

RESOLUTION NUMBER R- 284763

ADOPTED ON OCT 11 1994

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR CERTAIN SIDEWALK IMPROVEMENTS ON ISLAND AVENUE IN THE GASLAMP QUARTER SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT.

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 Gaslamp Quarter Sub Area of the Centre City Redevelopment Project (the "Project"); and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the cost of the installation and construction of certain sidewalk improvements to benefit the Project area and its immediate neighborhood; and

WHEREAS, Centre City Development Corporation (the "Corporation") has reviewed and recommends that the Council of The City of San Diego (the "Council") consent to and the Agency authorize the Corporation to bid and construct the sidewalk improvements; and

WHEREAS, the Council has duly considered all conditions of the proposed payment for improvements and believes that the payment by the Agency of all or part of the cost of the

installation and construction of the sidewalk improvements by the Agency are in the best interest of the City and 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 Council of The City of San Diego, as follows:

1. That the council hereby finds and determines that the sidewalk improvements on Island Avenue for which the Agency proposes to pay are of benefit to the Centre City Redevelopment Project, that the Council hereby finds and determines that no other reasonable means of financing the proposed improvements for which the Agency proposes to pay are available to the community, that the Council hereby finds and determines that proposed improvements will assist in eliminating one or more blighting conditions inside the Project area, all as described in Attachment No. 1.

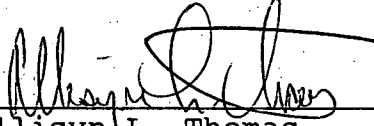
2. That the Council hereby finds and determines that the sidewalk improvements on Island Avenue are consistent with the Implementation Plan adopted for the Project by the Agency on June 21, 1994, as Document No. 2141, pursuant to California Health and Safety Code section 33490, as described in Attachment No. 1.

3. That the Council hereby consents to the payment by the Agency for all or part of the cost of the sidewalk improvements as identified above.

4. That the Council hereby authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency.

APPROVED: JOHN W. WITT, City Attorney

By



Allisyn L. Thomas
Deputy City Attorney

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ATTACHMENT NO. 1

FINDINGS

SUBJECT IMPROVEMENTS:

CONSTRUCTION OF CURB, GUTTER AND SIDEWALK IMPROVEMENTS ON ISLAND AVENUE ADJACENT TO EXISTING IMPROVED CURB, GUTTER AND SIDEWALK IMPROVEMENTS AT THE SOUTHEAST CORNER OF FIFTH AVENUE AND ISLAND AVENUE

I. FINDINGS OF BENEFIT

The subject improvements for which the Agency proposes to pay, will benefit the Centre City Redevelopment Project area or the immediate neighborhood in which the Project area is located in that:

- A. The improvement is within the Gaslamp Quarter Sub Area of the Centre City Redevelopment Project, adjacent to a historic commercial building which is going to be rehabilitated in concert with these improvements.
- B. Adjacent sidewalk improvements were previously completed along Fifth Avenue and a portion of Island Avenue. The portion of the sidewalk fronting the historic building is only partially improved. The subject improvements will complete the improvements to the eastern property line of the historic building site. The improvements will enhance the area for the benefit of the nearby users.
- C. The installation of the improvements will remove physical obstructions and correct adverse health and safety conditions.
- D. The new curb and gutter will direct the flow of surface runoff from private and public space.
- E. The sidewalk improvements will act as a catalyst providing an incentive for private investment in the rehabilitation and reuse of the historic structure.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the subject improvements for which the Agency proposes to pay in that:

City of San Diego

- A. For the Fiscal Year 1994 and 1995 budgets, the City of San Diego has made, and will make, a number of budgetary reductions in order to finance immediate operating and

capital needs. A number of capital projects remain unfunded due to the limited funds.

- B. The City's capital improvement budget is funded primarily with developer's proceeds, enterprise funds revenues, Facility Benefit Assessment funds, and Transnet funds. The Fiscal Year 1995 Capital Improvement Program Budget decreased 10.4% from the Fiscal Year 1994 Budget.
- C. It is anticipated that Fiscal Year 1995 will be the fifth consecutive year that revenues reflect little or no growth. Included in the Fiscal Year 1995 budget are a number of one-time revenues that have enabled the City to delay further expenditure reductions.
- D. The City's Fiscal Year 1994-95 Capital Improvements Budget (CIP) is embodied in Volume's IV and V of the City's Budget adopted on July 26, 1994. The Redevelopment Agency's Fiscal Year 1994-95 Program Budgets were adopted on June 21, 1994. The CIP and the Agency's Budget were developed in accordance with City and Council Policy and each project activity was evaluated and incorporated in the respective budgets. Projects are funded based on need and the availability of appropriate funding sources. Of the City's total \$474 million CIP Budget, only \$1.5 million of funds are discretionary for funding projects such as the proposed public improvements.
- E. Enhancing public safety and maintaining the levels of service to the public have been the City's highest priorities during the recession. To meet these priorities and offset the revenue losses over the past four years, expenditure reductions have been made in two primary areas:
 - 1. Management, Professional, Supervisory and Administrative Support Positions - Since Fiscal Year 1992, 554 positions in these categories have been reduced from the budget in an effort to downsize and streamline the organization.
 - 2. Maintenance of the City's Infrastructure - Reductions in general building maintenance and insufficient funds to provide the level of maintenance necessary for streets and related facilities have led to a slow deterioration of the City's infrastructure.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the construction and installation of the subject improvements will assist in the elimination of one or more blighting conditions inside the Centre City Redevelopment Project area, and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance the public right of way and replace inadequate public improvements. The sidewalk is currently cracked with the concrete sidewalk, curb and gutter breaking away and creating safety hazards. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on Fifth Avenue and the improved portion of Island Avenue.
- B. The adjacent commercial business to be operated within the rehabilitated historic building expects to use the sidewalk which cannot be utilized in the existing condition.
- C. Two street trees will be added to further enhance the aesthetic quality of the street and the location of a light standard will be adjusted to increase the level of lighting at that location
- D. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- E. The improvements provide improved pedestrian access to public and private properties.
- F. "Completion of off-site improvements in the Gaslamp Quarter as a means to contribute to blight removal by replacing inadequate public improvements" is included in the work program of the Implementation Plan adopted June 21, 1994 pursuant to Health and Safety Code 33490.