

**REDEVELOPMENT AGENCY MEETING  
SEPTEMBER 25, 2007**

The meeting was called to order as the City Council at 2:05 p.m. by Council President Peters with Council Member Hueso not present.

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

Andrea Tevlin, Independent Budget Analyst  
Michael J. Aguirre, City Attorney  
Karen Heumann, City Attorney  
Elizabeth Maland, City Clerk

Council President Peters recessed the meeting at 4:55 p.m. for the purpose of a break.

The meeting called to order as the City Council at 5:00 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 5:00 p.m.

The meeting reconvened as the Redevelopment Agency at 5:00 p.m. by Chair Peters with all Agency Members present.

**Adoption**

1. **Exclusive Negotiating Agreement with City Heights Paseo, LLC for a proposed mixed-use Development in City Heights (District 3)**

(RA-2008-22)

- Item 1. Authorize the Executive Director or designee to enter into an ENA with City Heights Paseo, LLC. For a proposed mixed-use development.
- Item 2. Amend the Fiscal Year 2008 Agency budget for the City Heights Redevelopment Project Area to accept and authorize the expenditure of a Developer Deposit in the amount of \$25,000.

This activity is not a "project" and therefore exempt from CEQA pursuant to State CEQA Guidelines Section 1560 (c)(3). This determination is predicated on Section 15400 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 MEETING MINUTES – SEPTEMBER 25, 2007

**Adoption**

**1. Exclusive Negotiating Agreement with City Heights Paseo, LLC for a proposed mixed-use Development in City Heights (District 3) (Continued)**

See Redevelopment Agency Report no. RA-07-27, dated September 19, 2007.

Public testimony in favor by Robert Ito.

Staff: Melissa Garcia, (619) 236-6547

James Davies, (619) 236-6540

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-04201 and D-04201.**

**4. Focus on Downtown A Façade Improvement Program-Proposed Amendments-Centre City and Horton Plaza Redevelopment Project Areas (District 2)**

(RA-2008-25)

That the Redevelopment Agency of the City of San Diego approve the proposed revised Guidelines for the "Focus on Downtown, A Façade Improvement Program ("Program") and authorize an expenditure in the amount of \$300,000 to fund the Program for the purpose of assisting downtown property and business owners with rehabilitating their commercial facades.

This activity is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (a).

See Centre City Development Corporation report no. CCDC-07-33, dated September 19, 2007.

Public testimony in opposition by Joy Sunyata.

Staff: Eri Kameyama, (619) 533-7177, Lucy Contreras, (619) 533-7132

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2800156

Motion by Member Faulconer to Adopt

Second by Member Hueso

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04202 and D-04202.**

REDEVELOPMENT AGENCY MEETING MINUTES – SEPTEMBER 25, 2007

**Adoption**

**5. Balboa Theatre (868 Fourth Avenue)-Cooperation Agreement and Lease Agreement between the Redevelopment Agency of the City of San Diego and San Diego Theatres, Inc.-Horton Plaza Redevelopment Project-Public Hearing (District 2)**

That the Redevelopment Agency of the City of San Diego (“Agency) adopt resolutions approving:

(RA-2008-27)

Item 1. A Cooperation Agreement by and between San Diego Theatres, Inc. (“SDTI”) and the Agency for the rehabilitation, operation and management of the Balboa Theatre located At 868 Fourth Avenue (“Theatre”) in the Horton Plaza Redevelopment Project Area.

(RA-2008-26)

Item 2. A Lease by and between the Agency and SDTI for the operation and management of the Theatre.

(RA-2008-27)

Item 3. Stating for the record that the Agency has previously reviewed and considered Information contained in the Master Environmental Impact Report (“MEIR) as it pertains to the rehabilitation the Theatre.

The City Council/Redevelopment Agency has previously reviewed and considered information contained in the Master Environmental Impact Report for the Centre City Redevelopment Project, and the Environmental Secondary Study prepared for the rehabilitation of the Balboa Theatre. The project has been found to be in compliance with these environmental documents; therefore, no further environmental review is required.

See Centre City Development Corporation report no. CCDC-07-36 dated September 19, 2007

Staff: Eli Sanchez, (619) 533-7121  
Agency Counsel: Carol Leone

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

**Redevelopment Agency Resolution and Document numbers R-04203 and D-04203, R-04206 and D-04206, and R-04207.**

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**Adoption**

**2. Design, Repair and Installation of Sidewalks along University Avenue-Crossroads  
Redevelopment Project Area (District 7)**

(RA-2008-24)(Cor. Copy)

- Item 1. Make necessary findings to authorize the use of Redevelopment Agency funds so that the City can design, repair and install sidewalks along University Avenue from 54<sup>th</sup> St. to 68<sup>th</sup> St. within the Crossroads Redevelopment Project Area.
- Item 2. Authorize the Redevelopment Agency to contribute and transfer Redevelopment Agency funds to the city of up to \$500,000 in FY 2008 and up to \$2,500, 000 in succeeding years into CIP No. 52-761.0 for design, repair and installation of sidewalks along University Ave. from 54th St. to 68<sup>th</sup> St. contingent upon the City Auditor and Comptroller certifying funds are available, and that funds have been appropriated in succeeding years budget.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c).

Redevelopment Agency.

Council Companion Item no.331

Staff: Tracy Reed, (619) 236-6543  
James Davies, (619) 236-6540  
Agency Counsel: Carol Leone  
Auditor Certificate Number: AC 2800172

**Redevelopment Agency Resolution number R-04204; and City Council Resolution number R-303038.**

The meeting adjourned as the Redevelopment Agency at 4:59 p.m.

The meeting reconvened as the City Council at 4:59 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 5:00 p.m.

The meeting reconvened as the Redevelopment Agency at 5:00 p.m. by Chair Peters with all Agency Members present.

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**Adoption**

**3. Streetlight Installation Project-San Ysidro (District 8)**

(RA-2008-30)

Item 1. Make necessary findings and authorize the use of tax increment to fund the City's installation of streetlights within the San Ysidro Redevelopment Project Area.

Item 2. Authorize Agency contribution and transfer of funds to the City of up to \$600,000 To CIP No. 52-293.0, Installation of Streetlights-Citywide.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (c) (minor alterations to land).

Redevelopment Agency.

Council Companion Item no.332

Staff: Robert Chavez, (619) 236-6263

Sam Johnson, (619) 236-6265

Agency Counsel: Carol Leone

Auditor Certificate Number: AC 2800183

Motion by Member Hueso to Adopt

Second by Member Atkins

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04205; and City Council Resolution number R-303039.**

**Adjournment**

The meeting adjourned as the Redevelopment Agency at 5:00 p.m.



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