

**REDEVELOPMENT AGENCY MEETING
JULY 31, 2007**

The meeting was called to order as the City Council at 2:05 p.m. by Council President Peters with Council Members Maienschein and Madaffer 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

Excused Maienschein

The meeting adjourned as the City Council at 2:49 p.m.

The meeting reconvened as the Redevelopment Agency with City Council at 2:49 p.m. by Chair Peters with Agency Member Maienschein not present.

Council Companion Item no. 338 and Redevelopment Item no. 5

Adoption

5. Children's Museum Park-Fourth Implementation Agreement to Disposition Agreement and Awarding of Construction Contract-Marina Sub Area of the Centre City Redevelopment Project (District 2)

(RA-2008-2)(Rev. Copy)

That the Redevelopment Agency ("Agency")

Item 1. Approve the Fourth Implementation Agreement ("Implementation Agreement") to the Disposition Agreement with the Children's Museum ("Museum") to accept funds in the amount of \$417,775 from the Museum for the construction of the Children's Museum Park ("Park")

Item 2. Authorize the Executive Director of the Agency, or his designee to execute the Fourth Implementation Agreement on behalf of the Agency.

(RA-2008-1)

Item 3. Authorize the Executive Director of the Agency, or his designee, to award the contact to the lowest responsible bidder for construction of the Park.

Item 4. Accept the low bid in the amount of \$2,565,585.

REDEVELOPMENT AGENCY MEETING MINUTES – JULY 31, 2007

Adoption

5. Children’s Museum Park-Fourth Implementation Agreement to Disposition Agreement and Awarding of Construction Contract-Marina Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

(RA-2008-1)

Item 5. Authorize the Corporation, on behalf of the Agency, to administer said contract.

Item 6. Determine if it is appropriate for the San Diego City Council (“Council”) to delegate the Park naming rights to the Museum based upon the donor family contribution to the Park with the name reflecting the donor’s family name.

(RA-2008-7)

Item 7. Approve a Resolution stating for the record that the Agency has previously reviewed and considered information contained in the Master Environmental Impact Report (“MEIR”) and the Subsequent Environmental Impact Report (“SEIR”) and Secondary Study for the development of the Park and that no substantial changes or new information of substantial importance within the meaning of California Environmental Quality Act Guidelines Section 15162 would warrant any additional environmental review in connection with approval of the construction and development of the Park located along Island Avenue between Front and Union streets.

The Agency of the City of San Diego certified that the Agency had reviewed and considered information in the MEIR/SEIR for the Centre City Redevelopment Project and Environmental Secondary Study for the 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 effects not previously discussed in the MEIR/SEIR Secondary Study previously certified by the Agency.

See Centre City Development Corporation report no. CCDC-07-26 and CCDC-07-14, dated July 25, 2007

Council Companion Item no. 338

Staff: Beverly Schroeder, (619) 533-7113

John Anderson, (619) 533-7140

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2800018

REDEVELOPMENT AGENCY MEETING MNUTES – JULY 31, 2007

Adoption

5. Children’s Museum Park-Fourth Implementation Agreement to Disposition Agreement and Awarding of Construction Contract-Marina Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

Beverly Schroeder, project manager, Centre City Development Corporation, presented staff report and gave a brief back ground of the project.

Public testimony in favor by Gary Smith, Rachel Tiejc.

Motion by member Faulconer to Approve (with Maienschein not present)

Second by Member Madaffer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04186 and D-04186, R-04187, R-04188; and City Council Resolution number R-302927.

1. Approval of the minutes

June 5, 2007, special

June 11, 2007, special

June 12, 2007

June 25, 2007, special

June 26, 2007

Motion by Member Hueso to Approve (with Maienschein not present)

Second by Member Atkins

Passed by the following Vote: 7-0

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Adoption

2. Approval of a Second Implementation Agreement to the Owner Participation Agreement with SDG&E (Districts 4 & 8)

(RA-2008-15)

That the Redevelopment Agency of the City of San Diego (Agency) adopts a Resolution.

