

**THIRD AMENDMENT
TO THE REDEVELOPMENT PLAN FOR
THE CITY HEIGHTS REDEVELOPMENT PROJECT**

REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO
SAN DIEGO, CALIFORNIA

November 14, 2000



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PREFACE

The Redevelopment Plan for the City Heights Project was adopted by the City Council of the City of San Diego on May 11, 1992, by Ordinance No. 0-17768

Section 1003 of the adopted Redevelopment Plan provides the procedure for amending the Plan pursuant to the California Community Redevelopment Law. In accordance with this law, the Redevelopment Plan was amended by the City Council on November 28, 1994 by Ordinance No. O-18120 and was also amended by the City Council on April 16, 1996 by Ordinance No. O-18294.

Contained herein is the Third Amendment to the Redevelopment Plan for the City Heights Redevelopment Project.

AMENDMENT NO. 1

The Redevelopment Plan is hereby amended by changing the language in Section 100.2 of Section 100, Introduction, to read in its entirety as follows:

- C. (Sec. 100.2) The proposed redevelopment of the Project Area as described in this Plan conforms to the progress Guide and General Plan for the City of San Diego adopted by Resolution No. 222918 of the City Council on February 26, 1979, as amended, and the Mid-City Communities Plan adopted by Resolution No. 290607 of the City Council on August 4, 1998.

AMENDMENT NO. 2

The Redevelopment Plan is hereby amended by changing the language in the first full paragraph of Section 603 of Section 600, Proposed Development, to read in its entirety as follows:

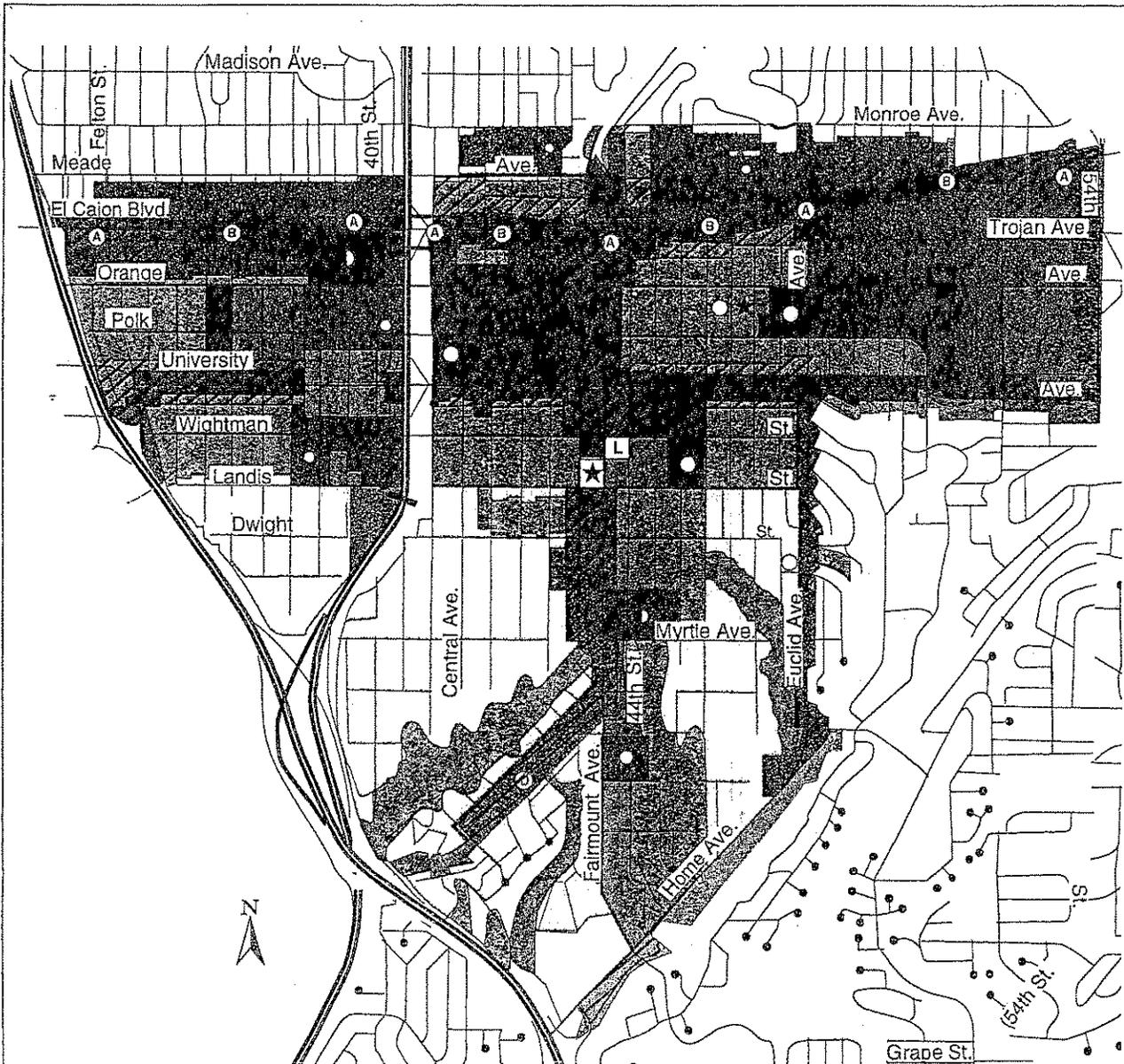
The Agency may purchase, lease, obtain option upon or otherwise acquire any interest in real property located in the Project Area by gift, devise, exchange, purchase, or any other means authorized by law, including the use of eminent domain for purposes of redevelopment on all of the following properties: 1) with the exception of all properties fronting on Poplar Street, all properties designated as Commercial, Commercial Transitional and Industrial on the Land Use Map, as illustrated in Amended Exhibit D, and, 2) in residentially zoned areas which are located within the ten (10) square blocks encompassed by University Avenue, Landis Street, Chamoune Avenue, and 43rd Street, which are reserved for the City Heights Urban Village, as illustrated in Exhibit H, and, 3) in residentially zoned areas which are located within the four (4) square blocks in the Interstate 15 Corridor Area and are encompassed by University Avenue, Central Avenue, Orange Avenue and Marlborough Avenue, as illustrated in Exhibit I, and, 4) in residentially zoned areas which are located within the four (4) square blocks in the Interstate 15 Corridor Area and are encompassed by University Avenue, 40th Street, Orange Avenue and 38th Street, as illustrated in Exhibit I and, 5) in residentially zoned areas which are located within the square block in the Interstate 15 Corridor Area and are encompassed by University Avenue, 39th Street, Wightman Street and 40th Street, as illustrated in Exhibit I, and, 6) in residentially designated areas which are located within the square block in the Interstate 15 Corridor Area and are encompassed by University Avenue, Central Avenue, Wightman Street and 41st Street, as illustrated in Exhibit I. For all other residentially designated properties within the Project Area eminent domain shall only be allowed for: 1) public projects, 2) removal of chronic code violations,

based upon findings of fact made by the Redevelopment Agency at a noticed public hearing, which findings shall be conclusive, 3) removal of chronic crime problems, based upon findings of fact made by the Redevelopment Agency at a noticed public hearing, which findings shall be conclusive, and 4) preservation of significant cultural and historical resources as determined by the San Diego Historical Sites Board. The Agency may further, to the greatest extent allowed by law, purchase, lease, obtain option upon or acquire any interest in real property within a survey area or for purposes of redevelopment by any means authorized by law. Any eminent domain proceedings must commence within twelve (12) years of the effective date of the ordinance approving and adopting this Plan Amendment No. Three. Such time limitation may be extended only by amendment of this Plan.

The Redevelopment Plan is hereby amended by adding thereto Exhibits H and I attached to this Third Amendment.

AMENDMENT NO. 3

Amended Exhibit D to the Redevelopment Plan — Land Use Map — is hereby amended by substituting for the existing Amended Exhibit D, the Amended Exhibit D attached to this Third Amendment.



