

ORDINANCE NO. O-15781 (O-82-265)

(New Series)

AN ORDINANCE OF THE CITY OF SAN DIEGO,
CALIFORNIA, APPROVING AND ADOPTING
THE REDEVELOPMENT PLAN FOR THE GASLAMP
QUARTER REDEVELOPMENT PROJECT

JUL 26 1982

WHEREAS, the City Council of the City of San Diego has received from the Redevelopment Agency of the City of San Diego (the "Agency") the proposed Redevelopment Plan (the "Redevelopment Plan") for the San Diego Gaslamp Quarter Redevelopment Project (the "Project"), as approved by the Agency, a copy of which is on file at the office of the Agency at 202 C Street, San Diego, California, and at the office of the City Clerk, City Hall, 202 C Street, San Diego, California, together with the Report of the Agency including the reasons for the selection of the Project Area, a description of the physical, social and economic conditions existing in the Project Area, the proposed method of financing the redevelopment of the Project Area, a plan for the relocation of business owners and tenants who may be temporarily or permanently displaced from the Project Area, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the City of San Diego (the "Planning Commission"), a summary of meetings with Project Area residents, an environmental impact report on the Redevelopment Plan, the report of the County Fiscal Officer and the Agency's analysis thereof, and a neighborhood impact report; and

WHEREAS, the Planning Commission has submitted to the Council its report and recommendations for approval of the Redevelopment Plan, and its certification that the Redevelopment Plan conforms to the General Plan for the City of San Diego; and

WHEREAS, the Council and the Agency held a joint public hearing on July 6, 1982, on adoption of the Redevelopment Plan and on certification of the Final Environmental Impact Report on the Redevelopment Plan, in the City Council Chambers, City Hall, 202 C Street, San Diego, California; and

WHEREAS, a notice of said hearing was duly and regularly published in the Daily Transcript, a newspaper of general circulation in the City of San Diego, once a week for five successive weeks prior to the date of said hearing,

and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint 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 proposed Project Area; and

WHEREAS, each assessee in the Project Area was sent a separate statement, attached to the notice of joint public hearing, that his property may be subject to acquisition by purchase or condemnation under the provisions of the Redevelopment Plan; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

WHEREAS, the Agency has prepared and submitted a program for the relocation of persons and businesses who may be displaced as a result of carrying out the Project in accordance with the Redevelopment Plan; and

WHEREAS, the Council has general knowledge of the conditions existing in the Project Area and of the availability of suitable housing in the City for the relocation of families and persons who may be displaced by the Project, and in the light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation; and

WHEREAS, the Council has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

WHEREAS, the Agency and Council have reviewed and considered the Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and Health and Safety Code Section 33352, and certified the completion of said Environmental Impact Report on July 13, 1982, by Agency Resolution No. 748 and Council Resolution No. R-256788;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
SAN DIEGO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That the purpose and intent of the City Council with respect to the Project Area is to accomplish the following:

a. The preservation of the richness and character of past development and encouragement of rehabilitation and upgrading of property, including the preservation of the basic characteristics and salient architectural details of meritorious and compatible buildings.

b. The elimination of environmental deficiencies in the Project Area, including, among others, social and economic blight, and inadequate or deteriorated public improvements.

c. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.

d. The strengthening and encouragement of retail, business, cultural, social and other commercial functions in the Project Area, including, but not limited to, the establishment of a safe, healthy and attractive environment in which business, commercial, cultural and social services and activities can thrive and residents live.

e. The involvement of concerned residents, tenants, property owners, ethnic and community groups, and City agencies, in a multi-faceted effort to revive the Gaslamp Quarter as a functioning and vital downtown community.

f. Maximizing the Gaslamp Quarter's unique qualities by linking this Historic District to other developments in Centre City and making the Gaslamp Quarter an integral part of the San Diego visitor industry.

g. The strengthening of the economic base of the Project Area and the community by the installation of needed public improvements, including transit and parking facilities, to stimulate new commercial expansion, employment and economic growth, and improve the circulation of people and vehicles.

h. The provision of adequate land for parking and open spaces, including parks.

i. The implementation of performance criteria to assure that both new development and remodeling or rehabilitation work meet high site design standards and

environmental quality and other design elements which provide unity and integrity to the entire Project, and which complement the character and design of existing development.

j. The expansion and improvement of the supply of low- and moderate-income housing.

k. The promotion of housing that is compatible with the character of the area.

l. The provision for maximum participation in the redevelopment and restoration process by property owners and tenants as individuals, and through the Project Area Committee.

m. To assist in implementing the Gaslamp Quarter Planned District and the Urban Design and Development Manual.

