would not speak this afternoon and not likely be present this afternoon, and they were not.

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Motion by Member Warden to approve (with Mathis, Stevens, and Mayor Golding not present)

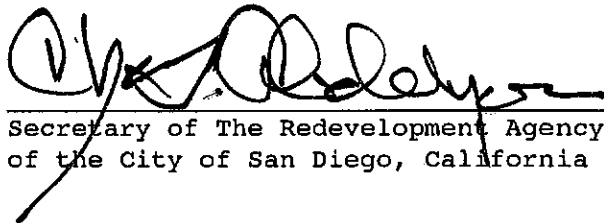
Second by Member Vargas

Vote: 6-0

Redevelopment Agency Resolution number R-02923.

**ADJOURNMENT**

The meeting adjourned as the Redevelopment Agency at 3:49 p.m.



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