

**SPECIAL REDEVELOPMENT AGENCY MEETING
FEBRUARY 28, 2011
9:00 A.M.**

The meeting called to order as the City Council at 9:05 a.m. by Council President Young with Council Member Emerald not present.

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

Andrea Tevlin Independent Budget Analyst
Tom Haynes, Independent Budget Analyst
Jay Goldstone, City Attorney
Elizabeth Maland, City Clerk

Excused Emerald

The meeting adjourned as the City Council at 9:08 a.m.

The meeting reconvened as the Special Redevelopment Agency Meeting at 9:08 a.m. by Chair Young with Agency Member Emerald not present.

Adoption

6. **Fire Station No. 2/Bayside (southeast corner of Pacific Highway and Cedar Street)-
Request to Bid-Little Italy Redevelopment District of the Expansion Sub Area of the
Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency:
(RA-2011-100)

- Item 1. Authorizes the expenditure of an amount not to exceed \$17,180,000 to pay for the cost of construction, including certain indirect costs, of the Fire Station No.2 (Bayside)("Project") located within the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project ("Project Area");
- Item 2. Authorizes the City of San Diego Chief Financial Officer or designee, to appropriate and expend an amount not to exceed \$17,180,000 for the Project;
- Item 3. Authorizes the Centre City Development Corporation ("Corporation"), on behalf of the Agency, to advertise and receive bids for construction of the Project;
- Item 4. Authorizes the Agency Executive Director, or designee, to award the construction contract to the lowest responsible bidder for construction of the Project;
- Item 5. Authorizes the Corporation, on behalf of the Agency, to administer the construction contract; and

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Adoption

**6. Fire Station No. 2/Bayside (southeast corner of Pacific Highway and Cedar Street)-
Request to Bid-Little Italy Redevelopment District of the Expansion Sub Area of the
Centre City Redevelopment Project (District 2)** (Continued)

Item 6. Authorizes the Corporation, on behalf of the Agency, to select (through a qualifications-based selection process), and negotiate an agreement with a consultant Construction Manager for an amount not to exceed \$650,000.

The Project's design was approved by the Agency, and its Development Permit approved by the Council, at a joint public hearing held in July 2010. The Agency adopted Resolution R-04555 stating for the record that the Project is covered under the Final Environmental Impact Report (FEIR) for the Centre City Redevelopment Plan certified by the Agency on March 14, 2006 (Resolution R-04001) in compliance with the California Environmental Quality Act (CEQA). The FEIR is a "Program EIR" prepared in compliance with State CEQA Guidelines Section 15168. In accordance with Agency's procedures, an Environmental Secondary Study (ESS) was prepared which made certain findings with respect to the impacts on the environment compared to the analysis performed in the FEIR.

Acting as the "lead agency" for purposes of CEQA review and as part of its adoption of a resolution approving the Project's design on July 27, 2010, the Agency made certain findings, consistent with State CEQA Guidelines Section 15168 and the Agency's CEQA procedures, to the effect that (i) the environmental impacts of the proposed Project were adequately addressed in the FEIR, (ii) the proposed Project is within the scope of the development program described in the FEIR, and (iii) no further environmental documentation is required under CEQA. Acting as the "responsible agency" for purposes of CEQA review in accordance with State CEQA Guidelines Section 15096, and as part of its adoption of a resolution approving the Development Permit on July 27, 2010, the Council stated for the record that it had reviewed and considered the FEIR, Addenda and ESS. Therefore, no further CEQA review is required for the proposed actions.

Centre City Development Corporation Report no. CCDC-11-16, dated February 22, 2011.

Gary Bosse, Assistant Vice President, Centre City Development Corporation presented staff report and slide presentation.

