

RESOLUTION NO. OB 2015-007

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LA MESA COMMUNITY REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY'S AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING RELATED ACTIONS (LA MESA BLVD. MUNICIPAL PARKING LOT; APNS: 470-582-13, 470-582-14, AND 470-582-15)

WHEREAS, the La Mesa Community Redevelopment Agency ("Redevelopment Agency") was a redevelopment agency in the City of La Mesa ("City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) ("Redevelopment Law");

WHEREAS, Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) ("AB 26") was signed by the Governor of California on June 28, 2011, making certain changes to the Redevelopment Law and to the California Health and Safety Code ("H&S Code"), including adding Part 1.8 (commencing with Section 34161) ("Part 1.8") and Part 1.85 (commencing with Section 34170) ("Part 1.85") to Division 24 of the H&S Code;

WHEREAS, pursuant to AB 26, as modified by the California Supreme Court on December 29, 2011 by its decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Redevelopment Agency, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of paying, performing and enforcing the enforceable obligations of the former redevelopment agencies, expeditiously winding down the business and fiscal affairs of the former redevelopment agencies, and disposing of assets of the former redevelopment agencies;

WHEREAS, the City Council of the City adopted Resolution No. 2012-005 on January 10, 2012, pursuant to Part 1.85 of AB 26, electing for the City to serve as the successor agency to the Redevelopment Agency upon the dissolution of the Redevelopment Agency on February 1, 2012 under AB 26 ("Successor Agency"), and electing for the City to retain the responsibility for performing housing functions of the Redevelopment Agency upon the dissolution of the Redevelopment Agency on February 1, 2012 under AB 26 ("Successor Housing Entity");

WHEREAS, on February 1, 2012, the Redevelopment Agency was dissolved by operation of law and the Successor Agency and Successor Housing Entity were established pursuant to AB 26;

WHEREAS, AB 26 has since been amended by various assembly and senate bills enacted by the California Legislature and signed by the Governor (AB 26 as amended is hereinafter referred to as the "Dissolution Laws");

WHEREAS, H&S Code Section 34179 of the Dissolution Laws establishes a seven (7) member local entity with respect to each successor agency and such entity is titled the "oversight board." The oversight board has been established for the Successor Agency (hereinafter referred to as the "Oversight Board") and all seven (7) members have been appointed to the Oversight Board pursuant to H&S Code Section 34179 of the Dissolution Laws. The duties and responsibilities of the Oversight Board are primarily set forth in H&S Code Sections 34179 through 34181 of the Dissolution Laws;

WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Laws, once the California Department of Finance ("DOF") issues a Finding of Completion to the Successor Agency pursuant to H&S Code Section 34179.7 of the Dissolution Laws, the Successor Agency shall prepare a Long Range Property Management Plan ("Plan") that addresses the disposition and use of certain real properties of the former Redevelopment Agency. The Plan shall be submitted to the Oversight Board and the DOF for approval no later than six (6) months following the issuance of the Finding of Completion to the Successor Agency;

WHEREAS, the Dissolution Laws specifies that if the DOF has not approved the Plan by January 1, 2016, then H&S Code Sections 34177(e) and 34181(a) provide for the Oversight Board to direct the Successor Agency to dispose of assets and distribute proceeds to the taxing entities;

WHEREAS, H&S Code Section 34191.5(a) of the Dissolution Laws provides for the establishment of a Community Redevelopment Property Trust Fund ("Trust") to be administered by the Successor Agency which serves as the repository of real property of the former Redevelopment Agency identified in the Due Diligence Review ("DDR") prepared pursuant to H&S Code Section 34179.5(c)(5)(C) of the Dissolution Laws (i.e., Procedure 7 of the DOF's Guidelines for the DDR);

WHEREAS, pursuant to H&S Code Section 34191.4(a) of the Dissolution Laws, upon the approval of the Plan by the DOF, all real property and interests in real property identified in the DDR by H&S Code Section 34179.5(c)(5)(C) of the Dissolution Laws shall be transferred to the Trust, unless such a property is subject to the requirements of any existing enforceable obligation;

WHEREAS, H&S Code Section 34191.5(c) of the Dissolution Laws requires that the Plan (1) include an inventory of all properties in the Trust, which inventory shall consist of specific information relating to each such property including, without limitation, the date of and purpose for acquisition, value of property, applicable zoning, any property revenues and contractual requirements for disposition of same, history of environmental issues and any related studies and remediation efforts, potential for transit-oriented development and advancement of planning objectives of the Successor Agency, and history of previous development proposals and activity; and (2) address the use or disposition of all properties in the Trust, including (i) the retention of such property for governmental use pursuant to H&S Code Section 34181(a) of the Dissolution Laws, (ii) the retention of such property for future development, (iii) the sale of such property, or (iv) the use of such property to fulfill an enforceable obligation;

WHEREAS, three (3) legal parcels comprising the "La Mesa Blvd. Municipal Parking Lot" previously owned by the former Redevelopment Agency, located in the City and referenced by Assessor Parcel Numbers: 470-582-13, 470-582-14, and 470-582-15, were identified in the Non-Housing DDR prepared pursuant to H&S Code Section 34179.5(c)(5)(C) of the Dissolution Laws (i.e. Procedure 7 of the DOF's Guidelines for the DDR) at a collective value of \$160,000. No real property assets were identified in the Housing DDR prepared pursuant to H&S Code Section 34179.5(c)(5)(C) of the Dissolution Laws;

WHEREAS, on July 16, 2013, the Successor Agency was issued its Finding of Completion by the DOF. In accordance with the Dissolution Laws, the Successor Agency prepared its initial Plan, which was approved by the Oversight Board on January 2, 2014 ("Initial Plan"), for the use and disposition of the La Mesa Blvd. Municipal Parking Lot. The Initial Plan was submitted to DOF for its review in accordance with the Dissolution Laws, but not approved by the DOF. The DOF, by letter dated April 16, 2014, stated that the Initial Plan cannot be

approved at that time, identified certain modifications necessary, and advised that once a revised Oversight Board-approved Plan is submitted, the DOF would complete its review;

WHEREAS, subsequent to the DOF's letter dated April 16, 2014, Senate Bill No. 107 ("SB 107") was enacted by the California Legislature and signed by the Governor on September 22, 2015. SB 107 revises subdivisions (a) (1) & (2) of H&S Section 34181 of the Dissolution Laws to expand authorization of the Oversight Board to direct the Successor Agency to transfer to the appropriate public jurisdiction (such as the City) ownership of assets constructed and used for a governmental purpose including parking facilities and lots dedicated solely to public parking that do not generate revenues in excess of reasonable maintenance costs of the properties;

WHEREAS, the La Mesa Blvd. Municipal Parking Lot was constructed and is used to serve the public's parking needs with affordable parking and does not generate any revenues in excess of reasonable maintenance, operations, and necessary repair and replacement improvements costs of such facilities. Therefore, the La Mesa Blvd. Municipal Parking Lot qualifies as an asset used for a governmental purpose under H&S Code Sections 34181(a)(1) and (2) of the Dissolution Laws;

WHEREAS, the Successor Agency prepared the proposed amended Plan ("Amended Plan") for consideration by the Successor Agency and then for consideration by the Oversight Board and the DOF. The Amended Plan, under the "Use or Disposition of the Property" section on Page 7, provides for the transfer of the La Mesa Blvd. Municipal Parking Lot to the City as an asset to continue to be used for a governmental purpose as a public parking lot pursuant to H&S Section 34181(a)(1) of the Dissolution Laws, in accordance with H&S Code Section 34191.5(c)(2) of the Dissolution Laws;

WHEREAS, on October 13, 2015, the Successor Agency approved the Amended Plan and the related actions in connection with the use and disposition of the La Mesa Blvd. Municipal Parking Lot to the City as a governmental purpose asset. The Amended Plan is included in the agenda packet for this Oversight Board meeting and is presented to the Oversight Board for review and approval. The Amended Plan includes all of the information required by H&S Code Section 34191.5(c) of the Dissolution Laws and the use and disposition of the La Mesa Blvd. Municipal Parking Lot is in accordance with the Dissolution Laws;

WHEREAS, the proposed use and disposition of the La Mesa Blvd. Municipal Parking Lot as set forth in the Amended Plan and the provisions of the Amended Plan further the planning objectives and interests of the Successor Agency and the City to provide the public, businesses and employees with affordable parking;

WHEREAS, if the Amended Plan is approved by the Oversight Board, the Amended Plan shall thereafter be submitted to the DOF for review and approval pursuant to H&S Code Section 34191.5(b) of the Dissolution laws;

WHEREAS, pursuant to H&S Code Section 34191.3 of the Dissolution Laws, once the Amended Plan is approved by the DOF, the Amended Plan shall govern and supersede all other provisions of the Dissolution Laws relating to the disposition and use of the three (3) legal parcels comprising the La Mesa Blvd. Municipal Parking Lot;

WHEREAS, pursuant to H&S Code Section 34180(j) of the Dissolution Laws, the Successor Agency submitted a copy of the Amended Plan to the San Diego County Administrative Officer, the San Diego County Auditor-Controller, and the DOF at the same time that the Successor Agency submitted it to the Oversight Board for approval;

WHEREAS, the activity proposed for approval by this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines;

WHEREAS, the activity proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity proposed by this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines; and

WHEREAS, public notice of the proposed Oversight Board actions pursuant to this Resolution was duly and timely provided;

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the La Mesa Community Redevelopment Agency does hereby resolve as follows:

Section 1. The Oversight Board determines that the foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. In accordance with H&S Code Sections 34181(a)(1) and (2), the Oversight Board determines that the three (3) legal parcels comprising the La Mesa Blvd. Municipal Parking Lot was owned by the former Redevelopment Agency and was constructed and used for a governmental purpose.

Section 3. The Oversight Board approves the Amended Long Range Property Management Plan ("Amended Plan"), substantially in the form included in the agenda packet for this Oversight Board meeting.

Section 4. The Oversight Board determines that the proposed use and disposition of the La Mesa Blvd. Municipal Parking Lot as set forth in the Amended Plan and the provisions of the Amended Plan further the planning objectives and interests of the Successor Agency and the City.

Section 5. The Successor Agency Executive Director, or designee, is authorized and directed to: (i) submit the Amended Plan, as approved by the Oversight Board, to the DOF (electronically in PDF format) and to the San Diego County Auditor-Controller; (ii) post a copy of the Amended Plan, as approved by the Oversight Board, on the Successor Agency's internet website; (iii) revise the Amended Plan and make such changes and amendments as necessary in order to complete the Amended Plan in the manner provided by the DOF and to conform the Amended Plan to the form or format as prescribed by the DOF; (iv) make non-substantive changes and amendments to the Amended Plan deemed necessary and as approved by the Successor Agency Executive Director and its legal counsel; and (v) take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency and the Oversight Board.

Section 6. The Oversight Board determines that the activity approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity approved by this Resolution is an organizational or

administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

Section 7. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 8. This Resolution shall take effect upon the date of its adoption and is subject to review by the DOF in accordance with H&S Code Section 34191.5(b) of the Dissolution Laws.

PASSED AND ADOPTED at a duly noticed public meeting of the Oversight Board of the Successor Agency to the La Mesa Community Redevelopment Agency held the 5th day of November, 2015, by the following vote, to wit:

AYES:
NOES:
ABSENT:

CERTIFICATE OF SECRETARY

I, CHRIS JACOBS, Secretary of the Oversight Board of the Successor Agency to the La Mesa Community Redevelopment Agency, do hereby certify the foregoing to be a true and exact copy of Resolution No. OB 2015-007, duly passed and adopted by the Oversight Board of the Successor Agency to the La Mesa Community Redevelopment Agency on the date and by the vote therein recited.



CHRIS JACOBS
Secretary
Oversight Board of the Successor Agency to the
La Mesa Community Redevelopment Agency

11-5-15
Date



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **SUCCESSOR AGENCY TO THE LA MESA COMMUNITY REDEVELOPMENT AGENCY**

Date Finding of Completion Received: **July 16, 2013**

Date Oversight Board Approved LRPMP: **January 2, 2014.**

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

There are three (3) legal parcels (collectively, the "La Mesa Blvd. Municipal Parking Lot") previously owned by the former La Mesa Community Redevelopment Agency ("Redevelopment Agency") that are included in the Long Range Property Management Plan ("Plan") and that were identified in the Non-Housing Due Diligence Review by California Health and Safety Code ("H&S Code") Section 34179.5(c)(5)(C) of the Dissolution Act (i.e. Procedure 7 of the Department of Finance's Guidelines for the DDR). The three (3) legal parcels comprising the La Mesa Blvd. Municipal Parking Lot are located in the City of La Mesa, County of San Diego, State of California, APN Nos: 470-582-13, 470-582-14, and 470-582-15.

The Plan includes all of the information required by H&S Code Section 34191.5(c) of the Dissolution Act for the La Mesa Blvd. Municipal Parking Lot.

- 8) A brief history of previous development proposals and activity, including the rental or lease of the property

The Long-Range Property Management Plan shall address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

- A. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county
- B. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph A (above), the proceeds from the sale shall be distributed as property tax to the taxing entities
- C. Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance

Property:

LA MESA BLVD. MUNICIPAL PARKING LOT
(APN: 470-582-13, 470-582-14, and 470-582-15)

Legal Description: Lots 15, 16, and 17 in Block 5 of SUNNYSIDE ADDITION TO LA MESA SPRINGS, according to Map thereof No. 1118, filed in the Office of the County Recorder of San Diego County February 4, 1988.

Dates of Acquisition:

Grant Deed dated May 5, 1978 and recorded July 6, 1978.

Value at Acquisition:

\$160,000

Estimate of Current Value:

\$160,000

Purpose of Acquisition:

To provide a means for nearby business owners to conform to the Redevelopment Plan ("Redevelopment Plan") for the La Mesa Central Area Redevelopment Project Area with regard to the provision of sufficient off-street parking and to provide the public, businesses and employees with affordable parking.

Parcel Data:

Property Address:

The La Mesa Blvd. Municipal Parking Lot is located on the south side of La Mesa Boulevard, between Acacia Avenue and Normal Avenue, in the City of La Mesa, County of San Diego, State of California.

Assessor Parcel No: APNs: 470-582-13, 470-582-14, and 470-582-15

Lot Size: The combined total of the three (3) parcels is 16,988 square feet. The La Mesa Blvd. Municipal Parking Lot contains 33 surface parking spaces on two tiers.

