

(O-85-237)
REV. 1 - 7/9/85

ORDINANCE NUMBER O-16476 (NEW SERIES)

ADOPTED ON JUL 23 1985

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND ADOPTING THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE COLUMBIA REDEVELOPMENT PROJECT.

WHEREAS, the Council of The City of San Diego (the "Council") on December 29, 1976 by Ordinance No. 11976 (New Series) approved and adopted the Redevelopment Plan for the Columbia Redevelopment Project ("Project"), and on August 4, 1980 by Ordinance No. O-15306 (New Series) approved and adopted a First Amendment to Redevelopment Plan for the Project; and

WHEREAS, the Redevelopment Agency of The City of San Diego (the "Agency") has prepared and submitted to the Council for review and approval, a Second Amendment to the Redevelopment Plan for the Project (the "Second Amendment"), a copy of which is on file in the office of the City Clerk as Document No. OO-16476-7 accompanied by a Report to Council on the proposed Second Amendment to the Redevelopment Plan; and

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

WHEREAS, the Agency and the Council have certified an Environmental Impact Secondary Study pertaining to the Second

Amendment and prior Environmental Impact Reports and documents prepared for the Project pursuant to 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 Second Amendment as required by law; and

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

WHEREAS, at said joint public hearing, this 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 the Council with respect to the Project were and are to:

A. Create a commercial/tourist area oriented to San Diego Bay and the 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 structure, 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 2. The Second Amendment to the Redevelopment Plan for the Project having been duly reviewed and considered, is hereby adopted and approved, and the City Clerk is hereby directed to file said copy of the Second Amendment to the Redevelopment Plan with the minutes of this meeting. Said Second Amendment to the Redevelopment Plan, a copy of which is on file in the office of the City Clerk as Document No. 00-16476-7, is incorporated herein by reference and made a part hereof as if fully set out herein.

Section 3. Ordinance No. 11976 (New Series) and the Redevelopment Plan adopted pursuant thereto as the official Redevelopment Plan for the Project as amended by Ordinance No.

O-15306 (New Series) adopting the First Amendment to Redevelopment Plan are hereby amended as set forth in this Second Amendment to the Redevelopment Plan, so that the Redevelopment Plan adopted by Ordinance No. 11976 (New Series) as amended by Ordinance O-15306 (New Series), as further amended by this Second Amendment is hereby designated as the official redevelopment plan for the Project area.

Section 4. All written and oral objections to the Second Amendment to the Redevelopment Plan are hereby overruled.

Section 5. The Council hereby finds and determines that:

A. 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.

B. 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.

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

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

E. 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.

F. 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.

G. In the event any families and persons residing within the Project area are displaced by redevelopment activities:

1. 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.

2. There will be provided in the entire Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and to 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 place of employment.

H. 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.

I. 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.

J. In order to implement and facilitate the effectuation of the Redevelopment Plan, it is found and determined that certain official action must be taken by the Council with reference, among other things, to changes in zoning, 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 the Council hereby:

1. Pledges its cooperation in helping to carry out the Redevelopment plan.

2. Requests the various officials, departments, boards and agencies in the locality 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 Plan, including the expenditures of money in accordance with the provisions of the Plan to effectuate the Plan.

3. Stands ready to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and declares its intention to undertake and complete any proceedings necessary to be carried out by the community under the provisions of the Redevelopment Plan.

Section 6. This Council is satisfied permanent housing facilities will be available within three 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, as amended, will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project area.


Section 8. Ordinance No. 11976 (New Series) as amended by Ordinance No. O-15306 (New Series) shall remain in full force and effect except to the extent it is changed by this amending ordinance.

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, as amended, subject to the provisions of the Redevelopment Plan, as amended.

Section 10. The City Clerk hereby is 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 California Community Redevelopment Law. The Agency hereby is directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 11. This ordinance shall take effect and be in force on the ninetieth day from and after its passage.

APPROVED: John W. Witt, City Attorney

By 
Janis Sammartino Gardner
Deputy City Attorney

JSG:ta:613.2
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Or.Dept:CCDC
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Passed and adopted by the Council of The City of San Diego on JUL 23 1985
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struikama	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
District 7-vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK
Mayor of The City of San Diego, California.

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

(Seal)

By Ellen Boward, 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 9 1985, and on JUL 23 1985

~~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 Boward, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-16476 Adopted JUL 23 1985

CERTIFICATE OF PUBLICATION

THE CITY OF SAN DIEGO
202 "C" STREET 12TH FLOOR
OFFICE OF THE CITY CLERK
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN
DIEGO APPROVING AND ADOPTING THE SECOND AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE COLUMBIA REDEVE-
LOPMENT PROJECT

**ORDINANCE NUMBER O-16476
(NEW SERIES)**

ADOPTED ON JULY 23, 1985

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND ADOPTING THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE COLUMBIA REDEVELOPMENT PROJECT.

