

REPORT NO. CCDC-07-25
CCDC-07-13

DATE ISSUED: January 9, 2008

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Council President and City Council
Docket of January 15, 2008

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Little Italy Concrete Planters and Hanging Baskets (India, Ash, Beech, Date, Fir, and Hawthorn streets) – Request to Accept Bid, Authorize Funding, and Make Findings – Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project

COUNCIL DISTRICT: District 2

REFERENCE: None.

STAFF CONTACT: Tara Lake, Associate Planner, 619-533-7173
John Anderson, Senior Project Manager – Public Works,
619-533-7140

REQUESTED ACTION: That the Redevelopment Agency (“Agency”) and the City Council (“Council”) take actions as necessary for the purchase of concrete planters and hanging baskets for placement in the Little Italy District.

STAFF RECOMMENDATION: That the Corporation recommend that the Agency:

- Authorize the expenditure of up to \$200,000 for concrete planters and hanging baskets for placement in the Little Italy District; and
- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blight conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490.

And that the Council:

- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blight conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490.

SUMMARY: The improvements will enhance the Little Italy District with plants in concrete planters and hanging baskets in selected areas (Attachment A). The improvements will be permanently maintained by the Little Italy Association ("LIA") per LIA resolution (Attachment B). The LIA operates as a property-based enhancement district ("PBid") for the Little Italy District. The Corporation will purchase the concrete planters and hanging baskets. The LIA will supply all plants and labor for installation of the plant materials and maintenance of the project. The Corporation will bid the material purchase per Corporation vendor purchasing policy. As the material purchase is not bid yet, this report requests funding not to exceed \$200,000. The Corporation vendor purchasing and contracting policy requires Agency approval prior to execution of the bid. The cost estimate is \$177,691 (Attachment C).

FISCAL CONSIDERATIONS: The improvements are funded in the 2008 Budget under "Little Italy Public Improvements Project." The total available funding is \$1,899,000. The requested funding is not to exceed \$200,000. The planted pots and baskets are the first phase of the project. The remaining funds of \$1,699,000 will be used in a second phase for new sidewalks, signs, new trees, and other improvements. The second phase is currently in design.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: The Centre City Development Corporation Board approved this item unanimously on July 25, 2007.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On June 5, 2007, the LIA voted in favor of purchasing and installing the plant material for the concrete planters and hanging baskets with earmarked LIA funds, to assign resources for the permanent maintenance of all planters and hanging baskets, and authorize their President to execute an Encroachment Removal and Maintenance Agreement with the City of San Diego.

KEY STAKEHOLDERS AND PROJECTED IMPACTS: The key stakeholders for the project are businesses and residents located in the Project Area along with visitors downtown.

BACKGROUND

This proposed Project advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- improving existing water and sewer lines, streets, sidewalks, parkways, and lighting in the public right-of-way; and continued participation in the enhancement of the public transit system;
- revitalizing India Street by providing new paving, sidewalks, plants, and street furniture on India Street, the major north/south arterial through the Little Italy community; and
- enhancing public rights-of-way by providing new paving, plants, sidewalks, public art and street furniture.

DESCRIPTION OF IMPROVEMENTS: The concrete planters with water dishtray are to be made of extremely durable concrete with Mediterranean designs, finishes and colors (Attachment D). The 22-inch hanging baskets are to be mounted on the streetlights with a simple, elegant double hanger that will be manufactured to specifically fit the existing streetlights (Attachment E). Six single hangers with baskets of identical design will be provided for the corners of a few buildings.

MAINTENANCE AGREEMENT FOR IMPROVEMENTS: The LIA represents the property owners in Little Italy via PBid. As an association, they will execute an Encroachment Removal and Maintenance Agreement with the City of San Diego. There will be no maintenance costs to the City of San Diego or the Corporation.

COST ESTIMATE OF IMPROVEMENTS: The estimate for the hangers and baskets delivered to the site is \$34,571. The estimate for the concrete planters with water dishtray delivered to the site is \$143,119, for a total cost of \$177,691, including a 5% contingency.

SCHEDULE:

The following is a summary of the projected schedule for bidding and execution of the project:

- | | |
|---|--------------------|
| • Advertise Bids per Corporation Vendor Purchasing Policy | July 16, 2007 |
| • Close Bids | July 30, 2007 |
| • Approval of Agency to Award Bid | September 25, 2007 |
| • Deliver Material to Little Italy Association | October 2007 |
| • Little Italy Association Completes Work | December 2007 |

FINDINGS: State Law requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Attachment F recites the proposed findings with respect to the benefits of the proposed improvements to the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, the unavailability of other means to finance the proposed improvements, how the proposed improvements will assist in the elimination of blight conditions inside the Project Area, and that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490.

EQUAL OPPORTUNITY: Equal Opportunity Outreach shall be performed pursuant to the Corporation's Equal Opportunity for vendor purchasing. The accepted bidder shall provide a Work Force Report and an Equal Employment Opportunity Plan.

Bids shall be obtained from at least three vendors, if such vendors are reasonably available in the community. Vendors are to be identified as a certified Minority Business Enterprise, Woman Business Enterprise, Disadvantaged Business Enterprise, or Disabled Veteran Business Enterprise if they possess valid certification. If, for any reason, fewer than three bids are obtained or the lowest bidder is not selected, a record justifying such action shall be made and kept on file.

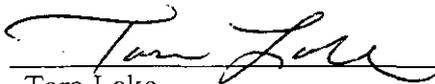
Bid solicitation identifying subcontracting and vendor opportunities will be advertised in the *San Diego Transcript*, *Asian Journal*, *Enlace*, and *San Diego Voice and Viewpoint*. For additional outreach, the Corporation will use its extensive database of certified contractors, Blue Hornet, and www.ccdc.com

Environmental Impact: This activity is not a project, and therefore, not subject to California Environmental Quality Act ("CEQA") pursuant to the CEQA Guidelines §15060 subsection (c)(3).

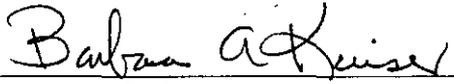
CONCLUSION: The proposed landscape improvements will implement a number of goals from the Downtown Community Plan. The improvements will provide a unique amenity for the residents, businesses, and visitors to the Little Italy District. The improvements will be maintained by the LIA, at no cost to the City of San Diego.

Respectfully submitted,

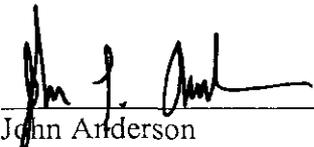
Concurred by:



Tara Lake
 Associate Planner

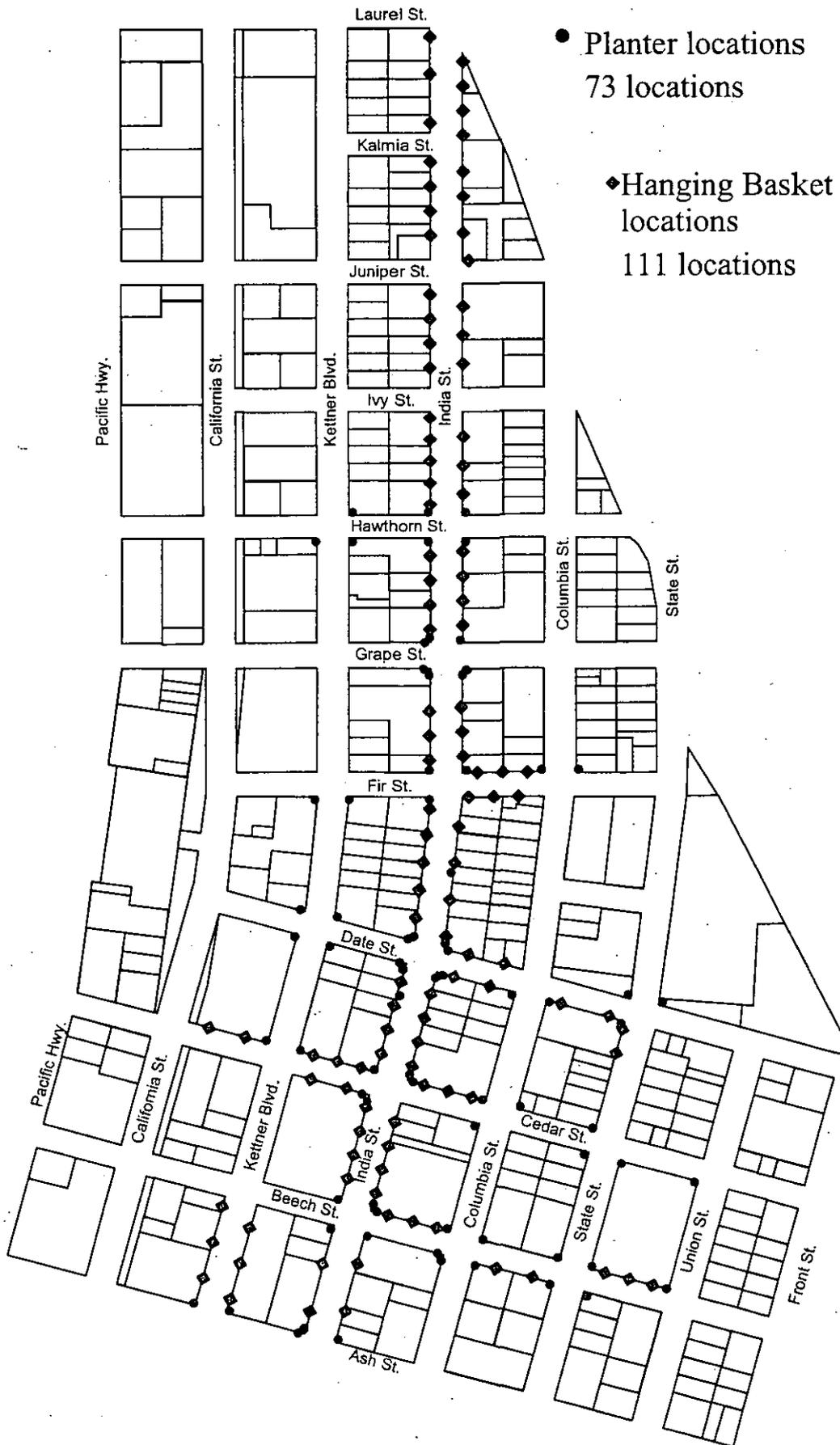
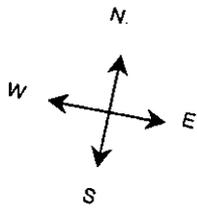


for Nancy C. Graham
 President



John Anderson
 Senior Project Manager-Public Works

- Attachments:
- A - Location map of concrete planters and hanging baskets
 - B - Little Italy Association Resolution for plants and maintenance
 - C - Cost estimate
 - D - Concrete planter details
 - E - Hanging basket details
 - F - Findings





RESOLUTION

The Little Italy Association at the June 5, 2007 Board of Directors meeting reviewed the following items and approved the following resolution.

