FORM OF

NORTH PARK REDEVELOPMENT PLAN

REDEVELOPMENT AGENCY

OF THE

CITY OF SAN DIEGO

DECEMBER 2, 1996

FORM OF

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NORTH PARK REDEVELOPMENT PLAN

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TABLE OF CONTENTS

ARTICLE I	INTRODUCTION	1
SEC. 100	Legal Foundation	1
SEC. 110	Project Objectives	2
ARTICLE II	GENERAL DEFINITIONS	2
SEC. 200	Definitions	2
ARTICLE III	PROJECT AREA BOUNDARIES	3
SEC. 300	Description of Project Area	3
ARTICLE IV	PROPOSED REDEVELOPMENT ACTIVITIES	3
SEC. 400	General Redevelopment Actions	3
SEC 410	Acquisition of Property	4
SEC. 420	Rehabilitation and Moving of Structures	5
SEC. 430	Participation by Owners and Tenants	5
SEC. 440	Demolition, Clearance, Public Improvements, Buildings, and Site Preparation	6
SEC. 450	Relocation Assistance to Displaced Residential and Non-Residential Occupants	7
SEC. 460	Disposition and Redevelopment of Property for Uses in Accordance with This Plan	8
SEC. 470	Provision for Low- and Moderate-Income Housing	10
SEC. 480	Development of Transportation Concepts and Facilities	11
SEC. 490	Other Actions as Appropriate	11
ARTICLE V	USES PERMITTED AND PLANNING CONSIDERATIONS	12
SEC. 500	Land Use and Plan Development Considerations	12
SEC. 510	General Controls and Limitations	14
SEC. 520	Submission of Schematic Plans	16
SEC. 530	Building Permits	16
SEC. 540	Historic Preservation	16
ARTICLE VI	PROPOSED DEVELOPMENT	17
SEC.600	General	17
ARTICLE VII	METHODS FOR FINANCING THE PROJECT	17
Sec. 700	General Description of the Proposed Financing Methods	17
SEC. 710	Tax Increment	18
SEC. 720	Bonds, Advances, and Indebtedness	19

ARTICLE VIII ACTIONS BY THE CITY 20
SEC. 800 Actions by the City 20

ARTICLE IX ADMINISTRATION AND ENFORCEMENT OF THE PLAN 21
SEC. 900 Administration and Enforcement of the Plan 21

ARTICLE X LENGTH OF THIS PLAN 21
SEC. 1000 Length of This Plan 21

ARTICLE XI PROCEDURE FOR AMENDMENT 22
SEC. 1100 Procedure for Amendment 22

ATTACHMENTS

1. Legal Description of the ProjectArea Boundaries
2. Project Area Map
3. Description of Publicly-Owned Facilities
4. Land Use Map

REDEVELOPMENT PLAN
FOR THE
NORTH PARK REDEVELOPMENT PROJECT

ARTICLE I

INTRODUCTION

SEC. 100 Legal Foundation

100.1 This Redevelopment Plan (the "Plan") for the North Park Redevelopment Project consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Description of Publicly-Owned Facilities (Attachment No. 3), and the Land Use Map (Attachment No. 4). This Plan was prepared by the Redevelopment Agency of the City of San Diego pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code Sections 33000, et seq.), the California Constitution, and all applicable local laws and ordinances. The area covered by this Plan is referred to as the North Park Redevelopment Project Area or the "Project Area."

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 Greater North Park Community Plan adopted by the City Council on November 5, 1986 by Resolution No. R-266993 and amended on March 13, 1990 by Resolution Nos. R-275278 & R-275279 and on June 26, 1990 by Resolution No. R-276017.

100.3 This Plan is based upon a Preliminary Plan formulated and approved by the Planning Commission of the City of San Diego on December 8, 1994 by Resolution No. 2155-PC.

100.4 This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan presents a process and basic framework within which specific redevelopment activities will be presented and priorities established. This Plan contains some provisions that are based upon the Redevelopment Law in effect on the adoption date of this Plan. This shall not be construed to limit the powers or duties of the Agency under the Redevelopment Law, which powers and duties shall be governed by the Redevelopment Law in effect at the applicable time, for the action taken, obligation incurred, and/or requirement imposed.

SEC. 110 Project Objectives

110.1 The objectives of the North Park Redevelopment Project are as follows:

A. Eliminate and prevent the spread of blight and deterioration and conserve, rehabilitate and redevelop the Project Area in accordance with the General Plan, specific plans, this Plan, and local codes and ordinances;

B. Improve, promote, and preserve the positive neighborhood characteristics in North Park while correcting physical and economic deficiencies in the community.

C. Promote and enhance varied housing opportunities by improving housing stock/type and expanding affordable housing opportunities which address community needs.

D. Improve, support, and promote the growth and vitality of the Project Area's business environment and address the commercial, service, and employment needs of the Project Area.

E. Increase parking, enhance the quality of mobility, and improve transportation facilities which support the vitality, safety, and viability of North Park.

F. Expand and improve park and recreation facility options and green belt and open space opportunities which meet or exceed General Plan requirements for North Park.

G. Enhance infrastructure facilities which improve the community and support public safety, health, and local vitality.

H. Increase and improve quality education opportunities in North Park.

I. Reduce and control crime and increase and improve needed health and social services in North Park.

ARTICLE II

GENERAL DEFINITIONS

SEC. 200 Definitions

200.1 The following definitions are used in this Plan unless otherwise indicated by the text:

A. "Agency" means the Redevelopment Agency of the City of San Diego, California;

B. "City" means the City of San Diego, California;

C. "City Council" means the City Council of the City of San Diego, California;

D. "Plan" means the Redevelopment Plan for the North Park Redevelopment Project;

E. "Planning Commission" means the Planning Commission of the City of San Diego, California;

F. "Project" means the North Park Redevelopment Project;

G. "Project Area" means the area included within the boundaries of the North Park Redevelopment Project;

H. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health & Safety Code, Sections 33000, et seq.);

I. "State" means the State of California.

ARTICLE III

PROJECT AREA BOUNDARIES

SEC. 300 Description of Project Area

300.1 The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

ARTICLE IV

PROPOSED REDEVELOPMENT ACTIVITIES

SEC. 400 General Redevelopment Actions

400.1 To attain the objectives of this Plan as set forth in Section 110, the Agency proposes the following implementing actions:

A. Acquisition of property;

B. Rehabilitation and moving of certain structures;

C. Participation by owners and tenants;

D. Demolition, clearance, site preparation, and construction of buildings and public improvements;

E. Relocation assistance to displaced residential and non-residential occupants;

F. Disposition of property for uses in accordance with this Plan;

G. Provision for low- and moderate-income housing;

H. Development of transportation concepts and related facilities;

I. Other actions as appropriate.

400.2 In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

SEC 410. Acquisition of Property

410.1 Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, purchase, eminent domain, or any other means authorized by law.

410.2 It is in the public interest and may be necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area. However, the Agency shall not exercise the power of eminent domain to acquire any parcel of real property within the Project Area for which proceedings in eminent domain have not commenced within twelve (12) years after the adoption of this Plan.

410.3 The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition.

410.4 The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

410.5 Without the consent of the owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use or it is necessary to

impose upon such property any of the standards, restrictions, and controls of this Plan, and the owner fails or refuses to agree to participate in this Plan pursuant to Sections 33339, 33345, 33380, and 33381 of the Redevelopment Law.

