

(RA-86-57)

REDEVELOPMENT AGENCY OF

THE CITY OF SAN DIEGO

RESOLUTION NO. 1198

ADOPTED ON OCTOBER 15, 1985

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") has engaged the Centre City Development Corporation ("CCDC") to implement the Fourth Avenue Project, the Agency's efforts to change the appearance and land uses on the east side of Fourth Avenue between Broadway and G Street, in conformance with the Gaslamp Quarter Redevelopment Plan (the "Plan") and the Planned District Ordinance (the "Ordinance"); and

WHEREAS, each property within the Fourth Avenue Project must be rehabilitated compatibly with the Gaslamp Quarter Historic District and the land uses must comply with the Ordinance; and

WHEREAS, state redevelopment law requires that owners be given an opportunity to participate in the redevelopment of properties in conformance with the Plan and meetings have been held by CCDC with owners over the past year to determine their willingness and abilities to bring their properties into

conformance; and

WHEREAS, the Plan permits the Agency's acquisition of property where necessary to bring such property into conformance with the Plan and Ordinance; and

WHEREAS, the Agency authorized the appraisal of six properties where the owner's desires and/or abilities to bring their properties into conformance were questionable; and

WHEREAS, the appraisal of the property at 837-845 Fourth Avenue, Parcel No. 533-576-02, known as the Windsor Hotel, has been received; and

WHEREAS, the Windsor Hotel is currently listed as a historic building and requires interior and exterior rehabilitation and contains one nonconforming use (a card room); and

WHEREAS, the owners of the Windsor Hotel have indicated a lack of interest in rehabilitating the property or otherwise taking actions to bring the property into conformance with the Plan and Ordinance; and

WHEREAS, the Agency established a budget of \$2.4 million for the implementation of the Fourth Avenue Project and such funds are deemed sufficient to accomplish the objectives of the Fourth Avenue Project; and

WHEREAS, CCDC has recommended the Agency's acquisition of the Windsor Hotel to permit its rehabilitation and change in use in

conformance with the Plan and Ordinance; NOW, THEREFORE,

BE IT RESOLVED, by the Redevelopment Agency of The City of San Diego, that CCDC is hereby authorized to take all actions necessary to effect the Agency's acquisition of the property at 837-845 Fourth Avenue, Parcel No. 533-576-02, known as the Windsor Hotel.

APPROVED: John W. Witt, General Counsel

By

Janis Sammartino Gardner

Deputy Counsel

JSG:ta:613.3.1

10/9/85

Or.Dept:CCDC

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