1. The Little Italy Association (LIA) shall spend an amount not to exceed \$20,000.00 from LIA MAD Assessment District revenues and/or donations to provide plant materials and soils for concrete planters and hanging baskets provided by the Centre City Development Corporation (CCDC).
2. LIA shall complete the planting of the concrete planters and hanging baskets provided by CCDC within 60 days of their placement by the contractor.
3. LIA shall provide maintenance for all of the concrete planters and hanging baskets provided by Centre City Development Corporation throughout the district, indefinitely.
4. LIA shall allocate necessary personnel to provide for watering and maintenance of the plants in the concrete planter and hanging baskets provided by CCDC, (estimated at one full time employee five days per week.)
5. LIA shall hang the hanging baskets once the plant material has grown to appropriate size in a nursery provided by the Association.
6. LIA shall work with Centre City Development Corporation staff and its contractor on the implementation of this beautification project.
7. LIA authorized Board President, Steven Galasso, to execute an Encroachment Removal and Maintenance Agreement with the City of San Diego.

Vote: Ayes-28
Nays- 1

Little Italy Association of San Diego

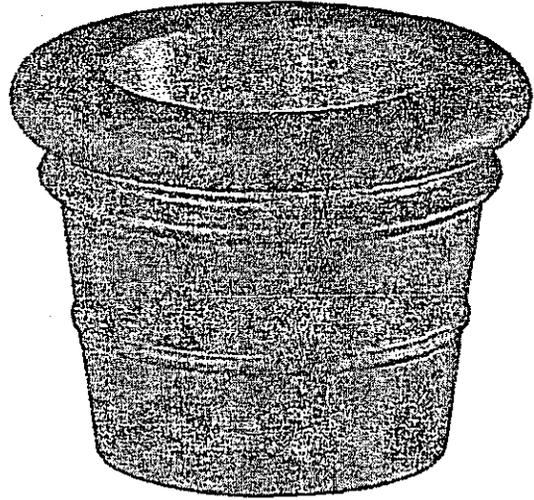
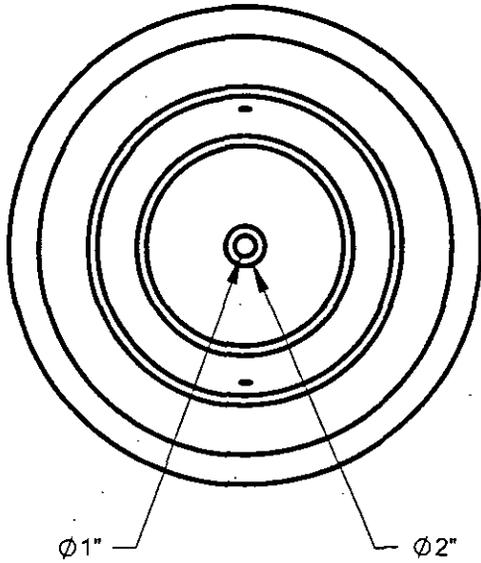
1668 Columbia Street ▪ San Diego, California 92101
P 619-233-3898 ▪ F 619-233-4866 ▪ mail@littleitalysd.com ▪ www.littleitalysd.com

ATTACHMENT "B"

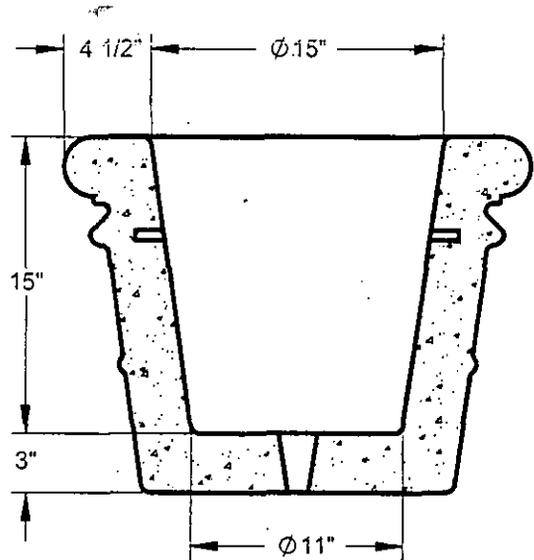
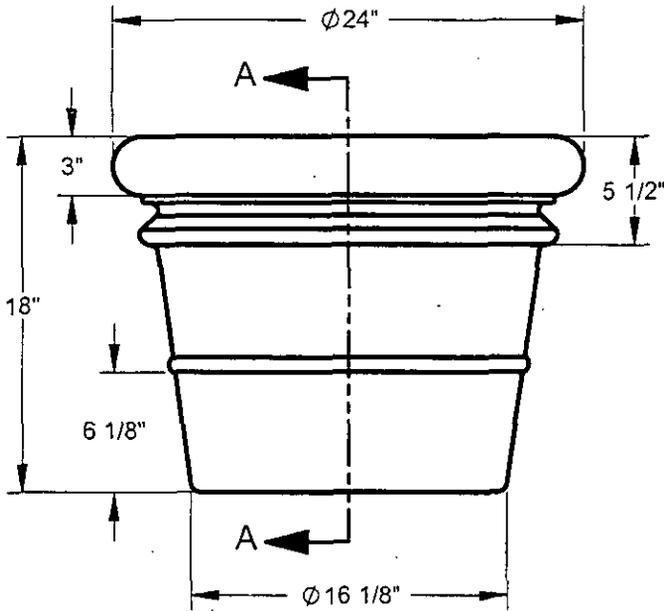
000361

LITTLE ITALY CONCRETE PLANTERS HANGING BASKETS

| ITEM | UNITS | QTY. | PRICE/UNIT | TOTALS |
|------------------------------------|-------|------|----------------------|----------------|
| 22" HANGING BASKET | EACH | 228 | 60 | 13,680 |
| TWO-WAY LAMP POST HANGER BRACKET | EACH | 111 | 165 | 18,315 |
| WALL MOUNTED SINGLE HANGER BRACKET | EACH | 6 | 155 | 930 |
| PLANTER, DETAIL M1, W/ WATER TRAY | EACH | 24 | 540 | 12,960 |
| PLANTER, DETAIL M2, W/ WATER TRAY | EACH | 24 | 605 | 14,520 |
| PLANTER, DETAIL M3, W/ WATER TRAY | EACH | 26 | 620 | 16,120 |
| PLANTER, DETAIL M4, W/ WATER TRAY | EACH | 3 | 695 | 2,084 |
| PLANTER, DETAIL T1, W/ WATER TRAY | EACH | 23 | 470 | 10,810 |
| PLANTER, DETAIL T2, W/ WATER TRAY | EACH | 23 | 625 | 14,375 |
| PLANTER, DETAIL T3, W/ WATER TRAY | EACH | 25 | 775 | 19,375 |
| PLANTER, DETAIL L1, W/ WATER TRAY | EACH | 23 | 470 | 10,810 |
| PLANTER, DETAIL L2, W/ WATER TRAY | EACH | 23 | 625 | 14,375 |
| PLANTER, DETAIL L3, W/ WATER TRAY | EACH | 25 | 835 | 20,875 |
| | | | SUBTOTAL | 169,229 |
| | | | 5% CONTINGENCY | 8,461 |
| | | | TOTAL ESTIMATED COST | 177,691 |



COLOR: FENNEL GREEN



SECTION A-A

SEPARATE WATER TRAY INCLUDED

DETAIL-T1



9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 24" X 18" TERRA COTTA

WEIGHT: 275 LBS

CONCRETE: 6,000 PSI

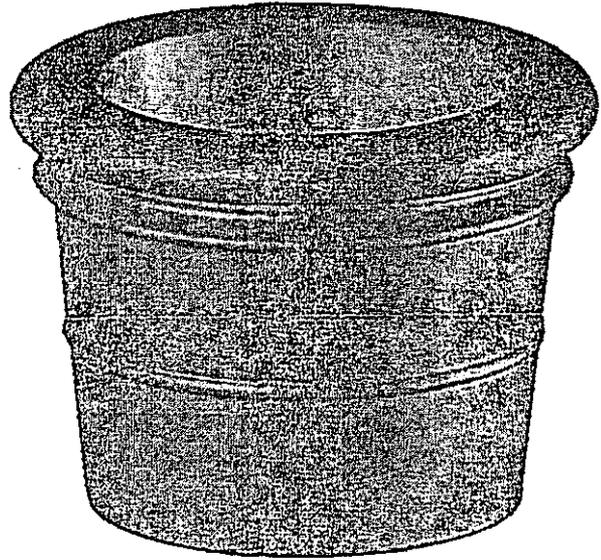
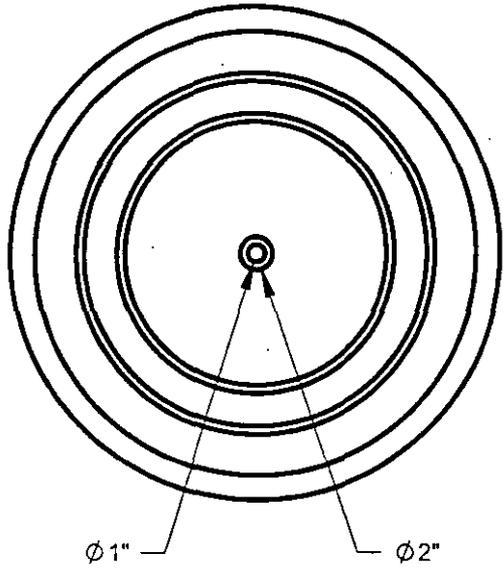
WWW.SDPC.COM