Current Zoning: Zone CD (Downtown Commercial). This zone is intended to promote customer oriented business activities which are appropriate to the central business district. The regulations for this zone are intended to provide opportunity for the development of a unified central business environment, therefore, general service businesses are not permitted. Zoning is pursuant to the City of La Mesa's ("City") Municipal Code.

Estimate of Current Value: \$160,000

Estimated Revenues: The costs of maintenance, operations, and necessary repair and replacement improvements for the La Mesa Blvd. Municipal Parking Lot exceed any revenue generated from the use of the La Mesa Blvd. Municipal Parking Lot. Further, pursuant to the City's Municipal Code, the La Mesa Blvd. Municipal Parking Lot is established as a "parking meter zone" and governed by the provisions of Chapter 12.56 of the Municipal Code - PARKING METERS. Parking meter zones are those streets, or portions of streets, or parking lots established by resolution of the City Council of the City as zones within which the parking of vehicles shall be controlled, regulated and inspected with the aid of parking meters. The City's Traffic Engineer must cause parking meters to be installed and maintained in all parking meter zones.

Use of parking revenues generated from the La Mesa Blvd. Municipal Parking Lot is restricted. Pursuant to Municipal Code Section 12.56.120 "[a]ll moneys collected from parking meters in this city shall be placed in a special fund, which fund shall be devoted exclusively to the following purposes:

- (a) For the purchasing, leasing, installing, repairing, maintaining, operating, removing, regulating and policing of parking meters in this city and for the payment of any and all expenses relating or incidental thereto;
- (b) For the purchasing, leasing, acquiring, improving, operating and maintaining of off-street parking facilities in this city;
- (c) For the installation and maintenance of traffic control devices and signals;
- (d) For the painting and marking of streets and curbs required for the direction of traffic and parking of motor vehicles;
- (e) For the proper regulation, control and inspection of parking and traffic upon the public streets;
- (f) To be pledged as security for the payment of principal of and interest on off-street parking revenue bonds issued by this city, or any parking district organized within this city;
- (g) For other public improvements related to the maintenance and enhancement of facilities within parking districts as determined appropriate by the city council."

Environmental Contamination History:

Brownfield Status: N/A

Environmental Studies: N/A

Remediation Efforts: N/A

Transit-Oriented Development Potential: N/A

Planning Objectives of the Successor Agency: The three (3) legal parcels comprising the La Mesa Blvd. Municipal Parking Lot were acquired by the Redevelopment Agency in 1978 to provide a means for nearby business owners to conform to the Redevelopment Plan with regard to the provision of sufficient off-street parking and to provide the public, businesses and employees with affordable parking. Since its acquisition in 1978, the property has been used to provide affordable parking for business owners and their employees and visitors. (See, "Use or Disposition of the Property" Section below for more detail.)

Development Proposal History: Prior to the Redevelopment Agency's acquisition of the three (3) legal parcels comprising the La Mesa Blvd. Municipal Parking Lot, the then current owner submitted development proposals for the property to the Redevelopment Agency. Ultimately, instead of developing the property, the property owner sold the parcels to the Redevelopment Agency for use as a public parking lot. (See, "Use or Disposition of the Property" Section below for more detail.)

Use or Disposition of the Property: Pursuant to H&S Code Section 34191.5(c)(2) of the Dissolution Act, the three (3) legal parcels comprising the La Mesa Blvd. Municipal Parking Lot are proposed to be sold to the City of La Mesa for a net nominal value of \$1 based on consideration paid by the City over the past 30 years for costs incurred with regard to improvements, maintenance and operations for the La Mesa Blvd. Municipal Parking Lot in excess of the \$160,000 current estimated total value of three (3) legal parcels. The City will continue to use and operate the La Mesa Blvd. Municipal Parking Lot as a public parking lot to provide a means for nearby business owners to conform to the Redevelopment Plan with regard to the provision of sufficient off-street parking and to provide the public, businesses and employees with affordable parking.

The following is a chronology of actions in connection with the three (3) legal parcels becoming and comprising the La Mesa Blvd. Municipal Parking Lot:

- **ORDINANCE No. 1965:** November 27, 1973. Ordinance approving and adopting the Redevelopment Plan for the Central Area Redevelopment Project Area.
- **RESOLUTION 31-RA:** May 27, 1976. Approving the proposed sale of real property in the La Mesa Central Area Redevelopment Project and approving execution and implementation of a Disposition and Development Agreement ("DDA") pertaining to sale and development of a community shopping center. This Resolution relates to the sale of property for the shopping center only, often shown in map exhibits as "Phase 1".
- **DDA:** May 27, 1976. By and between the Redevelopment Agency and La Mesa Springs Shopping Center for the development of the La Mesa Springs Shopping Center (aka, Phase 1 area).
- **FIRST IMPLEMENTATION TO THE DDA:** June 15, 1976. Issues of parcelization, redefining the site, and vacations of public right-of-way for Phase 1 – La Mesa Springs Shopping Center.

- RESOLUTION 39-RA: July 6, 1976. Approving report to City Council on amended Redevelopment Plan for the Central Area Redevelopment Project Area. Report describes the proposed revisions to the Redevelopment Plan.
- RESOLUTION 1665-P: July 7, 1976. Planning Commission recommends City Council approve and adopt proposed amended Redevelopment Plan.
- RESOLUTION 40-RA: July 20, 1976. Approving proposed sale of real property in the La Mesa Central Area Redevelopment Project; approving and authorizing execution and implementation of DDA pertaining to said sale and development of community shopping center (Phase 1 – La Mesa Springs Shopping Center).
- ORDINANCE No. 2071: July 21, 1976. Ordinance approving and adopting amended Redevelopment Plan for the La Mesa Central Area Redevelopment Project. Amended Redevelopment Plan (Section 416 – Public Improvements) added “parking facilities” to the list of public improvements the Redevelopment Agency is authorized to install and construct, Redevelopment Plan was also amended to add the Phase 1 Peripheral Area, within which, the La Mesa Blvd. Municipal Parking Lot is located.
- SECOND IMPLEMENTATION TO THE DDA: November 16, 1976. Issues relating to restatement of purchase price, on-site infrastructure improvements for Phase 1 – La Mesa Spring Shopping Center.
- MEMO FROM RDA DIRECTOR FELIX: June 3, 1977. Memo describes the subject parking lot parcels and reasons for their suitability as public parking and implies their acquisition for the purpose of providing public improvements required by the Redevelopment Agency.
- RESOLUTION 68-RA: July 19, 1977. Adopting Design for Development of the Phase 1 Peripheral Area. Item 1.B. (Sec. 303) Purchase of Land Needed for Construction of Public Improvement references said land attached as Exhibit C. Land identified in Exhibit C as 1) Tract 1118, Block 5, Lot 16 aka Parcel 494-383-16 8071 La Mesa Blvd., and 2) Tract 1118, Block 5, Lot 16 aka Parcel 494-383-17 8075 La Mesa Blvd. These are the subject parking lot parcels. (They are different parcel numbers than the current parcel numbers for the subject parking lot but the addresses referenced are for the subject parking lot.)
- MEMO FROM RDA DIRECTOR FELIX: December 16, 1977. Recommends Redevelopment Agency consider development proposal from then-owner of the parking lot parcels. Memo provides some additional background on the Redevelopment Agency’s responsibility to provide public parking relative to the adoption of the Phase 1 Peripheral Area earlier that year.
- MEMO FROM RDA DIRECTOR FELIX: January 13, 1978. Recommends purchasing all three parcels from then-owner of the parking lot parcels in order to meet parking needs of employees and customers for the Phase 1 Peripheral Area, as adversely influenced by the then-anticipated development of Phase 2 (now known as the La Mesa Village Plaza mixed-use project with for-sale residential, ground-floor retail, and two stand-alone office buildings).
- Individual Grant Deed: May 5, 1978 and recorded in official records of the San Diego County Recorder’s Office on July 6, 1978 as document 78-281156. The acquisition of the three parcels comprising the subject parking lot.
- Certificate of Acceptance: May 22, 1978. Redevelopment Agency accepts the subject parcels [Lots 15, 16, 17 of block 5 of Sunnyside Addition to La Mesa Springs] from sellers, Delores A. Bates and Athallah L. Bates, pursuant to authority conferred by RESOLUTION 40-RA (see

above), adopted on July 20, 1976. This creates a nexus between the DDA and Redevelopment Agency contractual commitments to facilitate the development of the La Mesa Springs Shopping Center by creating this public parking supply.

- MEMO FROM RDA DIRECTOR HAMILTON: April 6, 1979. Proposes the City take a \$50,000 loan from the Redevelopment Agency to construct the parking lot, including meter installation. Attachments include engineering and design RFP and cost estimates (see, discussion immediately below).

In an April 6, 1979 memo to City Council (see attached April 6, 1979 Memo from Redevelopment Agency Director Hamilton), then Redevelopment Agency Director Hamilton noted the Redevelopment Agency absorbed the design and engineering costs for the La Mesa Blvd. Municipal Parking Lot project, but that the funding source for the lot's improvements had not yet been determined. The memo proposed three options for funding. The option approved by the City Council on April 10, 1979 was for the City to pay for constructing the lot improvements, including purchasing and installing parking meters. The estimated cost was \$50,000 (\$47,137 per the engineer's cost estimate. A handwritten note on the bottom of this Redevelopment Agency memo reads "Council approved Plan 'A' on April 10th, 1979 – also meter installation and City absorbing development costs for the lot." Since the time of the lot's development/improvement, the City through Parking District #1 funds (i.e., Downtown Parking Fund monies derived from parking meter revenues, parking permit revenues and citation revenues generated within Parking District #1), not the Redevelopment Agency, has paid for all costs related to improvements, maintenance, repair and replacement, and operations for the La Mesa Blvd. Municipal Parking Lot. This has been the case even though the La Mesa Blvd. Municipal Parking Lot was technically and legally owned by the Redevelopment Agency. As noted above, the La Mesa Blvd. Municipal Parking Lot is established as a "parking meter zone" and governed by the provisions of Chapter 12.56 of the Municipal Code- PARKING METERS. Parking meter zones are those streets, or portions of streets, or parking lots established by resolution of the City Council of the City as zones within which the parking of vehicles shall be controlled, regulated and inspected with the aid of parking meters. The City's Traffic Engineer must cause parking meters to be installed and maintained in all parking meter zones.

Pursuant to Municipal Code Section 12.56.120 "[a]ll moneys collected from parking meters in this city shall be placed in a special fund, which fund shall be devoted exclusively to the following purposes:

- (a) For the purchasing, leasing, installing, repairing, maintaining, operating, removing, regulating and policing of parking meters in this city and for the payment of any and all expenses relating or incidental thereto;
- (b) For the purchasing, leasing, acquiring, improving, operating and maintaining of off-street parking facilities in this city;
- (c) For the installation and maintenance of traffic control devices and signals;
- (d) For the painting and marking of streets and curbs required for the direction of traffic and parking of motor vehicles;
- (e) For the proper regulation, control and inspection of parking and traffic upon the public streets;
- (f) To be pledged as security for the payment of principal of and interest on off-street parking revenue bonds issued by this city, or any parking district organized within this city;
- (g) For other public improvements related to the maintenance and enhancement of facilities within parking districts as determined appropriate by the city council."

For example, just since 2007 the City has undertaken, or will soon undertake, the following improvements to the La Mesa Blvd. Municipal Parking Lot using Downtown Parking Fund monies:

- In January 2008, the La Mesa City Council approved allocation of \$30,000 from the Downtown Parking Fund to upgrade lighting (new light poles and fixtures for \$25,000) and landscaping (\$5,000) in the subject lot.
- Late 2007 or early 2008, the City installed a new electrical pedestal in the lot, which cost approximately \$3,000.
- In the very near future, the City will be installing a new electrical transformer in the lot to facilitate electrical service for the improvements the City will undertake in 2014 as part of its Downtown Streetscape Improvement Project, a \$5.2 million dollar project to replace sidewalks, roadways, lighting, landscaping, street furnishings, additional electrical outlets at tree wells and light poles. The cost of the transformer and related labor/materials is estimated at \$50,000 (transformer, cement pad, trenching, and electrical conduit within the subject parking lot). Note: Approximately \$700,000 from the Downtown Parking Fund will be allocated toward the total project cost for the Downtown Streetscape Improvement Project.
- Parts/labor for any/all maintenance/replacement of the 33 parking meter heads/mechanisms/poles in the lot have been paid for by the City, using revenue from the Downtown Parking Fund.

Since the City has expended funds relating to the La Mesa Blvd. Municipal Parking Lot in excess of the \$160,000 current estimated total value of the three (3) legal parcels, the La Mesa Blvd. Municipal Parking Lot should be sold to the City for a net nominal value of \$1.

The three (3) legal parcels comprising the La Mesa Blvd. Municipal Parking Lot were acquired by the Redevelopment Agency in 1978 to provide a means for nearby business owners to conform to the Redevelopment Plan with regard to the provision of sufficient off-street parking and to provide the public, businesses and employees with affordable parking. For over 30 years, the La Mesa Blvd. Municipal Parking Lot has been providing affordable parking for business owners and their employees and visitors. The business owners who pay into the Parking District #1 have a vested interest to keep La Mesa Blvd. Municipal Parking Lot publicly owned and affordable for its owners, employees and visitors.

Memos dated in 1977 and 1978 (see, attached June 3, 1977 Memo from Redevelopment Agency Director Felix, December 16, 1977 Memo from Redevelopment Agency Director Felix, and January 13, 1978 Memo from Redevelopment Agency Director Felix) from the then current Director of the Redevelopment Agency explain that the subject three (3) legal parcels would be acquired to provide off-street parking for employee parking for businesses. In 1976, the Redevelopment Agency had entered into a Disposition and Development Agreement ("DDA") with the La Mesa Springs Shopping Center with regard to the development of the La Mesa Springs Shopping Center. The Certificate of Acceptance executed by the Redevelopment Agency in 1978 for the acquisition of the three (3) parcels references the Resolution approving the DDA as the authority for executing the Certificate of Acceptance (see attached Individual Grant Deed dated May 5, 1978 conveying subject parcels to the Redevelopment Agency and Redevelopment Agency Certificate of Acceptance for Individual Grant Deed dated May 5, 1978). The former Redevelopment Agency acquisition objectives are being met as the La Mesa Blvd. Municipal Parking Lot is located within Parking District #1 boundary.

