

RESOLUTION NO. 294690

ADOPTED ON MAR 27 2001

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING A COOPERATION AGREEMENT WITH THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO FOR THE CONSTRUCTION OF THE POINT LOMA BRANCH LIBRARY IN THE NORTH BAY REDEVELOPMENT PROJECT AREA; MAKING CERTAIN FINDINGS WITH RESPECT THERETO; AND AUTHORIZING ACCEPTANCE AND EXPENDITURE OF FUNDS.

WHEREAS, the Redevelopment Agency of the City of San Diego [the Agency] is engaged in activities necessary to carry out the implement the Redevelopment Plan for the North Bay Redevelopment Project Area [the Project Area]; and

WHEREAS, the City of San Diego has proposed the construction of a new facility for the Point Loma Branch Library [the Library] in the Project Area that will primarily benefit the Project Area; and

WHEREAS, the Agency has agreed to contribute \$4.089 Million for design, land acquisition and construction of the proposed Library; and

WHEREAS, the Agency and the City propose to enter into a Cooperation Agreement setting forth the terms and conditions for the Agency's contribution of funds; NOW,

THEREFORE,

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

1. That the Council finds and determines that no other reasonable means of financing the Agency's contribution of \$4.089 Million for the proposed Library is available to the community, as set forth in detail in Attachment 1.

2. That the Council authorizes the City Manager, or designee, to execute, for and on behalf of the City, a Cooperation Agreement with the Agency for the contribution of Agency funds under the terms and conditions set forth in the Cooperation Agreement. A copy of the Cooperation Agreement, when executed, shall be placed on file in the office of the City Clerk as Document No RR- 294690.

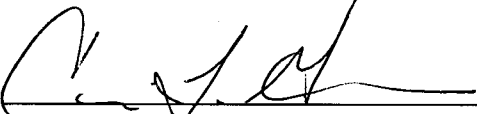
3. That the Council states for the record that the Environmental Impact Report prepared by the City of San Diego (SCH No.97091022) dated May 4, 1998, and certified by City Council on May 4, 1998, has been reviewed and considered prior to approval of the Library, and directing the City Clerk to file a Notice of Determination in accordance therewith.

4. That the Council authorizes the increase of the Capital Improvements Program Budget for the Point Loma Library Expansion (CIP 350670) by \$4.089 Million from the Redevelopment Agency.

5. That the Council authorizes the acceptance, appropriation, and expenditure of \$4.089 Million of Redevelopment Agency funds from the Capital Improvements Program Budget for the Point Loma Library Expansion (CIP 350670).

6. That the Council authorizes the City Clerk to deliver a copy of this resolution to the Executive Director and members of the Agency.

APPROVED: CASEY GWINN, City Attorney

By   
Carrie L. Gleeson  
Deputy City Attorney

CLG:jc  
02/23/01  
Or.Dept:Redev.  
R-2000-1166

## ATTACHMENT 1 FINDINGS

### 1. FINDINGS OF BENEFIT

The proposed Point Loma Branch Library Project for which the Redevelopment Agency of the City of San Diego [Agency] proposes to pay, will benefit the North Bay Redevelopment Project area and the immediate neighborhood in which the Project is located in that:

- a. The existing 4,894 square foot Point Loma Branch Library is outdated and too small to meet current community needs. The proposed Library Project provides for a new 25,890 square foot library to meet the current and growing needs of the Redevelopment Project area and its immediate neighborhood. The proposed library will be located in the Redevelopment Project area and will provide additional services and facilities to the residents and businesses of the Project area and surrounding community including: a formal education and support center for children; a special young adult learning center for independent and tutorial studies; a "Door to Learning Program" for preschoolers; a reading library; a computer lab with computers and Internet access available for use; small and large community and conference rooms available for public or private business use; audiovisual facilities; and other related areas. The proposed Library Project contemplates the expansion of special collections including investment materials for small businesses, foreign language materials, and resources relating to Point Loma's history and nautical history. The proposed Library Project space will permit greater access by library patrons to the existing and expanded collections.
- b. The proposed Library Project site is located in the Voltaire Corridor, at the corner of Voltaire Street and Poinsettia Drive. Businesses within the Voltaire Corridor struggle economically due to poor traffic access and circulation, and lack of parking for customers. Based on projected increased patronage (Exhibit A), the proposed Library Project will serve as a key destination in the Voltaire Corridor, bringing additional library users and potential business customers into the Corridor.
- c. The proposed Library Project will remove two billboards and add landscaping and a small playground park that will aesthetically benefit and enhance the Redevelopment Project area and its immediate neighborhood.
- d. The proposed Library Project will enhance the area for residents and nearby users, and will, through the investment of public and private dollars and the addition of public services, encourage development of and investment in the surrounding properties.