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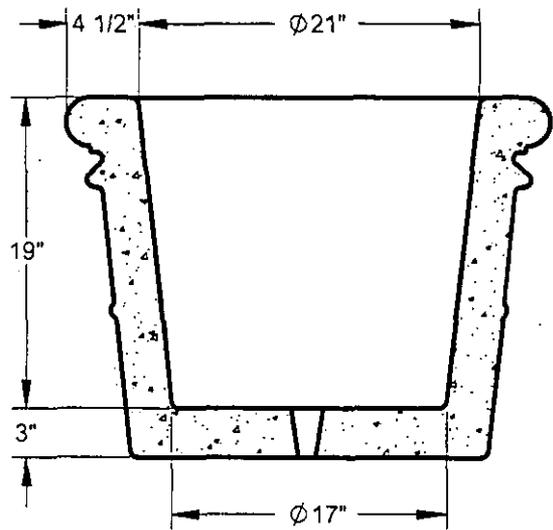
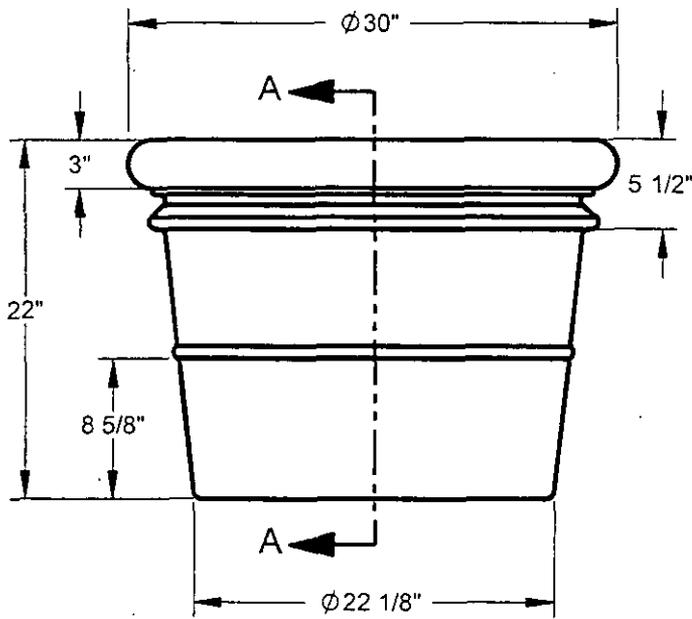
P2418RTERRA

000264

San Diego
Precast Concrete
Incorporated



COLOR: FENNEL GREEN



SECTION A-A

SEPARATE WATER TRAY INCLUDED

DETAIL- T2



9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 30" X 22" TERRA COTTA

WEIGHT: 462 LBS

CONCRETE: 6,000 PSI

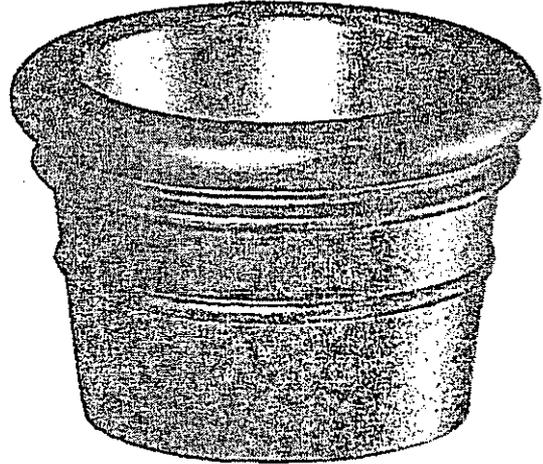
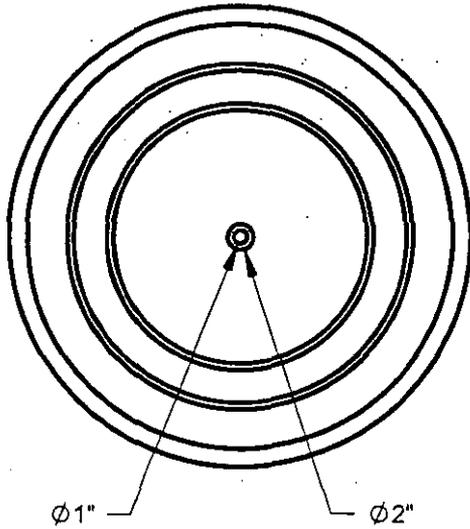
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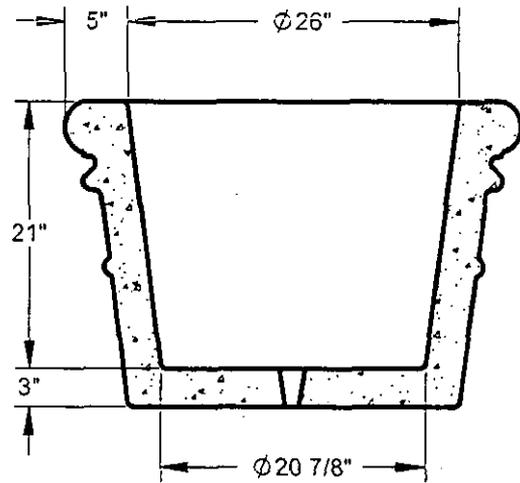
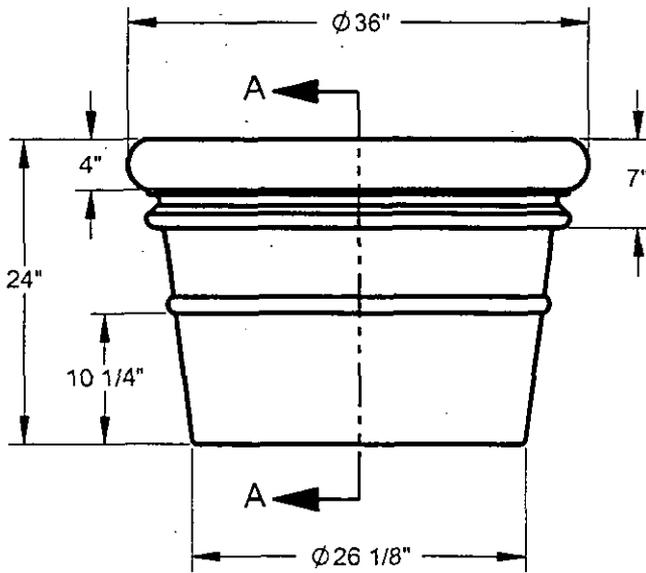
WWW.SDPC.COM

000365

San Diego
Precast Concrete
Incorporated



COLOR: FENNEL GREEN



SECTION A-A

SEPARATE WATER TRAY INCLUDED

DETAIL- T3



9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 36" X 24" TERRA COTTA

WEIGHT: 680 LBS

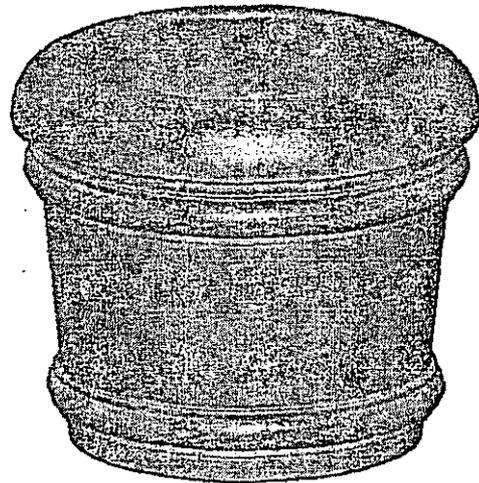
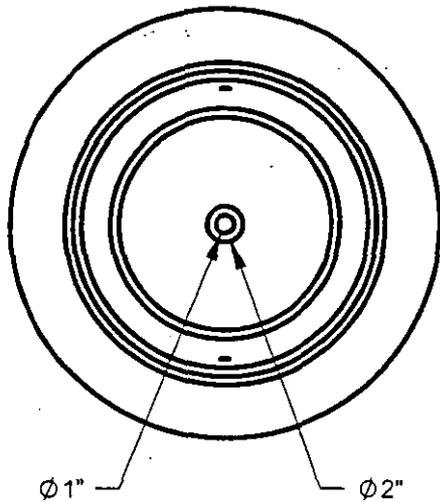
CONCRETE: 6,000 PSI

WWW.SDPC.COM

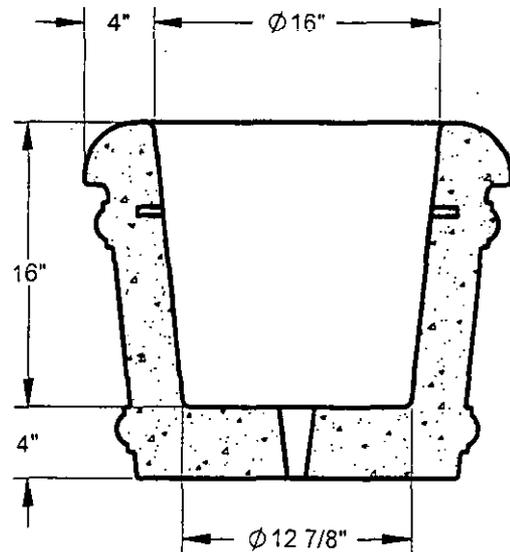
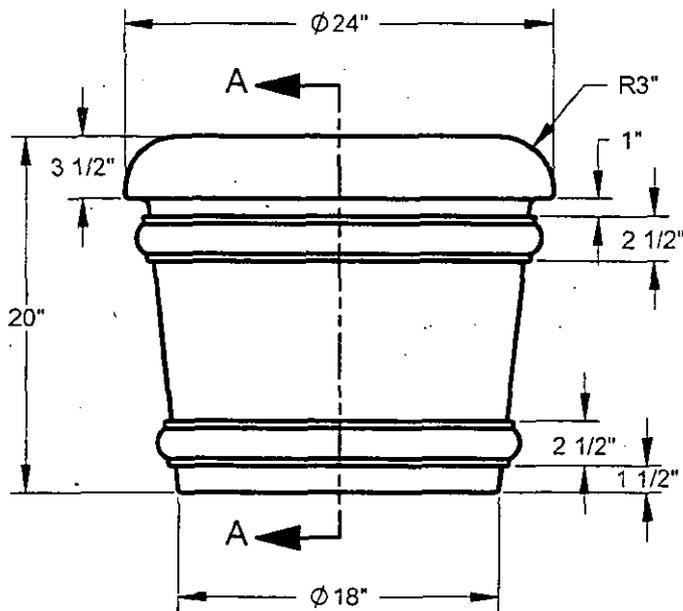
PART NO:

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006366



COLOR: ETRUSCAN TILE



SECTION A-A

SEPARATE WATER TRAY INCLUDED

DETAIL- L1



9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 24" X 20", MEDITERRANEAN, LA JOLLA

WEIGHT: 347 LBS

CONCRETE: 6,000 PSI

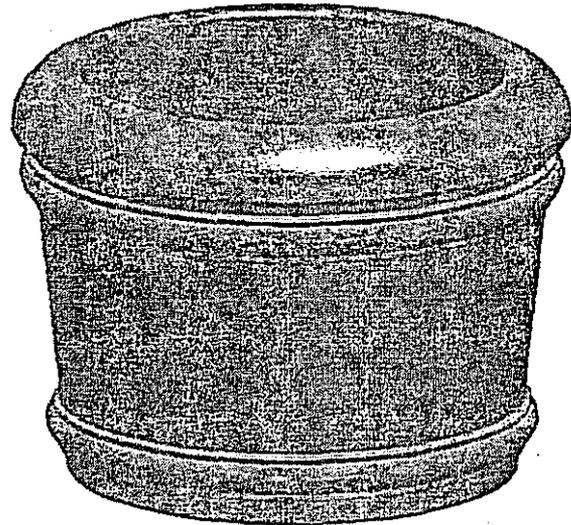
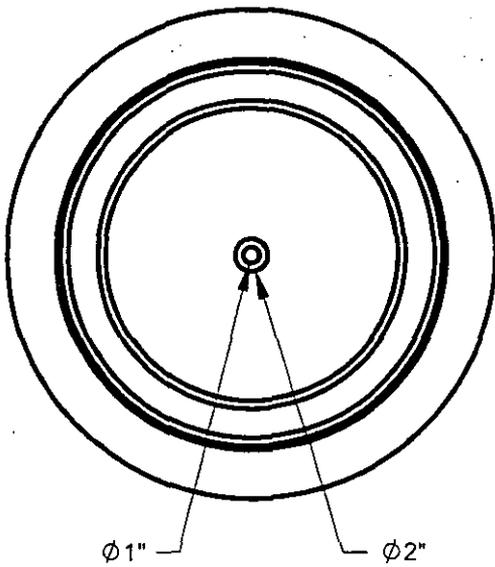
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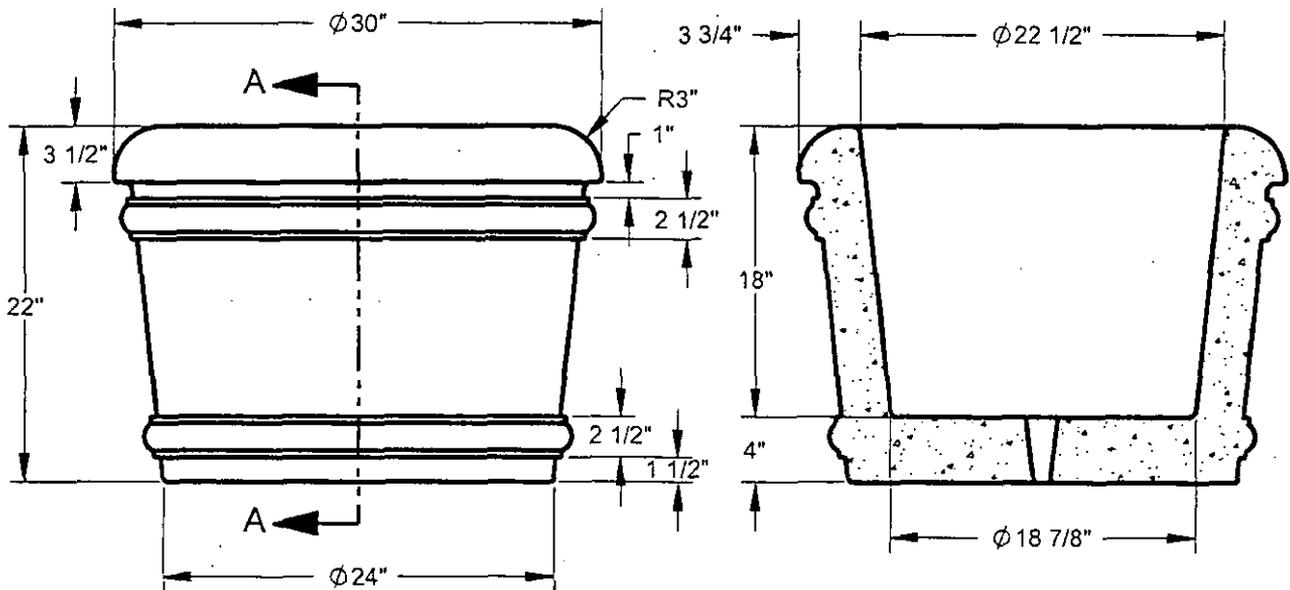
WWW.SDPC.COM

000367

San Diego
Precast Concrete
Incorporated



COLOR: ETRUSCAN TILE



SECTION A-A

SEPARATE WATER TRAY INCLUDED

DETAIL- L2

San Diego
Precast Concrete
Incorporated

9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 30" X 22", MEDITERRANEAN, LA JOLLA

WEIGHT: 538 LBS

CONCRETE: 6,000 PSI

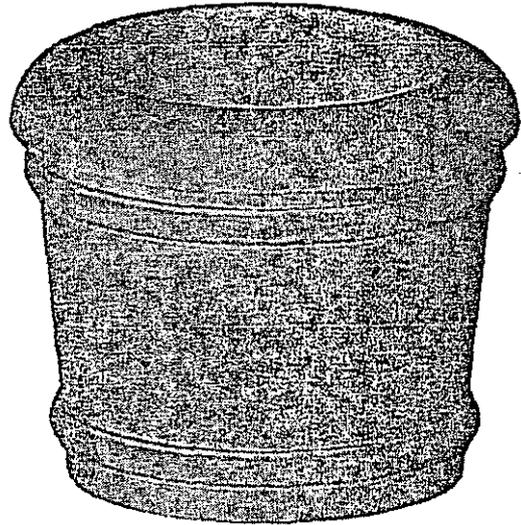
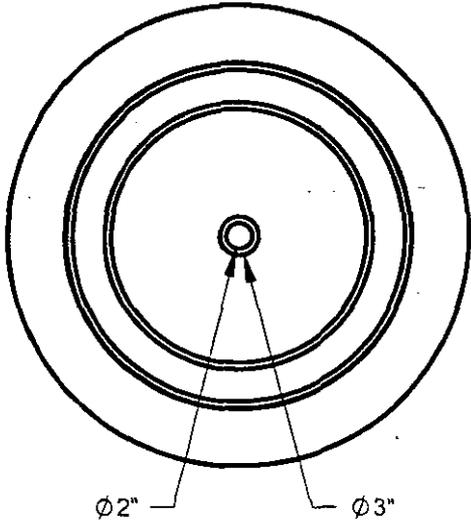
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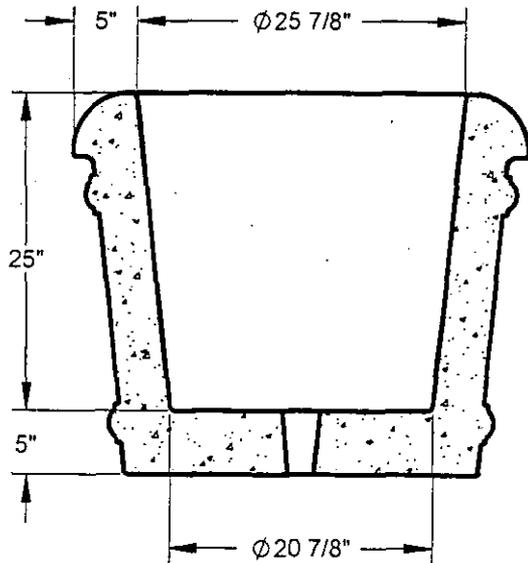
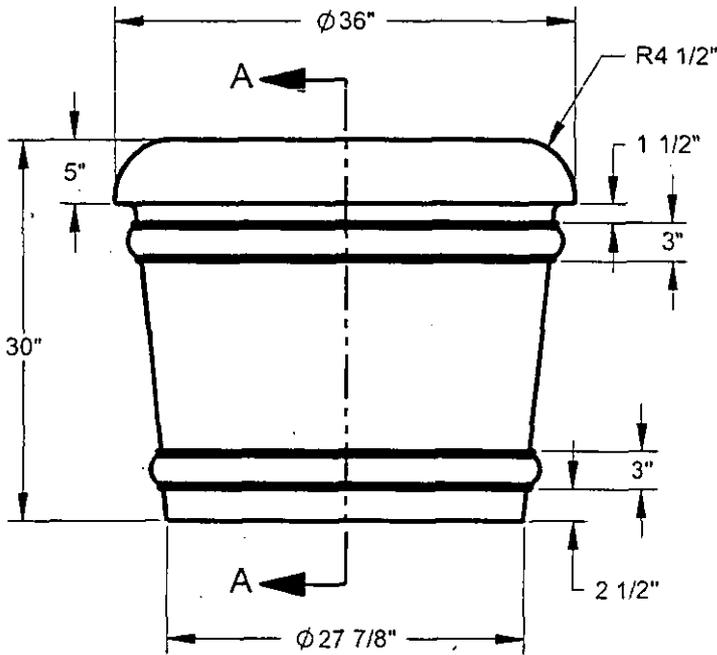
P3022RLAJOLLA

