

**REDEVELOPMENT AGENCY MEETING
NOVEMBER 28, 2006**

The meeting called to order as the City Council at 2:08 p.m. by Council President Peters with all Council Members present.

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

Andrea Tevlin, Independent Budget Analyst
Karen Heumann, City Attorney
Elizabeth Maland, City Clerk

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

The meeting reconvened as the Redevelopment Agency at 2:15 p.m. by Chair Peters with all Agency Members present.

Joint Public Hearing- Adoption

3. Approval of a Disposition and Development Agreement between the Redevelopment Agency of the City of San Diego and Pacific Development Partners for the Development of Lots 2-7 in the Valencia Business Park (District 4)

(RA-2007-56) (Rev. Copy)

Item 1. Certifying the Environmental Secondary Study for the proposed sale of property within Central Imperial.

(RA-2007-57)

Item 2. Approving the sale of real property and the Disposition and Development Agreement with Pacific Development Partners, LLC for the development of Lots 2-7 in the Valencia Business Park in the Central Imperial Redevelopment Project Area.

(RA-2007-58)

Item 3. Approving the basic concept drawing for the development of the Valencia Business Park.

An Environmental Secondary Study was prepared in anticipation of the development of the Valencia Business Park.

REDEVELOPMENT AGENCY MEETING MINUTES-NOVEMBER 28, 2006

Joint Public Hearing- Adoption

3. Approval of a Disposition and Development Agreement between the Redevelopment Agency of the City of San Diego and Pacific Development Partners for the Development of Lots 2-7 in the Valencia Business Park (District 4)

(Continued)

Southeastern Economic Development Corporation Report no. SEDC-06-009, dated, November 21, 2006.

Council Companion Item no. 336

Carolyn Smith, president, Southeastern Economic Development Corporation presented staff report.

Public testimony in opposition by Bishop George McKinney and Marvin Farrow

Public testimony in favor by Ron Lacey and Mr. Hamid.

Staff: Carolyn Smith, (619) 527-7345
Agency Counsel: Houston Carlyle

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

Redevelopment Agency Resolution and Document numbers R-04090; R-04091 and D-04091; R-04092 and D-04092; and City Council Resolution number R-302146, R-302147.

REDEVELOPMENT AGENCY MEETING MINUTES-NOVEMBER 28, 2006

Joint Public Hearing

5. Monarch School-Acquisition/Disposition of Property at 808 West Cedar for Continued Operation and Future Expansion of Monarch School and Basic Concept/Schematic Drawings and Centre City Coastal Development Permit for Monarch's Redevelopment of the Site-Little Italy Redevelopment District of the Centre City Redevelopment Project Joint Public Hearing (District 2)

(RA-2007-51)

Item 1. Adopt a resolution certifying that the Agency has reviewed and considered information in the Environmental Impact Report and the Secondary Study with respect to the acquisition and disposition of the Site and the potential redevelopment and expansion of Monarch School at 808 West Cedar Street.

(RA-2007-52)

Item 2. Adopt a resolution approving the Agreement for the Purchase and Sale to acquire 808 West Cedar Street.

(RA-2007-53)

Item 3. Adopt a resolution approving the sale of 808 West Cedar Street to Monarch School Project pursuant to the terms of the Disposition Agreement.

(RA-2007-54)

Item 4. Adopt a resolution approving the Basic Concept/Schematic Drawings for the planned future redevelopment and expansion of Monarch School.

Under the 2006 environmental Impact Report (EIR) an Environmental Secondary Study is prepared for all development in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan and Centre City Planned District Ordinance and, therefore, the findings and conclusion of the EIR. Unless the project is found to be out of compliance with those planning documents, no further environmental review is required.

Centre City Development Corporation no. CCDC-06-36 and CCDC-06-16 dated, November 22, 2006.

Council Companion Item no. 337

Staff: Barbara Kaiser (619) 533-7118
Agency Counsel: Carol Leone

REDEVELOPMENT AGENCY MEETING MINUTES-NOVEMBER 28, 2006

Joint Public Hearing-Adoption

5. **Monarch School-Acquisition/Disposition of Property at 808 West Cedar for Continued Operation and Future Expansion of Monarch School and Basic Concept/Schematic Drawings and Centre City Coastal Development Permit for Monarch's Redevelopment of the Site-Little Italy Redevelopment District of the Centre City Redevelopment Project Joint Public Hearing (District 2)**

(Continued)

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

Redevelopment Agency Resolution and Document number R-04093; R-04094 and D-04094; R-04095 and D-04095; R-04096; and City Council Resolution numbers R-302148, R-302149 and R-302150.

