

Southeastern  
Economic  
Development  
Corporation

## Memorandum

DATE ISSUED: May 21, 2008 Report No. SEDC 08-004

ATTENTION: Honorable Chair and Members of the Redevelopment Agency  
Council President and Members of the San Diego City Council  
Docket of May 27, 2008

SUBJECT: Installation of Streetlights along Imperial Avenue from 61<sup>st</sup> and 69<sup>th</sup> Streets –  
Central Imperial Redevelopment Project Area

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### REQUESTED ACTION

Should the Redevelopment Agency of the City of San Diego (Agency) and the City Council of the City of San Diego (City Council) take the actions necessary to provide for the installation of additional streetlights along Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets within the Central Imperial Redevelopment Project Area?

### STAFF RECOMMENDATION TO THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL

**That the Agency adopts a resolution to:** (1) Making the necessary findings to authorize the Agency's contribution payment to the City's installation of streetlights along Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets within the Central Imperial Redevelopment Project Area; (2) Authorizing the Agency expenditure and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY 2007 Series B Tax Allocation Bonds, Imperial Avenue 61<sup>st</sup> to 69<sup>th</sup> Streets, Fund No. 98789 to CIP No. 61-203.1, Installation of Streetlights - Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets; and (3) Determining that this action is categorically exempt from the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c) and section 15304(f).

**That the City Council adopts a resolution to:** (1) Making the necessary findings to accept and use the Agency's contribution payment for the City's installation of streetlights along Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets within the Central Imperial Redevelopment Project Area; (2) Authorizing the Agency expenditure and transfer of funds in the amount of \$210,000 to the City from the Central Imperial FY2007 Series B Tax Allocation Bonds, Imperial Avenue 61<sup>st</sup> to 69<sup>th</sup> Streets, Fund No. 98789 to CIP No. 61-203.1, Installation of Streetlights - Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets; (3) Authorizing a \$210,000 increase in the Fiscal Year 2008 Capital Improvements Program Budget in CIP 61-203.1, Fund 10239, Installation of Streetlights – Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets; (4) Authorize the appropriation and expenditure of up to \$210,000 from CIP 61-203.1, Fund 10239, Installation of Streetlights - Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets for installation of twenty-one streetlights; and (5) Determine that this action is categorically

exempt from the California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section 15301(c) and section 15304(f).

### SUMMARY

The Imperial Avenue Corridor Master Plan (Master Plan), completed in December 2005, provides an implementation strategy for redevelopment of two segments of the Imperial Avenue Corridor within the Central Imperial Redevelopment Project Area, from 45<sup>th</sup> Street and Euclid Avenue and from 61<sup>st</sup> to 69<sup>th</sup> Streets. Included in the Master Plan are recommendations for increased commercial and residential development and the creation of a pedestrian-friendly streetscape along Imperial Avenue.

The staff of the City of San Diego Transportation Department has prepared a preliminary study of the proposed upgrading of streetlights along Imperial from 61<sup>st</sup> to 69<sup>th</sup> Streets to meet the citywide standards for streetlights in urban areas. Council Policy 200-18, Mid-Block Street Light Policy for Developed Areas, provides for mid-block street lighting to be located every 150 feet. The preliminary study identified 21 streetlights to be installed to meet the citywide standards. (Attachment 1)

The area along Imperial Avenue between 61<sup>st</sup> and 69<sup>th</sup> Streets is currently comprised primarily of commercial uses. The requested actions will allow for the installation of a minimum of twenty-one mid-block, hi-pressure sodium streetlights on Imperial Avenue. The project will include the underground utility studies, right-of-way approvals, location and utility design, trenching, utility connections, bidding, construction and all other items necessary for the installation of the streetlights.

