



California Fair Political Practices Commission

December 23, 1986

George H. Eiser, III
City Attorney
1243 National City Blvd.
National City, CA 92050-4397

Re: Your Request for Advice
Our File No. A-86-311

Dear Mr. Eiser:

You have requested advice on behalf of National City Vice-Mayor Marion F. Cooper, concerning his duties under the conflict of interest provisions of the Political Reform Act.^{1/}

QUESTION

Do Mr. Cooper's economic interests preclude him from participating in decisions concerning the acquisition, sale, and redevelopment of Acquisition Area "A" in the city's redevelopment plan?

CONCLUSION

Mr. Cooper may not participate in decisions concerning Acquisition Area "A" which would have a reasonably foreseeable material financial effect on his economic interests. These decisions include the basic decisions to acquire, sell, or redevelop the property. Once the basic decisions concerning Acquisition Area "A" have been resolved, Mr. Cooper may participate in minor implementing decisions, such as decisions to order soil tests, which would not foreseeably and materially affect his economic interests. Mr. Cooper may participate in decisions concerning settlement offers in the city's eminent domain proceedings regarding Acquisition Area "A" unless those decisions will have a reasonably foreseeable material financial effect on Mr. Cooper's property or his sources of income.

^{1/} Government Code Sections 81000-91015. All statutory references are to the Government Code unless otherwise indicated. Commission regulations appear at 2 California Administrative Code Section 18000, et seq. All references to regulations are to Title 2, Division 6 of the California Administrative Code.

FACTS

The redevelopment plan for the National City Downtown Redevelopment Project was adopted on December 1, 1981. Included in the redevelopment plan are four "acquisition areas." Acquisition Area "A" is of concern for purposes of this advice letter.

Acquisition Area "A" encompasses two full blocks and two half blocks in downtown National City. Pursuant to the redevelopment plan, the land located in Acquisition Area "A" will be devoted to "freeway oriented commercial uses," defined as motels, hotels, motor hotels, restaurants, business and professional office buildings, and financial institutions.

You have informed us that the acquisition of most properties in Acquisition Area "A" has been completed, although the city is currently considering settlement offers in eminent domain actions on a few remaining parcels. In the future, the city will be faced with decisions concerning the sale of the property in Acquisition Area "A" for development in accordance with the redevelopment plan. The future decisions will range from evaluating proposals for development of the property to ordering the necessary soil tests.

Mr. Cooper has an ownership interest in three parcels of real property valued at \$1,000 or more, located approximately 400 feet away from Acquisition Area "A". Each of these three parcels is currently improved with a residence. Mr. Cooper rents these three residences to individuals. According to the map you provided with your letter, these properties are zoned for general commercial use.

Mr. Cooper also has an ownership interest in three parcels of real property valued at \$1,000 or more, located approximately 1,200 feet away from Acquisition Area "A". All three parcels are zoned for light manufacturing use. One parcel is improved with a commercial structure and rented to Cooper's Plumbing and Heating, Inc. Mr. Cooper sold his interest in Cooper's Plumbing and Heating approximately three years ago; however, he has received income totaling more than \$250 under the sale agreement during the past 12 months. Another of these parcels is currently improved with a residence and rented to an individual. Mr. Cooper intends to have the residence vacated and demolished in the near future. Your description of the third parcel includes no mention of any improvements; however, Mr. Cooper's statement of economic interests indicates that in 1985 he received rental income from that property totaling \$1,200.

ANALYSIS

Section 87100 prohibits any public official from making, participating in, or using his official position to influence a governmental decision in which he knows or has reason to know he has a financial interest. An official has a financial interest in a decision if it is reasonably foreseeable that the decision would have a material financial effect, distinguishable from its effect on the public generally, on the official or any member of his immediate family, or on:

(a) Any business entity in which the public official has a direct or indirect investment worth one thousand dollars (\$1,000) or more.

(b) Any real property in which the public official has a direct or indirect interest worth one thousand dollars (\$1,000) or more.

(c) Any source of income, other than gifts and other than loans by a commercial lending institution in the regular course of business on terms available to the public without regard to official status, aggregating two hundred fifty dollars (\$250) or more in value provided to, received by or promised to the public official within 12 months prior to the time when the decision is made.

(d) Any business entity in which the public official is a director, officer, partner, trustee, employee, or holds any position of management.

(e) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating two hundred fifty dollars (\$250) or more in value provided to, received by, or promised to the public official within 12 months prior to the time when the decision is made.

Section 87103(a)-(e).

