

RESOLUTION No. R-251941 (R-80-2149)

Adopted on JUN 2 1980

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

That the City Council hereby finds that the area bounded by I-805, Highway 94, 60th and 61st Streets and the southern City boundary, as shown on the attached plat map, requires study to determine if a redevelopment project or projects within said area are feasible.

BE IT FURTHER RESOLVED, that City staff is hereby authorized to seek funds for planning and development studies of four (4) potential project areas as described in Attachment I which is by this reference incorporated herein.

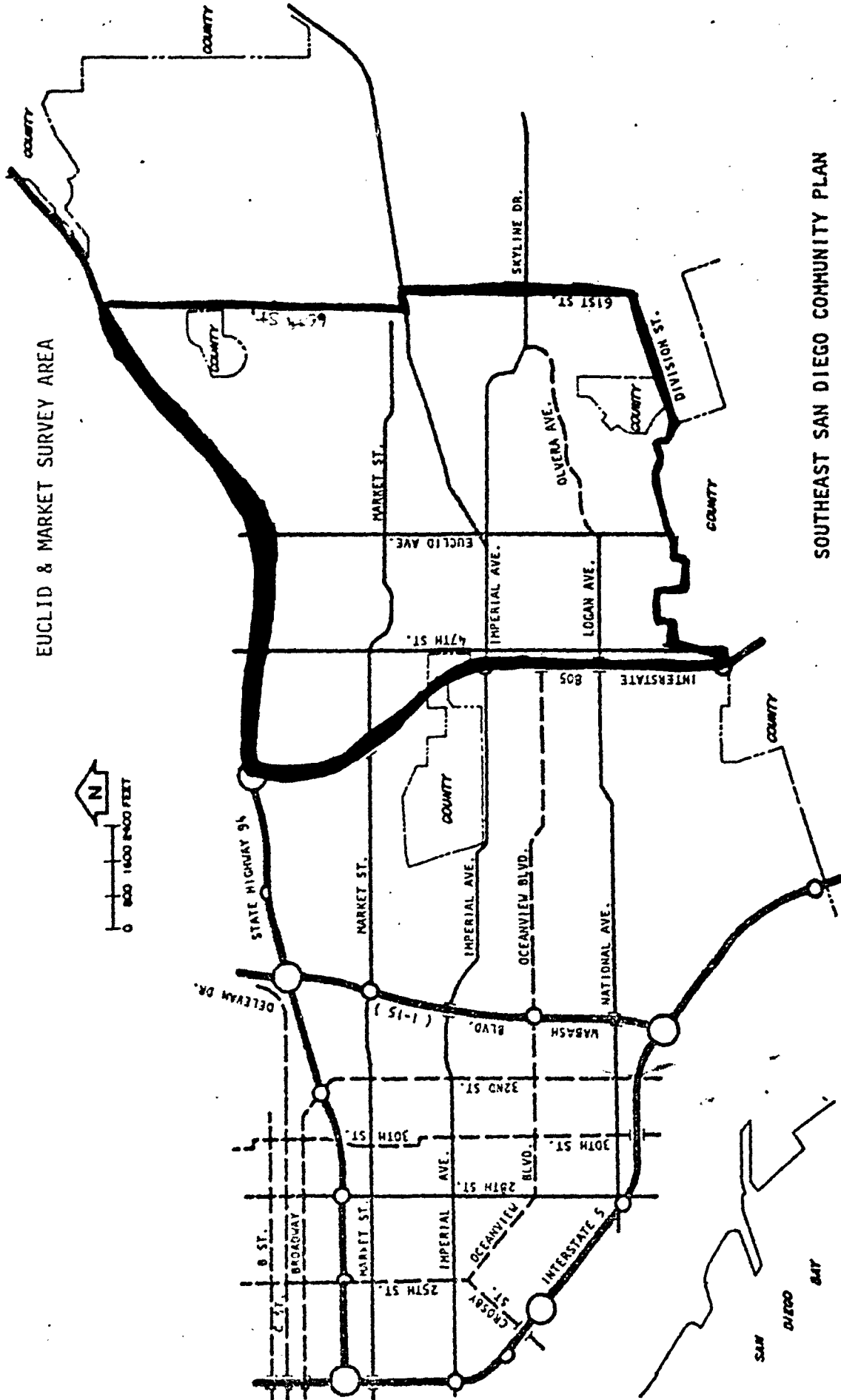
APPROVED: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug, Deputy

HOV:ps:612
5/6/80
Or.Dept. Property
Econ. Dev. Div.

01141

EUCLID & MARKET SURVEY AREA



SOUTHEAST SAN DIEGO COMMUNITY PLAN

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ATTACHMENT I

DETAIL OF RECOMMENDATION

1. Euclid and Market Survey Area

ACTION REQUESTED: Designate a redevelopment survey area bounded roughly by Highway 94, the southern city limit, the 805 freeway, and 60th - 61st Streets and authorize staff to seek \$75,000 for a feasibility study.

