

**REDEVELOPMENT AGENCY MEETING
APRIL 13, 2010**

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,
Frye, Emerald, Council President Hueso

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

The meeting adjourned as the City Council at 3:50 p.m.

The meeting reconvened as the Redevelopment Agency at 3:50 p.m. by Chair Hueso with all Agency Members present.

Adoption

1. **Former Atmosphere Project Site (partial block bounded by Ash and Beech streets, Fourth and Fifth avenues)-Acquisition and Exclusive Negotiation Agreement with Wakeland Housing and Development-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2010-71)

Item 1. Authorizes staff to proceed with the acquisition of the former Atmosphere project site, subject to the conditions cited in this report including deviation from the standard and broad indemnification language typically preferred in an agreement for the purchase of property by the Agency, located in the Cortez Redevelopment District; and.

(RA-2010-72)

Item 2. Approves an Exclusive Negotiation Agreement (ENA) between the Agency and Wakeland Housing Development Corporation ("Developer").

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301(d), 15304(c) and 15332. The activity does fall within the classes of projects for which a categorical exemption may be applied. (Pub. Resources Code Section 21084.) Moreover, the activity triggers none of the exception to the application of a categorical exemption set forth in the CEQA Guidelines Section 15300.2. Therefore, the application of the categorical exemption set forth under CEQA Guidelines section 15301(d), 15304 (c), and 15332 are appropriate for this activity.

Centre City Development Corporation Report no. CCDC-10-12, dated April 7, 2010.

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Adoption

1. **Former Atmosphere Project Site (partial block bounded by Ash and Beech streets, Fourth and Fifth avenues)-Acquisition and Exclusive Negotiation Agreement with Wakeland Housing and Development-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

Staff: Jeff Graham, 533-7181
Agency Counsel: Diane Young
Comptroller Certification Number: CC3000003176

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-04505 and D-04505, R-04506 and D-04506.

2. **Allen's Flowers and Plants, Inc. (620 Market Street)-First Amendment to Lease Agreement with Max Levy and Brad Levy doing business as Allen's Flowers and Plants, Inc.-East Village Redevelopment District of the Expansion Sub Area of the Centre Redevelopment Project (District 2)**

(RA-2010-68)

That the Redevelopment Agency of the City of San Diego ("Agency") approves the First Amendment ("Amendment") to the lease agreement ("Lease") between the Agency and Max Levy and Brad Levy, doing business as Allen's Flowers and Plants, Inc. ("Allen's Flowers"), located in the Park-It-On-Market garage ("Garage") at 620 Market Street in the East Village Redevelopment District of the Expansion sub Area of the "Project Area").

This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), the activity is not subject to CEQA.

Centre City Development Corporation Report no. CCDC-10-09, dated April 7, 2010.

Staff: Susan Diekman, 533-7142
Agency Counsel: Kendall Berkey

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

Redevelopment Agency Resolution and Document numbers R-04507 and D-04507.

REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 13, 2010

Joint Public Hearing

3. Proposed Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Revisions to 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 Redevelopment Project-Areawide (Districts 2 and 8)

(RA-2010-77)

Item 1. Approve the Second Addendum for the Amendments to the Downtown Community Plan (DCP), Centre City Planned District Ordinance (PDO), Marina PDO, and revised Mitigation Monitoring, and Reporting Program (MMRP) of the final Environmental Impact Report (FEIR) for the DCP, Centre City PDO, and Redevelopment Plan for the Centre City Redevelopment Project (State Clearinghouse Number 2003041001, revised March 2006); and

(RA-2010-78)

Item 2. Adopt the revised MMRP for the 2006 FEIR for the DCP, Centre City PDO, and Redevelopment Plan for the Centre City Redevelopment Project.

