

DATE ISSUED: July 21, 2004 REPORT NO. RA-04-21
CMR-04-142

ATTENTION: Chair and Members of the Redevelopment Agency
Mayor and City Council Members
Docket of July 27, 2004

SUBJECT: 30th Street Mid-Block Lights

SUMMARY

Issue(s) – Should the City Council and Redevelopment Agency:

1. Amend the Fiscal Year 2005 Redevelopment Agency budget to authorize the appropriation and expenditure of \$90,000 of North Park Redevelopment Project Area Series 2000 Tax Allocation Bond proceeds to provide funds to the City for the purchase and installation of 20 decorative mid-block light fixtures along the 30th Street corridor for mid-block lighting from El Cajon Boulevard to Adams Avenue?
2. Amend and increase the City's Capital Improvement Program Budget No. 39-092.0 (North Park Landscape and Lighting Improvements) to include the \$90,000 in Agency public improvement contributions?
3. Accept the transfer of funds from the Redevelopment Agency in the amount of \$90,000?
4. Make certain findings that the Project is of benefit to the North Park Redevelopment Project Area?

Executive Director's Recommendations –

1. Amend the Fiscal Year 2005 Redevelopment Agency budget to authorize the appropriation and expenditure of \$90,000 of North Park Redevelopment Project Area Series 2000 Tax Allocation Bond proceeds for the purchase and installation of 20 decorative mid-block light fixtures along the 30th Street corridor for mid-block lighting from El Cajon Boulevard to Adams Avenue

and the transfer of funds to the Capital Improvement Program Budget No. 39-092.0 (North Park Landscape and Lighting Improvements).

2. Make certain findings that the Project is of benefit to the North Park Redevelopment Project Area.

Manager's Recommendation(s) –

1. Amend and increase the Capital Improvement Program Budget No. 39-092.0 (North Park Landscape and Lighting Improvements) to include the \$90,000 in Agency public improvement contributions.
2. Accept the transfer of funds from the Redevelopment Agency in the amount of \$90,000.
3. Make certain findings that the Project is of benefit to the North Park Redevelopment Project Area.

Other Recommendation(s) – The North Park Project Area Committee (PAC) voted in favor of the expenditure of \$90,000 at the January 18, 2001 PAC meeting.

Environmental Review – This activity is not a “project” and therefore is exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (c)(3).

Fiscal Impact – \$90,000 is available from the North Park Redevelopment Project Area Series 2000 Tax Allocation Bond funds.

BACKGROUND

The Adams Avenue Maintenance Assessment District (AAMAD) was established in May 1994 to fund maintenance of street trees and shrubs, sweeping and litter removal along Adams Avenue. These activities have been administered by the Adams Avenue Business Association (AABA). In 2000 the AABA received funding from a State transportation allocation and City CDBG funding for installation of decorative mid-block street lights on Adams Avenue. In December 2000 the AABA approached the North Park Redevelopment Project Area Committee (NPPAC) to propose including a portion of 30th Street from Adams Avenue to El Cajon Boulevard in this program. The 30th Street portion of the lighting project from Adams Avenue to Monroe Avenue was outside the AAMAD, and the funding allocations the AABA received from Community Development Block Grant (CDBG) and State transportation monies would not cover the cost of the increased lights for 30th Street. Funding assistance for the 30th Street portion within the North Park Redevelopment Project Area was requested.

The PAC supported this request at a special January 18, 2001 meeting. The motion recommending \$90,000 in Series 2000 Tax Allocation Bond proceeds be authorized for the purchase and installation of pedestrian-oriented street lights on 30th Street between Adams Avenue and El Cajon Boulevard passed 6-0-2.

The matter of purchasing and installing the light fixtures along 30th Street was delayed due to the absence of a maintenance assessment district for the northerly portion from Adams Avenue to Monroe Avenue. On November 25, 2003 the Adams Avenue Sub-District #5 Maintenance Assessment District Formation was approved by the voters of the community. By Resolution R-298639 the City Council adopted the District formation on that same day.

DISCUSSION

In keeping with the light fixture style already in place along Adams Avenue, single and double acorn light fixtures were proposed to brighten up the dark mid-block areas. The new ornamental light fixtures will be maintained by the North Park Lighting and Landscape Maintenance District, and the Adams Avenue Maintenance Assessment District Sub-District #5.

State law requires that certain findings be made by the City's Redevelopment Agency prior to the expenditure of Redevelopment Agency funds for public improvements. Attachment 1 recites the proposed findings with respect to the benefits of the proposed purchase and installation of mid-block decorative acorn light fixtures to the North Park Redevelopment Project Area, the unavailability of other reasonable means to finance the proposed light fixtures, how the lights will assist in the elimination of blighting conditions inside the Project Area, and that the light fixtures are consistent with the Redevelopment Plan and the Five-Year Implementation Plan.

ALTERNATIVE(S)

Do not approve the actions.