000368

San Diego
Precast Concrete
Incorporated



COLOR: ETRUSCAN TILE



SECTION A-A

SEPARATE WATER TRAY INCLUDED

DETAIL- L3

San Diego
Precast Concrete
Incorporated

9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 36" X 30", MEDITERRANEAN, LA JOLLA

WEIGHT: 1,050 LBS

CONCRETE: 6,000 PSI

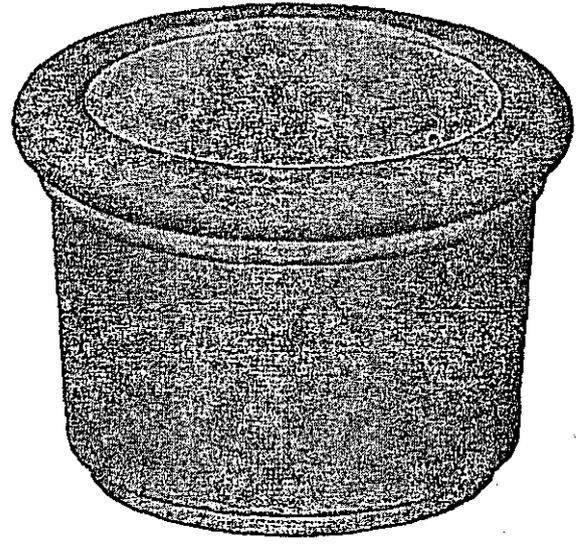
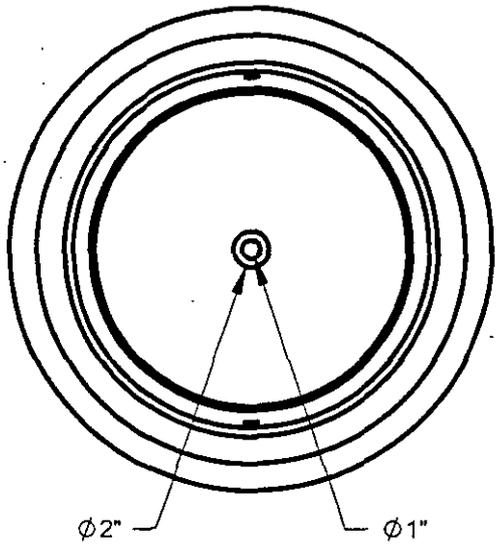
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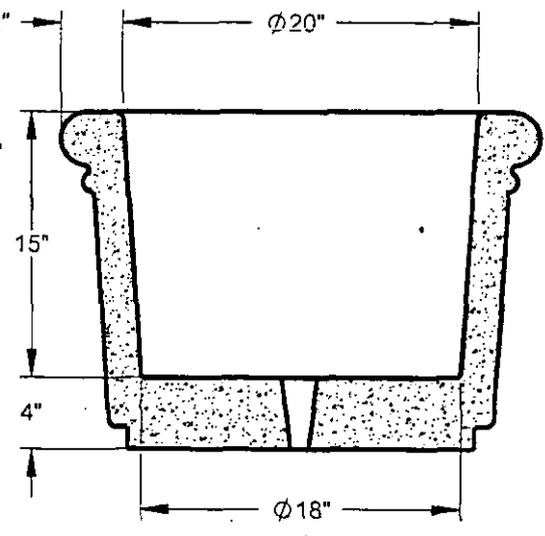
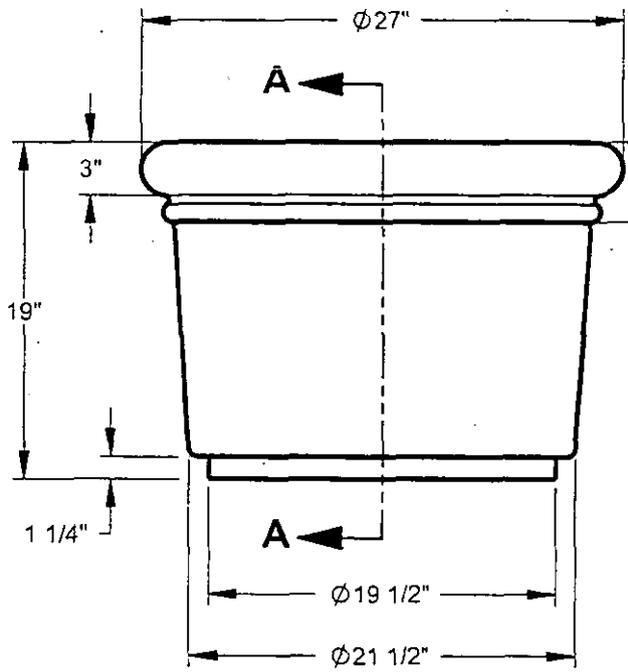
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000369

San Diego
Precast Concrete
incorporated



COLOR: SOMBERO BUFF (TAN)



SECTION A-A

DETAIL M-1

SEPARATE WATER TRAY INCLUDED



9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 27" X 19" MEDITERRANEAN

WEIGHT: 320 LBS

CONCRETE: 6,000 PSI

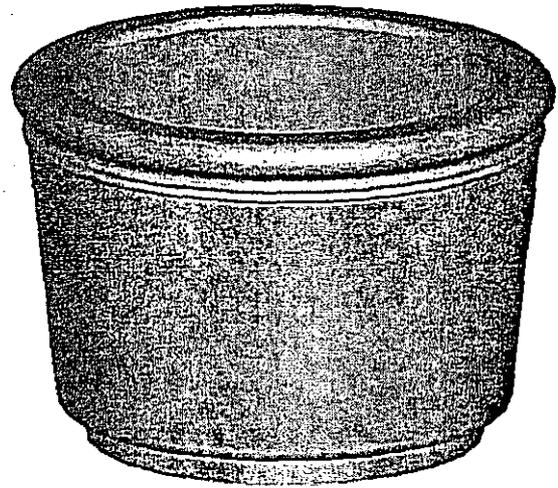
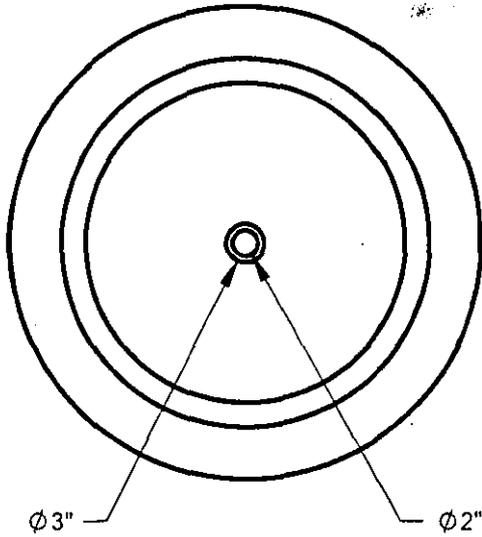
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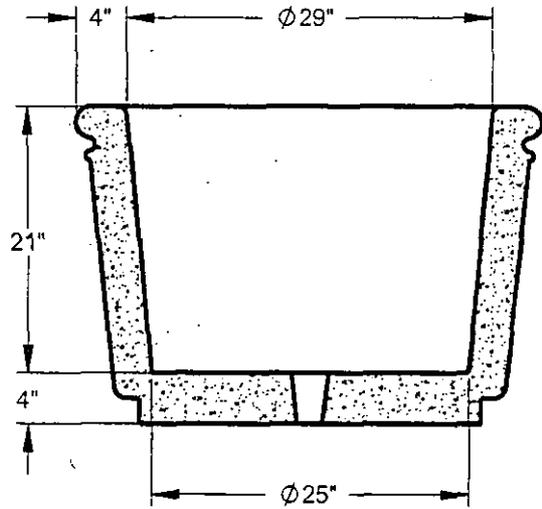
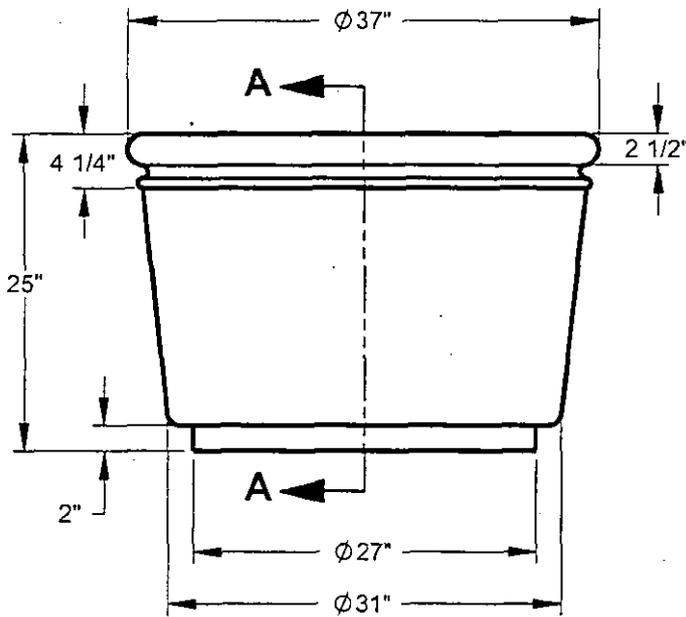
P2719MDT

000370

San Diego
Precast Concrete
Incorporated



COLOR: SOMBERO BUFF (TAN)