Parking District #1 was established by the City Council's adoption of Ordinance No. 642 on August 9, 1955 (see attached City Ordinance No. 0642 establishing Parking District #1). Parking District #1 was formed under the provisions of the Parking District Law of 1951. The City of La Mesa operates the Parking Permit Program within Parking District #1. The Parking Permit Program (PPP) was established to improve management of the supply

of municipal parking downtown and to provide businesses and employees with affordable parking. Permit holders are exempted from parking meter fees and two- or four-hour parking time limits, thus eliminating the need to feed parking meters or move vehicles when parked in designated permit parking areas. The La Mesa Blvd. Municipal Parking Lot portion of the PPP covers only that lot and provides parking benefits to business owners and their employees and visitors (see, attached information on the Parking Permit Program – La Mesa Boulevard Lot). The PPP accomplishes several important objectives, including:

- (1) Makes street parking available to customers and visitors, encouraging turnover, reducing traffic and enhancing parking meter revenues.
- (2) Providing business owners and employees with a supply of affordable off-street parking.
- (3) Exempting Permit holders from two-hour parking limits, thus eliminating the need to feed parking meters throughout the day or move vehicles at periodic intervals.
- (4) Reduces the cost of parking for businesses and employees, as compared with parking in metered parking spaces and paying meter rates.

The PPP is administered by the City of La Mesa and enforced by the La Mesa Police Department Parking Control. The PPP for the La Mesa Blvd. Lot allows business owners and/or their employees to purchase quarterly parking permits to utilize public parking in designated areas within Parking District #1. When a permit holder is parked in a designated area, they are not required to pay the meter and are not subject to either the 2-hour or 4-hour parking time limitation in effect in various locations within the Parking District #1. For a low quarterly fee (an 84% discount off meter rates), permit holders receive access to all-day parking without the risk of a parking citation for non-payment of meters or time violation. All permit parking areas remain available to public parking as well as to permit holders at all times. The cost for a permit for the La Mesa Blvd. Municipal Parking Lot is \$40/quarter.

The business owners who pay into the Parking District #1 have a vested interest to keep La Mesa Blvd. Municipal Parking Lot publicly owned and affordable for its owners, employees and visitors. The subject parcels were acquired by the Redevelopment Agency in 1978 for \$160,000. The current estimated total value of the three (3) parcels is \$160,000. Beginning with paying for the initial improvements made to the subject three (3) parcels to create the parking lot in the amount of approximately \$50,000, the City has expended funds relating to improvements, maintenance, and operations for the La Mesa Blvd. Municipal Parking Lot in excess of the \$160,000 current estimated total value. Therefore, any transfer to the City of the La Mesa Blvd. Municipal Parking Lot should be for a nominal value.

ATTACHMENTS:

1. City Ordinance No. 0642 establishing Parking District #1
2. Redevelopment Agency Resolution 40-RA approving the La Mesa Springs Shopping Center DDA
3. June 3, 1977 Memo from Redevelopment Agency Director Felix
4. December 16, 1977 Memo from Redevelopment Agency Director Felix
5. January 13, 1978 Memo from Redevelopment Agency Director Felix
6. Individual Grant Deed dated May 5, 1978 conveying subject parcels to the Redevelopment Agency
7. Redevelopment Agency Certificate of Acceptance for Individual Grant Deed dated May 5, 1978

8. April 6, 1979 Memo from Redevelopment Agency Director Hamilton
9. Parking Permit Program – La Mesa Boulevard Lot
10. Aerial Map – La Mesa Blvd. Municipal Parking Lot

Ordinance No. 642
AN ORDINANCE OF THE CITY OF
LA MESA, CALIFORNIA, DECLAR-
ING THAT PARKING DISTRICT
NO. 1 OF SAID CITY IS FORMED
AND DESCRIBING THE ACQUISI-
TIONS AND IMPROVEMENTS TO
BE MADE THEREFOR.

WHEREAS, on April 12, 1955, a petition for the formation of a parking district in the City of La Mesa under the provisions of the Parking District Law of 1951 (Part 4, Division 18 of the Streets and Highways Code of the State of California) was filed in the office of the City Clerk; and

WHEREAS, the City Clerk examined said petition and thereafter certified to this City Council that said petition was signed by the requisite number of signers; and

WHEREAS, thereafter this City Council on May 10, 1955, adopted its resolution approving said petition, agreeing to make a contribution not less than the amount specified in said petition, agreeing to install and maintain, or continue to maintain, parking meters on public ways within the district as proposed in said petition, finding and determining that the public interest, convenience and necessity require that such meters be installed and maintained or be continued to be maintained as proposed in said petition, and directing the City Engineer to make and file with it a report showing the matters specified in Section 86287 of said Streets and Highways Code; and

WHEREAS, thereafter the City Engineer did make such report and filed the same with this City Council; and

WHEREAS, said report first filed was found to be incorrect in certain particulars and thereafter the City Engineer did make a revised report and filed the same with this City Council; and

WHEREAS, on June 14, 1955, this City Council adopted its Resolution No. 5816 declaring its intention to form said parking district to be known and designated as "Parking District No. 1 of the City of La Mesa" and in said resolution fixed July 26, 1955, at 7:00 o'clock P.M. in the Council Chambers of this City Council as the time and place for hearing on the proposed formation of said district; and

WHEREAS, said Resolution No. 5816 was published and mailed as provided by said Law, and said hearing was held at the time and place so fixed; and

WHEREAS, at said hearing, all persons desiring to be heard were heard, and all protests and objections, if any, made or filed were fully heard and the same have been overruled and denied by order entered on the minutes, and said hearing has been duly concluded; and

WHEREAS, this City Council has determined by order entered on its minutes that written objections or protests objecting to the formation of said district have not been made by the owners of taxable real property in said district having an assessed valuation of more than one-half of the assessed valuation of all taxable real property in said district; and

WHEREAS, it is the judgment of this City Council that all of the land in the proposed district as described in said Resolution No. 5816 and as hereinafter described will be benefited by the proposed project;

NOW, THEREFORE, the City Council of the City of La Mesa, California, does ORDAIN as follows:

Section 1. That it is hereby declared that a parking district desig-

nated as "Parking District No. 1 of the City of La Mesa" is formed under and pursuant to said Parking District Law of 1951 and the exterior boundaries of said district are hereby established as follows:

All of that area lying within the City of La Mesa, County of San Diego, State of California, bounded and described as follows:

1. Beginning at the most southerly corner of Lot 3, Block 10, Parks Addition, Map No. 993, Official Records of the County of San Diego, State of California.

2. Thence northeasterly along the southerly line and the northeasterly prolongation thereof of Lots 3 and 28 in each of Blocks 10, 8, and 9, said Parks Addition, to the easterly line of Fourth Street.

3. Thence northwesterly along said easterly line of Fourth Street to the southerly line of Lemon Avenue.

4. Thence northeasterly along said southerly line of Lemon Avenue to its intersection with the southeasterly prolongation of the centerline of an alley lying in Block 5, Parks Addition, Map No. 1101, said Official Records.

5. Thence northwesterly along said southeasterly prolongation and along said centerline of said alley to its intersection with the centerline of an alley lying in the southerly 15 feet of Lots 5 and 6 of Block 7, Outlook Terrace, Map No. 1188, said Official Records as shown by Deed to the City of La Mesa, recorded July 7, 1921, in Book 751 of Deeds at Page 205, et seq., Records of said County.

6. Thence northeasterly along the said centerline of said alley to the westerly line of Lot 10, Block 7, said Outlook Terrace.

7. Thence northwesterly along said westerly line to the northwesterly corner of said Lot 10, being also the southwest corner of Lot 4, Block 7, said Outlook Terrace.

8. Thence easterly along the southerly line of said Lot 4, to the southeasterly corner of said Lot 4.

9. Thence northerly along the easterly line of said Lot 4 to the southwest corner of Lot 3, Block 7, said Outlook Terrace.

10. Thence easterly along the southerly line of said Lot 3 to the southeasterly corner of said Lot 3.

11. Thence northerly along the easterly line of said Lot 3 to the northeasterly corner of said Lot 3, being also a point on the southerly line of Grant Avenue.

12. Thence easterly along said southerly line of Grant Avenue to an intersection with the southerly prolongation of the easterly line of Lot 9, Block 2, said Outlook Terrace.

13. Thence northerly along said southerly prolongation and easterly line to the northeasterly corner of said Lot 9.

14. Thence westerly along the northerly lines of Lots 8 and 9, Block 2, said Outlook Terrace, to the northwesterly corner of said Lot 8, Block 2, being also a point on the easterly line of La Mesa Boulevard.

15. Thence westerly in a straight line to the northeasterly corner of Lot 3, Block 1, said Outlook Terrace.

16. Thence westerly along the northerly line of said Lot 3 and along the westerly prolongation of said northerly line to the westerly

line of Cypress Street.

17. Thence southerly along said westerly line of Cypress Street to the northeasterly corner of Lot 8, Magruder Tract, Map No. 1078, said Official Records.

18. Thence westerly along the northerly lines of Lots 8, 7, 6, 5, and 4, of said Magruder Tract to the easterly line of Pine Street.

19. Thence southerly along the easterly line of Pine Street to an intersection with the easterly prolongation of the southerly lines of Lots 8, 7, 6, 5, and 10, Pine Court, Map No. 2215, said Official Records.

20. Thence westerly along said easterly prolongation and along said southerly lines and the westerly prolongation thereof to the northwesterly corner of Lot 31, Block 1, Wheeler Tract, Map No. 1000, said Official Records.

21. Thence northerly along the westerly line of said Wheeler Tract to the southeasterly corner of Lot 1, Petaluma Tract, Map No. 1031, said Official Records.

22. Thence westerly along the southerly lines of Lots 1 and 2 of said Petaluma Tract to the southwesterly corner of said Lot 2.

23. Thence southerly along the westerly line of Lot 17 of said Petaluma Tract to the centerline of the alley in said Petaluma Tract.

24. Thence westerly along said centerline of said alley to the easterly line of the Mandar Tract, Map No. 1578, said Official Records.

25. Thence southerly along said easterly line to the northeasterly corner of Lot 8 of said Mandar Tract.

26. Thence southwestwardly along the northerly line of said Lot 8 and along its southwestwardly prolongation to the easterly line of the 80 foot right-of-way of the San Diego and Arizona Eastern Railroad.

27. Thence southerly along said easterly line of said right-of-way to the northerly line of Allison Avenue.

28. Thence easterly along said northerly line of said Allison Avenue to the easterly line of the 100 foot right-of-way of said S. D. & A. E. R. R.

29. Thence southerly along the easterly line of said 100 foot right-of-way to a point thereon 280 feet northerly of the intersection of said easterly line with the northerly line of La Mesa Boulevard.

30. Thence westerly along a line parallel to the southerly line of Orange Avenue a distance of 25 feet.

31. Thence southerly along a straight line to a point on a line parallel to the westerly line of Spring Street and 38 feet westerly of said westerly line of said Spring Street, said point being 110 feet northerly of the intersection of said parallel line and the northerly line of La Mesa Boulevard.

32. Thence southerly along said parallel line to the northerly line of La Mesa Boulevard.

33. Thence westerly along said northerly line to a point on a line which is parallel with and 20 feet westerly from the centerline of the S. D. & A. E. R. R. track.

34. Thence northerly along said 20 foot line to the southerly line of Orange Avenue.

35. Thence westerly along said southerly line to its intersection with the centerline of Nebo Drive.

36. Thence southerly along said centerline of Nebo Drive to its intersection with the southwestwardly

50-A

prolongation of the southerly line of said Lot 8, Block 10, Parks Addition.

37. Thence northeasterly along said southwesterly prolongation to its intersection with a line parallel to and distant easterly 20 feet from the westerly line of said S. D. & A. E. 100 foot right-of-way.

38. Thence northerly along said 20 foot line to the southerly line of Lemon Avenue.

39. Thence easterly along said southerly line of Lemon Avenue 5 feet to a line parallel to and distant 25 feet from the westerly line of said 100 foot right-of-way.

40. Thence northerly along said 25 foot line to its intersection with the southerly line of La Mesa Boulevard.

41. Thence northeasterly along said southerly line of La Mesa Boulevard to a line parallel to and distant 38 feet westerly from the easterly line of said 100 foot right-of-way.

42. Thence southerly along said 38 foot line to the southerly line of Lemon Avenue.

43. Thence easterly along said southerly line of Lemon Avenue to a line which is parallel to and distant westerly 20 feet from the easterly line of said S. D. & A. E. R. E. 100 foot right-of-way.

44. Thence southerly along said 20 foot line to its intersection with the southwesterly prolongation of the southerly line of said Lot 8, Block 10, Parks Addition.

45. Thence northeasterly along said southerly prolongation to the most southerly corner of said Lot 8, said corner being the POINT OF BEGINNING.

Whenever in the foregoing description reference is made to a line of a street or alley the same shall be deemed to refer to the line of such street or alley as the same existed on January 1, 1955.

Section 2. That a general description of the lands in said city to be acquired in fee simple for use as public parking places is as follows:

Parcel No. 1—Allison Avenue Lot.

All of Lots 1 through 6, inclusive, of a re-subdivision of the Hood Tract, in the City of La Mesa, County of San Diego, State of California, as per Map thereof No. 1540, filed in the office of the County Recorder of San Diego County, March 8, 1912; EXCEPTING THEREFROM the following portion of said Lot 6: all that portion lying westerly of a line beginning at a point in the northerly line of said Lot 6, distant thereon 48.00 feet easterly from the northwesterly corner thereof; thence South 0° 45' East parallel with the easterly line of said Lot 6 to a point in the southwesterly line of said Lot 6; and also SUBJECT TO the easement reserved in the deed recorded in Book 1206, Page 206, Official Records of said County;

Parcel No. 2—Lemon Avenue Lot.

All of Lots 13, 14, and 15 in Block 3 of Parks Addition to La Mesa Springs, in the City of La Mesa, County of San Diego, State of California, according to Map thereof No. 983, filed in the office of the County Recorder of San Diego, State of California, June 5, 1906; EXCEPTING THEREFROM the northerly 75 feet of said Lot 13.

Section 3. That a general description of the improvements to be made and constructed on said parking places is as follows:

1. Clearing and grading both parcels including the removal of existing buildings, improvements and other obstructions.

2. Paving of the parking area of both parcels with a minimum of three (3) inches of asphaltic concrete pavement.

3. The construction of concrete driveways to provide ingress to and egress from said parcels, including the reconstruction and replacement of curbs and sidewalks where necessary.

