

ORDINANCE NUMBER O-18252 (NEW SERIES)

ADOPTED ON JANUARY 8, 1996

AN ORDINANCE OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING AND ADOPTING THE FIRST  
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE  
CENTRAL IMPERIAL REDEVELOPMENT PROJECT.

WHEREAS, it is desirable and in the public interest that the  
Redevelopment Agency of The City of San Diego (the "Agency")  
undertake and carry out a redevelopment project in the City of  
San Diego referred to and identified as the Central Imperial  
Redevelopment Project (the "Project"); and

WHEREAS, on September 14, 1992 the Agency approved and the  
Council of The City of San Diego (the "Council") pursuant to  
Ordinance No. O-17831 (New Series) approved and adopted the  
Redevelopment Plan for the Central Imperial Redevelopment Project  
(the "Redevelopment Plan"); and

WHEREAS, the Agency has now found it necessary, due to the  
existence of certain unforeseeable economic conditions adversely  
affecting the redevelopment of certain unforeseeable economic  
conditions adversely affecting the redevelopment of the Project  
area, to prepare and refer to the Council for review and  
approval, a First Amendment to the Redevelopment Plan for the  
Central Imperial Redevelopment Project (the "First Amendment"), a  
copy of which is on file in the office of the City Clerk as  
Document No. OO-18252; and

WHEREAS, the Planning Commission of The City of San Diego  
has approved an Amended Preliminary Plan for the Project, and has  
submitted to the Council its report and recommendations

respecting the First Amendment, and has found that the First Amendment conforms to the General Plan and Progress Guide of the City and the Southeast San Diego Community Plan, and the Council has duly considered and evaluated the report, recommendations and findings of the Planning Commission; and

WHEREAS, the Agency submitted to the Council the Report of the Agency on the proposed First Amendment, which report contains, among other things, the Planning Commission's report and recommendations, the Environmental Secondary Study with respect to the proposed First Amendment, and the report of the County Fiscal Officer and the analysis thereof by the Agency, and the Council has duly considered and evaluated the Report of the Agency; and

WHEREAS, the Agency consulted or attempted to consult with the taxing entities which levy taxes, or for which taxes are levied, on property in the Project area with respect to the First Amendment and the allocation of taxes pursuant to Section 33670 of the California Community Redevelopment Law (Health and Safety Code sections 33000 et seq.); and

WHEREAS, the Agency has documented its consultation with the taxing entities and provided its response to any and all comments of the taxing entities relative to the First Amendment in the Report to Council; and

WHEREAS, the Council has considered and evaluated any and all such comments and the response of the Agency; and

WHEREAS, the Agency consulted with the Central Imperial Project Area Committee with respect to the First Amendment, and

the Project Area Committee submitted to the Council its report and recommendations respecting the First Amendment, which the Council has duly considered and evaluated; and

WHEREAS, the Agency and the Council have certified that the Environmental Secondary Study for the Central Imperial Redevelopment Project was prepared and completed in compliance with the California Environmental Quality Act of 1970, and State and local regulations and guidelines adopted pursuant thereto, and that the Agency and Council have reviewed and considered the information contained therein, and adopted findings with respect to the environmental impacts of the Project as required by law; and

WHEREAS, after due notice as provided by the California Community Redevelopment Law, a joint public hearing was held by the Council and the Agency to consider the proposed First Amendment; and

WHEREAS, the Council has considered all aspects of the proposed First Amendment, and has received, considered, and evaluated all written and oral evidence and testimony presented for or against all aspects of the First Amendment, including the adoption of any and all written responses to each written comment or objection of an affected property owner or taxing entity; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies; NOW, THEREFORE,

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

Section 1. The purposes and intent of the Council with respect to the First Amendment to the Central Imperial Redevelopment Project is to continue to:

A. Eliminate the conditions of blight existing in the Project area, including incompatible and unsuitable land uses, obsolete and deficient structures and inadequate streets and public facilities.

B. Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against.

C. Strengthen as feasible existing business enterprises and assist them whenever possible in participation in the redevelopment process.

D. Conserve and rehabilitate, and where appropriate, facilitate redevelopment of existing residential areas.

E. Encourage housing patterns in currently overcrowded and environmentally problematic areas to increase choice in housing types and provide more livable neighborhoods.

F. Provide for the development of commercial uses to create or improve employment opportunities.

G. Encourage, as appropriate, the development of a complementary mixture of land uses to provide a vital and interesting urban environment.

H. Redevelop, build and rebuild the public facilities in the Project area to provide safer and more efficient

services for the people in the area and the general public as a whole.

I. Provide for the orderly development of the Southeastern San Diego Community in accordance with the Progress Guide and General Plan for the City of San Diego and the Southeast San Diego Community Plan.

Section 2. The First Amendment to the Central Imperial Redevelopment Project, a copy of which is on file in the office of the City Clerk as Document No. 00-18252, is hereby approved and adopted. The First Amendment is incorporated herein by reference and made a part hereof as if fully set out herein.

Section 3. The Redevelopment Plan as amended by the First Amendment, is hereby designated as the official redevelopment plan for the Project area.

Section 4. The Council hereby finds and determines that the First Amendment conforms to the Progress Guide and General Plan of the City of San Diego and the Southeast San Diego Community Plan.

Section 5. The City Clerk is hereby directed to send a certified copy of this ordinance to the Agency and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, as amended by the First Amendment, subject to the provisions of the Redevelopment Plan, as so amended.

Section 6. The City Clerk hereby is directed to record with the County Recorder of San Diego County, a description of the new boundaries of the Project area and a statement that proceedings for the redevelopment of the Project area, as amended by the

First Amendment, have been instituted. The Agency hereby is directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

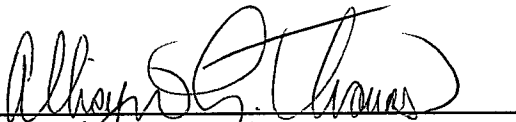
Section 7. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section 6 of this ordinance, a copy of this ordinance, and a map or plat showing the new boundaries of the Project area to the Building Department of the City.

Section 8. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section 6 of this ordinance, a copy of this ordinance, and a map or plat showing the new boundaries of the Project area to the auditor and tax assessor of San Diego County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

Section 9. The effective date of this ordinance shall ninety (90) days after adoption of this ordinance.

APPROVED: JOHN W. WITT, City Attorney

By



Allisyn L. Thomas  
Deputy City Attorney

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