

ORDINANCE NO. 10882
(New Series)

JUL 25 1972

AN ORDINANCE APPROVING THE REDEVELOPMENT
PLAN FOR THE HORTON PLAZA REDEVELOPMENT
PROJECT.

WHEREAS, it is desirable and in the public interest that the Redevelopment Agency of The City of San Diego (herein called "Agency") undertake and carry out the Redevelopment Project (herein called "Project") identified as the Horton Plaza Redevelopment Project; and

WHEREAS, there has been prepared and referred to the Council of The City of San Diego (herein called "Council") for review and approval, a Redevelopment Plan for the redevelopment area, a copy of which is on file in the office of the City Clerk as Document No. 740724, consisting of 41 pages and two exhibits supported by the following supplementary material, data and recommendations not a part of the Redevelopment Plan, a report dated June, 1972, from Agency containing information required by the California Community Redevelopment Law; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the locality as a whole; and

WHEREAS, the Planning Commission of The City of San Diego has approved a preliminary plan for the Project. The Planning Commission has furthermore submitted to the Council

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its report and recommendations respecting the Redevelopment Plan for the Project and has certified that the Redevelopment Plan conforms to the general plan for the locality as a whole, and the Council has duly considered the report, recommendations and certification of the Planning Commission; and

WHEREAS, Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Redevelopment Plan; and

WHEREAS, there have also been presented to the Council information and data respecting the relocation program which has been prepared by Agency as a result of studies, surveys and inspections in the area comprising the program and the assembling and analysis of the data and information obtained from such studies, surveys and inspections; and

WHEREAS, the members of the Council have general knowledge of the conditions prevailing in the redevelopment area and of the availability of proper housing in the locality for the relocation of individuals and families that may be displaced by Project and, in light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, the City Council of The City of San Diego also serves as the Governing Body of Agency; and

WHEREAS, Council and Agency set a time and place for a joint public hearing on the Redevelopment Plan for the project

area on June 20, 1972 at 2:00 p.m. in the Council Chambers of the City Administration Building and caused to be published a notice of such hearing in the San Diego Daily Transcript, a newspaper of general circulation in the County of San Diego and City of San Diego, once each week for four successive weeks prior to the date of said hearing, a copy of said notice and an affidavit of publication of the same are on file with the City Clerk and Agency; and

WHEREAS, copies of the notice of said public hearing were mailed by certified mail with return receipt requested to the last known address of each assessee as shown on the last equalized assessment roll of the County of San Diego of each parcel of land in the project area; and

WHEREAS, each assessee whose property would be subject to acquisition by purchase or condemnation under the Redevelopment Plan was sent a statement to that effect attached to his notice of the public hearing; and

WHEREAS, said public hearing was duly held at the time and place fixed therefor in said notice; and

WHEREAS, the Council has considered all aspects of said Redevelopment Plan and the feasibility of relocation, considered all written communications concerning said plan and provided an opportunity for all persons and organizations to be heard, and received and considered all evidence and testimony presented for or against all aspects of the Redevelopment Plan; NOW, THEREFORE,

BE IT ORDAINED, by the Council of The City of San Diego,
as follows:

Section 1. That the purpose and intent of the Council
with respect to the project area is to:

1. Create a modern urban center for the City of San Diego where a full range of activities and uses will take place and where a living and working environment exists for the use and enjoyment of all San Diegans;
2. Provide an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups;
3. Eliminate blighting influences, including incompatible and obnoxious land uses, obsolete structures, congested streets and inadequate parking facilities;
4. Eliminate environmental deficiencies including, among others, small and irregular lot and block subdivision, excessive streets and parking areas, economic and social deficiencies and inadequate utilization of land and public facilities;
5. Preserve artistically and architecturally worthwhile structures and sites;
6. Link Federal, County and City office and cultural facilities to each other as well as to Horton Plaza;
7. Be of sufficient size to attract major investors and developers;
8. Minimize the conflict of pedestrian and automobile traffic and increase transportation efficiency. New concepts of transportation shall be encouraged;

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9. Provide for the orderly development of a portion of the central city in accordance with the General Plan for The City of San Diego and the Centre City Development Plan;

10. Upgrade the quality of life in the central area;
and

11. Establish and implement performance criteria which assure the highest site design elements which provide unity and integrity to the entire project.

Section 2. That the Redevelopment Plan for Project, having been duly reviewed and considered, is hereby adopted and approved and the City Clerk be, and he is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting. Said Redevelopment Plan, a copy of which is on file in the office of the City Clerk as Document No. 740724, is incorporated herein by reference and made a part hereof as if fully set out herein. The approved plan is the official Redevelopment Plan of Project and all written and oral objections to the plan are hereby overruled.