4. The acquisition and installation of parking meters for both parcels.

5. Landscaping.

6. Any necessary work and materials appurtenant to any of the foregoing.

Section 4. That the City Attorney of the City of La Mesa is hereby directed to bring an appropriate action in the name of the city for the condemnation of the lands to be acquired for use as parking places as above set forth; provided, however, that the city may contract for the purchase of any of said lands or procure options to purchase any of said lands, and if all or any portion thereof can be acquired by contract or under option at a price which this City Council deems satisfactory, such lands or such portion thereof need not be included in said condemnation action or, if included therein, need not be condemned. Said condemnation action shall be filed and the condemnation proceedings taken substantially as provided in said Parking District Law of 1951.

Section 5. That the City Clerk shall certify to the adoption of this ordinance and shall cause this ordinance to be published once in the LA MESA SCOUT, a newspaper of general circulation printed and published in the City of La Mesa.

Section 6. This ordinance shall take effect thirty (30) days after its passage.

ADOPTED, SIGNED AND APPROVED this 9th day of August, 1955.

W. EARL LOGAN
Mayor of the City of La Mesa, California

Attest:

L. L. FREEMAN
City Clerk of the City (Seal)
of La Mesa, California

State of California
County of San Diego — ss.
City of La Mesa

I, L. L. FREEMAN, City Clerk of the City of La Mesa, California, DO HEREBY CERTIFY that the foregoing ordinance was introduced and read at a regular meeting of the City Council of said city, duly held on the 26th day of July, 1955, and thereafter at a regular meeting of said City Council, duly held on the 9th day of August, 1955, was reread, duly passed and adopted by said City Council and signed and approved by the Mayor of said City, and that said ordinance was so passed and adopted by the following vote, to wit:

AYES: Councilmen Harness, Nagel, Nielsen, Logan
NOES: None.

ABSENT: Councilman Grosbie
L. L. FREEMAN
(Seal) City Clerk of the City
of La Mesa, California

State of California
County of San Diego — ss.
City of La Mesa

I, L. L. FREEMAN, City Clerk of the City of La Mesa, California, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of Ordinance No. 642 of said City, and that said ordinance was adopted at the time and by the vote stated on the certificate attached thereto, and has not been amended or repealed.

Dated: August 9, 1955.

L. L. FREEMAN
(Seal) City Clerk of the City
of La Mesa, California
6428—Scout Aug 11

LA MESA COMMUNITY REDEVELOPMENT AGENCY

RESOLUTION NO. 40-RA

A RESOLUTION APPROVING THE PROPOSED SALE OF REAL PROPERTY IN THE LA MESA CENTRAL AREA REDEVELOPMENT PROJECT; AND APPROVING AND AUTHORIZING THE EXECUTION AND IMPLEMENTATION OF A DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING TO SAID SALE AND THE DEVELOPMENT OF A COMMUNITY SHOPPING CENTER

WHEREAS, the La Mesa Community Redevelopment Agency is engaged in activities necessary to execute and implement the Redevelopment Plan (the "Redevelopment Plan") for the La Mesa Central Area Redevelopment Project (the "Project"); and

WHEREAS, the Agency was presented with a proposed Disposition and Development Agreement ("DDA") by La Mesa Springs Shopping Center (a California general partnership of which Alexander Haagen is the managing general partner and which is hereinafter referred to as the "Developer") for the purchase of certain real property (the "Site") in the Project area illustrated on the attached map and for the development of a 140,000 square foot community shopping center on the Site; and

WHEREAS, upon the presentation of the proposed DDA, the Agency set and duly noticed a public hearing to be held on the proposed sale of the Site by the Agency to the Developer and on the proposed DDA; and

WHEREAS, prior to holding such public hearing, the Developer and the Agency staff have proposed and presented to the Agency changes to the proposed DDA; and

WHEREAS, the Agency has held a public hearing on the proposed sale of the Site and on the DDA and the proposed changes to the DDA; and

WHEREAS, concurrent with the consideration of the DDA (as originally proposed and as proposed to be changed), the Agency and the Council of the City of La Mesa are in the process of approving and adopting an Amended Redevelopment Plan for the Project which will (when approved and adopted) accommodate and be consistent with the development of the community shopping center as proposed in the DDA; and

WHEREAS, the Agency has considered the information presented in the Environmental Impact Report for the Project and in the Environmental Impact Report prepared for the amendment of the land use element of the City's General Plan with respect to the environmental impacts related to the development as proposed in the DDA; and

WHEREAS, the DDA (as originally proposed and as proposed to be changed) contains all the provisions, terms, conditions and obligations required by state and local law; and

WHEREAS, the Agency has duly considered all terms and conditions of the proposed sale of the Site to the Developer, and believes that the re-development of the Site pursuant to the DDA (as originally proposed and as proposed to be changed) is in the best interest of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable state and local law and requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE LA MESA COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

1. The sale of the Site by the Agency to the Developer and the DDA as changed (a copy of which is on file in the office of the Agency and which agreement establishes the terms and conditions for the sale of the Site and for the development of community shopping center improvements on the Site), are hereby approved.

2. The Chairman is hereby authorized to execute the DDA (as changed). The Executive Director (or his designee) is hereby authorized to take all steps, and the Chairman is further authorized to sign all other documents and instructions, necessary to implement and carry out the DDA (as changed) on behalf of the Agency.

APPROVED AND ADOPTED BY THE LA MESA COMMUNITY REDEVELOPMENT AGENCY ON THIS 20th DAY OF July, 1976, BY THE FOLLOWING VOTE:

AYES: Messrs. Slater, Kuykendall, Bailey, Uselton, Fordem

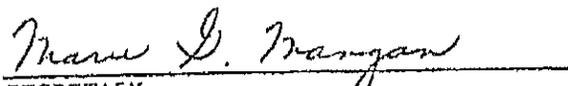
NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:


CHAIRMAN


SECRETARY

CITY OF LA MESA
INTERCOMMUNICATING MEMORANDUM

DUE DATE:

F. UP DATE:

④

TO Redevelopment Agency DATE June 3, 1977
FROM D. T. Felix, Director Redevelopment
SUBJECT Phase I Peripheral Area Development Guide

Enclosed is the second revision of the Phase I Peripheral Area Development Guide. You will note that this revision has the changes and modifications indicated by a vertical line in the right-hand column.

At this writing, Jacobs office is reviewing this revision and will telephone his response by meeting time. Jacobs has indicated to me that it is appropriate at this time to identify publicly the parcel or parcels that we are prepared to acquire for parking purposes with subsequent adoption of the Guide. At present, I recommend adoption of the Guide at the regular meeting on June 21st. This Guide provides for funding of the public improvements by the Redevelopment Agency. It is proposed that the City loan the Agency the monies to complete these improvements with repayment to be funded out of Phase I tax increment excess to the requirements of debt service to outstanding bonds.

Enclosed in this package also is a copy of a plat map showing the parcels I recommend we acquire through eminent domain for purposes of creating off street parking. These parcels as presently constituted are deemed non-conforming and would have to be totally redeveloped in the concept of the Development Guide. If the two parcels indicated are purchased, it is expected that 31 parking spaces can be created. (For purposes of comparison, there are 21 marked parking spaces in the City parking lot adjacent to Certified Liquor on La Mesa Blvd.). These parcels are particularly attractive for parking because there is not only narrow La Mesa frontage access, but also alley access to the rear making it possible to design a parking lot that prohibits automobiles exiting the parking lot from entering La Mesa Blvd. traffic at midblock.

It is proposed that these two parcels be acquired by the Agency under normal procedures of acquisition and that a parking lot be created, with the Agency/City leasing this parking to neighboring businesses at rents reflecting market value of the parking lot - i.e. not a subsidized value. It is anticipated that this parking will be leased principally by businesses for employee parking, thereby leaving curb parking and existing on-site parking for clients.

Subject to Jacobs' comments and your discussion and comments this evening, I recommend you deliver instructions to staff to identify proposed acquisition for parking and prepare a resolution for adoption of this Development Guide.

CITY OF LA MESA
INTERCOMMUNICATING MEMORANDUM

DUE DATE:

F. UP DATE:

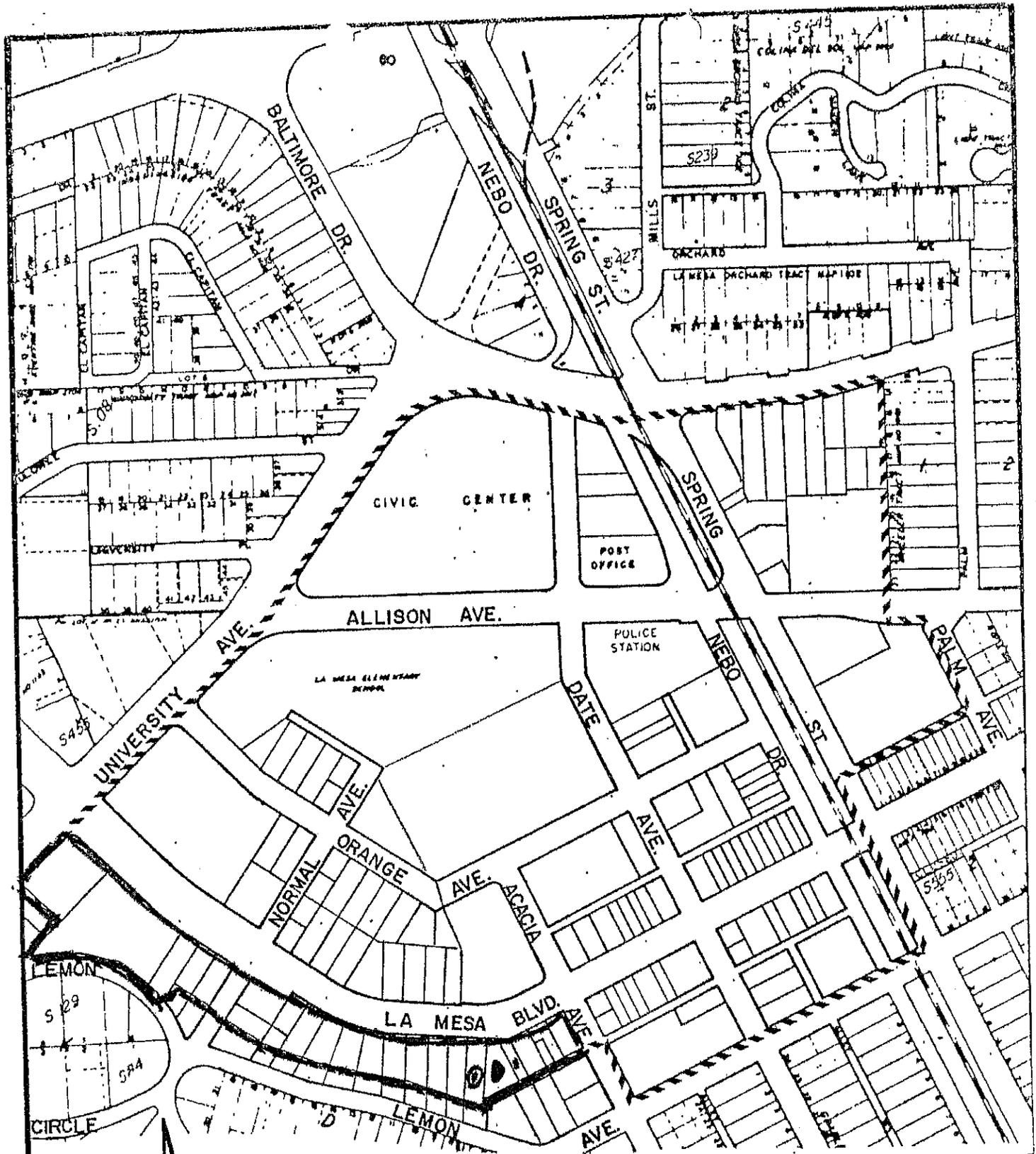
4

TO Redevelopment Agency DATE December 16, 1977
FROM D. T. Felix, Director Redevelopment
SUBJECT Phase I Peripheral Area Parking

Last August the Redevelopment Agency adopted a development plan for the Phase I Peripheral Area wherein parcels reserved to be purchased for public parking purposes were identified. The attached plat shows (a) Phase I; (b) Phase I Peripheral Area; (c) Parcels in Phase I Peripheral Area designated for acquisition for public parking; and (d) Music Studio parcel.

Mrs. Delores Bates, the proprietor of the music studio, owns the studio parcel as well as the adjacent parcels identified for parking purposes. She has communicated with us to request that the Agency reconsider its decision to purchase the public parking parcels (indicated by blue dots) and permit her instead to develop all three of her parcels with a guarantee from her that she provide available parking for at least sixteen cars to whomever the Agency designates at market rents. She has also indicated that she would permit an extension of an alley across the back of the music studio parcel to assist in the circulation of traffic as we proceed in the development of that entire parcel. I feel that with appropriate legally drafted assurances to accomplish the guarantee of parking and usage we should favorably consider this proposal.

This proposal solves our long term problem of administration of public parking in this area and also relieves us of the necessity of purchasing and relocating the two parcels in question. My specific recommendation is that you authorize Lee Knutson and myself to proceed with negotiations with Mrs. Bates to draft appropriate implementing agreements to be executed by the Chairman.



Phase I: _____
 Phase I Peripheral Area: _____
 Parcels in Phase I Peripheral Area designated for acquisition for public parking: _____
 Music Studio Parcel: _____

SCALE 1" = 300'

REDEVELOPMENT PROJECT AREA

CITY OF LA MESA
INTERCOMMUNICATING MEMORANDUM

DUE DATE:

F. UP DATE:

4

TO Redevelopment Agency DATE January 13, 1978
FROM D. T. Felix, Redevelopment Director
SUBJECT Parking on Bates Music Studio Parcels

The attached package of information is a proposal from Mrs. Bates for developing her parcels. She proposes to the Agency three options:

- 1) Permit her to develop all three of her parcels;
- 2) Develop the most westerly parcel, waiving the parking requirements (presumably utilizing parking on the adjacent Agency-developed parcels for employee-customer parking);
- 3) Have the Agency purchase all three parcels.

I have surveyed employee parking requirements for that area, thereby giving us additional insights to the amount of parking spaces required for employees as well as customer parking. My survey reveals there are sufficient projected employee/customer parking demands in the area to indicate to the Agency that we should purchase all three of Mrs. Bates' parcels and develop them into public parking to be utilized as a combination of permit and meter parking.

As an example of increasing demand for parking since our last meeting, the DeLoux School of Cosmetology has informed us they have an immediate need for 16 to 20 additional parking spaces on a monthly basis - just for their own employees.

