

RESOLUTION NUMBER R- 269740

ADOPTED ON NOV 16 1987

WHEREAS, the City purchased the 12-acre former Sears site in Hillcrest on September 26, 1986; and

WHEREAS, on December 9, 1986, the City Council rejected the site as a potential central library site and approved a Request for Proposals for consultant services to prepare a development program for the site; and

WHEREAS, the consultant team of Gerald Gast, AIA; Williams-Kuebelbeck and Associates; and Urban Systems Associates was approved by the City Council on April 7, 1987, to undertake the Sears site study; and

WHEREAS, a review committee was also formed at the direction of the City Council to review the work of the consultant team; and

WHEREAS, the Sears Site Review Committee, which is composed of 19 individuals, is chaired by Planning Commissioner Yvonne Larsen and includes representatives from the Uptown Community Planners, Hillcrest Business Association, the American Institute of Architects, Citizens Coordinate for Century III, the Chamber of Commerce, the real estate and development sectors, and City staff; and

WHEREAS, the consultant's contract calls for the study to include a market analysis, financial and fiscal analysis, development standards and guidelines, development alternatives, and a disposition strategy; and

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WHEREAS, these work elements have been completed and are included in the consultant's report, and completion and presentation to the City Council is scheduled for November, 1987; and

WHEREAS, the result of the efforts of the consultant team and Site Review Committee is a Sears Site Development Program; and

WHEREAS, the Development Program has been reviewed by the Uptown Community Planning Group, the Planning Department, the Planning Commission, the City's Real Estate Advisory Committee, and the City Manager, and copies of the recommendations of the various groups and entities are available for review at the office of the Planning Director; NOW, THEREFORE,

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

1. That the recommendations of the Planning Commission regarding Land Use and Design Objectives as set forth in Planning Report No. 87-590, allowing for some flexibility, are hereby approved.

2. That the recommendations of the City Manager regarding the form of the Request for Proposals be adopted subject to the following revisions:

(a) Include City participation similar to that utilized on the Fourth Street development on the east side of the Horton Plaza Retail Center, with a minimum bid of \$9.5 million, with a deposit to be worked out;

(b) A committee consisting of the Hillcrest Business Improvement Association, the Uptown Community Planners, the

Real Estate Advisory Board, the Sears Site Review Committee, the City Manager and the Planning Director, be established to review the proposals;

(c) A completion goal of June 30, 1988, be established;

(d) That the City Manager be directed to review the agreement with Sears for any recourse by the City for Sears failure to inform the City that the building on the site contains asbestos and was built on loose fill.

3. That the developer be requested to provide street improvements as recommended by the Sears Site Committee.


4. The Request for Proposals will indicate that, in the event a community center is approved for the site, the City would require, as a legal matter, dedication of the land in order to facilitate the construction of the recreation center.

5. The Request for Proposals will allow flexibility to provide for a sale and a combination of lease/sale.

6. The developer will be directed to work with Hillcrest Business Association with regard to providing additional offstreet parking.

7. The schedule as submitted by John Thelan will be followed.

APPROVED: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug
Deputy City Attorney

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11/04/87
11/05/87 REV.1
12/11/87 REV.2
Or.Dept:Plan.
R-88-939
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Passed and adopted by the Council of The City of San Diego on NOV 16 1987
by the following vote:

Council Members	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"/>
District 4	<input 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"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

VACANT

AUTHENTICATED BY:

MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

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

By *Charles G. Abdelnour*, Deputy.

(Seal)

Office of the City Clerk, San Diego, California

Resolution Number R-269740 Adopted NOV 16 1987