

ORDINANCE NUMBER O- 19651 (NEW SERIES)

DATE OF FINAL PASSAGE AUG 01 2007

AN ORDINANCE OF THE COUNCIL OF THE CITY OF  
SAN DIEGO APPROVING AND ADOPTING THE SECOND  
AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE  
BARRIO LOGAN REDEVELOPMENT PROJECT.

WHEREAS, the Council of the City of San Diego [Council] on May 20, 1991, by Ordinance No. O-17644 (New Series) approved and adopted the Redevelopment Plan [Redevelopment Plan] for the Barrio Logan Redevelopment Project [Project]; and

WHEREAS, the Council of the City of San Diego on July 28, 2003, by Ordinance No. O-19202 (New Series) approved and adopted the First Amendment to the Redevelopment Plan for the Barrio Logan Redevelopment Project; and

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] has prepared and submitted to the Council for review and approval, a proposed Second Amendment to the Redevelopment Plan for the Project [the Second Amendment], a copy of which is on file in the office of the City Clerk as Document No. 00 - 19651, accompanied by a report to Council on the proposed Second Amendment to the Redevelopment Plan; and

WHEREAS, the Planning Commission of the City of San Diego has reviewed and considered the proposed land use designation changes to the Redevelopment Plan in its consideration and approval on March 1, 2007 of the amendment to the Barrio Logan/Harbor 101 Community Plan, and found the Community Plan Amendment to be in conformity with the City's General Plan; and

WHEREAS, the Council has certified a Mitigated Negative Declaration pertaining to the land use designation changes pursuant to the procedures for implementation of the California

Environmental Quality Act, the California Environmental Quality Act of 1970, and the adopted State and local regulations and guidelines; and

WHEREAS, after proper notice, a joint public hearing was held by the Council and the Agency on the proposed Second Amendment; and

WHEREAS, at the joint public hearing, this Council heard and passed upon all oral and written objections by overruling such objections; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies; NOW, THEREFORE,

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

Section 1. That the land use designation map exhibit to the Redevelopment Plan is amended to reflect high density residential use on two properties, commonly known as 1629 National Avenue and 1668 National Avenue in Barrio Logan, previously designated as light industrial/commercial use.

Section 2. The purposes and intent of the Council with respect to the Project area were and are to:

A. To eliminate and prevent the spread of blight and deterioration, and to conserve, rehabilitate and redevelop the Project Area in accordance with the Plan and consistent with the Community Plan;

B. To reconstitute Barrio Logan as a viable, mixed-use community and encourage compatible land use patterns;

C. To encourage new and continuing investment of the private sector in the redevelopment of Barrio Logan

D. To develop a pedestrian and vehicular transportation network which minimizes and reduces existing circulation conflicts, coordinates with land uses and densities, and provides additional accessibility for transit-dependent population;

E. To resolve the problems associated with on- and off-street parking, truck and other vehicle traffic and to maintain an acceptable level of service on the arterials within the Project Area;

F. To encourage the development of a commercial environment which positively relates to adjacent land uses, and to upgrade and stabilize existing commercial uses;

G. To promote the development of local job opportunities, the preservation of the area's existing employment base and provide vocational training for residents of the community;

H. To create a balanced mix of new housing stock, including low- and moderate-income housing, and rehabilitate as many existing dwelling units as possible;

I. To provide a basis for the location and programming of public service facilities including, but not limited to: libraries, day-care, youth and family centers, cultural centers, parks and recreation facilities and education facilities, and to coordinate the phasing of public facilities with private development;

J. To encourage the preservation and the enhancement of the varied and distinctive character of the community, and to promote the development of the community's cultural and ethnic qualities;

K. To provide an environment that ensures the health, safety and well-being of the residents of the Barrio Logan community.

Section 3. That the Council finds and determines that:

A. The Project area was and is a blighted area, the redevelopment of which was and is necessary to effectuate the public purposes declared in the California Community Redevelopment Law;

B. The Redevelopment Plan, as amended, will redevelop the Project Area in conformity with the California Community Redevelopment Law in the interest of the public peace, health, safety, and welfare;

C. The adoption and carrying out of the Redevelopment Plan, as amended, is economically sound and feasible;

D. The Redevelopment Plan, as amended, conforms to the Progress Guide and General Plan of the City of San Diego, including, but not limited to, the City's Housing Element, which substantially complies with the requirements of Article 10.6 (Commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code;

