

RESOLUTION NUMBER R- 298336

ADOPTED ON SEP 02 2003

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO AND VIETNAM VETERANS OF SAN DIEGO; APPROVING THE SALE OF PROPERTY IN THE NORTH BAY REDEVELOPMENT PROJECT AREA; AND MAKING CERTAIN FINDINGS WITH RESPECT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT AND THE SALE.

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 North Bay Redevelopment Project [Project]; and

WHEREAS, in order to carry out and implement the Redevelopment Plan for the North Bay Project, the Agency proposes to enter into a Disposition and Development Agreement [DDA] with Vietnam Veterans of San Diego [Developer], pursuant to which the Agency will sell certain property in the Project, located at 4141 Pacific Highway and the vacated street right-of-way adjacent to 4141 Pacific Highway in the North Bay Project [Site] for a state of the art living and support facility for the treatment of homeless veterans [Development]; and

WHEREAS, pursuant to the California Community Redevelopment Law (California Health and Safety Code sections 33000 *et seq.*) the Agency and the City Council held a joint public hearing on the proposed sale and/or lease of such real property pursuant to such

DDA, having duly published notice of such public hearing and made copies of the proposed DDA, and other reports and documents available for public inspection and comment; and

WHEREAS, the Developer has executed and submitted to the Agency and the City Council copies of the proposed DDA in the form desired by Developer; 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 DDA 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. The Council recognizes that it has received and heard all oral and written objections to the proposed DDA, to the proposed sale of the real property pursuant thereto, and to other matters pertaining to this transaction, and that all such oral and written objections are overruled.


2. The Council finds and determines that the consideration to be paid by the Developer for the sale of the Site as described in the DDA is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the DDA. The Council further finds and determines that all consideration to be paid under the DDA is in amounts necessary to effectuate the purposes of the Redevelopment Plan for the North Bay Redevelopment Project.

3. The Council finds and determines that the sale of the Site will assist in the elimination of blight in the North Bay Redevelopment Project Area, and is consistent with the Redevelopment Plan.

4. The sale of the real property and the DDA which establishes the terms and conditions for the sale and development of the real property are approved.

5. 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 
Douglas K. Humphreys
Deputy City Attorney

EAC:ai
08/25003
Or.Dept:CED
Aud.Cert:n/a
R-2004-226
Redev:RA-2004-23
Form=r-t-comp.frm