

# Grantville

REDEVELOPMENT



SURVEY AREA NEWS

SUMMER 2004

A newsletter to better inform residents and businesses in Grantville, Navajo, Tierrasanta and Allied Gardens regarding the Grantville Redevelopment Survey Area process



## Grantville Redevelopment Survey Area Launched To Address Negative Conditions

On March 30, 2004, the San Diego City Council voted to approve the proposed Grantville Redevelopment Survey Area. This action authorized the Redevelopment Agency staff to initiate the plan adoption process, the purpose of which is to examine the feasibility of forming a redevelopment project area to revitalize eligible portions of the Navajo and Tierrasanta Community Plan Areas.

In response to longstanding concerns expressed by residents, recognized community groups and business associations, the goal of the Grantville Redevelopment Survey Area is to achieve the following:

- Ensure the continued viability of the commercial, industrial and retail districts in the face of growing competition from contemporary, better designed locations in the surrounding area
- Provide funds for building and façade rehabilitation



- Provide funds for industrial pollution mitigation
- Fund parking and circulation projects
- Fund streetscape improvements
- Address urban runoff into the San Diego River, incompatible uses, and obsolete buildings

Goals and objectives of existing redevelopment areas in the City of San Diego, which Grantville may consider, include the following:

- Fund improvements recommended by community plans
- Provide low interest small business improvement loans
- Provide low interest loans to seniors, low-income wage earners and single-family homeowners
- Provide neighborhood gateway identifications
- Repair and improve sidewalks
- Improve pedestrian crossings at busy intersections serving schools, shopping and senior facilities
- Install pedestrian lighting within key commercial areas
- Provide additional on or off street customer parking
- Install landscaped medians along commercial corridors
- Enhance code enforcement



*Allied Gardens is one of several neighborhoods that would benefit from redevelopment in Grantville.*

## More Information Available

The City of San Diego understands the importance of working with the community to develop solutions to community challenges. The Grantville Redevelopment Survey Area process involves a collaboration of City government, community groups, residents and businesses. An important part of community participation is to be well-informed about the process. The Redevelopment Agency has developed an informational web page on the Grantville Survey Area. Agency staff are available to answer questions, and public meetings are held regularly to address the survey process and seek community input.

### On the Web:

City of San Diego Redevelopment Agency's Grantville Web Page: [www.sandiego.gov/redevelopment-agency/grantville.shtml](http://www.sandiego.gov/redevelopment-agency/grantville.shtml)  
California Redevelopment Association (statewide information): [www.ca-redevelopment.org](http://www.ca-redevelopment.org)

### City Contacts:

Tracy Reed, Project Manager, at (619) 533-7519 or [treed@sandiego.gov](mailto:treed@sandiego.gov)  
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### Community Meetings:

#### Grantville Redevelopment Area Committee

4th Monday of each month, 6:00 pm

#### Mission Valley Church of the Nazarene

4750 Mission Gorge Place

#### Navajo Planning Committee

3rd Monday of each month, 7:00 pm

#### Mission Valley Church of the Nazarene

4750 Mission Gorge Place

#### Tierrasanta Planning Committee

3rd Wednesday of each month, 7:00 pm

#### Tierrasanta Recreation Center

11220 Clairemont Mesa Blvd

#### Allied Gardens Community Council

4th Tuesday - odd months (Jan/Mar/May, etc.), 7:00 pm

#### Ascension Lutheran Church

5106 Zion Avenue

City of San Diego  
Community and Economic Development Dept.  
600 B Street, Suite 400  
San Diego, CA 92101

REDEVELOPMENT SURVEY AREA

Grantville

## Survey Area May Lead to Redevelopment Area Designation

Redevelopment Agency staff are conducting a survey that is now in the early stages and scheduled to continue through late Spring of 2005. "Survey Area" is a term used in Community Redevelopment Law to identify an area that may be studied to determine the feasibility of establishing a redevelopment project. The proposed survey area includes properties that must be further evaluated to determine the feasibility of applying the extraordinary powers of redevelopment. Designation of property within the survey area does not mean it will be included in the redevelopment project area boundaries. Further, additional properties cannot be added to the Survey Area without the City Council reinitiating the entire Survey Area designation process.