It is proposed that this area be designated a survey area and that funding be authorized to study the feasibility of an industrial project on the approximately 3.5 acres of vacant land on the north side of Market Street between 51st Street and Glen Road. The south side of the street is already developed industrially. Much of the area west of Euclid is also zoned and used industrially. This particular area is zoned for residential use but has never been developed. It is topographically separated from the residential development around it and is surrounded by industrial and open space use. A light rail transit station is being considered at the southwest corner of Market and Euclid and could complement redevelopment efforts. In addition, the study would address the feasibility of commercial revitalization efforts within the proposed boundaries.

2. Imperial/Commercial Avenue Corridor

ACTION REQUESTED: Authorize staff to seek \$50,000 for a feasibility study and \$35,000 for staffing.

The Imperial/Commercial corridor lies within the existing Southeast Redevelopment Survey Area. The proposed study would address the approximately 40 acres along Imperial and Commercial Avenues between I-5 and 32nd Street. The area is currently zoned M-1 and M-2 and is characterized by a mixture of residential, heavy industrial and commercial uses. The community realizes that the industries located here employ many unskilled, semi-skilled, and skilled workers from the community and does not wish to see these industries forced to move. However, the area is bordered by residential uses and is not attractively maintained. The Southeast Community Plan recommends a change to M-1B zoning and the installation of M-1B standards on the existing industries, as well as clearing the other land available for attraction of new industries which might be more labor intensive. This would be a combination of new industrial development and an improvement/rehabilitation/expansion of existing industries and businesses. MTDB is currently studying the possibility of extending the light rail transit line easterly to El Cajon from Centre City. Under consideration as station locations are 25th and Commercial and 32nd and Commercial Streets. The possibility for redevelopment/revitalization activities in conjunction with the light rail stations is worthy of consideration. In addition to good rail access, this area has excellent access to I-5 and Highway 94.

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3. Route 252 Right of Way

ACTION REQUESTED: Authorize staff to seek \$50,000 for a consultant to do a market analysis of the site.

The Route 252 corridor, which has been abandoned by the State as a freeway project, contains approximately 65 acres of vacant prime land. It lies south of National Avenue and north of Division between I-805 and I-15 and I-5. It is essential that re-use of this corridor be planned to maximize economic and social benefit to the Southeast Community. A market analysis would provide information necessary to determine the most appropriate development plan for the area. An application is currently being developed for funding from UDAG (Urban Development Action Grant), a HUD program designed to encourage economic development in distressed areas.

4. Barrio Logan Northern Industrial Park

ACTION REQUESTED: Authorize staff to utilize \$35,000 which CDBG has previously allocated for Barrio Redevelopment purposes for staffing of this project.

The development of an industrial park north and east of the 10th Avenue terminal is proposed in the Barrio Logan-Harbor 101 Community Plan. The 55 acres there are presently owned by the railroad, the Port District, and, to some extent, private owners. Zoning is currently M-1 and Tidelands. The MTDB is planning to buy a portion of this area from the railroad for use as a maintenance yard. The area has good access to the harbor, rail lines, and I-5. The Community Plan suggests strict development codes such as M-1P zoning. In addition, there are approximately 20 acres in the South College subarea which are proposed for industrial development in the Centre City Redevelopment Plan and are adjacent to the Barrio site. The feasibility of a large industrial park within these two areas should be examined. The area is adjacent to downtown and could conceivably provide a relocation site for industry and business displaced by downtown redevelopment. In addition to favorable rail, freeway, and harbor access, the area could benefit from the light rail transit which will run through it. CDBG funding of \$100,000 has been approved for feasibility studies; a preliminary study will be completed in the near future. Staff is also planning to apply for UDAG funding for this project.

5. Gaslamp Quarter Historic District

ACTION REQUESTED: None. Information on this project is included since the Project Advisory Committee is considering its conversion to a redevelopment project.

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The Gaslamp area, generally bounded by 4th Avenue, 6th Avenue, Broadway, and the railroad right-of-way, has an approved Preliminary Redevelopment Plan (November 2, 1976) but has been operating for several years as a commercial revitalization/capital improvement project, supported primarily by City staff. City expenditures of approximately \$4 million have been authorized through FY 80, and an additional \$4 million budgeted through FY 82. It is now felt that formal designation as a redevelopment project may be appropriate, primarily as a funding source for public improvements via tax increment revenues. Public improvements to be funded through this mechanism would include sidewalk improvements, parking facilities, and development of the Gaslamp Quarter trolley system.

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Passed and adopted by the Council of The City of San Diego on JUN 2 1980,
 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"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

(Seal)

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

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