

**SPECIAL REDEVELOPMENT AGENCY MEETING  
OCTOBER 28, 2008**

The meeting called to order as the City Council at 2:05 p.m. by Council President Peters with Council President Pro Tem 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  
Huston Carlyle, City Attorney  
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 2:10 p.m.

The meeting reconvened as the Special Redevelopment Agency at 2:09 p.m. by Chair Peters with all Agency Members present.

**Adoption**

1. **SOHO v. City of San Diego, et al, Settlement Agreement (District 2)**

(RA-2009-33)

Approve settlement agreement in the case of Save Our Heritage Organization v. City of San Diego, et al. and authorize execution of said settlement agreement.

Entering into the settlement agreement is not a "project" and therefore is exempt from CEQA pursuant to State CEQA Guidelines Section 15060(c)(3)

Redevelopment Agency Report no. RA-80-30 and Report to City Council RTC-08-158, dated October 22, 2008.

Council Companion Item no. 334

Staff: Huston Carlyle, (619) 527-7342

Agency Counsel: Huston Carlyle

Motion by Member Hueso to Adopt

Seconded by Member Faulconer

Passed by the Following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04334 and D-04334; City Council Resolution number R-304333.**

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The meeting adjourned as the Special Redevelopment Agency at 2:09 p.m.

The meeting reconvened as the City Council at 2:10 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 2:11 p.m.

The meeting reconvened as the Special Redevelopment Agency at 2:11 p.m. by Chair Peters with all Agency Members present.

**Adoption**

**2. First Implementation Agreement to the Owner Participation Agreement and Associated Actions for the Boulevard Apartments Project in the North Park Redevelopment Project Area (District 3)**

(RA-2009-14)

Item 1. That the Redevelopment Agency approve the First Implementation Agreement to the Owner Participation Agreement for the Boulevard Apartments project and authorize the Executive Director or designee to execute the First Implementation Agreement to Owner Participation Agreement with 3137 El Cajon Boulevard, LP for the Boulevard Apartments project and to execute such further instruments and enter into such additional agreements as may be necessary to effectuate the First Implementation Agreement.

In accordance with the State of California Environmental Quality Act (CEQA) Guidelines, Environmental Impact report (EIR) No. 55461 has been prepared for this project. 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 document adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section 15060 (c)(3)

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**Adoption**

2. **First Implementation Agreement to the Owner Participation Agreement and Associated Actions for the Boulevard Apartments Project in the North Park Redevelopment Project Area (District 3)**

(Continued)

Redevelopment Agency Report no. RA-08-22, dated October 22, 2008.

Housing Authority Companion Item no. 2

Staff: Michael Lengyel, (619) 236-6269  
Michelle Rosenthal, (619) 236-6268  
Agency Counsel: Kendall Berkey

Motion by Member Atkins to Adopt  
Seconded by Chair Peters  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document number R-04335 and D-04335; and Housing Resolution number HA 1400.**

The meeting adjourned as the Special Redevelopment Agency at 2:11 p.m.

The meeting reconvened as the Housing Authority at 2:11 p.m. by Chair Peters with all Housing Members present.

The meeting adjourned as the Housing Authority at 2:18 p.m.

The meeting reconvened as the City Council at 2:18 p.m. by Council President Peters with all Council Members present.

The meeting adjourned as the City Council at 2:22 p.m.

The meeting reconvened as the Special Redevelopment Agency at 2:22 p.m. with all Agency Members present.

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**Adoption**

**3. Housing Enhancement Loan Program in the Crossroads Redevelopment Project Area (Districts 4 and 7)**

(RA-2009-21)

- Item 1. Adopt the revised Crossroads Redevelopment project Area Housing Enhancement Loan Program (HELP) Guidelines.

(RA-2009-20)

- Item 2. Approve and adopt findings that permit the use of low-and-moderate income housing funds outside the Crossroads Redevelopment Project Area.

(RA-2009-22)

- Item 3. Approve the Amended Agreement By and Between the Redevelopment Agency of the City of San Diego and the City of San Diego Housing Commission in Connection with the Crossroads Redevelopment Housing Enhancement Loan Program (HELP).

