

AUG 4 1980

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO AMENDING ORDINANCE NO. 11976 OF THE CITY COUNCIL, AND APPROVING AND ADOPTING THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE COLUMBIA REDEVELOPMENT PROJECT

WHEREAS, the City Council of the City of San Diego adopted Ordinance No. 11976 on December 29, 1976, approving and adopting the Redevelopment Plan for the Columbia Redevelopment Project; and

WHEREAS, the Redevelopment Agency of the City of San Diego (hereinafter referred to as the "Agency") has prepared and submitted to the City Council for approval and adoption the proposed First Amendment to the Redevelopment Plan for the Columbia Redevelopment Project, accompanied by the Agency's Report to City Council on the proposed Amendment; and

WHEREAS, the Planning Commission of the City of San Diego has submitted its report and recommendation, finding the proposed Amendment to be in conformity with the General Plan and recommending adoption of the proposed Amendment; and

WHEREAS, the Agency has, in accord with the requirements of the California Environmental Quality Act of 1970, as amended (Public Resources Code, Sections 21000 et seq.), State Guidelines and the Amended Procedures for Implementation of the California Environmental Quality Act of 1970 adopted by the Agency, prepared a Negative Declaration with respect to the environmental effects of the proposed Amendment; and

WHEREAS, both the Agency and the City Council have adopted resolutions certifying the Negative Declaration; and

WHEREAS, after due notice, a joint public hearing was held by the City Council and the Agency on the proposed Amendment and Negative Declaration; and

WHEREAS, the Agency consulted or attempted to consult with the taxing agencies which levy taxes, or for which taxes are levied, on property in the Project area with respect to the proposed Amendment and to the allocation of taxes pursuant to Section 33670; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies;

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

SECTION ONE. The legal description of the boundaries of the Columbia Redevelopment Project are as described in the description

recorded with the County Recorder of the County of San Diego as Document No. 441315, on December 30, 1976.

SECTION TWO. The purpose and intent of the City Council with respect to the Project area were and are to:

A. Create a commercial/tourist area oriented to San Diego Bay and 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 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 THREE. It is hereby determined that the First Amendment to the Redevelopment Plan as submitted by the Agency is necessary and desirable.

SECTION FOUR. The First Amendment to the Redevelopment Plan, a copy of which is on file in the office of the City Clerk as Document No. 0-15306 incorporated hereby by this reference and made a part hereof as if fully set out at length herein.

SECTION FIVE. Ordinance No. 11976 and the Redevelopment Plan adopted pursuant thereto as the official Redevelopment Plan for the Columbia Redevelopment Project are hereby amended as set forth in the First Amendment to the Redevelopment Plan, so that the Redevelopment Plan adopted by Ordinance No. 11976 as amended by the First Amendment to the Redevelopment Plan is hereby designated as the official redevelopment plan for the Project area.

SECTION SIX. All written and oral objections to the First Amendment to the Redevelopment Plan are hereby overruled.

SECTION SEVEN. The City Council hereby finds and determines that:

1. The Project area was and is a blighted area, the redevelopment of which was and is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;
2. The Redevelopment Plan, as amended, will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California in the interest of the public peace, health, safety, and welfare;

0-15306

3. The adoption and carrying out of the Redevelopment Plan, as amended, is economically sound and feasible;
4. The Redevelopment Plan, as amended, conforms to the General Plan of the City of San Diego;
5. The carrying out of the Redevelopment Plan, as amended, 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, as amended, is necessary to the execution of the Redevelopment Plan, as amended, and adequate provisions have been made for payment for property to be acquired as provided by law;
7. The Agency has a feasible method and plan for 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 and at rents or prices within the financial means of the families and persons displaced from the Project area, 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;
9. Inclusion within the Project area of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the Project area; any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion;
10. The elimination of blight and the redevelopment of the Project area can not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

SECTION EIGHT. This City Council is satisfied permanent housing facilities will be available within three (3) 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 NINE. This City Council is convinced that the effect of tax increment financing, as provided for in the Redevelopment Plan, as amended, will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project area.

SECTION TEN. Ordinance No. 11976 shall remain in full force and effect except to the extent it is changed by this amending Ordinance.

