

RESOLUTION NUMBER R- 302140

DATE OF FINAL PASSAGE DEC 06 2006

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE CONSTRUCTION OF THE CHILDREN'S MUSEUM PARK, MARINA REDEVELOPMENT DISTRICT OF THE CENTRE CITY REDEVELOPMENT PROJECT.

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 Centre City Redevelopment Project [Project]; and

WHEREAS, the Centre City Development Corporation [CCDC] is responsible for implementing redevelopment projects in the Project Area; and

WHEREAS, in order to carry out and implement such Redevelopment Plan, the Agency approved the Implementation Plans for the period of July 2004-June 2009 for the Centre City and Horton Plaza Redevelopment Projects; and

WHEREAS, the Implementation Plan identifies the need to create public open spaces; and

WHEREAS, the Agency 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 of the improvements by the Agency are 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 requirements: NOW, THEREFORE,

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

1. That it finds and determines that the construction of a park in the Marina District for which the Agency proposes to pay are of benefit to the Centre City

Redevelopment Project area; that the Agency finds and determines that no other reasonable means for financing the proposed improvements are available to the community; that the proposed improvements will assist in eliminating one or more blighting conditions inside the Project area; and that the construction of a park is consistent with the Centre City and Horton Plaza Implementation Plans for July 2004-June 2009, on file in the office of the Secretary to the Agency pursuant to California Health and Safety Code Section 33490, all as described in Attachment No. 1.

BE IT FURTHER RESOLVED, that the Redevelopment Agency of the City of San Diego certified that the Agency had reviewed and considered information in the Master Environmental Impact Report [EIR] for the Centre City Redevelopment Project and Environmental Secondary Study for the Children's Museum Park on November 26, 2002 by R-No. 03559. The Agency found the development to be consistent with governing land use plans and regulations, and therefore would not have any significant environmental effects not previously discussed in the Master EIR previously certified by the Agency.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Carol A. Leone
Carol A. Leone
Deputy City Attorney

CAL:cfq
11/09/06
Or.Dept:R.A.
R-2007-555
Companion Item: RA-2007-50
MMS#4032

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of NOV 28 2006.

ELIZABETH S. MALAND
City Clerk

By *Delia Swanson*
Deputy City Clerk

Approved: 12-6-06
(date)

JS
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

ATTACHMENT NO. 1

FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID PUBLIC IMPROVEMENTS – “Children’s Museum Park located south of Island Avenue between Front and Union streets – Marina Sub Area of the Centre City Redevelopment Project”

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

- A. The improvements are within the Marina Sub Area of the Centre City Redevelopment Project, adjacent to some undeveloped properties, and some properties that have been redeveloped and will not likely be redeveloped in the near future;
- B. The improvements will enhance the area for the benefit of nearby users, as well as residents and visitors;
- C. The improvements will provide much needed open space for local residents;
- D. The improvements utilize an existing surface parking lot on the south side of Island Avenue between Front and Union streets; and
- E. The improvements will advance the Visions and Goals of the Downtown Community Plan by eliminating blight and improving the surface parking lot into a park amenity for the area.

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 2007 Budget for the City of San Diego (City) increased approximately 13.43%. The increase is primarily due to the \$374 million of net proceeds from the sale of Pension Bonds. Removing this from the budget, there would be an overall decrease of .54%. Over the last several years, as the City’s Capital Improvement Program Budget (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 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 2007 Capital Improvement Program Budget decreased 25.8% from the Fiscal Year 2006 Budget. The Fiscal Year 2007 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. This is mainly attributable to the City temporarily being unable to access the bond market.
- C. Most major tax revenue categories continue to show signs of growth. Moderate growth is anticipated for most Fiscal Year 2007 major revenues which are composed of property tax, sales tax, transient occupancy tax, franchise fees and other miscellaneous revenues.
- D. The City's Fiscal Year 2007 CIP is embodied in Volumes IV and V of the City's Budget. The Agency's Fiscal Year 2007 Program Budget was adopted on May 31, 2006. 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 \$289 million, a decrease of \$100.6 million over Fiscal Year 2006.

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 Marina Sub Area of the Centre City Redevelopment Project. The proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code Section 33490, in that:

- A. The improvements will enhance the public right-of-way and replace inadequate or missing public improvements. The proposed improvements will remove and replace these adverse conditions.
- B. The improvements will include street lights thereby increasing lighting levels on public sidewalks.
- C. The improvements will create public amenities for a residential neighborhood including a public park / spaces and recreational facilities.
- D. The improvements act as a catalyst providing an incentive for private investment, thereby contributing to the removal of economic blight.
- E. The creation of public amenities in this area is included in the work program of the Implementation Plan adopted July 20, 2004, pursuant to Health and Safety Code Section 33490.

Passed by the Council of The City of San Diego on NOV 28 2006, by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Scott Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kevin Faulconer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Atkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Maienschein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donna Frye	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Madaffer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Hueso	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage DEC 06 2006

AUTHENTICATED BY:

(Seal)

JERRY SANDERS
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By *John Rando*, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R 302140