

**REDEVELOPMENT AGENCY MEETING  
APRIL 28, 2009**

The meeting called to order as the City Council at 2:05 p.m. by Council President Hueso with all Council Members present.

Roll Call      Lightner, Faulconer, Gloria, Young, DeMaio,  
Fyre, Emerald, Council President Hueso

Andrea Tevlin, Independent Budget Analyst  
Mary Jo Lanzafame, City Attorney  
Huston Carlyle, City Attorney  
Elizabeth Maland, City Clerk

The meeting adjourned as the City council at 3:24 p.m.

The meeting reconvened as the Redevelopment Agency at 3:24 p.m. by Chair Hueso with all Agency Members present.

**Adoption**

4. **Little Italy Public Improvements (blocks bounded by West Laurel, California, Ash and Union streets and Interstate 5) Request to Bid-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Agency:

(RA-2009-84)(Cor.Copy)

- Item 1.      Authorize the Centre City Development Corporation ("Corporation), on behalf of the Agency, to advertise and receive bids for the proposed construction of the Little Italy Public Improvements Project, located on the blocks bounded by West Laurel, California, Ash and Union streets and Interstate 5 in the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project ("Project") (Attachment A-Site Map);
- Item 2.      Authorize the Executive Director of the Agency, or his designee, to award the construction contract to the lowest responsible bidder, provided bids are within the established budget of \$1,154, 303, that the construction contract shall not exceed \$1,154, 303, and all other requirements are met;

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**Adoption**

**4. Little Italy Public Improvements (blocks bounded by West Laurel, California, Ash and Union streets and Interstate 5) Request to Bid-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

- Item 3. Authorize the Corporation, on behalf of the Agency, to execute the construction contract with the lowest responsible bidder;
- Item 4. Authorize the Corporation, on behalf of the Agency to administer said construction contact;
- Item 5. Make certain findings that the proposed Project benefits the Centre City Redevelopment Project (“Project Area”) or the immediate neighborhood in which the Project is located; that no other reasonable means of financing is available to the community; that the payment of funds will assist in eliminating blighting conditions by improving the existing damaged and non-ADA compliant public improvements to current City standards, and to insure adequate health and safety facilities for the public inside the Project Area, and to install missing trees per the approved Centre City Streetscape Manual (“Streetscape Manual”), and that the proposed Project is consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490 (Attachment B); and
- Item 6. Finds and determines that is activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c). The activity does not fall within any of the classes of projects for which a categorical exemption may not be applied. (Pub. Resources Code Section 21084.) Moreover, the activity triggers none of the exceptions to the application of a categorical exemption set forth in CEQA Guidelines Section 15300.2. Therefore, the application of the categorical exemption set forth under CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c), is appropriate for this activity.

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**Adoption**

4. **Little Italy Public Improvements (blocks bounded by West Laurel, California, Ash and Union streets and Interstate 5) Request to Bid-Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c). The activity does not fall within any of the classes of projects for which a categorical exemption may not applied. (Pub. Resources Code Section 21084.) Moreover, the activity triggers none of the exceptions to the application of a categorical exemption set forth in CEQA Guidelines Section 15300.2. Therefore, the application of the categorical exemption set forth under CEQA Guidelines Section 15301. Existing Facilities, Class 1 (c), is appropriate for this activity.

Centre City Development Corporation report no. CCDC-09-12 and Report to City Council CCDC-09-07 dated April 22, 2009..

Council Companion Item no. 334

Staff: John Anderson, (619) 533-7140  
Agency Counsel: Kimberly Kaelin  
Auditor Certificate Number: AC 2900677

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

**Redevelopment Agency Resolution number R-04387; and City Council Resolution number R-304853.**

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 28, 2009

**Adoption**

**5. West Camino de la Plaza Streetscape Improvement Project-San Ysidro (District 8)**

(RA-2009-55)(Cor.Copy)

