

RESOLUTION NUMBER R- 285250

ADOPTED ON JAN 24 1995

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR PARKING LOT IMPROVEMENTS AND SIDEWALK REPAIRS ON MARKET STREET BETWEEN FIRST AVENUE AND FRONT 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 improvements of parking lot improvements and sidewalk repairs 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 parking lot improvements and sidewalk repairs; 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 parking lot improvements and sidewalk repairs 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:

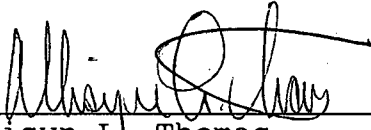
1. That the Council hereby finds and determines that the parking lot improvements and sidewalk repairs on Market Street between First Avenue and Front Street for which the Agency proposes to pay are of benefit to the Marina Sub Area of the Centre City Redevelopment Project area and the immediate neighborhood in which the Project area is located, that the Council hereby finds and determines that no other reasonable means for financing the proposed improvements for which the Agency proposes to pay are available to the community, 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 Attachment No. 1.

2. That the Council hereby finds and determines that the parking lot improvements and sidewalk repairs on the north side of Market Street between First Avenue and Front 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 parking lot improvements and sidewalk repairs 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

ALT:lc
12/22/94
Or. Dept: CCDC
Aud. Cert: N/A
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ATTACHMENT NO. 1

FINDINGS

SUBJECT IMPROVEMENTS:

CONSTRUCTION OF A SURFACE PARKING LOT WITH LANDSCAPING AND LIGHTS ON THE SOUTH ONE-HALF OF THE BLOCK BOUNDED BY FIRST AVENUE, FRONT STREET, G STREET AND MARKET STREET AND THE REMOVAL OF TWO MONITORING WELLS

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 recently constructed commercial buildings.
- B. Adjacent sidewalk improvements are to be constructed across First Avenue. 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 removal of two monitoring wells not being used will remove additional nuisance situation.
- E. The filling of the existing hole will remove a nuisance situation and aesthetic blight.
- F. The improvements will act as a catalyst providing an incentive for private investment in the rehabilitation and reuse of adjacent properties.

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 in need of some repair and creates a safety hazard. The proposed improvements will repair these adverse conditions, upgrading to match the improvements around the block. The parking lot, now a seven foot deep hole of approximately 30,000 square feet, will be filled and paved eliminating a hazardous and unsightly condition.
- B. The adjacent commercial business to be operated within adjacent buildings expects to use the sidewalk which cannot be utilized in the existing condition.
- C. Landscaping will be added to the parking lot to further enhance the aesthetic quality of the block and the location of light standards will be adjusted to increase the level of lighting at that location.
- D. Two monitoring wells will be removed from the site.
- E. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- F. The improvements provide improved pedestrian access to public and private properties.
- G. "Miscellaneous Public Improvements and Facilities to provide public improvements and facilities as needed within, or to serve, the various areas of the Project Area" is included in the work program of the Implementation Plan adopted June 21, 1994 pursuant to Health and Safety Code 33490.