Additionally, when Phase II is developed, DeLoux will be losing their customer parking across La Mesa Blvd. Other businesses on the south side of La Mesa Blvd. (in both Phase I and Phase II Peripheral Areas) will also be affected.

I will report to you orally on the results of my survey of parking requirements in the area.

RECOMMENDATION: That the Agency purchase all three of the Bates parcels in the Phase II Peripheral Area for parking purposes.

CITY OF LA MESA
RECEIVED

JAN 12 9 51 AM '78

MARIE G. HANGAN
CITY CLERK

7891 La Mesa Blvd.
La Mesa, CA 92041
January 11, 1978

Redevelopment Agency
The City of La Mesa
8130 Allison Ave.
La Mesa, CA 92041

Gentlemen:

In your letter dated September 1, 1977 to all property owners in Phase I Peripheral Area you adopted the proposal to purchase parcels 494-383-16 and 494-383-17. This land is to be used for public parking and it is in regards to this proposal that I am drafting this letter.

Your design for development of Phase I Peripheral Area urges all property owners to assemble together narrow parcels in order to enhance the overall aesthetic values as well as the economic viability. As shown in Enclosure 1 Ms. Bates owns the adjacent parcel to the ones you have designated for purchase. This purchase will leave her with a narrow fifty foot wide lot. If you feel after reading Ms. Bates current proposal that the agency desires to continue with the purchase of these two parcels Ms. Bates would like you to buy parcel 494-383-15 also.

Ms. Bates's letter to Mr. Felix dated November 9, 1977 suggested a proposed development (enclosure 2) for all three parcels. The agency's meeting of December 19, 1977 postponed a full hearing on this matter until the January 17, 1978 meeting. This proposal would be the one on which Ms. Bates would like your approval. However she now has an alternate plan.

Mr. Baily at the December 17th meeting suggested that the city should not get into the business of leasing parking spaces. We agree that this could cause some problems in the future. On the other hand the mayor mentioned that the agency should not, if at all possible, interfere with free enterprise. The original proposal and the alternate suggestion will curtail leasing parking spaces either from Ms. Bates or from the city. Enclosure #3 refers to the alternate plan. This development would leave the property without ingress or egress. As shown on Enclosure #2 the total square feet of spaces would be 5496 sq. ft. Building codes require four parking spaces per thousand square feet of floor space. This would leave Ms. Bates with a shortage of eleven parking spaces.

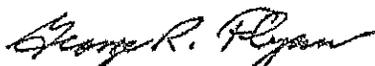
Ms. Bates could like to continue doing business in La Mesa,

therefore she would like to have the requirement for parking spaces waived. Her customers, clients and students could use the public parking which would be made available by the purchase of parcels 494-383-16 and 494-383-17.

In summary Ms. Bates would like to:

- (1) keep all three parcels of land, and develop same
- (2) or develop one parcel with the waivering of the parking requirements
- (3) or the agency purchase all three parcels of land.

Sincerely,


George R. Flynn

Enclosures - 3

ALLEY TO
ACACIA BOULE.

494-383-17

PROPOSED

PURCHASE

494-383-16

494-383-15

8075

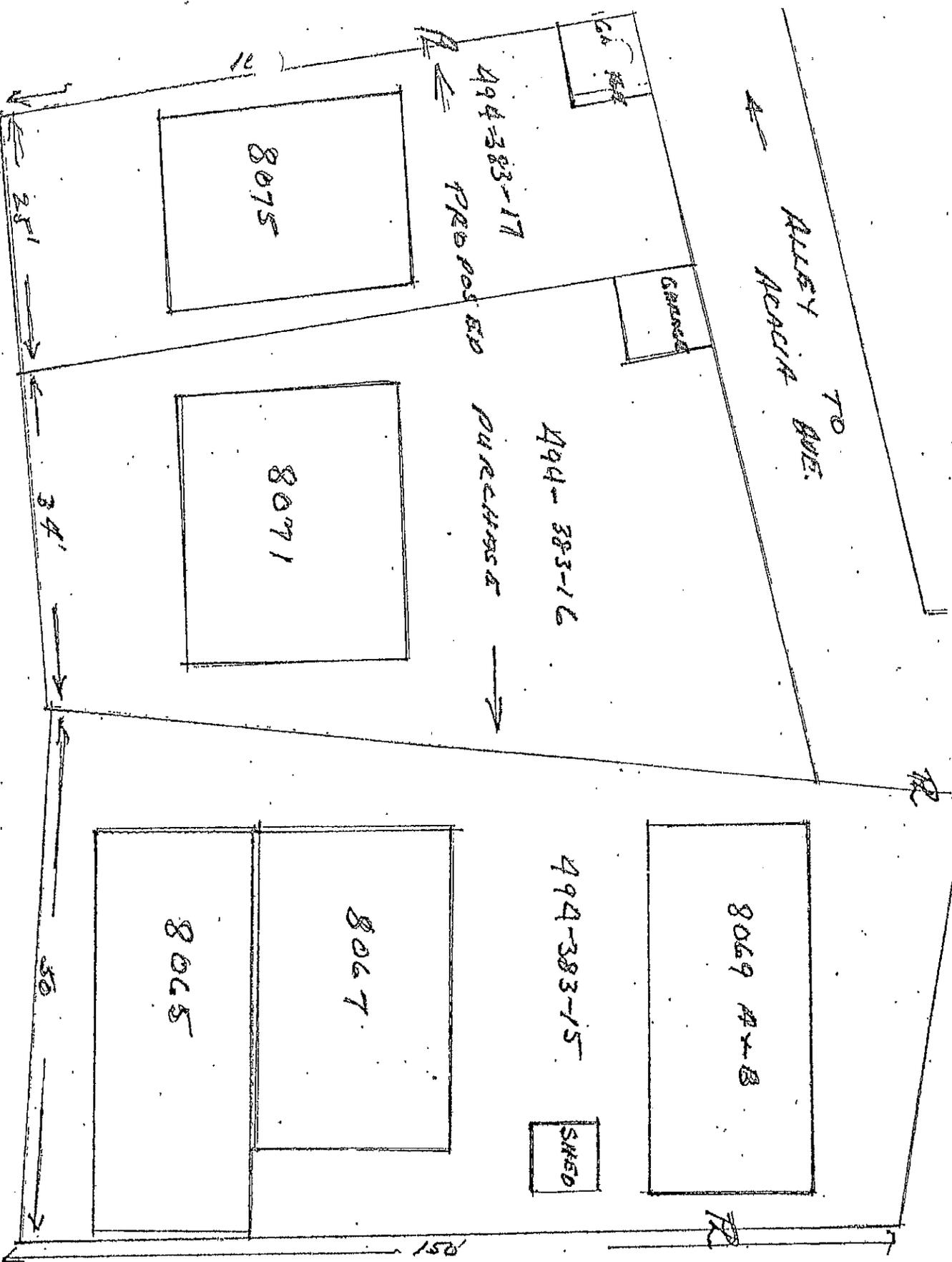
8071

8069 A+B

8067

8065

LA. MESA BLVD



EXCEL

ALLEY TO
ACACIA AVE.

PARKING
AVAILABLE 39
REQUIRED 23
EXCESS 16

ENTRANCE
← 22' →
EXIT

ENTRANCE
EXIT

REMODEL TO
OFFICE SPACES
OR STUDIOS
1080 SQ. FT.

PARKING

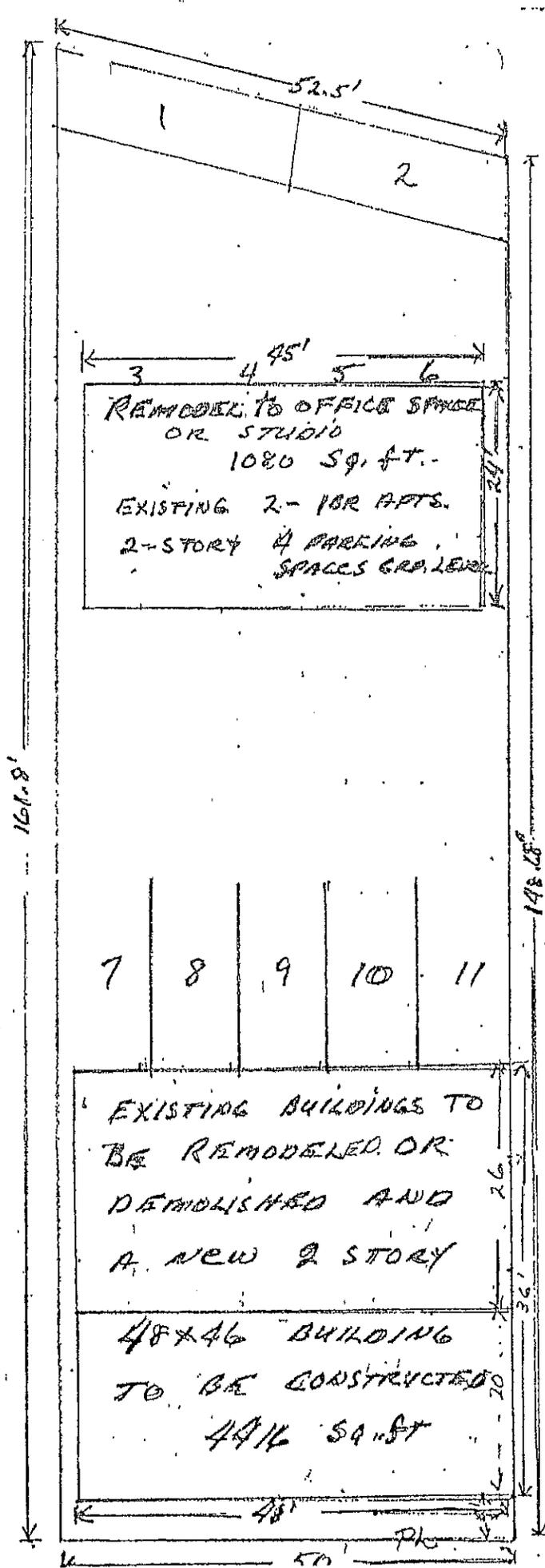
PARKING

NEW CONSTRUCTION - 2 STORY
80' x 32' x 2 = 5120 SQ. FT.
LESS 480
4640 SQ. FT.

4640 5
1080 5
5720 5

LA 1534 BLDG

ENCL.
2



4416 SQ FT
 1080 SQ FT

 5496 SQ FT.

PARKING
 REQ. 22
 AVAIL. 11

 NEED 11.

REQUEST A
 WAIVER FOR
 THIS REQUIREMENT
 IF CITY DESIRES
 ADJACENT PROPER
 ADJACENT PARKING
 WILL BE 32 SPACES
 OF PUBLIC PROVD.

ENCL. (3)

PLAN IF CITY

RECORDING REQUESTED BY 231

AND WHEN RECORDED MAIL TO

A-1036666
Name LaMesa Community Redevelopment Agency
Street Address 8130 Allison Avenue
City & State LaMesa, CA. 92041

MAIL TAX STATEMENTS TO

Name Same as above
Street Address
City & State

FILE/PAGE NO. 78-281156
BOOK 1978
RECORDED REQUEST OF
TITLE INSURANCE & TRUST CO.
JUL 6 8:00 AM '78
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM, RECORDER
NO FEE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed
THIS FORM FURNISHED BY TICOR TITLE INSURERS

5052 / 470-582-13
470-582-14

TO 1929 CA (12-74)

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ NONE DUE
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: (XX) City of LaMesa, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DELORES A. BATES, a single woman, and
ATHALIAH L. BATES, a widow,
hereby GRANT(S) to LA MESA COMMUNITY REDEVELOPMENT AGENCY

the following described real property in the City of LaMesa
County of San Diego, State of California:

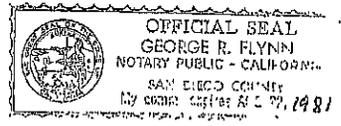
Lots 15, 16 and 17 in Block 5 of SUNNYSIDE ADDITION TO
LA MESA SPRINGS, according to Map thereof No. 1118, filed
in the Office of the County Recorder of San Diego County
February 4, 1908.

Dated May 5, 1978
x Delores A. Bates
Delores A. Bates

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.
On MAY 5, 1978 before me, the under-
signed, a Notary Public in and for said State, personally appeared
DELORES A. BATES
ATHALIAH L. BATES

x Athaliah L. Bates
Athaliah L. Bates

known to me
to be the person whose name subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.



Signature George R. Flynn

(This area for official notarial seal)

Title Order No. 1036666 (unit 4) Escrow or Loan No. A-1036666

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CERTIFICATE OF ACCEPTANCE

The interest in real property conveyed by the deed or grant dated May 5, 1978, from Delores A. Bates and Athaliah L. Bates

to the La Mesa Community Redevelopment Agency, a public body, corporate and politic, is hereby accepted by the undersigned officer on behalf of the La Mesa Community Redevelopment Agency pursuant to authority conferred by Resolution No. 40-RA adopted on July 20, 1976, and the grantee consents to recordation thereof by its duly authorized officer.

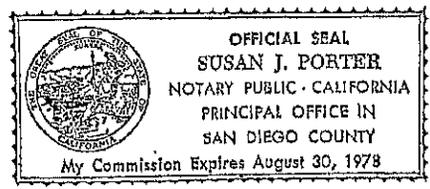
Dated: May 22, 1978 Paul W. Fordem
Chairman

STATE OF CALIFORNIA)
)ss.
COUNTY OF SAN DIEGO)

On the 22nd day of May, 1978; before me the undersigned Notary Public, personally appeared Paul W. Fordem known by me to be the Chairman of the La Mesa Community Redevelopment Agency and acknowledged that he executed the within instrument for and on behalf of said Agency.

(SEAL)

Susan J. Porter
Notary Public in and for said County and State



CITY OF LA MESA
INTERCOMMUNICATING MEMORANDUM

DUE DATE:

F. UP DATE:

Handwritten initials

TO City Council DATE April 6, 1979
FROM Patricia M. Hamilton, Redevelopment Director
SUBJECT Preliminary Design Concept for Phase I Peripheral Area Parking Lot
Central Area Redevelopment Project

The Redevelopment Agency hired the engineering firm of Lawrence, Fogg, Smith and Associates to design the municipal parking lot at 8055-8065 La Mesa Boulevard. The firm was asked to prepare several preliminary concept drawings, including preliminary cost estimates, from which a final design could be selected.

