

000573

REQUEST FOR COUNCIL ACTION  
CITY OF SAN DIEGO

1. CERTIFICATE NUMBER  
(for auditor's use only) 331  
N/A 9/25

TO:  
CITY ATTORNEY

2. FROM: (ORIGINATING DEPARTMENT)  
CITY PLANNING AND COMMUNITY INVESTMENT/  
REDEVELOPMENT DIVISION

3. DATE  
August 17, 2007

4. SUBJECT:  
Design, Repair and Installation of Sidewalks along University Avenue - Crossroads Redevelopment Project Area  
(Companion to Redevelopment Agency)

5. Primary Contact (Name, Phone & Mail Sta.)  
Tracy Reed, 236-6543, MS 56D

6. Secondary Contact (Name, Phone & Mail Sta.)  
James Davies, 236-6540, MS 56D

7. Check BOX if REPORT TO COUNCIL IS ATTCHED  X

FY 2008

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND	10274	10274		
DEPT.	30244			
ORGANIZATION	107			
OBJECT ACCOUNT	4279			
JOB ORDER	52761			
C.I.P. NUMBER	52-761.0	52-761.0		
AMOUNT	\$500,000	\$2,500,000		

9. ADDITIONAL INFORMATION/ESTIMATED COST:  
Previous Requests: \$0  
This Request: \$500,000 - Redevelopment  
Future Requests: \$2,500,00  
Total Project Costs: \$3,000,00

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1	Assistant Director, City Planning & Community Investment	<i>James Weirich</i>	8/17/07				
2	Director, City Planning & Community Investment	<i>William Anderson</i>	8/21/07	7	City Attorney	<i>Carol Leone</i>	9/7/07
3	Engineering and Capital Projects	<i>Patti Boekamp</i>	8/27/07	8	Originating Department	<i>Tracy Reed</i>	9/6/07
4	Financial Management	<i>Angela Colton</i>	8/30/07				
5	Auditor	<i>Caryn McGriff</i>	9/6/07				
6	EAS	<i>Martha Blake</i>	9/7/07	9.	Docket Coord: _____ Council Liaison: _____		
				10	COUNCIL PRESIDENT <input type="checkbox"/> Spob <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION		9/25/07

11. PREPARATION OF:  RESOLUTION(S)  ORDINANCE(S)  AGREEMENT(S)  DEED(S)

1. Make necessary findings to accept Agency funds into Fund 10274 Crossroads Redevelopment Project Area, for the City's design, repair and installation of sidewalks along University Ave. from 54<sup>th</sup> St. to 68<sup>th</sup> St. (CIP 52-761.0) within the Crossroads Redevelopment Project Area; and
2. Authorize the addition of CIP 52-761.0, University Ave. Sidewalks, to FY 2008 Capital Improvement Program; and
3. Authorize a \$500,000 increase in the FY 2008 Capital Improvement Program budget in CIP 52-761.0, University Ave Sidewalks, Fund No. 10274, Crossroads Redevelopment Project Area; and
4. Authorizing the City Comptroller to appropriate and expend funds up to \$500,000 from Fund 10274, Crossroads Redevelopment Project Area, CIP 52-761.0, University Ave. Sidewalks, for design, repair and installation sidewalks along University Ave. from 54<sup>th</sup> St. to 68<sup>th</sup> St. contingent upon the City Comptroller first certifying funds for this action are available.

DOCKET OF: September 25, 2007

11a. STAFF RECOMMENDATIONS: Adopt the resolutions.

