

**REDEVELOPMENT AGENCY MEETING
JUNE 28, 2011**

The meeting called to order as the City Council at 2:05 p.m. by Council President Young with Council Member Alvarez not 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
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 2:05 p.m.

The meeting reconvened as the Redevelopment Agency 2:06 p.m. by Chair Young with Agency Member Alvarez not present.

Adoption-Discussion

1. **Application for Prop 84 Urban Greening Grant Program-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and the Horton Plaza Redevelopment Project (District 2)**

That the Redevelopment Agency ("Agency):
(RA-2011-137)

- Item 1. Approve the Resolution authorizing the Centre City Development Corporation ("Corporation"), on behalf of the Agency, to apply to the California Strategic Growth (SGC) for the funding under the Urban Greening Planning Program and Urban Greening Projects Program;
- Item 2. Authorize the Corporation, on behalf of the Agency, to take all necessary actions to Secure funding from the SGC for all grant applications;
- Item 3. Authorize the Chief Financial Officer to accept funds if grant funding is secured;
- Item 4. Authorize the Chief Financial Officer to appropriate and expend the grant funds, contingent upon receipt of a fully executed grant agreement.

This activity is not a "project" for purposes of the California Environmental Quality Act (CEQA) because it does not fit within the definition of a "project" set forth in Public Resources Code Section 21065 or State CEQA Guidelines Section 15378. Thus, this Activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Centre City Development Corporation Report no. CCDC-11-33, dated June 22, 2011.

REDEVELOPMENT AGENCY MEETING MINUTES-JUNE 28, 2011

Adoption-Discussion

1. **Application for Prop 84 Urban Greening Grant Program-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and the Horton Plaza Redevelopment Project (District 2)**

(Continued)

Staff: Sachin Kalbag, 619-533-7170

Agency Counsel: Charles Jagolinzer

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

Seconded by Member Emerald

Passed by the following Vote: 7-0

Redevelopment Agency Resolution number R-04675.

2. **Studio 15 (1475 Imperial Avenue)-First Amendment to the Owner Participation Agreement-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (Districts 2 and 8)**

(RA-2011-134)

That the Redevelopment Agency of the City of San Diego ("Agency") approves the terms and conditions of the proposed First Amendment to the Owner Participation Agreement (OPA) ("Amendment") between the Agency and Studio 15 Housing Partners, L.P. ("Developer"), amendment to the Subordination Agreement with Citicorp USA, Inc and the Subordination Agreement relating to the Affordable Housing Program ("AHP") loan.

This activity is not a "project" for purposes of the California Environmental Quality Act (CEQA) because it does not fit within the definition of a "project" set forth in Public Resources Code Section 21065 or State CEQA Guidelines Section 15378. Thus, this Activity is not subject to CEQA pursuant to State CEQA Guidelines Section 15060(c)(3).

Centre City Development Corporation Report no. CCDC-11-27, dated June 22, 2011.

Staff: A.J. Magana, 619-533-7125

Deputy General Counsel: Charles Jagolinzer

Comptroller Certificate Number: CC3000004258

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

Seconded by Chair Young

Passed by the following Vote: 7-0

Redevelopment Agency Resolution and Document numbers R-04676 and D-04676a (OPA), D-04676b (LMA).

REDEVELOPMENT AGENCY MEETING MINUTES-JUNE 28, 2011

Adoption-Discussion

4. **Third Implementation Agreement to the Affordable Housing Agreement for the Estrella del Mercado Apartments (District 8)**

(RA-2011-136)

Approve the Third Implementation Agreement to the Affordable Housing Agreement between the Agency and Mercado CIC, L.P. for implementation of the Estrella del Mercado Apartments.

On July 6, 2010, the Agency certified Addendum No. 203874 to the Barrio Logan Redevelopment Project Area Environmental Impact Report No. 90-0133/SCH No. 90010287, and adopted the Mitigation Monitoring and Reporting Program, in accordance with Section 15164 of the California Environmental Quality Act Guidelines.

Housing Impact: The Estrella del Mercado Apartments will create 91 affordable housing rental units (plus one manager unit) for households earning between 30-60% of the Area Median income. The units shall remain affordable for 55 years.

Redevelopment Agency Report no. RA-11-24, dated June 22, 2011.

Staff: Xavier Del Valle, 619-236-6260

Robert Chavez, 619-236-6263

Deputy General Counsel: Kevin Reisch

Motion by Member Alvarez to Adopt

Seconded by Chair Young

Passed by the following Vote: 8-0

Redevelopment Agency Resolution and Document numbers R-04677 and D-04677.

The meeting adjourned are the Redevelopment Agency at 2:21 p.m.

The meeting reconvened as the City Council at 2:21 p.m. by Council President Young with all Council Members present.

The meeting adjourned as the City Council at 2:25 p.m.

The meeting reconvened as the Redevelopment Agency at 2:25 p.m. by Chair Young with all Agency Members present.

REDEVELOPMENT AGENCY MEETING MINUTES-JUNE 28, 2011

Adoption-Discussion

3. Front & Cedar Traffic Signal (Intersection of Front & Cedar streets)-Authorization to Accept the Transfer of TransNet Funds from the City of San Diego-Cortez Redevelopment District of the Expansion of the Sub Area of the Centre City Redevelopment (District 2)

(RA-2011-126)Cor.Copy

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

Item 1. Accepts the transfer of TransNet Funds from the City of San Diego ("City") in the amount of \$283,000 to reimburse the Agency for a portion of the funds previously expended for the Front and Cedar Traffic Signal Project ("Signal Project") at the intersection of Front and Cedar streets in the Cortez Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project ("Project Area"); and

Item 2. Approves and authorizes execution of the Cooperation Agreement for the Design and Construction of the Front and Cedar Traffic Signal by and between the Agency and the City ("Cooperation Agreement").

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 or minor alteration of existing public and private structures when the project involves negligible or no expansion of the existing use.

This Project consists of upgrades and improvements to existing streets and, therefore, qualifies for a Class 1 exemption. 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-11-07, dated June 22, 2011.

Council Companion Item no. 340

Staff: Susan Diekman, 619-533-7142

Deputy General Counsel: Kevin Reisch

Motion by Chair Pro Tem Faulconer to Adopt (with DeMaio in opposition)

Seconded by Chair Young

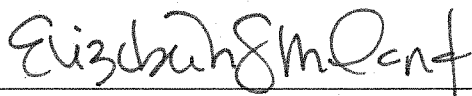
Passed by the following Vote: 7-1

Redevelopment Agency Resolution number R-04678; and City Council Resolution number R-306887.

REDEVELOPMENT AGENCY MEETING MINUTES-JUNE 28, 2011

Adjournment

The meeting adjourned as the Redevelopment Agency at 2:27 p.m.



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