

Adopted on NOV 22 1982

(0-83-80)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SAN DIEGO APPROVING AND ADOPTING THE
REDEVELOPMENT PLAN FOR THE MOUNT HOPE
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 Mount Hope Redevelopment Project (herein called the "Project"); and

WHEREAS, the Agency has prepared and referred to the Council of the City of San Diego (herein called the "Council") for review and approval, a Redevelopment Plan for the Project (herein called the "Redevelopment Plan"), a copy of which is on file in the office of the City Clerk as Document No. 00-15862; 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 of the Agency as Document No. 921, 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

WHEREAS, the Planning Commission of the City of San Diego has approved a preliminary plan for the Project on February 11, 1982. 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 Southeast Community Plan, as amended, and the Council has duly considered the report, recommendations and findings of the Planning Commission; and

WHEREAS, the Agency submitted to the Council the proposed Redevelopment Plan, accompanied by the Report of the Agency on the proposed Redevelopment Plan, which Report contains, among other things, the City Planning Commission's report and recommendations, the Final Environmental Impact Report on the proposed Redevelopment Plan, and the Report of the County Fiscal Officer and the analysis thereof by the Agency; 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 Redevelopment Plan and to the allocation of taxes pursuant to Section 33670; and

WHEREAS, the Agency consulted with residents, community organizations, and other interested persons and entities with respect to the Redevelopment Plan; and

WHEREAS, the Agency and the Council have certified that the Final Environmental Impact Report for the proposed Project was prepared and completed in compliance with the California Environmental Quality Act of 1970, and State and local regulations and guidelines adopted pursuant thereto, and adopted findings with respect to the environmental impacts of the Project as required by law; and

WHEREAS, the Agency has prepared and submitted a method and plan 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 has 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 Project 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 community for the relocation of individuals and families that may be displaced by actions taken in the Project, and, in light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, after due notice as provided by law, a joint public hearing was held by the Council and the Agency to consider the proposed Redevelopment Plan; and

WHEREAS, the Council has considered all aspects of the Redevelopment Plan and the feasibility of relocation, considered all written communications concerning the 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 joint public hearing, the Council heard and passed upon all oral and written objections by overruling such objections; and

WHEREAS, all actions required by law have 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. The purposes and intent of this Council with respect to the Project area are to:

- (1) Eliminate the conditions of blight existing in the Project area, including incompatible and obnoxious land uses, obsolete and deficient structures and inadequate or excessive streets and rights of way;
- (2) Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;
- (3) Strengthen as feasible existing business enterprises and assist them whenever possible in participation in the redevelopment process;
- (4) Conserve and, where appropriate, facilitate rehabilitation or redevelopment of existing residential areas;
- (5) Encourage the development of additional housing in currently underutilized areas to increase choice in housing types;
- (6) Assemble land in parcels of sufficient size to attract major investors and developers;

- (7) Provide for the development of retail and industrial uses to create or improve employment opportunities;
- (8) Encourage, as appropriate, the development of a complementary mixture of land uses to provide a vital and interesting urban environment;
- (9) Redevelop, build, and rebuild the public facilities in the Project area to provide safer and more efficient service for the people in the area and the general public as a whole;
- (10) Provide for the orderly development of the Southeast community in accordance with the Progress Guide and General Plan for the City of San Diego and the Southeast Community Plan.

Section 2. All written and oral objections to the Redevelopment Plan are hereby overruled.

Section 3. The Redevelopment Plan for the Mount Hope Redevelopment Project, a copy of which is on file in the office of the City Clerk as Document No. 15862, is incorporated herein by reference and made a part hereof as if set out in full herein.

Section 4. The proposed Redevelopment Plan is hereby approved and adopted and designated the official redevelopment plan for the Mount Hope Redevelopment Project.

Section 5. The Council hereby finds and determines that:

- (1) Upon the record accumulated during the redevelopment process, the record of the joint public hearing on the Redevelopment Plan including all testimony received at the joint public hearing, the Report of the Agency, all studies and data supporting said records and Report, and the Final Environmental Impact Report, 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:
 - (a) The area contains blight, as the same is defined in the California Redevelopment Law, which constitutes physical, social and economic liabilities requiring redevelopment in the interest of the health, safety, and general welfare of the people of the City of San Diego;
 - (b) The area is characterized by properties which suffer from economic dislocation, deterioration and disuse because of (1) the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development, (2) the laying out of lots in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions, (3) the existence of inadequate public improvements, public facilities and utilities which cannot be remedied by private or governmental action without redevelopment, and (4) a prevalence of depreciated values, impaired investments and social and economic maladjustment, all contributing to the reduced capacity to pay taxes;

