

MINUTES OF THE REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY OF  
SAN DIEGO, CALIFORNIA  
TUESDAY, OCTOBER 2, 1973

Present--Members Johnson, O'Connor, Landt, Morrow, and Chairman Wilson.  
Absent--Members Williams, Martinet, Hitch, and Bates.  
Secretary--Edward Nielsen.

The Regular Meeting of the Redevelopment Agency of The City of San Diego, California, was called to order at 2:17 p.m., by Chairman Wilson.

Minutes of the Regular Meeting of September 4, and Adjourned Regular Meeting of September 4, adjourned to September 6, held September 6, 1973, were presented by the Secretary. On motion of Member Landt, said Minutes were approved without reading, after which they were signed.

A proposed Resolution, determining that the Design Manual referred to in the Redevelopment Plan for Horton Plaza Redevelopment Project and as adopted by Resolution 87 is superseded by the Urban Design and Development Plan; and that said Urban Design and Development Plan is the Redevelopment Agency's official statement of design guidelines for said development, was presented.

Member Williams entered the Chamber.

Jim Spotts, Project Director for the Horton Plaza Redevelopment Project, George Simpson, Director of Community Development Department, and Deputy City Attorney Valderhaug answered questions directed by the Members.

Member O'Connor left the Chamber.

Jerry Keyser, George Rockrise, Jim Amis, and Delza Martin appeared to speak regarding the proposed Resolution.

Member O'Connor entered the Chamber.

Lee Grissom, Malin Burnham, Frank Curran, William Rick, and Tom Hom appeared to speak in favor of the proposed Resolution.

A motion by Member Morrow to annex to and make a part of Page IX-2 of the Urban Design and Development Plan the financial recommendations read by Consultant Jim Amis died for lack of a second.

Member Williams left the Chamber.

Member Johnson left the Chamber.

Member Johnson entered the Chamber.

Member Williams entered the Chamber.

A motion by Member Johnson to adopt the proposed Resolution received no vote at this time.

Chairman Wilson recessed the Meeting at 4:05 p.m. Upon reconvening at 4:17 p.m., the roll call showed Members Martinet, Hitch, and Bates absent.

On motion of Member Morrow, Page IX-2 of said Urban Design and Development Plan was amended to add the following:

It shall be the policy of the Redevelopment Agency of The City of San Diego with regard to disposition of publicly acquired property within the Horton Plaza Redevelopment Project to first attempt to lease upon terms that promise to return to the Agency a combined rental and possessory interest tax equal to or greater than the return from tax increment upon sale; but in the event that the market does not afford such leasing opportunity, then such property shall be offered for sale.

Nothing contained herein shall be construed as in any way abrogating existing owner-participation agreements nor as precluding the Agency from entering in the future into owner-participation agreements.

RESOLUTION 144, determining that the Design Manual referred to in the Redevelopment Plan for Horton Plaza Redevelopment Project and as adopted by Resolution 87 is superseded by the Urban Design and Development Plan; and that said Urban Design and Development Plan is the Redevelopment Agency's official statement of design guidelines for said development, was adopted on motion of Member Johnson.

A proposed Resolution, authorizing an agreement with Rockrise, Odermatt, Mountjoy and Amis, for urban design services for the Centre City Plan, with special emphasis on the relationship of the Horton Plaza Redevelopment Project Area to the Centre City Area; authorizing the expenditure of not to exceed \$80,000 from Horton Plaza Redevelopment Project Fund No. 984, was presented.

George Simpson, Director of the Community Development Department, answered questions directed by the Council.

Lee Grissom appeared to speak in favor of the proposed Resolution.

RESOLUTION 145, authorizing an agreement with Rockrise, Odermatt, Mountjoy and Amis, for urban design services for the Centre City Plan, with special emphasis on the relationship of the Horton Plaza Redevelopment Project Area to the Centre City Area; authorizing the expenditure of not to exceed \$80,000 from Horton Plaza Redevelopment Project Fund No. 984, was adopted on motion of Member Landt.

A proposed Resolution, approving the preliminary plans for Central Federal Savings and Loan Association Development - Horton Plaza Redevelopment Project - in accordance with the owner participation agreement dated October 3, 1972, was presented.

Jim Spotts, Project Director for the Horton Plaza Redevelopment Project, and George Simpson, Director of the Community Development Department, answered questions directed by the Council.

Delza Martin and Robert Moshier appeared to speak regarding the proposed Resolution.

RESOLUTION 146, approving the preliminary plans for Central Federal Savings and Loan Association development - Horton Plaza Redevelopment Project - in accordance with the owner participation agreement dated October 3, 1972, was adopted on motion of Member Johnson.

RESOLUTION 147, authorizing the filing of an Amendatory Neighborhood Development Program Application with the Department of Housing and Urban Development for Program No. Calif. A-17 - Fourth Action Year of the City College Redevelopment Project, was adopted on motion of Member Landt.

RESOLUTION 148, authorizing a contract with Appraisal Research Co. to provide appraisal services for the Linda Vista Shopping Center Redevelopment Project; and the expenditure of not to exceed \$2,400 for said services out of Redevelopment Agency Fund No. 985, was adopted on motion of Member Landt.

RESOLUTION 149, authorizing an agreement with Eugene B. Jacobs, Esq. for advisory and legal consultation services for the Redevelopment Agency; and authorizing the expenditure of not to exceed \$10,000 from Horton Plaza Redevelopment Fund 984 and \$5,000 from Linda Vista Redevelopment Fund 985, was adopted on motion of Member Landt.

RESOLUTION 150, authorizing an agreement with the San Diego Community College District and The City of San Diego, establishing the responsibilities of each party in reference to the relocation of City-owned public utilities and the granting of appropriate easements within the City College Redevelopment Project, was adopted on motion of Member Landt.

A proposed Resolution, approving Change Order No. 4, issued in connection with the contract with T. B. Penick & Sons, Inc. for construction of improvements in the City College Redevelopment Project; and approving a 60 day extension of the contractual period, was presented.

Executive Director Moore answered questions directed by the Members.


On motion of Member Landt, the matter was returned to the Executive Director at his request.

Mr. Van Orden of Frank L. Hope & Associates, presented a report on preliminary plans for site improvements in the City College Redevelopment Project.


On motion of Member Johnson, said report was accepted.

On motion of Member O'Connor, the Horton Plaza Redevelopment Project Staff Report, the San Diego City College Redevelopment Project Staff Report, and the Linda Vista Shopping Center Redevelopment Project Staff Report were continued to the next Regular Meeting of the Redevelopment Agency.

There being no further business to come before the Agency at this time, the Regular Meeting was adjourned on motion of Member Landt at 4:50 p.m.

  
*acting* Chairman of The Redevelopment Agency  
of The City of San Diego, California

ATTEST:

  
Secretary of The Redevelopment Agency  
of The City of San Diego, California