410.6 Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

SEC. 420 Rehabilitation and Moving of Structures

420.1 The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project Area not owned or acquired by the Agency.

420.2. As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

SEC. 430 Participation by Owners and Tenants

430.1 In accordance with this Plan and the rules for preference for businesses to reenter the Project Area adopted by the Agency pursuant to this Plan and the Redevelopment Law, the Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Plan.

430.2 In accordance with this Plan and the rules for owner participation adopted by the Agency pursuant to this Plan and the Redevelopment Law, persons who are owners of residential, business, and other types of real property in the Project Area shall be given the opportunity to participate in redevelopment by rehabilitation, retention of improvements, or new development by retaining all or a portion of their properties, acquiring and developing adjacent or other properties in the Project Area, or selling their properties to the Agency and purchasing and developing other properties in the Project Area.

430.3 In the event an owner-participant fails or refuses to maintain, rehabilitate, or newly develop his or her real property pursuant to this Plan and a participation agreement (as defined in Section 430.8) the real property or any interest therein may be acquired by the Agency.

430.4 If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

430.5 In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms, or institutions to join

together in partnerships, corporations, or other joint ventures.

430.6 The Agency shall promulgate and, as appropriate, amend rules for owner participation and the extension of preferences for businesses to reenter within the redeveloped Project Area.

430.7 Participation opportunities are necessarily subject to and limited by factors such as the following:

A. Elimination and/or modification of some land uses;

B. Construction, realignment, widening, or abandonment of some streets and public rights-of-way or portions thereof;

C. Ability of participants to finance proposed improvements;

D. Need to change the size of individual parcels in the Project Area to accommodate development contemplated by this Plan;

E. Construction or expansion of public facilities;

F. Change in orientation and character of portions of the Project Area;

G. Preservation and/or rehabilitation of existing buildings which have historical and/or architectural qualities that will enhance the Project.

430.8 The Agency may require that, as a condition to participation in redevelopment, each participant who has submitted an acceptable proposal to the Agency shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

430.9 Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

SEC. 440 Demolition, Clearance, Public Improvements, Buildings, and Site Preparation

440.1 The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the objectives of this Plan.

440.2 To the extent and in the manner permitted by law, the Agency is authorized to install and construct, or to cause to be installed or constructed, the public improvements and public utilities

(within or outside the Project Area) necessary to carry out this Plan. Such public improvements include, but are not limited to, over- or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, water distribution systems, sewers, storm drains, traffic signals, electrical distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, landscaped areas, street furnishings, and transportation facilities.

440.3 To the extent and in the manner permitted by law, the Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public, and other uses in this Plan.

SEC. 450 Relocation Assistance to Displaced Residential and Non-Residential Occupants

450.1 The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons and business concerns in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

450.2 The Agency shall make relocation payments to persons (including individuals and families), business concerns, and others displaced by the Project for moving expenses and direct losses of personal property for which reimbursement or compensation is not otherwise made and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Sections 7260, et seq.), the guidelines of the California Department of Housing and Community Development promulgated pursuant thereto, and the Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

450.3 No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. If insufficient suitable housing units are available in the City for low- and moderate-income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land be made available for suitable housing for rental or purchase by low- and moderate-income persons and families. If insufficient suitable housing units are available in the City for use by the persons and families of low and moderate income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the City, both inside and outside the Project Area. Permanent housing facilities shall be made available within three (3) years from the time occupants are displaced, and pending the

development of permanent housing facilities, there shall be available to the displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

450.4 Whenever all or any portion of the Project Area is developed with low- or moderate-income dwelling units the Agency shall require by contract or other appropriate means that such dwelling units shall be made available for rent or purchase to the persons or families of low or moderate income displaced by the Project. Such persons and families shall be given priority in renting or purchasing such dwelling units provided; however, failure to give such priority shall not affect the validity of title to the real property upon which such dwelling units have been developed.

SEC. 460 Disposition and Redevelopment of Property for Uses in Accordance with This Plan

460.1 For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

460.2 To the extent and in the manner permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

460.3 All real property acquired by the Agency in the Project Area shall be sold or leased for development for prices which shall not be less than fair value for the uses in accordance with this Plan. Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project, without charge to any other public body. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by law.

460.4 Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency may offer real property acquired by the Agency in the Project Area for purchase and development by owner participants.

460.5 The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that developments are carried out pursuant to this Plan.

460.6 All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

460.7 To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as

well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by appropriate documentation. Where appropriate as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

460.8 The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

460.9 All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

460.10 To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or without the Project Area if the City Council makes any applicable findings required by law with respect thereto. The Agency may enter into contracts, leases, and agreements with the City or other public body or entity, pursuant to this Section 460.10, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Redevelopment Law and under Section 710 of this Plan or out of any other available funds. The acquisition of property and installation or construction of each facility referred to in the "Description of Publicly-Owned Facilities," attached hereto as Attachment No. 3 and incorporated herein by reference, is provided for in this Plan.

460.11 All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to this Plan and all applicable federal, State, and local laws and must receive the approval of the appropriate public agencies.

460.12 During the period of development in the Project, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed and that development in the Project Area is proceeding in accordance with disposition and development documents and time schedules.

460.13 For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

SEC. 470 Provision for Low- and Moderate-Income Housing

470.1 To the extent and in the manner provided by the Redevelopment Law:

(1) A portion of all new and/or rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost to persons and families of low or moderate income, and available at affordable housing cost to and occupied by very low income households; and

(2) A portion of all new and/or rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income and available at affordable housing cost to very low-income households.

The requirements set forth in this Section 470.1 shall apply independently of the requirements of Section 470.2. The requirements set forth in this Section 710.1 shall apply, in the aggregate to housing made available pursuant to clauses (1) and (2), respectively, of the first sentence hereof and not to each individual case of rehabilitation, development, or construction of dwelling units, unless the Agency determines otherwise.

470.2 To the extent and in the manner provided by Sections 33413 and 33413.5 of the Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of the Project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four (4) years of the destruction or removal, rehabilitate, develop, or construct or cause to be rehabilitated, developed, or constructed for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those units destroyed or removed, at affordable housing costs within the Project Area and/or the City. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low-income households, lower income households, and persons and families of low and moderate income as the persons displaced from those destroyed or removed units.

470.3 The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, or constructed pursuant to Sections 470.1 and 470.2 remain available at affordable housing cost to persons and families of low income, moderate income, and very low income households, respectively, for the longest feasible time as determined by the Agency but not for less than the period of effectiveness of this Plan, including the land use controls, established in Section 1000 of this Plan, except to the extent a longer period of time may be required by other provisions of law, or exceptions may be permitted by law.

470.4 Subject to any limitations and exceptions authorized by law and exercised by the Agency, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section

33670 of the Redevelopment Law for the Project shall be deposited by the Agency into a Low- and Moderate-Income Housing Fund established pursuant to Section 33334.3 of the Redevelopment Law. The Agency shall use the moneys in the fund as required by the Redevelopment Law.

SEC. 480 Development of Transportation Concepts and Facilities

480.1 Since transportation is essential to the Project, the Agency, in cooperation with the City and (as appropriate) other entities, may explore concepts and develop facilities to increase transportation efficiency.

480.2 Satellite parking sites may be established on property near freeway egress/ingress and other peripheral locations near the Project Area for parking purposes.

480.3 The Agency shall review all design plans in order to determine that easements, rights-of-way, station locations, and development linkages can be effectuated both internally and externally of the Project Area in order to assure continuous and utmost efficiency in development.

SEC. 490 Other Actions as Appropriate

490.1 Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

490.2 The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. Any public body which owns property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. Public bodies will also be given a reasonable preference to reenter into the redeveloped Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval. The Agency is authorized to assist in the development of publicly owned buildings, facilities, structures, or other improvements as provided in Section 460.10 of this Plan.