The Grantville Survey Area does not include any residential uses; therefore, a Project Area Committee (PAC) is not required by law. The Agency has engaged active business/property owners and community members from the area to participate in the information and input process for the redevelopment plan. The Agency has established the Grantville Redevelopment Advisory Committee (GRAC) which is comprised of business/property owners and community members to act as the survey area's advisory group. The Grantville Redevelopment Advisory Committee will meet the fourth Monday of each month at the Mission Valley Church of the Nazarene, 4750 Mission Gorge Place at 6:00 p.m. Meetings are open to the public.

The Redevelopment Agency is proceeding with the preparation of a Preliminary Redevelopment Plan and Map. These documents, as well as others, will be reviewed by the Grantville Redevelopment Advisory Committee, Navajo Community Planners, Inc., Tierrasanta Community Council, Planning Commission and approved by the Redevelopment Agency Board. The survey area map was derived from the Grantville Redevelopment Feasibility Study and includes those areas which staff, consultants and the community recommend be included in survey area. The next steps are for the Planning Commission and Redevelopment Agency to approve a Preliminary Redevelopment Plan and Map sometime this summer.

Redevelopment, with its tax increment and eminent domain authority, is one of many tools used to revitalize and refurbish established urbanized neighborhoods.

In addition to redevelopment, other economic development and financing mechanisms include business improvement districts, landscape maintenance districts, parking meter districts, and various state and federal programs funded through Community Development Block Grants.

## Grantville Redevelopment Advisory Committee

### Draft Mission

Make recommendations to the City Council reflective of community input, community assets, Council vision and planning department planning principles.

### Draft Grantville Guiding Principles

1. Respect private property rights.
2. Optimize assets of the community:
  - Rivers
  - Heritage
  - Transportation network
  - Open space
3. Transportation system must be able to support land uses.
4. Retain essential community serving commercial uses for the residents and businesses of the Navajo, Mission Valley and Tierrasanta Communities.
5. Guide redevelopment to keep the "feel" of the area similar to what it is today.
6. Preserve the safety and security of the area.
7. Employment in the area should be encouraged.
8. Retain the historical background of the area.



*Redevelopment is a tool that can help fund flood mitigation.*

## Grantville Survey Area Boundaries

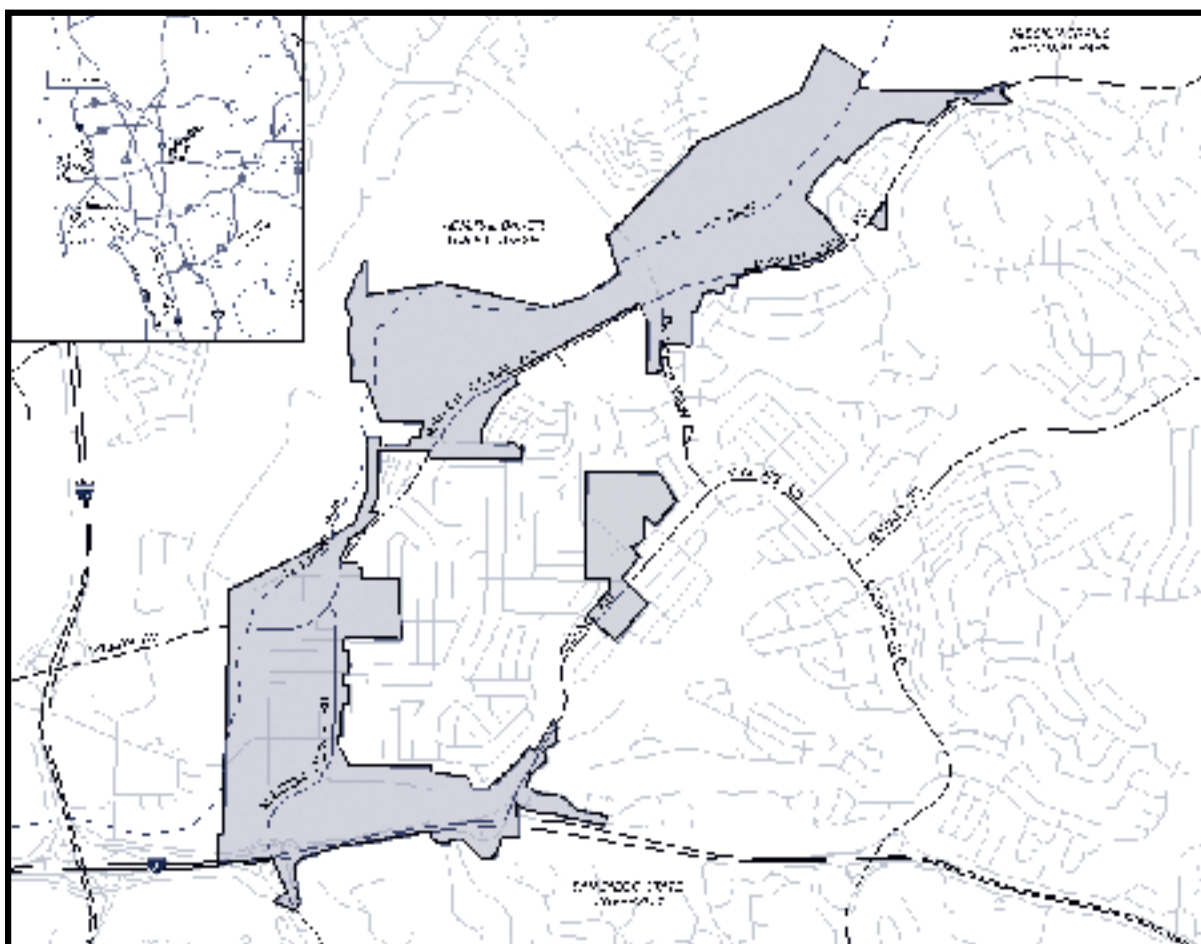
The Grantville Redevelopment Survey Area is within the City's Navajo and Tierrasanta Community Planning Areas. The more than 1,400-acres that comprise the Survey Area consist of three non-contiguous Subareas.

