

**REDEVELOPMENT AGENCY MEETING
JUNE 21, 2011**

The meeting called to order as the City Council at 2:09 p.m. by Council President Young with Council President Pro Tem Faulconer and Council Member Emerald not present.

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

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

Excused Chair Pro Tem Faulconer

The meeting adjourned as the City Council at 2:10 p.m.

The meeting reconvened as the Housing Authority at 2:10 p.m. by Chair Young with Chair Pro Tem Faulconer and Member DeMaio not present.

The meeting adjourned as the Housing Commission at 2:52 p.m.

The meeting reconvened as the Redevelopment Agency at 2:52 p.m. by Chair Young with Chair Pro Tem Faulconer and Member DeMaio not present

Adoption-Discussion

2. COMM22 Project (south side of Commercial Street between 21st Street and Harrison Avenue)-Owner Participation Agreement including Affordable Housing Funding-Outside of the Southeastern Merged, Centre City and Horton Plaza Redevelopment Project Areas (Logan Heights Neighborhood) District 8)

That the Redevelopment Agency of the City of San Diego ("Agency") adopts a resolution:

(RA-2011-138)

Item 1. Certifying that the Agency has reviewed and considered the Mitigated Negative Declaration, and adopting the Mitigation Monitoring and Reporting Program, for the COMM22 mixed-use, transit-oriented affordable housing project located on the south side of Commercial Street between 21st Street and Harrison Avenue in the Logan Heights neighborhood;

(RA-2011-135)

Item 2. Approving the Owner Participation Agreement (OPA) between the Agency, City of San Diego ("City") and COMM22 Housing GP, LLC ("Developer") which establishes the terms and conditions for funding a loan in an amount not to exceed \$9,255,000 for the affordable family housing component of the COMM22 project (not located within a redevelopment project area);

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Adoption-Discussion**2. COMM22 Project (south side of Commercial Street between 21st Street and Harrison Avenue)-Owner Participation Agreement including Affordable Housing Funding-Outside of the Southeastern Merged, Centre City and Horton Plaza Redevelopment Project Areas (Logan Heights Neighborhood) District 8)**

(Continued)

Item 3. Authorizing the Agency's Executive Director, or designee, on behalf of the Agency, to execute the OPA, including all attachments and exhibits requiring the Agency's signature, and take any actions necessary to administer the Agency's obligations and responsibilities under the OPA; and

Item 4. Approving the Basic Concept and Schematic Drawings attached to this report.

Pursuant to Resolution Number R-303268 adopted on December 4, 2007, the City Council certified Mitigated Negative Declaration No. 122002 (MND), and adopted a Mitigation Monitoring and Reporting Program (MMRP), in connection with the City Council's approval of the various discretionary entitlements for the COMM22 project, consistent with the California Environmental Quality Act (CEQA) and the related CEQA Guidelines. The implementation of the MMRP will reduce, to a level of insignificance, any potential impacts identified in the environmental review process. The pertinent City Council resolution and the MND are attached collectively to this report as Attachment G.

The approval of the OPA will enable the disbursement of public funds to the Developer, to be used for construction of a portion of the COMM22 project. There have been no changes in the development footprint, density or intensity of the project since the time of the City Council's original certification of the MND. Thus, the potential environmental impacts of the project will be the same as evaluated in the MND and mitigated to a level of insignificance through the MMRP. The OPA (through its Scope of Development, included as Attachment No.4 to the OPA) requires the project to be constructed in compliance with all applicable entitlements for the project and all applicable legal requirements, which include the MMRP. Based on these circumstances, there is no substantial evidence in the record warranting the preparation of a subsequent CEQA compliance document under CEQA Guidelines section 15162.

While the City (acting as the "lead agency") has complied fully with CEQA through the prior certification of MND and the prior approval of the MMRP, the Agency has not issued any prior approval with respect to the project. In connection with the current approval of the OPA, therefore, the Agency (acting as the "responsible agency") must certify that it has reviewed and considered the MND and that it adopts the MMRP for the project. Those CEQA-related actions are set forth in a separate resolution for the Agency's consideration.

