

**SPECIAL REDEVELOPMENT AGENCY MEETING  
JULY 10, 2007**

The meeting was called to order as the City Council at 2:05 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  
Karen Heumann, City Attorney  
Elizabeth Maland, City Clerk

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

The meeting reconvened as the Housing Authority at 3:06 p.m.

The meeting adjourned as the Housing Authority at 3:30 p.m.

The meeting reconvened as the Redevelopment Agency at 3:30 p.m. by Chair Peters with all Agency Members present.

5. **Parkside-Termination of Owner Participation Agreement with Oak Shelter Systems, LLC; Proposed Terms and Conditions of an Owner Participation Agreement with Parkside Terrace L.P.; and Design Review Approval-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2007-137)

Item 1. Terminate the original Owner Participation Agreement approved September 14, 2004 between the Redevelopment Agency of the City of San Diego ("Agency") and Oak Shelter Systems, LLC for the Island-Market Centre South Block.

(RA-2007-140)

Item 2. Approve a new Owner Participation Agreement between the Agency and new developer Parkside Terrace, L.P. with the terms and conditions outlined in this report, to develop a mixed-use project to contain 77 apartments (76 affordable) on the subject site with an Agency loan in an amount not to exceed \$13,800,000 from the Centre City Redevelopment Low-and Moderate-Income Housing Fund.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 10, 2007

**Adoption**

5. **Parkside-Termination of Owner Participation Agreement with Oak Shelter Systems, LLC; Proposed Terms and Conditions of an Owner Participation Agreement with Parkside Terrace L.P.; and Design Review Approval-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)** (Continued)

(RA-2007-138)

Item 3. Grant Design Review approval of the proposed project with conditions outlined in this report.

(RA-2007-139)

Item 4. Certify that the Agency has reviewed and considered information contained in the Environmental Impact Report and Secondary Study for the project; and making certain findings and determinations regarding environmental impacts of the development.

Under the 2006 Final Environmental Impact Report (FEIR), an Environmental Secondary Study (Attachment D) is prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan and applicable Planned District Ordinance, and, therefore, the findings and conclusions of the FEIR. The project has been found to be in compliance with those planning documents; therefore, no further environmental review is required.

See Centre City Development Corporation report no. CCDC-07-17, dated July 3, 2007

Housing Authority Companion Item no. 1

Staff: Dale Royal, (619) 533-7108  
Brad Richter, (619) 533-7115  
Agency Counsel: Kendall Berkey  
Auditor Certificate Number: AC 2700819

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

**Redevelopment Agency Resolution and Document numbers R-04161, R-04162 and D-04162, R-04163 and D-04163, R-04164; and Housing Authority Resolution H-1350.**

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The meeting adjourned as the Redevelopment Agency at 3:39 p.m.

The meeting reconvened as the City Council at 3:39 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 3:54 p.m.

The meeting reconvened as the Redevelopment Agency at 3:54 p.m. Chair Peters with all Agency Members present.

**Adoption**

4. **Owner Participation Agreement and Associated Actions for the Verbena Project (District 8)**

(RA-2007-129)

Item 1. State for the record that the final Mitigated Negative Declaration (No. 41718) has been reviewed and considered prior to approving the project.

(RA-2007-126)

Item 2. Approve the Basic Concept Drawings..

(RA-2007-130)

Item 3. Authorize the Executive Director or designee to execute a Owner Participation Agreement with Verbena San Ysidro, L.P. for the Verbena Project, contingent upon the Office of the Auditor and Comptroller first certifying availability of funds.

(RA-2007-128)

Item 4. Approve Findings of Benefit for the use of 20% Low and Moderate Income Housing Set-Aside Funds outside source project areas including City Heights, North Park, North Bay and Naval Training Center.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 10, 2007

**Adoption**

4. **Owner Participation Agreement and Associated Actions for the Verbena Project (District 8)** (Continued)

(RA-2007-131)

Item 5. Authorize the expenditure of funds for the Verbena Project in an amount not to exceed \$5,586,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources: 1) \$930,000 from City Heights Housing Line of Credit; 2) \$930,000 from North Park Housing Line of Credit; 3) \$930,000 from North Bay Housing Line of Credit; 4) \$2,394,000 from Naval Training Center Housing Line of Credit; and 5) \$402,000 from San Ysidro Project Area.

The City of San Diego as Lead Agency under CEQA has reviewed and considered MND No. 41718, dated December 15, 2004 covering this activity; adopted March 8, 2005, by Resolution No. R-300200.

See Redevelopment Agency report no. RA-07-23, and Report to City Council RTC-07-099, dated July 3, 2007.

Council Companion Item no. 337

Staff: Robert Chavez, (619) 236-6263  
Sam Johnson, (619) 236-6365  
Agency Counsel: Kendall Berkey

Motion by Member Hueso to Approve  
Second by Member Madaffer  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04165, R-04166, R-04167, R-04168 and R-04169; City Council Resolution numbers R-302828, R-302829, and R-302830.**

The meeting adjourned as the Redevelopment Agency at 3:56 p.m.