- Item 1. Make necessary findings that the new streetscape and traffic lane improvements (Improvements) to be constructed along Camino de la Plaza between Virginia Avenue and the I-5 exit off-ramp within the San Ysidro Redevelopment Project Area (Project Area) will be of benefit to the Project Area, that there are no other reasonable means of financing the Improvements, that the Improvements will assist in the elimination of blight within the Project Area, and that the Improvements are consistent with the Third 5-Year Implementation Plan adopted on September 12, 2006 for the Project Area; and
- Item 2. Authorize the Redevelopment Agency of the City of San Diego (Agency) to transfer an amount not to exceed \$300,000 of tax increment funds from the Project Area, as allocated in its Fiscal Year 2009 Budget to the City of San Diego (City) for deposit into Fund 10269, as an increase in the Fiscal Year 2009 Capital Improvement Program Budget in CIP No. 39.091.0, West Camino de la Plaza Improvement Project to be used toward the cost of design and construction of the Improvements, contingent upon the City Comptroller certifying the availability of funds; and
- Item 3. Authorize the Agency to accept the return of any and all funds from this allocation remaining in the Fiscal Year 2009 Capital Improvement Program Budget in CIP No. 39.091.0, West Camino del la Plaza Improvement Project, Fund 10269 upon any cost savings should actual costs of the Improvements be less than \$300,000.

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

Redevelopment Agency report no. RA-09-09 and Report to City Council RTC-09-041 dated April 22, 2009. Council Companion Item no. 336

Staff: Xavier Del Valle, (619) 236-6260; Robert Chavez, (619) 236-6263  
Agency Counsel: Kendall Berkey  
Auditor Certificate Number: AC 2900671

Motion by Member Young to Adopt  
Seconded by Chair Hueso  
Passed by the following Vote: 8-0

**Redevelopment Agency Resolution number R-04388; and City Council Resolution number R-304855.**

**REDEVELOPMENT AGENCY MINUTES**

REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 28, 2009

**Adoption**

6. **San Diego Youth & Community Services Revocable Grant Agreement for 3255 Wing Street Rehabilitation (District 2)**

That the Redevelopment Agency:

(RA-2009-100)

- Item 1. Approve the Revocable Grant Agreement with San Diego Youth & Community Services (SDYCS) for rehabilitation of 3255 Wing Street and Authorize the Executive Director or designee to execute the Agreement.
- Item 2. Make the Findings of Benefit to the Naval Training Center Redevelopment Project Area.
- Item 3. Authorize the City Comptroller to expend up to \$150,000 from the Naval Training Center Low and Moderate Income Housing Fund for the purposes of the Revocable Grant Agreement with San Diego Youth & Community Services.

This project and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(existing facilities).

Redevelopment Agency Report no. RA-09-14 and Report to City Council RTC-09-051 dated April 22, 2009.

Council Companion Item no. 337

Staff: Libby Day, (619) 236-6272

Maureen Ostrye, (619) 236-6270

Agency Counsel: Elisa Cusato

Auditor Certificate Number: AC 2900740

Motion by Chair Pro Tem Faulconer to Adopt

Seconded by Member Young

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04389 and D-04389;  
City Council Resolution number R-304856.**

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**Joint Public Hearing**

**7. Fifth Amendment to the Central Imperial Redevelopment Plan (Districts 4 and 8)**

That the Redevelopment Agency:

(RA-2009- 102)

Item 1. Adopt a Resolution by which the Redevelopment Agency, as the Lead Agency, approves and certifies the proposed Final Environmental Impact Report for the Fifth Amendment to the Central Imperial Plan No. 106715, makes certain Findings of Fact, adopts a Statement of Overriding Considerations, and adopts a Mitigation, Monitoring and Reporting Program.

(RA-2009-101)

Item 2. Adopt a Resolution recommending the City Council's approval of the Report to City Council for the Fifth Amendment to the Redevelopment Plan for the Central Imperial Project.

(RA-2009-103)

Item 3. Adopt a Resolution recommending the City Council's approval of the proposed Fifth Amendment to the Central Imperial Redevelopment Plan.

The Redevelopment Agency of the City of San Diego as Lead Agency under CEQA has prepared the Final EIR No. 106715, dated March 2009.

