



AGENDA
FOR THE
REGULAR BOARD MEETING OF THE
CENTRE CITY DEVELOPMENT CORPORATION

WEDNESDAY, JUNE 27, 2007
2:00 P.M.

COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
202 "C" STREET, SAN DIEGO

1. Roll Call
2. Comments from the Audience
3. Approval of the Minutes of the Special Board Meeting (Agenda 649) of April 27, 2007
4. Report by President Nancy Graham
5. Presentation of Directors' Awards to Pamela M. Hamilton by Chair Fred Maas and Gary Smith by Secretary Wayne Rafflesberger

CONSENT AGENDA

6. FISCAL YEAR 2007 CORPORATION BUDGET AMENDMENT – approving a line item increase to provide for additional expenses offset by a decrease in Telephone/ Communications for a net budget change of zero dollars – GENERAL
7. APPROVAL OF THE EAST VILLAGE GREEN PARK SITE WEST BLOCK RELOCATION PLAN – to address all facets of the relocation needs of individuals and businesses being displaced by park acquisition – EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT
8. AMENDMENT TO THE CONSTRUCTION AGREEMENT FOR THE REHABILITATION OF THE HISTORIC BALBOA THEATRE (located at Fourth Avenue and E Street) – to approve Change Order No. 5 to the Agreement with PCL Construction Services, Inc. in the amount of \$206,278 – HORTON PLAZA REDEVELOPMENT PROJECT

9. SENIOR COMMUNITY CENTERS (1122 Broadway) – REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW SENIOR COMMUNITY CENTERS TO LOCATE A SOCIAL SERVICE AND CONGREGATE MEAL FACILITY FOR SENIORS – to the newly-constructed Smart Corner office building and a request for an exemption from the ¼ mile separation requirement from other similar facilities – EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT
10. LITTLE ITALY CONCRETE PLANTERS AND HANGING BASKETS (India, Ash, Beech, Date, Fir and Hawthorn streets) – REQUEST TO ACCEPT BIDS, AUTHORIZE FUNDING AND MAKE FINDINGS – an expenditure of up to \$200,000 —LITTLE ITALY REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT
11. CHILDREN’S MUSEUM PARK (south of Island Avenue between Front and Union streets) – REVIEW PARK STATUS – recommending acceptance of the \$2,565,585 low bid, subject to the Museum contribution of \$417,775, and approval of the park naming rights – MARINA SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT
12. PROPOSED AMENDMENT TO THE FOCUS ON DOWNTOWN FAÇADE IMPROVEMENT PROGRAM – for commercial buildings in downtown and an additional expenditure of \$300,000 to fund the Program – AREAWIDE

REGULAR AGENDA

13. NAVY BROADWAY COMPLEX (block bounded by Harbor Drive, Broadway and Pacific Highway) – STATUS UPDATE – MARINA AND COLUMBIA SUB AREAS OF THE CENTRE CITY REDEVELOPMENT PROJECT
14. 700 W. BROADWAY (northeast corner of Pacific Highway and Broadway) – DESIGN REVIEW AND COASTAL DEVELOPMENT PERMIT – for a 34-story office building, containing approximately 680,000 square feet of office space, 5,200 square feet of retail space and 675 parking spaces in a six-level underground garage – COLUMBIA SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT
15. 13TH, PARK AND C STREET (half block bounded by C, Park Boulevard and 13th Street) – DESIGN REVIEW – for a mixed-use project to include 108 rental units, 13,128 square feet of retail and 120 parking stalls in two levels of below-grade parking – EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT – *PUBLIC HEARING*
16. BALBOA THEATRE (868 Fourth Avenue) – AGREEMENTS WITH THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO, THE CITY OF SAN DIEGO AND SAN DIEGO THEATRES, INC. – for the rehabilitation, operation and management of the Balboa Theatre – HORTON PLAZA REDEVELOPMENT PROJECT

17. GASLAMP RENAISSANCE HOTEL (block bounded by J Street and Fifth, Sixth, and Island avenues) – SECOND IMPLEMENTATION AGREEMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT – to modify the Schedule of Performance and Scope of Development and to provide for a third-party ground lease for the development, construction and operation of the proposed 334-room, full-service Marriott Renaissance Hotel – GASLAMP QUARTER SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT
18. ACQUISITION OF PROPERTY FROM SAN DIEGO HOUSING COMMISSION – investigate the acquisition of property located at 434 and 435 13th Street – EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT

OTHER

19. Comments from Members of the Board

URGENT NON-AGENDA ITEMS (Action items must meet requirements of Government Code Section 54954.2)

ADJOURNMENT

The entire Board packet, which includes the individual staff reports and recommendations on each item, is available for viewing in the reception area of Centre City Development Corporation, located at 225 Broadway, Suite 1100, during normal business hours, Monday through Friday, 8:00 a.m. - 5:00 p.m. Copies of the Board packet or specific items of the packet may be obtained during those hours.

This information is available in alternative formats upon request. To request an agenda in Braille, large print, or cassette or to request a sign language or oral interpreter for the meeting, call Lori Young at 619/533-7106 prior to the meeting to ensure availability.