

**REDEVELOPMENT AGENCY MEETING  
OCTOBER 17, 2006**

The meeting called to order as the City Council at 2:02 p.m. by Council President Peters with Council President Pro Tem Young not present.

Roll Call      Faulconer, Atkins, Young, Maienschein, Fyre,  
                    Madaffer, Hueso, and Council President Peters

                    Andrea Tevlin, Independent Budget Analyst  
                    Tom Hays, Fiscal & Policy Advisor  
                    Michael J. Aguirre, City Attorney  
                    Karen Heumann, City Attorney  
                    Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 2:21 p.m.

The meeting reconvened as the Redevelopment Agency at 2:21 p.m. by Chair Peters with all Agency Members present.

Non-Agenda Public Comment:

None.

**Joint Public Hearing**

**6. Volunteers of America Relocation-Funding Assistance-Centre City  
Redevelopment (District 2)**

(RA-2007-34)

- Item 1.      Authorize the use of tax increment to purchase for future installation Modular buildings, in an amount not to exceed \$1.3 million, on an Agency-or City-owned site, and lease of the buildings and site to the Volunteers of America ("VOA"), on a short term basis (18 months with a Centre City Development Corporation-approved, optional 18-months extension), for temporary relocation of a portion of its downtown services.
  
- Item 2.      Authorize a budget amendment, if necessary, to transfer appropriations and funds from one district to another district of the Centre City Redevelopment Project depending upon the location ultimately determined for temporary relocation of the VOA.

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**Joint Public Hearing**

**6. Volunteers of America Relocation-Funding Assistance-Centre City  
Redevelopment (District 2)**

Continued

(RA-2007-35)

Adopt a resolution making certain findings and determinations that the project is of benefit to the Centre City Redevelopment project and to the immediate neighborhood; that there is no other reasonable means of financing the project available to the community; and that the payment of funds by the Agency for the costs related to the temporary relocation of the VOA will assist in the elimination of one or more blighting conditions and the expenditure is consistent with the Implementation Plan of the Centre City Redevelopment Project.

This activity is not a "project" and is therefore exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15060(c)(3). This determination is predicated on Section 15004 of the CEQA Guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. Discretionary actions associated with any review of a CUP application once the site is determined, and subsequent construction activities related to the VOA relocation, will require further review under the provisions of CEQA.

See Centre City Development Corporation Report no. CCDC-06-35 and CCDC-06-15, dated, October 11, 2006.

Council Companion Item no. 334

Returned to staff.

Staff: John Collum, (619) 533-7124

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2700248

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1. **Approval of Minutes:**

September 11, 2006, special  
September 12, 2006

Motion by Member Atkins to approve  
Second by Member Hueso  
Passed by the following Vote: 8-0

The meeting adjourned as the Redevelopment Agency at 2:22 p.m.

The meeting reconvened as the City Council at 2:22 p.m. by Council President Peters with all Council Members present.

Council President Peters recessed the meeting at 3:31 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 3:43 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 3:48 p.m.

The meeting reconvened as the Redevelopment Agency at 3:48 p.m. by Chair Peters with all Agency Members present.

**Adoption**

5. **Safe Routes to School-City Heights Redevelopment Project Area (District 7)**

(RA-2007-24)

- Item 1. Make the necessary findings that the contribution of up to \$100,000 from the City Heights Redevelopment Project Area to the San Diego Unified School District Safe Routes to School Project is necessary and of benefit to the City Heights Redevelopment Project Area.
  
- Item 2. Authorize the expenditure of up to \$100,000 in FY 2007 City Heights Redevelopment Project Area tax increment funds for the Safe routes to School Project.

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**Adoption**

**5. Safe Routes to School-City Heights Redevelopment Project Area (District 7)**

Continued

(RA-2007-24)

Item 3. Enter into an Agreement between the Redevelopment Agency of the City of San Diego and the San Diego Unified School District for public improvements at Mary Lanyon Fay Elementary School for the Safe Routes to School Project.

See Redevelopment Agency Report no. RA-06-42, and Report to Council RTC-06-119, dated October 11, 2006.

This activity is exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3). This determination is predicated on Section 15004 of the Guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. Construction activities related to the program will require further review under the provisions of CEQA.

Council Companion Item no. 332

No one spoke in opposition to these items.