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)

COUNCIL DISTRICT(S): 7  
 COMMUNITY AREA(S): Mid-City Communities, Eastern Area  
 ENVIRONMENTAL IMPACT: This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301(c).  
 HOUSING IMPACT: None with this action  
 CITY CLERK INSTRUCTIONS: Please send copies of the resolution(s) to Jeannette Santos and Tracy Reed at MS 56D

## EXECUTIVE SUMMARY SHEET

~~DATE REPORT ISSUED: September 19, 2007~~

ATTENTION: Honorable Chair and Members of the Redevelopment Agency and Council President and Members of the City Council Docket of September 25, 2007

ORIGINATING DEPT: City Planning & Community Investment, Redevelopment Division, Crossroads Redevelopment Project Area

SUBJECT: Design, Repair and Installation of Sidewalks along University Avenue from 54<sup>th</sup> Street to 68<sup>th</sup> Street (CIP No. 52-761.0)

COUNCIL DISTRICT(S): Seven

STAFF CONTACT: Tracy Reed (619) 236-6543, [Treed@sandiego.gov](mailto:Treed@sandiego.gov)

REQUESTED ACTION:

For the Agency:

1. Make necessary findings and authorize the use of Agency funds for the design, repair and installation of sidewalks along University Avenue from 54<sup>th</sup> Street to 68<sup>th</sup> Street within the Crossroads Redevelopment Project Area; and
2. Authorize the Agency to contribute and transfer Agency funds to the City of up to \$500,000 in FY 2008 and up to \$2,500,000 in succeeding years into CIP No. 52-761.0, for design, repair and installation of sidewalks along University Ave. from 54<sup>th</sup> St. to 68<sup>th</sup> St., contingent upon the City Auditor and Comptroller certifying funds are available.

For the Council:

1. Make necessary findings to accept Agency funds into Fund No. 10274, Crossroads Redevelopment Project Area, for the City's design, repair and installation of sidewalks along University Ave. from 54<sup>th</sup> St. to 68<sup>th</sup> St. (CIP 52-761.0) within the Crossroads Redevelopment Project Area; and
2. Authorize the addition of CIP 52-761.0, University Ave. Sidewalks, to FY 2008 Capital Improvement Program; and
3. Authorize a \$500,000 increase in the FY 2008 Capital Improvement Program budget in CIP 52-761.0, University Ave Sidewalks, Fund No. 10274, Crossroads Redevelopment Project Area; and
4. Authorizing the City Comptroller to appropriate and expend funds up to \$500,000 from Fund No. 10274, Crossroads Redevelopment Project Area, CIP 52-761.0, University Ave. Sidewalks, for design, repair and installation sidewalks along University Ave. from 54<sup>th</sup> St. to 68<sup>th</sup> St. contingent upon the City Comptroller first certifying funds for this action are available.

STAFF RECOMMENDATION:

That the City Council and Redevelopment Agency approve the resolutions.

EXECUTIVE SUMMARY:

The requested actions will provide for the design, installation and repair of approximately 16,000 feet of concrete sidewalk, curb and gutters along both sides of University Avenue from 54<sup>th</sup> Street to 68<sup>th</sup> Street within the Crossroads Redevelopment Project Area. Portions of University Avenue east of 54<sup>th</sup> Street to the City of La Mesa are without sidewalks. The lack of sidewalks has contributed to the existence of blight, crime and unsafe pedestrian conditions within a transit/commercial corridor. New sidewalks will be constructed in these areas. In other portions of University Avenue, existing sidewalks have settled and cracked and are in need of repair or replacement in order to provide safe pedestrian access to commercial establishments and transit. The repaired or replaced sidewalks will create a safe, walkable environment for Eastern Area residents, visitors, and merchants, and help generate economic vitality for this vital commercial/transit corridor and remove blight.

Pursuant to California Community Redevelopment Law (CCRL) Section 33445, the Agency is legally authorized to pay for the installation of public improvements if special findings can be made by the Agency. Attachment – Special Findings provides the necessary findings to satisfy the requirements under CCRL Section 33445.

FISCAL CONSIDERATIONS:

The total estimated project cost is \$3,000,000. It is anticipated that \$3,000,000 will be available overtime from Agency funds and other funding sources to finance the design, repair and installation of sidewalks (CIP No. 52-761.0). Currently, there is \$500,000 of Agency funding available for design work to begin for this project.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

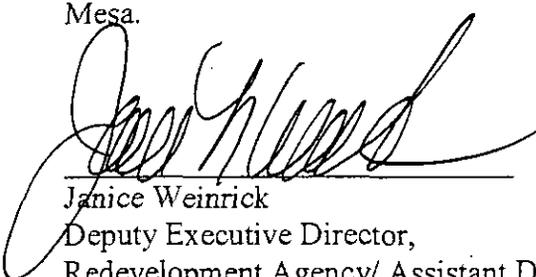
This project implements the goals and recommendations of the Mid-City Community Plan and the Crossroads Redevelopment Plan and is in conformance with the City's Progress Guide and General Plan.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The Crossroads PAC will be asked to make a recommendation regarding the funding for this project at their August 23, 2007 meeting. Staff will inform the Agency of their recommendation.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

Business and property owners along University Avenue that are east of 54<sup>th</sup> Street to the City of La Mesa.