Staff: Gary Bosse, 533-7163
Agency Counsel: Nathan Slegers
Comptroller Certificate Number: CC300004000

Motion by Member Chair Pro Tem Faulconer to Adopt (with Alvarez in opposition and Emerald not present)

Seconded by Member Gloria

Passed by the following Vote: 6-1

Redevelopment Agency Resolution number R-04613.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Adoption**5. Interim Leash-Free Dog Park and Block Improvements (block bounded by G Street, Park Boulevard, Market Street and Eleventh Avenue)-Request to Bid-Rental, Operation and Maintenance-East Village Redevelopment Project District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

That the Redevelopment Agency ("Agency"):

(RA-2011-25)(Cor.Copy)

- Item 1. Authorizes the expenditure of an amount not to exceed \$616,278 from the Fiscal Year 2010-2011 Budget for the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project ("Project Area") to pay for the cost of construction of the Interim Leash-Free Dog Park and Block Improvements ("Improvements") located within the Project Area;
- Item 2. Authorizes the Centre City Development Corporation, Inc. ("Corporation"), on behalf of the Agency, to advertise and receive bids for construction of the Improvements;
- Item 3. Authorizes the Agency Executive Director or designee to award the construction contract to the lowest responsible bidder, provided responsive bids from a responsible contractor are within the established budget of \$616,278 and all other requirements are met;
- Item 4. Authorizes the Agency Executive Director or designee to execute the construction contract with the lowest responsible bidder for construction of the Improvements;
- Item 5. Authorizes the Corporation, on behalf of the Agency, to administer the construction contract;
- Item 6. Authorizes the Corporation, on behalf of the Agency, to advertise and receive bids and to negotiate a contract(s) with the selected entity for the rental, operation and maintenance of the Interim Leash-Free Dog Park and the adjacent surface parking lot;
- Item 7. Authorizes the Agency Executive Director or designee to execute the contract(s) with the selected entity for the rental, operation and maintenance of the Interim Leash-Free Dog Park and the adjacent surface parking lot;
- Item 8. Approves the proposed rules and regulations for the Interim Leash-Free Dog Park in substantial form as attached to this Agenda Report No. CCDC-II-08 / CCDC-II-04 with such modifications as reasonably determined by the Corporation;

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Adoption**5. Interim Leash-Free Dog Park and Block Improvements (block bounded by G Street, Park Boulevard, Market Street and Eleventh Avenue)-Request to Bid-Rental, Operation and Maintenance-East Village Redevelopment Project District of the Centre City Redevelopment Project (District 2)**

(Continued)

(RA-2011-25)(Cor.Copy)

Item 9. 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 of the Improvements is consistent with the Fourth Five-Year Implementation Plan for the Project Area adopted pursuant to section 33490 of the California Health and Safety Code; and

Item 10. Authorizes the Agency Executive Director or designee to execute all other documents on behalf of the Agency that are necessary and appropriate to carry out and implement the purposes set forth in the Resolution according to its terms, and to administer the Agency's obligations, responsibilities and duties to be performed thereunder.

This Project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15332 (entitled "In-Fill Development Projects"). The Project involves the redevelopment of an existing construction laydown yard with various landscape and hardscape improvements to create a small downtown dog park and certain upgrades to an existing parking lot and adjacent public right-of-way. The Project is consistent with the goals and policies of the Downtown Community Plan, which calls for the development of small "pocket" parks throughout downtown, and with the development standards of the Centre City PDO. The development occurs on a site of less than 5 acres in size, and is surrounded on all sides by urban uses. The site is currently developed with a surface parking lot/construction laydown yard, and has no value as habitat for endangered, rare or threatened species. The site is located in a densely populated, active and walkable urban area and the Project will not have significant effects on traffic, noise or air quality beyond those which currently exist in the surrounding area. The Project will not have significant effects on water quality due to design features that will capture and filter water runoff, which will percolate onsite and not be discharged into the stormwater system. 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.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Adoption

5. Interim Leash-Free Dog Park and Block Improvements (block bounded by G Street, Park Boulevard, Market Street and Eleventh Avenue)-Request to Bid-Rental, Operation and Maintenance-East Village Redevelopment Project District of the Centre City Redevelopment Project (District 2)

(Continued)

Centre City Development Corporation Report no. CCDC-11-08 and CCDC-11-04, dated February 23, 2011.

