

RESOLUTION NUMBER R- 287823

ADOPTED ON SEP 10 1996

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE SALE OF CERTAIN PROPERTY IN THE CENTRE CITY REDEVELOPMENT PROJECT AREA TO BERNARD M. SHEA; APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING THERETO; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE SALE.

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

WHEREAS, in order to carry out and implement the Redevelopment Plan the Agency proposes to sell certain property in the Project area to Bernard M. Shea, Trustee of Declaration of Trust dated October 22, 1982 (the "Owner") pursuant to the terms and provisions of a certain Disposition and Development Agreement (the "Agreement"), which Agreement contains a description of the property and provides for its improvement with a deck, staircase, and storage area to serve the existing Yuma Building; and

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

WHEREAS, the Centre City Development Corporation, Inc., has reviewed and discussed the 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 section 33000 et seq.), the Agency and the Council held a joint public hearing on the proposed sale of the real property pursuant to the Agreement; having duly published notice of the public hearing and made copies of the proposed Agreement, and other reports and documents available for public inspection and comment; and

WHEREAS, the Council has duly considered all terms and conditions of the proposed sale of real property and believes that the development 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 sale of the real property pursuant to the proposed Agreement, and to other matters pertaining to this transaction, and that all the oral and written objections are hereby overruled.

2. That the Council hereby finds and determines that the sale of the real property will assist in the elimination of blight from the Centre City Redevelopment Project area, and is

consistent with the Implementation Plan for the Centre City Redevelopment Project adopted pursuant to Section 33490 of the California Community Redevelopment Law.

3. That the Council hereby finds and determines that the consideration to be paid by the Owner for the sale of the real property as described in the proposed Agreement is not less than fair market value at its highest and best use in accordance with the Redevelopment plan for the Centre City Redevelopment Project.

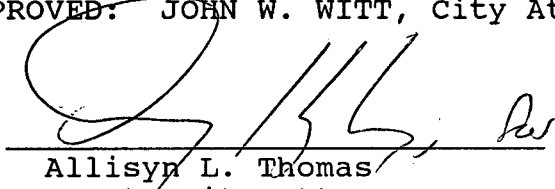
4. That the Council hereby finds and determines that the improvements to be made pursuant to the Agreement are among the implementation activities whose environmental impacts are assessed in the Final Master Environmental Impact Report for the Centre City Redevelopment Project, and in addition such improvements are exempt from further environmental review pursuant to Sections 15301 and 15311, Classes 1 and 6 respectively, of the State Guidelines for Implementation of the California Environmental Quality Act, and Sections 802.5 and 802.10, Classes 1 and 6 respectively, of the Agency's Procedures for Implementation of the California Environmental Quality Act and the State CEQA Guidelines.

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

6. 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- 287823 .

APPROVED: JOHN W. WITT, City Attorney

By 
Allisyn L. Thomas
Deputy City Attorney

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