On July 31, 2007, the Agency Certified an Addendum to the 2006 FEIR for the 2007 amendments. In accordance with the California Environmental Quality Act (CEQA), a Second Addendum to the 2006 Final Environmental Impact Report (FEIR), for the DCP, Centre City PDO, and Redevelopment Plan for the Centre City Project Area has been prepared to evaluate the current proposed amendments to determine if additional detail beyond that analyzed in the 2006 FEIR and 2007 Addendum met any of the requirements for the preparation of a Subsequent or Supplemental EIR, per Section 15163-15163 of the State CEQA Guidelines. Based on the results of the Initial Study prepared for the Second 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 alternative that apply to the proposed project. Therefore, staff is recommending that the Agency Certify the Second Addendum for the Proposed Amendment to the DCP, Centre City PDO, Marina PDO and revised MMRP of the 2006 FEIR.

Centre City Development Corporation. Report no. CCDC-10-07 and CCDC-10-03, dated April 7, 2010.

Council Companion Item no. 335

REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 13, 2010

Joint Public Hearing

3. **Proposed Amendments to the Downtown Community Plan, Centre City Planned District Ordinance, Marina Planned District Ordinance, and Revisions to 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 Redevelopment Project-Areawide (Districts 2 and 8)**

(Continued)

Staff: Brad Richter, 533-7115
Agency Counsel: Kevin Reisch

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

Redevelopment Agency Resolution and Document numbers R-04508 and D-04508, R-04509 and D-04509, and City Council Resolution numbers R-305760 and R-305761, Ordinance number O-19949.

Joint Public Hearing

4. **Proposed Centre City Planned District Ordinance Amendment 2009-01 to consider allowing educational facilities, cultural institutions and places of religious assembly in the Residential Emphasis District of the Centre City Planned District and the associated Third Addendum to the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance and Redevelopment Plan for the Centre City Redevelopment Project-Areawide (Districts 2 and 8)**

(RA-2010-79)(Rev.Copy)

That the Redevelopment Agency ("Agency") Certify the Third Addendum to the 2006 Final Environmental Impact Report (FEIR) for the Proposed 2009 Residential Emphasis District (RE District) Amendments to the CCPDO.

The environmental impacts associated with the implementation of the San Diego Downtown Community Plan and the Centre City Planned District Ordinance were evaluated by the Final Environmental Impact Report (FEIR), for the San Diego Downtown Community Plan, Centre City Planned District Ordinance, and Redevelopment Plan for the Centre city Redevelopment Project. In accordance with the provisions of the FEIR, an Environmental Secondary Study was initiated to determine whether the environmental impacts associated with the proposed amendment were adequately addressed FEIR, and to verify that there is no change in

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Joint Public Hearing

4. **Proposed Centre City Planned District Ordinance Amendment 2009-01 to consider allowing educational facilities, cultural institutions and places of religious assembly in the Residential Emphasis District of the Centre City Planned District and the associated Third Addendum to the 2006 Final Environmental Impact Report for the Downtown Community Plan, Centre City Planned District Ordinance and Redevelopment Plan for the Centre City Redevelopment Project-Areawide (Districts 2 and 8)**

(Continued)

circumstance, additional information, or project changes to warrant additional environmental review. It was determined during the Secondary Study process that the proposed amendment required the preparation of an addendum to the FEIR, but not a subsequent or supplemental EIR pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 and 15163. The attached Third Addendum concludes that the proposed amendment to the Centre City PDO does not substantially change the original project, introduce new or more severe significant environmental impacts, require major revisions to the FEIR, increase previously identified significant effects, make previously infeasible mitigation measures or alternative feasible, or require adoption of additional mitigation measures or alternatives.

Centre City Development Corporation. Report no. CCDC-10-11 and CCDC-10-04, dated April 7, 2010.

Council Companion Item no. 334

Staff: Brandon Nichols, 533-7182

Agency Counsel: Andrea Dixon

Motion by Chair Pro Tem Faulconer to Adopt with An Amendment to Require a Conditional Use Permit for Cultural, Educational and Religious Uses

Seconded by Agency Member Fyre

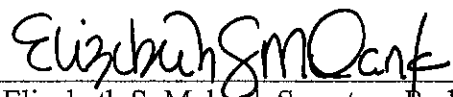
Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04510 and D-04510, and City Council Resolution numbers R-305759, R-305761, and Ordinance numbers O-19947 and O-19948.

REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 13, 2010

Adjournment

The meeting adjourned as the Redevelopment Agency with City Council at 4:30 p.m.



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