Section 2. The Council hereby finds and determines that:

a. The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.). This finding is based upon the following conditions which characterize the Project Area:

(1) The existence of unfit or unsafe buildings and structures due to age, obsolescence, faulty exterior spacing and mixed character and shifting of uses.

(2) The existence of properties which suffer from deterioration and disuse because of: inadequate public improvements, facilities, utilities and open spaces, including inadequate and insufficient traffic circulation, parking, sidewalks, curbs, gutters, street lights, and lots (parcels) of irregular form, shape and size, which cannot be remedied with private or governmental action without redevelopment;

(3) The existence of properties which suffer from economic dislocation, deterioration and disuse resulting from faulty planning;

(4) A lack of proper utilization of property, resulting in a stagnant and unproductive condition of land potentially useful and valuable.

(5) The existence of social blight because of mixed and nonconforming uses, vacant buildings, substandard dwelling units, the lack of adequate open space, a concentration of "adult" entertainment and a high crime rate.

It is further found and determined that such conditions are causing and will increasingly cause a reduction and lack of proper utilization of the area to such an extent that it constitutes a serious physical, social and economic burden on the City, which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, requiring redevelopment in the interest of the health, safety and general welfare of the people of the City and the State. This finding is based on the fact that governmental action available to the City without redevelopment would be insufficient to cause any significant correction of the blighting conditions, and that the nature and costs of the public improvements and facilities required to correct the blighting conditions are beyond the capacity of the City and cannot be undertaken or borne by private enterprise, acting alone or in concert with available governmental action.

b. The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement and providing for higher economic utilization of potentially useful land.

c. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.

d. The Redevelopment Plan conforms to the General Plan of the City of San Diego. This finding is based on the finding of the Planning Commission that the Redevelopment Plan conforms to the General Plan for the City of San Diego.

e. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of San Diego and will effectuate the purposes and

policy of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the economic, social and physical conditions of the Project Area.

f. The condemnation of real property, as provided for in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Redevelopment Plan will be carried out and to prevent the recurrence of blight.

g. The Agency has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently, from housing facilities in the Project Area. This finding is based upon the fact that the Redevelopment Plan provides for relocation assistance according to law, and the Agency has adopted a relocation assistance program.

h. There are, or are being provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who might be 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. This finding is based upon the fact that no person or family will be required to move from any dwelling unit until suitable replacement housing is available.

i. Inclusion 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 entire area of which they are a part, and any such area 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. This finding is based upon the fact that the boundaries of the Project Area were chosen as a unified and consistent whole to include lands that were underutilized because of blighting influences, or affected by the existence of blighting influences, and land uses significantly contributing to the conditions of blight, whose inclusion is necessary to accomplish the objectives and benefits of the Redevelopment Plan.

j. The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the existence of blighting influences, including the lack of adequate public improvements and facilities, and the inability of individual developers to economically remove these blighting influences without substantial public assistance in providing adequate public improvements and facilities, the inability of low- and moderate-income persons to finance needed improvements, and the inadequacy of other governmental programs and financing mechanisms to eliminate the blight including the provision of necessary public improvements and facilities.

k. The Redevelopment Plan for the Project Area will afford the maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of such area by private enterprise.

l. The Redevelopment Plan contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which this Council deems necessary to effectuate the purposes of the Community Redevelopment Law.

Section 3. The Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area are displaced, if any, and that pending the development of such facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the City of San Diego at the time of their displacement. No persons or families of low or moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace any such persons or families until such housing units are available and ready for occupancy.

Section 4. The Council is convinced that the effect of tax increment financing will not cause a severe financial

burden or detriment on any taxing agency deriving revenues from the Project Area.

Section 5. Written objections to the Redevelopment Plan filed with the City Clerk before the hour set for hearing and all oral objections presented to the Council at the hearing having been considered are hereby overruled.

Section 6. That certain document entitled "Redevelopment Plan for the Gaslamp Quarter Redevelopment Project," the maps contained therein and such other reports as are incorporated therein by reference, a copy of which is on file in the office of the City Clerk, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved and adopted as the official "Redevelopment Plan for the Gaslamp Quarter Redevelopment Project."

Section 7. In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, this Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the City 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 of the Project Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City under the provisions of the Redevelopment Plan.

Section 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

Section 9. 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 proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.

Section 10. The City Clerk is hereby 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 indicating the boundaries of the Project Area, to the auditor and assessor

of the County of San Diego, to the governing body of each of the taxing agencies which receives taxes from property in the Project Area and to the State Board of Equalization.

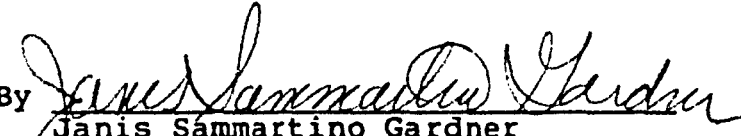
Section 11. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after passage.