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## 2. FINDINGS OF NO OTHER REASONABLE MEANS OF FINANCING

The Agency proposes to contribute \$4.089 Million to the Library Project, pursuant to the terms and conditions set forth in the Cooperation Agreement between the City and the Agency. There are no other reasonable means available to the community for financing the portion of the proposed Library Project for which the Agency proposes to pay, in that:

- a. The Fiscal Year 2001 Budget for the City of San Diego increased 6.36% over Fiscal Year 2000. The overall increase is largely attributable to an increase in the Capital Improvement Program [CIP] for projects using non-general fund revenue sources. Increases to the General Fund were absorbed by negotiated labor agreements, public safety requirements and annualized costs of operating new facilities. Even with increases in the CIP budget, capital projects remain unfunded due to limited funds.
- b. The City's CIP budget is funded primarily with water and sewer fees, developer impact fees, grant funds, enterprise funds revenues, Facility Benefit Assessment funds, and TransNet funds. By law, these funds have restricted use and must provide for sewer upgrades of the City's Metropolitan and Municipal Wastewater System, water projects, freeway improvements, lane widening, storm water projects, and installation and improvement of Citywide traffic signals.
- c. The CIP budget and the Agency's Budget were developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. Projects are funded based on need and the availability of appropriate funding sources. The City's CIP Budget totals \$769.0 million, an increase of \$18.5 million over Fiscal Year 2000.
- d. Although sustained growth is anticipated in Fiscal Year 2001, local property tax apportionments have been permanently diminished as a result of the Fiscal Year 1993 and 1994 California state budget actions. Despite the state's ongoing economic recovery, the magnitude of property tax revenue loss to the City — over \$255 million since Fiscal Year 1991 — has severely impacted the City's ability to fund needed improvements to General Fund departments such as the Library Department and the Park and Recreation Department. The City continues efforts to change traditional ways of conducting business and generating revenues, however these strategies are long term commitments and do not provide immediate revenue sources for current requirements.
- e. Maintaining and enhancing the services that the City provides to citizens, residents, and visitors continues as one of the City's primary core values. However, until new and alternative funding sources are provided, a variety of capital needs will remain unfunded.

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- f. The City has agreed to accept a \$5.0 Million grant from the San Diego Foundation, in honor of James Edgar and Jean Jessop Hervey, for the construction of the proposed Library Project per the schematic design by Conwell Shonkwiler and Associates for a 25,890 square foot library building. The funds are to be disbursed to the City by the Foundation as follows: \$2.0 Million upon acceptance of the construction bid by the City Council; \$2.0 Million upon the start of construction; and \$1.0 Million at the mid-point of the construction.
- g. The Friends of the Point Loma Library have agreed to raise and contribute \$500,000 or more to be used towards the purchase of library materials included in the proposed Library Project budget.
- h. The Agency has issued Tax Allocation Bonds for the North Bay Redevelopment Project. These tax-exempt bonds were issued for the purpose of financing improvements in the Project Area, including publicly owned facility improvements.

### 3. FINDINGS OF ELIMINATION OF BLIGHT

The Agency's contribution of funds for the acquisition of land or the cost of buildings, facilities, structures or other improvements for the proposed Library Project will assist in the elimination of one or more blighting conditions inside the North Bay Redevelopment Project area, in that:

- a. The existing Point Loma Library is documented as a deteriorated structure in the Report to City Council, North Bay Redevelopment Project, approved 1998. The existing Point Loma Library, built in 1959, is not air conditioned, its major building systems are old and not energy efficient, and it does not meet American with Disabilities Act (ADA) codes. Further, based upon library building size and design standards provided by the City of San Diego Library Department, the current facility provides 0.13 square feet per capita, far below the recommended American Library Association Standard for Small Libraries of 0.60 square feet per capita. The development of the proposed Library Project will remove the outdated and deteriorated structure with a new facility and additional parking.
- b. The proposed Library Project will assist in eliminating factors that prevent or substantially hinder the economically viable use or capacity of the existing building and adjoining lots by eliminating existing structures of substandard design and capacity, increasing the size and capacity of the building to exceed the recommended standard, adding parking, adding conference rooms and facilities that can be rented to private business, and adding computer lab facilities and other library resources in a setting that will effectively accommodate their use.
- c. The proposed Library Project will assist in eliminating factors that prevent or substantially hinder the economically viable use or capacity of nearby properties by increasing the available parking in the immediate area by 31 additional spaces.

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- d. The proposed Library Project will assist in eliminating factors that prevent or substantially hinder the economically viable use or capacity of properties within the Redevelopment Project area by upgrading improvements in the neighborhood including landscaping, park space, library, parking, and other public improvements.
- e. The proposed Library Project will assist in the revitalization of the Voltaire Corridor and the elimination of blight that prevents or substantially hinders economic development by creating a destination for consumers in the Voltaire Corridor based on the increased library patronage described in Exhibit A. Based on visitor statistics for the recently completed Weingart/City Heights Branch Library (located within the City Heights Redevelopment Project), the estimated annual patronage at the Point Loma Library will increase from 171,000 to 395,000, an increase of 224,000 visits to the Voltaire Corridor per year. This projection is based upon the assumption that Library patronage will increase by approximately one-third the percentage increase in the size of the facility. The library's hours (Monday and Wednesday, 12:00 p.m. to 8:00 p.m.; Tuesday, Thursday – Saturday, 9:30 a.m. to 5:30 p.m.; Sunday, 1:00 p.m. to 5:00 p.m.) will compliment the hours of businesses and shops within the Voltaire Corridor. In addition, the proposed 150-seat community room will serve as a multi-purpose room available for both day and night events.

#### 4. FINDINGS OF CONSISTENCY WITH IMPLEMENTATION PLAN

The Agency's contribution of funds for the acquisition of land or the cost of buildings, facilities, structures or other improvements for the proposed Library Project is consistent with the Five-Year Implementation Plan for the North Bay Redevelopment Project Area adopted by the Agency on May 4, 1998 and as amended on March 6, 2001, pursuant to Health and Safety Code section 33490, in that:

- a. The proposed Library Project will assist in meeting the goal and objective stated in the Implementation Plan to "improve, promote and preserve the positive neighborhood characteristics in North Bay, while correcting physical and economic deficiencies in the community."
- b. The proposed Library Project will assist in the elimination of blighting conditions, all of which further the objectives of the Implementation Plan.
- c. The proposed Library Project will assist in meeting the goal and objective stated in the Implementation Plan to "improve and attract the growth and vitality of the proposed Redevelopment Project Area's business environment and address the commercial, service and employment needs of the proposed Redevelopment Project Area" by providing computer facilities to individuals seeking training, employment, or business information, by providing meeting and event facilities, and by attracting additional consumers to the Voltaire Corridor.

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- d. The proposed Library Project will assist in meeting the goal and objective stated in the Implementation Plan to “enhance infrastructure facilities which improve the community and support public safety, health, and local vitality.”
- e. The proposed Library Project is listed in the Five-Year Implementation Plan, as amended on March 6, 2001, as part of the Five-Year Work Program (FY 1999-2003).



**Exhibit A**  
**Proposed James Edgar and Jean Jessop Hervey Library**  
**Projected Library Patronage**

	Weingart/City Heights Branch Library		Proposed James Edgar and Jean Jessop Hervey Library	
	Library Square Feet	Actual Annual Patrons	Library Square Feet	Annual Patrons
Before Expansion	3,875	151,600	4,894	170,649 <sup>(1)</sup>
After Expansion	14,850	295,289	24,093	394,681 <sup>(2)</sup>
Difference	10,975	143,689	19,199	224,032
% Change	283.23%	94.78%	392.30%	131.28%

- (1) Actual Patronage  
(2) Projected Patronage

Source: San Diego Library; San Diego City Redevelopment Program

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