Mr. Cooper has numerous real property interests in the vicinity of Acquisition Area "A". His tenants, including Cooper's Plumbing and Heating, are sources of income to him. In addition, Cooper's Plumbing and Heating is a source of income to Mr. Cooper as a result of his sale of the business approximately three years ago. If it is reasonably foreseeable that the decisions concerning Acquisition Area "A" would materially affect any of Mr. Cooper's economic interests,

Mr. Cooper will be required to disqualify himself from participating in those decisions.

In the Gillmor Opinion, 3 FPPC Opinions (No. 76-089, April 6, 1977) (copy enclosed), the Commission considered whether Mr. Gillmor, the Mayor of Santa Clara, was prohibited from voting on a decision concerning a redevelopment project. Mayor Gillmor was the owner of six parcels of real property in the Franklin Mall complex, located several hundred feet from the proposed redevelopment project. The project in question was a nine-story senior citizens' housing complex, including residential units, related senior citizens' facilities, and 6,400 square feet of commercial space for rental to small commercial shops.

The Commission found that Mayor Gillmor was required to disqualify himself from participating in decisions on the project. In reaching that conclusion, the Commission focused on the intended effects of redevelopment:

Redevelopment zones are created for the precise purpose of upgrading portions of a community and creating a positive financial impact on investments and property values in the zone. Ideally, new businesses are attracted, increased sales and services result, the value of the redeveloped property, and property in close proximity to it, increases because of more productive use, and the community, in general, benefits through a broadened tax base. Thus, it is intended and anticipated that redevelopment will have a financial impact on real property and businesses located in and near the redevelopment zone.

In the present case, we think it is "reasonably foreseeable" that these types of positive financial consequences will occur if the property in question is zoned and the senior citizens' housing complex constructed. Moreover, we think it is clear that Mayor Gillmor's interests will be affected. The decision to rezone and to construct the new housing complex foreseeably will bring additional renters, visitors, shoppers and foot traffic, in general, into the area. Accordingly, more potential customers will be available for Mayor Gillmor's sources of income Finally, if these various businesses do enjoy an increase in business, their locations will become more desirable and real property values, including

those of Mayor Gillmor's property, foreseeably will be enhanced.

Gillmor Opinion, supra, at pp. 41-42.

Based on the Gillmor Opinion, we conclude that it is reasonably foreseeable that Mr. Cooper's real property interests will be materially affected by the major decisions concerning the acquisition, sale and redevelopment of Acquisition Area "A".^{2/} These decisions are intended to significantly change the character of Acquisition Area "A", and there also is a substantial likelihood that property values in the surrounding area will be increased. Because Mr. Cooper's properties are zoned for commercial or industrial use, the redevelopment of Acquisition Area "A" is particularly likely to affect the value of Mr. Cooper's properties. (See, Oglesby Opinion, 1 FPCC Opinions 78, 81, fn. 10 (No. 75-083, July 2, 1975), copy enclosed.) Accordingly, Mr. Cooper must disqualify himself from participating in the basic decisions to acquire, sell or redevelop the properties in Acquisition Area "A".

Your have informed us that the decisions to acquire the properties by eminent domain have already occurred, without Mr. Cooper's participation. However, settlement offers on a few of the properties have yet to be considered by the city. After the city has acquired all the property, the city council will be faced with many decisions concerning the sale of the property for redevelopment. On the telephone, you specifically mentioned that the city would be faced with major decisions, such as soliciting proposals for the development of the property, and evaluating those proposals. You also stated that there would be various decisions, such as ordering soil tests, which are of a lesser magnitude, yet are necessary to the implementation of the redevelopment plan.

We conclude that Mr. Cooper must disqualify himself from participating in the major decisions concerning Acquisition Area "A". For example, Mr. Cooper must abstain from decisions concerning the formulation of the city's request for proposals

^{2/} Regulation 18702(b)(2) (copy enclosed) contains monetary guidelines to be considered in determining whether the effect of a governmental decision on an official's real property interests is material. Pursuant to these guidelines, a \$1,000 increase or decrease in the fair market value of any of the parcels in question would be considered material.

George H. Eiser, III
December 23, 1986
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and the evaluation and acceptance of any proposals submitted. Once these basic policy decisions have been resolved, Mr. Cooper may participate in minor implementing decisions, such as decisions to order soil tests on the property. At that point, this type of implementing decision is unlikely to materially affect Mr. Cooper's real property interests or his sources of income.