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines, Section 15060(c)(3). This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(a).

Redevelopment Agency Report no. RA-08-24 and Report to City Council RTC-08-141 dated October 22, 2008.

Council Companion Item no. 335 and Housing Authority Companion Item no. 3

Staff: Michele St. Bernard, (619) 236-6531

Tracy Reed, (619) 236-6543

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900270

Motion by Member Fyre to Adopt

Seconded by Chair Pro Tem Madaffer

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document number R-04336 and D-04336; R-04337, R-04338 and D-04338; City Council Resolution number R-304334; and Housing Resolution number HA 1399.**

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**Adoption**

4. **Housing Enhancement Loan Program in the Linda Vista Redevelopment Project Area (District 6)**

(RA-2009-30)

- Item 1. Adopt the revised Linda Vista Redevelopment Project Area Housing Enhancement Loan Program (HELP) Guidelines.

(RA-2009-28)

- Item 2. Approve and adopt findings that permit the use of low-and-moderate income housing funds outside the Linda Vista Redevelopment Project Area.

(RA-2009-29)

- Item 3. Approve the Amended Agreement By and Between the Redevelopment Agency of the City of San Diego and the City of San Housing Commission in Connection with the Linda Vista Redevelopment Housing Enhancement Loan Program (HELP).

This activity is not a “project” and therefore exempt from CEQA pursuant to State CEQA Guidelines, Section 15060(c)(3). This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(a).

Redevelopment Agency Report no. RA-08-28 and Report to City Council RTC-08-155 dated October 22, 2008.

Council Companion Item no. 332 and Housing Authority Companion Item no. 3

Staff: Michele St. Bernard, (619) 236-6531

Libby Day, (619) 236-6272

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900299

Motion by Member Fyre to Adopt

Seconded by Chair Pro Tem Madaffer

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document number R-04339 and D-04339; R-04340, R-04341 and D-04341; City Council Resolution number R-304331; and Housing Resolution number HA 1399.**

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Non Agenda Public Comment:

PC-1 Joy Sunyata commented on board meetings and 1472 routing.

**Adoption**

**5. Owner Participation Agreement (OPA) with Wakeland Village Green Apartments LP-Crossroads Redevelopment Project Area (District 7)**

(RA-2009-34)

- Item 1. Authorize the Executive Director or Designee to execute an Owner Participation Agreement (OPA) with Wakeland Village Green Apartments LP for the acquisition and rehabilitation to provide, retain and improve 92 affordable rental units at 4140-4155 Bonillo Drive, contingent upon the Office of the Auditors and Controller first certifying availability of funds.
  
- Item 2. Approve and adopt Findings of Benefit for the use of 20% Low-and Moderate-Income Housing Set-Aside Funds and Affordable Housing Line(s) of Credit outside source project areas including College Grove, City Heights and North Bay.

(RA-2009-40)(Cor.Copy)

- Item 3. Authorize the expenditure funds for the Village Green Apartment Project in an amount not to exceed \$5,788,475 from the Agency's 20% Low-and Moderate-Income Housing Set-Aside and Affordable Housing Line(s) of Credit as a Redevelopment Agency residual loan contribution to the project from the following direct sources: 1) \$2,391,475 from Crossroads Set-Aside; 2) \$1,500,000 from City Heights Line of Credit; 3) \$1,500,000 from North Bay Line of Credit; and 4) \$397,000 from College Grove-Set-Aside.

(RA-2009-39)

- Item 4. Amend the FY 2009 Budget to receive draws of \$1,500,000 from the existing City Heights Affordable Housing Line of Credit and \$1,500,000 from the existing North Bay Affordable Housing Line of Credit.

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

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**Adoption**

**5. Owner Participation Agreement (OPA) with Wakeland Village Green Apartments LP-Crossroads Redevelopment Project Area (District 7)**

(Continued)

Redevelopment Agency Report no. RA-08-27 and Report to City Council RTC-08-145 dated October 22, 2008.