While the Agency is absorbing the engineering and design costs on the project, and while it would be appropriate for the operation of the lot to be both an Agency and City consideration, the funding source for construction of the lot has not been determined. At this time I would like to make the following recommendations to the City Council:

1. That the Council consider constructing the lot at City expense. If the City is willing to absorb the cost of developing the lot, the estimated \$50,000 required could be requested as a loan from the Redevelopment Agency so that construction could be started as quickly as possible (funds for this project are not now available in the City budget).
2. That the preliminary designs be reviewed and a design selected. Three studies will be presented, ranging from 31 to 34 spaces and ranging in cost from \$45,000-\$47,000. If Bob Fogg receives the go-ahead from the City this evening, and from the Agency next week, he anticipates completion of a bid package by the end of April.
3. That the Council authorize the installation of meters at all spaces in the lot, with the time set for two hours for all meters and fees (10 cents per hour) to be the same as those for all other municipal parking lots. The City now has a set purchase price per meter which will be increased a minimum of \$15. after June 1, 1979. Metering the lot is a basic requirement. It is possible that the City and Agency may want to consider some other methods of using the lot (to provide incentives to owners in the area to upgrade their properties, for example). I anticipate taking such specific recommendations to the Agency this summer.

A Summary and Site Plan of each of the three alternatives is enclosed.

P.S. Please excuse Bob Fogg's calling this the "University Avenue Parking Lot"!

*Council approved Plan "A" on April 10th, 1979
also meter installation and city absorbing
development costs for the lot.*



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE F.A.S.C.E., RETIRED
ROBERT K. FOGG F.A.S.C.E.
CHARLES A. SMITH F.A.S.C.E.
WILLIAM A. STEEN M.A.S.C.E.

CONSULTING CIVIL ENGINEERS & LAND SURVEYING
9580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-9000

LA MESA REDEVELOPMENT AGENCY
UNIVERSITY AVENUE PARKING LOT
STUDY A

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>EXTENSION</u>
1. Site Grading -			
On-Site Excavation	770 C.Y.	\$ 5.00	\$ 3,850
Export	570 C.Y.	3.00	1,710
2. A.C. Pavement & Base	14,465 S.F.	0.80	11,572
3. Driveway	300 S.F.	3.50	1,050
4. Landscape	5,750 S.F.	2.00	11,500
5. Lights	4 EA.	1200.00	4,800
6. Walls 2-3' High	96 L.F.	10.00	960
7. Curbs	685 L.F.	7.00	4,795
8. Ramps and Steps @ Driveway			500
	Sub Total on-site		\$ 40,737
9. Alley repaving off-site	3,200 S.F.	2.00	6,400
	Total		\$ 47,137
	34 Parking Spaces		

#1426
4/6/79
R.K.F.



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE
ROBERT K. FOGG
CHARLES A. SMITH
WILLIAM A. STEEN

F.A.S.C.E., RETIRED
F.A.S.C.E.
F.A.S.C.E.
M.A.S.C.E.

CONSULTING CIVIL ENGINEERS & LAND SURVEYING
8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-9000

LA MESA REDEVELOPMENT AGENCY
UNIVERSITY AVENUE PARKING LOT
STUDY B

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>EXTENSION</u>
1. Site Grading - Excavation	2,094 C.Y.	\$ 5.50	\$ 11,517
Export - All			8,307
2. A. C. Pavement & Base	10,384 S.F.	0.80	1,400
3. Driveway	400 S.F.	3.50	15,040
4. Landscape	7,520 S.F.	2.00	4,800
5. Lights	4 EA.	1200.00	1,090
6. Walls	109 L.F.	10.00	3,185
7. Curbs	455 L.F.	7.00	500
8. Ramps & Steps @ Drive			
	Total		\$ 45,839

31 Parking Spaces

#1426
4/6/79
R.K.F.



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE
ROBERT K. FOGG
CHARLES A. SMITH
WILLIAM A. STEEN

F.A.S.C.E., RETIRED
F.A.S.C.E.
F.A.S.C.E.
M.A.S.C.E.

CONSULTING CIVIL ENGINEERS & LAND SURVEYING
8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-8000

LA MESA REDEVELOPMENT AGENCY
UNIVERSITY AVENUE PARKING LOT
STUDY C

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>EXTENSION</u>
1. Site Grading -			
Excavation	631 C.Y.	\$ 5.00	\$ 3,155
Export	100 C.Y.	3.00	300
2. A.C. Pavement & Base	13,597 S.F.	0.80	10,878
3. Driveway	200 S.F.	3.50	700
4. Landscape	4,979 S.F.	2.00	9,958
5. Lights	4 EA.	1200.00	4,800
6. Walls -			
4-6'	110 L.F.	35.00	3,850
2-4'	35 L.F.	10.00	350
1-2'	64 L.F.	8.00	512
7. Curbs	460 L.F.	7.00	3,220
8. Ramps & Steps @ Drive			500
	Sub Total on-site		\$ 38,223
			6,400
9. Alley Repaving			\$ 44,623
	Total		
	33 Parking Spaces		

#1426
4/6/79
R.K.F.

CITY OF LA MESA
INTERCOMMUNICATING MEMORANDUM

DUE DATE:

F. UP DATE:

5

TO Redevelopment Agency DATE December 13, 1978
FROM *Pat* Pamela M. Hamilton, Director
SUBJECT Acceptance of Proposal for Parking Lot Engineering and Design
Phase I Peripheral Area

At its last meeting, the Agency authorized the issuance of a Request for Proposals for Parking Lot Engineering and Design services. The Request for Proposals was sent to three La Mesa firms whose work was deemed of equal quality for satisfactory completion of the scope of services. One proposal was received, the two other firms eventually declining to submit proposals due to the press of other work. Mr. Bras and I have reviewed this proposal and find that the costs are reasonable and that the proposal covers the engineering and design work required.

Budget Impact

The "not to exceed" cost for Phase I is \$4,328, and for Phase II is \$2,533. Additional work not specified in the scope of services, if requested by the Agency at a later time, would increase these costs in accordance with the fee schedule included in the proposal.

Recommendation

That the Agency authorize acceptance of the proposal dated December 11, 1978, from Lawrence, Fogg, Smith and Associates, for engineering and design services for the proposed parking lot at 8065-8075 La Mesa Boulevard.

Exhibits

Proposal dated December 11, 1978

att.

Approved by Agency 12-19-78



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE F.A.S.C.E., RETIRED
ROBERT K. FOGG F.A.S.C.E.
CHARLES A. SMITH F.A.S.C.E.
WILLIAM A. STEEN M.A.S.C.E.

CONSULTING CIVIL ENGINEERS & LAND SURVEYING
8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-9000

December 11, 1978

Pamela M. Hamilton, Director
La Mesa Redevelopment Agency
8130 Allison Avenue
La Mesa, California 92041

Dear Ms. Hamilton:

Submitted herewith is our proposal for engineering services for the Parking Lot on La Mesa Boulevard West of Acacia, per your letter of November 22 and the attached scope of services.

Our landscape architect consultant will be Jon Ortgiesen, of Surroundings, an Environmental Planning and Design Consultant of San Diego. He has done extensive work for the City of La Mesa Redevelopment Agency, McKeon Construction Company and at one time was with the City of Chula Vista Parks Department.

Our services have included extensive parking facilities for Grossmont Center, Grossmont Hospital, Fed-Mart Corp., and the City of La Mesa.

Very truly yours,

Robert K. Fogg
Robert K. Fogg

RKF:ss

Enclosures

*Approved by Agency
12-19-78*



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE F.A.S.C.E., RETIRED
ROBERT K. FOGG F.A.S.C.E.
CHARLES A. SMITH F.A.S.C.E.
WILLIAM A. STEEN M.A.S.C.E.

CONSULTING CIVIL ENGINEERS & LAND SURVEYING
8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-9000

ENGINEERING COST
LA MESA BOULEVARD PARKING LOT

WORK TO BE DONE ON A TIME AND MATERIAL BASIS PER ATTACHED SCHEDULE OF FEES.
MAXIMUM FEES FOR WORK PER ATTACHED SCOPE:

PHASE I - \$4328
PHASE II - \$2533

SCOPE OF SERVICES

PHASE I

- A. Prepare boundary and topographic surveys of subject property. Map at a scale of 1" = 20' with one foot contour intervals. Cross section alley as required for alley improvements. City to provide title report for property. Surveys and topographic work to be performed after clearing of site by others in January or February 1979.
- B. 1. Prepare preliminary development sketches for two or three alternative parking layouts showing proposed grades, parking arrangement and areas for landscaping. Meet with staff and determine which alternative to develop.
2. Complete preliminary plot plan for alternative selected, showing typical sections, parking layouts, preliminary grades, areas of landscaping and landscaping concepts.
3. Prepare perspective rendering of lot as viewed from La Mesa Boulevard.
4. Prepare preliminary cost estimates.
5. Meet with staff and agency to present plans. This includes a maximum allowance of 2 hours each for such meetings by the Engineer and the Landscape Architect.
6. Provide check prints as required during the design phase. Provide 10 sets of prints of the final plan and one colored rendering.

PHASE II

- A. Upon approval of the plot plan by the agency, prepare working drawings for the project. This will include detailed dimensions, grades, construction details, landscaping plan, sprinkler plans and lighting.



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE F.A.S.C.E., RETIRED
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CHARLES A. SMITH F.A.S.C.E.
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CONSULTING CIVIL ENGINEERS & LAND SURVEYING
8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-8000

- B. Prepare construction cost estimate.
- C. Prepare specifications using City's standard boiler plate for other than technical matters. Technical specifications to be referenced to "Green Book" specs.
- D. Attend meetings with staff and agency to present final plans. This includes a maximum allowance of 2 hours each by the Engineer and the Landscape Architect for attendance at such meetings.
- E. Provide check prints as required. Provide 2 sets of final prints and 2 sets of Specifications and Contract Documents together with originals for reproduction by the Agency.

EXCLUSIONS

The Scope of these services does not include: Soils and foundation investigations; inspection or testing; construction surveys; construction review.



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE F.A.S.C.E., RETIRED
ROBERT K. FOGG F.A.S.C.E.
CHARLES A. SMITH F.A.S.C.E.
WILLIAM A. STEEN M.A.S.C.E.

CONSULTING CIVIL ENGINEERS & LAND SURVEYING
8880 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 480-9000

BREAKDOWN OF ENGINEERING FEES
LA MESA BOULEVARD, PARKING LOT

PHASE I

A. Boundary and topo surveys -	
2 man party 8 hrs. @ \$65.00	\$ 520.00
Computing, and office work	280.00
Aerial topography - San Lo Aerial	425.00
	<u>\$ 1,225.00</u>
Contingency 1/2 day field	260.00
Contingency office	100.00
	<u>\$ 1,585.00</u>
B. Preliminary Design -	
1. Preliminary Studies	
Principal 4 hrs. @ \$48.00	\$ 192.00
Sr. Designer 16 hrs. @ \$36.00	576.00
Administration	200.00
Landscape Architect	325.00
2. Preliminary Plans	
Principal 2 hrs. @ \$48.00	96.00
Sr. Designer 12 hrs. @ \$36.00	432.00
Landscape Architect	370.00
3. Colored rendering.	325.00
4. Allowance for attendance at meetings	177.00
5. Printing and reproduction	50.00
	<u>\$ 2,743.00</u>
Total Phase I	\$ 4,328.00

PHASE II

1. Final Plans -	
Principal 4 hrs. @ \$48.00	\$ 192.00
Sr. Designer 8 hrs. @ \$36.00	288.00
Draftsman 16 hrs. @ \$24.00	384.00
Landscape Architect	522.00



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE F.A.S.C.E., RETIRED
ROBERT K. FOGG F.A.S.C.E.
CHARLES A. SMITH F.A.S.C.E.
WILLIAM A. STEEN M.A.S.C.E.

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8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-8000

2. Specifications and Documents	\$ 400.00
3. Lighting	250.00
4. Allowance for attendance at meetings	177.00
5. Printing and reproduction	50.00
6. Administration	200.00
	<u>\$ 2,533.00</u>
Total Phases I and II	\$ 6,861.00



LAWRENCE • FOGG • SMITH AND ASSOCIATES

ELWOOD A. LAWRENCE F.A.S.C.E., RETIRED
ROBERT K. FOGG F.A.S.C.E.
CHARLES A. SMITH F.A.S.C.E.
WILLIAM A. STEEN M.A.S.C.E.

CONSULTING CIVIL ENGINEERS

8580 LA MESA BLVD., SUITE 102, LA MESA, CALIF. 92041
TELEPHONE 460-9000

FEE SCHEDULE

EFFECTIVE AUGUST 1, 1978

<u>OFFICE ENGINEERING</u>	<u>Hourly Rate</u>
Apprentice Draftsman .	\$ 14.00
Delineator	20.00
Draftsman	24.00
Jr. Engineer/Design Draftsman	28.00
Assistant Engineer/Designer	32.00
Senior Designer	36.00
Associate Engineer	36.00
Senior Engineer	40.00
Principal Engineer .	48.00
Court Appearance	400.00 per day, \$250.00 Min.
Clerical - Reports and Specifications	14.00
 <u>FIELD SURVEYING</u>	
2 Man Party	\$ 65.00
3 Man Party	90.00
Supervisor	35.00
Principal Surveyor	45.00
Electronic Computer - Wang 2200 T-4 Plotter, Digitizer and High Speed Printer	30.00/hr.
Electronic Distance Measurer	35.00/day
Per Diem	16.00/day/man
Printing, long distance telephone, survey stakes and other direct expenses at cost plus 15%.	

Note:

On remote jobs on which work is completed in one day field charges will be made on the following schedule:

First 8 hours - Full charge per schedule

Travel time after 8 hours - cost of labor plus 15%

SURROUNDINGS

FEE SCHEDULES

Principal \$35.00/hr
Draftsperson \$20.00/hr
Secretary \$15.00/hr

The above fee schedule includes salary plus 3 times for overhead and profit.

All outside material and services billed through Surroundings shall be cost plus 10%.

Mileage auto expense shall be charged at a rate of .17 per mile.