Council Companion item no. 605

Staff: Mark Caro, 533-7138

Agency Counsel: Charles Jagolinzer

Comptroller Certificate Number: CC300003565

Motion by Chair Pro Tem Faulconer (with Lightner and Alvarez in opposition, and Emerald not present)

Seconded by Member DeMaio

Passed by the following Vote: 5-2

Redevelopment Agency Resolution and Document numbers R-04614; and City Council Resolution numbers R-306642, R-306643

Joint Public Hearing

3. North Embarcadero Visionary Plan-First Amendment to the Joint Exercise of Powers Agreement-Columbia Sub Area of the Centre City Redevelopment Project (District 2)

Redevelopment Agency
(RA-2011-76)

Item 1. Adopts a Resolution stating for the record that it has reviewed and considered information contained in certain environmental documents for the Project, adopting certain findings of fact, and adopting the Mitigation Monitoring and Reporting Program for the Project.

(RA-2011-75)

Item 2. Approves and authorizes execution of a proposed Amendment to the JPA Agreement by and among the Agency, acting through the Centre City Development Corporation ("Corporation"), the City of San Diego ("City"), and the San Diego Unified Port District ("Port").

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Joint Public Hearing**3. North Embarcadero Visionary Plan-First Amendment to the Joint Exercise of Powers Agreement-Columbia Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2011-76)

Item 3. Adopts the findings and recommendations set forth in the "Summary Pertaining to the Use of Tax Increment for the North Embarcadero Visionary Plan," and more specifically finds and determines that:

- a. The Project for which the Agency proposes to pay will benefit the Project Area in which the Project is located by helping to eliminate blight within the Project Area.
- b. There are no other reasonable means available to the City and the Port for financing the Project; and
- c. The payment of Agency funds towards the cost of the Project 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 (CRL); and

(RA-2011-75)

Item 4. Authorizes the City's Chief Financial Officer, as delegated, to appropriate, encumber and expend tax increment funds from the Project Area in the amount of \$29,600,000, enabling the Agency, as required by the Amendment, to (i) pay \$14,300,000 to the Port, representing the Agency's 50 percent share of the Project Costs to complete Phase 1 of the Project, (ii) advance \$14,300,000 to the Port, representing the Agency's advance of all of the Port's 50 percent share of the Project Costs to complete Phase 1 of the Project, subject to the Port's later reimbursement to the Agency except for any credit or offset to which the Port may be entitled, and (iii) pay up to \$1,000,000 to the Port, representing the Agency's contribution toward the cost of design and construction of the Broadway Pier Surface Improvements, provided that the Agency's contribution toward the cost of the design aspect only shall not exceed \$150,000.

The Port acting as the Lead Agency for the purposes of the California Environmental Quality Act (CEQA) set forth at California Public Resources Code Section 21000 et seq., and the State CEQA Guidelines (CEQA Guidelines), set forth at California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq., prepared and certified a Master Environmental Impact Report (Final EIR) for the Project in April, 2000, including the adoption of Findings of Fact and a Mitigation Monitoring and Reporting Program (MMRP).

In April, 2007, the Port certified an Addendum to the Final EIR for the Project's Broadway Pier Cruise Ship Terminal and Infrastructure Improvement Project. In October, 2007, the Port certified an Addendum to the Final EIR for the Project's Lane Field Development Project.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Joint Public Hearing

3. North Embarcadero Visionary Plan-First Amendment to the Joint Exercise of Powers Agreement-Columbia Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

In 2010 the Port prepared an Addendum to the Final EIR for the Phase I, Coastal Access Features Project which found that the Project is within the scope of the NEVP Final EIR and that there were no new significant impacts or required mitigation measures not previously identified in the NEVP Final EIR and MMRP.