E. The carrying out of the Redevelopment Plan, as amended, will promote the public peace, health, safety and welfare of the City of San Diego and will effectuate the purposes and policies of the California Community Redevelopment Law;

F. The condemnation of real property as provided for in the Redevelopment Plan, as amended, is necessary to the execution of the Redevelopment Plan, as amended, and adequate provisions have been made for payment for property to be acquired as provided by law;

G. In the event any families and persons residing within the Project area are displaced by redevelopment activities:

(1) The Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project area;

(2) There will be provided in the entire Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their place of employment;

(3) Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the California Community Redevelopment Law, and dwelling units housing persons and families of low- or moderate-income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413, and 33413.5 of the California Community Redevelopment Law.

H. Inclusion within the Project area of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the Project area; any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion;

I. The elimination of blight and the redevelopment of the Project area can not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency;

J. The Project Area is predominantly urbanized, as defined by subdivision (b) of Section 33320.1 of California Community Redevelopment Law;

K. The time limitations and the limitation on the number of dollars to be allocated to the Agency that are contained in the Plan are reasonably related to the proposed projects to be implemented in the Project Area and to the ability of the Agency to eliminate blight within the Project Area.

Section 4. That all written and oral objections to the Second Amendment to the Redevelopment Plan are overruled.

Section 5. That the Second Amendment to the Redevelopment Plan for the Project having been reviewed and considered, is adopted and approved, and the City Clerk is directed to file a copy of the Second Amendment to the Redevelopment Plan with the minutes of this meeting. The Second Amendment to the Redevelopment Plan, a copy of which is on file in the office of the City Clerk as Document No. 00- 19651, is incorporated and made a part of this ordinance by this reference.

Section 6. That Ordinance No. O-17644 (New Series), Ordinance No. O-19202 (New Series) and the Redevelopment Plan adopted pursuant to those ordinances as amended by Ordinance No. O- 19651 (New Series) adopting the Second Amendment to Redevelopment Plan is designated as the official Redevelopment Plan for the Project area.

Section 7. That Ordinance No. O-17644 (New Series) and Ordinance No. O-19202 shall remain in full force and effect except to the extent they are changed by this amending ordinance.

Section 8 . That the City Clerk is directed to send a certified copy of this ordinance to the Agency and the Agency is vested with the responsibility for carrying out the Redevelopment Plan, as amended, subject to the provisions of the Redevelopment Plan, as amended.

Section 9. That the City Clerk is directed to record with the County Recorder of San Diego County, a description of the land within the Project area and a statement that proceedings

for the redevelopment of the Project area have been instituted under the California Community Redevelopment Law. The Agency is directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 10. That the City Clerk is directed to transmit a copy of the description and statement recorded by the City pursuant to Section 9 of this ordinance, a copy of this ordinance, and a map or plat showing the boundaries of the Project area to the auditor and tax assessor of San Diego County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

Section 11 . 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 12. That this ordinance shall take effect and be in force on the ninetieth day from and after its final passage.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

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

CAL:cfq  
06/25/07  
07/11/07 REV.COPY  
Or.Dept:R.A.  
O-2007-161  
MMS#3844

I hereby certify that the foregoing Ordinance was passed by the Council of the City of San Diego, at this meeting of JUL 24 2007

ELIZABETH S. MALAND  
City Clerk

By   
Deputy City Clerk

Approved: 8.1.07  
(date)

  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor



## Summary of the Proposed Second Amendment to the Barrio Logan Redevelopment Plan

The proposed amendment to the Barrio Logan Redevelopment Plan includes the following two changes:

1. Revision of the Generalized Land Use Map.

The proposed amendment to the Barrio Logan Redevelopment Plan involves a change to the Generalized Land Use Map (Exhibit 2 to Redevelopment Plan) to reflect a recent change to the Community Plan Land Use Map. Specifically, the new Generalized Land Use Map will reflect a change in the land use of 1629 National Ave. and 1668 National Ave. from Light Industry/Commercial use to High Density Residential use. The Generalized Land Use Map shall be replaced with a new map to reflect these changes (see Exhibit A).