Land Use Legend

- | | |
|--|---|
| <p>Residential</p> <ul style="list-style-type: none"> 1-5 du/ac 6-10 du/ac 11-15 du/ac 16-20 du/ac 21-25 du/ac 26-30 du/ac Mobile Home Park | <ul style="list-style-type: none"> Industrial Institutional School ○ Elementary ● Junior High ● High School Park Open Space ▲ Fire Station ★ Police Station L Library ■ Post Office |
| <ul style="list-style-type: none"> Commercial/Residential transition Zone Commercial and Mixed Use 29 du/ac* Ⓐ 73 du/ac Ⓑ 35 du/ac* Ⓒ 19 du/ac* Ⓓ 9 du/ac | |

AMENDED EXHIBIT D

*in areas where residential use is permitted, a mixed-use bonus to 43 du/ac is available



City Heights Redevelopment Project Area - Land Use
 City of San Diego - Planning and Development Review

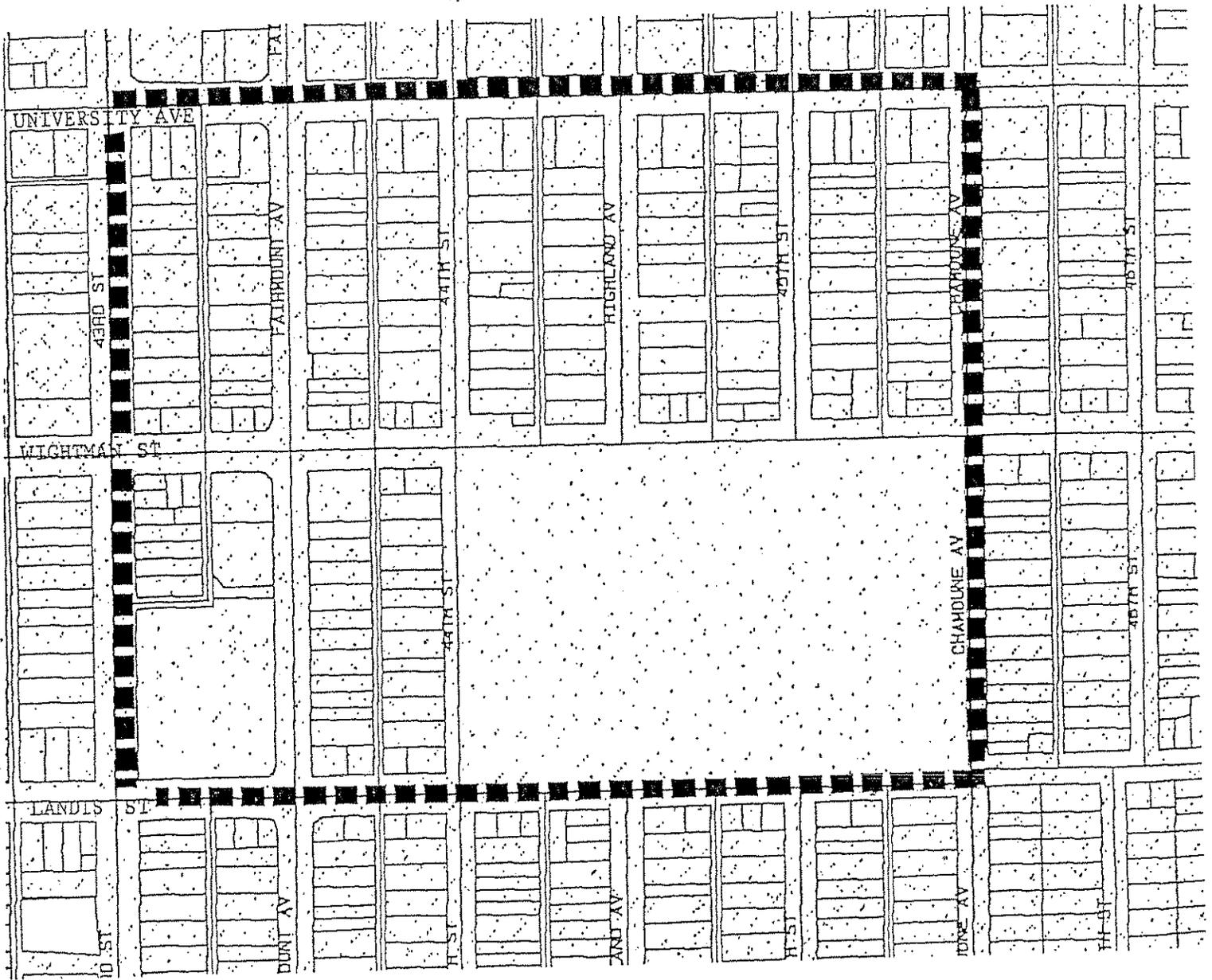


Exhibit H, Urban Village Boundary Map

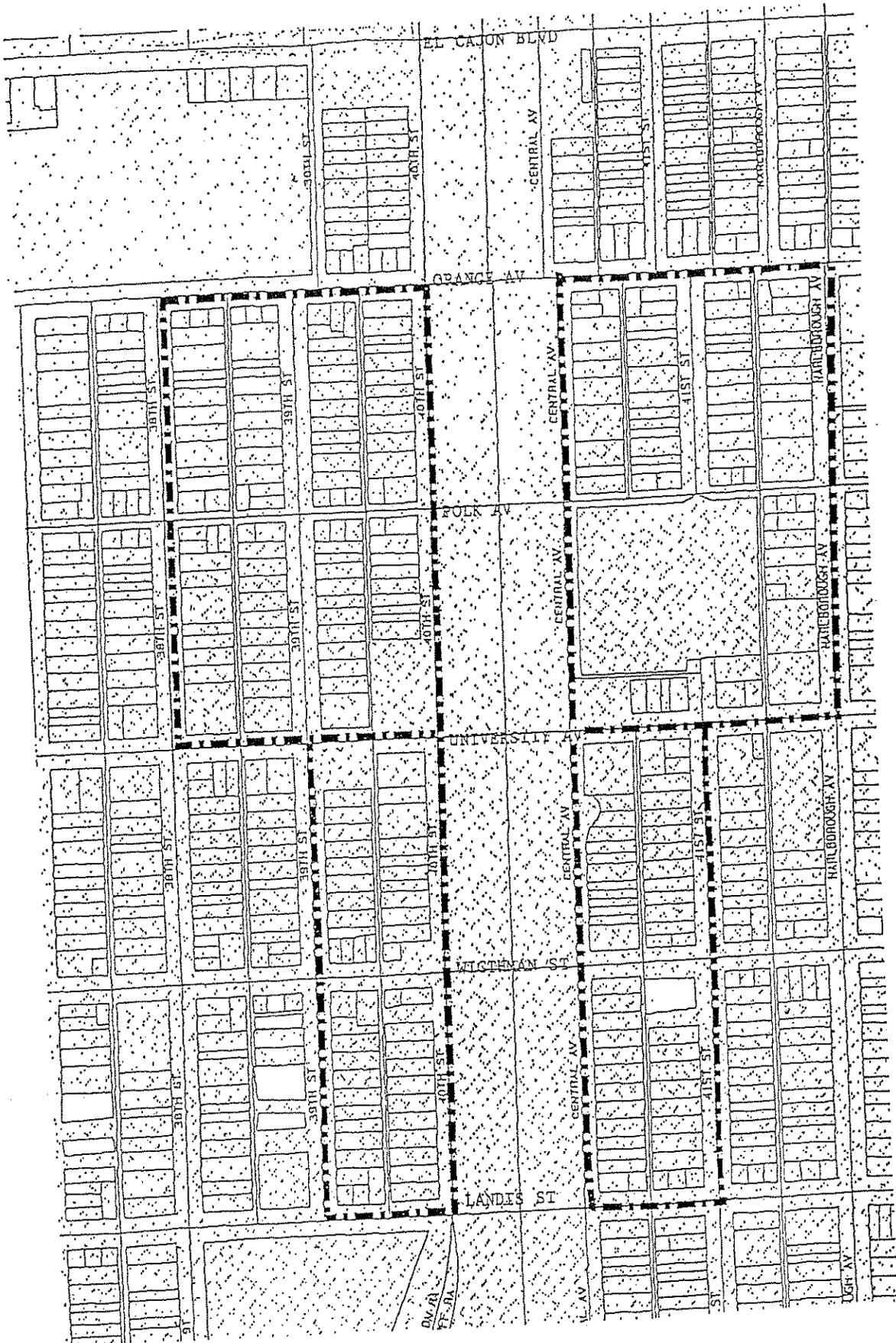


Exhibit I, Interstate 15 Corridor Areas