

**SPECIAL REDEVELOPMENT AGENCY MEETING  
OCTOBER 5, 2010**

The meeting called to order as the City Council at 2:05 p.m. by Council President Pro Tem Faulconer with Council President Hueso not present.

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

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

The meeting adjourned as the City Council at 2:06 p.m.

The meeting reconvened as the Special Redevelopment Agency meeting at 2:06 p.m. by Chair Hueso with all Agency Members present.

**Adoption**

1. **Homeless Service Center and Housing Facility (1250 Sixth Avenue)-Exclusive Negotiation Agreement with Connection Housing Downtown, L.P. for the Proposed Rehabilitation and Operation of the World Trade Center Building, and exclusive Negotiations with the City of San Diego for site control of the World Trade Center building and adjacent parking structure-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2).**

That the Redevelopment Agency of the City of San Diego (“Agency”):  
(RA-2010-21)

- Item 1. Approves the proposed Exclusive Negotiation Agreement (ENA) with Connections Housing Downtown, L.P. (Developer”) for rehabilitation and operation of the World Trade Center building located at 1250 Sixth Avenue (“Property) as a homeless service center and housing facility (“Facility”);
- Item 2 Authorizes the Agency staff to enter into exclusive negotiations with the City of San Diego (“City”) for site control of the Property for the Facility: and
- Item 3. Authorize the Agency staff to enter into exclusive negotiations with the City for acquisition of the adjacent parking structure for future rehabilitation or redevelopment.

**Adoption**

1. **Homeless Service Center and Housing Facility (1250 Sixth Avenue)-Exclusive Negotiation Agreement with Connection Housing Downtown, L.P. for the Proposed Rehabilitation and Operation of the World Trade Center Building, and exclusive Negotiations with the City of San Diego for site control of the World Trade Center building and adjacent parking structure-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2).**

(Continued)

At this time, there is no “project” under the definition set forth in CEQA Guidelines Section 15378 that would require environmental review. However, if the Agency directs staff to negotiate a Disposition and Development Agreement (DDA) with the Connections Housing team, then any proposed project or agreement resulting from the negotiations would be reviewed for consistency with the Final Environmental Impact Report (FEIR) prepared for the Centre City Redevelopment Plan and the Downtown Community Plan and the appropriate additional environmental documents would be prepared for consideration by the decision-making bodies. Therefore, pursuant to CEQA Guidelines Section 15060(c)(3), this activity is not subject to CEQA.

Processing under the National Environmental Policy Act (NEPA) is not required at this time as no federal funds are implicated in the action to enter into an agreement with Connections Housing for the proposed homeless service center and housing facility. Any proposed project resulting from the agreement will be reviewed under NEPA if federal funds constitute part of the financing.

Centre City Development Corporation Report no. CCDC-10-37, dated September 29, 2010.

Eri Kameyama, project manager, Centre City Development Corporation, presented staff report and slide presentation.

Public testimony in favor by Brian Maienschein, Crickett Bradburn, Laurie Black, Mel Ely, Jennifer LeSar, Robin Munro, Rosemary Johnston, Caryl Iseman, Judith Yeates, Joel Roberts, Jeannette Lawrence, Jim Silverwood, David Ross, Karen Brailear, Eric Knowles, Mary Herron, Ben Haddad, Craig Benedetto, Janelle Riella, Thomas Sullivan, Melissa Garrett, Ed Muna, David Hazan, Doug Sawyer, Laura Garrett, Paul Twardowski, James Justus, Jim Lowell, Marcos, Rodriguez, Susan Tinsley.

The following in favor did not speak or not present Gary Smith, Fran Butler-Cohen, Daniel Beeman, Lisa Lem, Denise Sagun, Sister Raymonda Dwall, Karen McCibe, Janice Izone, Amy Gonyeau, Eobert McNamara, Sara Steinhoffer, Sonja Rodriguez, and William Keller.

**Adoption**

1. **Homeless Service Center and Housing Facility (1250 Sixth Avenue)-Exclusive Negotiation Agreement with Connection Housing Downtown, L.P. for the Proposed Rehabilitation and Operation of the World Trade Center Building, and exclusive Negotiations with the City of San Diego for site control of the World Trade Center building and adjacent parking structure-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2).**

(Continued)

Public testimony in opposition by Jarvis Ross, Scott Cabral, Izean Rim Jr.

Staff: Eri Kameyama, 533-7177

Agency Counsel: Kendall Berkey

Motion by Chair Pro Tem Faulconer to Adopt staff recommendation with amendment for Developer to create a neighborhood advisory board within 60 days and bring stakeholders together to include surrounding business communities with at least three seats dedicated for Building Owners and Managers Association, the National Association of Industrial and Office Properties, and the Downtown San Diego Partnership.

Seconded by Member Gloria

Passed by the following Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-04573 and D-04573.**

**Adjournment**

The meeting adjourned as the Special Redevelopment Agency meeting at 4:05 p.m.

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