- (c) The area is characterized by the existence of buildings and structures which are unfit or unsafe to occupy and are conducive to ill health, transmission of disease, juvenile delinquency and crime because of age, obsolescence, deterioration, dilapidation, mixed character, and shifting of uses.
 - (d) The lack of proper utilization of the areas has resulted in a stagnant unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare by providing employment opportunities for jobless, underemployed and low income persons.
- (2) The Redevelopment Plan will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health, safety and welfare;
 - (3) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;
 - (4) The Redevelopment Plan conforms to the General Plan of the City of San Diego and the Southeast Community Plan;
 - (5) 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 policies of the Community Redevelopment Law of the State of California;
 - (6) 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 payment for property to be acquired as provided by law;
 - (7) With respect to any families and persons who may be displaced by redevelopment activities:
 - (a) 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 Project area;
 - (b) There will be 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;
 - (8) 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 area of which they are a part; 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; and

- (9) The elimination of blight and the redevelopment of the Project area cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

Section 6. The Council is satisfied that if any families or persons are displaced by the Project, 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 7. The Council is convinced that the effect of tax increment financing, as provided for in the Redevelopment Plan, will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project area.

Section 8. In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted, 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 Council hereby:

- (1) Pledges its cooperation in helping to carry out the Redevelopment Plan, including the expenditures of money in accordance with the provisions of the Redevelopment Plan to effectuate the Redevelopment Plan;
- (2) Requests the various officials, departments, boards and agencies in the locality having administrative responsibilities in the Project likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan;
- (3) 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 community under the provisions of the Redevelopment Plan.

Section 9. 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, subject to the provisions of the Redevelopment Plan.

Section 10. 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 proceedings for the redevelopment of the Project area 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 11. The Building Department of the City of San Diego is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project area 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 12. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section 10 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 13. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published once in a newspaper of general circulation in the City of San Diego.

Section 14. The effective date of this Ordinance shall be ninety (90) days after adoption of this Ordinance.

APPROVED: JOHN W. WITT, City Attorney

By: Janis Sammartino Gardner
Janis Sammartino Gardner, Deputy

9/29/82

NOV 22 1982

Passed and adopted by the Council of The City of San Diego on _____,
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 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Rayfield L. Pontecorvo, 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

NOV 09 1982

NOV 22 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 Rayfield L. Pontecorvo, Deputy.

Office of the City Clerk, San Diego, California

Ordinance
Number

0 - 15862

Adopted

NOV 22 1982

CERTIFICATE OF PUBLICATION

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

ATTN: MAYDELL PONTECORVO

RECEIVED
CITY CLERK
NOV 10 1982

IN THE MATTER OF

NO.

ORDINANCE NO. O-15862

ORDINANCE NO. O-15862
(New Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE MOUNT HOPE 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 Mount Hope Redevelopment Project (herein called the "Project"); and

WHEREAS, the Agency has prepared and referred to the Council of the City of San Diego (herein called the "Council") for review and approval, a Redevelopment Plan for the Project (herein called the "Redevelopment Plan"); a copy of which is on file in the office of the City Clerk as Document No. OO-15862; and

WHEREAS, rules governing participation by and reasonable preferences to owners and tenants within the Project, a copy of which rules is on file on the office of the Secretary of the Agency as Document No. 921, 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

WHEREAS, the Planning Commission of the City of San Diego has approved a preliminary plan for the Project on February 11, 1982. 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 Southeast Community Plan, as amended, and the Council has duly considered the report, recommendations and findings of the Planning Commission; and

WHEREAS, the Agency submitted to the Council the proposed Redevelopment Plan, accompanied by the Report of the Agency on the proposed Redevelopment Plan, which Report contains, among other things, the City Planning Commission's report and recommendations, the Final Environmental Impact Report on the proposed Redevelopment Plan, and the Report of the County Fiscal Officer and the analysis thereof by the Agency; 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 Redevelopment Plan and to the allocation of taxes pursuant to Section 33670; and

WHEREAS, the Agency consulted with residents, community organizations, and other interested persons and entities with respect to the Redevelopment Plan; and

WHEREAS, the Agency and the Council have certified that the Final Environmental Impact Report for the proposed Project was prepared and completed in compliance with the California Environmental Quality Act of 1970, and State and local regulations and guidelines adopted pursuant thereto, and adopted findings with respect to the environmental impacts of the Project as required by law; 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-15862
(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:

December 6, 1982

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

Dated at San Diego, California this 6th day of Dec, 19 82.

Charlene Casselman

(Signature)

26 1/2" x 8.87" =
470.12

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(3) The Redevelopment Plan will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health, safety and welfare.