Respectfully submitted,

Debra Fischle-Faulk
Deputy Executive Director
Redevelopment Agency/Community
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Hank Cunningham
Assistant Executive Director
Redevelopment Agency/Community
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Approved: Bruce Herring
Deputy City Manager

CUNNINGHAM/HERRING/ld

Attachment(s): 1. [Findings of Benefit](#)

Findings of Benefit North Park Redevelopment Project Area

SUBJECT IMPROVEMENTS:

ADDITION OF 20 MID-BLOCK ACORN LIGHT FIXTURES (30th Street Mid-Block Lighting Project)

The Agency proposes to provide \$90,000 in funding to the Capital Improvement Program Budget No. 39-092.0 for purchase and installation of 20 mid-block decorative acorn light fixtures on 30th Street between El Cajon Boulevard and Adams Avenue.

I. FINDINGS OF BENEFIT

The subject improvements for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the North Park Redevelopment Project Area or the immediate neighborhood in which the Project Area is located in that:

- A. These improvements are within the North Park Redevelopment Project.
- B. The improvements will enhance portions of the North Park Redevelopment Project Area for the benefit of nearby users as well as residents.
- C. Enhance the safety of pedestrian and vehicular mobility, and improve the night time visibility in this area of North Park.
- D. This public improvement will improve the positive neighborhood characteristics in North Park, while correcting physical vulnerabilities in the community.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the subject improvements for which the Agency proposes to pay in that:

- A. The Fiscal Year 2004 General Fund Budget of \$743 million for the City has a net increase of approximately \$13.68 million, a 1.88% increase over the Fiscal Year 2003 General Fund Budget. Approximately \$29 million in General Fund department reductions were necessary to offset a necessary increase in both personnel and non-personnel expenses. Additionally, the Fiscal Year 2004 Budget excludes any action the State may take that will impact the Budget.
- B. The City's Capital Improvement Budget (CIP) of \$467.6 million is funded primarily with water and sewer fees, developer impact fees, grant funds, enterprise fund revenues, Facility Benefit Assessment funds, Gas Tax and

Transnet funds. The Fiscal Year 2005 CIP Budget increased by \$56.17 million, a 13.65% increase from the Fiscal Year 2003 Budget. The Fiscal Year 2004 CIP Budget provides for the sewer upgrade of the City's Metropolitan Wastewater System, water projects, Park and Recreation projects, library projects, transportation projects and special projects. Sewer and water projects alone comprise over 50% of the total. Although there has been an increase in the CIP Budget, it is important to note that the City's CIP funding is not without limitations, and many significant unfunded capital needs still exist.

- C. Most major tax revenue categories continue to show signs of growth although, revenue estimates reflect an uncertain economy. Moderate growth is anticipated for most Fiscal Year 2004 major revenues. The economic growth rates for major revenue categories are property tax (8%), sales tax (3%), Transient Occupancy Tax (5.5%) and Motor Vehicle License fees (3%). Preliminary revenue forecasts suggest that the rate of growth of the primary sources of revenue is expected to be less than the current year. It is anticipated that the General Fund revenues will not keep pace with obligations for General Fund expenditures. Therefore, it is anticipated that reductions will be required to ensure a balanced budget.
- D. The City's Fiscal Year 2004 CIP Budget is embodied in Volumes IV and V of the City's Budget. The Agency's Fiscal Year 2004 Program Budget included in Volume VI, was adopted on June 17 and 23, 2003. The CIP and the Agency's Budget were developed in accordance with City and Council Policy, and each project activity was evaluated and incorporated in the respective budgets. Projects are funded based on need and the availability of appropriate funding sources. The City's FY 2004 CIP Budget totals \$467.6 million, an increase of \$56.17 million over Fiscal Year 2003. This can be attributed to the increase in CIP budgets for projects within Metropolitan Wastewater, Water and Library Departments.
- E. Revenue forecasts for Fiscal Year 2004 suggest that the rate of growth of the City's primary sources of revenue is expected to be less than the rates included in Fiscal Year 2003 budget. General Fund revenues are not expected to keep pace with General Fund expenditures. The threat of reductions from the State could further compound the need for deep decreases in the General Fund.

III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of funds toward the subject improvements will assist in the elimination of one or more blighting conditions inside the North Park Redevelopment Project Area. The proposed improvements are consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490, in that:

- A. The improvement will address upgrading of residential, commercial, office and public properties and facilities within and surrounding the Project Area.

- B. The improvement will address structures that are underused, due to substandard design, deferred maintenance and inadequate public improvements.

IV. CONSISTENT WITH FIVE-YEAR IMPLEMENTATION PLAN

The payment of Agency funds towards the cost of construction is consistent with the Second Five-Year Implementation Plan (Plan), which is recorded with the Agency as Document No. D-03455 and dated April 9, 2002, for the Project Area, adopted pursuant to Health and Safety Code Section 33490, in that the Project addresses the Plan's specific goals and objectives to:

- A. Eliminate and prevent the spread of blight and deterioration, and conserve, rehabilitate and redevelop the Project Area.
- B. Improve, promote and preserve the positive neighborhood characteristics in North Park, while correcting its physical and economic deficiencies in the community.
- C. Improve, support and promote the growth and vitality of the Project Area's business environment.
- D. Enhance infrastructure facilities
- E. Reduce and control crime.