2. The proposed amendment will modify Section 4.1 of the Redevelopment Plan to read as follows (changes are in bold):

#### 4.1 REDEVELOPMENT PLAN MAP AND MAJOR PROJECT AREA LAND USES

The generalized Land Use Map, Exhibit 2, shows the major categories of land uses permitted within the Project Area. This Exhibit also shows the proposed major streets within and adjacent to the Project Area. Other uses and street pattern modifications may be authorized from time to time by the Redevelopment Agency through Plan amendments. **In the event the General Plan, the applicable Community Plan, or any applicable City zoning ordinance is amended or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan, including without limitation, all Exhibits attached hereto, shall be automatically amended or modified accordingly without the need for any formal plan amendment process.**

Exhibit A  
Generalized Land Use Map  
[Behind this Page]

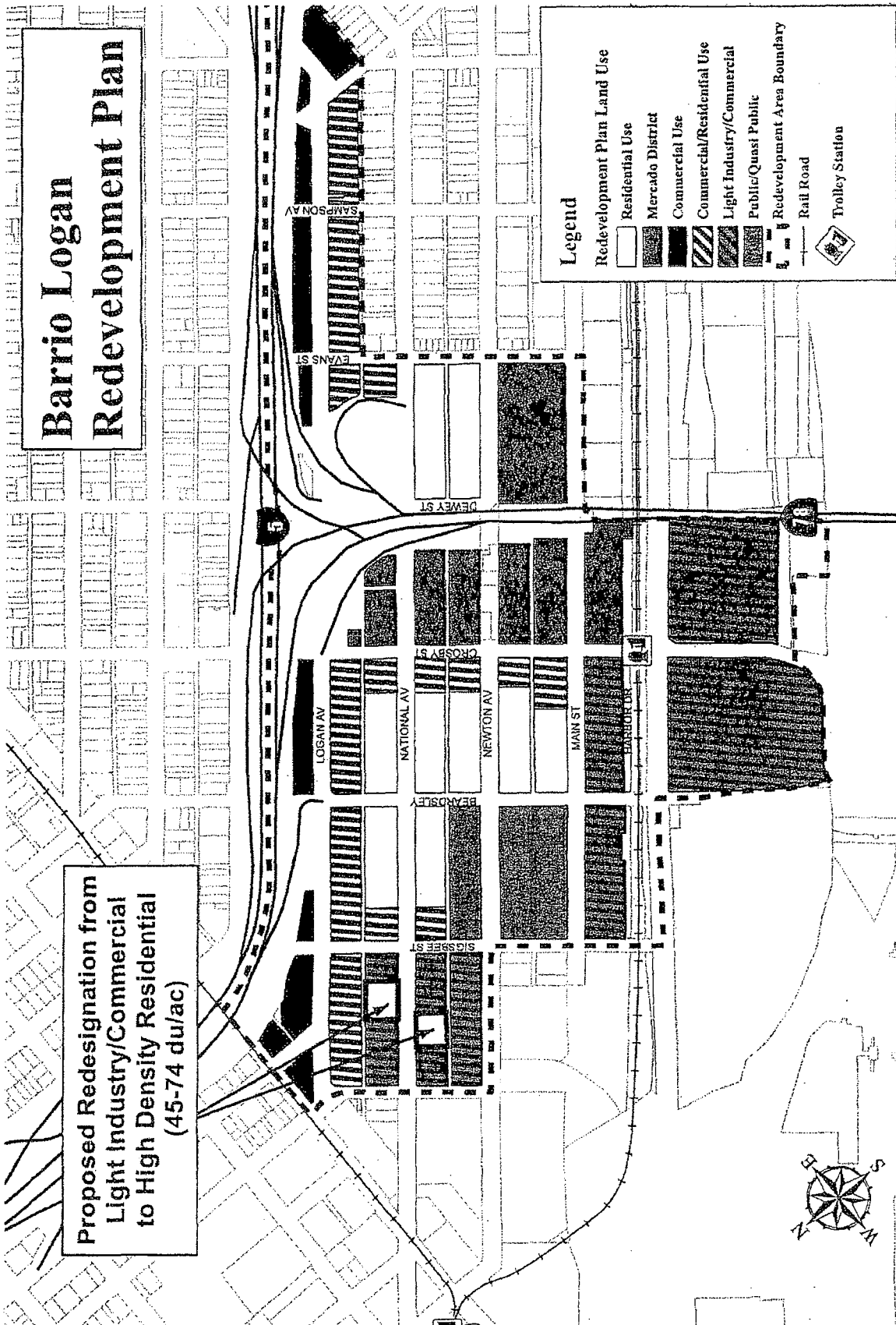
# Barrio Logan Redevelopment Plan

Proposed Redesignation from  
Light Industry/Commercial  
to High Density Residential  
(45-74 du/ac)

