

**REDEVELOPMENT AGENCY MEETING  
JULY 12, 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  
Mary Jo Lanzafame, City Attorney  
Elizabeth Maland, City Clerk

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

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

**Adoption-Discussion**

1. **America Plaza II-(block bounded by Kettner Boulevard B and India streets and the trolley station at One America Plaza)-Exclusive Negotiation Agreement with Comercial Hotelera Mexicana de Occidente SA de CV for an Agency-Owned Air Rights Parcel (Parcel 5)-Columbia Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2011-139)

That the Redevelopment Agency of the City of San Diego ("Agency) considers for approval the proposed Exclusive Negotiation Agreement (ENA) for the development of the Agency-owned Parcel 5 of the One America Plaza project site ("Parcel 5 Site") located in Columbia Sub Area of the Centre City Redevelopment Project.

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-11-30, dated July 6, 2011.

Staff: Eli Sanchez, 619-533-7121  
Deputy General Counsel: Nathan Slegers

**Returned to staff.**

## REDEVELOPMENT AGENCY MEETING MINUTES-JULY 12, 2011

**Adoption-Discussion****2. Connections Housing (1250 Sixth Avenue)-First Amendment to the Disposition and Development Agreement-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project Area (District 2)**

(RA-2011-140)

That the Redevelopment Agency of the City of San Diego ("Agency") approves the proposed First Amendment to the Disposition and Development Agreement (DDA) ("Amendment") with Connections Housing Downtown, L.P. ("Developer") to allow the Agency to purchase the World Trade Center (WTC) building and adjoining parking structure from the City of San Diego ("City") prior to the Agency loan closing and approves the Second Amendment to the Parking Structure Operating agreement ("Parking Agreement") to include the WTC parking structure, which will be acquired by the Agency.

This 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), and subsequent addenda to the FEIR certified by the Agency on August 3, 2007 (Agency Resolution R-04193), April 21, 2010 (Agency Resolutions R-04508 and R-04510), and August 3, 2010 (Agency Resolution R-04544). The FEIR is a "Program EIR" prepared in compliance with State CEQA Guidelines Section 15168.

In connection with the approval of the DDA for the Project on March 1, 2011, the Agency caused the preparation of an Environmental Secondary Study (ESS) dated January 3, 2011. Based on the conclusions of the ESS, 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.

The proposed revisions to the DDA pertain to the timing of the purchase of the property and thus do not implicate any new environmental concerns that are not already addressed in the FEIR and the Secondary Study. In accordance with State CEQA Guidelines Sections 15162 and 15168, no further environmental documentation is required with respect to the proposed revisions to the OPA.

Centre City Development Corporation Report no. CCDC-11-29 and CCDC-11-17, dated July 6, 2011.

Council Companion Item no. 333

Staff: Eri Kameyama, 619-533-7177

Deputy General Counsel: Kevin Reisch

Motion by Member Emerald to Continue to August 1, 2011 (with Alvarez not present)


Seconded by Chair Young

Passed by the following Vote: 7-0

REDEVELOPMENT AGENCY MEETING MINUTES-JULY 12, 2011

**Adjournment**

The meeting adjourned as the Redevelopment Agency at 2:15 p.m.



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