

ORDINANCE NO. 11976
(New Series)

DEC 29 1976

AN ORDINANCE APPROVING THE REDEVELOPMENT
PLAN FOR THE COLUMBIA REDEVELOPMENT PROJECT.

WHEREAS, it is desirable and in the public interest that the Redevelopment Agency of The City of San Diego (herein called the "Agency") undertake and carry out a redevelopment project in The City of San Diego referred to and identified as the Columbia Redevelopment Project (herein called the "Project"); and

WHEREAS, there has been prepared and referred to the Council of The City of San Diego (herein called the "Council") for review and approval, a Redevelopment Project Plan (herein called the "Redevelopment Plan"), a copy of which is on file in the office of the City Clerk as Document No. 757737, consisting of 41 pages and two exhibits, supported by the following supplementary material, data and recommendations not a part of the Redevelopment Plan and a report dated November, 1976 from Agency containing information required by the California Community Redevelopment Law; and

WHEREAS, rules governing participation by and reasonable preferences to owners and tenants within the Project, a copy of which rules is on file in the office of the Secretary as Document No. 390, have been prepared and adopted by the Agency; 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

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WHEREAS, the Planning Commission of The City of San Diego has approved a preliminary plan for the Project on September 2, 1976. 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 of the City and the Centre City Community Plan, and the Council has duly considered the report, recommendations and findings of the Planning Commission; and

WHEREAS, a Draft Supplement to the Environmental Impact Report for the Centre City Community Plan has been prepared with respect to the environmental issues and impacts involved in the Project through the implementation of the Redevelopment Plan. The Draft Supplement has been duly reviewed, and any comments which may have been received thereon have been duly evaluated and responded to by the City's Environmental Quality Department, all in accordance with and within the time and in the manner set forth in the procedures adopted therefor by the Agency. The Draft Supplement (together with said comments and responses) has been duly designated as and declared to be the Final Supplement to the Environmental Impact Report with respect to the Project and the Redevelopment Plan, and the preparation and completion of said Final Supplement have been certified as being done in conformity with the California Environmental Quality Act of 1970, the State regulations thereto, and the procedures adopted therefor by the Agency; and

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WHEREAS, the 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 the 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 Project 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 on December 7, 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 (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; 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, copies of the notice of said public hearing were mailed to the governing body of each taxing agency which levies taxes upon any property in the Project area; and

WHEREAS, each taxing agency, which would be affected by a division of tax revenues pursuant to California Health and Safety Code, Section 33670, permissible under the Redevelopment Plan, was sent a statement attached to its notice that if the Redevelopment Plan is adopted, property taxes resulting from increases in valuation above the assessed value as shown on the last equalized assessment roll could be allocated to the Agency for redevelopment purposes rather than being paid into the treasury of the taxing agency; and

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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 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; and

WHEREAS, at said public hearing, the Council heard and passed upon all oral and written objections with respect to the Redevelopment Plan by overruling all such objections; and

WHEREAS, all action required by law has been taken by all appropriate public agencies; NOW, THEREFORE,

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

Section 1. That the purposes and intent of the Council with respect to the Project are to :

A. Create a commercial/tourist area oriented to San Diego Bay and the existing business district.

B. Encourage the expansion of the business district and provide for development in which a full range of activities and uses may occur and where a living and working environment exists for the use and enjoyment of all San Diegans.

C. 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.

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

E. 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.

F. Insure, to the greatest extent possible, that the causes of such blighting influences and conditions and such environmental deficiencies will be either eliminated or protected against.

G. Provide opportunities for participation for owners and tenants and a reasonable preference for persons engaged in business in the Project area.

H. Encourage the rehabilitation, rebuilding, and development of the Project area.

I. Encourage and foster the economic revitalization of the Project area.

J. Relocate the owners and occupants from properties within the Project area as needed.

K. Redevelop and rebuild the public facilities in the Project area to provide safer and more efficient services for

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the people in the area and the general public as a whole.

L. Preserve artistically and architecturally worthwhile structures and sites.

M. Minimize the conflict of pedestrian and automobile traffic, increase transportation efficiency and encourage new concepts of transportation.