  
 Janice Weinrick  
 Deputy Executive Director,  
 Redevelopment Agency/ Assistant Director,  
 City Planning & Community Investment

  
 William Anderson  
 Assistant Executive Director,  
 Redevelopment Agency/ Director,  
 City Planning & Community Investment

Attachment: Special Findings (Health & Safety Code § 33445)

---

**Special Findings**  
**(Health & Safety Code § 33445)**  
**Crossroads Redevelopment Project Area**

SUBJECT IMPROVEMENTS:

DESIGN, REPAIR AND INSTALLATION OF SIDEWALKS ALONG UNIVERSITY AVENUE (University Avenue from 54<sup>th</sup> Street to 68<sup>th</sup> Street)

The following findings are for the design, repair and installation of sidewalks along University Avenue – within the Crossroads Redevelopment Project Area.

I. FINDINGS OF BENEFIT

The subject Project for which the Redevelopment Agency of the City of San Diego (“Agency”) proposes to pay will benefit the Crossroads Redevelopment Project Area in that:

- A. The Project is within the Crossroads Redevelopment Project.
- B. The Project will enhance portions of the Crossroads Redevelopment Project Area for the benefit of residents, visitors, and merchants.
- C. The Project will improve the pedestrian safety and mobility needs of residents, merchants and visitors along a commercial and transit corridor.

II. NO OTHER REASONABLE MEANS OF FINANCING

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

City of San Diego

- A. The City’s Capital Improvement Project (CIP) Budget is funded primarily with water and sewer fees, a half-cent local sales tax for transportation improvements, development impact fees, State and Federal grants and/or the issuance of bonds. The City’s CIP Budget for Fiscal Year 2008 totals \$491.6 million, an increase of \$197.9 million from Fiscal Year 2007. The majority of the increase, \$175.7 million, is for Water and Metropolitan Wastewater CIP projects.

- B. Most major tax revenue categories continue to show signs of growth, although revenue estimates reflect an uncertain economy. Moderate growth is anticipated for most Fiscal Year 2008 major revenues. Major revenue sources include Property Tax, Sales Tax, Transient Occupancy Tax and Franchise Fees.
- C. Funding from the CIP Budget for this project is presently unavailable as other priority public infrastructure projects have been allocated all available CIP funds this fiscal year.

### III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of Agency funds toward the cost of the Project will assist in the elimination of one or more blighting conditions inside the Crossroads Redevelopment Project Area in that:

- A. The Project will help to eliminate physical blighting conditions in that the improvements will correct and upgrade substandard and deteriorated infrastructure and will improve pedestrian safety by meeting current City standards for sidewalks.
- B. The Project will upgrade deficient public right-of-way space by repairing and installing sidewalks which will improve the image of the University Avenue transit/commercial area (54<sup>th</sup> Street to 68<sup>th</sup> Street) within the Mid-City Communities, Eastern Planning Area and Crossroads Redevelopment Project Area.
- C. The Project will upgrade public infrastructure that does not meet City's standards for commercial, business and transit corridors.
- D. The Project will help eliminate economic blighting conditions in that the neighborhood will be enhanced with pedestrian safety and provide incentive for private investment and improved maintenance in the surrounding area.

