

**Centre City
Development
Corporation**

REPORT NO. CCDC-07-27

DATE ISSUED: July 25, 2007

ATTENTION: Honorable Chair and Members of the Redevelopment Agency
Docket of July 31, 2007

ORIGINATING DEPT.: Centre City Development Corporation

SUBJECT: Approval of the East Village Green Park Site West Block Relocation
Plan – East Village Redevelopment District of the Expansion Sub
Area of the Centre City Redevelopment Project

COUNCIL DISTRICT: 2

REFERENCE: None

STAFF CONTACT: David N. Allsbrook, Assistant Vice President - Contracting and
Public Works
533-7112

REQUESTED ACTION:

That the Redevelopment Agency (the "Agency") approve the East Village Green Park Site West Block Relocation Plan (the "Plan") [Attachment A].

STAFF RECOMMENDATION:

That the Agency approve the Plan.

SUMMARY: The purpose of the Plan is to assess the needs of those individuals and businesses being displaced, identify resources available to those individuals and businesses to be provided by the Agency, establish a budget for costs of the displacement, provide the projected dates of displacement and describe the grievance procedure for anyone who feels they were not afforded their proper relocation benefits. The Agency is required to adopt the Plan prior to completing acquisition of the site.

FISCAL CONSIDERATIONS:

None with this action. The preparation and approval of the Plan fulfills an administrative requirement, but does not, by itself, constitute a commitment to proceed with the project or the eligibility for relocation assistance or benefits.

CENTRE CITY DEVELOPMENT CORPORATION RECOMMENDATION:

On June 27, 2007, the Centre City Development Corporation (the "Corporation") Board approved the Plan.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

The Plan was circulated to all of the tenants affected by the Project and no comments were received.

BACKGROUND

The development of parks downtown advances the Visions and Goals of the Downtown Community Plan and the Objectives of the Centre City Redevelopment Project by:

- providing amenities to complement residential and employment uses in the area;
- eliminating blight; and
- pursuing policies consistent with the General Plan of the City of San Diego.

Early in the planning meetings for the updated Downtown Community Plan (adopted by the City in February 2006), a clear theme of public support for parks and open spaces emerged. The strategy for the development of parks and open spaces in the Downtown Community Plan is a multi-faceted effort that includes development of pocket parks and more intimate places, as well as creative uses of earthquake faults and the development of several parks of significant size.

Seven new park sites were identified in the Downtown Community Plan: one park site has been secured through the development with Pinnacle (14th & Island); three are owned by public agencies (County, U.S. Postal Service, and the Navy); one has the potential to be secured through negotiation and development with Bosa on the block at 9th Avenue and C Street; and two will require acquisition by the Agency – St. Joseph's Park and the East Village Green Park.

On February 14, 2007, the Budget/Finance and Administration Committee authorized staff to begin the process to pursue acquisition on the west block of East Village Green bounded by 13th, 14th, F, and G streets. Acquisition offers have been made to all of the property owners and tenants on the block and negotiations are currently underway.

The Plan conforms to the requirements of the California Relocation Assistance Law, Government Code Section 7260, et.seq.; the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development, Title 25; California Code of Regulations, Section 6000, et.seq.; and the Agency's Amended Rules and Regulations for Implementation of the California Relocation Assistance Law.

The proposed acquisition of this block will cause the displacement of one residential tenant and six businesses. A survey of resources was conducted in March 2007 and found that 22 two-bedroom

units were available for rent in the downtown area. Also, the survey identified abundant commercial space as potential resources for the relocation of the six businesses.

The relocation budget for the project is \$561,000, including a 10% contingency. If circumstances arise that change the number of residential or business tenants, the budget would need to be modified accordingly.

PROJECT ANALYSIS AND IMPACT ASSESSMENT

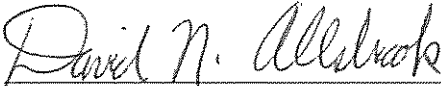
Environmental Impact – This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060(c)(3).

CONCLUSION


Sufficient resources are available to successfully relocate the one residential tenant and six businesses. The Corporation's relocation consultant is currently working with each tenant on their relocation opportunities.

Respectfully submitted,

Concurred by:



David N. Allsbrook
Assistant Vice President – Contracting and
Public Works



Nancy C. Graham
President

Attachment: A – East Village Green Park Site West Block Relocation Plan