

CITY COUNCIL OF THE CITY OF SAN DIEGO

RESOLUTION NO. R- 256490

MAY 25 1982

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE LEASE OF CERTAIN PROPERTY IN THE COLUMBIA REDEVELOPMENT PROJECT AREA TO SHAPELL GOVERNMENT HOUSING, INC. AND GOLDRICH KEST AND ASSOCIATES; APPROVING THE FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH LEASE

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

WHEREAS, in order to carry out and implement such Redevelopment Plan the Agency proposes to lease certain property in the Columbia Project area to Shapell Government Housing, Inc. and Goldrich Kest and Associates, a joint venture (the "Developer") pursuant to the terms and provisions of a certain First Amendment to the Disposition and Development Agreement (the "First Amendment"), which First Amendment contains a description of said property and provides for the development and construction thereon of a high rise housing project with related parking facilities; and

WHEREAS, the Developer has executed and submitted to the Agency and this City Council of the City of San Diego copies of said proposed First Amendment (including the Lease Agreement attached thereto) in a form desired by the Developer; and

WHEREAS, the Centre City Development Corporation, Inc., has reviewed and discussed said proposed First Amendment and has recommended that the City Council approve and the Agency enter into the First Amendment; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code, Section 33000 et seq.) the Agency and this City Council held a joint public hearing on the proposed lease of such real property pursuant to such First Amendment; having duly published notice of such public hearing and made copies of the proposed First Amendment, and other reports and documents available for public inspection and comment; and

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

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

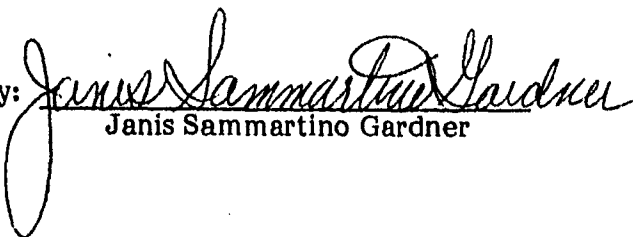
1. The City Council recognizes that it has received and heard all oral and written objections to the proposed First Amendment, to the proposed lease of the real property pursuant to the proposed First Amendment, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled.

2. The City Council hereby finds and determines that the consideration to be paid by the Developer for the lease of the real property as described in the First Amendment (including the Lease Agreement attached thereto) is not less than fair market value in accordance with the covenants and conditions governing such lease as set forth in the First Amendment. The City Council hereby further finds and determines that all consideration to be paid under the First Amendment (including the Lease Agreement attached thereto) is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the Columbia Redevelopment Project.

3. The lease of the real property, and the First Amendment (including the Lease Agreement attached thereto) which establishes the terms and conditions for the lease and development of the real property, are hereby approved.

4. The City Council hereby authorizes the City Clerk to deliver a copy of this Resolution to the Executive Director and members of the Agency. A copy of the First Amendment when executed by the Agency shall be placed on file in the office of the City Clerk as Document No. **RR-256490**

APPROVED: JOHN W. WITT, City Attorney

By: 
Janis Sammartino Gardner

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Passed and adopted by the Council of The City of San Diego on MAY 25 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 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 Mayfield G. Penland, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-256490 Adopted MAY 25 1982