



THE CITY OF SAN DIEGO  
Redevelopment Agency's Report

**DATE ISSUED:** August 4, 2004

**REPORT NO.** RA-04-23

**ATTENTION:** Chair and Members of the Redevelopment Agency,  
Docket of August 9, 2004.

**SUBJECT:** **BOUNDARY SELECTION AND PRELIMINARY PLAN FOR THE  
GRANTVILLE REDEVELOPMENT PROJECT**

**REFERENCE:** Planning Commission Report No. PC-04-124, Agenda of August 7, 2004;  
Redevelopment Agency Report No. RA-04-06 and City Managers Report  
No. CMR-04-038, Docket of March 30, 2004; and Planning Commission  
Report No. PC-04-036, Agenda of February 19, 2004.

**SUMMARY**

**Issues –**

- 1) Should the Redevelopment Agency select the preliminary boundaries of the proposed Grantville Redevelopment Project Area and approve the Preliminary Plan?
- 2) Should the Redevelopment Agency authorize the transmittal of the approved preliminary boundaries and Preliminary Plan for the proposed Grantville Redevelopment Project Area to all taxing agencies?

**Executive Director Recommendations**– Approve the preliminary boundaries of the proposed Grantville Redevelopment Project Area and Preliminary Plan. Authorize the transmittal of the approved Preliminary Plan and Map to taxing agencies.

**Other Recommendations**–

**Planning Commission:** Planning Commission is schedule to hold a public hearing and make a recommendation on the boundaries of the proposed Grantville Redevelopment Project Area and Preliminary Plan at their August 5, 2004 meeting. The outcome from this hearing will be reported orally at the Redevelopment Agency hearing.

**Redevelopment Advisory Committee:** On June 28, 2004, the Grantville Redevelopment Advisory Committee (“GRAC”) recommended (11-1-1) that the City proceed with the redevelopment survey process based on the Grantville Preliminary Plan and Map.

**Community Planning Groups:** A briefing on the Draft Preliminary Plan and Map was made to Navajo Planners Inc., on July 18, 2004, and Tierrasanta Community Council on July 20, 2004. The outcome from these briefings will be reported orally at the Redevelopment Agency hearing.

**Environmental Impact** – This action does not require an environmental review. A program Environmental Impact Report (“PEIR”) is currently being prepared to analyze the Grantville Redevelopment Project (“Project Area” or “Project”). A draft PEIR is expected to be circulated in January and February of 2005. The program EIR for the Grantville Project Area must be certified at the time of adoption of the Grantville Redevelopment Plan.

**Fiscal Impact** – There is no direct fiscal impact with this action. Previous City Council actions have authorized funding for the City/Agency costs associated with Plan adoption activities. A comprehensive fiscal analysis will be prepared in conjunction with the plan adoption process.

**Code Enforcement Impact** – After the adoption of the Redevelopment Plan, tax increment funds derived from the Project Area may be used to eliminate health and safety code violations which contribute to blight in the Project Area.

**Housing Affordability Impact** – California Redevelopment Law requires that at least 20% of funds derived from redevelopment tax increment be set aside to expand and improve, low and moderate income housing throughout the community.

## **BACKGROUND**

The City of San Diego City Council (“City Council”) has directed staff to determine the feasibility of pursuing redevelopment in the Grantville Survey Area. By adopting the Preliminary Plan for the proposed Grantville Redevelopment Project Area, the Planning Commission will take the next step that will allow the Agency to process the proposed Grantville Redevelopment Project Area for adoption and facilitate its redevelopment. On March 30, 2004 the San Diego City Council (“City Council”) designated the Grantville Redevelopment Survey Area by Resolution No. 299047, for purposes of determining the feasibility of a redevelopment project. From that survey area, proposed Project Area boundaries were selected for further study and analysis.

The boundaries of the proposed Grantville Redevelopment Project are as shown on the Preliminary Plan Map, see Attachment 1. The area proposed for inclusion in the Project is approximately 831 acres (survey area was +1,400 acres) in north eastern portion of the City of San Diego (“City”). The Project Area is primarily within the Navajo Community (82%), Tierrasanta (18%) and College Area Community Plans (less than 1%) and is described as follows:

Subarea A: Comprised of commercial, office, and light industrial uses; Subarea A includes parcels north of Interstate 8 between Fairmount Avenue and Waring Road. The northern boundary includes parcels on both sides of Friars from Fairmount to the four corners of Zion Avenue and Mission Gorge Road. The far west side of the San Diego River makes up the western boundary. The eastern boundary includes parcels on both sides of Mission Gorge Road from Zion Avenue in the north to Mission Gorge Place in the south, along with the parcels on both sides of Mission Gorge Place. The southeast portion of Subarea A also includes the first seven parcels on the southern side of Adobe Falls Road (starting at Waring Road).