The Agency and Council, acting as Responsible Agencies under CEQA, shall review and consider these environmental documents and the Findings of Fact adopted by the Port as the Lead Agency. Staff recommends that the Agency and Council certify that the information contained in the Final EIR and Addenda has been reviewed and considered, adopt the Findings of Fact pursuant to CEQA Guidelines Sections 15091 and 15096, and adopt the MMRP prepared in connection with the Final EIR for the Project pursuant to CEQA Guidelines Section 15096, to monitor and ensure that the mitigation measures identified will be instituted. Based on these environmental documents, there is no further environmental review required under CEQA for the Project.

Centre City Development Corporation Report no. CCDC-11-15 and CCDC-11-08, dated February 23, 2011.

Council Companion item no: 603

Staff: Gary Bosse, 533-7163

Agency Counsel: Kevin Reisch

Comptroller Certificate Number: CC3000003998

Motion by Chair Pro Tem Faulconer to Adopt (with Alvarez in opposition, and Emerald not present)

Seconded by Member Gloria

Passed by the following Vote: 6-1

Redevelopment Agency Resolution and Document numbers R-04615 and D-04615; R-04616 and D-04616; R-04617 and D-04617; and City Council Resolution numbers R-306638, R-306639, R-306640.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Joint Public Hearing

1. Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects (Districts 2, 2, 3, 4, 6, 7 and 8)

Agency and City Council:

(RA-2011-91)

Item 1. Authorizes the Executive Director or designee and Mayor or designee, Respectively; 2) to execute the Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects (“Agreement”) Between the Redevelopment Agency (“Agency”) and the City (“City”); b) to Execute and deliver, and file and record against Agency-owned property, any documents, including without limitation promissory notes, pledge agreements and security instruments, deemed by them to be reasonably necessary to carry out and implement the Agreement and to administer the Agency’s and the City’s obligations, responsibilities, and duties to be performed under the Agreement; and c) to execute any amendments to the Agreement that will not result in an increase in the total amount of funds payable by the Agency to the City under the Payment schedule attached to the Agreement.

(RA-2011-77, RA-2011-78, RA-2011-79, RA-2011-80, RA-2011-81, RA-2011-82, RA-2011-84, RA-2011-85, RA-2011-86, RA-2011-87, RA-2011-89, RA-2011-90, RA-2011-93, RA-2011-94, RA-2011-95)

Item 2. Make necessary determinations pursuant to CA H&S Code Sec. 33445 with respect to the identified Projects that are publicly owned and are located inside or contiguous to the Agency’s 17 respective Redevelopment Project Areas that: a)said Projects and the programs and activities associated therewith are of benefit to the Project Area by providing housing for low-or moderate income persons; b)no other reasonable means of financing said Projects and the programs and activities associated therewith are available to the community; and c)the payment of funds by the Agency for the costs related to said Projects and the programs and activities associated therewith is consistent with the Implementation Plan adopted pursuant to Section 33490 of the California Redevelopment Law (“CRL”).

(RA-2011-77, RA-2011-78, RA-2011-79, RA-2011-80, RA-2011-81, RA-2011-82, RA-2011-83, RA-2011-84, RA-2011-85, RA-2011-86, RA-2011-87, RA-2011-88, RA-2011-89, RA-2011-90, RA-2011-93, RA-2011-94, RA-2011-95)

Item 3. Make necessary findings and determinations in accordance with H&S Code Sec. 33334.2 with respect to the use of low-and moderate income housing funds for the Projects that include low and moderate income housing located outside of the Project Areas that such use will be of benefit to the community because the use of such funds will be of benefit to the Project Areas.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Joint Public Hearing

1. Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects (Districts 2, 2, 3, 4, 6, 7 and 8)

(Continued)

Agency and City Council

Item 4. Authorize that, in the event the Agency desires to issue bonds, notes or other instruments of indebtedness to carry out redevelopment projects: a)any indebtedness of the Agency to the City, including any interest accrued thereon, shall be deemed not to be a first pledge of tax increment allocations received by the Agency pursuant to Section 33670 of the CRL; b)any indebtedness of the Agency to the City, including any interest accrued thereon, shall be subordinate to any pledge of tax increments to bondholders for the holders of other such instruments of indebtedness; and c)the indebtedness of the Agency under the Agreement shall be subordinate to the rights of the holder or holders of any existing bonds, notes or other instruments of indebtedness of the Agency incurred or issued to finance redevelopment activities and projects pursuant to the Redevelopment Plans and the Implementation Plans.