Council Companion Item no. 333

Staff: Tracy Reed, (619) 236-6543  
Michele St. Bernard, (619) 236-6531  
James Davies, (619) 236-6540

Agency Counsel: Alex Sachs

Auditor Certificate Number: AC 2900294

Motion by Chair Pro Tem Madaffer to Adopt  
Seconded by Member Atkins  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document number R-04342 and D-04342; R-04343, R-04344; City Council Resolution number R-304332.**

**Joint Public Hearing**

**6. 777 Beech-Centre City Development Permit 2006-19, Map Waiver 349046, and Agreement Affecting Real Property to allow the construction of a mixed-use project along the south side of Beech Street between Seventh and Eighth avenues in the Downtown Community Plan Area/Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency ("Agency"):

(RA-2009-43)

- Item 1. Adopt a Resolution certifying that the Agency has reviewed and considered information contained in the Final Environmental Impact Report and Secondary Study for the Project, and make certain findings and determinations regarding environmental impacts of the development.

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**Joint Public Hearing**

6. 777 Beech-Centre City Development Permit 2006-19, Map Waiver 349046, and Agreement Affecting Real Property to allow the construction of a mixed-use project along the south side of Beech Street between Seventh and Eighth avenues in the Downtown Community Plan Area/Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

(RA-2009-44)

- Item 2. Adopt a Resolution approving the Agreement Affecting Real Property (AARP) for Lot 2 providing for the approval and development of the 777 Beech project.

(RA-2009-45)

- Item 3. Adopt a Resolution granting Design Review of the 777 Beech project.

The Centre City Redevelopment Project, in which this project is located, is covered By the 2006 Final Environmental Impact Report (FEIR), which is a program Environmental Impact Report under the California Environmental Quality Act (CEQA). Under the FEIR, an Environmental Secondary Study is prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Community Plan and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. The project has been found to be in compliance with those planning and environmental documents, therefore, no further environmental review is required for the project under CEQA. A copy of the Environmental Secondary Study is attached for the City Council's reference.

Centre City Development Corporation Report nos. CCDC-08-32 and CCDC-08-19 dated October 22, 2008.

Council Companion Item no. 337

Brad Richter, Project Manager, Centre City Development Corporation, gave a brief background of the project and slide presentation.

Public testimony in opposition by Andrew Berman, Everett Delano, Pamela Coker, Dominique Cano-Stocco, Barry Bruin and Joy Sunyata. In opposition did not speak Gerald L. Schad and Katherine Francesra.



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Chair Peters recessed the meeting at 3:40 p.m. for the purpose of a break.

The meeting reconvened as the Special Redevelopment Agency Meeting with City Council at 3:52 p.m. by Chair Peters with all Agency Members present

**Joint Public Hearing**

6. **777 Beech-Centre City Development Permit 2006-19, Map Waiver 349046, and Agreement Affecting Real Property to allow the construction of a mixed-use project along the south side of Beech Street between Seventh and Eighth avenues in the Downtown Community Plan Area/Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

Public testimony in favor by Peter Janopaul and Michael Zucchet

Staff: Brad Richter, (619) 533-7115

Agency Counsel: Huston Carlyle

Motion by Member Faulconer to Adopt Staff's Recommendation with direction to include replacement parking for residents of the El Cortez during construction of this project within a 3-block radius or provide 24-hour valet parking; and to refer the Historical Resources Board role to the Land Use and Housing Committee with the inclusion of the Independent Budget Analyst and to City Attorney for discussion (with Fyre in opposition)

Seconded by Chair Pro Tem Madaffer

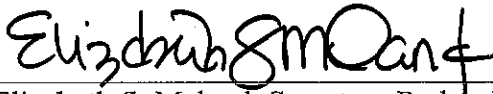
Passed by the following Vote: 7-1

**Redevelopment Agency Resolution and Document number R-04349;  
R-04350 and D-04350; R-04351; City Council Resolution numbers R-304335,  
R-304336 and R-304337.**

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**Adjournment**

The meeting adjourned as the Special Redevelopment Agency with City Council at  
5:02 p.m.



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