

ORDINANCE NO. 10299
(New Series)

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE REDEVELOPMENT PLAN
AND THE FEASIBILITY OF RELOCATION FOR THE
SAN DIEGO CITY COLLEGE REDEVELOPMENT PROJECT
NO. Calif. A-17.

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Redevelopment Projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Redevelopment Plan for the respective Project area be approved by the governing body of the locality in which the area is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the Project to be undertaken in accordance with the Redevelopment Plan; (2) the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the redevelopment area by private enterprise; (3) the Redevelopment Plan conforms to a general plan for the development of the locality as a whole; and (4) the Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

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APR 27 1978

WHEREAS, it is desirable and in the public interest that the Redevelopment Agency of The City of San Diego (herein called "Agency") undertake and carry out the Redevelopment Project (herein called "Project") identified as the "San Diego City College Redevelopment Project" and encompassing the area or areas bounded by and described as follows:

Those certain lands in the City of San Diego, County of San Diego, State of California, more particularly described:

All of Blocks 3, 4, 5, 6, 7, 8, 13, 14 and 15, Gardner's Addition, according to Map thereof No. 68, filed in the Office of the County Recorder of said County of San Diego, September 2, 1870; all of L. L. Locklings 10-acre tract, recorded in Book 2, Page 321 of Deeds, in the Office of the County Recorder of said County of San Diego; all of Blocks 2, 25, 26 and 184, Horton's Addition, according to Lockling Map filed in Book 13, Page 522 of Deeds in the Office of the County Recorder of said County of San Diego; all of Block 180, Sheldon's Subdivision, according to Map thereof No. 339, filed in the Office of the County Recorder of said County of San Diego, November 18, 1886; and all of J. Zimmerman's Subdivision, according to Map thereof No. 1239, filed in the Office of the County Recorder of said County of San Diego, March 11, 1910, together with those portions of Russ Boulevard, "A" Street, "B" Street, "C" Street, 12th Avenue, 13th Street, 14th Street, 15th Street, 16th Street and 17th Street as said streets are located and established as of the date of this instrument, all lying within the following described boundaries:

Beginning at the intersection of the Westerly line of said 12th Avenue with the Northerly line of said Russ Boulevard; thence Easterly along the said Northerly line of Russ Boulevard to an intersection with the Westerly line of the San Diego Freeway, I-5, being also along the Easterly line of said 17th Street; thence Southerly along said Westerly freeway line to an intersection with the Southerly line of said "C" Street; thence Westerly along said Southerly line of "C" Street to an intersection with said Westerly line of 12th Avenue; thence Northerly along said Westerly line of 12th Avenue to the Point of Beginning,

(herein called "Locality"); and

WHEREAS, San Diego City College is located within the redevelopment area; and

WHEREAS, Agency has applied for financial assistance under such Act and proposes to enter into a contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for the Project; and

WHEREAS, Agency has made studies of the location, physical condition of structures; land use; environmental influences and social, cultural, and economic conditions of the redevelopment area comprising the Project and has determined that the area is a blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of economic dislocation, deterioration, disuse of structures, faulty planning, inadequate public improvements, depreciated values, impaired investments, depreciated tax receipts and lack of full utilization of the area; and the members of this Governing Body are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Council of The City of San Diego (herein called "Council") for review and approval a Redevelopment Plan for the redevelopment area, a copy of which is on file in the office of the City Clerk as Document No. 731973, consisting of 21 pages and 3 exhibits supported by the following supplementary material, data, and recommendations

not a part of Redevelopment Plan: a report dated April 1970 from the Redevelopment Agency of The City of San Diego containing information required by Section 33352 of the California Community Redevelopment Law, which report includes an analysis of the physical, social and economic conditions in the area, a relocation program, a financing plan and a report and recommendation of the Planning Commission, and illustrative site plans and charts depicting financing, phasing and scheduling of the Project; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Planning Commission of The City of San Diego, which is the duly designated and acting official planning body for Locality, has approved a preliminary plan, as required by the California Community Redevelopment Law for the Project area and has certified that the preliminary plan conforms to the general plan for the Locality as a whole; and the Redevelopment Agency of The City of San Diego provided a copy of the proposed Redevelopment Plan to the Planning Commission of The City of San Diego as required by the California Community Redevelopment Law, and the Planning Commission has submitted to the Council its report and recommendations respecting the Redevelopment Plan for the redevelopment area comprising the Project and has certified that the Redevelopment Plan conforms to the general plan for the Locality as a whole, and the Council has duly considered the report, recommendations, and certification of the Planning Commission; and