490.3 During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management, maintenance, and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

490.4 Pursuant to Section 33401 of the Redevelopment Law, the Agency is authorized, but not

required, in any year during which it owns property in the Project Area to make payments (in lieu of property taxes) to taxing agencies for whose benefit a tax would have been levied upon such property had it not been exempt by reason of the Agency's ownership.

ARTICLE V

USES PERMITTED AND PLANNING CONSIDERATIONS

SEC. 500 Land Use and Plan Development Considerations

500.1 The "Land Use Map," attached hereto as Attachment No. 4 and incorporated herein by reference, sets forth the proposed public rights-of-way and land uses to be permitted in the Project Area. Except as inconsistent with this Plan, all development shall conform to the requirements of applicable State statutes and local codes as they now exist or are hereafter amended. Without limiting the foregoing, development in the Project Area shall comply with the regulations and standards contained in the Mid-City Communities Planned District Ordinance.

500.2 The land uses permitted in the Project Area as illustrated on the Land Use Map (Attachment No. 4), shall be as provided in this Section 500.2.

A. Commercial. An alternating scheme of commercial zones in the Project Area provides for distinctive nodes of high intensity, pedestrian-oriented development (CN "Commercial Node" zones), interspersed with linear areas of multiple uses with an automobile orientation (CL "Commercial Linear" zones).

B. Multiple Use. Multiple-use areas are intended to provide residential development opportunities and needed commercial goods and services to residents of these areas.

The following uses will be promoted in the multiple use areas: 1) a mixture of commercial office use and high/very high density residential development, including community commercial activities, business and professional offices, convenience goods and services, and commercial recreational activities; 2) a mixture of neighborhood commercial uses and medium density residential development, including neighborhood commercial activities, business and professional offices, and convenience goods and services; and 3) a mixture of neighborhood commercial uses and high/very high residential development including community commercial activities, business and professional offices, convenience goods and services, and commercial recreational activities.

C. Residential. High density residential areas will be concentrated in close proximity to major public transit corridors and to the primary commercial areas in order to build a vibrant, high intensity urban core. Between the high-intensity core and the single-family and low density areas of the community are transition areas, which not only provide a transition between the high and low density areas but add to the variety of housing stock through their predominantly low-medium and medium

density residential designations.

D. Community Facilities. The North Park Recreation Center will continue to serve as the central facility and focal point of the Project Area's active recreation needs. Public space adjacent to community facilities, such as the post office, library, schools, and churches will be enhanced to serve as a focus for passive recreation. Deficiencies in community facilities resulting from redevelopment activities will be addressed in the development process.

500.3 The street layout in the Project Area, as illustrated on the Land Use Map (Attachment No.4), shall remain substantially in its existing configuration. Streets and alleys may be widened, altered, realigned, abandoned, depressed, decked, or closed as necessary for proper development of the Project. Additional public streets, rights-of-way, and easements may be created in the Project Area as needed for development. Any changes in the existing street layout shall be in accordance with the Progress Guide and General Plan, the North Park Community Plan, and the objectives of this Plan; shall be effectuated in the manner prescribed by State and local law; and shall be guided by the following criteria:

A. A balancing of the needs of any proposed and potential new, rehabilitated, or remodeled developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with the similar needs of existing developments permitted to remain;

B. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and

C. The potential need to serve not only the Project Area and new or existing developments but also areas outside the Project Area by providing convenient and efficient vehicular access and movement.

500.4 The air rights over public rights-of-way may be used for private uses, buildings, platforms, decks, and other uses subject to Agency approval. The public rights-of-way may further be used for transportation systems and vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

500.5 In any area of the Project, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or non-profit uses including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic, and charitable institutions and facilities of other similar associations or organizations.

SEC. 510 General Controls and Limitations

510.1 All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed, except in conformance with the provisions of this Plan.

510.2 All new construction and/or rehabilitation of existing structures within the Project Area shall comply with all applicable State and local laws in effect from time to time, including without limitation the Building, Electrical, Heating and Ventilating, Housing, and Plumbing Codes of the City and the City Zoning Ordinance.

510.3 Except as set forth in this Plan, the type, size, and height of buildings shall be limited by applicable State statutes and local codes and ordinances. Without limiting the foregoing, development shall comply with the regulations and standards contained in the Mid-City Communities Planned District Ordinance. In general, a range of low- and mid-rise structures shall be permitted in the Project Area. New residential and commercial development shall be consistent with the scale and character of the existing development of the surrounding areas, and every conscious attempt shall be made to achieve balance and compatibility in design between old and new buildings.

510.4 The number of buildings in the Project Area shall not exceed six thousand (6,000). The approximate number of dwelling units in the Project Area will be seven thousand three hundred ten (7,310).

510.5 All signs shall conform to City ordinances as they now exist or are hereafter amended. Design of all signing is subject to Agency approval prior to installation.

510.6 The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to this Plan, provided that such use is generally compatible with the development and uses in the Project. The owner of such property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

510.7 Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

510.8 In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy. Open space within the Project Area shall include neighborhood parks and community parks. Existing open space includes the eight-acre North Park Recreation Center and the mostly undevelopable slopes owned by individual property owners along Florida Street. Private usable open space will be developed by incorporating landscaped areas into new residential and commercial projects. Open space conservation policies will be coordinated with adjacent land

development.

510.9 The Agency shall require that all utilities be placed underground when physically and economically feasible, as determined by the Agency.

510.10 No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area. Within the Project Area, except with the approval of the Agency, there shall be no extraction of oil, gas, or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

510.11 After rehabilitation and/or development pursuant to this Plan, no parcel, including any parcel retained by a conforming owner or participant, shall be resubdivided without Agency approval.

510.12 The Executive Director of the Agency, or his or her designee, in consultation with the Project Area Committee, as long as the Project Area Committee exists, is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation the Executive Director, or his or her designee, must determine that:

A. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships which would make development inconsistent with the general purpose and intent of this Plan; or

B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls; and

C. Permitting variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area or contrary to the objectives of this Plan or the North Park Community Plan.

510.13 No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

510.14 There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

SEC. 520 Submission of Schematic Plans

520.1 Every public and private developer of land within the Project Area shall submit to the Agency complete schematic plans showing the proposed development and all important aspects relating to the Project and any significant considerations involving the surrounding area, especially vistas and sun, light, and wind factors.

SEC. 530 Building Permits

530.1 No permits shall be issued for the construction of any new building or any addition to or rehabilitation of an existing building in the Project Area until the application for such permit has been processed in the manner provided. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Plan.

530.2 Upon receipt of such an application, the City shall request the Agency to review the application to determine what effect, if any, the issuance thereof would have upon this Plan for the Project. Within forty-five (45) days thereafter, the Agency shall notify the City of its approval or disapproval, taking into consideration the following:

A. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and has previously submitted architectural, landscape, and site plans to the Agency; and

B. Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Plan; and

C. Whether modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of this Plan.

530.3 The City shall withhold the issuance of the permit if the proposed improvements do not meet the requirements of this Plan as determined by the Agency.

530.4 No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency.

SEC. 540 Historic Preservation

540.1 Historical buildings shall be considered for restoration and rehabilitation in conformance with this Plan, if feasible. Historical buildings shall be referred to the Historical Site Board for evaluation as appropriate.

