

RESOLUTION NUMBER R- 285187

ADOPTED ON JAN 10 1995

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR CERTAIN SIDEWALK IMPROVEMENTS ON THIRD AVENUE AND "J" STREET IN THE MARINA 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 Marina 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 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 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 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 Third Avenue and "J" Street for which the Agency proposes to pay are of benefit to the Centre City Redevelopment Project and the immediate neighborhood in which the Project area is located, that the Council hereby finds and determines that no other reasonable means for financing the propose improvements for which the Agency proposes to pay are available to the community, and that the Council hereby finds and determines that the proposed improvements will assist in eliminating one or more blighting conditions inside the Project area, all as described in Exhibit 1.

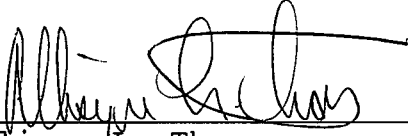
2. That the Council hereby finds and determines that the sidewalk improvements on Third Avenue and "J" Street are consistent with the Implementation Plan adopted for the Project by the Agency on June 21, 1994, as Document No. 2141, pursuant to California Health and Safety Code section 33420.

3. That the Council hereby consents to the payment by the Agency for all or part of the cost of the sidewalk improvements 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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Or.Dept:CCDC
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ATTACHMENT NO. 1

FINDINGS

SUBJECT IMPROVEMENTS:
CONSTRUCTION OF CURB, GUTTER AND SIDEWALK IMPROVEMENTS ON THIRD AVENUE AND "J" STREET

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 Marina Sub Area of the Centre City Redevelopment Project, adjacent to historic buildings which have been or are to be rehabilitated in concert with these improvements.
- B. Adjacent sidewalk improvements were previously completed along "J" Street. The sidewalk not improved earlier is in poor condition. The subject improvements will complete the improvements adjacent to conforming properties on the block. The improvements will enhance the area for the benefit of 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 area structures.

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.

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 J Street.
- B. The adjacent quasi-public uses to be operated within the rehabilitated historic buildings are expected to use the improved sidewalk.
- C. Several street trees will be added to further enhance the aesthetic quality of the street and the location of several light standards will be installed 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. "Provide public improvements and facilities as needed within, or to serve, the various areas of the Project Areas" is included in the work program of the Implementation Plan adopted June 21, 1994 pursuant to Health and Safety Code 33490.