**Legend**

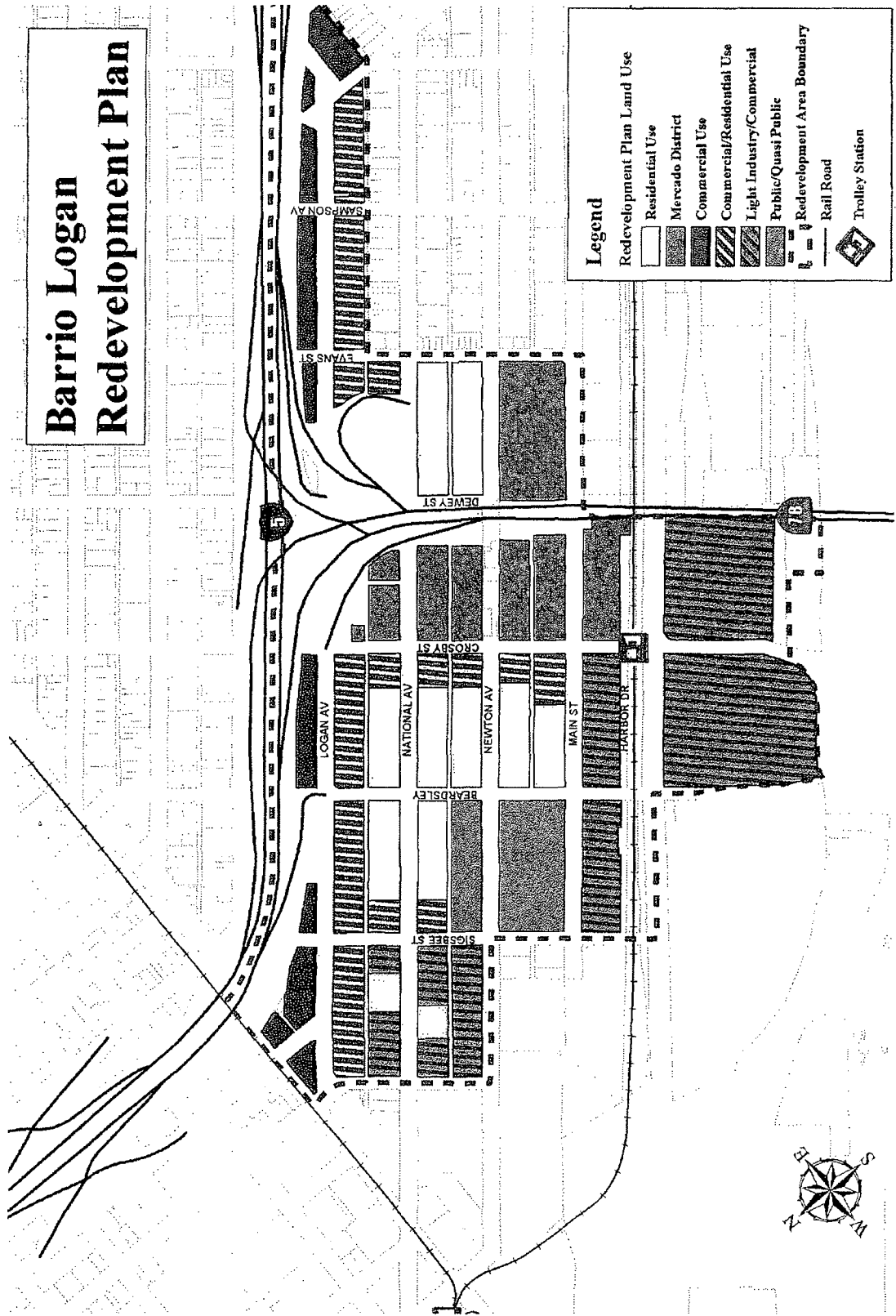
Redevelopment Plan Land Use

- Residential Use
- Mercado District
- Commercial Use
- Commercial/Residential Use
- Light Industry/Commercial
- Public/Quasi Public
- Redevelopment Area Boundary
- Rail Road
- Trolley Station



## Barrio Logan Harbor 101

# Barrio Logan Redevelopment Plan



**Legend**

Redevelopment Plan Land Use

- Residential Use
- Mercado District
- Commercial Use
- Light Industry/Residential Use
- Public/Quasi Public
- Redevelopment Area Boundary
- Rail Road
- Trolley Station

## Generalized Land Use Map

## Barrio Logan Harbor 101