Subarea-A: Is comprised of the commercial, industrial and retail uses north of Interstate 8 and along both sides of Fairmont Avenue and Mission Gorge Road up to Zion Avenue.

Subarea-B: Contains the office, industrial and mining operations and along Mission Gorge Road from Zion Avenue to Margerum Avenue.

Subarea-C: Includes a shopping center, retail uses and community facilities at and adjacent to the intersection of Zion Avenue and Waring Road.

Portions of the Survey Area may be excluded because the parcels are non-urbanized. However, up to twenty percent of non-urbanized parcels may be included in a redevelopment area. The Survey Area may include some non-blighted parcels. These parcels may be intermixed with the blighted parcels, making their exclusion from the redevelopment area difficult. Non-blighted parcels can be included for effective redevelopment.



*Grantville Redevelopment Survey Area Map. "Survey Area" is a term used in Community Redevelopment Law (CRL) to identify an area that may be studied to determine the feasibility of establishing a redevelopment project. The designation of a Survey Area is important because the CRL requires that the final project area for a redevelopment plan, if adopted, must fall within the boundaries of a Survey Area. The designation of this Survey Area, authorizing Redevelopment Agency staff to determine the feasibility for redevelopment was adopted by resolution R-299047 of the San Diego City Council on March 30, 2004. Designation, however, does not commit the City Council to adopt the Redevelopment Plan, nor does it have any legal impact on any property therein. It merely satisfies one of several legal requirements in the redevelopment plan adoption process mandated by the CRL. Many Survey Areas have been adopted in California for which no redevelopment plans have been subsequently adopted.*

# The City of San Diego

## GRANTVILLE REDEVELOPMENT SURVEY AREA

### Myths v. Truths

**Myth:** Redevelopment areas are created so government can condemn your property.

**Truth:** Redevelopment is a process created by state law to assist the city in eliminating blight from predominantly urbanized areas and to achieve desired development, reconstruction and rehabilitation including, but not limited to, residential, commercial, industrial, and retail uses. Redevelopment is a tool that must conform to adopted zoning and land use designations that are established in the respective community plans. Since state legislative reform for redevelopment was enacted in 1993, redevelopment agencies are much more restricted in exercising eminent domain and the requirements for adopting redevelopment projects has been strengthened. When compared to other government agencies, redevelopment agencies are modest users of eminent domain (especially in San Diego).

Eminent domain is a tool that has been used by redevelopment agencies, but it is only used in very unique situations and as the very last resort. At times, however, the public good can take precedence over private property rights. This can only occur if just compensation is paid and the owner is afforded the option of participating in the proposed project. The Redevelopment Agency's eminent domain authority to acquire property within a project area is limited to 12 years from the adoption of the redevelopment plan.

Eminent domain is more likely used in areas where a specific project is planned, like Petco Park or Horton Plaza. There are no plans for a specific development or project in the Grantville Survey area. Also, no residential properties are included in the survey area. Nobody's home will be condemned at any point in this process.