Section 3. The Council hereby finds and determines that:

1. The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;

2. The Redevelopment Plan for the Horton Plaza Redevelopment Project will redevelop the project area in conformity with

10882 MICROFILMED

the Community Redevelopment Law of the State of California and in the interest of public peace, health, safety and welfare;

3. The adoption and carrying out of the Redevelopment Plan for the Project is economically sound and feasible;

4. The Redevelopment Plan for the Project conforms to the General Plan of The City of San Diego;

5. The carrying out of the Redevelopment Plan for the Project will promote the public peace, health, safety and welfare of the City of San Diego and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;

6. The condemnation of real property, as provided for in the Redevelopment Plan for the project area, is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;

7. Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area;

8. There are, or are being provided, in the project area, or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the families

and persons displaced for the Project, decent, safe and sanitary dwellings equal in number to the number of dwellings removed and available to such displaced families and persons and reasonably accessible to their places of employment;

9. The Redevelopment Plan for the project area will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of such area by private enterprise;

10. The Council is satisfied permanent housing facilities will be available within three years from the time occupants of the project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of San Diego at the time of their displacement.

Section 4. That, in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it will be necessary for the Council to take action with reference, among other things, to the vacating and removal of streets, alleys and other public ways, the establishment of street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action and, accordingly, this body hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, including the expenditure of money in accordance with the

provisions of the plan to effectuate the plan; (b) requests the various officials, departments, boards and agencies in the locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and hereby declares its intention to undertake and complete any proceedings necessary to be carried out by the community under the provisions of the plan.

Section 5. That all written and oral objections to the Redevelopment Plan are hereby overruled.

Section 6. That the City Clerk is hereby directed to send a certified copy of this ordinance to Agency and Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan for the Horton Plaza Redevelopment Project.

Section 7. That the City Clerk is hereby directed to record with the County Recorder of San Diego County a description of the land within the project area and a statement that proceedings for the redevelopment of the project area have been instituted under the California Community Redevelopment Law. Agency is hereby directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

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Section 8. That the Building Inspection Department of The City of San Diego is hereby directed, for a period of two years after the effective date of this ordinance, to advise all applicants for building permits within the Project area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 9. That the City Clerk is directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 7 of this ordinance, a copy of this ordinance and a map or plat showing the boundaries of the project area to the Auditor and Tax Assessor of San Diego County, to the governing body of each of the taxing agencies which levies taxes upon any property in the project area and to the State Board of Equalization.

Section 10. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By H. Valderhaug
Harold Valderhaug, Deputy

HOV:rp
Revised
7/10/72

JUL 25 1972

Passed and adopted by the Council of The City of San Diego on _____, by the following vote:

RECEIVED
CITY CLERK'S OFFICE

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SAN DIEGO, CALIF. *la*

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

(Seal)

By *Edward Nielsen*, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

JUL 12 1972

JUL 25 1972

, and on _____, and on _____.

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

EDWARD NIELSEN

City Clerk of The City of San Diego, California.

(Seal)

By *Edward Nielsen*, Deputy.

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Office of the City Clerk, San Diego, California

Ordinance Number **10882** Adopted **JUL 25 1972**

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WHEREAS, the members of the Council have general knowledge of the conditions prevailing in the redevelopment area and of the availability of proper housing in the locality for the relocation of individuals and families that may be displaced by Project and, in light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, the City Council of The City of San Diego also serves as the Governing Body of Agency; and

WHEREAS, Council and Agency set a time and place for a joint public hearing on the Redevelopment Plan for the project area on June 20, 1972 at 2:00 p.m. in the Council Chambers of the City Administration Building and caused to be published a notice of such hearing in the San Diego Daily Transcript, a newspaper of general circulation in the County of San Diego and City of San Diego, once each week for four successive weeks prior to the date of said hearing, a copy of said notice and an affidavit of publication of the same are on file with the City Clerk and Agency; and

WHEREAS, copies of the notice of said public hearing were mailed by certified mail with return receipt requested to the last known address of each assessee as shown on the last equalized assessment roll of the County of San Diego of each parcel of land in the project area; and

WHEREAS, each assessee whose property would be subject to acquisition by purchase or condemnation under the Redevelopment Plan was sent a statement to that effect attached to his notice of the public hearing; and

WHEREAS, said public hearing was duly held at the time and place fixed therefor in said notice; and

