

RESOLUTION NO. 222572

(R. 79-1190)

JAN 9 1979

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE SALE OF CERTAIN PROPERTY IN THE MARINA AND COLUMBIA REDEVELOPMENT PROJECT AREAS TO PARDEE CONSTRUCTION COMPANY AND SAN DIEGO FEDERAL SAVINGS AND LOAN ASSOCIATION; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO: AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH SALE

WHEREAS, the Redevelopment Agency of the City of San Diego, California (the "Agency") is engaged in activities necessary to carry out and implement the Redevelopment Plans for the Marina and the Columbia Redevelopment Projects; and

WHEREAS, in order to carry out and implement such Redevelopment Plans, the Agency proposes to sell certain real property (the "Property") in such Project areas to Pardee Construction Company and San Diego Federal Savings and Loan Association, a joint venture (the "Developer"), pursuant to the terms and provisions of a Disposition and Development Agreement (the "Agreement"), which Agreement contains a description of said Property; and

WHEREAS, the Developer has executed and submitted to the Agency and this City Council copies of said proposed Agreement in a form desired by the Developer, a copy of which Agreement is on file in the office of the City Clerk as Document No. 766905; and

WHEREAS, the Centre City Development Corporation (the "CCDC") has reviewed and discussed said proposed Agreement and has recommended that the City Council approve and the Agency enter into the Agreement, provided that certain changes are made therein as set forth in the document attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.) the Agency and this City Council held a joint public hearing on the proposed Agreement and the proposed sale of Property pursuant to such Agreement; having duly published notice of such public hearing and made copies of the proposed Agreement, and other reports and documents (including the Summary Report required pursuant to Section 33433) available for public inspection and comment; and

WHEREAS, the Agency, after such public hearing, and subject to City Council approval, approved such proposed Agreement as so changed in accordance with Exhibit "A" and the proposed sale of the Property pursuant to such Agreement; and

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WHEREAS, the Agency has approved and adopted a Replacement Housing Plan (a copy of which Plan is on file in the office of the Secretary of the Agency as Document No. 483) pertaining to the rehabilitation, development, or construction of dwelling units to replace those dwelling units housing low and moderate income persons and families removed or destroyed as a result of the implementation of the development activities proposed in the Agreement; and

WHEREAS, the Agency has approved and adopted a Relocation Plan (a copy of which Plan is on file in the office of the Secretary of the Agency as Document No. 481) pertaining to the relocation of persons, families, and businesses to be displaced as a result of the implementation of development activities proposed in the Agreement; and

WHEREAS, the City Council has duly considered all terms and conditions of the proposed sale and believes that the redevelopment of the Property pursuant to the proposed Agreement is in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local law and requirements.

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

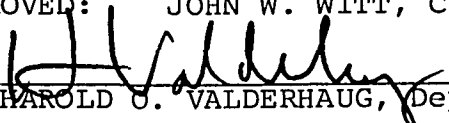
1. The City Council recognizes that it has received and heard all oral and written objections to the proposed Agreement (including the recommended changes therein), to the proposed sale of the Property pursuant to the proposed Agreement, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled.

2. The City Council hereby finds and determines that the consideration to be paid by the Developer for the purchase of the Property is not less than fair market value in accordance with the covenants and conditions governing such purchase as set forth in the proposed Agreement as changed in accordance with Exhibit "A". The City Council hereby further finds and determines that all consideration to be paid under the proposed Agreement as changed in accordance with Exhibit "A" is in amounts necessary to effectuate the purposes of the Redevelopment Plans for the Marina and the Columbia Redevelopment Projects.

3. The Sale of the Property by the Agency to the Developer, and the proposed Agreement as so changed in accordance with Exhibit "A" which establishes the terms and conditions for the sale and development of the Property, are hereby approved.

4. The City Council hereby authorizes the City Clerk to deliver a copy of this Resolution to the Executive Director and Members of the Agency.

APPROVED: JOHN W. WITT, City Attorney

BY 
HAROLD O. VALDERHAUG, Deputy

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Recommended Revisions of Disposition and Development Agreement between the Agency and Pardee Construction Company and San Diego Federal Savings and Loan Association

Attachment No. 4, Page 3
Section II.A.3., Parcel G

Paragraph b shall be changed to provide in its entirety as follows:

- b. Agency may designate within Parcel G at a reasonable site and location, and in consultation with Developer, a park site to be retained in public ownership and to serve the Residential Area. Such park site shall cover an area within Parcel G no larger than one-half of the existing area of Pantoja Park, without the written approval of Developer. Any such park shall be located contiguous to and developed in coordination with a similar park site on Parcel H.

Attachment No. 4, Page 6
Section II.H., Building Height

The second full paragraph of said Section shall be changed to provide in its entirety as follows:

At least 110 dwelling units developed on Parcel G shall be located in a building or buildings at least 110 feet in height above grade. The Agency ^{may}, in its sole discretion, permit Developer to develop said 110 or more dwelling units within buildings at least 5 stories in height above grade as an alternative to the high rise requirement of the previous sentence. Agency shall use its best efforts to obtain permission for any such 5 story buildings to be constructed with Type III Construction. Developer shall submit appropriate site designs and architectural concept drawings to the Agency as necessary to enable the Agency to evaluate the impacts of the respective high rise alternatives.

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JAN 5 1979

Passed and adopted by the Council of The City of San Diego on JAN 9 1979,
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<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"/>
Fred Schnaubelt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<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.

CHARLES G. ABDELNOUR
 City Clerk of The City of San Diego, California.

By Ellen Boverd, Deputy.

(Seal)

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Office of the City Clerk, San Diego, California	
Resolution Number <u>222572</u>	Adopted <u>JAN 9 1979</u>