



THE CITY OF SAN DIEGO

Redevelopment Agency's Report

DATE ISSUED: November 7, 2007

REPORT NO.: RA-07-32

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of November 13, 2007

SUBJECT: Grant of Easement and Agreement – City Heights Redevelopment
Project Area

REQUESTED ACTIONS:

Should the Redevelopment Agency:

1. Approve the Grant of Easement and Agreement?
2. Authorize the Executive Director or designee to execute the Grant of Easement and Agreement for drainage easement rights over vacant Agency owned land?
3. Accept the funds in the amount of \$13,650 for drainage easement rights over a 487.5 square foot area of Agency owned land within the City Heights Redevelopment Project Area?
4. Accept the funds in the amount of \$3,500 for Agency costs incurred for processing the easement rights?
5. Amend the Fiscal Year 2008 Redevelopment Agency Budget for the City Heights Redevelopment Project Area to accept funds in the amount of \$17,150?

STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY:

1. Approve the Grant of Easement and Agreement.
2. Authorize the Executive Director or designee to execute the Grant of Easement and Agreement for drainage easement rights over vacant Agency owned land.
3. Accept the funds in the amount of \$13,650 for drainage easement rights over a 487.5 square foot area of Agency owned land within the City Heights Redevelopment Project Area.
4. Accept the funds in the amount of \$3,500 for Agency costs incurred for processing the easement rights.
5. Amend the Fiscal Year 2008 Redevelopment Agency Budget for the City Heights Redevelopment Project Area to accept funds in the amount of \$17,150.

SUMMARY:

The City Heights Square project (Planned Development Permit No. 308092) includes four separate efforts to redevelop the majority of the block bound by 43rd Street to the West, University to the South, Fairmont Avenue to the East and Polk Street to the North. The City

Heights Square development contemplates the development of a senior housing project, a family clinic, a proposed office and retail development as well as a proposed City owned and privately maintained public park.

The first project to begin construction was the City Heights Senior Housing project located at the corner of 43rd Street and Polk Avenue.

- Project consists of 150 units for extremely low income seniors
- Received a Redevelopment Agency contribution of \$9.1 million to the project.
- The City Heights Square Senior Housing Project celebrated its Grand Opening on August 10, 2007.

The second element to the City Heights Square development is the construction of the La Maestra Community Health Center.

- The Redevelopment Agency is not involved in the La Maestra development.
- La Maestra provides health programs and services to thousands of residents each year.
- The clinic will be comprised of a Vision Clinic, \Laboratory, Pharmacy, Family Wellness Center, and a Health Promotions office with a demonstration kitchen. Other facilities will include a Walk-In Clinic, Family Practice, Pediatrics, OB-GYN, and a Dental Clinic.
- The project will be three-stories over two subterranean parking levels. The above-grade floor area is approximately 34,660 square feet.
- Underground parking area is 37,847 square feet. Total building area is 72,507 square feet. Parking spaces total 104, including 8 handicap spaces.
- The obtainment of the easement rights through the Agency owned land is a condition of the Grading Permit currently in process with Development Services Department.
- Construction of the La Maestra Community Health Center is scheduled to begin shortly after the execution of the Grant of Easement and Agreement.

Agency Owned Land-Future Park Site

- The future park site was purchased from Price Charities by the Agency in 2005 to effectuate the development of a park for the City Heights Square development.
- Future actions related to the proposed park will include the establishment of a Capital Improvements Program Project for construction of the Park with the funding source identified as Agency funds.
- Park Planning staff have been included in discussions related to the proposed granting of drainage easement rights through the future park site.
- Park Planning staff have agreed to design and develop the park site compatible with the proposed easement.

Proposed Drainage Easement

- As required by La Maestra's sitework, the project is installing an 18" reinforced concrete pipe storm drain in 43rd Street, from about the midpoint of the Park property (depicted as Parcel 4 in Attachment #1), south to University Avenue and connecting to the existing City storm drain at the northwest corner of 43rd Street & University Avenue.

- The storm drain and associated storm water pollution prevention guidelines were part of the original Planned Development Permit and Site Development Permit for the entire project and are standard features of site development work.
- The Storm Drain easement was to have been a component of the deed transfer of the Park Site from Price Charities to the Redevelopment Agency. The plat & legal for this, prepared by Stevens-Cresto Engineering, were originally dated October 2005.
- For unknown reasons, this easement was never recorded during the time of the property transfer from Price Charities to the Redevelopment Agency.
- The La Maestra development, future Park and office and retail components will tie into the storm water drain.

The Grant of Easement and Agreement has been reviewed by City of San Diego Environmental Analysis Section staff and they have found the following:

- The activity Grant of Easement is located on the site of the City Heights Square project No. 40960, and subject to the previously approved Mitigated Negative Declaration No. 40960.
- Any construction related activities shall be subject to the Mitigation Monitoring and Reporting Program (MMRP) for that project. Therefore, the activity is not a separate project for purposes of CEQA review pursuant to State CEQA Guidelines Section 15060(c)(3).

FISCAL CONSIDERATIONS:

The proposed actions grant La Maestra drainage easement rights over 487.5 square feet of Agency owned land for a total compensation of \$17,150. The value of the proposed easement was determined to be \$13,650 by an MAI Certified Appraiser and the Agency incurred a cost of \$3,500 for the appraisal.

PREVIOUS AGENCY and/or COUNCIL ACTION:

On June 28, 2005 the City Council approved City Heights Square Planned Development Permit No. 116927, Neighborhood Use Permit No. 116928, Conditional Use Permit No. 116929 and Site Development Permit No. 228858. On April 20, 2006 the Planning Commission approved Planned Development Permit No. 308092, Neighborhood Use Permit No. 327436, Conditional Use Permit No. 308101 and Site Development Permit No. 308102 amendments to the approvals granted by the City Council on June 28, 2005.

COMMUNITY PARTICIPATION & PUBLIC OUTREACH EFFORTS:

The Project Area Committee voted to recommend the Grant and Easement Agreement (15-0-0) at the September 10, 2007 meeting.

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Respectfully submitted,

Janice L. Weinrick
Deputy Executive Director,
Redevelopment Agency

Approved: William Anderson
Assistant Executive Director,
Redevelopment Agency

Attachment: 1) Map of Drainage Easement
2) Grant of Easement and Agreement