Agency

(RA-2011-91)

Item 1. Authorizes the transfer to the City of net Tax Increment, other revenue received by the Agency and available fund balances of Projects as described in the Payment Schedule set forth in Exhibit 2 of the Agreement.

The proposed approval of the Agreement is not a "project" for purposes of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (CEQA Guidelines) because, consistent with CEQA Guidelines Section 15378(b)(4), the Agreement creates a governmental funding mechanism that does not involve any absolute commitment to any specific project on the City's part.

To the extent, however, that the Agreement is deemed to be a "project" for purposes of CEQA, environmental review has already been conducted pursuant to CEQA for various projects associated with the Agreement, as described in "CEQA Review" column of the Schedule of Projects attached to the Agreement.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Joint Public Hearing**1. Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects (Districts 2, 2, 3, 4, 6, 7 and 8)**

For the balance of the projects associated with the Agreement that have not undergone environmental review, consistent with CEQA Guidelines Section 15004, approval of the Agreement is not the appropriate time to conduct environmental review of such projects because (a) the development concept for such projects has not been formulated to a sufficient level of detail to enable meaningful environmental review at this juncture, (b) environmental review of such projects is thus unripe and too premature at this stage, and (c) consistent with CEQA Guidelines Section 15352, the City is not committed to a definite course of action with regard to any of such projects.

The Agreement provides that, although the Agency is presently committing to provide funds for the projects, the City is not committing to a definite course of action in regard to any project intended to be carried out. The Agreement further provides that the City shall not be obligated to complete any individual project identified in the Schedule of Projects attached to the Agreement if the City later determines that such project is not exempt from CEQA, has not already undergone complete CEQA review, and requires the preparation of a mitigated negative declaration, environmental impact report ("EIR") or supplemental or subsequent EIR. In that regard, the Agreement states that the City shall retain the discretion to impose mitigation measures and to adopt project alternatives, consistent with the requirements of CEQA, that may be identified during future environmental review of any specific project.

As reflected in the "CEQA Review" column of the Schedule of Projects attached to the Agreement, it is presently anticipated that various projects listed in the Schedule of Projects will be determined to be exempt from CEQA due to the nature of the proposed development and construction involved in such projects and consistent with prior CEQA protocol used with respect to similar types of redevelopment projects and activities. To cite a few examples for illustrative purposes only, it is anticipated that many of the projects, which involve activities such as completion of upgrades to existing streets and other public facilities and installation of relatively minor improvements such as streetlights, will be categorically exempt from CEQA under CEQA Guidelines Sections 15301, 15302 or 15303, as applicable, and that none of the exceptions set forth in CEQA Guidelines Section 15300.2 will preclude application of the applicable categorical exemption. The City reserves the right under the Agreement, however, to evaluate whether each project is exempt from CEQA based on the prevailing facts and circumstances at such time as the development concept for each project has been formulated to a sufficient level of detail to enable meaningful environmental review.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Joint Public Hearing

1. Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects (Districts 2, 2, 3, 4, 6, 7 and 8)

(Continued)

For the reasons discussed above, the approval of the Agreement is in full compliance with the requirements of CEQA and the CEQA Guidelines.

Housing Impact: approval of this action will provide funding for affordable housing projects.

Redevelopment Agency Report no. RA-11-07 and Report to Council RTC-11-22, dated February 14, 2011.

Council Companion Item no. 601

Jay Goldstone, Chief Operating Officer, presented staff report and slide presentation.

