

O-77-62

ORDINANCE NO. 11950  
(New Series)

NOV 17 1976

AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN FOR  
THE DELLS 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 Dells 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. 757355, consisting of 39 pages, and two exhibits supported by the following supplementary material, data and recommendations not a part of the Redevelopment Plan, a report dated September, 1976, containing information required by the California Community Redevelopment Law; and

WHEREAS, rules for owner participation within the Project, a copy of which rules is on file in the office of the Secretary as Document No. 386, have been prepared; and

WHEREAS, a General Plan and a Community Plan have been prepared and are recognized and used as a guide for the general development of the locality as a whole; and

WHEREAS, a Project Area Committee has been formed pursuant to Section 33385 et seq., of the Health and Safety Code, and said Committee has reviewed the Redevelopment Plan and recommends that it be approved; and

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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 its report and recommendations respecting the Redevelopment Plan for the Project and has found that the Redevelopment Plan conforms to the General Plan and Community Plan for the locality as a whole, and the Council has duly considered the report, recommendations and findings 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

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

WHEREAS, Council and Agency set the time and place for a joint public hearing on the Redevelopment Plan for the Project Area as October 5, 1976, 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 and 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 therefore 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

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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. Improve and establish the Dells Redevelopment Project as one of several industrial areas within the Southeast community where labor intensive types of industries can be located.
2. Provide sites for new and relocated industries that will provide jobs for Southeast San Diego residents.
3. Maximize the multiplier effect that economic growth, new jobs, and the improved environmental aspects of this project will have on the entire Southeast community.
4. Strengthen an existing industrial area by implementing performance standards that assure desired site design and environmental quality.
5. Promote local entrepreneurship by providing incentives for industrial/commercial development by local residents.
6. Eliminate blighting influences such as incompatible land uses, obsolete and substandard structures, and under-utilized land.

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7. Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against.

8. Provide participation for owners and a reasonable preference for persons engaged in business in the area added to the Project.

9. Encourage the rehabilitation, rebuilding, and development of the area added to the Project.

10. Relocate the owners and occupants of the area added to the Project as needed.

11. Provide for the orderly development of the Southeast community in accordance with the Progress Guide and General Plan and more specifically with the Southeast Community Plan for The City of San Diego.

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. 757355, 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.

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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, to wit:

a. Much of the property in the area is vacant, blighted, and deteriorated.

b. The area is characterized by economic dislocation, deterioration, and disuse resulting in depreciated land values, impaired investments, and social and economic maladjustment, all contributing to the reduced capacity to pay taxes.

c. The growing or total lack of proper utilization of the area has resulted in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare.

2. The Redevelopment Plan for the Dells 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.

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4. The Redevelopment Plan for the Project conforms to the General Plan of the City of San Diego and the Southeast San Diego Community Plan.

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. There are families and persons to be displaced from housing facilities in the Project, and when any such families and persons are displaced by redevelopment activities:

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

b. There will be provided in the entire Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the area added to the Project, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.

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7. The condemnation of real property, as provided for in the Redevelopment Plan for the Project area, may be 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.

8. 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.

9. The owner participation rules are in compliance with the Redevelopment Law and are hereby approved.

Section 4. In the event any occupants are displaced from housing facilities in the Project, the City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the 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 5. That, in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it may 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

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

Section 7. 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 Dells Redevelopment Project.

Section 8. 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 the proceedings for the redevelopment of the project area have

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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.

Section 9. 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 10. That the City Clerk is directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 8 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 11. This ordinance shall take effect and be in force from and after its date of adoption.

APPROVED: JOHN W. WITT, City Attorney

By   
Harold Valderhaug, Deputy

HOV:n  
10-5-76 (Rev.)  
Or. Dept. E&D

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Passed and adopted by the Council of The City of San Diego on  
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 type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Leon L. Williams    | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Floyd L. Morrow     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tom Gade            | <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"/>            |
| Jess D. Haro        | <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

*Kathleen Martinez*

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

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NOV 17 1976

, 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

*Kathleen Martinez*

Deputy

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RECEIVED  
CITY CLERK'S OFFICE

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SAN DIEGO, CALIF.