Centre City Development Corporation Report no. CCDC-11-31 and CCDC-11-13, dated June 15, 2011.

Council Companion Item no. 336, and Housing Authority Companion Item no. 2

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Adoption-Discussion

2. **COMM22 Project (south side of Commercial Street between 21st Street and Harrison Avenue)-Owner Participation Agreement including Affordable Housing Funding-Outside of the Southeastern Merged, Centre City and Horton Plaza Redevelopment Project Areas (Logan Heights Neighborhood) District 8)**

(Continued)

Public testimony in favor by Kimberly McKay, Antonio Pizano and Michael Sikersla, In Favor did not speak, Melina Salgado, Karina Becerra, Julie Mejia, Yuridia Damian, Maria Mejia, Alexandra Carlos, Daniel Cadena, Blanca Cadena, Karina Spilker, Jonta Hernandez, Juan Mejia, Maria Reina Estrada, Maria Hamirano, Guillermina Perez, Carlos Spilker, Leticia Carlos, Hilda Escobar, Sandra Diaz and Genoveva Aguilar.

Staff: John Collum, CCDC, 619-533-7124

Sherry Brooks, SEDC, 619-527-7345

Agency Counsel: Kevin Reisch

Comptroller Certificate Number: CC-3000004254

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

Seconded by Chair Young

Passed by the following Vote: 6-0

Redevelopment Agency Resolution and Document numbers R-04673, R-04674 and D-04674; City Council Resolution number R-306881; and Housing Authority Resolution number HA-1525.

Council President Young recessed the meeting at 2:54 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 2:59 p.m. by Council President Young with Council President Pro Tem Faulconer and Council Member DeMaio not present.

The meeting adjourned as the City Council at 3:17 p.m.

The meeting reconvened as the Redevelopment Agency at 3:17 p.m. by Chair Young with Chair Pro Tem Faulconer not present.

REDEVELOPMENT AGENCY MEETING MINUTES-JUNE 21, 2011

Adoption-Discussion

1. **Approval of a Memorandum of Understanding between the Redevelopment Agency of the City of San Diego and the City of San Diego and the Transfer of SDG&E Mitigation Funds for Design engineering Services for the Beta Street Green Alley Project (District 8)**

That the Redevelopment Agency adopt a resolution to:

(RA-2011-133)

Item 1. Making certain determinations related to the expenditure of funds for design of the Beta Street Green Alley Project in the Southcrest Component area of the Southeastern San Diego Merged Redevelopment Project Area in accordance with California Health and Safety Code Section 33445; and

Item 2. Authorizing the Chief Financial Officer, as delegated, to transfer funds for the Project in the amount of \$98,174 from Fund No. 400609 Southcrest-Las Chollas Creek Enhancement (holding SDG&E Mitigation Assets) to Fund No. 200353 SC-RDA-CONTRIB TO CIP for WBS B-II 057 - Beta Street and 37th Street Green Alley; and

Item 3. Approving the MOU and authorizing the Executive Director of the Agency, or designee, to execute and administer the MOU.

This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060 (c)(3) (Not a "Project"). This action authorizes the transfer of funds from the Redevelopment Agency of the City of San Diego to be used solely for design costs. Any future construction of improvements arising from this preliminary design work will be evaluated for environmental impacts as required by CEQA.

Southeastern Development Corporation.

Council Companion Item no. 335

Public testimony in favor by Greg Montoya.

Staff: Nancy Lytle, 619-527-7345 x127

Agency Counsel: Nathan Slegers

Comptroller Certificate Number: CC3000004249

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

Seconded by Member Emerald

Passed by the following Vote: 7-0

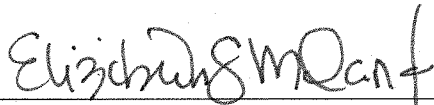
Redevelopment Agency Resolution and Document numbers R-04679 and D-04679; and City Council Resolution number R-306880.

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Non-Agenda Public Comment. None

Adjournment

The meeting adjourned as the Redevelopment Agency at 3:16 p.m.



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