ARTICLE VI

PROPOSED DEVELOPMENT

SEC.600 General

600.1 The Agency proposes to eliminate and prevent the spread of blight in the Project Area by:

A. Acquisition and disposition of property acquired for use in accordance with this Plan;

B. Redevelopment of land by private enterprise, non-profit organizations, and public agencies for use in accordance with this Plan;

C. Financing of the construction of residential and commercial buildings and the permanent mortgage financing of residential and commercial buildings, to the extent permitted by applicable State and local laws, to increase theresidential and commercial base of the City and the number of temporary and permanent jobs within the Project Area;

D. In appropriate cases, rehabilitation of structures and improvements or development of vacant land by present owners, their successors, and the Agency for uses in accordance with this Plan;

E. Installation, construction, reconstruction, redesign, or reuse of streets, utilities, public transit facilities, park and recreation facilities, public lighting, public parking, and other public improvements.

600.2 Where appropriate the Agency proposes the inclusion of artists in the design process and/or the commissioning of site-specific art work in accordance with the City of San Diego Council Policy No. 900-11.

ARTICLE VII

METHODS FOR FINANCING THE PROJECT

Sec. 700 General Description of the Proposed Financing Methods

700.1 The Agency is authorized to finance the Project with financial assistance from the City, State, and federal Government of the United States of America, property tax increments, special assessment districts, sales and transient occupancy tax funds, donations, interest income, agency bonds, loans from private financial institutions, the lease of Agency-owned property, sale of Agency-owned property, and other available sources.

700.2 As available, funds from the City's capital improvement program derived from gas tax funds

from the State and County may be used for street improvements and public transit facilities. The Agency may enter into joint powers authorities and other mechanisms for cooperative development of public facilities or arrange for other public entities to provide the facilities.

700.3 It is estimated that the total Project cost to the Agency will not exceed revenues derived from the project or obtained by the Agency on behalf of the Project. Revenues will be received from the sale of land. The remaining balance will come from the following: tax increments, revenue from the lease of Agency-owned lands and buildings, participation agreements, repayments of loans and interest earned thereon, capital improvement funds from the City, sales and transit occupancy tax funds, and other special use taxes and other sources which are now or may become available to the Agency.

700.4 Any other loans, grants, or financial assistance from the United States or any other public or private source will be utilized if available.

SEC. 710 Tax Increment

710.1 The Project assessed valuation base for the Project Area will be established in accordance with State law as described herein. Any tax increments will be used to defray Project expenses to the extent allowable from the tax increment itself or from the sale of tax allocation bonds and/or notes.

710.2 All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County of San Diego, the City of San Diego, any district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of that property by the taxing agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of the ordinance but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the County of San Diego last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and

2. Except as provided in paragraph 3. below, and except to the extent otherwise required by mandatory provisions of the Redevelopment Law applicable to redevelopment projects adopted when the Project was, that portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the Agency

adopted when the Project was, that portion of the levied taxes each year in excess of that amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph 1. hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. When the loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in paragraph 1. above which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

710.3 The portion of taxes mentioned in paragraph 2. of Section 710.2 above, are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

710.4 The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

SEC. 720 Bonds, Advances, and Indebtedness

720.1 The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

720.2 The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

720.3 Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

720.4 The bonds and other obligations of the Agency are not a debt of the City or the State, nor shall any of its political subdivisions be liable for them, nor in any event shall the bond or obligation

be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

720.5 Subject to the provisions of subdivision (a)(1) of Section 33333.2 of the Redevelopment Law, and except as otherwise provided therein or elsewhere in the Redevelopment Law, the time limit on the establishing of loans, advances, and indebtedness to be paid with the proceeds of property taxes received pursuant to Section 33670 of the Redevelopment Law to finance in whole or in part the Project shall be twenty (20) years from the adoption of this Plan.

720.6 Subject to the provisions of subdivision (a)(3) of Section 33333.2 of the Redevelopment Law, and except as otherwise provided therein or elsewhere in the Redevelopment Law, the time limit to repay indebtedness with the proceeds of property taxes received pursuant to Section 33670 of the Redevelopment Law and on the receipt of property taxes pursuant to Section 33670 shall be forty-five (45) years from the adoption of this Plan.

720.7 The amount of bonded indebtedness of the Agency to be repaid from the allocation of taxes to the Agency pursuant to Section 33670 of the Redevelopment Law, which can be outstanding at one time, shall not exceed fifty-three million($53,000,000.00)except by amendment of this Plan.

ARTICLE VIII

ACTIONS BY THE CITY

SEC. 800 Actions by the City

800.1 The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project. Such action by the City shall include causing the abandonment and relocation by public utility companies of their operations in the public right-of-way as appropriate to carry out this Plan and as required by law.

B. Institution and completion of proceedings necessary for changes and improvements in private and public-owned utilities within or affecting the Project.

C. Imposition wherever necessary (by conditional use permits or other means) of appropriate

development and use.

D. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project throughout the duration of this Plan.

E. Encourage the provision of a variety of housing types, both in terms of income and construction, using federal and State assistance as appropriate.

F. Encourage historic preservation, including the use of federal and State assistance.

G. Performance of the above and all other functions and services relating to public health, safety, and physical development which will permit the redevelopment of the Project to be commenced and carried to completion without unnecessary delays.

H. The undertaking and completing of any other proceedings necessary to carry out the Project.

ARTICLE IX

ADMINISTRATION AND ENFORCEMENT OF THE PLAN

SEC. 900 Administration and Enforcement of the Plan

900.1 The administration and enforcement of this Plan or other documents formulated pursuant to this Plan shall be performed by the Agency and/or the City.

900.2 The provisions of this Plan or other documents formulated pursuant to this Plan may also be enforced by court litigation instituted either by the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project may be enforced by such owners.

ARTICLE X

LENGTH OF THIS PLAN

SEC. 1000 Length of This Plan

1000.1 Subject to the provisions of subdivision (a)(2) of Section 33333.2 of the Redevelopment

Law, and except as otherwise provided therein or elsewhere in the Redevelopment Law, the time limit on the effectiveness of this Plan shall be thirty (30) years from the adoption of this Plan.

ARTICLE XI

PROCEDURE FOR AMENDMENT

SEC. 1100 Procedure for Amendment

1100.1 This Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereinafter established by law.

NORTH PARK REDEVELOPMENT AREA

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE ADAMS AVENUE OVERCROSSING WITH THE "A" LINE OF INTERSTATE HIGHWAY 805 (11-SD-805) AS SHOWN ON STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DRAWING L.O.-45101; THENCE WESTERLY ALONG SAID CENTERLINE OF THE ADAMS AVENUE OVERCROSSING TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF BOUNDARY STREET, AS SHOWN ON THE MAP ON "UNIVERSITY HEIGHTS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, FEBRUARY 25, 1910 AS MAP NO. 951; THENCE LEAVING SAID CENTERLINE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE CENTERLINE OF THE ALLEY IN BLOCK "J" OF SAID MAP NO. 951; THENCE LEAVING SAID EASTERLY LINE WESTERLY ALONG SAID PROLONGATED CENTERLINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF 30TH STREET (FORMERLY NEBRASKA STREET) AS SHOWN ON SAID MAP; THENCE LEAVING SAID CENTERLINE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 16 IN BLOCK "I" OF SAID MAP; THENCE LEAVING SAID EASTERLY LINE OF 30TH STREET WESTERLY ALONG THE NORTHERLY LINE OF LOT 16 OF SAID BLOCK TO THE CENTERLINE OF THE