The meeting adjourned as the Redevelopment Agency at 2:49 p.m.

The meeting reconvened as the City Council at 2:49 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 2:50 p.m.

The meeting reconvened as the Redevelopment Agency at 2:50 p.m. by Chair Peters with all Agency Members present.

REDEVELOPMENT AGENCY MEETING MINUTES-NOVEMBER 28, 2006

Adoption

1. Exclusive Negotiation Agreement with City Heights Paseo, LLC for a proposed mixed-use development in the City Heights Redevelopment Project Area. (District 3)

(RA-2007-55)

Item 1. Authorize the Executive Director of designee, to enter into an Exclusive Negotiation Agreement with City Heights Paseo, LLC for a proposed mixed-use development.

This is not a "project" and therefore 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 mixed use development project will require further review under the provisions of CEQA.

Redevelopment Agency report no. RA-06-49, dated, November 22, 2006.

Staff: Bob Kennedy, (619) 533-4276

Jim LoBue, (619) 533-5263

Agency Counsel: Carol Leone

Motion by Member Atkins to Adopt

Second by Member Madaffer

Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04097 and D-04097.

REDEVELOPMENT AGENCY MEETING MINUTES-NOVEMBER 28, 2006

Adoption

**2. Purchase of retail condominium with the Renaissance at North Park Project
(District 3)**

(RA-2007-46)

Item 1. Approving the execution of a Purchase and Sale Agreement with North Park Retail Partners, L.P. for a retail condominium in the Renaissance at North Park project for a total purchase price of \$1,159,350.

(RA -2007-47)

Item 2. Authorize the Executive Director to cancel the existing lease with North Park Retail Partners, L.P. for 6,000 square feet of retail space in the Renaissance at North Park project.

(RA-2007-48)

Item 3. Amend the fiscal year 2007 Redevelopment Agency Budget for the North Park Redevelopment Project Area to increase appropriations and authorize expenditures in the amount of \$1,159,350.

Redevelopment Agency report no. RA-06-50, dated, November 22, 2006.

This activity (purchase of retail condominium in the Renaissance at North Park project) is covered under the Environmental Impact Report for the North Park Redevelopment Project (SCH No. 93121105, dated April 1995) and Environmental Secondary Study for the Renaissance at North Park project (September 15, 2003). 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).

Staff: Tom Romstad, (619) 533-5284
Agency Counsel: Carol Leone

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

**Redevelopment Agency Resolution and Document numbers R-04098 and D-04098;
R-04099 and D-04099; and R-04100.**

REDEVELOPMENT AGENCY MEETING MINUTES-NOVEMBER 28, 2006

Adoption

4. Children's Museum Park-Request to Advertise, Bid, and Make Findings-Marina Sub Area of the Centre City Redevelopment Project (District 2)

(RA-2007-45)

Authorize the Corporation, on behalf of the Agency, to advertise for bids for the construction of the Park.

(RA-2007-50) (Rev. Copy)

Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds of such improvements will assist in the elimination of blighting conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to health and Safety Code Section 33490.

The Redevelopment Agency of the City of San Diego certified that the Agency had reviewed and considered information in the Master Environmental Impact Report (EIR) for the Centre City Project and Environmental Secondary Study for the Children's Museum Park on November 26, 2002 by Resolution No. 03559. The Agency found the development to be consistent with governing land use plans and regulations, and therefore would not have any significant environmental effect is not previously discussed in the Master EIR previously certified by the Agency.

Centre City Development Corporation no. CCDC-06-39 and CCDC-06-18 dated, November 22, 2006.

Council Companion Item no. 331

Staff: Beverly Schroeder (619) 533-7113

John Anderson (619) 533-7140

Agency Counsel: Carol Leone

Motion by Member Faulconer to Adopt

Second by Member Madaffer

Passed by the following Vote: 8-0

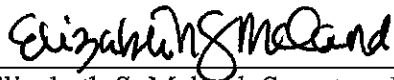
Redevelopment Agency Resolution numbers R-04101 and R-04102; and City Council Resolution number R-302140.

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING MINUTES-NOVEMBER 28, 2006

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 3:06 p.m.



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