Southeastern Economic Development Corporation Report no. SEDC-09-004 dated April 22, 2009. Council Companion Item no. 338

Staff: Sherry Brooks, (619) 527-7345

Nancy Maddox Lytle, (619) 527-7345

Agency Counsel: Kevin Reisch

Item 1:

Motion by Member Young to Adopt (with Lightner and Fyre in opposition)

Seconded by Member Gloria

Passed by the following Vote: 6-2

Items 2 and 3:

Motion by Member Young to Adopt

Seconded by Chair Hueso

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04390 and D-04390a D-04390b, D-04390c; R-04391 and D-04391; R-04392 and D-04392; and City Council Resolutions numbers R-304857, R-304858, R-304859 and R-304960.**

**REDEVELOPMENT AGENCY MINUTES**

**REDEVELOPMENT AGENCY MEETING MINUTES – APRIL 28, 2009**

The meeting adjourned as the City Council at 5:25 p.m.

The meeting reconvened as the Redevelopment Agency at 5:25 p.m. by Chair Hueso with Agency Member Young not present.

**1. Approval of the minutes:**

February 17, 2009

March 10, 2009

Motion by Member DeMaio to Approve (with Young not present)

Seconded by Member Chair Pro Tem Faulconer

Passed by the following Vote: 7-0

**Adoption**

**2. Second Amendment to Agreement for Legal Services with Kane, Ballmer and Berkman (Districts 2, 3, 6, 7 & 8)**

(RA-2009-89)

Approval of the Second Amendment to the Agreement for Legal Services between the Redevelopment Agency and Kane, Ballmer & Berkman to increase the maximum amount that may be expended under the existing contract to \$4,125,000 (\$1,090,000 in addition to current agreement cap of \$3,035,000 authorized under Resolution Number R-04251 adopted in April of 2008 when the First Amendment to this Agreement was authorized). The original cap of the agreement to \$1,890,000 which was authorized under Resolution Number R-04124 on March 27, 2007 when the agreement was executed.

This activity is not a “project” and is therefore not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Redevelopment Agency Report no. RA-09-13 dated April 22, 2009.

Staff: Eliana Barreiros, (619) 236-6267

Maureen Ostrye, (619) 236-6270

Agency Counsel: Kendall Berkey

Auditor Certificate Number: AC 2900731

Motion by Member DeMaio to Approve (with Fyre in opposition and Young not present)

Seconded by Member Chair Pro Tem Faulconer

Passed by the following Vote: 6-1

**Redevelopment Agency Resolution and Document numbers R-04393 and D-04393.**

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**Adoption**

**3. Fiscal Year 2009 Redevelopment Agency Budget Amendment-Education Revenue Augmentation Fund (Districts 2, 3, 4, 6, 7 and 8)**

(RA-2009-96)

- Item 1. Amend the program budgets for the redevelopment project areas administered by CCDC, SEDC, and City Redevelopment to facilitate payments to Educational Revenue Augmentation Fund (ERAF)
- Item 2. Authorize the City Comptroller to remit payment to the ERAF of \$11,457,209 pursuant to Assembly Bill 1389.
- Item 3. Authorize the Agency Executive Director or designee to execute all documents on behalf of the Agency that are necessary and appropriate to carry out the purposes of this resolution and to administer the Agency's obligations, responsibilities, and duties hereunder.

This activity is not a "project" and therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Redevelopment Agency Report no. RA-09-12 dated April 22, 2009.

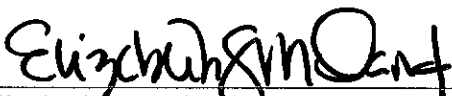
Staff: Scott Mercer, Redevelopment, (619) 236-6242  
Andrew Phillips, Centre City Development Corporation, (619) 533-7127  
Terry Darden, Southeastern Economic Development Corporation, (619) 527-7345  
Agency Counsel: Kendall Berkey  
Auditor Certificate Number: AC 2900738

Motion by Member DeMaio to Adopt (with Young not present)  
Seconded by Member Chair Pro Tem Faulconer  
Passed by the following Vote: 7-0

**Redevelopment Agency Resolution number R-04394.**

**Adjournment**

The meeting adjourned as the Redevelopment Agency at 5:25 p.m.

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