

**REDEVELOPMENT AGENCY MEETING
SEPTEMBER 14, 2010**

The meeting called to order as the City Council at 2:10 p.m. by Council President Hueso with Council Member Young not present.

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

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

The meeting adjourned as the City Council at 2:14p.m.

The meeting reconvened as the Redevelopment Agency at 2:14 p.m. by Chair Hueso with Agency Member Young not present.

Non Agenda Public Comment:

Public Comment-1 Crickett Bradburn commented on wanna-be building.

1. Approval of the minutes of:

- June 22, 2010,
- June 28, 2010, special
- June 29, 2010, special
- July 13, 2010
- July 19, 2010, special
- July 20, 2010, special
- July 27, 2010

Motion by Chair Pro Tem Faulconer to Approve

Seconded by Chair Hueso

Passed by the following Vote: 8-0

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 14, 2010

Adoption

3. Vista Grande Apartments, 54th & Santa Margarita Streets-Relocation Plan (District 4)

(RA-2011-17)

Approving the Relocation Plan for the Vista Grande Apartments and make certain determinations related thereto.

Per CEQA 15378 not a 'project', not subject to CEQA per 15060(c)(3).

Southeastern Economic Development Corporation Report no. SEDC-10-007, dated August 14, 2010.

Council Companion Item no. 333

Staff: Sherry Brooks, 527-7345 ext. 114

Agency Counsel: Diane Young

Kendall Berkey

Motion by Member Emerald to Adopt (with Young not present)

Seconded by Chair Hueso

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04564 and D-04564; and City Council Resolution number R-306133.

2. Approval of an Exclusive Negotiating Agreement with St. Stephens Valencia Business Park, LLC for the Development of the Valencia Business Park-Lots 2-7 (District 4)

That the Redevelopment Agency adopts a resolution:

(RA-2011-18)

Item 1. Approving the Exclusive Negotiating Agreement with St. Stephens Valencia Business Park, LLC, for property located at the Valencia Business Park-Lots 2-7; and

Item 2. Authorizing the City's chief Financial Officer, as delegated, to expend the \$50,000 "Developer Deposit" to be used exclusively by the Southeastern Economic Development Corporation (SEDC) to pay administrative costs and expenses incurred as outlined in the ENA following its execution.

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 14, 2010

Adoption

2. Approval of an Exclusive Negotiating Agreement with St. Stephens Valencia Business Park, LLC for the Development of the Valencia Business Park-Lots 2-7 (District 4)

(Continued)

This activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(2) as this activity will not result in a direct or reasonably foreseeable indirect physical change in the environment. Any specific redevelopment project resulting from the agreement being approved at this time will undergo CEQA review at the appropriate future date, consistent with CEQA Guidelines Section 15004.

Southeastern Economic Development Corporation Report no. SEDC-10-006, dated August 16, 2010.

Brian Trotier, Acting President/Chief Executive Officer, Southeastern Economic Development Corporation present staff report.

Staff: Brian Trotier, 527-7345
Agency Counsel: Kendall Berkey

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

Redevelopment Agency Resolution and Document numbers R-04565 and D-04565.

4. Balboa Theatre (868 Fourth Avenue)-Proposed Amendments to the Lease Agreement and Cooperation Agreement between San Diego Theatres, Inc. and the Redevelopment Agency of the City of San Diego-Horton Plaza Redevelopment Project (District 2)

That the Redevelopment Agency of the City of San Diego ("Agency") approves:

(RA-2011-15)(Cor.Copy)

Item 1. The proposed First Amendment ("First Amendment") to the Lease Agreement entered into by and between the Agency and San Diego Theatres, Inc. (Tenant").

(RA-2011-14)

Item 2. The proposed Amendment ("Amendment") to the Cooperation Agreement entered into by and between the Agency and Tenant related to the operation and management of the historic Balboa Theatre; and

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 14, 2010

Adoption

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

(RA-2011-15)(Cor.Copy)

Item 3. A reimbursement to the Tenant for the total amount of the Capacity Reservation Charge paid by Tenant since March 2008, estimated in the amount of \$65,965 through June 2010.

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-10-32, dated September 8, 2010.

Public testimony in favor by Gary Smith. Don Telford in favor did not speak.

Staff: Eli Sanchez, 533-7121

Agency Counsel: Kendall Berkey

Comptroller Certificate Number: CC3000003552

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-04566 and D-04566;
R-04567 and D-04567.**

REDEVELOPMENT MEETING MINUTES-SEPTEMBER 14, 2010

Adoption

5. **Mason Hotel (1337-1345 Fifth Avenue)-Replacement Housing Plan-Cortez
Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment
Project (District 2)**

(RA-2011-16)

That the Redevelopment Agency of the City of San Diego ("Agency") adopts the Replacement Housing Plan ("Plan) for the Mason Hotel located at 1337-1345 Fifth Avenue.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, Existing Facilities. 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 exception to the application of a categorical exemption set forth in CEQA Guidelines Section 153002. Therefore, the application of the categorical exemption(s) set forth under CEQA Guidelines Section 15301 is appropriate for this activity.

Centre City Development Corporation Report no. CCDC-10-33, dated September 8, 2010.

Public testimony in favor by Gary Smith.

Staff: Eri Kameyama, 533-7177

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-04568 and D-04568.

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Adoption

6. Focus on Downtown Façade Improvement Program-Proposed Amendments-Areawide (Districts 2 and 8)

(RA-2011-13)

That the Redevelopment Agency of the City of San Diego (“Agency”) approves the proposed amendment to the Focus on Downtown Façade Improvement Program (“Program”) to:

- 1) reduce the matching requirement from two-thirds to one-third of the eligible facade improvement costs; 2) increase the maximum loan amount for each project;
- 2) remove the C Street Focus Area, and create the Asian Pacific Thematic Historic District (APHTD) focus Area and the Broadway Focus Area.

This project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15301 (entitled “Existing Facilities”). Section 15301 applies to a class of projects (“Class 1”) that includes the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public and private structures, facilities, mechanical equipment, or topographical features when the project involves negligible or no expansion of the existing use. Section 15301 identifies a number of example projects, including interior and exterior alterations of existing structures. The application of a categorical exemption to this project is not precluded by any of the exceptions set forth in State CEQA Guidelines Section 15300.2.

Centre City Development Corporation Report no. CCDC-10-34, dated September 8, 2010.

Public testimony in favor by Gary Smith.

Staff: Eri Kameyama, 533-7177

Agency Counsel: Charles Jagolinzer

Motion by Chair Pro Tem Faulconer to Adopt

Seconded by Chair Hueso

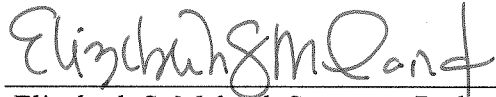
Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04569 and D-04569.

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Adjournment

The meeting adjourned as the Redevelopment Agency at 2:55 p.m.



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