**Myth:** Redevelopment is a catalyst for low income housing to be built.

**Truth:** 20% of revenue generated within redevelopment areas must be used for affordable housing. However, unlike the rest of the money gen-

erated, the affordable housing set-aside can be used citywide. It is not mandated that it must be used in the Grantville survey area.

**Myth:** The Albertson's Shopping Center (Sub Area-C) was included because there are plans to build low-income housing on that site.

**Truth:** Sub Area-C was included for two main reasons:

- 1) The more commercial included, the more tax increment generated for community projects.
- 2) Albertson's and the surrounding businesses can use the monies for improvements to their properties.

Further, there are no plans to replace the Allied Gardens shopping center with an affordable housing project. In fact, redevelopment can be used to help preserve types of uses that currently exist and are preferred by the community (like the shopping center).



*Traffic circulation and parking issues are commonly addressed in Redevelopment Areas. The City is able to leverage Redevelopment revenue to make infrastructure improvements to better serve the community.*

**Myth:** Redevelopment does not benefit existing businesses, only new developments.

**Truth:** Besides using the money generated for traffic calming, infrastructure improvements and neighborhood enhancements (trees, medians, sidewalk repairs, community signs, etc.), owners can apply to use revenues for things like facade improvements to their existing businesses. (See the list of goals for the Grantville Redevelopment Survey Area – on the cover of this newsletter.)

**Myth:** Your property taxes will go up due to redevelopment.

**Truth:** Your property taxes remain at the level you pay today. The purpose of redevelopment is not to generate money from higher property taxes, but to capture more of the existing tax base. Right now the City receives approximately 17 cents of every dollar of property taxes you already pay, used citywide. When you fall within a redevelopment area, 67 cents to 83 cents is received from the money generated from tax increment. This revenue must be spent within the area in which it was generated, not citywide. Communities within the Grantville survey area would have a new source of funds to be used on infrastructure and improvements that the community would like to see.

**Myth:** Redevelopment will force your property to be reassessed.

**Truth:** The Redevelopment Agency cannot call for the reassessment of any land. Reassessment only occurs when property is sold, changes hands, undergoes major improvements, or if requested by the property owner.



*Removing blight is a goal of Redevelopment.*

**Myth:** Redevelopment will reduce your property value.

**Truth:** Typically, well-designed projects in redevelopment areas actually increase property values. Historically, property values in redevelopment project areas rise faster than comparable properties outside of a project area. If the Project Area is adopted, and as funds become available, the Redevelopment Agency may pay for various infrastructure improvements in your neighborhood (streets, curbs, gutters, sidewalks, street lights, etc.), thus increasing the value of your property. The additional (Redevelopment)

public sector resources invested in the project area normally indicate to the private sector that local government is more committed to revitalization of the area. Since “tax increment” accrues only if property values rise, it’s in the best interest of the Redevelopment Agency to see that your property values increase.

**Myth:** The Grantville Redevelopment Advisory Committee (GRAC) is composed of those who support redevelopment.

**Truth:** GRAC is comprised of business owners, property owners and residents who have been actively engaged in City and community issues over the years. Some already represent the community through their involvement on the Navajo Community Planners and Allied Gardens Community Council. GRAC exists to make recommendations to the City Council on behalf of the community. Their meetings are public and committee members will consider public input in their deliberations. Their draft mission statement and guiding principles are listed on page two of this newsletter.

**Myth:** Residents and business owners do not have adequate notice to give input on the outcome of redevelopment in Grantville.

**Truth:** Legally, only property owners within an eventual project area must be noticed. The GRAC was created to provide a forum for community input, allow adequate time for involvement and ensure community concerns and recommendations were heard and addressed. The City Council approved going forward with the survey area in March 2004, which means the project area is being reviewed to see if it can even qualify as a redevelopment area. A redevelopment project area can only be adopted pursuant to an extensive public outreach process that includes a minimum of two first class notices to every resident, business and property owner in the eventual project area boundaries. A Preliminary Redevelopment Plan and Map are scheduled to be distributed this Summer. The March 30, 2004, City Council approval of the proposed survey area merely authorized initiation of the plan adoption process. Only after this intensive community outreach/public hearing process, can the City Council consider (at a publicly noticed joint public hearing) adoption of a Grantville redevelopment plan (which is tentatively scheduled in late Spring 2005).