Section 12. PUBLICATION. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published once in the Daily Transcript, a daily newspaper of general circulation, published and circulated in the City of San Diego, California.

Section 13. SEVERABILITY. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this Council hereby declares that it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

APPROVED: JOHN W. WITT, General Counsel

By


Janis Sammartino Gardner
Deputy Counsel

6/25/82

CERTIFICATE OF PUBLICATION

pb

SAN DIEGO, CITY OF
12th floor, 202 C St.
San Diego, CA 92101

ATTN: ELLEN BOVARD

IN THE MATTER OF

NO.

ORDINANCE NO. O-15781
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(New Series)

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WHEREAS, the Planning Commission has submitted to the Council its report and recommendations for approval of the Redevelopment Plan, and its certification that the Redevelopment Plan conforms to the General Plan for the City of San Diego; and

WHEREAS, the Council and the Agency held a joint public hearing on July 6, 1982, on adoption of the Redevelopment Plan and on certification of the Final Environmental Impact Report on the Redevelopment Plan, in the City Council Chambers, City Hall, 202 C Street, San Diego, California; and

WHEREAS, a notice of said hearing was duly and regularly published in the Daily Transcript, a newspaper of general circulation in the City of San Diego, once a week for five successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of joint 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 proposed Project Area; and

WHEREAS, each assessee in the Project Area was sent a separate statement, attached to the notice of joint public hearing, that his property may be subject to acquisition by purchase or condemnation under the provisions of the Redevelopment Plan; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each taxing agency which receives taxes from property in the Project Area; and

WHEREAS, the Agency has prepared and submitted a program for the relocation of persons and businesses who may be displaced as a result of carrying out the Project in accordance with the Redevelopment Plan; and

WHEREAS, the Council has general knowledge of the conditions existing in the Project Area and of the availability of suitable housing in the City for the relocation of families and persons who may be displaced by the Project, and in the light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation; and

I, Charlene Casselman, 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-15781
(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 9, 1982

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

Dated at San Diego, California this 9th day of Aug, 1982.

Charlene Casselman

(Signature)

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WHEREAS, the Council has considered the report and recommendations of the Planning Commission, the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program and the Environmental Impact Report, has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

WHEREAS, the Agency and Council have reviewed and considered the Environmental Impact Report for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21151 and Health and Safety Code Section 33352, and certified the completion of said Environmental Impact Report on July 13, 1982, by Agency Resolution No. 784 and Council Resolution No. R-256788.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN DIEGO DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. That the purpose and intent of the City Council with respect to the Project Area is to accomplish the following:

a. The preservation of the richness and character of past development and encouragement of rehabilitation and upgrading of property, including the preservation of the basic characteristics and salient architectural details of meritorious and compatible buildings.

b. The elimination of environmental deficiencies in the Project Area, including, among others, social and economic blight, and inadequate or deteriorated public improvements.

c. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.

d. The strengthening and encouragement of retail, business, cultural, social and other commercial functions in the Project Area, including, but not limited to, the establishment of a safe, healthy and attractive environment in which business, commercial, cultural and social services and activities can thrive and residents live.

e. The involvement of concerned residents, tenants, property owners, ethnic and community groups, and City agencies, in a multi-faceted effort to revive the Gaslamp Quarter as a functioning and vital downtown community.

f. Maximizing the Gaslamp Quarter's unique qualities by linking this Historic District to other developments in Centre City and making the Gaslamp Quarter an integral part of the San Diego visitor industry.

g. The strengthening of the economic base of the Project Area and the community by the installation of needed public improvements, including transit and parking facilities, to stimulate new commercial expansion, employment and economic growth, and improve the circulation of people and vehicles.

h. The provision of adequate land for parking and open spaces, including parks.

i. The implementation of performance criteria to assure that both new development and remodeling or rehabilitation work meet high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project, and which complement the character and design of existing development.

j. The expansion and improvement of the supply of low- and moderate-income housing.

k. The promotion of housing that is compatible with the character of the area.

l. The provision for the maximum participation in the redevelopment and restoration process by property owners and tenants as individuals, and through the Project Area Committee.

m. To assist in implementing the Gaslamp Quarter Planned District and the Urban Design and Development Manual.

Section 2. The Council hereby finds and determines that:

a. The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.). This finding is based upon the following conditions which characterize the Project Area:

(1) The existence of unfit or unsafe buildings and structures due to age, obsolescence, faulty exterior spacing and mixed character and shifting of uses.

(2) The existence of properties which suffer from deterioration and disuse because of inadequate public improvements, facilities, utilities and open spaces, including inadequate and insufficient traffic circulation, parking, sidewalks, curbs, gutters, street lights, and lots (parcels) of irregular form, shape and size, which cannot be remedied with private or governmental action without redevelopment.