ALLEY AS SHOWN IN SAID BLOCK; THENCE SOUTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 7 OF SAID BLOCK; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO AN INTERSECTION WITH THE EASTERLY LINE OF KANSAS STREET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF KANSAS STREET TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF A LINE PARALLEL AND 12.50 FEET NORTHERLY OF THE SOUTHERLY LINE OF LOT 30 (A 25 FOOT WIDE LOT) OF BLOCK "H" OF SAID MAP 951; THENCE WESTERLY ALONG SAID LINE TO AN INTERSECTION WITH THE CENTERLINE OF THE ALLEY AS SHOWN IN SAID BLOCK; THENCE SOUTHERLY TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 21 OF SAID BLOCK; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO AN INTERSECTION WITH THE CENTERLINE OF UTAH STREET; THENCE NORTHERLY ALONG SAID CENTERLINE LINE TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 29 OF BLOCK "G" OF SAID MAP; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE CENTERLINE OF THE ALLEY AS SHOWN IN SAID MAP; THENCE SOUTHERLY TO AN INTERSECTION WITH AN EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 21 AS SHOWN ON MAP 951 (SAID MAP 951 DOES NOT SHOW THE COMPLETE LOT); THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 21 AS SHOWN ON MAP 951 AND MAP OF "UNIVERSITY HEIGHTS" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, NOVEMBER 17, 1915 AS MAP 937; THENCE CONTINUING ALONG SAID NORTHERLY LINE WESTERLY ALONG THE NORTHERLY LINES OF LOTS 28 AND 21 OF BLOCK "F" OF SAID MAP 937 TO THE CENTERLINE OF OREGON STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF OREGON STREET TO A POINT OF

INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 30 IN BLOCK "E" OF SAID MAP; THENCE LEAVING SAID CENTERLINE WESTERLY ALONG SAID LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE ALLEY IN SAID BLOCK "E" OF SAID MAP NO. 937; THENCE SOUTHERLY ALONG SAID CENTERLINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 21 IN SAID BLOCK AS SHOWN ON SAID MAP; THENCE LEAVING SAID CENTERLINE WESTERLY ALONG THE NORTHERLY LINE OF LOT 21 IN SAID BLOCK TO A POINT OF INTERSECTION WITH THE CENTERLINE OF HAMILTON STREET AS SHOWN ON SAID MAP; THENCE LEAVING SAID CENTERLINE WESTERLY ALONG THE NORTHERLY LINE OF LOT 20 IN BLOCK "D" TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF ARIZONA STREET AS SHOWN ON SAID MAP NO. 937; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF ADAMS AVENUE AND THE EASTERLY LINE OF THE ALLEY AS SHOWN IN BLOCK 17 IN SAID MAP 937; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 45 OF BLOCK 17 OF SAID MAP 937; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 45 TO THE EASTERLY LINE OF HAMILTON STREET, ALSO BEING THE WESTERLY TERMINUS OF THE SOUTHERLY LINE OF LOT 4 OF BLOCK 16 OF SAID MAP 937; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID HAMILTON STREET TO A POINT OF INTERSECTION WITH A LINE 7 FEET SOUTH OF THE NORTHERLY LINE OF LOT 4; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE NORTHERLY 7 FEET OF LOT 4 TO THE EASTERLY LINE OF THE ALLEY SHOWN IN SAID BLOCK 16; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID ALLEY TO THE POINT OF INTERSECTION WITH THE SOUTHERLY

LINE OF LOT 45 OF SAID BLOCK 16; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 45 OF SAID BLOCK 16 TO THE EASTERLY LINE OF OREGON STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINES OF LOT 4 AND 45 OF BLOCK 15 TO THE EASTERLY LINE OF IDAHO STREET AS SHOWN ON MAP 937; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF IDAHO STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 5 OF BLOCK 14 AS SHOWN ON THE MAP OF "UNIVERSITY HEIGHTS" IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP MADE BY G.A. D'HEMECOURT IN BOOK 8, PAGE 36 ET SEQ OF US PEDENS, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 5 AND LOT 44 OF SAID BLOCK 14 TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF UTAH STREET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF UTAH STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 4 BLOCK 13 AS SHOWN ON SAID MAP OF "UNIVERSITY HEIGHTS" NO 951; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOT 4 AND 45 OF SAID BLOCK 13 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF KANSAS STREET; THENCE SOUTHERLY FOLLOWING THE CENTERLINE OF SAID KANSAS STREET ALONG BLOCKS 12, 58 AND 65 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MEADE AVENUE AS SHOWN ON SAID MAP OF "UNIVERSITY HEIGHTS" BY G.A. D'HEMECOURT; THENCE WESTERLY ALONG THE CENTERLINE OF MEADE AVENUE TO A POINT OF INTERSECTION WITH THE CENTERLINE IDAHO STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF IDAHO STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MONROE AVENUE AS SHOWN ON MAP OF "UNIVERSITY HEIGHTS" BY G.A. D'HEMECOURT BLOCK 70 KNOWN AS GARFIELD ELEMENTARY SCHOOL; THENCE WESTERLY ALONG

THE CENTERLINE OF SAID MONROE AVENUE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF OREGON STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID OREGON STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MEADE AVENUE; THENCE WESTERLY ALONG THE CENTERLINE OF SAID MEADE AVENUE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF HAMILTON STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF HAMILTON STREET ALONG BLOCKS 70 AND 53 OF SAID MAP MADE BY G.A. D'HEMECOURT TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MADISON AVENUE; THENCE WESTERLY ALONG THE CENTERLINE OF SAID MADISON AVENUE ALONG BLOCKS 53 AND 52 TO A POINT OF INTERSECTION OF SAID MADISON AVENUE AND THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SHIRLEY ANN PLACE BEING THAT CERTAIN NAMED ALLEY IN BLOCK 51 AS SHOWN ON SAID MAP MADE BY G.A. D'HEMECOURT; THENCE LEAVING SAID CENTERLINE OF MADISON AVENUE SOUTHERLY ALONG SAID EASTERLY LINE OF SHIRLEY ANN PLACE AND THE UN-NAMED ALLEYS IN BLOCKS 72 AND 103 TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN EAST-WEST ALLEY IN BLOCKS 103, 102, 101, AND 100 ON SAID D'HEMECOURT MAP; THENCE LEAVING SAID EASTERLY LINE OF SAID ALLEY WESTERLY ALONG SAID NORTHERLY LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE CENTER LINE OF FLORIDA STREET AS SHOWN ON SAID MAP; THENCE LEAVING SAID LINE NORTHERLY ALONG THE CENTERLINE OF SAID STREET TO AN INTERSECTION WITH THE CENTERLINE OF MEADE AVE; THENCE WESTERLY ALONG THE CENTERLINE OF MEADE AVE TO AN INTERSECTION WITH THE CENTERLINE OF GEORGIA STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF GEORGIA STREET TO AN INTERSECTION WITH AN EASTERLY PROLONGATION WITH THE NORTHERLY LINE OF LOTS 26