SECTION ELEVEN. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, as amended, subject to the provisions of the Redevelopment Plan, as amended.

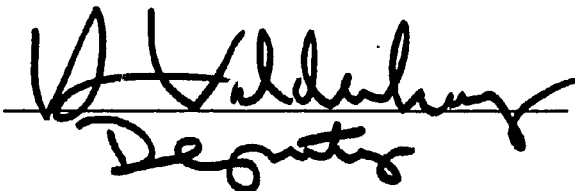
SECTION TWELVE. The City Clerk is hereby directed to record with the County Recorder of San Diego County a description of the land within the Project area and a statement that the First Amendment to the Redevelopment Plan for the Columbia Redevelopment Project area has been adopted under the California 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 THIRTEEN. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section Twelve 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 FOURTEEN. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published as required by law.

APPROVED: John W. Witt, City Attorney

By:

  
Deputy

0-15306

Passed and adopted by the Council of The City of San Diego on

**AUG 4 1980**

Councilmen

Bill Mitchell

Bill Cleator

Bill Lowery

Leon L. Williams

Fred Schnaubelt

Mike Gotch

Larry Stirling

Lucy Killea

Mayor Pete Wilson

Yeas	Nays	Not Present	Ineligible
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AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Wayne L. Patecrow*, 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 22 1980**

, and on

**AUG 4 1980**

~~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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Wayne L. Patecrow*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number

**0-15306**

Adopted

**AUG 4 1980**

CERTIFICATE OF PUBLICATION

RECEIVED  
CITY CLERK'S OFFICE  
1980 AUG 21 AM 10:58  
SAN DIEGO, CALIF.  
th

San Diego, City of  
12th floor, City Admin. Bldg.  
202 C St., San Diego, CA 92101  
ATTN: M.L. Pontecorvo

IN THE MATTER OF

NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
SAN DIEGO AMENDING ORDINANCE NO. 11976 OF THE CITY  
COUNCIL, AND APPROVING AND ADOPTING THE FIRST AMENDMENT  
TO THE REDEVELOPMENT PLAN FOR THE COLUMBIA REDEVELOPMENT ETC.

**ORDINANCE NO. O-15306**  
**(New Series)**  
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
SAN DIEGO AMENDING ORDINANCE NO. 11976 OF THE CITY  
COUNCIL, AND APPROVING AND ADOPTING THE FIRST  
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE  
COLUMBIA REDEVELOPMENT PROJECT  
WHEREAS, the City Council of the City of San Diego  
adopted Ordinance No. 11976 on December 29, 1976, approving  
and adopting the Redevelopment Plan for the Columbia  
Redevelopment Project; and  
WHEREAS, the Redevelopment Agency of the City of San  
Diego (hereinafter referred to as the "Agency") has prepared  
and submitted to the City Council for approval and adoption the  
proposed First Amendment to the Redevelopment Plan for the  
Columbia Redevelopment Project, accompanied by the Agen-  
cy's Report to City Council on the proposed Amendment; and  
WHEREAS, the Planning Commission of the City of San  
Diego has submitted its report and recommendation, finding the  
proposed Amendment to be in conformity with the General Plan  
and recommending adoption of the proposed Amendment; and  
WHEREAS, the Agency has, in accord with the re-  
quirements of the California Environmental Quality Act of 1970,  
as amended (Public Resources Code, Sections 21000 et seq.),  
State Guidelines and the Amended Procedures for Implementa-  
tion of the California Environmental Quality Act of 1970 adopted  
by the Agency, prepared a Negative Declaration with respect to  
the environmental effects of the proposed Amendment; and  
WHEREAS, both the Agency and the City Council have  
adopted resolutions certifying the Negative Declaration; and  
WHEREAS, after due notice, a joint public hearing was held  
by the City Council and the Agency on the proposed Amend-  
ment and Negative Declaration; and  
WHEREAS, the Agency consulted or attempted to consult  
with the taxing agencies which levy taxes, or for which taxes are  
levied, on property in the Project area with respect to the pro-  
posed Amendment and to the allocation of taxes pursuant to  
Section 33670; and  
WHEREAS, all actions required by law have been taken by  
all appropriate public agencies;  
NOW, THEREFORE, BE IT ORDAINED, by the City Council of  
the City of San Diego as follows:  
SECTION ONE. The legal description of the boundaries of  
the Columbia Redevelopment Project area are as described in  
the description recorded with the County Recorder of the County  
of San Diego as Document No. 441315, on December 30, 1976.  
SECTION TWO. The purpose and intent of the City Council  
with respect to the Project area were and are to:  
A. Create a commercial/tourist area oriented to San Diego  
Bay and 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 com-  
munity can work and live by providing jobs and housing for per-  
sons 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.

