

**SPECIAL REDEVELOPMENT AGENCY MEETING  
FEBRUARY 15, 2011  
10:00 A.M.**

The meeting called to order as the City Council at 10:12 a.m. by Council President Young with all Council Members present.

Roll Call Lightner, Faulconer, Gloria, DeMaio, Zapf,  
Emerald, Alvarez, and Council President Young

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

The meeting adjourned as the City Council at 11:34 a.m. by Council President Young into closed session.

Special Redevelopment Agency Meeting trailed to 2:00 p.m.

The meeting reconvened as the City Council at 2:01 p.m. by Council President Young with Council Members DeMaio and Emerald not present.

The meeting reconvened as the Special Redevelopment Agency at 2:10 p.m. by Chair Young with Agency Member Emerald not present.

Non-Agenda Comment:

PC-1 Jarvis Ross commented on redevelopment and free enterprise.

PC-2 Adela Falk commented on medical cannabis.

**Adoption**

1. **Fourth and Beech Interim Parking Lot and Site Improvements (Partial block bounded by Ash and Beech streets, and Fourth and Fifth avenues)-Request to Bid-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2011-56)

That the Redevelopment Agency ("Agency")

- Item 1. Authorizes the expenditure of an amount not to exceed \$191,048 to pay for the cost of construction of the Fourth and Beech Interim Parking Lot and Site Improvements ("Improvements") located in the Cortez Redevelopment District of the Expansion sub Area of the Centre City Redevelopment Project ("Project Area").

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES – FEBRUARY 15, 2011

Adoption

1. Fourth and Beech Interim Parking Lot and Site Improvements (Partial block bounded by Ash and Beech streets, and Fourth and Fifth avenues)-Request to Bid-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

(RA-2011-56)

Item 2. Authorizes the Chief Financial Officer or designee, to appropriate and expend an amount not to exceed \$191,048 for the Improvements;

Item 3. Authorizes the Centre City Development Corporation (“Corporation”) on behalf of the Agency, to advertise and receive bids for the construction of the Improvements;

Item 4. Authorizes the Agency Executive Director or designee, to award, the construction contract to the lowest responsible bidder, provided bids from a responsible contractor are within the established budget of \$191,048, and all other requirements are met;

Item 5. Authorizes the Agency Executive Director or designee, to enter into and execute the construction contract with the lowest responsible bidder for construction of the Improvements;

Item 6. Authorizes the Corporation, on behalf of the Agency, to administer the construction contract; and

Item 7. Makes certain findings pursuant to section 33445 of the California Health and Safety Code that the Improvements are of benefit to the Project Area by helping to eliminate blighting conditions within the Project Area, that no other reasonable means of financing construction of the Improvements are available to the community, and that the payment of Agency funds for construction and installation of the Improvements is consistent with the Fourth Five-Year Implementation Plan for the Project Area adopted June 19, 2009 (“Implementation Plan”), pursuant to Section 33490 of the California Health and Safety Code.

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**Adoption**

1. **Fourth and Beech Interim Parking Lot and Site Improvements (Partial block bounded by Ash and Beech streets, and Fourth and Fifth avenues)-Request to Bid-Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

This project is categorically exempt from the California Environmental Quality Act (CEQA) under the State CEQA Guidelines Sections 15301 (“Existing Facilities”) and Section 15304 (“Minor Alterations to Land”). Section 15301 applies to a class of projects (“Class 1”) that includes the operation, repair, maintenance or minor alteration of existing public and private structures or topographical features when the project involves negligible expansion of the existing use. Example project include, but are not limited to, improvements to existing highways, streets, sidewalks gutters, and similar facilities. Section 15304 applies to a class of projects (“Class 4”) that consists of minor public or private alterations in the conditions of land, and includes minor grading and filling activities, trenching and backfilling and minor temporary uses of land. The application of the Class 1 and 4 categorical exemptions is, therefore, appropriate in this case as the proposed Project involves the removal and replacement of curb and gutter, grading and filling activities on the site, and creation of an interim asphalt parking lot. The application of a categorical exemption to the 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-11-05 and CCDC-11-02, dated February 9, 2011.

Council Companion item no. 330

Staff: John Anderson, 619-533-7140

Agency Counsel: Monique Tayyab

Motion by Chair Pro Tem Faulconer to Adopt (with Emerald not present)

Seconded by Chair Young

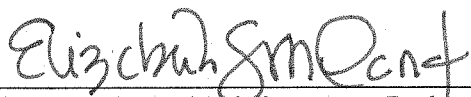
Passed by the following Vote: 7-0

**Redevelopment Agency Resolution number R-04607; and City Council Resolution number R-306614.**

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES – FEBRUARY 15, 2011

**Adjournment**

The meeting adjourned as the Redevelopment Agency at 3:19 p.m.



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