THROUGH 30 INCLUSIVE AS SHOWN ON SAID MAP 890; THENCE LEAVING SAID CENTERLINE OF GEORGIA STREET WESTERLY ALONG SAID NORTHERLY LOT LINES TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF ROBERTS ALLEY AS SHOWN ON SAID MAP; THENCE LEAVING SAID NORTHERLY LINE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID NAMED ALLEY TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT "D" AS SHOWN ON SAID MAP; THENCE LEAVING SAID EASTERLY LINE OF SAID ALLEY WESTERLY ALONG SAID PROLONGATED LINE TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF PARK BOULEVARD (FORMERLY CAROLINA STREET) AS SHOWN ON SAID MAP; THENCE LEAVING SAID NORTHERLY LINE OF LOT "D" SOUTHERLY ALONG SAID EASTERLY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH SOUTHERLY LINE OF LOT 6 OF BLOCK 131 OF SAID MAP; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 6 TO AN ANGLE POINT OF THE EASTERLY AND SOUTHERLY LINES OF THAT CERTAIN "L" SHAPED ALLEY IN BLOCK 131; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO AN ANGLE POINT IN THAT CERTAIN "L" SHAPED ALLEY IN BLOCK 130 OF SAID MAP BEING THE WESTERLY LINE OF SAID ALLEY; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ALLEY TO AN INTERSECTION WITH THE CENTERLINE OF HOWARD AVENUE; THENCE EASTERLY ALONG THE CENTERLINE OF SAID HOWARD AVENUE ALONG BLOCKS 129 AND 128 OF SAID MAP TO A POINT OF INTERSECTION WITH THE CENTERLINE OF MISSISSIPPI STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID MISSISSIPPI STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF POLK AVENUE OF SAID D'HEMECOURT MAP; THENCE EASTERLY ALONG THE CENTERLINE OF SAID POLK AVENUE ALONG BLOCKS 146,147,148,149 AND 150 TO A POINT OF INTERSECTION

WITH THE CENTERLINE OF OREGON STREET THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID OREGON STREET ALONG THE BLOCK KNOWN AS 168 OF SAID MAP TO A POINT OF INTERSECTION WITH THE CENTERLINE OF LINCOLN AVENUE; THENCE WESTERLY ALONG THE CENTERLINE OF SAID LINCOLN AVENUE. ALONG BLOCKS 202,201,200,199,198,197 AND 196 AS SHOWN ON SAID D'HEMECOURT MAP TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN ALLEY IN BLOCK 195 AS SHOWN ON SAID D'HEMECOURT MAP; THENCE LEAVING SAID CENTERLINE OF LINCOLN AVENUE SOUTHERLY ALONG SAID WESTERLY LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE CENTERLINE OF UNIVERSITY AVENUE AS SHOWN ON SAID D'HEMECOURT MAP; THENCE LEAVING SAID WESTERLY LINE OF SAID ALLEY EASTERLY ALONG SAID CENTERLINE OF UNIVERSITY AVENUE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF FLORIDA STREET AS SHOWN ON SAID D'HEMECOURT MAP; THENCE LEAVING SAID CENTERLINE LINE OF UNIVERSITY AVENUE SOUTHERLY ALONG SAID CENTERLINE OF FLORIDA STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF CYPRESS AVENUE AS SHOWN ON SAID D'HEMECOURT MAP; THENCE LEAVING SAID CENTERLINE OF FLORIDA STREET EASTERLY ALONG SAID CENTERLINE OF CYPRESS AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN ALLEY IN BLOCKS 258 AND 257 OF SAID D'HEMECOURT MAP; THENCE LEAVING SAID CENTERLINE OF SAID CYPRESS AVENUE NORTHERLY ALONG SAID EASTERLY LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LOT 47 OF SAID BLOCK 257 AS SHOWN ON SAID MAP; THENCE LEAVING SAID EASTERLY LINE OF SAID ALLEY EASTERLY ALONG SAID SOUTHERLY LINE OF LOT 47 TO A POINT OF INTERSECTION WITH THE

WESTERLY LINE OF ALABAMA STREET (FORMERLY BRIANT STREET) AS SHOWN ON "MAP OF PAULY'S ADDITION", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, APRIL 1, 1873 AS MAP NO. 65; THENCE LEAVING SAID SOUTHERLY LINE OF LOT 47 SOUTHERLY ALONG SAID WESTERLY LINE OF ALABAMA STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WIGHTMAN STREET AS SHOWN ON SAID MAP NO. 65; THENCE EASTERLY ALONG BLOCKS 4, 3, 2 AND 1 TO A POINT OF INTERSECTION WITH THE CENTERLINE OF ARIZONA STREET; THENCE NORTHERLY ALONG SAID CENTERLINE OF ARIZONA STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF WIGHTMAN STREET AS SHOWN ON "MAP OF PARK VILLAS" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA SEPTEMBER 10,1909 AS MAP NO. 438; THENCE EASTERLY ALONG WIGHTMAN STREET ALONG BLOCKS 77, 72, 67 AND 62 AS SHOWN ON SAID "MAP OF PARK VILLAS" TO AN INTERSECTION POINT WITH THE CENTERLINE OF 28TH STREET (FORMERLY KNOWN AS PEMBERTON AVENUE PER SAID MAP); THENCE SOUTHERLY ALONG SAID CENTERLINE OF 28TH STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF GUNN STREET (FORMERLY KNOWN AS SECOND AVENUE) AS SHOWN ON MAP OF "WEST END " FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA MAY 17, 1873 AS MAP NO. 590; THENCE EASTERLY ALONG THE CENTERLINE OF SAID GUNN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 1 OF BLOCK 15 OF SAID MAP; THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTHERLY LINE OF LOT 2 OF SAID BLOCK; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE CENTERLINE OF UTAH STREET

(FORMERLY WINDER STREET) AS SHOWN ON SAID MAP; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID UTAH STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF LANDIS STREET (FORMERLY THIRD AVENUE) AS SHOWN ON SAID "MAP OF WEST END"; THENCE LEAVING SAID CENTERLINE OF UTAH STREET EASTERLY ALONG SAID CENTERLINE OF LANDIS STREET ALONG BLOCKS 14 AND 13 TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 12 IN BLOCK 19 OF SAID OF SAID MAP NO. 590; THENCE LEAVING SAID CENTERLINE OF LANDIS STREET SOUTHERLY ALONG THE EASTERLY LINE OF LOTS 7 THROUGH 12 INCLUSIVE IN BLOCKS 19, 22, 29,AND 32 IN SAID MAP NO. 590 TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF UPAS STREET AS SHOWN ON SAID "MAP OF WEST END" THENCE LEAVING SAID EASTERLY LINE OF SAID LOTS EASTERLY ALONG SAID NORTHERLY LINE OF SAID UPAS STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE CENTERLINE OF THAT CERTAIN ALLEY AS SHOWN IN BLOCK 1 OF "MAP OF LYNHURST", AS MAP NO. 1262,ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA; THENCE SOUTHERLY ALONG SAID PROLONGATED LINE OF SAID ALLEY TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THORN STREET AS SHOWN SAID MAP 1262 , THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID THORN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THAT CERTAIN ALLEY IN BLOCK 1 OF "MAP OF FRARY HEIGHTS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, NOVEMBER 17, 1915 AS MAP NO. 940; THENCE LEAVING SAID SOUTHERLY LINE OF THORN STREET NORTHERLY ALONG SAID EASTERLY LINE OF SAID ALLEY TO A POINT OF INTERSECTION