N. Provide for the orderly development of a portion of the Centre City in accordance with the General Plan for the City of San Diego and the Centre City Community Plan.

O. Assemble adequate sites, and provide for and (as necessary) assist in the development and construction of residential dwellings, a convention center, and commercial uses in the Project area.

P. Upgrade the quality of life in downtown San Diego.

Q. Establish and implement design standards which assure development of outstanding architectural and environmental quality with special regard to the spatial relationship of open areas to building structures (private and public), variety of building size, bulk and siting, activity areas, pedestrian spaces and other design elements which provide unity, integrity and quality to the entire Project.

Section 2. That the Redevelopment Plan for the Project having been duly reviewed and considered, is hereby adopted and approved, and the City Clerk 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. 757737, 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 the Project and all written and oral objections to the Plan are hereby overruled.

Section 3. The City Council hereby certifies that it has reviewed and considered the information contained in the Final Supplement to the Environmental Impact Report pertaining to the Project and the Redevelopment Plan, concurrent with its actions as provided in this Ordinance; hereby finds that redevelopment activities to be conducted within the Project area pursuant to said Redevelopment Plan will not have a significant effect nor a substantial adverse impact on the environment; and hereby approves and adopts said Final Supplement to said Environmental Impact Report as the report of the City Council.

Section 4. The Council hereby finds and determines that:

A. Upon the record of the joint public hearing on the Redevelopment Plan, the Report of the Agency thereon (copies of which are on file in the office of the City Clerk and which Report is hereby incorporated herein by reference and made a part hereof as if fully set out at length herein) and supporting data thereto, the Final Supplement to the Environmental Impact Report, and the testimony received at the joint public hearing, 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:

1. The area contains blight, as the same is defined in the California Community Redevelopment Law, which constitutes social and economic liabilities

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requiring redevelopment in the interest of the health, safety, and general welfare of the people of The City of San Diego.

2. Many buildings and structures in the Project area are vacant, blighted, or deteriorated.

3. Lot sizes in the Project area are rather small and land parcels are owned in fee by many different persons and/or corporations, therefore making it difficult to assemble land for redevelopment.

4. 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.

5. 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.

B. The Redevelopment Plan for the Columbia Redevelopment Project will redevelop the Project in conformity with the Community Redevelopment Law of the State of California and in the interest of public peace, health, safety, and welfare.

C. The adoption and carrying out of the Redevelopment Plan for the Project are economically sound and feasible.

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

E. 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.

F. The condemnation of real property, as provided for in the Redevelopment Plan for the Project, 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.

G. 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:

1. The 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 area.

2. 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 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.

H. 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, which could not be reasonably expected to be accomplished without the aid and assistance of the Agency.

Section 5. In the event any occupants are displaced from housing facilities in the Project, 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 6. 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 actions; and, accordingly, this body hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan, including the expenditures 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 Project area 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 Redevelopment Plan.

Section 7. That all written and oral objections to the Redevelopment Plan are hereby overruled.

Section 8. 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 Columbia Redevelopment Project.

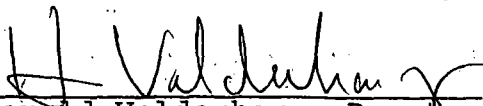
Section 9. That the City Clerk is hereby directed to record with the County Recorder of San Diego County a description of the land within the Project and a statement that proceedings for the redevelopment of the Project have been instituted under the California Community Redevelopment Law. The Agency is hereby directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 10. 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 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 11. That the City Clerk is directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 9 of this Ordinance, a copy of this Ordinance and a map or plat showing the boundaries of the Project 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, and to the State Board of Equalization.

Section 12. 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
12-7-76
Or. Dept. E&D

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Passed and adopted by the Council of The City of San Diego on **DEC 29 1976**
 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joel M. Strobl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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~~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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 CITY CLERK'S OFFICE
 1976 DEC -8 AM 10:20
 SAN DIEGO, CALIF.

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Office of the City Clerk, San Diego, California

Ordinance Number **11976** Adopted **DEC 29 1976**

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