The installation of additional streetlights will improve the lighting conditions within this area, increase the perception of safety along the street, and provide a well-lit pedestrian-oriented environment for community members. Imperial Avenue in this area is improved as a four-lane major street, divided by a landscaped median, with all existing structures located only on the south side of the avenue. On the north it is bordered by the San Diego Trolley Line, the concrete drainage channel containing Las Chollas Creek, and further north is the two-lane neighborhood street, Akins Avenue, with structures located only on the north side of the street. Additionally, various properties located on the south side of Imperial Avenue are vacant or unoccupied during much of the weekday or nighttime hours. These conditions create a wide street and sidewalk area that appears unoccupied, or without adjacent structures, and can be perceived as unsafe.

Installation of the additional mid-block streetlights will facilitate safe operation of traffic, give pedestrians a safer traveling environment, promote nighttime use of sidewalks, public transportation and commercial shopping areas, and increase citizen perception of safety from crime. City Transportation Department project cost estimates total \$210,000, and include all necessary city costs for the design and installation of the additional streetlights. (Attachment 2)

### FISCAL CONSIDERATION

Funding of the improvements has been included in the FY 07/08 SEDC Project Budget approved by the SEDC Board of Directors on April 25, 2007, and by the City Council/Agency on May 15, 2007. Funding of the improvements has been identified from the FY 2007 Central Imperial Series B Tax Allocation Bonds.

### FINDINGS

California Community Redevelopment Law (CCRL) Health and Safety Code Section 33445, requires that certain findings be made by the Council and Agency prior to the expenditure of Agency funds for public facilities/improvements. Such findings will demonstrate that the proposed improvements benefit the Central Imperial Redevelopment Project Area or the immediate neighborhood in which the Project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for the improvements will assist in the elimination of blight conditions inside the Project Area; and that the proposed improvements are consistent with the Implementation Plan adopted in June 2004 for the Central Imperial Redevelopment Project Area pursuant to CCRL Health and Safety Code Section 33490. Attachment 3, Findings, contains the proposed findings with respect to the payment of Agency funds for public improvements.

### ENVIRONMENTAL IMPACT

This activity is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines Section 15301 Existing Facilities, subsection (c) and Section 15304 Minor Alterations to Land subsection (f) (minor trenching).

### PREVIOUS AGENCY AND/OR COMMITTEE ACTION

The Land Use and Housing Committee of the San Diego City Council reviewed the Imperial Avenue Corridor Master Plan at its meeting held November 30, 2005.

### COMMUNITY PARTICIPATION

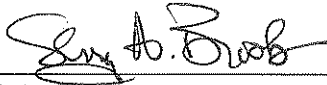
On October 24, 2007, the SEDC Board of Directors approved the recommendation that the Agency approve the transfer of funds in the amount of up to \$210,000 for the installation of mid-block streetlights on Imperial Avenue between 61<sup>st</sup> and 69<sup>th</sup> Streets.

### KEY STAKEHOLDERS

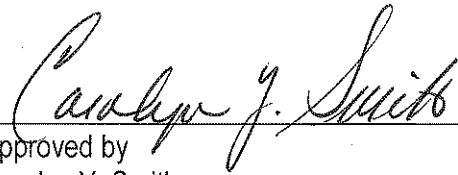
The key stakeholders for the project are the visitors, community residents, property owners and business owners in the Central Imperial Redevelopment Project Area.

CONCLUSION

The proposed installation of an additional twenty-one mid-block streetlights along Imperial Avenue from 61<sup>st</sup> to 69<sup>th</sup> Streets is consistent with the public improvements identified in the Imperial Avenue Corridor Master Plan, as well as the Implementation Plan for the Central Imperial Redevelopment Project Area. The streetlight improvements will provide a pedestrian-friendly, safe environment for community members as they walk, drive, live, work and play in the community.



Submitted by  
Sherry A. Brooks  
Project Coordinator



Approved by  
Carolyn Y. Smith  
President

CYS:kk

Attachments: Attachment No. 1 – Map Indicating Streetlight Locations  
Attachment No. 2 – Project Budget  
Attachment No. 3 – Findings