Item 1. Approving the Second Implementation Agreement (Agreement) to the Owner Participation Agreement between the Agency and San Diego Gas & Electric Company (SDG&E) to revise the Schedule of Performance and Scope of Development of an office building located in the Gateway Center West Redevelopment Project Area.

Item 2. Providing for the Agency to accept the required SDG&E contribution for future improvements to Las Chollas Creek within the SEDC Area of Influence which is located within both the Fourth and Eighth Council Districts.

Mitigated Negative Declaration Project No. 68130 was prepared in accordance with CEQA Guidelines and approved by the Hearing Officer in accordance on April 26, 2006.

Southeastern Economic Development Corporation report no. SEDC-07-006, dated July 24, 2007.

Staff: Sherry Brooks, (619) 527-7345

Agency Counsel: Huston Carlyle

Motion by Member Hueso to Approve (with Maienschein not present)

Second by Member Atkins

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04189 and D-04189.

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Adoption

3. Amendment to the Construction Agreement for the Rehabilitation of the Historic Balboa Theatre-Horton Plaza Redevelopment Project (District 2)

(RA-2008-5)

That the Redevelopment Agency (“Agency”) approve Change Order No. 5 to the Agreement with PCL Construction Services, Inc., in the amount of \$206,278 for ornamental painting of all historic public lobby spaces, temperature control energy management system enhancements, structural modifications, and telecommunications/data and electrical revisions.

On March 27, 2001, the Agency adopted Resolution No. R-03314 certifying that the Agency had reviewed and considered information contained in the Master Environmental Impact Report (“MEIR”) and the Environmental Secondary Study prepared for the Balboa Theater Rehabilitation. The Secondary Study found the project to be in compliance with the MEIR and the Planned District Ordinance. No additional environmental documents are required.

See Centre City Development Corporation report no. CCDC-07-28, dated July 25, 2007.

Staff: Gary J. Bosse, (619) 533-7163
Agency Counsel: Huston Carlyle

Motion by Member Faulconer to Approve (with Maienschein not present)
Second by Member Atkins
Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04190.

REDEVELOPMENT AGENCY MEETING MNUTES – JULY 31, 2007

Adoption

4. **Approval of the East Village Green Park Site West Block Relocation Plan-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2008-4)

That the Redevelopment Agency approve the East Village Green Park Site West Block Relocation Plan.

This activity is not project, and therefore not subject to California Environmental Quality Act (“CEQA”) per CEQA Guidelines Section 15060(c)(3).

See Centre City Development Corporation report no. CCDC-07-27, dated July 25, 2007.

Public testimony in favor by Gary Smith.

Staff: David N. Allsbrook, (619) 533-7112
Agency Counsel: Carol Leone

Motion by Member Faulconer to Approve (with Maienschein not present)
Second by Member Atkins
Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04191.

REDEVELOPMENT AGENCY MEETING MNUTES – JULY 31, 2007

Adoption

6. **Certification of the Mitigated Negative Declaration for the Downtown Quiet Zone-Areawide (District 2)**

(RA-2007-27)

That the Redevelopment Agency (Agency) Certify the Final Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Program with respect to the Quiet Zone Project.

The Redevelopment Agency as the Lead Agency under CEQA has prepared and completed a Mitigated Negative Declaration. State Clearing House #2007021121 dated March 28, 2007, and Mitigation, Monitoring and Reporting Program covering this activity.

See Centre City Development Corporation report no. CCDC-07-34 and Report to Council RTC-07-133 dated July 25, 2007

Council Companion Item no. 337

Beverly Schroeder, project manager, Centre City Development Corporation, presented staff report and slide presentation.

Public testimony in opposition by Joy Sunyata and Verne Gammon.

Public testimony in favor by Gary Smith.