Testimony in favor by Richard Barrera, Sheila Jackson, Bill Kousba, Dean Hickman, Ann Marie Haney, Brina-Rae Schuchman, Ignacio de la Torre, Paul Webster, Janelle Riella, Brad Barnum, Goodwin Higa, Noor Kazmi, Linda Pennington, Cindy Marten, Gary Smith, Susan Riggs Tinsley, Andra Donovan, Fran Pillersdorf, Murtaza Baxamusa, Matthew Adams, Bill Freeman, Don Leichtling, Pat Stark, Alan, Ziter, Camille Zombro, Jose Lopez, Mark Nicholson, Karen Childress-Evans, Bill Keller and Katheryn Rhodes.

Testimony in opposition by Christy Figueroa, Jarvis Ross, Crickett Bradburn, Jay Powell, Genoveva Aquilar, Silvia Monroy, Gloria Cooper, Lori Saldana, Cynthia Conger, Phyllis Littleton, Doug Beckham, Karen Cadena, Catherine Rodman, Thomas Glasser and Frank De Clerq.

Staff: Janice L. Weinrick, 236-6250

Agency Counsel: Kevin Reisch

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Joint Public Hearing

1. Cooperation Agreement for Payment of Costs Associated with Certain Redevelopment Agency Funded Projects (Districts 2, 2, 3, 4, 6, 7 and 8)

(Continued)

Motion by Chair Pro Tem Faulconer to Adopt (with Lightner and Alvarez in opposition, and Emerald not present)

Seconded by Member Gloria

Passed by the following Vote: 5-2

Redevelopment Agency Resolution and Document numbers R-04618 and D-04618, R-04619 and D-04619a, D-04619b, R-04620 and D-04620a, D-04620b, R-04621 and D-04621a, D-04621b, R-04622 and D-04622a, D-04622b, R-04623 and D-04623a, D-04623b, R-04624 and D-04624a, D-04624b, R-04625 and D-04625a, D-04625b, R-04626 and D-04626a, D-04626b, R-04627 and D-04627a, D-04627b, R-04628 and D-04628a, D-04628b, R-04629 and D-04629a, D-04629b, R-04630 and D-04630a, D-04630b, R-04631 and D-04631a, D-04631b, R-04632 and D-04632a, D-04632b, D-04632c, R-04633 and D-04633a, D-04633b, D-04633c, R-04634 and D-04634b, R-04635 and D-04635b; and City Council Resolution numbers R-306617, R-306618, R-306619, R-306620, R-306621, R-306622, R-306623, R-306624, R-306624, R-306625, R-306626, R-306627, R-306628, R-306629, R-306630, R-306631, R-306632, R-306633, R-306634.

The meeting adjourned as the Redevelopment Agency with City Council at 1:10 p.m. for lunch recess to reconvene at 2:00 p.m.

The meeting reconvened as the City Council at 2:05 p.m. by Council President Young with Council Member Emerald not present.

The meeting adjourned as the City Council at 2:35 p.m.

The meeting reconvened as the Special Redevelopment Agency at 2:35 p.m.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Adoption

**2. Redevelopment Agency Debt to the City and Associated Loans Agreements
(Districts 2, 3, 4, 6, 7 and 8)**

Redevelopment Agency
(RA-2011-98)

Item 1. Execute Loan Agreement with the City and associated Promissory Note to memorialize certain existing loan by the City of United States Department of Housing and Urban Development (HUD) Section 108 funds to the Naval Training Center Redevelopment Project Area and establish the terms of repayment thereof;

(RA-2011-99)(Rev.Copy)

Item 2. Execute Loan Agreement with the City and associated Promissory Note to memorialize certain existing loan by the City of HUD Section 108 funds to the City Heights Redevelopment Project Area and establish the terms of repayment thereof;

(RA-2011-97)(Rev.Copy)

Item 3. Execute Loan Agreement with the City and associated Promissory Note to memorialize certain existing Redevelopment Agency debt to the City not otherwise established by Promissory Note, Repayment Agreement, Cooperation Agreement, or similar agreement.

This activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is not subject to CEQA pursuant to CEQA Guidelines Section 15060(c)(2).

Redevelopment Agency Report no. RA-11-09 and Report to Council RTC-11-27, dated February 23, 2011.

