

ORDINANCE NUMBER O-16647 (New Series)

Adopted on MAY 19 1986

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE COLLEGE GROVE 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 College Grove 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. 00-16647-1; and

WHEREAS, rules governing participation by property owners and preference for businesses to reenter in the Project, a copy of which rules is on file in the office of the Secretary of the Agency as Document No. 1312 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 October 24, 1985. 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 Mid-City 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 with respect to 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 persons and entities 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, 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:

1. The elimination of existing blighted conditions, be they properties or structures, and the prevention of recurring blight in and about the Project area;
2. The development of property within a coordinated land use pattern of commercial and public facilities in the Project area consistent with the goals, policies, objectives, standards, guidelines, and requirements as set forth in the City's adopted General Plan, Mid-City Community Plan, Zoning Ordinance, and the Planned Commercial Development (PCD) Permit for the redevelopment of the College Grove Shopping Center;
3. The development of public services and facilities including, but not limited to, recreational, maintenance, and operational services and facilities as are necessary and required for the redevelopment of the Project area;
4. The elimination of environmental deficiencies including inadequate street and freeway improvements, inadequate utility systems, and inadequate public services; and mitigation of highway impacts, including its circulation, movement and its potential social, physical, and environmental characteristics of blight;

5. The development of a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow;
6. The implementation of techniques to mitigate blight characteristics resulting from exposure to highway, and public right-of-way corridor activity and affecting adjacent properties within the Project area;
7. Beautification activities to eliminate all forms of blight including, but not limited to, visual blight, in order to encourage community identity;
8. The encouragement, promotion, and assistance in the development and expansion of local commerce and needed commercial facilities, increasing local employment prosperity, and improving the economic climate within the Project area, and the various other isolated vacant and/or underdeveloped properties within the Project area;
9. The creation of a more cohesive and unified community by strengthening the physical, social, and economic ties between residential, commercial, industrial, and recreational land uses within and adjacent to the Project area;
10. To provide for very low-, low- and moderate-income housing availability as required by County, Region, or State law and requirements, as necessary and desirable, consistent with the goals and objectives of the community;
11. To encourage the coordination, cooperation, and assistance of other local agencies, as may be deemed necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and most practical extent;
12. The achievement of a physical environment reflecting the high level of concern of architectural and urban design principles deemed important by the community and property owners;
13. To encourage property owner involvement in the adoption of policies, programs, and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and goals of the General Plan;
14. To provide a procedural and financial mechanism by which the Agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.

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

Section 3. The Redevelopment Plan for the College Grove Redevelopment Project, a copy of which is on file in the office of the City Clerk as Document No. 00-16647-1, 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 College Grove Redevelopment Project.

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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, being characterized by conditions causing a reduction of, or 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, and 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 the existence of buildings and structures which are unfit or unsafe to occupy and are conducive to ill health, juvenile delinquency and crime because of (1) defective design and character of physical construction, (2) faulty interior arrangement and exterior spacing, (3) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, and (4) age, obsolescence, deterioration, dilapidation, mixed character, and shifting of uses.
 - (c) 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.
 - (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 Mid-City 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;
- (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; and
- (10) The effect of tax increment financing, as provided for in the Redevelopment Plan, will not cause significant financial burden or detriment on any taxing agency deriving revenues from the Project area.

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. 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 8. 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 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 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 10. 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.

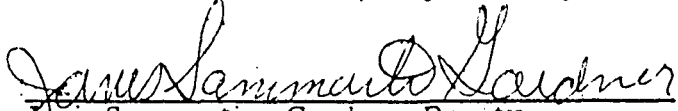
Section 11. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section 9 of this Ordinance, a copy of this Ordinance, and a map or plat showing the boundaries of the Project area to the Auditor and Tax Assessor of San Diego County, to 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 12. 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 13. 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, Deputy

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JSG:fs:700
04/21/86
Or. Dept: Prop.
0-86-181
Form=

00561

0-16647

Passed and adopted by the Council of The City of San Diego on

MAY 19 1986

by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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"/>
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 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"/>
Judy McCarty	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> VACANT

AUTHENTICATED BY:

ED STRUIKSMA

Deputy Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Maxwell L. Porteous*, 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

MAY 06 1986

MAY 19 1986

~~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 *Maxwell L. Porteous*, Deputy.

Office of the City Clerk, San Diego, California

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Ordinance Number **16647**

MAY 19 1986

Adopted

RECEIVED
CITY CLERK'S OFFICE
1986 APR 23 AM 12: 27
SAN DIEGO, CALIF.