Camille Simpson

I, \_\_\_\_\_, am a citizen  
of the United States and a resident of the County aforesaid; I am over the  
age of eighteen years, and not a party to or interested in the above- entitled  
matter. I am the principal clerk of the San Diego Daily Transcript, a  
newspaper of general circulation, printed and published daily, except  
Saturdays and Sundays, in the City of San Diego, County of San Diego, and  
which newspaper has been adjudged a newspaper of general circulation by  
the Superior Court of the County of San Diego, State of California, under  
the date of January 23, 1909, Decree No. 14894; and the

ORDINANCE NO. O-15306 (New Series)

is a true and correct copy of which the annexed is a printed copy and was  
published in said newspaper on the following date(s), to wit:

August 18, 1980

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 18th day of Aug., 19 80

*Camille Simpson*

(Signature)

40" - \$293.20

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 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 THREE. It is hereby determined that the First Amendment to the Redevelopment Plan as submitted by the Agency is necessary and desirable.

SECTION FOUR. The First Amendment to the Redevelopment Plan, a copy of which is on file in the office of the City Clerk as Document No. 00-15306, is incorporated hereby by this

reference and made a part hereof as if fully set out at length herein.

SECTION FIVE. Ordinance No. 11976 and the Redevelopment Plan adopted pursuant thereto as the official Redevelopment Plan for the Columbia Redevelopment Project are hereby amended as set forth in the First Amendment to the Redevelopment Plan, so that the Redevelopment Plan adopted by Ordinance No. 11976 as amended by the First Amendment to the Redevelopment Plan is hereby designated as the official Redevelopment Plan for the Project area.

SECTION SIX. All written and oral objections to the First Amendment to the Redevelopment Plan are hereby overruled.

SECTION SEVEN. The City Council hereby finds and determines that:

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

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

3. The adoption and carrying out of the Redevelopment Plan, as amended, is economically sound and feasible;

4. The Redevelopment Plan, as amended, conforms to the General Plan of the City of San Diego;

5. The carrying out of the Redevelopment Plan, as amended, 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, as amended, is necessary to the execution of the Redevelopment Plan, as amended, and adequate provisions have been made for payment for property to be acquired as provided by law;

7. The Agency has a feasible method and plan for 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 and at rents or prices within the financial means of the families and persons displaced from the Project area, 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;

9. Inclusion within the Project area of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the Project area; any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33870 of the Community Redevelopment Law without other substantial justification for its inclusion;

10. The elimination of blight and the redevelopment of the Project area can not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

SECTION EIGHT. This City Council is satisfied permanent housing facilities will be available within three (3) 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 NINE. This City Council is convinced that the effect of tax increment financing, as provided for in the Redevelopment Plan, as amended, will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project area.

SECTION TEN. Ordinance No. 11976 shall remain in full force and effect except to the extent it is changed by this amending Ordinance.

SECTION ELEVEN. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, as amended, subject to the provisions of the Redevelopment Plan, as amended.

SECTION TWELVE. 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 First Amendment to the Redevelopment Plan for the Columbia Redevelopment Project area has been adopted 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 THIRTEEN. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section Twelve 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 FOURTEEN. The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published as required by law.

Introduced on July 22, 1980

Passed and adopted by the Council of The City of San Diego on August 4, 1980.

AUTHENTICATED BY:

PETE WILSON,  
Mayor of The City of  
San Diego,  
California

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

(SEAL)  
By MAYDELL L. PONTECORVO,  
Deputy.

Publish August 18, 1980

60-8226

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