



THE CITY OF SAN DIEGO  
Redevelopment Agency's Report

DATE ISSUED: July 23, 2003 REPORT NO. RA- 03-15

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Docket of July 29, 2003

SUBJECT: Public Hearings for the adoption of the Second Five-Year Implementation  
Plan for the North Bay Redevelopment Project.

REFERENCE: California Community Redevelopment Law, Section 33490

**SUMMARY:**

Issues: Should the Redevelopment Agency conduct the public hearing and hear testimony to review and adopt the Second Five-Year Implementation Plan for the North Bay Redevelopment Project Area?

Executive Director's Recommendation: Conduct the public hearing and hear testimony to review, evaluate, and adopt the Second Five-Year Implementation Plan for the North Bay Redevelopment Project.

Other Recommendations:

Fiscal Impact: No fiscal impact associated with this action. Any financial obligations of the Agency will be discussed as projects are proposed and will be subject to Agency approval.

**BACKGROUND:**

California Community Redevelopment Law (CRL) requires each redevelopment agency to adopt a five-year implementation plan that contains specific goals and objectives for each adopted redevelopment project. A new implementation plan is required to be adopted every five years. The amendment also requires redevelopment agencies to conduct a public hearing to hear testimony to review and evaluate the redevelopment plan and corresponding implementation plan for each redevelopment project during the five-year life of the plan and in conjunction with adoption of new implementation plans.

In May 1998, the Redevelopment Agency adopted the first Five-Year Implementation Plan for the North Bay Redevelopment Project. This Implementation Plan expires this year and a new Five-Year Implementation Plan must be adopted in order to comply with CRL. This new

Implementation Plan will cover the five-year period from July 2003 to June 2008 (i.e., Fiscal Years 2004-2008).

Each implementation plan identifies specific programs and estimated expenditures proposed to be made during a five-year period, explains how the goals and objectives, programs and expenditures of each implementation plan will eliminate blight within the project area and implement the requirements of CRL with respect to low and moderate-income housing. However, implementation plans only provide an estimate as to what is anticipated to occur over the five-year period. As specific projects are initiated, they will follow the prescribed process for community review/project approval. Adoption of an implementation plan does not constitute an approval of any specific program, project, or expenditure and does not change the need to obtain any required approval of a specific program, project, or expenditure from the agency or the community.

DISCUSSION:

Agency staff initiated the process for conducting a public hearing to review and evaluate the redevelopment plan and to adopt a new Implementation Plan for the North Bay Redevelopment Project. On June 4, 2003, the North Bay PAC discussed the proposed Implementation Plan and voted to approve it (13-2).

Attached to this report is the proposed Second Five-Year Implementation Plan for the North Bay Redevelopment Project. The attachment provides an overview of the Implementation activities.

ALTERNATIVE:

- A. Delay adoption of the Second Five-Year Implementation Plan for the North Bay Redevelopment Project pending further public review. This alternative is not recommended.

Respectfully submitted,

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Todd Hooks  
Deputy Executive Director,  
Redevelopment Agency

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Approved: Hank Cunningham  
Assistant Executive Director,  
Redevelopment Agency

HOOKS/lgr

Attachments:

1. Proposed Second Five-Year Implementation Plan for the North Bay Redevelopment Project