00563

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE

1986 JUL -3 PM 2: 37

SAN DIEGO, CALIF.

*JW:
#8691*

NY

CITY OF SAN DIEGO
202 C STREET 12TH FLOOR
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO
APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE COLLEGE
GROVE REDEVELOPMENT PROJECT.

ORDINANCE NUMBER O-16647 (New Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE COLLEGE GROVE REDEVELOPMENT PROJECT.

Thomas D. Kelleher

I, _____, 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-16647

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:

June 2, 1986.

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

Dated at San Diego, California this 2 day of June, 19 86

Thomas D. Kelleher

(Signature)

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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, 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 purpose and intent of this Council with respect to the Project area are:

1. The elimination of existing blighted conditions, be they properties or structures, and the prevention of recurring blight in and about the Project area;

2. The development of property within a coordinated land use pattern of commercial and public facilities in the Project area consistent with the goals, policies, objectives, standards, guidelines, and requirements as set forth in the City's adopted General Plan, Mid-City Community Plan, Zoning Ordinance, and the Planned Commercial Development (PCD) Permit for the redevelopment of the College Grove Shopping Center;

3. The development of public services and facilities including, but not limited to, recreational, maintenance, and operational services and facilities as are necessary and required for the redevelopment of the Project area;

4. The elimination of environmental deficiencies including inadequate street and freeway improvements, inadequate utility systems, and inadequate public services; and mitigation of highway impacts, including its circulation, movement and its potential social, physical, and environmental characteristics of blight;

5. The development of a more efficient and effective circulation corridor system free from hazardous, vehicular, pedestrian, and bicycle interfaces and designed to their ultimate circulation flow;

6. The implementation of techniques to mitigate blight characteristics resulting from exposure to highway, and public right-of-way corridor activity and affecting adjacent properties within the Project area;

7. Beautification activities to eliminate all forms of blight including, but not limited to, visual blight, in order to encourage community identity;

8. The encouragement, promotion, and assistance in the development and expansion of local commerce and needed commercial facilities, increasing local employment prosperity, and improving the economic climate within the Project area, and the various other isolated vacant and/or underdeveloped properties within the Project area;

9. The creation of a more cohesive and unified community by strengthening the physical, social, and economic ties between residential, commercial, industrial, and recreational land uses within and adjacent to the Project area;

10. To provide for very low-, low- and moderate-income housing availability as required by County, Region, or State law and requirements, as necessary and desirable, consistent with the goals and objectives of the community;

11. To encourage the coordination, cooperation, and assistance of other local agencies, as may be deemed necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and most practical extent;

12. The achievement of a physical environment reflecting the high level of concern of architectural and urban design principles deemed important by the community and property owners;

13. To encourage property owner involvement in the adoption of policies, programs, and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and goals of the General Plan;

14. To provide a procedural and financial mechanism by which the Agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.

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

Section 3. The Redevelopment Plan for the College Grove Redevelopment Project, a copy of which is on file in the office of the City Clerk as Document No. 00-16647-1, 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 College Grove 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, being characterized by conditions causing a reduction of, or 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, and 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 the existence of buildings and structures which are unfit or unsafe to occupy and are conducive to ill health, juvenile delinquency and crime because of (1) defective design and character of physical construction, (2) faulty interior arrangement and exterior spacing, (3) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, and (4) age, obsolescence, deterioration, dilapidation, mixed character, and shifting of uses.

(c) 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.

(d) The lack of proper utilization of the area 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 Mid-City 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;

(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; and

(10) The effect of tax increment financing, as provided for in the Redevelopment Plan, will not cause significant financial burden or detriment on any taxing agency deriving revenues from the Project area.

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. 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 8. 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 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 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 10. 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 11. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section 9 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 12. 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 13. The effective date of this Ordinance shall be ninety (90) days after adoption of this Ordinance.
Passed and adopted by the Council of The City of San Diego on MAY 19, 1986, by the following vote:

YEAS: Wolfshelmer, Cleator, McCoil, Jones, Gpich, McCarty, Martinez, Deputy Mayor Struikama.

NAYS: None.

NOT PRESENT: None.

VACANT: Mayor.

ED STRUIKAMA

Deputy Mayor of The City of San Diego, California

AUTHENTICATED BY: CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

By MAYDELL L. PONTECORVO, Deputy

(Seal)

I HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of ORDINANCE NO. O-16647 (NEW SERIES) of the City of San Diego, California.

I FURTHER CERTIFY that said 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 MAY 6, 1986, and on MAY 19, 1986.

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

By MAYDELL L. PONTECORVO, Deputy

(Seal)

Pub. June 2, 1986

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