WHEREAS, the Redevelopment Plan for the Project prescribes certain land uses for the Project area and will require, among other things, the vacating and removal of streets, alleys and other public ways, the establishment of street patterns, the location and relocation of sewer and water mains and other public facilities and other public action; and

WHEREAS, Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Redevelopment Plan; and

WHEREAS, there have also been presented to the Council information and data respecting the relocation program which has been prepared by Agency as a result of studies, surveys, and inspections in the area comprising the program and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Council have general knowledge of the conditions prevailing in the redevelopment area and of the availability of proper housing in Locality for the relocation of individuals and families that may be displaced by the Project and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Council take appropriate action respecting the relocation program and the Redevelopment Plan for the Project, in conformity with the contract for financial assistance between Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the City Council of The City of San Diego also serves as the Governing Body of the Agency; and

WHEREAS, Council and Agency set a time and place for a joint public hearing on the Redevelopment Plan for the Project area on May 12, 1970 at 2:00 p.m. in the Council Chambers of the City Administration Building and caused to be published a notice of such hearing in the SAN DIEGO DAILY TRANSCRIPT, a newspaper of general circulation in said San Diego County and the City of San Diego, once each week for four successive weeks prior to the date of said hearing, a copy of said notice and an affidavit of publication of the same are on file with the City Clerk and Agency; and

WHEREAS, copies of the notice of said public hearing were mailed by certified mail with return receipt requested to the last known address of each assessee as shown on the last equalized assessment roll of the County of San Diego of each parcel of land in the Project area; and

WHEREAS, each assessee whose property would be subject to acquisition by purchase or condemnation under the Redevelopment Plan was sent a statement to that effect attached to his notice of the public hearing; and

WHEREAS, said public hearing was duly held at the time and place fixed therefor in said notice; and

WHEREAS, the Council has considered all aspects of said Redevelopment Plan and the feasibility of relocation, considered all written communications concerning said Plan and provided an opportunity for all persons and organizations to be heard, and received and considered all evidence and testimony presented for or against all aspects of the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan has been on file in the Office of the City Clerk as Document No. 731973, and in the office of the Executive Director of the Redevelopment Agency of The City of San Diego as Document No. 21, for public inspection during the period of notice given for said public hearing; and

WHEREAS, the Council is cognizant of the conditions that are imposed in the undertaking and carrying out of redevelopment activities and undertaking with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin; NOW, THEREFORE,

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. It is hereby found and determined that the Project area is a blighted area, within the meaning of the California Community Redevelopment Law, and that redevelopment of same is necessary to effectuate the public purposes declared in said Community Redevelopment Law. The carrying out of the Redevelopment Plan would promote the public peace, health, safety and welfare of the community and would effectuate the purposes and policy of the California Community Redevelopment Law and qualifies as an eligible Project area under the California Community Redevelopment Law.

Section 2. That it is hereby found and determined that, in addition to the elimination of blight from the redevelopment area, the undertaking of the Project in such

area will further promote the public welfare and the proper development of the community by making land in such area available for disposition, for uses in accordance with the Redevelopment Plan, to the San Diego Junior College District for redevelopment in accordance with the use or uses specified in the Plan for said area.

Section 3. That the Redevelopment Plan for the Project, having been duly reviewed and considered, is hereby adopted and approved, and the City Clerk be and he is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting. Said Redevelopment Plan, a copy of which is on file in the office of the City Clerk as Document No. 731973, is incorporated herein by reference and made a part hereof as if fully set out at length herein. The approved Plan is the official Redevelopment Plan of the Project and all written and oral objections to the Plan are hereby overruled.

Section 4. It is hereby found and determined that the objectives of the Redevelopment Plan cannot be achieved through more extensive rehabilitation of the Project area. The Redevelopment Plan would redevelop the area in conformity with the California Community Redevelopment Law and in the interests of the public peace, health, safety and welfare.

Section 5. That it is hereby found and determined that the Redevelopment Plan for the Project area conforms to the general plan of the Locality.

Section 6. That it is hereby found and determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining

to the Project is necessary to enable the Project to be undertaken in accordance with the Redevelopment Plan for the Project area. The adoption and carrying out of the Redevelopment Plan is hereby found and determined to be economically sound and feasible.

Section 7. That the redevelopment of the Project area for predominantly nonresidential uses is necessary for the proper development of the community.

Section 8. That it is hereby found and determined that the Redevelopment Plan for the Project area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the redevelopment of the area by private enterprise. The condemnation of real property is hereby found and determined to be necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law.