REFERENCES

1. City of La Mesa
2. La Mesa Community Redevelopment Agency
3. Lawrence-Fogg-Smith & Associates
8580 La Mesa Boulevard
La Mesa, CA
4. McKeon Construction
2333 Camino Del Rio South
San Diego, CA
Attn: Steve Doll

5

CITY OF LA MESA
INTERCOMMUNICATING MEMORANDUM

DUE DATE:

F. UP DATE:

TO Redevelopment Agency DATE November 21, 1978
FROM Patricia M. Hamilton
SUBJECT Authorization of Request for Proposals for Parking Lot Design/Engineering,
Phase I Peripheral Area

STATEMENT ON THE SUBJECT

Enclosed as an Exhibit is the letter the Director proposes to send to local engineering/design firms. The letter requests proposals for the engineering/design of the parking lot to be located on the former Bates properties at 8065-8075 La Mesa Boulevard. The intent of the parking lot is to provide a means whereby Phase I Peripheral property owners may conform to the Redevelopment Plan with regard to the provision of sufficient off-street parking.

Ideas for operating the lot presently under discussion by staff include the sale of spaces to businesses, the sale of easements for use of the lot, rental of spaces, controlled access to the lot by a variety of means and variations/combinations of the above. It is the Director's opinion, however, that the Agency should consider operating options for the lot at the same time the development costs are known. Therefore, at the completion of Phase I of the engineering/design work, the Agency would be asked to: (1) tentatively approve the lot design; (2) tentatively approve the method of operation; and (3) authorize the Director to approach owners with these proposals. Only after acceptance by the owners (via agreement to participate with the Agency in the use of the lot), would the Agency be asked to authorize Phase II of the engineering/design work, the preparation of detailed drawings and specifications for actual construction of the lot.

BUDGET IMPACT

None at this time. The Agency would be asked to select an engineering/design firm at its December 19th meeting.

RECOMMENDATION

That the Agency authorize the Director to issue the Request for Proposal for Parking Lot Design/Engineering for the Phase I Peripheral Area.

EXHIBITS:

Letter Request for Proposals



CITY OF LA MESA

RE: Request for Proposals
Parking Lot Design/Engineering
La Mesa Central Area Redevelopment Project

The La Mesa Community Redevelopment Agency is currently seeking the services of an experienced engineering/design firm to design parking lot improvements for property located at 8065-8075 La Mesa Boulevard (see the enclosed map). Existing improvements on the property are scheduled for demolition in January, 1979.

The property, comprised of three separate parcels presently, is to be developed with the maximum number of parking stalls in accordance with the City of La Mesa's Zoning Ordinance. However, due to the lot's location within the Central Area Redevelopment Project, emphasis will be placed on attractive design. The design of landscaping, decorative lighting, and fencing must be compatible with that of the La Mesa Springs Shopping Center (corner of La Mesa Boulevard and University Avenue).

The scope of work is comprised of two phases:

Phase I

Development of a plot plan for the site, identifying stalls, landscaping, ingress-egress, etc. The plot plan must take cognizance of technical requirements, such as the Zoning Ordinance, drainage and grade differentials between the site and La Mesa Boulevard. An elevation "sketch" of the improved lot as viewed from La Mesa Boulevard must be included. This plot plan and elevation will be reviewed by the Redevelopment Agency prior to completion of detailed drawings. An engineer's estimate

for construction of all improvements as depicted on the plot plan will be required. Since a decision on whether or not access to the lot will be restricted has not yet been made, the engineer's estimate must include the alternative costs of unrestricted access to the lot, mechanically controlled access to the lot or the metering of each stall.

Phase II

Upon approval of the plot plan (and a decision regarding access) by the Redevelopment Agency, the firm will complete detailed drawings and specifications suitable for incorporation by the Agency into a bid package for actual construction of the improvements. The detailed drawings shall include grading plans with existing and proposed grades, irrigation and landscape plans and area lighting. Again, an engineer's estimate for construction of the improvements will be required.

The Agency will select the firm with the lowest cost, responsive proposal for performance of the entire scope of work. However, firms are requested to provide separate lump-sum amounts for completion of Phases I and II. While completion of both phases is anticipated, there is no commitment that the Agency will authorize Phase II.

Proposals may be submitted in letter format. In addition to the "Not to Exceed" amounts for Phases I and II, firms must include at least three references and must indicate the anticipated completion period for each phase. Proposals must be received no later than 5 P.M. December 11, 1978. Selection of a firm is expected at the Agency's meeting of December 19, 1978.

If you have any questions on the above, please do not hesitate to call me at (714) 463-6611, ext. 35. I look forward to receiving a proposal.

Sincerely,

LA MESA COMMUNITY REDEVELOPMENT AGENCY

Pamela M. Hamilton, Director

CONFIDENTIAL

CITY OF LA MESA
INTERCOMMUNICATING MEMORANDUM

DUE DATE:

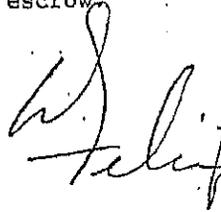
F. UP DATE:

(4)

TO Redevelopment Agency DATE May 12, 1978
FROM D. T. Felix, Director
SUBJECT Progress Report on Bates Music Studio Acquisition

At the last Agency meeting you authorized staff to proceed with the acquisition of three parcels in the Phase I Peripheral Area for purposes of creating a parking lot.

I wish to report that our appraisal of this property is complete and Mrs. Bates has agreed orally to the exact appraisal amount. We are now in the process of having escrow instructions drafted to present to the Agency in the expectation that you will authorize the Chairman to sign the escrow instructions and formally open escrow.



CONFIDENTIAL

CITY OF LA MESA
INTERCOMMUNICATING MEMORANDUM

DUE DATE:

F. UP DATE:

TO Redevelopment Agency DATE February 17, 1978
FROM Daniel T. Felix, Redevelopment Director
SUBJECT Parking on Bates Music Studio Parcels

I will deliver a complete oral report on the results of a City staff study of four different parking options in the vicinity of the Bates Music Studio parcels. My recommendation on which solution to proceed with will also be presented to you at the meeting.

Attached is the text of the City study presented to me by Mr. Bras.

DIF:sp

Att.

February 16, 1978

PARKING LOTS STUDY

LA MESA BOULEVARD

Case 1 - 23 spaces

Construction	\$16,500
Engineering	<u>3,000</u>
	\$19,500

Case 2 - 33 spaces

Construction	\$31,000
Engineering	<u>5,000</u>
	\$36,000

Case 3 - 34 spaces

Construction	\$35,000
Engineering	<u>5,500</u>
	\$40,500

Case 4 - 48 spaces

Construction	\$27,000
Engineering	<u>4,500</u>
	\$31,500

Construction includes:

- demolition
- grading
- paving
- landscaping
- lighting
- retaining walls - if needed
- curbs, gutters - if needed
- 10% contingency

Engineering includes:

- design engineering
- construction surveying
- construction inspection

1978 estimates. Use 10% escalation for future years.



C. R. Bras
Director of Public Works



PARKING PERMIT PROGRAM – LA MESA BOULEVARD LOT

I. OVERVIEW OF PARKING PERMIT PROGRAM

Purpose:

The Parking Permit Program (PPP) was established to improve management of the supply of downtown parking for the benefit of businesses, customers and visitors. The PPP accomplishes several important objectives, including:

- Makes street parking available to customers and visitors, encouraging turnover, reducing traffic and enhancing parking meter revenues.
- Providing business owners and employees with a supply of affordable off-street parking.
- Exempting Permit holders from two-hour parking limits, thus eliminating the need to feed parking meters throughout the day or move vehicles at periodic intervals.
- Reduces the cost of parking for businesses and employees, as compared with parking in metered parking spaces and paying meter rates.

The PPP is administered by the City of La Mesa and enforced by La Mesa Police Department Parking Control. The La Mesa Community Parking Commission provides recommendations to the City concerning parking issues within the boundaries of Parking District 1, which includes the four municipal lots that serve the PPP. The Commission is an advisory body to the La Mesa City Council. The Commission meets at 5:30 p.m. in the City Manager's Conference Room at City Hall on the first Thursday of every month and all meetings are open to the public.

II. PARKING PERMIT PROGRAM POLICIES AND PROCEDURES FOR THE LA MESA BOULEVARD MUNICIPAL PARKING LOT

Policies and Procedures:

1) *Park Only in the La Mesa Boulevard Municipal Parking Lot*

Purchasers of the brown \$40 permit are only allowed to park in the La Mesa Boulevard Municipal Parking lot. The permit does not provide parking privileges at any other location or at any other municipal parking lot. Parking in another municipal lot or on the street without paying the meters could result in a parking citation.

The La Mesa Boulevard Municipal Parking Lot is located on the south side of La Mesa Boulevard, just west of Acacia Avenue.

The lot contains 33 surface parking spaces on two tiers.

The lot was improved with new frontage landscaping and new lighting in 2008.

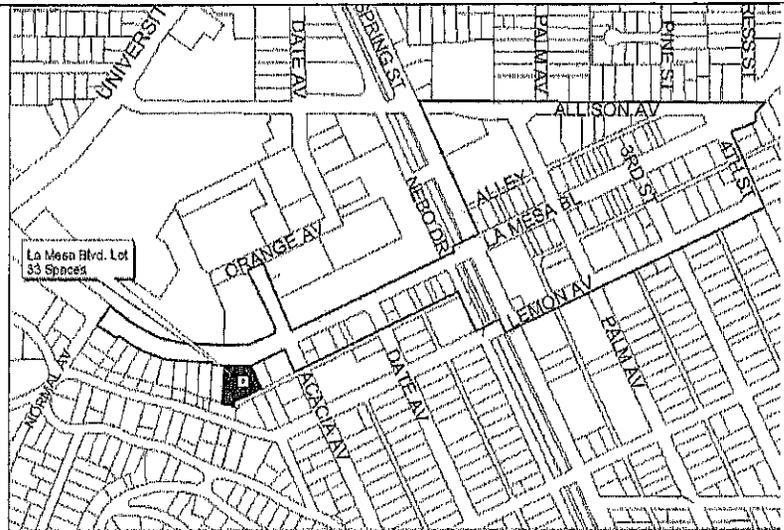


EXHIBIT A - LOCATION OF LA MESA BOULEVARD MUNICIPAL PARKING LOT

2) *No Street Parking for Parking Permit Holders*

The \$40 brown Parking Permit does not allow the Permit Holder to utilize metered street parking spaces free of charge for any reason. Parking in a metered street parking space without paying the parking meters could result in receiving a parking citation.

3) *No Guaranteed/Assigned Parking Spaces*

The PPP does not guarantee the availability of parking at any time nor does the PPP entitle Permit holders to assigned individual parking spaces. Parking in the La Mesa Boulevard municipal parking lots is available on a first-come, first-served basis for Permit holders and the general public. If there are no parking spaces available in the La Mesa Boulevard municipal lot at a particular time of day, the permit holder is responsible for obtaining alternate parking elsewhere and must abide by all conditions and/or costs that apply to that alternate parking.

4) *Parking Permit Pricing*

The cost of a Parking Permit for the La Mesa Boulevard Municipal Parking Lot is \$40 per calendar year quarter. Pricing is subject to change.

La Mesa Boulevard Permit

Cost: \$40
Duration: 1 quarter (3 months)
Permit Color: Brown
Where Valid: La Mesa Boulevard lot only.

5) *Parking Permits Sold on a First Come, First Served Basis*

Only a limited number of Parking Permits are sold each quarter. Permits are sold on a first-come, first-served basis and once the maximum number of permits has been sold, no additional permits or renewal stickers will be available until the start of the renewal period for the next quarter. Permit applications and fees will be processed in the order they are received at City Hall.

6) *Maximum Number of Parking Permits Purchased*

Because the La Mesa Boulevard Lot has been underutilized for such a long period of time, there is little data available to tell us about either the level of demand for parking in this lot or the sources of that demand. Over time, we will gather data that will inform our decisions on the maximum number of Parking Permits that can be sold for the La Mesa Boulevard lot. However at the current time, we are not placing any limits on the maximum number of Parking Permits for this lot that can be purchased by any business. If it should come to the City's attention that the lot's spaces are being consumed by a single business to the exclusion of other businesses, the City will implement limitations or other restrictions on the number of permits that can be purchased by individual businesses.

7) *Parking Permits for the Sole Use of the Purchaser*

Use of Parking Permits is intended solely for the purchasing business and/or employees of the purchasing business. Parking Permits cannot be shared between businesses nor can one business purchase Parking Permits for use by another business. Such practices could result in the revocation of Parking Permits and/or expulsion from the Parking Permit Program. The City reserves the right to request verification of employment from the purchaser for all permits purchased.

8) *Parking Permit Purchases Not Pro-rated*

The cost of a Parking Permit is never pro-rated. Parking Permits are always priced according to their price tier, regardless of when they are purchased or the number of days remaining in the quarter for which the Permit or renewal sticker is valid.

9) *No Pre-payment for Future or Multiple Quarters*

The City will only sell Permits for the current quarter. At no time will the City sell or accept pre-payment for Permits applicable to one or more calendar quarter(s) beyond the current or immediately upcoming quarter.

10) *All Parking Permit Sales Final*

The City will not issue refunds for sold Parking Permits. No exceptions.

11) *Method for Renewing Existing or Purchasing New Parking Permits*

Starting 4th quarter 2008 and continuing in subsequent quarters, the City will post notice on its Parking Permit Program web page (go to <http://www.cityoflamesa.com> and type "Parking Permit Program" in the search box) providing the date that Permit sales and renewals will commence and a link to the application. Those with existing Permits will receive an email notification from Downtown Operations/Parking Control staff with a web link to Permit renewal information, provided the Permit holder has previously given an email addresses to Downtown Operation/Parking Control staff.

Also starting 4th quarter 2008, the Parking Permit Application can be downloaded and printed from the City's website. It must be filled out completely and returned to City Hall, either in person or by mail, along with the appropriate fee. Applications and fees should be mailed or hand delivered to:

City of La Mesa
Downtown Operation/Parking Control
8130 Allison Avenue
La Mesa, CA 91941

12) *Replacement of Lost or Stolen Permits*

If a permit is lost or stolen, the Permit Holder must contact Parking Control at (619) 667-1475 to report the lost/stolen permit and request a replacement. The Permit Holder must pay a \$25.00 permit replacement fee. The identification code of the lost/stolen permit will be deleted/retired from the Parking Permit database, the lost/stolen permit will be rendered invalid, and a new Parking Permit will be issued to the Permit Holder.



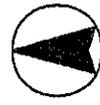
La Mesa Boulevard Parking Lot

33 Spaces
16,988 sq.ft.

470-582-13
7,405 sq.ft.

