

RESOLUTION NUMBER R- 297789

ADOPTED ON MAR 25 2003

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE PAYMENTS FOR IMPROVEMENTS ON PORTIONS OF J STREET, FROM 5TH TO 7TH AVENUES, AND K STREET, FROM 5TH TO 6TH AVENUES, IN THE CENTRE CITY REDEVELOPMENT PROJECT AREA.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the Gaslamp Quarter Subarea and East Village Redevelopment District of the Expansion Subarea of the Centre City Redevelopment Project Area [Project Area]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan, the Agency proposes to pay for all or part of the improvements on portions of J Street, from 5th to 7th Avenues, and K Street, from 5th to 6th Avenues, which includes construction of a new curb, gutter, sidewalks, landscaping, irrigation systems, streetlights, and other improvements [Improvements]; and

WHEREAS, the Council has duly considered all conditions of the proposed payment for the Improvements and believes that the payment by the Agency of all or part of the cost of the installation and construction of these improvements by the Agency are in the best interest 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 requirements; NOW, THEREFORE,

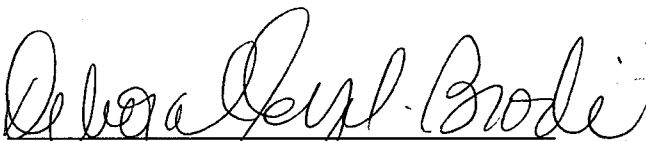
BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That it finds and determines that the installation and construction of the Improvements on J Street, from 5th to 7th Avenues, and K street, from 5th to 6th Avenues, for which the Agency proposes to pay for, are of benefit to the Centre City Redevelopment Project Area, as described in Attachment No. 1.

2. That it finds and determines that the proposed improvements will assist in eliminating one or more blighting conditions inside the Project Area and that no other reasonable means of financing the proposed improvements are available to the community, as described in Attachment No. 1.

3. That it finds and determines that the installation of the Improvements in the Project Area is consistent with the Implementation Plan for the Project Area, as adopted and thereafter amended by the Agency pursuant to California Health and Safety Code section 33490, as described in Attachment No. 1.

APPROVED: CASEY GWINN, City Attorney

By 
Deborah Engel-Brodie
Deputy City Attorney

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02/25/03
Or.Dept:CCDC
Aud.Cert:
Redev: RA-2003-123
R-2003-1047

ATTACHMENT NO. 1
FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID THE CONSTRUCTION OF OFFSITE IMPROVEMENTS - PORTIONS OF "J" STREET (FROM 5TH TO 7TH AVENUES) AND "K" STREET (FROM 5TH TO 6TH AVENUES) PROJECT - GASLAMP QUARTER SUB AREA AND EAST VILLAGE REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT

I. FINDINGS OF BENEFIT

The subject improvements for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the Centre City Redevelopment Project Area or the immediate neighborhood in which the Project Area is located in that:

- A. These improvements are within the Gaslamp Quarter Sub Area and East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, adjacent to underdeveloped properties.
- B. Improvements are planned for the southerly side of "J" Street from 5th to 7th avenues and the easterly one-half of the southerly portion of "K" Street from 5th to 6th avenues. The improvements will enhance portions of the Gaslamp Quarter and East Village Redevelopment Districts for the benefit of nearby users as well as residents.
- C. The installation of public offsite improvements consisting of curb, gutter & sidewalk, landscaping, irrigation system, streetlights and other appurtenant structures will correct adverse health and safety conditions.
- D. The public improvements will act as a catalyst providing an incentive for private investment in the rehabilitation of the areas.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the subject improvements for which the Agency proposes to pay in that:

City of San Diego

- A. The Fiscal Year 2003 Budget for the City of San Diego (City) decreased 12.2%. The overall decrease resulted from the Ballpark Project Financing budgeted in the Capital Improvement Program (CIP) for Fiscal Year 2002. The other decreases included the Special Revenue, Debt Service and Tax Funds while the General and Enterprise Funds increased. Over the last several years, as the City's CIP has grown and revenues have leveled off, the City has developed phase funding to use available cash and minimize the issuance of bond proceeds. This is a means whereby large projects may

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be budgeted and contracted for in an efficient manner that maximizes the City's use of available funds.

- B. The City's capital improvement budget is funded primarily with water and sewer fees, developer impact fees, grant funds, enterprise fund revenues, Facility Benefit Assessment funds, Gas Tax and Transnet funds. The Fiscal Year 2003 Capital Improvement Program Budget decreased 45.3% from the Fiscal Year 2002 Budget. The Fiscal Year 2003 CIP Budget provides for the sewer upgrade of the City's Metropolitan and Municipal Wastewater System, water projects, Parks and Recreation projects, library projects, transportation projects and special projects.
- C. Most major tax revenue categories continue to show signs of growth. Moderate growth is anticipated for most Fiscal Year 2003 major revenues. The economic growth rates for major revenue categories are property tax (9.0%), sales tax (4%), Transient Occupancy Tax (6%) and Motor Vehicle License fees (4%).
- D. The City's Fiscal Year 2003 Capital Improvements Budget (CIP) is embodied in Volumes IV and V of the City's Budget. The Agency's Fiscal Year 2003 Program Budget was adopted on July 30, 2002. The CIP 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 \$373.4 million, a decrease of \$309.3 million over Fiscal Year 2002.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the construction and installation of the subject improvements will assist in the elimination of one or more blighting conditions inside the Gaslamp Quarter Sub Area and East Village Redevelopment District of the Expansion Sub Area and the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance the neighborhood and replace inadequate public improvements. The proposed improvements will remove and replace these adverse conditions, upgrading to match the improvements on nearby streets.
- B. The location of streetlight standards will be adjusted and added so as to increase the level of lighting along the public sidewalks and streets.
- C. The improvements will act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- D. The improvements provide improved pedestrian access to public and private properties.

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- E. "Enhancement to public rights-of-way, providing new paving, landscaping, sidewalks and street furniture" as means to contribute to blight removal is included on pages 9 and 10 of the work program of the Implementation Plans adopted July 20, 1999 and amended October 26, 1999 pursuant to Health and Safety Code 33490.

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