

RESOLUTION No. 210320

Adopted on APR 4 1974

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

That Council Policy No. 200-3 entitled "Financing Street Improvements in Older Urbanized Areas" be, and it is hereby amended as set forth in the form of Council Policy filed in the office of the City Clerk as Document No. 746930.

BE IT FURTHER RESOLVED, that the City Clerk be and he is hereby instructed to add the aforesaid to the Council Policy Manual.

BE IT FURTHER RESOLVED, that Resolution No. 169944, adopted March 15, 1962, is hereby rescinded.

APPROVED: JOHN W. WITT, City Attorney

By *J. S. Wiegand*
J. S. Wiegand, Deputy

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2/12/74

DRAFT COUNCIL POLICY

12/14/73

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SUBJECT: FINANCING STREET IMPROVEMENTS IN OLDER URBANIZED AREAS	200-3 Revised	1 of 4

BACKGROUND

1. General

There are approximately 53 miles of unimproved streets in use and a sizeable portion of this inventory provides access to property in the urbanized areas. In addition there are many more miles of streets where existing improvements are not up to modern standards. These streets are in areas which were subdivided many years ago before street improvements were required in connection with subdivision development.

In the past the principle financing method used to provide needed improvements in older areas has been by Special Assessment proceedings. Though a large number of street improvements were constructed in this manner during the 1950's and 1960's, it has become more and more difficult to obtain petitions and consummate these assessment districts. In certain areas property owners desire to maintain the rural character of their neighborhoods. However, in the majority of cases, the greatest deterrent to the assessment district approach has been low property valuations and the problems created for owners with low incomes in paying off assessment bonds. There is, therefore, need for a City-wide program to assist in the improvement of sub-standard streets.

Though Council Policy 200-1 places basic responsibility for financing local streets with the abutting owners, it does indicate that partial City financing may be justified in older areas because of special public benefit. Examples of special benefits which would be derived from improvement of these local streets are reduction of maintenance costs and improved public relations.

DOCUMENT NO. 746930

FILED APR 11 1974

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

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2. Definitions

Unimproved Street - A street that has no surfacing, or that has a minimum of surface treatment so that its thickness and quality are such as to be negligible.

Partially Improved Street - A street with an all-weather surfacing but which is not completely improved to the standards established for roads and streets in the urbanized area. Commonly, such streets do not have curbs or sidewalks and drainage facilities are inadequate. Also, right-of-way widths may be below normal requirements.

Fully Improved Street - A street improved with paving, curbs, sidewalks and necessary drainage facilities in accordance with the requirements outlined in Council Policy 600-4 and the City's current engineering standards.

Older Urbanized Area - A previously subdivided area of the City where street dedications were accepted without a requirement that they be improved and where no re-subdivision is necessary to create building sites compatible with the zoning existing on the property.

PURPOSE

To establish a policy regarding City contributions to the improvement of unimproved and partially improved streets in the older urbanized areas of the City.

POLICY

1. General

a. In the older urbanized areas the City will contribute 50 percent of the total project cost of standard surface street improvements consisting of pavement, curb, sidewalk, grading and drainage facilities, when installation of such improvements is scheduled under the priority rating system outlined in this Policy. No contribution will be made toward the acquisition of right-of-way which may be needed to bring the street to a standard width. The City contribution may, however, include 50 percent of the cost of acquiring any drainage easement needed outside a standard street right-of-way width.

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POLICY (Cont'd)

1. General (Cont'd)

b. Allocations of City funds in support of this policy will be determined annually and shown in the Capital Improvements Program.

c. Improvements will ordinarily be installed by an assessment contract resulting from a property owner petition or an initiation by Council; but the work may also be performed under a permit arrangement or a City contract with cash payments from property owners for their share of the cost. Improvements being installed as a condition of the subdivision are not eligible for a City contribution under this policy.

2. Project Scheduling

a. The scheduling of individual projects shall be based upon a priority rating system which considers the following factors:

- (1) Valuation of property in a proposed assessment (or benefitting) district associated with project (as an indication of bonding capacity and income level of area).
- (2) Nature and extent of development served by the street (single family, multiple family, percentage of lots built upon, etc.)
- (3) Percentage of adjacent streets which are fully improved.
- (4) Community expressed need for the improvement (neighborhood organizations' attitudes or other evidence of the desires of area residents).
- (5) History of the street (i.e., how long in service, nature of existing improvement, maintenance experience, and changes anticipated).
- (6) Traffic volumes now and in the immediate future (both vehicular and pedestrian).

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(7) Status of utilities located within the right-of-way
(i.e., water, sewer, gas, electrical).

(8) Drainage problems associated with the street improvement.

(9) Availability of right-of-way for improvements contemplated.

(10) Other special public benefit, if any, which would result from
the improvement.

* (11) The primary consideration shall be owner-occupied

b. Prior to the end of each fiscal year, the City Manager shall submit to the
Council for approval under this program a recommended list of projects for
scheduling in the ensuing fiscal year. Projects recommended for scheduling
shall consist only of those for which it is estimated a construction contract
can be awarded during the next fiscal year. Further, a project will be considered
for scheduling only when the total amount of money allocated to this contribution
program in the six year period of the current Capital Improvements Program is
sufficient to finance it and all other projects on the consolidated priority
list which have a higher rating.

* Revised by Council on
4-4-74

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Passed and adopted by the Council of The City of San Diego on APR 4 1974,
 by the following vote:

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"/>
Lee Hubbard	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Ellis	<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.

By *Edward Nielsen*, Deputy.

(Seal)

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Office of the City Clerk, San Diego, California

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