WHEREAS, the Council of The City of San Diego (the Council) on March 29, 1979 by Ordinance No. 13575 (New Series) approved and adopted the Redevelopment Plan for the Columbia Redevelopment Project ("Project"); and on August 4, 1980 by Ordinance No. 15075 (New Series) approved and adopted a First Amendment to the Redevelopment Plan for the Project; and

WHEREAS, the Redevelopment Agency of The City of San Diego (the Agency) has prepared and submitted to the Council for approval a Second Amendment to the Redevelopment Plan for the Project (the "Second Amendment"), a copy of which is on file in the Office of the City Clerk as Document No. OO-18476, pursuant to a Report to Council on the proposed Second Amendment to the Redevelopment Plan; and

WHEREAS, the Planning Commission of The City of San Diego has held a public hearing and recommendation, finding the proposed Second Amendment to the Redevelopment Plan to be in conformity with the City's General Plan and recommending approval and adoption of the proposed Second Amendment; and

WHEREAS, the Agency and the Council have certified to the State of California a Secondary Study pertaining to the Project, including a prior Environmental Impact Report and subsequent findings for the Project pursuant to the California Environmental Impact Act of 1970, and State and local regulations and procedures pursuant thereto, and adopted findings with respect to the environmental impacts of the Second Amendment as required by law;

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

WHEREAS, at said joint public hearing, this Council heard and acted upon all oral and written objections by overruling every objection; 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 the Council with respect to the Project were and are to:

A. Create a commercial/tourist area orientated to San Diego Bay and the 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 exist and where a living and working environment exists for the best 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 every race, 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.

I, Martha Duran, 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 NUMBER O-16476
(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 5, 1985

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

Dated at San Diego, California this 5th day of Aug., 1985.

Martha Duran

(Signature)

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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 2: The Second Amendment to the Redevelopment Plan for the Project having been duly reviewed and considered, is hereby adopted and approved, and the City Clerk is hereby directed to file said Second Amendment to the Redevelopment Plan with the office of this meeting. Said Second Amendment to the Redevelopment Plan, a copy of which is on file in the office of the City Clerk, Ordinance No. 00-16476-1, is incorporated herein by reference and made a part hereof as if fully set out herein.

Ordinance No. 11976 (New Series) and the Redevelopment Plan adopted pursuant thereto as the official Redevelopment Plan for the Project, as amended by Ordinance No. 0-15306 (New Series) and the First Amendment to Redevelopment Plan, are hereby adopted as set forth in this Second Amendment to the Redevelopment Plan, so that the Redevelopment Plan adopted by Ordinance No. 11976 (New Series) as amended by Ordinance 0-15306 (New Series) is further amended by the Second Amendment to the Redevelopment Plan as the official redevelopment plan for the Project.

All written and oral objections to the Second Amendment to the Redevelopment Plan are hereby overruled.

The Council hereby finds and determines that:

1. The Project area was and is a blighted area, the redevelopment of which is necessary to effectuate the public purposes of 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 and safety.

3. The execution 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 effectuate 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 acquisition 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 therefor are included in the Redevelopment Plan, as amended, for the payment for property to be acquired as provided by the Redevelopment Plan, as amended.

7. There are no families and persons residing within the Project area who are displaced by redevelopment activities:

a. The Redevelopment Plan, as amended, has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from their homes and facilities in the Project area.

b. Adequate facilities are provided in the entire Project area or in other areas of the City of San Diego desirable in regard to public utilities and public facilities and to rents or prices within the financial means of the families and persons displaced from the Project area, and sanitary dwellings equal in number to the number of families displaced to such displaced families and persons and reasonable to their place of employment.

8. The acquisition within the Project area of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare of the City of San Diego is necessary for the effective redevelopment of the Project area and is included in the Redevelopment Plan, as amended, for the purpose of obtaining the allocation of the Community Revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion.

9. 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.

10. In order to implement and facilitate the effectuation of the Redevelopment Plan, it is found and determined that certain official action must be taken by the Council with reference, among other things, to changes in zoning, 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 the Council hereby:

11. Pledges its cooperation in helping to carry out the Redevelopment Plan.

12. Requests the various officials, departments, boards and agencies in the locality having administrative responsibilities in the Project area likewise cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan, including the expenditures of money in accordance with the provisions of the Plan to effectuate the Plan.

13. Pledges itself to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and declares its intention to undertake and complete any proceedings necessary to be carried out by the community under the provisions of the Redevelopment Plan.

Section 5: This Council is satisfied permanent housing facilities will be available within three 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 of 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, as amended, will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project area.

Section 8: Ordinance No. 11976 (New Series) as amended by Ordinance No. 0-15306 (New Series) shall remain in full force and effect except to the extent it is changed by this amending ordinance.

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, as amended, subject to the provisions of the Redevelopment Plan, as amended.

Section 10: The City Clerk hereby is 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. The Agency hereby is directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 11: This ordinance shall take effect and be in force on the eleventh day from and after its passage.

Enacted on July 8, 1966.
Passed and adopted by the Council of The City of San Diego on July 22, 1966.

AUTHENTICATED BY:
ROBER HEDGECOCK
Mayor of The City of San Diego, California.
CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.
WILLIAM BOVARD
Deputy
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Published August 8, 1966