Staff: Beverly Schroeder, (619) 533-7113

John Anderson, (619) 533-7140

Agency Counsel: Carol Leone

Motion by Member Faulconer to Approve (with Maienschein not present)

Second by Member Madaffer

Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04192, City Council Resolution number R-302926.

The meeting adjourned as the Redevelopment Agency at 3:35 p.m.

The meeting reconvened as the City Council at 3:35 p.m. by Council President Peters with Council Member Maienschein not present.

REDEVELOPMENT AGENCY MINUTES

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Council President Peters recessed the meeting at 3:37 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 3:47 p.m. by Council President Peters with Council Member Maienschein not present.

The meeting adjourned as the City Council at 3:47 p.m.

The meeting reconvened as the Redevelopment Agency by Chair Peters with Agency Member Maienschein not present.

Joint Public Hearing

7. **Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area-Areawide (Districts 2 and 8)**

(RA-2008-18)

That the Redevelopment Agency (Agency)

- Item 1. Adopt a Resolution certifying that the information contained in the Addendum to the 2006 Final Environmental Impact Report (FEIR) for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area FEIR has been completed in compliance with the California Environmental Quality Act (CEQA) of 1970 and State guidelines, and that said Addendum has been reviewed and considered by the Agency pursuant to California Public Resources Code Section 21081.

(RA-2008-17)

- Item 2. Adopt a Resolution approving the 11th Amendment to the Redevelopment Plan for the Centre Redevelopment Project, approving the Report to City Council pertaining thereto, and authorizing the submission of the proposed 11th Amendment to the Redevelopment Plan, and the Report to City Council, to the City Council of the City of San Diego.
- Item 3. Continue the public hearing with respect to (1) additional proposed amendment to the Downtown Community Plan and Centre City Planned District Ordinance (PDO) with respect to regulations affecting historical resources, (2) proposed amendments to the Mitigation Monitoring and Reporting Program of the 2006 FEIR, and (3) proposed amendments to the Marina PDO until September 25, 2007.

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Joint Public Hearing

7. **Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area-Areawide (Districts 2 and 8)**

(Continued)

In accordance with the CEQA, an Addendum to the 2006 FEIR for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area was prepared to evaluate the proposed amendments to determine if additional detail beyond that analyzed in the 2006 FEIR met any of the requirements for the preparation of a Subsequent or Supplemental Environmental Impact Report, per Sections 15162-15163 of the State CEQA Guidelines. Based on the results of the Initial Study prepared for the Addendum, none of the amendments or the circumstances under which they are being undertaken would result in any new significant impacts not discussed in the FEIR, or any substantial increase in the severity of impacts identified by the FEIR. In addition, no new information of substantial importance has become available since the FEIR was prepared regarding new significant impacts, or feasibility of mitigation measures or alternatives that apply to the proposed project.

See Centre City Development Corporation report no. CCDC -07-29 and CCDC-07-15, dated July 25, 2007

Council Companion Item no. 341

Brad Richter, project manager, Centre City Development Corporation presented staff report and slide presentation. Brad distributed Errata Sheet with a change to 100.5.

Public testimony in opposition by Gary Smith.

Public testimony in favor by Paul Downey and John Calabotta,

Staff: Brad Richter, (619) 533-7115
Agency Counsel: Huston Carlyle

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Joint Public Hearing

7. Proposed 11th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project and Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and the Mitigation Monitoring and Reporting Program of the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre City Project Area-Areawide (Districts 2 and 8)

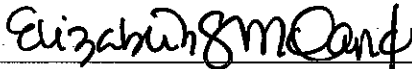
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Motion by Member Faulconer to Approve (with Maienschein not present)
Second by Member Madaffer
Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04193, R-04194 and D-04194; and City Council Resolution numbers R-302930 and R-302931.

Adjournment

The meeting adjourned as the Redevelopment Agency at 4:35 p.m.



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