SECTION A-A

SEPARATE WATER TRAY INCLUDED

DETAIL- M2

San Diego
Precast Concrete
Incorporated

9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 37" X 25" MEDITERRANEAN

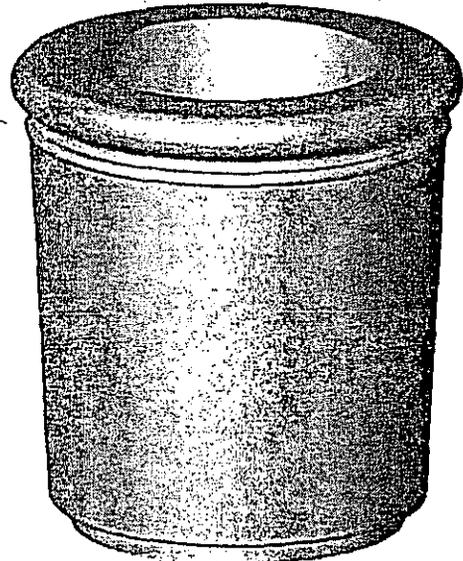
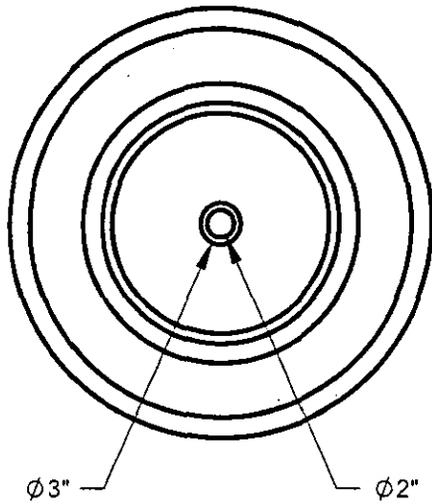
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CONCRETE: 6,000 PSI

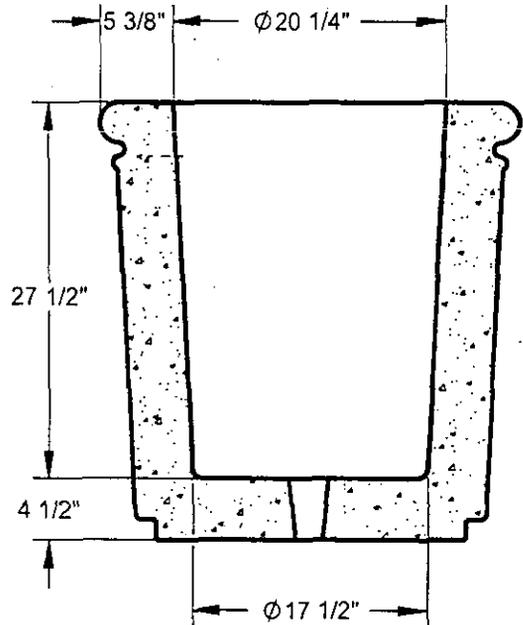
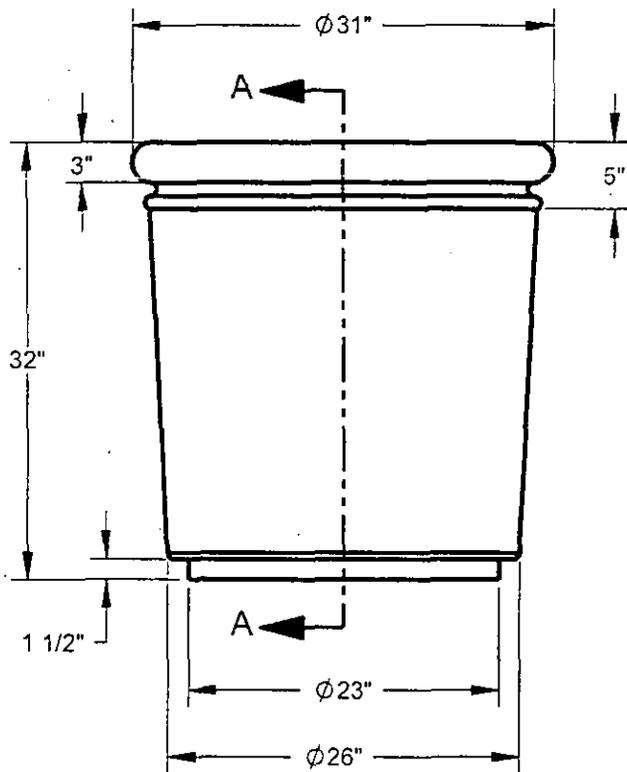
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P3725MDT

000371



COLOR: SOMBERO BUFF (TAN)



SECTION A-A

SEPARATE WATER TRAY INCLUDED

DETAIL- M3



9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 31" X 32" MEDITERRANEAN

WEIGHT: 920 LBS

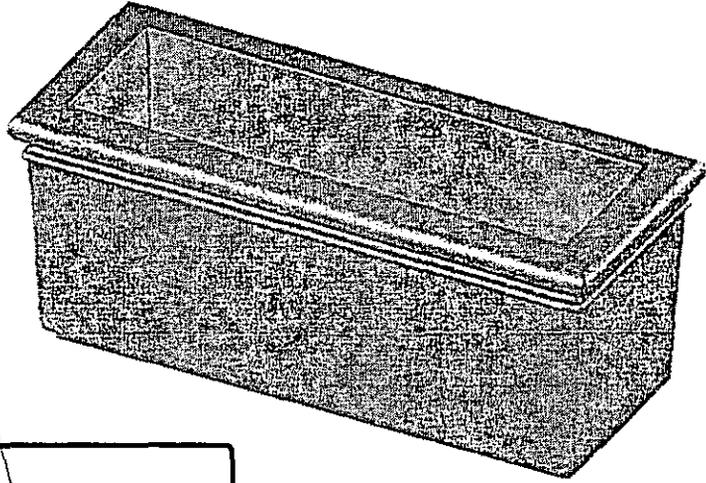
CONCRETE: 6,000 PSI

WWW.SDPC.COM

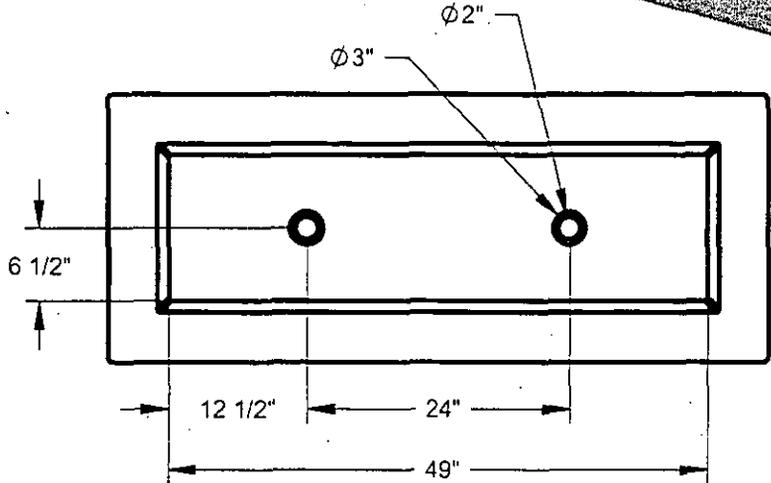
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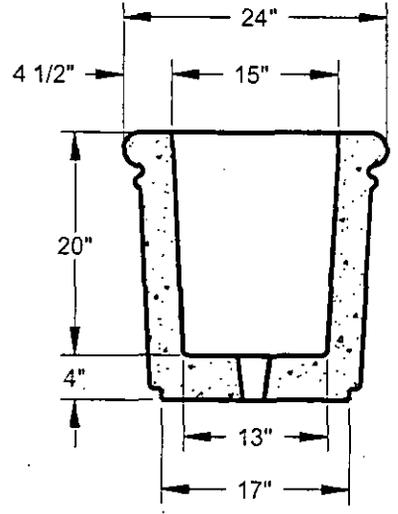
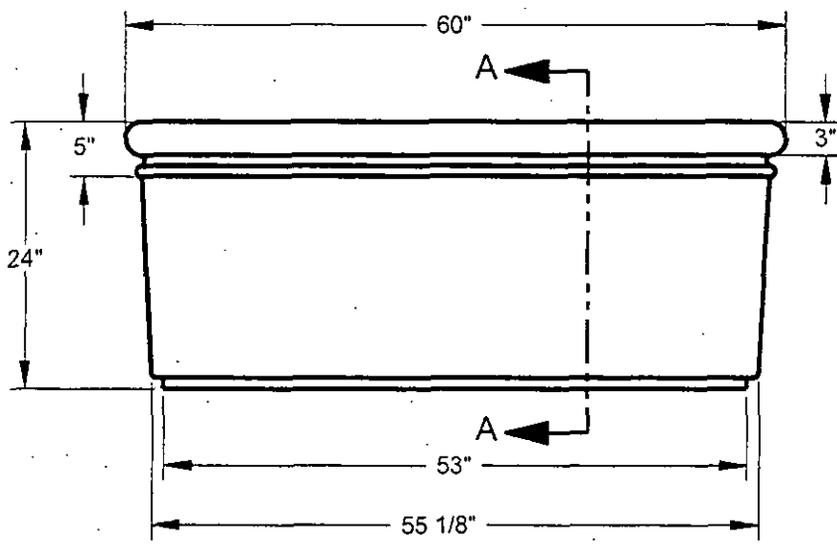
000372



COLOR: SOMBERO BUFF (TAN)



DETAIL- M4



SECTION A-A

SEPARATE WATER TRAY INCLUDED



9702 PROSPECT AVENUE
SANTEE, CA 92071
Phone: (619) 449-6810
Fax: (619) 449-5805

NPCA CERTIFIED PLANT

DESCRIPTION:

PLANTER, 24" X 60" X 24, MEDITERRANEAN

WEIGHT: 1,170 LBS

CONCRETE: 6,000 PSI

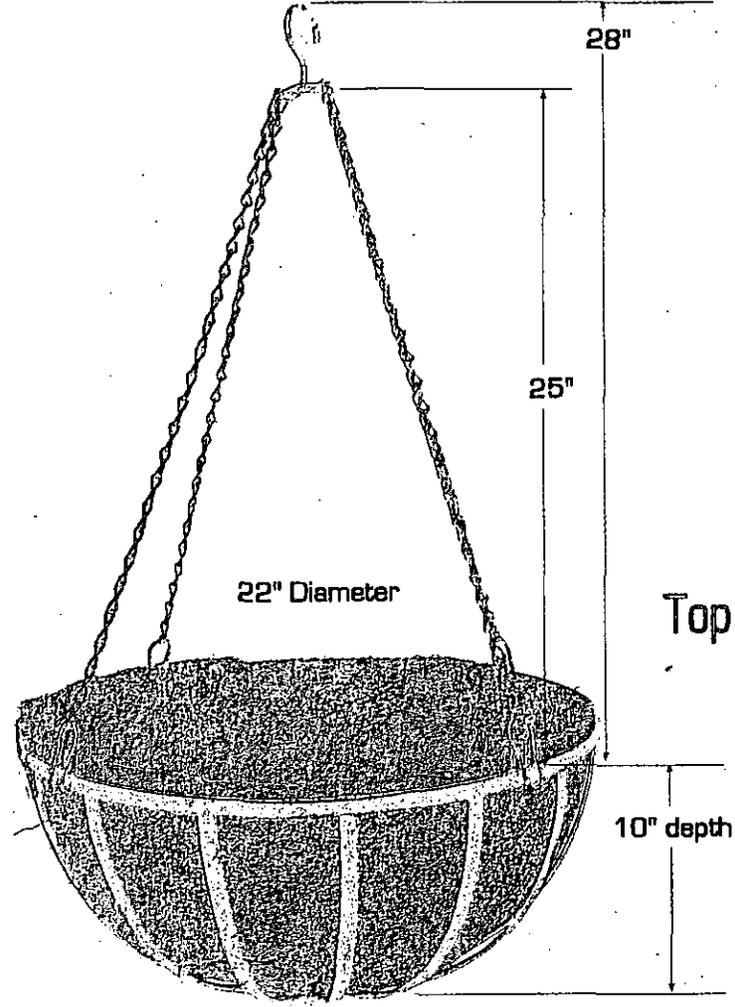
WWW.SDPC.COM

PART NO:

P246024MDT

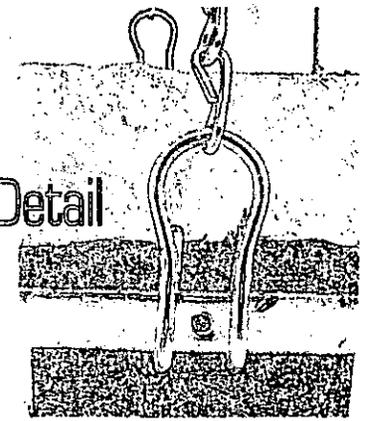
000373

ATTACHMENT E

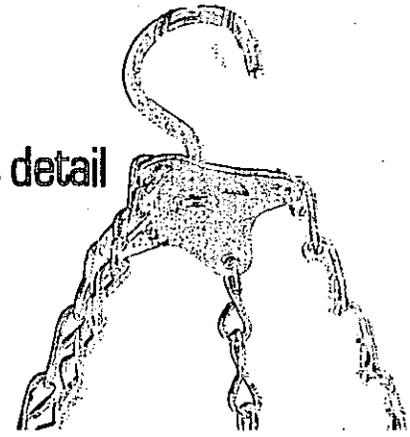


| REVISIONS | | | | |
|-----------|-----|-------------|------|----------|
| ZONE | REV | DESCRIPTION | DATE | APPROVED |
| | | | | |

Basket attachment Detail



Top mount detail



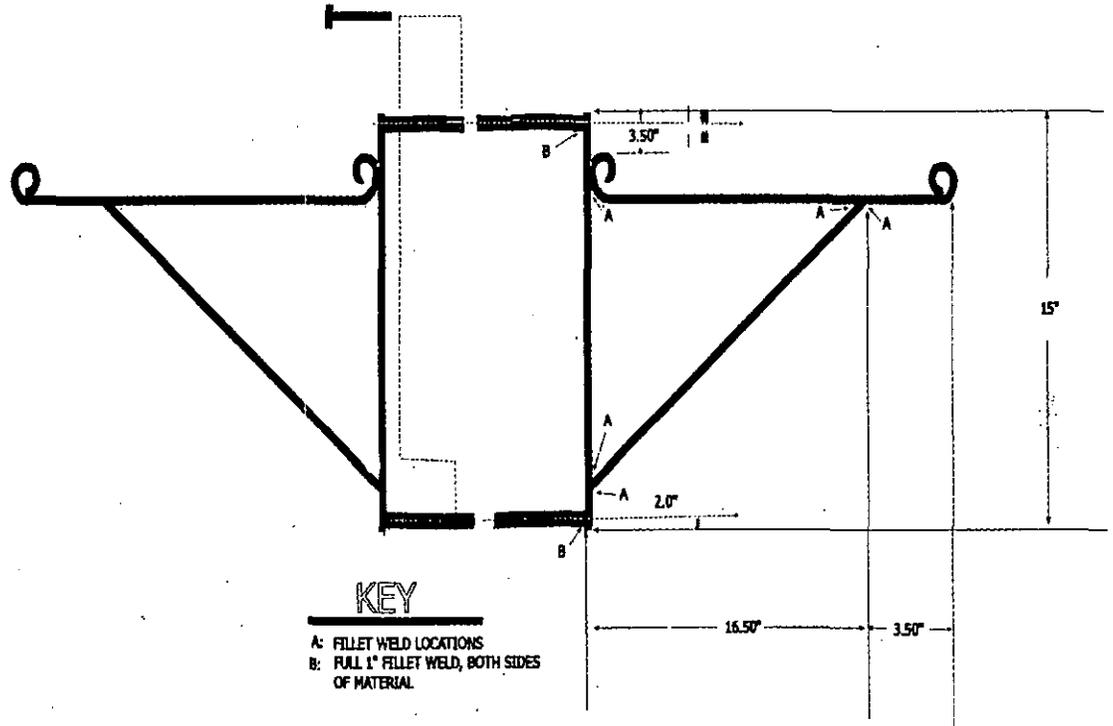
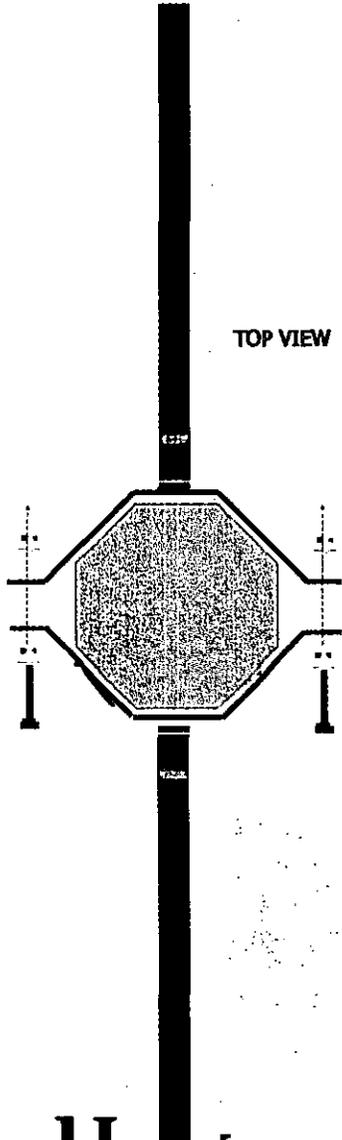
DETAIL "HB-1"

Hooks & Lattice
 A GARDEN MARKET

| | | |
|---|----------------------|--|
| DRAWN T. Bingham CHECKED QA MFG | DATE APPROVED | DESCRIPTION 22" English Garden Flat Steel Hanging Basket. 22" Diameter with thick molded coir liner and four heavy duty chains. |
| SIZE SCALE | FSCM NO. NTS | DWG NO. B-HB-22 SHEET |
| REV | REV | REV |

000374

| REVISIONS | | | | |
|-----------|-----|-------------|------|----------|
| ZONE | REV | DESCRIPTION | DATE | APPROVED |
| | | | | |



KEY
 A: FILLET WELD LOCATIONS
 B: FULL 1" FILLET WELD, BOTH SIDES OF MATERIAL

Hooks & LATTICE
 A GARDEN MARKET

| | | | | | |
|---------------------|----------|---|----------|---------|-----|
| DRAWN T. Bingham | DATE | DESCRIPTION | | | |
| | | Two-way Scroll Arm Lamp Post Bracket For Hanging Baskets Bracket Constructed from flat bar steel, 1/4" X 1". Black Powder-Coat Finish | | | |
| CHECKED | | SIZE | FSCM NO. | DWG NO. | REV |
| QA | | SCALE | | SHEET | |
| MFG | APPROVED | | | | |

ATTACHMENT F

FINDINGS

SUBJECT IMPROVEMENTS:

REQUEST TO BID THE PURCHASE OF CONCRETE PLANTERS AND HANGING BASKETS FOR THE LITTLE ITALY BEAUTIFICATION AND REHABILITATION PROJECT TO BE PLACED ON INDIA, ASH, BEECH, CEDAR, DATE, FIR, AND HAWTHORN STREETS -- LITTLE ITALY REDEVELOPMENT DISTRICT OF THE EXPANSION SUB AREA OF THE CENTRE CITY REDEVELOPMENT PROJECT

I. FINDINGS OF BENEFIT

The subject public fixtures 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 public fixtures are within the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, adjacent to the under-developed properties and /or properties that have been designated as historic and will not likely be redeveloped in the near future.
- B. New improvements are planned for the area bounded by Ash and Laurel streets, California and Front streets.
- C. The new fixtures will enhance and beautify portions of the Little Italy Redevelopment District for the benefit of nearby users, merchants and residents.
- D. The installation of the public fixtures 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 2008 Budget for the City of San Diego (City) increased approximately 12.9% from \$2.556 billion to \$2.886 billion. Over the last several years, as the City's Capital Improvement Program 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. The Fiscal Year 2008 Budget reflects General Fund revenues and expenditures of \$1.1 billion, representing an increase of \$828 million or an 8.1% increase over the Fiscal Year 2007 Budget. The General Fund Budget also includes 7,053 positions, a decrease of 465 positions over the Fiscal Year 2007 Budget.
- 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 2008 Capital Improvement Program CIP Budget totals \$454.6 million, an increase of \$160.9 million from Fiscal Year 2007. The Fiscal Year 2008 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. Despite the increase in the City's CIP Budget, it is estimated that the City's deferred maintenance and capital needs, excluding Water and Sewer, may be at least \$800 to \$900 million.
- C. The Agency's Fiscal Year 2008 Program Budget was adopted on May 15, 2007. 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 lacks funding to provide for certain public improvement projects in the downtown redevelopment areas.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the cost of the purchase and placement of the subject public fixtures will assist in the elimination of one or more blighting conditions inside the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490, in that:

- A. The improvements will enhance and beautify the public right-of-way.
- B. The improvements will foster a sense of a livable community encouraging the public to move into and reside in the Little Italy area, thereby contributing to the removal of economic blight.
- C. The improvements will act as a catalyst, providing incentive for private investment in businesses and private improvements in the area, thereby contributing to the removal of economic blight.

| | | | |
|--|---|--|-------------|
| REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO | | 1. CERTIFICATE NUMBER (for auditor's use only) N/A | 333 1/15 |
| TO: CITY ATTORNEY | 2. FROM: (ORIGINATING DEPARTMENT) CENTRE CITY DEVELOPMENT CORPORATION | 3. DATE December 19, 2007 | |

4. SUBJECT:
 Little Italy Concrete Planters and Hanging Baskets – Request to Accept Bid, Authorize Funding, and Make Findings – Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project.
 (Companion to Redevelopment Agency)

| | | | |
|--|---|---|-------------------------------------|
| 5. Primary Contact: (Name, Phone & Mail Sta.) Tara Lake, Associate Planner, (619) 533-7173, MS 51D | 6. Secondary Contact (Name, Phone & Mail Sta.) John Anderson, Senior Project Manager – Public Works, (619) 533-7140, MS 51D | 7. Check BOX if REPORT TO COUNCIL IS ATTACHED | <input checked="" type="checkbox"/> |
|--|---|---|-------------------------------------|

| 8. COMPLETE FOR ACCOUNTING PURPOSES | | | | | 9. ADDITIONAL INFORMATION/ESTIMATED COST: | | |
|-------------------------------------|-------|--------------|----------------|-----------|---|--------|----------------|
| FUND | DEPT. | ORGANIZATION | OBJECT ACCOUNT | JOB ORDER | C.I.P. NUMBER | AMOUNT | Fiscal Impact: |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| 10. ROUTING AND APPROVALS | | | | | | | |
|---------------------------|--|--|-------------|-----------|---|---|-------------|
| ROUTE (#) | APPROVING AUTHORITY | APPROVING SIGNATURE | DATE SIGNED | ROUTE (#) | APPROVING AUTHORITY | APPROVING SIGNATURE | DATE SIGNED |
| 1 | CCDC President | Nancy Graham <i>BACain for</i> | 6/29/07 | 9 | EOC | <i>R. Lewis for CG</i> | 7/5/07 |
| 2 | CCDC Vice President/CFO | Frank Alessi <i>Mac Alonsagan</i> | 6/29/07 | 10 | EAS | <i>Monabdt</i> | 7/10/07 |
| 3 | Environmental Review | Beverly Schroeder or Brad Richter <i>BACain for</i> | 6/29/07 | 11 | City Attorney | Alex Sachs | |
| 4 | Asst. Dir., CPCI, Redevelopment | Janice L. Weintrick <i>JLW</i> | 7/2/07 | 12 | Originating Department | Project Manager <i>John F. [unclear]</i> | |
| 5 | City Planning & Community Development Director | William Anderson <i>Will for WA</i> | 7/2/07 | 13 | Vice President Real Estate Operations | Barbara Kaiser <i>BACain</i> | 6/29/07 |
| 6 | Deputy Chief Operating Officer | Jim Waring <i>JW</i> | 7/2/07 | 14 | | | |
| 7 | Chief Operating Officer | <i>[Signature]</i> | 7/4/07 | 15 | Docket Coord. _____ Council Liaison _____ | | |
| 8 | | | | | COUNCIL PRESIDENT <input type="checkbox"/> Spob <input type="checkbox"/> CONSENT <input checked="" type="checkbox"/> ADOPTION <input type="checkbox"/> REFER TO _____ COUNCIL DATE: 1/15/08 | | |

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

DOCKET OF: January 15, 2008

11a. STAFF RECOMMENDATIONS:
 That the City Council:

- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blight conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490.

000280

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

COUNCIL DISTRICT(S): 2

Community Planning Area(s): N/A

Environmental Impact: This activity is not a project, and therefore, not subject to California Environmental Quality Act ("CEQA") pursuant to the CEQA Guidelines §15060 subsection (c)(3).

HOUSING IMPACT: N/A

Other Issues: N/A

City Clerk Instruction: Please send copies of the resolution(s) to Lori Young, MS 51D and Project Manager, MS 51D

RECEIVED
08 JUN 11 AM 9:43
CITY CLERK'S OFFICE
SAN DIEGO, CA

CITY ATTORNEY
07 JUL 11 PM 3:32
CIVIL DIVISION

EXECUTIVE SUMMARY SHEET

REPORT NO. CCDC-07-25
CCDC-07-13

DATE REPORT ISSUED: January 9, 2008
 ATTENTION: Honorable Chair and Members of the Redevelopment Agency
 Council President and City Council
 Docket of January 15, 2008
 ORIGINATING DEPT.: Centre City Development Corporation
 SUBJECT: Little Italy Concrete Planters and Hanging Baskets (India, Ash,
 Beech, Date, Fir, and Hawthorn streets) – Request to Accept Bid,
 Authorize Funding, and Make Findings – Little Italy
 Redevelopment District of the Expansion Sub Area of the Centre
 City Redevelopment Project
 COUNCIL DISTRICT: District 2
 STAFF CONTACT: Tara Lake, Associate Planner,
 John Anderson, Senior Project Manager – Public Works

REQUESTED ACTION: That the Redevelopment Agency (“Agency”) and the City Council (“Council”) take actions as necessary for the purchase of concrete planters and hanging baskets for placement in the Little Italy District.

STAFF RECOMMENDATION: That the Corporation recommend that the Agency:

- Authorize the expenditure of up to \$200,000 for concrete planters and hanging baskets for placement in the Little Italy District; and
- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blight conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490.

And that the Council:

- Make certain findings that the proposed improvements benefit the Centre City Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blight conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490.

Honorable Chair and Members of the Redevelopment Agency
Council President and City Council

Docket of January 15, 2008

Page -2-

EXECUTIVE SUMMARY: The improvements will enhance the Little Italy District with plants in concrete planters and hanging baskets in selected areas (Attachment A). The improvements will be permanently maintained by the Little Italy Association ("LIA") per LIA resolution (Attachment B). The LIA operates as a property-based enhancement district ("PBid") for the Little Italy District. The Corporation will purchase the concrete planters and hanging baskets. The LIA will supply all plants and labor for installation of the plant materials and maintenance of the project. The Corporation will bid the material purchase per Corporation vendor purchasing policy. As the material purchase is not bid yet, this report requests funding not to exceed \$200,000. The Corporation vendor purchasing and contracting policy requires Agency approval prior to execution of the bid. The cost estimate is \$177,691 (Attachment C).

FISCAL CONSIDERATIONS: The improvements are funded in the 2008 Budget under "Little Italy Public Improvements Project." The total available funding is \$1,899,000. The requested funding is not to exceed \$200,000. The planted pots and baskets are the first phase of the project. The remaining funds of \$1,699,000 will be used in a second phase for new sidewalks, signs, new trees, and other improvements. The second phase is currently in design.

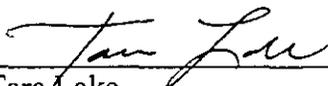
CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION: The Centre City Development Corporation Board approved this item unanimously on July 25, 2007.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS: On June 5, 2007, the LIA voted in favor of purchasing and installing the plant material for the concrete planters and hanging baskets with earmarked LIA funds, to assign resources for the permanent maintenance of all planters and hanging baskets, and authorize their President to execute an Encroachment Removal and Maintenance Agreement with the City of San Diego.

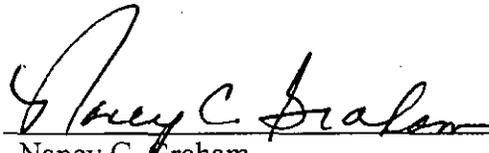
KEY STAKEHOLDERS AND PROJECTED IMPACTS: The key stakeholders for the project are businesses and residents located in the Project Area along with visitors downtown.

Respectfully submitted,

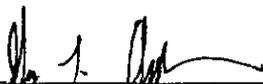
Concurred by:



Tara Lake
Associate Planner



Nancy C. Graham
President



John Anderson
Senior Project Manager-Public Works

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO THE INSTALLATION OF CONCRETE PLANTERS AND HANGING BASKETS IN LITTLE ITALY.

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 Little Italy Redevelopment District of the Expansion Sub Area of 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 the Redevelopment Plan, the Agency approved the Implementation Plans for the period of July 2004 – June 2009 for the Centre City and Expansion Sub Area of the Centre City Redevelopment Projects; and

WHEREAS, these public fixtures are within the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project, adjacent to the underdeveloped properties and /or properties that have been designated as historic and will not likely be redeveloped in the near future; and

WHEREAS, new improvements are planned for the area bounded by Ash and Laurel Streets, California and Front Streets; and

WHEREAS, the new fixtures will enhance and beautify portions of the Little Italy Redevelopment District for the benefit of nearby users, merchants and residents; and

WHEREAS, the installation of the public fixtures will act as a catalyst, providing an incentive for private investment in the rehabilitation of the areas; and

WHEREAS, the payment of funds toward the cost of the purchase and placement of the subject public fixtures will assist in the elimination of one or more blighting conditions inside the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project and the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490; and

WHEREAS, the Agency has duly considered all conditions of the proposed payment for the concrete planters and hanging baskets and believes that the payment by the Agency of all or part of the cost of the concrete planters and hanging baskets 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 Council of the City of San Diego, as follows:

1. That it finds and determines that the installation of concrete planters and hanging baskets for which the Agency proposes to pay is of benefit to the Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment; that the Agency finds and determines that no other reasonable means for financing the Project are available to the community and that the Project will assist in eliminating one or more blighting conditions inside

the Project Area, and that the Project is consistent with the Centre City 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.

APPROVED AS TO FORM: MICHAEL J. AGUIRRE, City Attorney

By [Submitted Unsigned]
Alex W. Sachs
Deputy City Attorney

AWS:mm
09/13/07
Or.Dept: CCDC
R-2008-28
MMS#5075
Comp: RA-2008-10

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