### IV. FINDINGS OF CONSISTENCY WITH IMPLEMENTATION PLAN

The payment of Agency funds toward the cost of the Project is consistent with the First Five-Year Implementation Plan for the Project Area, adopted pursuant to Health and Safety Code Section 33490, in that:

- A. The Project is consistent with the First Implementation Plan for the Crossroads Redevelopment Project, which is recorded with the Agency as Document No. D-03613 and dated May 6, 2003, in that the Project addresses the Implementation Plan's specific goals and objectives including:

- 
- i. Eliminate and prevent the spread of blight and deterioration, and redevelop the proposed Redevelopment Project Area in accordance with the General Plan, applicable community plans, this Plan, and local codes and ordinances;
  - ii. Eliminate and prevent the spread of blight and deterioration, and redevelop the proposed Redevelopment Project Area in accordance with the General Plan, applicable community plans, this Plan, and local codes and ordinances;
  - iii. Improve public infrastructure and undertake other public improvements in, and of benefit to, the Project Area, such as under grounding electrical distribution lines and telephone lines along major streets, widening, reducing or otherwise modifying existing roadways or creating additional streets, walkways, and paths for proper pedestrian and/or vehicular circulation; and
  - iv. Create an attractive, safe and pleasant environment within the Project Area

RESOLUTION NUMBER R-\_\_\_\_\_

DATE OF FINAL PASSAGE \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO FUNDING PUBLIC IMPROVEMENTS FOR UNIVERSITY AVENUE SIDEWALK DESIGN, REPAIR AND INSTALLATION PROJECT IN THE CROSSROADS REDEVELOPMENT PROJECT AREA AND APPROVING THE ACCEPTANCE OF FUNDING ASSISTANCE FROM THE REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

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 Crossroads Redevelopment Project Area [Project Area]; and

WHEREAS, the City Council of the City of San Diego implements projects to improve economic and physical conditions in the city of San Diego; and

WHEREAS, Agency and City desire to cooperate in the construction of public improvements designed to enhance the appearance, functionality, and safety of existing conditions; and

WHEREAS, City wishes to accept funds from the Agency in the amount of \$500,000 for the purpose of designing, repairing and installing sidewalks [Project] within the Project Area to serve the community's safety and mobility needs for residents and visitors; and

WHEREAS, the City of San Diego will manage the design, repair and installation of sidewalks within the Project through CIP 52-761.0; and

WHEREAS, the Agency proposes to contribute \$500,000 from Crossroads Redevelopment funds to assist the City's design, repair and installation of sidewalks within the Project Area; NOW, THEREFORE,

000582

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

- ~~1. The Council finds and determines that the design, repair and installation of~~  
sidewalks within the Crossroads Redevelopment Project Area, for which the Agency proposes to contribute funding, is consistent with the Implementation Plan for the Project Area adopted pursuant to Community Redevelopment Law Section 33490; is of benefit to the Project Area; that no other reasonable means of financing the Project is available to the community; and that payment of funds for the costs of the Project will assist in the elimination of one or more blighting conditions inside the Project Area, all as more fully described in the Attachment hereto.
2. That the Mayor, or his designee, is authorized to accept Agency funds into Fund 10274 from Crossroads Redevelopment Project Area for the City's design, repair and installation of sidewalks within the Crossroads Redevelopment Project Area.
3. That the Council authorizes the addition of CIP 52-761-0, University Avenue Sidewalks, to FY 2008 Capital Improvements Program.
4. The Council approves a \$500,000 increase in Fiscal Year 2008 Capital Improvements Program budget CIP 52-761.0, University Avenue Sidewalks, Fund No. 10274, Crossroads Redevelopment Project Area.
5. The Council authorizes the City Comptroller to appropriate and expend funds up to \$500,000 from Fund 10274, Crossroads Redevelopment Project Area, CIP 52-761-0, University Avenue Sidewalks, for design, repair and installation of sidewalks along University Avenue from 54<sup>th</sup> St. to 68<sup>th</sup> St, contingent upon the Auditor/Comptroller certifying that funds for this action are available.

BE IT FURTHER RESOLVED, that this activity is categorically exempt from the

California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

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

CAL:cfq  
08/13/07  
Or.Dept:R.A.  
Aud.Cert.:  
R-2008-131  
MMS#5068  
Redevelopment:Companion RA-2008-24

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

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Approved: \_\_\_\_\_  
(date)

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

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

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