The meeting reconvened as the City Council at 3:56 p.m. by Council President Peters with all Council Members present.

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The meeting adjourned as the City Council at 3:57 p.m.

The meeting reconvened as the Redevelopment Agency at 3:57 p.m. by Chair Peters with all Agency Members present.

**Adoption**

**2. Owner Participation Agreement and Associated Actions for the El Pedregal Family Apartments Project (District 8)**

(RA-2007-134)

Item 1. State for the record that the final Mitigated Negative Declaration (No. 106926) has been reviewed and considered prior to approving the project.

(RA-2007-132)

Item 2. Approve the Basic Concept Drawings.

(RA-2007-135)

Item 3. Authorize the Executive Director or designee to execute an Owner Participation Agreement with SYEP Associates for the El Pedregal Family Apartments Project, contingent upon the Office of the Auditor and Comptroller first certifying availability of funds.

(RA-2007-133)

Item 4. Approve Findings of Benefit for the use of Naval Training Center's 20% Low and Moderate Income Housing Set-Aside Funds outside the project area.

(RA-2007-136)

Item 5. Authorize the expenditure of funds for the El Pedregal Family Apartments Project in an amount not to exceed \$3,606,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources: 1) \$3,206,000 from Naval Training Center Housing Line of Credit funds and 2) \$400,000 from San Ysidro Project Area.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 10, 2007

**Adoption**

2. **Owner Participation Agreement and Associated Actions for the El Pedregal Family Apartments Project (District 8)** (Continued)

The City of San Diego as Lead Agency under CEQA has reviewed and Considered MND No. 106926, dated May 29, 2007 covering this activity; adopted June 13, 2007, by Resolution No.

See Redevelopment Agency report no. RA-07-21, and Report to City Council RTC-07-097, dated July 3, 2007 R-HO-5773-1.

Council Companion Item no. 338

Staff: Robert Chavez, (619) 236-6263  
Sam Johnson, (619) 236-6365  
Agency Counsel: Kendall Berkey

Motion by Member Hueso to Approve  
Second by Member Madaffer  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04170, R-04171 and D-04171, R-04172 and D-04172, R-04173, R-04174 and D-04172; City Council Resolution numbers R-302832, and R-302833.**

1. **Approval of minutes**

May 15, 2007, special  
May 22, 2007

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 4:06 p.m.

The meeting reconvened as the City Council at 4:06 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 4:07 p.m.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 10, 2007

The meeting reconvened as the Redevelopment Agency at 4:07 p.m. by Chair Peters with all Agency Members present.

**Adoption**

**3. Owner Participation Agreement Barrio Logan Redevelopment Plan Amendment and Associated Actions for Los Vientos Family Apartments Project (District 8)**

(RA-2007-122)

Item 1. State for the record that the final Mitigated Negative Declaration (No. 103439) has been reviewed and considered prior to approving of the project.

(RA-2007-125)

Item 2. Approve the Basic Concept Drawings.

(RA-2007-123)

Item 3. Authorize the Executive Director or designee to execute an Owner Participation Agreement with AMCAL Los Vientos Fund, LP for the Los Vientos Family Apartments Project, contingent upon the Office of the Auditor and Comptroller first certifying availability of funds.

(RA-2007-121)

Item 4. Approve Findings of Benefit for the use of 20% Low and Moderate Income Housing Set-Aside Funds outside source project areas including City Heights, North Park, and North Bay.

(RA-2008-6)

Item 5. Approve the proposed Barrio Logan Redevelopment Plan Amendment.

(RA-2007-124)

Item 6. Authorize the expenditure of funds for the Los Vientos Family Apartments Project in an amount not to exceed \$8,298,000 from the Agency's 20% Low and Moderate Income Housing Set-Aside Funds as a Redevelopment Agency residual receipts loan contribution to the project from the following direct sources: 1) \$1,298,000 from City Heights Housing Line of Credit; 2) \$3,500,000 from North Park Housing Line of Credit; and 3) \$3,500,000 from North Bay Housing Line of Credit.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 10, 2007

**Adoption**

3. **Owner Participation Agreement Barrio Logan Redevelopment Plan Amendment and Associated Actions for Los Vientos Family Apartments Project (District 8)** (Continued)

The City of San Diego as Lead Agency under CEQA has reviewed and Considered MND No. 103439, dated February 9, 2007 covering this activity. Adopted March 26, 2007, by Resolution No. R-302481.

See Redevelopment Agency report no. RA-07-22, and Report to City Council RTC-07-098, dated July 3, 2007

Council Companion Item no. 336

Staff: Robert Chavez, (619) 236-6263  
Sam Johnson, (619) 236-6365  
Agency Counsel: Carol Leone

Motion by Member Hueso to Approve  
Second by Member Madaffer  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04175, R-04176 and D-04176, R-04177 and D-04177, R-04178, R-04179 and D-04179, R-04180; City Council Resolution numbers R-302825, R-302826 and R-302827; Ordinance Introduced as amended, to be adopted, Tuesday, July 24, 2007.**

**Adjournment**

The meeting adjourned as the Special Redevelopment Agency at 4:07 p.m.



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