



THE CITY OF SAN DIEGO

## Redevelopment Agency's Report

DATE ISSUED: May 7, 2008 REPORT NO. RA-08-13

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Docket of May 13, 2008

SUBJECT: Third Five-Year Implementation Plan for the North Bay Redevelopment  
Project Area

REFERENCE: Agency Report No. RA-03-15, City Managers Report No. CMR-98-68 and  
California Community Redevelopment Law, Section 33490.

**REQUESTED ACTION:**

Should the Redevelopment Agency adopt the proposed Third Five-Year Implementation Plan for the North Bay Redevelopment Project Area?

**STAFF RECOMMENDATION:**

Adopt the proposed Third Five-Year Implementation Plan for the North Bay Redevelopment Project Area.

**BACKGROUND:**

When California Community Redevelopment Law ("CCRL") was amended in 1993, a requirement was added to the statute requiring each redevelopment agency to adopt a Five-Year Implementation Plan that contains specific goals and objectives for each adopted Redevelopment Project. A new five-year plan for each area must be adopted in order to comply with CCRL. The current North Bay Five-Year Implementation Plan was adopted in 2003 (see Attachment 1).

The amendment also requires that redevelopment agencies conduct a public hearing to review and evaluate any corresponding implementation plan. The implementation plan identifies specific programs and estimated expenditures proposed to be made during the next five-year period, and explains how the goals and objectives, programs, projects and expenditures proposed under the implementation plan will eliminate blight within the project area. The implementation plan also addresses low and moderate- income housing requirements under CCRL. 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

The proposed Five-Year Implementation Plan (see Attachment 2) has been prepared with community coordination and review. Agency staff has worked with the North Bay Project Area Committee (“PAC”) and community in an effort to ensure that the goals and visions of the respective project area residents, property owners and business owners have been incorporated into the proposed Five-Year Implementation Plan.

DISCUSSION:

The North Bay Redevelopment Plan (“Plan”) was adopted by the City Council in May 1998, and is administered by the Redevelopment Division of the City’s City Planning and Community Investment Department. The 1,360-acre Project Area was adopted to eliminate conditions of blight within the boundaries of the Project Area by facilitating new construction, revitalization and upgrading of residential, commercial and public properties and revitalization of facilities within the surrounding Project Area. The Second Five-Year Implementation Plan was adopted in July 2003.

The main objectives of the Plan is to eliminate blight, promote and enhance neighborhood characteristics and housing opportunities, expansion of commercial activities and development of vacant property, enhancement of pedestrian and vehicular activity, establishment of a water linkage between San Diego and Mission Bay, rehabilitation of the Sports Arena site, and enhancement of infrastructure. The proposed Five-Year Implementation Plan will address many goals included in the Redevelopment Plan.

Furthermore, California Community Redevelopment Law (“CCRL”) requires that Five-Year Implementation Plans address the following elements, all of which are included in the proposed Five-Year Plan:

- Goals and objectives of the redevelopment agency for the project area.
- Projects and expenditures proposed to be made during the next five years.
- Goals and objectives, projects and expenditures and how they will eliminate project blighting conditions.
- How the goals and objectives, projects and expenditures will implement project housing requirements.
- Estimates of the amounts which will be deposited in the Low and Moderate Income Housing Funds during each of the next five years.
- Estimates of the number of new, rehabilitated, or price restricted units to be assisted during each of the next five years.
- Estimates of the expenditures of moneys from the Low and Moderate Income Housing fund during each of the next five years.
- How the housing program will implement the requirement of expenditures of moneys in the Low and Moderate Income Fund over a 10-year period.
- Time limits for eminent domain proceedings, establishment of loans, advances and indebtedness, effectiveness of the redevelopment plan and the time limit to repay indebtedness with the proceeds of property taxes.

FISCAL CONSIDERATIONS:

No fiscal impact associated with this action. The Implementation Plan does not commit the Agency, nor the City, to any funding requirements. Any financial obligations of the Agency will be discussed as projects are proposed and will be subject to Agency approval.

PREVIOUS AGENCY, and/or COMMITTEE ACTION:

The City Council established the North Bay Redevelopment Project Area in May 1998. The Redevelopment Agency conducted a mid-term review of the current North Bay Implementation Plan on June 12, 2007.

COMMUNITY PARTICIPATION and PUBLIC OUTREACH EFFORTS:

This is a publicly noticed hearing. Notices were posted in the North Bay Project Area, as well as published in the Daily Transcript. The proposed Third Five-Year Implementation Plan has been available electronically on the City's website at <http://www.sandiego.gov/redevelopment-agency/index.shtml>.

Drafts of the proposed Third Five-Year Implementation Plan were reviewed and discussed by the PAC at two noticed public meetings. On March 5, 2008 the North Bay Project Area Committee (PAC) recommended approval (10-0-0) of the proposed Third Five Year Implementation Plan.

KEY STAKEHOLDERS and PROJECTED IMPACTS:

This activity is not a "project" and therefore exempt from California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15060(c)(3). The inclusion of programs, potential projects, and expenditures in an implementation plan shall not eliminate review pursuant to CEQA at the time of approval of the program, project, or expenditure, to the extent that is would be otherwise required.

Respectfully submitted,

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Redevelopment Agency

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Redevelopment Agency

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- Attachments: 1. Current Second Five-Year Implementation Plan  
2. Proposed Third Five-Year Implementation Plan