

(R-96-614)

RESOLUTION NUMBER R-

286744

DEC 05 1995

ADOPTED ON _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE SALE AND LEASE OF CERTAIN PROPERTY IN THE CENTRE CITY REDEVELOPMENT PROJECT AREA TO LINCOLN HOTEL PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH LEASE (LINCOLN HOTEL).

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 Centre City Redevelopment Project (the "Project") and has adopted an Implementation Plan for the Centre City Redevelopment Project in accordance with California Health and Safety Code section 33490 (the "Implementation Plan"); and

WHEREAS, in order to carry out and implement such Redevelopment Plan the Agency proposes to lease certain property in the Project area to Lincoln Hotel Partnership, a California limited partnership (the "Developer"), and sell the improvements thereon to the Developer pursuant to the terms and provisions of a certain Disposition and Development Agreement (the "Agreement"), which agreement contains a description of said property and provides for the rehabilitation of 41 single room

occupancy residential units, with ancillary uses and ground floor commercial or retail space (the "Development"); and

WHEREAS, the Developer has and submitted to the Agency and the Council of The City of San Diego (the "Council") copies of said proposed Agreement in a form desired by the Developer; and

WHEREAS, the Centre City Development Corporation, Inc., has reviewed and discussed said proposed Agreement and has recommended that the Council approve and the Agency enter into the Agreement; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code, sections 33000 et seq.), the Agency and the Council held a joint public hearing on the proposed sale and lease of such real property pursuant to such Agreement; having duly published notice of such public hearing and made copies of the proposed Agreement, and other reports and documents (including the summary provided for in Section 33433) available for public inspection and comment; and

WHEREAS, the Council has duly considered all terms and conditions of the proposed sale and lease of real property and believes that the redevelopment of the real property pursuant to the proposed Agreement is 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 recognizes that it has received and heard all oral and written objections to the proposed Agreement, to the proposed lease of the real property and sale of the improvements thereon pursuant to the proposed Agreement, and to other matters pertaining to this transaction, and that all such oral and written objections are hereby overruled.


2. That the Council hereby finds and determines that the consideration to be paid by the Developer for the sale and lease of the real property as described in the Agreement is not less than fair reuse value at the use and with the covenants and conditions and development costs authorized by the Agreement. The Council hereby further finds and determines that all consideration to be paid under the Agreement is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the Centre City Redevelopment Project.

3. That the Council hereby finds and determines that the lease and sale of the property will assist in the elimination of blight in the Centre City Redevelopment Project Area, and is consistent with the Implementation Plan.

4. That the lease and sale of the real property, and the Agreement which establishes the terms and conditions for the lease, sale and development of the real property, are hereby approved.

5. That the Council hereby authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency. A copy of the Agreement when executed by the Agency shall be placed on file in the office of the City Clerk as Document No. RR-286744.

APPROVED: JOHN W. WITT, City Attorney

By 
Allisyn D. Thomas
Deputy City Attorney

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