WITH THE SOUTHERLY LINE OF UPAS STREET AS SHOWN ON SAID MAP NO. 940; THENCE LEAVING SAID EASTERLY LINE OF SAID ALLEY WESTERLY ALONG SAID SOUTHERLY LINE OF UPAS STREET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF 30TH STREET, ALSO BEING THE NORTHEAST CORNER OF LOT 24 IN BLOCK 1 OF THE HEREIN DESCRIBED "MAP OF LYNHURST"; THENCE LEAVING SAID SOUTHERLY LINE OF UPAS STREET ALONG THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF 30TH STREET (FORMERLY BRUNSON STREET) TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF UPAS STREET AS SHOWN ON THE HEREIN DESCRIBED "MAP OF WEST END"; THENCE LEAVING SAID PROLONGATED LINE OF 30TH STREET WESTERLY ALONG SAID NORTHERLY LINE OF UPAS STREET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LOT 6 IN BLOCK 31 OF SAID "MAP OF WEST END"; THENCE LEAVING SAID NORTHERLY LINE OF UPAS STREET NORTHERLY ALONG THE FOLLOWING WESTERLY LOT LINES TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF LANDIS STREET (FORMERLY THIRD AVENUE) AS SHOWN ON SAID "MAP OF WEST END": LOTS 1 THROUGH 6 INCLUSIVE IN BLOCKS 31, 30, 21 and 20; THENCE LEAVING SAID WESTERLY LINE EASTERLY ALONG SAID SOUTHERLY LINE OF LANDIS STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF RAY STREET AS SHOWN ON MAP OF "McFADDEN AND BUXTON'S NORTH PARK," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, APRIL 8, 1912 AS MAP NO. 1429; THENCE LEAVING SAID SOUTHERLY LINE OF LANDIS STREET NORTHERLY ALONG THE CENTERLINE OF RAY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE CENTERLINE OF LANDIS STREET AS SHOWN ON SAID MAP NO. 1429; THENCE LEAVING SAID CENTERLINE OF RAY STREET ALONG

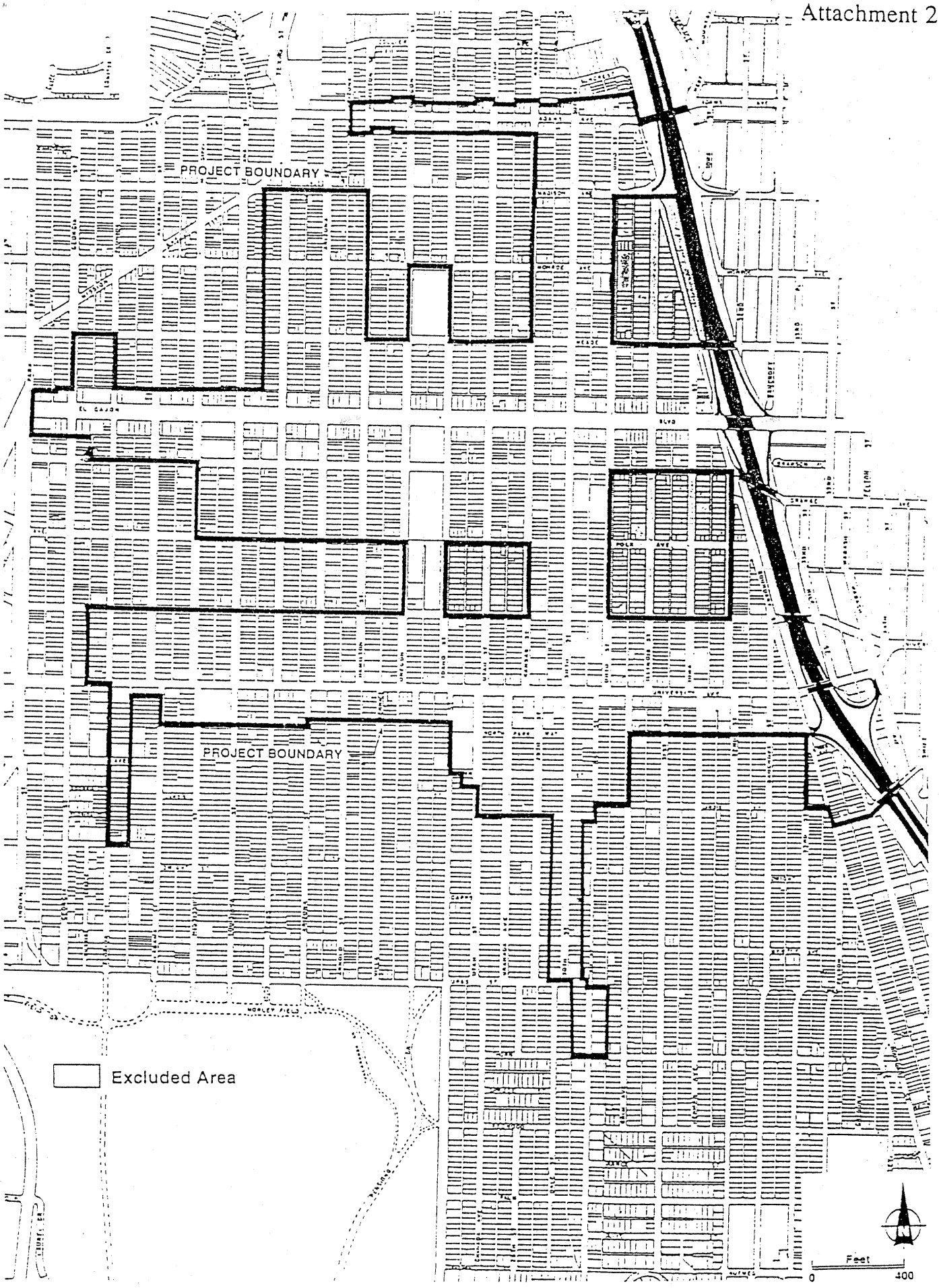
SAID PROLONGATED LINE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF GRIM AVENUE AS SHOWN ON SAID MAP NO. 1429; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID GRIM AVENUE TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NORTH PARK WAY (FORMERLY WIGHTMAN AVENUE) AS SHOWN ON THE "MAP OF HARTLEY'S NORTH PARK" FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER APRIL 8, 1912 AS MAP NO. 1428; THENCE EASTERLY ALONG THE CENTERLINE OF SAID NORTH PARK WAY TO THE POINT OF INTERSECTION OF THE CENTERLINE OF NORTH PARK WAY WITH THE WESTERLY LINE OF 32ND STREET (FORMERLY NASH AVENUE) AS SHOWN ON THE HEREIN DESCRIBED "MAP OF PARK VILLAS"; THENCE CONTINUING ALONG SAID CENTERLINE OF NORTH PARK WAY TO A POINT OF INTERSECTION WITH THE CENTERLINE OF 33RD STREET (FORMERLY WEBSTER) AS SHOWN ON SAID MAP; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID 33RD STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF LANDIS STREET; THENCE EASTERLY ALONG THE CENTERLINE OF SAID LANDIS STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BOUNDARY STREET; THENCE SOUTHERLY ALONG THE CENTERLINE OF BOUNDARY STREET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LANDIS STREET (FORMERLY CASTLE STREET) AS SHOWN ON THE "AMENDED MAP OF CITY HEIGHTS" ON FILE IN THE OFFICE OF THE COUNTY RECORDER'S OFFICE OF SAN DIEGO COUNTY, STATE OF CALIFORNIA ON OCTOBER 2, 1906 AS MAP NO. 1007; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF LANDIS STREET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF NILE STREET (FORMERLY MISSION AVENUE) AS SHOWN ON SAID MAP NO. 1007; THENCE LEAVING SAID SOUTHERLY LINE OF LANDIS STREET NORTHERLY ALONG SAID

CENTERLINE OF NILE STREET TO A POINT OF INTERSECTION WITH THE HEREIN DESCRIBED "A-LINE" AS SHOWN ON STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY DRAWING L.O. 45095; THENCE LEAVING SAID CENTERLINE OF NILE STREET NORTHERLY ALONG SAID "A-LINE" TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM BLOCKS 60, 61, 62, 63, 156, 157, 158, 161, 162, 163, 166, AND 167 AND ALL STREETS AND ALLEYS INCLUSIVE OF THESE AREAS AS SHOWN ON SAID D'HEMECOURT MAP THEREOF.