Section 9. That it is hereby found and determined that the Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

Section 10. That it is hereby found and determined that the program for the proper relocation of families, individuals and persons displaced in carrying out the Project in decent, safe and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units are provided or to be provided, available

or to be made available to such displaced families, individuals and persons, are at least equal in number to the number of displaced families, individuals and persons, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families, individuals or persons in the Project area, are available at rents or prices within the financial means of the displaced families, individuals or persons, and are reasonably accessible to their places of employment. In addition, the Council of The City of San Diego is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and, that pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

Section 11. That in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it will be necessary for this body to take action with reference, among other things, to the vacating and removal of streets, alleys, and other public ways, the establishment of street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this body hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, including the expenditure of money to effectuate the Plan; (b) requests the various officials, departments, boards, and agencies of Locality having administrative responsibilities

in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and hereby declares its intention to undertake and complete any proceedings necessary to be carried out by the community under the provisions of the Plan.

Section 12. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Redevelopment Plan for the Project area and, accordingly, the filing by Agency of an application or applications for such financial assistance under Title I is hereby approved.

Section 13. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By W. H. Kronberger Jr.
William H. Kronberger, Jr., Deputy

WHK:clh
5/5/70

MAY 26 1970

Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

RECEIVED

1970 MAY 11 PM 2:45

SAN DIEGO, CALIF.

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Schaefer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN

Mayor of The City of San Diego, California.

JOHN LOCKWOOD

City Clerk of The City of San Diego, California.

(Seal)

By Elfa N. Hamel, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

MAY 12 1970

MAY 26 1970

_____, and on _____.

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

JOHN LOCKWOOD

City Clerk of The City of San Diego, California.

(Seal)

By Elfa N. Hamel, Deputy.

Office of the City Clerk, San Diego, California

Ordinance
Number

10299

Adopted

MAY 26 1970

FORM CC-1255-A (1-70)

MICROFILMED
APR 27 1978

ATTORNEY (S)

* CITY OF SAN DIEGO
Community Concourse
San Diego, California 92101

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE REDEVELOPMENT PLAN
AND THE FEASIBILITY OF RELOCATION FOR THE SAN
DIEGO CITY COLLEGE REDEVELOPMENT PROJECT NO.
CALIF. A-17.

RECEIVED
CITY CLERK'S OFFICE
1970 JUN -9 AM 10:55
SAN DIEGO, CALIF.

I, Patricia M. Applestill hereby certify
that The Daily Transcript is a daily newspaper of general
circulation within the provisions of the Government Code of
the State of California, printed and published in the City of
San Diego, County of San Diego, State of California; that
I am the principal clerk of the printer of said newspaper;
that the

ORDINANCE NO. 10299

to a true and correct copy of which this certificate is annexed
was published in said newspaper on

June 4, 1970

I certify under penalty of perjury that the foregoing is
true and correct, at San Diego, California,
on June 4, 1970

Patricia M. Applestill
(Signature)

47 3/4" \$191.00

970

**ORDINANCE NO. 10290
(NEW SERIES)**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING THE REDEVELOPMENT PLAN AND THE FEASIBILITY OF RELOCATION FOR THE SAN DIEGO CITY COLLEGE REDEVELOPMENT PROJECT NO. Calif. A-17. WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Redevelopment Projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Redevelopment Plan for the respective Project area be approved by the governing body of the locality in which the area is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the Project to be undertaken in accordance with the Redevelopment Plan; (2) the Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the redevelopment area by private enterprise; (3) the Redevelopment Plan conforms to a general plan for the development of the locality as a whole; and (4) the Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS, it is desirable and in the public interest that the Redevelopment Agency of The City of San Diego (herein called "Agency") undertake and carry out the Redevelopment Project (herein called "Project") identified as the "San Diego City College Redevelopment Project" and encompassing the area or areas bounded by and described as follows:

Those certain lands in the City of San Diego, County of San Diego, State of California, more particularly described:

All of Blocks 3, 4, 5, 6, 7, 8, 13, 14 and 15, Gardner's Addition, according to Map thereof No. 68, filed in the Office of the County Recorder of said County of San Diego, September 2, 1870; all of L. L. Locklings 10-acre tract, recorded in Book 2, Page 321 of Deeds, in the Office of the County Recorder of said County of San Diego; all of Blocks 2, 25, 26 and 184, Horton's Addition, according to Lockling Map filed in Book 13, Page 522 of Deeds in the Office of the County Recorder of said County of San Diego; all of Block 180, Sheldon's Subdivision, according to Map thereof No. 339, filed in the Office of the County Recorder of said County of San Diego, November 18, 1856; and all of J. Zimmerman's Subdivision, according to Map thereof No. 1239, filed in the Office of the County Recorder of said County of San Diego, March 11, 1910, together with those portions of Russ Boulevard, "A" Street, "B" Street, "C" Street, 12th Avenue, 13th Street, 14th Street, 15th Street, 16th Street and 17th Street as said streets are located and established as of the date of this instrument, all lying within the following described boundaries:

Beginning at the intersection of the Westerly line of said 12th Avenue with the Northerly line of said Russ Boulevard; thence Easterly along the said Northerly line of Russ Boulevard to an intersection with the Westerly line of the San Diego Freeway, I-5, being also along the Easterly line of said 17th Street; thence Southerly along said Westerly freeway line to an intersection with the Southerly line of said "C" Street; thence Westerly along said Southerly line of "C" Street to an intersection with said Westerly line of 12th Avenue; thence Northerly along said Westerly line of 12th Avenue to the Point of Beginning, (herein called "Locality"); and

WHEREAS, San Diego City College is located within the redevelopment area; and

WHEREAS, Agency has applied for financial assistance under such Act and proposes to enter into a contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for the Project; and

WHEREAS, Agency has made studies of the location, physical condition of structures; land use; environmental influences and social, cultural, and economic conditions of the redevelopment area comprising the Project and has determined that the area is a blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of economic dislocation, deterioration, disuse of structures, faulty planning, inadequate public improvements, depreciated values, impaired investments, depreciated tax receipts and lack of full utilization of the area; and the members of this Governing Body are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Council of The City of San Diego (herein called "Council") for review and approval a Redevelopment Plan for the redevelopment area, a copy of which is on file in the office of the City Clerk as Document No. 731973, consisting of 21 pages and 3 exhibits supported by the following supplementary material, data, and recommendations not a part of Redevelopment Plan: a report dated April 1970 from the Redevelopment Agency of The City of San Diego containing information required by Section 33352 of the California Community Redevelopment Law, which report includes an analysis of the physical, social and economic conditions in the area, a relocation program, a financing plan and a report and recommendation of the Planning Commission, and illustrative site plans and charts depicting financing, phasing and scheduling of the Project; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Planning Commission of The City of San Diego, which is the duly designated and acting official planning body for Locality, has approved a preliminary plan, as required by the California Community Redevelopment Law for the Project area and has certified that the preliminary plan conforms to the general plan for the Locality as a whole; and the Redevelopment Agency of The City of San Diego provided a copy of the proposed Redevelopment Plan to the Planning Commission of The City of San Diego as required by the California Community Redevelopment Law; and the Planning Commission has submitted to the Council its report and recommendations respecting the Redevelopment Plan for the redevelopment area comprising the Project and has certified that the Redevelopment Plan conforms to the general plan for the Locality as a whole, and the Council has duly considered the report, recommendations, and certification of the Planning Commission; and

WHEREAS, the Redevelopment Plan for the Project prescribes certain land uses for the Project area and will require, among other things, the vacating and removal of streets, alleys and other public ways, the establishment of street patterns, the location and relocation of sewer and water mains and other public facilities and other public action; and

WHEREAS, Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Redevelopment Plan; and

WHEREAS, there have also been presented to the Council information and data respecting the relocation program which has been prepared by Agency as a result of studies, surveys, and inspections in the area comprising the program and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Council have general knowledge of the conditions prevailing in the redevelopment area and of the availability of proper housing in Locality for the relocation of individuals and families that may be displaced by the Project and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Council take appropriate action respecting the relocation program and the Redevelopment Plan for the Project, in conformity with the contract for financial assistance between Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the City Council of The City of San Diego also serves as the Governing Body of the Agency; and

WHEREAS, Council and Agency set a time and place for a joint public hearing on the Redevelopment Plan for the Project area on May 12, 1970 at 2:00 p.m. in the Council Chambers of the City Administration Building and caused to be published a notice of such hearing in the SAN DIEGO DAILY TRANSCRIPT, a newspaper of general circulation in said San Diego County and the City of San Diego, once each week for four successive weeks prior to the date of said hearing, a copy of said notice and an affidavit of publication of the same are on file with the City Clerk and Agency; and

WHEREAS, copies of the notice of said public hearing were mailed by certified mail with return receipt requested to the last known address of each assessee as shown on the last equalized assessment roll of the County of San Diego of each parcel of land in the Project area; and

WHEREAS, each assessee whose property would be subject to acquisition by purchase or condemnation under the Redevelopment Plan was sent a statement to that effect attached to his notice of the public hearing; and