Subarea B: Primarily industrial with limited office and commercial uses. The southern edge is comprised of parcels at the intersection of Mission Gorge Road and Old Cliffs Road. The area continues north along both sides of Mission Gorge Road and reaches its furthest northern point just south of Margerum Avenue (excluding the industrial park off Katelyn Court and Goen Place on the eastside of Mission Gorge Road.). The western edge of the San Diego River is the western boundary for this area, except at the northwest corner of subarea B. The eastern edge of the area also includes 12 commercial/industrial parcels on both sides of Princess View Drive from the eastern corner of Mission Gorge Road going north. Subarea B contains sand and gravel processing facilities to the northwest of Princess View Drive with industrial storage to the south along the western portion of Mission Gorge Road. This area is bounded to the north by the Mission Trails Regional Park. In this area sand and gravel processing operations take place on both sides of the San Diego River with a western boundary of the residential neighborhood along Colina Dorada Drive.

Subarea C: Comprised of a shopping center complex made up of the parcels bound to the northwest by the alley between Waring Road and Glenroy Street; by Zion Avenue to the northeast; by Carthage Street to the southeast; and by Orcutt Avenue to the southwest. Additional area to the north, across Zion Avenue includes Allied Gardens Community Park with other community services such as the Edwin A. Benjamin Library, Lewis Middle School, and two churches.

## **DISCUSSION**

California Community Redevelopment Law (Health and Safety Code Section 33000 *et. seq.*) (“CRL”) provides that the Redevelopment Agency and Planning Commission should cooperate in the establishment of a Preliminary Plan. The primary purpose of the Preliminary Plan is to establish the boundaries of the proposed Grantville Project Area. The boundaries are illustrated in the Preliminary Plan (Attachment 1). CRL provides that the Preliminary Plan need not be detailed and is sufficient if it: a) describes the boundaries, b) contains a general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for redevelopment, c) shows how the purpose redevelopment will be attained, d) shows that the proposed redevelopment is consistent with the General Plan, and e) generally describes the impact of the project upon the area’s residents and the surrounding neighborhood. Once the Commission adopts the Preliminary Plan, it will be forwarded to the Redevelopment Agency for its consideration. Subsequent to Agency approval, the Preliminary Plan will be sent to the affected taxing entities for their consideration.

Adopting the Preliminary Plan is only one step in the Redevelopment Plan (“Plan”) adoption process. Once the Preliminary Plan has been adopted, it will be available for public review and staff, along with consultants, will prepare documents and the program Environmental Impact Report required. Property owners, business owners, and residents in the Project Area will be informed and have an opportunity to participate in the Plan adoption process.

Since the Grantville Survey Area does not include any residential uses the CRL does not require the formation of a Project Area Committee (“PAC”). However, the Agency has actively engaged property and business owners within the survey area, and community members from the adjacent communities/neighborhoods. The Grantville Redevelopment Area Committee will act as the advisory group and participate in the information, review and input process for preparing the Redevelopment Plan and other associated documents. In addition to participating in the GRAC meetings, interested persons will also have the opportunity to attend community information meetings, Planning Commission meetings, and joint City Council/Agency public hearings. Staff will also provide information to Navajo Planners, Inc., and the Tierrasanta Community Council.

A minimum of two (2) public notices will be mailed to every resident and business/property owner within the project area during the plan adoption process. In addition, staff will provide information on meeting schedules and the proposed adoption process to adjacent community members in a newsletter format.

Based on public input and the Preliminary Plan a detailed Redevelopment Plan and program EIR will be prepared and returned to the Planning Commission for its recommendation regarding conformance with the City’s General Plan and appropriate community plans. The Project Area boundaries as shown (see Attachment 1 of the Preliminary Plan) in the Preliminary Plan may be changed as a result of input received during the adoption process. Please note that the proposed boundaries can be contracted but cannot be expanded beyond the original survey area without restarting the Plan adoption process.

Since the City Council's March 30th designation of the Survey Area boundaries, staff has attended or facilitated 7 public outreach/information meetings. In accordance with CRL, the formal public notice process will commence after the Preliminary Plan (and map) has been approved.

## **CONCLUSION**

Section 33322 of the CRL gives the Planning Commission the authority to select the boundaries of the proposed Grantville Project Area. The Planning Commission is requested to select the recommended Grantville Project Area boundary and approve the Preliminary Plan (Attachment1).

Contingent upon Planning Commission and City Council approvals, staff will proceed with Plan adoption activities including: the preparation of a Preliminary Report which describes the reasons for selecting the Project Area, blighting conditions in the Project Area and the proposed financing methods for the Project; preparation of a program environmental impact report; approval of a report to the City Council; and the preparation of a final Redevelopment Plan. The joint public hearing regarding plan adoption is tentatively scheduled for March 2005.

**ALTERNATIVES**

1. Modify the boundaries of the Grantville Preliminary Plan.
2. Do not approve of the Grantville Preliminary Plan (and Map).

Respectfully submitted,

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Deputy Executive Director

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Hank Cunningham  
Assistant Executive Director

OSTRYE/ML/TR

Attachment:

Grantville Preliminary Plan (and Map)