

RESOLUTION NUMBER R- 287327

ADOPTED ON MAY 14 1996

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE SUBLEASE OF CERTAIN PROPERTY IN THE CENTRE CITY REDEVELOPMENT PROJECT AREA TO CUATRO CORPORATION, INC., A CALIFORNIA CORPORATION; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO SUCH DISPOSITION AND DEVELOPMENT AGREEMENT AND SUBLEASE (YALE 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 has previously entered into a Lease Agreement by which it is the lessee of certain property in the Project area, and proposes to sublease the property to Cuatro Corporation, Inc. (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 development and rehabilitation of 15 live/work lofts, of which one loft may be used as commercial space, and the other 14 lofts (the "Affordable Units") will be

rented, at affordable rents, to tenants who are persons or families of very low income or moderate income (the "Development"); and

WHEREAS, the Developer has submitted to the Agency and the Council of The City of San Diego 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 City Council approve and the Agency enter into the Agreement; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code section 33000 et seq.) the Agency and the City Council held a joint public hearing on the proposed sublease 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 available for public inspection and comment; and

WHEREAS, the City Council has duly considered all terms and conditions of the proposed sublease of real property and believes that the development of the real property pursuant to the proposed Agreement is in the best interests of the City and the 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 City Council recognizes that it has received and heard all oral and written objections to the proposed

Agreement, to the proposed sublease of the real property 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 City Council hereby finds and determines that the consideration to be paid by the Developer for the sublease of the real property as described in the Agreement is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the Agreement. The City 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 City Council hereby finds and determines that the sublease 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 sublease of the real property and the Agreement which establishes the terms and conditions for the sublease and development of the real property are hereby approved.

5. That the City 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-287327.

APPROVED: JOHN W. WITT, City Attorney

By   
Allisyn H. Thomas  
Deputy City Attorney

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