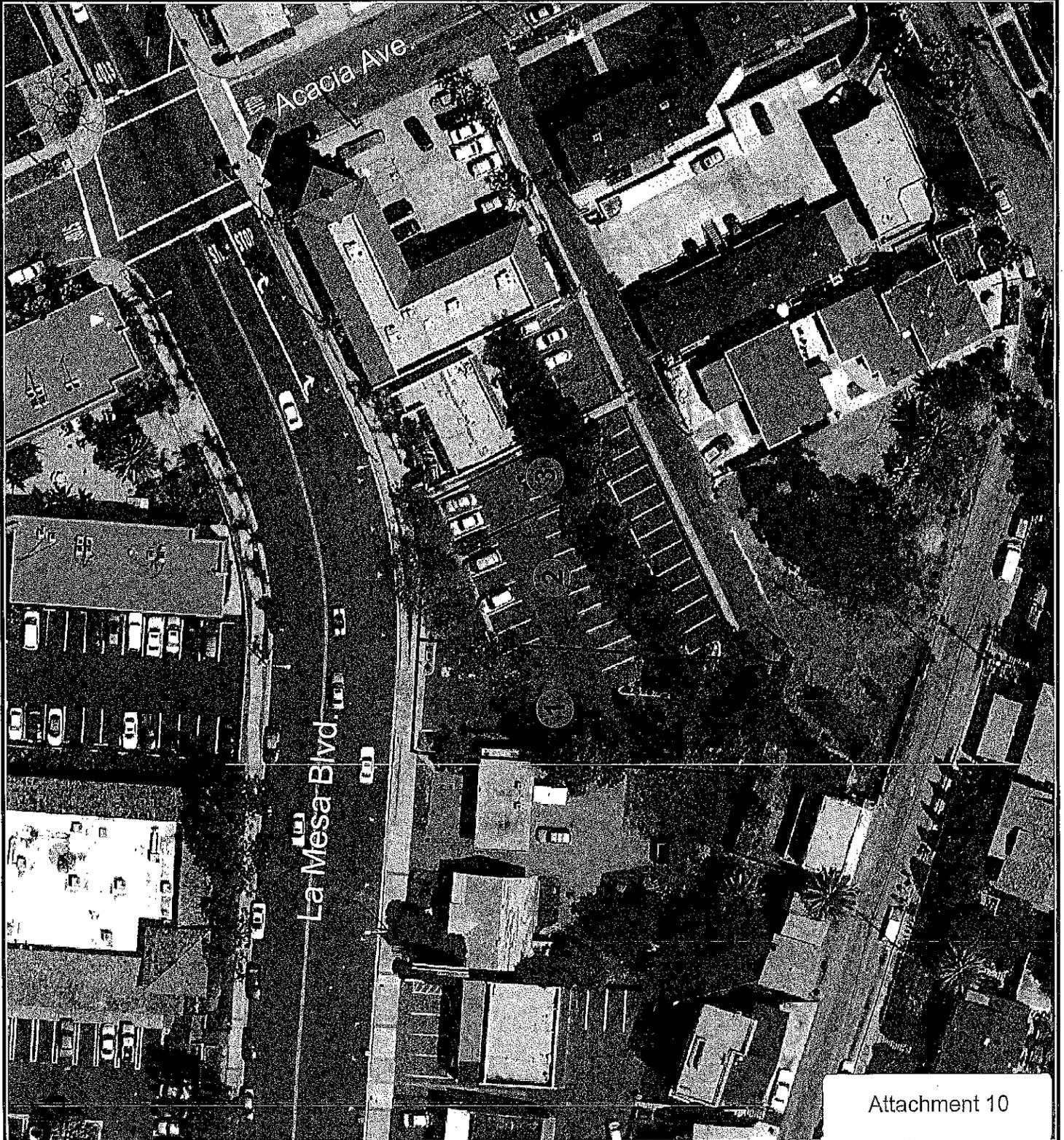
470-582-14
7,405 sq.ft.

470-582-15
2,178 sq.ft.



20 0 20 40 Feet

DATA SOURCES:
Parcels, SANGIS



RESOLUTION NO. OB 2014-001

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LA MESA COMMUNITY REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the La Mesa Community Redevelopment Agency ("Redevelopment Agency") was a redevelopment agency in the City of La Mesa ("City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) ("Redevelopment Law"); and

WHEREAS, Assembly Bill No. X1 26 (2011-2012 1st Ex. Sess.) ("AB 26") was signed by the Governor of California on June 28, 2011, making certain changes to the Redevelopment Law and to the California Health and Safety Code ("H&S Code"), including adding Part 1.8 (commencing with Section 34161) ("Part 1.8") and Part 1.85 (commencing with Section 34170) ("Part 1.85") to Division 24 of the H&S Code; and

WHEREAS, pursuant to AB 26, as modified by the California Supreme Court on December 29, 2011 by its decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the Redevelopment Agency, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and expeditiously winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, the City Council of the City adopted Resolution No. 2012-005 on January 10, 2012, pursuant to Part 1.85 of AB 26, electing for the City to serve as the successor agency to the Redevelopment Agency upon the dissolution of the Redevelopment Agency on February 1, 2012 under AB 26 ("Successor Agency"), and electing for the City to retain the responsibility for performing housing functions of the Redevelopment Agency upon the dissolution of the Redevelopment Agency on February 1, 2012 under AB 26 ("Successor Housing Entity"); and

WHEREAS, on February 1, 2012, the Redevelopment Agency was dissolved by operation of law and the Successor Agency and Successor Housing Entity were established pursuant to AB 26; and

WHEREAS, as part of the FY 2012-2013 State budget package, on June 27, 2012, the Legislature passed and the Governor signed Assembly Bill No. 1484 ("AB 1484", Chapter 26, Statutes 2012). Although the primary purpose of AB 1484 was to make technical and substantive amendments to AB 26 based on issues that have arisen in the implementation of AB 26, AB 1484 imposes additional statutory provisions relating to the activities and obligations of successor agencies and to the wind down process of former redevelopment agencies, including the required preparation of a Long Range Property Management Plan ("LRPMP"); and

WHEREAS, on September 29, 2012, the Legislature passed and the Governor signed Assembly Bill No. 1585 ("AB 1585"), which further amended certain provisions of AB 26 as amended by AB 1484 (AB 26, AB 1484, and AB 1585 are collectively referred to herein as the "Dissolution Act"); and

WHEREAS, H&S Code Section 34179 of the Dissolution Act establishes a seven (7) member local entity with respect to each successor agency and such entity is titled the "oversight board." The oversight board has been established for the Successor Agency (hereinafter referred to as the "Oversight Board") and all seven (7) members have been appointed to the Oversight Board pursuant to H&S Code Section 34179 of the Dissolution Act. The duties and responsibilities of the Oversight Board are primarily set forth in H&S Code Sections 34179 through 34181 of the Dissolution Act; and

WHEREAS, pursuant to H&S Code Section 34191.5(a) of the Dissolution Act, upon the issuance of the Finding of Completion to the Successor Agency, a Community Redevelopment Property Trust Fund ("Trust") will be established to serve as the repository of certain real properties of the former Redevelopment Agency that are identified in the Due Diligence Reviews ("DDR") by H&S Code Section 34179.5(c)(5)(C) of the Dissolution Act (i.e. Procedure 7 of the California Department of Finance's ("DOF") Guidelines for the DDRs). The Trust shall be administered by the Successor Agency; and

WHEREAS, pursuant to H&S Code Section 34191.5(b) of the Dissolution Act, once the DOF issues a Finding of Completion to the Successor Agency, the Successor Agency shall prepare a LRPMP that addresses the disposition and use of certain real properties of the former Redevelopment Agency. The LRPMP shall be submitted to the Oversight Board and to the DOF for approval no later than 6 months following the issuance of the Finding of Completion to the Successor Agency; and

WHEREAS, pursuant to H&S Code Section 34191.4(a) of the Dissolution Act, upon the approval of the LRPMP by the DOF, all real property and interests in real property identified in the DDRs by H&S Code Section 34179.5(c)(5)(C) of the Dissolution Act shall be transferred to the Trust, unless such a property is subject to the requirements of any existing enforceable obligation; and

WHEREAS, H&S Code Section 34191.5(c) of the Dissolution Act requires that the LRPMP (1) include an inventory of all properties in the Trust, which inventory shall consist of specific information relating to each such property including, without limitation, the date of and purpose for acquisition, value of property, applicable zoning, any property revenues and contractual requirements for disposition of same, history of environmental issues and any related studies and remediation efforts, potential for transit-oriented development and advancement of planning objectives of the Successor Agency, and history of previous development proposals and activity; and (2) address the use or disposition of all properties in the Trust, including (i) the retention of such property for governmental use pursuant to H&S Code Section 34181(a) of the Dissolution Act, (ii) the retention of such property for future development, (iii) the sale of such property, or (iv) the use of such property to fulfill an enforceable obligation; and

WHEREAS, on July 16, 2013, the Successor Agency received its Finding of Completion. Therefore, in accordance with H&S Code Section 34191.5(b), the Successor Agency has prepared and approved the proposed LRPMP ("Proposed LRPMP") for consideration by the Oversight Board and the DOF; and

WHEREAS, the Proposed LRPMP includes the disposition by sale to the City of three (3) legal parcels that were previously owned by the former Redevelopment Agency. The three (3) legal parcels are collectively known as the La Mesa Boulevard Municipal Parking Lot, located in the City of La Mesa, County of San Diego, State of California, and referenced by Assessor Parcel Numbers: 470-582-13, 470-582-14, and 470-582-15 ("La Mesa Blvd. Municipal Lot"). Each of the three (3) legal parcels comprising the La Mesa Blvd. Municipal Lot were identified in the Non-Housing DDR by H&S Code Section 34179.5(c)(5)(C) of the Dissolution Act (i.e. Procedure 7 of the DOF's Guidelines for the DDRs) at a collective value of \$160,000. No real property assets were identified in the Housing DDR by H&S Code Section 34179.5(c)(5)(C) of the Dissolution Act (i.e. Procedure 7 of the DOF's Guidelines for the DDRs); and

WHEREAS, on December 10, 2013, the Successor Agency approved the Proposed LRPMP and the related actions in connection with disposition of the La Mesa Blvd. Municipal Lot to the City; and

WHEREAS, the Proposed LRPMP is included with the Staff Report prepared for this Agenda Item, and is presented to the Oversight Board for review and approval; and

WHEREAS, for each of three (3) legal parcels comprising the La Mesa Blvd. Municipal Lot, the Proposed LRPMP includes all of the information required by H&S Code Section 34191.5(c) of the Dissolution Act and their respective use and disposition are in accordance with the Dissolution Act; and

WHEREAS, pursuant to H&S Code Section 34191.5(c)(2) of the Dissolution Act, the three (3) legal parcels comprising the La Mesa Blvd. Municipal Lot are proposed for disposition by sale to the City for a net nominal value of \$1 based on consideration paid by the City over the past 30 years for costs incurred with regard to improvements, maintenance and operations for the La Mesa Blvd. Municipal Lot in excess of the total \$160,000 current estimated total value of the three (3) legal parcels. The City will continue to use and operate the La Mesa Blvd. Municipal Lot as a public parking lot to provide a means for nearby business owners to conform to the Redevelopment Plan with regard to the provision of sufficient off-street parking and to provide the public, businesses and employees with affordable parking; and

WHEREAS, if the Proposed LRPMP is approved by the Oversight Board, the Proposed LRPMP shall thereafter be submitted to the DOF for review and approval pursuant to H&S Code Section 34191.5(b); and

WHEREAS, pursuant to H&S Code Section 34180(j) of the Dissolution Act, the Successor Agency submitted a copy of the Proposed LRPMP to the San Diego County Administrative Officer, the San Diego County Auditor-Controller, and the DOF at the same time that the Successor Agency submitted it to the Oversight Board for approval;

and

WHEREAS, pursuant to H&S Code Section 34191.3 of the Dissolution Act, once the Proposed LRPMP is approved by the DOF, the Proposed LRPMP shall govern and supersede all other provisions of the Dissolution Act relating to the disposition and use of the three (3) legal parcels comprising the La Mesa Blvd. Municipal Lot; and

WHEREAS, the activity proposed for approval by this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the City's environmental guidelines; and

WHEREAS, the activity proposed for approval by this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines; and

WHEREAS, public notice of the proposed Oversight Board actions pursuant to this Resolution was duly and timely provided; and

WHEREAS, all of the prerequisites with respect to the approval of this Resolution have been met.

NOW, THEREFORE the Oversight Board of the Successor Agency to the La Mesa Community Redevelopment Agency does hereby resolve as follows:

Section 1. The Oversight Board hereby determines that the foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the Long Range Property Management Plan ("Proposed LRPMP"), substantially in the form included with the Staff Report prepared for this Agenda Item.

Section 3. The Successor Agency Executive Director, or designee, is hereby authorized and directed to: (i) submit the Proposed LRPMP, as approved by the Oversight Board, to the DOF (electronically in PDF format) and the San Diego County Auditor-Controller; (ii) post a copy of the Proposed LRPMP, as approved by the Oversight Board, on the Successor Agency's internet website; (iii) revise the Proposed LRPMP and make such changes and amendments as necessary, before official submittal of the Proposed LRPMP to the DOF, in order to complete the Proposed LRPMP in the manner provided by the DOF and to conform the Proposed LRPMP to the form or format as prescribed by the DOF; (iv) make non-substantive changes and amendments to the Proposed LRPMP deemed necessary and as approved by the Successor Agency Executive Director and its legal counsel; and (v) take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency and the Oversight Board.

Section 4. The Oversight Board determines that the activity approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

Section 5. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that its Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. This Resolution shall take effect upon the date of its adoption and is subject to review by the DOF in accordance with H&S Code Section 34191.5(b) of the Dissolution Act.

PASSED AND ADOPTED at a duly noticed public meeting of the Oversight Board of the Successor Agency to the La Mesa Community Redevelopment Agency held the 2nd day of January, 2014, by the following vote, to wit:

AYES: Adams, Ayres, Fazio, Gonzales, Patterson, Rearic, South
NOES: None
ABSENT: None

CERTIFICATE OF SECRETARY

I, WILLIAM B. CHOPYK, Secretary of the Oversight Board of the Successor Agency to the La Mesa Community Redevelopment Agency, do hereby certify the foregoing to be a true and exact copy of Resolution No. OB 2014-001, duly passed and adopted by the Oversight Board of the Successor Agency to the La Mesa Community Redevelopment Agency on the date and by the vote therein recited.



WILLIAM B. CHOPYK
Secretary
Oversight Board of the Successor Agency to the
La Mesa Community Redevelopment Agency

1/2/2014

Date