Council Companion item no. 602

Public testimony in opposition by Cynthia Conger.

Staff: Janice L. Weinrick, 236-6250
Agency Counsel: Will Brant

Motion by Member DeMaio to Adopt and Amend with Direction to Correct The Promissory Note to Accrue Interest Through June 30 2011 (with Emerald not present)

Seconded by Member Gloria

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04636, R-04637 and D-04637, R-04638 and D-04638; and City Council Resolution numbers R-306635, R-306636, R-306637.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Adoption**4. East Village Green Building Demolition Environmental, and Interim Public Improvements (Block bounded by 13th, 14th, F and G streets)-Request to Bid East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

Redevelopment Agency:
(RA-2011-59)

- Item 1. Authorizes the expenditure of an amount not to exceed \$1,480,906 to pay for the cost of construction of the East Village Green Building Demolition, Environmental, and Interim Public Improvements ("Improvements") located within the East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area ("Project Area");
- Item 2. Authorizes the Chief Financial Officer or designee, to appropriate and expend an amount not to exceed \$1,480,906 for the Improvements;
- Item 3. Authorizes the Centre City Development Corporation ("Corporation"), on behalf of the Agency, to advertise and receive bids for construction of the Improvements;
- Item 4. Authorizes the Agency Executive Director or designee, to award the construction contract to the lowest responsible bidder, provided responsive bids from a responsible contractor are within the established budget of \$1,480,906, and all other requirements are met;
- Item 5. Authorizes the Agency Executive Director or designee to 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 of the Improvements is consistent with the Fourth Five-Year Implementation Plan, adopted June 19, 2009 ("Implementation Plan"), for the Project Area pursuant to section 33490 of the California Health and Safety Code.

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Adoption**4. East Village Green Building Demolition Environmental, and Interim Public Improvements (Block bounded by 13th, 14th, F and G streets)-Request to Bid East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

Section 156.0404(f) requires all development in the Centre City Planned District to comply with and incorporate the historical resources mitigation measures listed in the mitigation, monitoring, and reporting program of the 2006 FEIR. Compliance with these measures will ensure that the project will have no significant impacts on archaeological or paleontological resources. Therefore, this project is categorically exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Sections 15301 (entitled "Existing Facilities") and 15304 (entitled "Minor Alterations to Land"). Section 15301 applies to a class of projects ("Class I") 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 example projects including, but not limited to, improvements to existing highways, streets, sidewalks gutters, bicycle and pedestrian trails and similar facilities and the demolition and removal of small structures. Section 15304 applies to a class of projects ("Class 4") that consists of minor public or private alterations in the condition of land, and includes minor grading and filling activities, trenching and backfilling, and minor temporary uses of land. The application of the Class I and Class 4 categorical exemptions are, therefore, appropriate in this case as the proposed Project involves the demolition of small structures, removal and replacement of sidewalks, grading and filling activities on the site, and creation of a temporary asphalt parking lot. 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-11-06 and CCDC-11-03, dated February 23, 2011.

Council Companion item no. 604

Staff: John Anderson, 533-7140

Agency Counsel: Charles Jagolinzer

Comptroller Certificate Number: CC3000003917

SPECIAL REDEVELOPMENT AGENCY MEETING-FEBRUARY 28, 2011

Adoption

4. **East Village Green Building Demolition Environmental, and Interim Public Improvements (Block bounded by 13th, 14th, F and G streets)-Request to Bid East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

Motion by Chair Pro Tem Faulconer to Adopt (with Member Alvarez in opposition and Emerald not present)

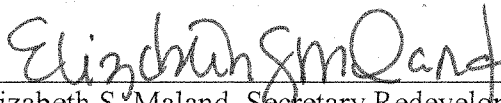
Seconded by Member Gloria

Passed by the following Vote: 6-1

Redevelopment Agency Resolution and Document numbers R-04639; and City Council Resolution number R-306641

Adjournment

The meeting adjourned as the Special Redevelopment Agency at with City Council at 3:12 p.m.



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