WHEREAS, the Council has considered all aspects of said Redevelopment Plan and the feasibility of relocation, considered all written communications concerning said plan and provided an opportunity for all persons and organizations to be heard, and received and considered all evidence and testimony presented for or against all aspects of the Redevelopment Plan; NOW, THEREFORE,

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That the purpose and intent of the Council with respect to the project area is to:

1. Create a modern urban center for the City of San Diego where a full range of activities and uses will take place and where a living and working environment exists for the use and enjoyment of all San Diegans;

2. Provide an environment where a socially balanced community can work and live by providing jobs and housing for persons of varying social, economic and ethnic groups;

3. Eliminate blighting influences, including incompatible and obnoxious land uses, obsolete structures, congested streets and inadequate parking facilities;

4. Eliminate environmental deficiencies including, among others, small and irregular lot and block subdivision, excessive streets and parking areas, economic and social deficiencies and inadequate utilization of land and public facilities;

5. Preserve artistically and architecturally worthwhile structures and sites;

6. Link Federal, County and City office and cultural facilities to each other as well as to Horton Plaza;

7. Be of sufficient size to attract major investors and developers;

8. Minimize the conflict of pedestrian and automobile traffic and increase transportation efficiency. New concepts of transportation shall be encouraged;

9. Provide for the orderly development of a portion of the central city in accordance with the General Plan for The City of San Diego and the Central City Development Plan;

10. Upgrade the quality of life in the central area; and

11. Establish and implement performance criteria which assure the highest site design elements which provide unity and integrity to the entire project.

Section 2. That the Redevelopment Plan for Project, having been duly reviewed and considered, is hereby adopted and approved and the City Clerk be, and he is hereby directed to

file said copy of the Redevelopment Plan with the minutes of this meeting. Said Redevelopment Plan, a copy of which is on file in the office of the City Clerk as Document No. 740722, is incorporated herein by reference and made a part hereof as if fully set out herein. The approved plan is the official Redevelopment Plan of Project and all written and oral objections to the plan are hereby overruled.

Section 3. The Council hereby finds and determines that:

1. The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;

2. The Redevelopment Plan for the Horton Plaza Redevelopment Project will redevelop the project area in conformity with the Community Redevelopment Law of the State of California and in the interest of public peace, health, safety and welfare;

3. The adoption and carrying out of the Redevelopment Plan for the Project is economically sound and feasible;

4. The Redevelopment Plan for the Project conforms to the General Plan of The City of San Diego;

5. The carrying out of the Redevelopment Plan for the Project will promote the public peace, health, safety and welfare of the City of San Diego and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;

6. The condemnation of real property, as provided for in the Redevelopment Plan for the project area, is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;

7. Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area;

8. There are, or are being provided, in the project area, or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the families and persons displaced for the Project, decent, safe and sanitary dwellings equal in number to the number of dwellings removed and available to such displaced families and persons and reasonably accessible to their places of employment;

9. The Redevelopment Plan for the project area will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of such area by private enterprise;

10. The Council is satisfied permanent housing facilities will be available within three years from the time occupants of the project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of San Diego at the time of their displacement.

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Section 5. That all written and oral objections to the Redevelopment Plan are hereby overruled.

Section 6. That the City Clerk is hereby directed to send a certified copy of this ordinance to Agency, and Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan for the Horton Plaza Redevelopment Project.

Section 7. That the City Clerk is hereby directed to record with the County Recorder of San Diego County a description of the land within the project area and a statement of the proceedings for the redevelopment of the project area have been instituted under the California Community Redevelopment Law. Agency is hereby directed to effectuate recordation in compliance with the provisions of Section 27205 of the Government Code to the extent applicable.

Section 8. That the Building Inspection Department of The City of San Diego is hereby directed, for a period of two years after the effective date of this ordinance, to advise all applicants for building permits within the Project area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 9. That the City Clerk is directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 7 of this ordinance, a copy of this ordinance, and a map or plat showing the boundaries of the project area to the Auditor and Tax Assessor of San Diego County, to the governing body of each of the taxing agencies which levies taxes upon any property in the project area and to the State Board of Equalization.

Section 10. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Introduced on July 12, 1972.

Passed and adopted by the Council of The City of San Diego on July 25, 1972.

AUTHENTICATED BY:
PETE WILSON,
Mayor of The City of
San Diego, California,
EDWARD NIELSEN,
City Clerk of The City of
San Diego, California,
By KATHRYN M. NOE,
Deputy.

(SEAL)
Published Aug. 3, 1972

T-174