(4) 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 policies of the Community Redevelopment Law of the State of California.

(5) 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 payment for property to be acquired as provided by law.

(6) With respect to any families and persons who may be displaced by redevelopment activities:

(a) 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 Project area.

(b) There will be provided in the Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and streets or areas within the general bounds of the families and persons displaced from the Project area, decent, safe and sanitary dwellings equal in number to the number of and suitable to such displaced families and persons and reasonably accessible to their places of employment.

(7) Inclusion within the Project area of any lands, buildings or improvements which are not appropriate to the public health, safety or welfare is necessary for the proper redevelopment of the area of which they are a part, and such areas included is necessary for efficient redevelopment and is not included for the purpose of obtaining the elimination of tax treatment revenues from such areas pursuant to Section 2209 of the Community Redevelopment Law without other substantial justification for its inclusion.

(8) The elimination of blight and the redevelopment of the Project area cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

Section 6. The Council is advised that if any families or persons are displaced by the Project, permanent housing facilities and the amount within three (3) years from the time occupancy of the Project area is declared and that pending the development of such facilities there will be suitable in such displaced areas temporary housing facilities of such character, size and quantity as to be suitable to such displaced families and persons at the time of such displacement.

Section 7. The Council is advised that the effect of the proposed financing, as provided for in the Redevelopment Plan, will not cause a severe financial burden or detriment on any other agency deriving revenues from the Project area.

Section 8. In order to implement and facilitate the execution of the Redevelopment Plan hereby approved and adopted, it is necessary for the Council to take action with reference to the following: the location and extent of streets, alleys, and other public ways; the establishment of street patterns, the location and relocation of power and water mains and other public facilities; and other public actions; and accordingly, this Council hereby:

(1) Requests its cooperation in helping to carry out the Redevelopment Plan, including the execution of all necessary actions with the provisions of the Redevelopment Plan in accordance with the provisions of the Redevelopment Law of the State of California.

(2) Requests the various officials, departments, boards and agencies of the Agency having administrative jurisdiction within the Project area to cooperate in carrying out the Redevelopment Plan and to discharge their respective functions and duties in a manner consistent with the Redevelopment Plan.

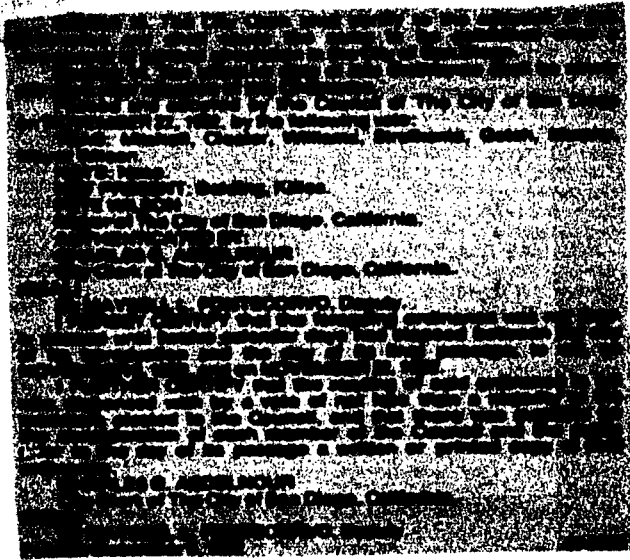
(3) Requests the various officials, departments, boards and agencies of the Agency to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan and hereby declares its intention to undertake and complete any proceedings necessary to be carried out by community under the provisions of the Redevelopment Plan.

Section 9. The City Clerk is hereby directed to send a copy of this Ordinance to the Agency, and the Agency is hereby directed to assume the responsibility for carrying out the Redevelopment Plan in accordance with the provisions of the Redevelopment Law of the State of California.

Section 10. The City Clerk is hereby directed to send to the County Recorder of San Diego County a description of the Project area and a statement that the proceedings for the condemnation of the Project area have been instituted under the Community Redevelopment Law. The Agency is hereby directed to commence reclamation in accordance with the provisions of Section 2209 of the Government Code to the extent of the Project area.

Section 11. The Building Department of the City of San Diego is hereby directed for a period of two (2) years after the date of the declaration of the Project area to advise all applicants for building permits in the Project area that the site for which a building permit is being applied for is within the Project area and that the construction of buildings or for other improvements is prohibited in the Project area.

Section 12. The City Clerk is hereby directed to transmit a copy of this Ordinance and statement requested by the City Clerk to the County Recorder of San Diego County, and the County Recorder is hereby directed to record the same in the County of San Diego, California, and to cause the same to be published in the County of San Diego, California, in accordance with the provisions of the Redevelopment Law of the State of California.



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