Staff: Bob Kennedy (619) 533-4276

Kim Gerhard, (619) 533-5369

Agency Counsel: Eunice Chan

Auditor Certificate Number: AC 2700154

Motion by Member Madaffer to Adopt

Second by Member Atkins

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document number R-04083 and D-04083; and City Council Resolution number R-302002.**

The meeting adjourned as the Redevelopment Agency at 3:50 p.m.

The meeting reconvened as the City Council at 3:50 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 3:51 p.m.

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The meeting reconvened as the Redevelopment Agency at 3:51 p.m. by Chair Peters will all Agency Members present.

**Adoption**

**2. California Pollution Control Financing Authority-Brownfields Loan Program (CalReUSE) (Districts 2, 3, 4, 6, 7 and 8)**

(RA-2007-31)

Item 1. Approve of the Redevelopment Agency applying to the California Pollution Control Financing Authority (CPCFA) Brownfields Loan Program to participate as a Strategic Partner in the California Recycle Under-Utilized Site (CALReUSE) Program through the State of California Treasure's Office.

Item 2. Approve matching funds of \$150,000.

This activity is not a "project" therefore exempt from CEQA pursuant to State CEQA Guidelines, Section 15060 (C)(3).

Redevelopment Agency

Staff: Tracy Reed (619) 533-7519  
Maureen Ostrye (619) 533-5428  
Agency Counsel: Huston Carlyle

Motion by Member Madaffer to Adopt  
Second by Member Atkins  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04084.**

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**Adoption**

**4. Exclusive Negotiation Agreement (ENA) with United Community, Inc. for the El Pedregal Project (District 8)**

(RA-2007-37)

Item 1. Authorize the Executive Director on behalf of the Redevelopment Agency, to enter into an Exclusive Negotiation Agreement (ENA) with United Community, Inc., and accept a Developer Deposit of \$50,000, payable in two installments.

Item 2. Amend the Fiscal Year 2007 Agency Budget for the San Ysidro and authorize expenditure of funds for costs related to the ENA.

This activity (entering into an Exclusive Negotiation Agreement) is covered under the San Ysidro Redevelopment Plan Environmental Impact Report (EIR), (SCH No. 95-101015, dated March 1996 certified by the City of San Diego, City Council on April 2, 1996, Council Resolution No. R-287149). The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review per CEQA Guidelines Section §15060(c)(3) and 15378(c). This determination is predicated on Section 15004 of the Guidelines, which provides direction to lead agencies on the appropriate timing for environmental review. Implementation of the proposed project will require further environmental review under the provisions of CEQA.

Redevelopment Agency

No one spoke in opposition to this item.

Staff: Robert Chavez (619) 533-5368

Jim LoBue (619) 533-5263

Agency Counsel: Eunice Chan

Motion by Member Hueso to Adopt

Second by Member Atkins

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document number R-04085 and D-04085.**

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**Adoption**

**3. Concurrent Public Hearing for Eleven Redevelopment Project Areas  
Districts 2, 3, 4, 6, 7 and 8)**

(RA-2007-33)

Public Hearings concerning the progress of the Implementation Plans for the City Heights, College Community, College Grove, Barrio Logan, Linda Vista, Centre City, Horton Plaza, Central Imperial, Gateway Center West, Mount Hope, and Southcrest.

This is not a "project" and is therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

Redevelopment Agency

Libby Day, project manager, Redevelopment Division, gave a brief background of the eleven project areas, and staff is available to answer questions.

Public testimony in opposition by Reynaldo Pisano and Kathleen MacLeod.

Public testimony in favor by Jewell Hooper, Linda Greenberg, Michael Wilson and Angela Harris.

Staff: Libby Day, Redevelopment Division (619) 533-5372

Eli Sanchez, CCDC, (619) 533-7121

Sherry Brooks, SEDC, (619) 527-7345

Agency Counsel: Huston Carlyle

Motion by Member Hueso to Adopt (with Fyre in opposition, and Maienschein not present)

Second by Member Young

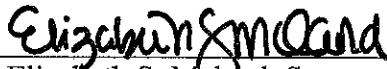
Passed by the following Vote: 6-1

**Redevelopment Agency Resolution and Document number R-04086 and D-04086a, D-04086b, D-04086c, D-04086d, D-04086e, D-04086f, D-04086g, D-04086h, D-04086i, D-04086j, D-04086k.**

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**Adjournment**

The meeting adjourned as the Redevelopment Agency at 4:17 p.m.



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Elizabeth S. Maland, Secretary Redevelopment Agency  
of the City of San Diego  
(jis)