AREA CONTAINS 555 ACRES

Attachment 2



North Park Redevelopment
Project Area

DESCRIPTION OF PUBLICLY-OWNED FACILITIES

EDUCATIONAL AND RECREATIONAL PROJECTS

Expand and Improve Project Area Public Schools

Assist Schools to Provide More Facilities for Before and After School Activities

Expand and Improve Facilities for Quality Education in the Project Area

Expand and Improve Community and Neighborhood Parks to Meet or Exceed General Plan Requirements for North Park

Expand Facilities for Senior Recreational Opportunities in the Project Area

Develop School/Park Recreational Space Opportunities in the Project Area

Incorporate Public Art Projects into all newly developed Publicly-owned facilities as appropreiate

STREETSCAPES, TRANSPORTATION AND CIRCULATION

Improve/Install Adequate Drainage

Improve Streets, Curbs and Gutters

Realign Upas/30th Street Intersection

Modify/Improve Existing Signals

Widen University Avenue Bridge

Widen University Avenue/Bancroft/Boundary Streets

Widen Boundary Street

Meade Avenue Vertical Curve Improvement

Commercial Corridors Street and Streetscape Improvements

Signal Light Improvements

Enhanced Bus Stops

Class II and III Bicycle Routes

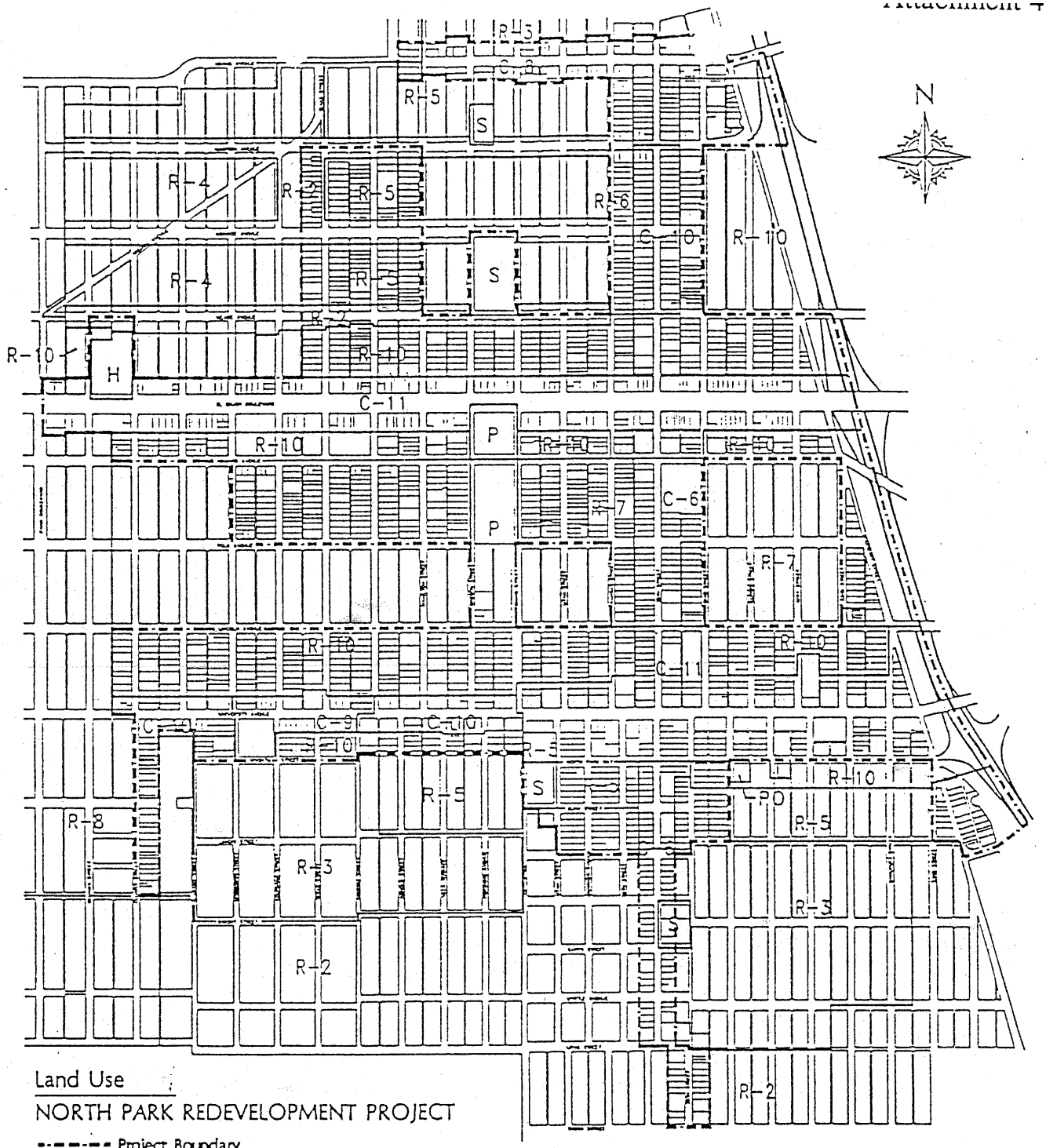
Expand Public Parking

Residential Street Improvements

OTHER PUBLIC UTILITY/PUBLIC FACILITIES

Undergrounding of City Utilities

Commercial/Residential Street Lighting Improvements



Land Use

NORTH PARK REDEVELOPMENT PROJECT

Project Boundary

Residential

(1) Very Low	(0–5 du/nra)	
(2) Low	(5–10 du/nra)	
(3) Low–Medium	(10–15 du/nra)	
(4) Low–Medium (+)	(10–20 du/nra)	
(5) Medium (–)	(15–25 du/nra)	
(6) Medium	(15–30 du/nra)	
(7) Medium–High/B	(30–35 du/nra)	(35–45 DU/NRA)*
(8) Medium–High	(30–45 du/nra)	
(9) Medium–High (+)	(30–45 du/nra)	(45–55 DU/NRA)*
(10) High/Very High	(45–55 du/nra)	(55–75 DU/NRA)*
(11) High/Very High (+)	(55–75 du/nra)	(75–110 DU/NRA)*

Open Space

(1) w/ Very Low Res.	(0–5 du/nra)

Commercial

(6) w/ Med. Residential	(15–30 du/nra)
(8) w/ Med.–High Res.	(30–45 du/nra)
(9) w/ Med.–High (+) Res.	(30–45 du/nra)
(10) w/ High/Very High Res.	(45–55 du/nra)
(11) w/ High/Very High (+) Res.	(55–75 du/nra)

Institutional

(H) Hospital
(S) School
(F) Fire Station
(L) Library
(PO) Post Office

Parks

(P)

*Establishes Density Bonus Based on Parcel Accumulation and Design Guidlines in the Urban Design Element

FORM OF

DOCUMENT NO. 06-18386

FILED MAR 04 1997

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

(O-97-73)

CITY ATTORNEY DIGEST

ORDINANCE NUMBER O-18386 (NEW SERIES)

ADOPTED ON MAR 04 1997

EFFECTIVE DATE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE NORTH PARK REDEVELOPMENT PROJECT.

This ordinance adopts the North Park Redevelopment Plan for the North Park Redevelopment Project pursuant to the California Community Redevelopment Law (Health and Safety Code section 33000 et seq.) and establishes the boundaries for the same.

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd Floor, City Administration Building, 202 C Street, San Diego, CA 92101.

ALT:lc
03/10/97
Or.Dept:Redev.
L:\THOMAS\ORDS\d-97-73.ord