

ORDINANCE NUMBER O- 18798 (NEW SERIES)

ADOPTED ON MAY 1 2000

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC USE LEASE AGREEMENT WITH PACIFIC DEVELOPMENT PARTNERS, LLC, FOR A PARK 'N RIDE FACILITY THAT WILL BE DEVELOPED AS A PART OF THE IMPERIAL MARKETPLACE DEVELOPMENT LOCATED IN THE CENTRAL IMPERIAL REDEVELOPMENT PROJECT AREA.

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 Central Imperial Redevelopment Project [the Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency has entered into a Disposition and Development Agreement [the Agreement] with Pacific Development Partners [the Developer] for the sale and the redevelopment of real property in the Project area as shown on the map attached hereto as Exhibit A, and more particularly described in Exhibit B [the Site]; and

WHEREAS, the redevelopment of the Site involves construction of certain improvements specified in the Agreement, which may be constructed in multiple phases; and

WHEREAS, Developer shall construct improvements on a portion of the Site referred to as "Park and Ride Parcel," which is also shown on the map attached hereto as Exhibit A, and is more particularly described in Exhibit C; and

WHEREAS, in connection with its transportation planning and to further mitigate environmental impacts generated by proposed development within the City, City desires to

increase the opportunity for persons to participate in mass transit by making available convenient Park and Ride facilities to the general public; and

WHEREAS, the Developer proposes to undertake certain improvements to the Park and Ride Parcel and the Site pursuant to the Agreement, which is expected to affect the City's transportation planning; and

WHEREAS, the City and Developer have negotiated a Public Use Lease at the initial rental rate of \$402,316 per year, the fair market rate; NOW, THEREFORE,

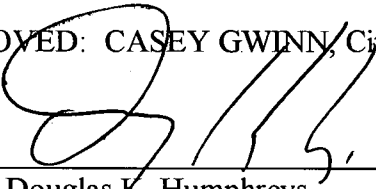
BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That the City Manager is authorized to execute, for and on behalf of The City of San Diego, a Public Use Lease agreement with Pacific Development Partners, LLC, for a Park and Ride facility, at an initial annual rent of \$402,316, under the terms and conditions set forth in that lease agreement on file in the office of the City Clerk as Document No. OO- 18798

Section 2. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By 

Douglas K. Humphreys
Deputy City Attorney

DKH:lc
02/07/00
Or.Dept:SEDC
O-2000-135
Form=leaseo.frm

EXHIBIT C
Park and Ride Description

That portion of Lot 1 of Map 13977 in the city of San Diego, County of San Diego, State of California, according to Map thereof No. 13977 filed in the Office of the county Recorder of San Diego County, State of California June 6, 2000 as file No. 2000-297997, more particularly described as follows:

COMMENCING at the Southeasterly corner of said Lot 1;

THENCE along the Easterly line of Said Lot 1, North $00^{\circ}31'26''$ East, 4.95 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said line, North $00^{\circ}31'26''$ East, 225.12 feet to an angle point in the Easterly line of said Lot1;

THENCE North $41^{\circ}03'12''$ West, 80.00 feet;

THENCE North $89^{\circ}27'14''$ West, 137.38 feet;

THENCE South $00^{\circ}31'11''$ West, 212.50 feet;

THENCE South $30^{\circ}45'38''$ East, 57.84 feet;

THENCE South $81^{\circ}17'14''$ East, 162.07 feet to the TRUE POINT OF BEGINNING.

CONTAINS: 1.134 Acres, more or less.

GREENWOOD
CEMETERY
ENTRANCE

IMPERIAL
AVENUE

IMPERIAL MARKETPLACE PARK AND RIDE EXHIBIT

Exhibit A

BOLIVARD

OCEAN VIEW

PAR LOT 41
APPLY No. 1598
PLZ. 5. 20132

SAN PASQUAL
STREET

PARK AND RIDE
PARKING

NS