WHEREAS, said public hearing was duly held at the time and place fixed therefor in said notice; and

WHEREAS, the Council has considered all aspects of said Redevelopment Plan and the feasibility of relocation, considered all written communications concerning said Plan and provided an opportunity for all persons and organizations to be heard, and received and considered all evidence and testimony presented for or against all aspects of the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan has been on file in the Office of the City Clerk as Document No. 731973, and in the office of the Executive Director of the Redevelopment Agency of The City of San Diego as Document No. 21, for public inspection during the period of notice given for said public hearing; and

WHEREAS, the Council is cognizant of the conditions that are imposed in the undertaking and carrying out of redevelopment activities and undertaking with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin; NOW, THEREFORE,

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. It is hereby found and determined that the Project area is a blighted area, within the meaning of the California Community Redevelopment Law, and that redevelopment of same is necessary to effectuate the public purposes declared in said Community Redevelopment Law. The carrying out of the Redevelopment Plan would promote the public peace, health, safety and welfare of the community and would effectuate the purposes and policy of the California Community Redevelopment Law and qualifies as an eligible Project area under the California Community Redevelopment Law.

Section 2. That it is hereby found and determined that, in addition to the elimination of blight from the redevelopment area, the undertaking of the Project in such area will further promote the public welfare and the proper development of the community by making land in such area available for disposition, for uses in accordance with the Redevelopment Plan, to the San Diego Junior College District for redevelopment in accordance with the use or uses specified in the Plan for said area.

Section 3. That the Redevelopment Plan for the Project, having been duly reviewed and considered, is hereby adopted and approved, and the City Clerk be and he is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting. Said Redevelopment Plan, a copy of which is on file in the office of the City Clerk as Document No. 731973, is incorporated herein by reference and made a part hereof as if fully set out at length herein. The approved Plan is the official Redevelopment Plan of the Project and all written and oral objections to the Plan are hereby overruled.

Section 4. It is hereby found and determined that the objectives of the Redevelopment Plan cannot be achieved through more extensive rehabilitation of the Project area. The Redevelopment Plan would redevelop the area in conformity with the California Community Redevelopment Law and in the interests of the public peace, health, safety and welfare.

Section 5. That it is hereby found and determined that the Redevelopment Plan for the Project area conforms to the general plan of the Locality.

Section 6. That it is hereby found and determined that the assistance provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Redevelopment Plan for the Project area. The adoption and carrying out of the Redevelopment Plan is hereby found and determined to be economically sound and feasible.

Section 7. That the redevelopment of the Project area for predominantly nonresidential uses is necessary for the proper development of the community.

Section 8. That it is hereby found and determined that the Redevelopment Plan for the Project area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the redevelopment of the area by private enterprise. The condemnation of real property is hereby found and determined to be necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law.

Section 9. That it is hereby found and determined that the Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities as may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the Plan.

Section 10. That it is hereby found and determined that the program for the proper relocation of families, individuals and persons displaced in carrying out the Project in decent, safe and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units are provided or to be provided, available or to be made available to such displaced families, individuals and persons, are at least equal in number to the number of displaced families, individuals and persons, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families, individuals or persons in the Project area, are available at rents or prices within the financial means of the displaced families, individuals or persons, and are reasonably accessible to their places of employment. In addition, the Council of The City of San Diego is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and, that pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

Section 11. That in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it will be necessary for this body to take action with reference, among other things, to the vacating and removal of streets, alleys, and other public ways, the establishment of street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this body hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, including the execution of any agency to effectuate the Plan; (b)

ties in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and hereby declares its intention to undertake and complete any proceedings necessary to be carried out by the community under the provisions of the Plan.

Section 12. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Redevelopment Plan for the Project area and, accordingly, the filing by Agency of an application or applications for such financial assistance under Title I is hereby approved.

Section 13. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Passed and adopted by the Council of The City of San Diego on May 26, 1970, by the following vote:
YEAS: Loftin, Landt, Williams, Morrow, Martinez, Curran.
NAYS: None.
ABSENT: Cobb, Hitch, Schaefer.

AUTHENTICATED BY:
FRANK CURRAN
Mayor of The City of San Diego, California.
JOHN LOCKWOOD
City Clerk of The City of San Diego, California.
By ELFA F. HAMEL
Deputy.

(Seal)
I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to-wit on May 12, 1970, and on May 26, 1970.

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.
By ELFA F. HAMEL
Deputy.

(Seal)
Published June 4, 1970 7/22