(3) The existence of properties which suffer from economic dislocation, deterioration and disuse resulting from faulty planning.

(4) A lack of proper utilization of property, resulting in a stagnant and unproductive condition of land potentially useful and valuable.

(5) The existence of social blight because of mixed and nonconforming uses, vacant buildings, substandard dwelling units, the lack of adequate open space, a concentration of "adult" entertainment and a high crime rate.

It is further found and determined that such conditions are causing and will increasingly cause a reduction and lack of proper utilization of the area to such an extent that it constitutes a serious physical, social and economic burden on the City, which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, requiring redevelopment in the interest of the health, safety and general welfare of the people of the City and the State. This finding is based on the fact that governmental action available to the City without redevelopment would be insufficient to cause any significant correction of the blighting conditions, and that the nature and costs of the public improvements and facilities required to correct the blighting conditions are beyond the capacity of the City and cannot be undertaken or borne by private enterprise, acting alone or in concert with available governmental action.

b. The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement and providing for higher economic utilization of potentially useful land.

c. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.

d. The Redevelopment Plan conforms to the General Plan of the City of San Diego. This finding is based on the finding of the Planning Commission that the Redevelopment Plan conforms to the General Plan for the City of San Diego.

e. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of San Diego and will effectuate the purposes and policy of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the economic, social and physical conditions of the Project Area.

f. The condemnation of real property, as provided for in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Redevelopment Plan will be carried out and to prevent the recurrence of blight.

g. The Agency has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently, from housing facilities in the Project Area. This finding is based upon the fact that the Redevelopment Plan provides for relocation assistance according to law, and the Agency has adopted a relocation assistance program.

h. There are, or are being provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who might be 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. This finding is based upon the fact that no person or family will be required to move from any dwelling unit until suitable replacement housing is available.

i. Inclusion 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 entire area of which they are a part, and any such area 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. This finding is based upon the fact that the boundaries of the Project Area were chosen as a unified and consistent whole to include lands that were underutilized because of blighting influences, or affected by the existence of blighting influences, and land uses significantly contributing to the conditions of blight, whose inclusion is necessary to accomplish the objectives and benefits of the Redevelopment Plan.

j. The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the existence of blighting influences, including the lack of adequate public improvements and facilities, and the inability of individual developers to economically remove these blighting influences without substantial public assistance in providing adequate public improvements and facilities, the inability of low- and moderate-income persons to finance needed improvements, and the inadequacy of other governmental programs and financing mechanisms to eliminate the blight including the provision of necessary public improvements and facilities.

k. The Redevelopment Plan for the Project Area will afford the maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of such area by private enterprise.

l. The Redevelopment Plan contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which this Council deems necessary to effectuate the purposes of the Community Redevelopment Law.

Section 3. The Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area are displaced, if any, and that pending the development of such facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the City of San Diego at the time of their displacement. No persons or families of low or moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace any such persons or families until such housing units are available and ready for occupancy.

Section 4. The Council is convinced that the effect of tax increment financing will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project Area.

Section 5. Written objections to the Redevelopment Plan filed with the City Clerk before the hour set for hearing and all oral objections presented to the Council at the hearing having been considered are hereby overruled.

The following Ordinance, passed by the Council of the City of San Diego, California, on July 28, 1982, is hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved and adopted as the official "Redevelopment Plan for the Gaslamp Quarter Redevelopment Project."

Section 7. In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, this Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the City 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 of the Project Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City under the provisions of the Redevelopment Plan.

Section 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

Section 9. 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 proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.

Section 10. The City Clerk is hereby 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 indicating the boundaries of the Project Area, to the auditor and assessor of the County of San Diego, to the governing body of each of the taxing agencies which receives taxes from property in the Project Area and to the State Board of Equalization.

Section 11. EFFECTIVE DATE. This Ordinance shall be in full force and effect thirty (30) days after passage.

Section 12. PUBLICATION. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published once in the Daily Transcript, a daily newspaper of general circulation, published and circulated in the City of San Diego, California.

Section 13. SEVERABILITY. If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this Council hereby declares that it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Introduced on July 13, 1982.
Passed and adopted by the Council of The City of San Diego on July 28, 1982.

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 ELEANOR BOYARD, Deputy

(SEAL)
Printed August 9, 1982 00-8229

Passed and adopted by the Council of The City of San Diego on JUL 26 1982,
 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"/>
Susan Golding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<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.

(Seal)

By Ellen Board, 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 13 1982, and on JUL 26 1982

~~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 Ellen Board, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number <u>0-15781</u>	Adopted <u>JUL 26 1982</u>