CC-12)5-A (REV. 12-75)

Office of the City Clerk, San Diego, California

Ordinance  
Number

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Adopted

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*hw*

ATTORNEY(S)

San Diego, City of  
202 C St., 12th Floor  
San Diego, CA 92101  
Attn: Kathleen Martinez

### CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

DELLS REDEVELOPMENT PROJECT

#### ORDINANCE NO. 11950

(New Series)

##### AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN FOR THE DELLS 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 Dells 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. 757355, consisting of 38 pages, and two exhibits supported by the following supplementary material, data and recommendations not a part of the Redevelopment Plan, a report dated September, 1976, containing information required by the California Community Redevelopment Law; and

WHEREAS, rules for owner participation within the Project, a copy of which rules is on file in the office of the Secretary as Document No. 306, have been prepared; and

WHEREAS, a General Plan and a Community Plan have been prepared and are recognized and used as a guide for the general development of the locality as a whole; and

WHEREAS, a Project Area Committee has been formed pursuant to Section 33385 et seq., of the Health and Safety Code, and said Committee has reviewed the Redevelopment Plan and recommends that it be approved; 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 its report and recommendations respecting the Redevelopment Plan for the Project and has found that the Redevelopment Plan conforms to the General Plan and Community Plan for the locality as a whole, and the Council has duly considered the report, recommendations and findings 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 the time and place for a joint public hearing on the Redevelopment Plan for the Project Area as October 5, 1976, 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 and return receipt requested to the last known address of each assessor 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 assessor 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

PATRICIA M. DUTRA

1, hereby certify that San Diego Daily Transcript is a daily newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the City of San Diego, County of San Diego, State of California; that I am the principal clerk of said newspaper; and the

ORDINANCE NO. 11950

is a true and correct copy of which this certificate is annexed and was published in said newspaper on

December 2, 1976

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on

December 2, 1976

*Patricia M. Dutra*

(Signature)

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

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. Improve and establish the Dells Redevelopment Project as one of several industrial areas within the Southeast community where labor intensive types of industries can be located.
2. Provide sites for new and relocated industries that will provide jobs for Southeast San Diego residents.
3. Maximize the multiplier effect that economic growth, new jobs, and the improved environmental aspects of this project will have on the entire Southeast community.
4. Strengthen an existing industrial area by implementing performance standards that assure desired site design and environmental quality.
5. Promote local entrepreneurship by providing incentives for industrial/commercial development by local residents.
6. Eliminate blighting influences such as incompatible land uses, obsolete and substandard structures, and under-utilized land.
7. Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against.
8. Provide participation for owners and a reasonable preference for persons engaged in business in the area added to the Project.
9. Encourage the rehabilitation, rebuilding, and development of the area added to the Project.
10. Relocate the owners and occupants of the area added to the Project as needed.
11. Provide for the orderly development of the Southeast community in accordance with the Progress Guide and General Plan and more specifically with the Southeast Community Plan for The City of San Diego.

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. 757356, 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, to wit:

- a. Much of the property in the area is vacant, blighted, and deteriorated.
- b. The area is characterized by economic dislocation, deterioration, and disuse resulting in depreciated land values, impaired investments, and social and economic maladjustment, all contributing to the reduced capacity to pay taxes.
- c. The growing or total lack of proper utilization of the area has resulted in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare.

2. The Redevelopment Plan for the Dells 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 and the Southeast San Diego Community Plan.

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. There are families and persons to be displaced from housing facilities in the Project, and when any such families and persons are displaced by redevelopment activities:

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

b. There will be provided in the entire Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from that area added to the Project, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.

7. The condemnation of real property, as provided for in the Redevelopment Plan for the Project area, may be 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.

8. 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.

The above participation rates are in compliance with the Redevelopment Law and are hereby approved.

Section 4. In the event any occupants are displaced from housing facilities in the Project, the City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the 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 5. That, in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it may 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 provision of the plan.

Section 6. That all written and oral objections to the Redevelopment Plan are hereby overruled.

Section 7. 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 Dells Redevelopment Project.

Section 8. 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 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 27296 of the Government Code to the extent applicable.

Section 9. 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 10. That the City Clerk is directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 8 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 11. This ordinance shall take effect and be in force from and after its date of adoption.

Passed and adopted by the Council of The City of San Diego on November 17, 1976, by the following vote:

YEAS: Johnson, O'Connor, Morrow, Gade, Ellis, Haro, Wilson.

NAYS: None.

ABSENT: Hubbard, Williams.

AUTHENTICATED BY:

PETE WILSON,

Mayer of The City of San Diego, California.

EDWARD NIELSEN,

City Clerk of The City of San Diego, California.

By KATHLEEN MARTINEZ, Deputy.

(SEAL)

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 November 2, 1976, and on November 17, 1976.

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.

By KATHLEEN MARTINEZ, Deputy.

(SEAL)

Pub. Dec. 2, 1976

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