You have also asked if Mr. Cooper may participate in decisions concerning the remaining settlement offers in the eminent domain proceedings for Acquisition Area "A". We do not have sufficient information to answer this question with certainty. In our Advice Letter to Richard O. Vineyard (No. A-85-095, June 11, 1985) (copy enclosed), we discussed participation by a redevelopment agency member in unrelated eminent domain proceedings after his disqualification from agency decisions regarding purchase of his own property. We concluded that the agency member could participate in decisions regarding purchase of the parcels owned by others unless his participation would have a reasonably foreseeable material effect on the value of his own property. The same standard should be applied to Mr. Cooper's participation in the eminent domain settlement decisions here. If those decisions could have a foreseeable material financial effect on Mr. Cooper's property or on his sources of income, he should disqualify himself. We do not have sufficient information to draw a conclusion on this point.

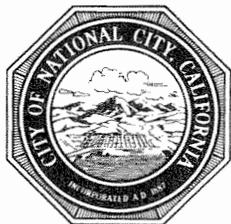
If you have any further questions regarding this matter, please contact me at (916) 322-5901.

Sincerely,

Diane M. Griffiths
General Counsel

By: Kathryn E. Donovan
Counsel, Legal Division

DMG:KED:plh
Enclosures
cc: Vice-Mayor Marion F. Cooper



City of National City
Office of the City Attorney

1243 National City Blvd., National City, CA 92050-4397
George H. Eiser, III—City Attorney

Nov 10 9 45 AM '86
(619) 336-4220

November 7, 1986

Diane Griffiths, Esq.
General Counsel
Fair Political Practices Commission
P.O. Box 807
Sacramento, CA 95804

Re: Request for Written Advice

Dear Ms. Griffiths:

On behalf of National City Vice-Mayor Marion F. Cooper, written advice is hereby requested pursuant to Government Code Section 83114(b).

FACTUAL BACKGROUND

The City of National City is located in southern San Diego County. The City has a population of approximately 55,000, and is 8.55 square miles in area. The City is bounded by the City of San Diego on the North, the City of Chula Vista on the South, the Pacific Ocean on the West, and the County of San Diego on the East.

The Redevelopment Plan for the National City Downtown Redevelopment Project was adopted on December 1, 1981 by City of National City Ordinance No. 1762. A copy of the Redevelopment Plan is enclosed. Included in the Redevelopment Plan are four "acquisition areas". Acquisition Area "A" encompasses two full blocks and two half blocks in downtown National City, bounded by 7th Street on the North, 9th Street on the South, Roosevelt Avenue on the West, and an alley parallel to "A" Avenue on the East. A map depicting the land acquisition areas of the Redevelopment Plan is included in the Plan. Acquisition Area "A" is commonly referred to as the "downtown area".

As contemplated by the Redevelopment Plan, the land located in Acquisition Area "A" will be devoted to "freeway oriented commercial uses," defined as motels, hotels, motor hotels, restaurants, business and professional office buildings, and financial institutions.

Vice-Mayor Marion F. Cooper owns the following financial interests in National City:

- 1) Equity in real property located at 126 East 9th Street, improved with a residence, and having a value of between \$1,000 and \$10,000. This property is rented to an individual, producing an annual income of between \$1,000 and \$10,000.

Diane Griffiths, Esq.
November 7, 1986
Page Two

2) Equity in real property located at 132 East 9th Street, improved with a residence, and having a value of between \$1,000 and \$10,000. This property is rented to an individual, producing an annual income of between \$1,000 and \$10,000.

3) Equity in real property located at 140 East 9th Street, improved with residence, and having a value of between \$1,000 and \$10,000. This property is rented to an individual, producing an annual income of between \$1,000 and \$10,000.

4) A fee interest in real property located at 1238 Roosevelt Avenue, improved with a commercial structure, and having a value of between \$10,000 and \$100,000. This property is rented to Cooper's Plumbing and Heating, Inc., producing an annual income of between \$1,000 and \$10,000. Additionally, Cooper's Plumbing and Heating, Inc. was a source of income to Mr. Cooper of between \$10,000 and \$100,000 during the previous 12 months, due to the sale of this business entity by Mr. Cooper approximately three years ago.

5) A fee interest in real property located at 101 W. Civic Center Drive having a value of between \$10,000 and \$100,000.

6) A fee interest in real property located at 121 W. Civic Center Drive, improved with a residence, and having a value of between \$10,000 and \$100,000. This property is rented to an individual, producing an annual income of between \$1,000 and \$10,000. It is Mr. Cooper's intention to have the residence vacated and demolished within 30 days.

Councilman Cooper's investments consist of ownership of shares of corporate stock, unconnected with National City.

The locations and zoning classifications of the real property owned by Vice-Mayor Cooper are indicated on the enclosed map. Also, I have enclosed a copy of the statement of economic interests filed by Vice-Mayor Cooper.

ISSUE PRESENTED

The issue to be resolved is whether Vice-Mayor Cooper is precluded from participating in decisions regarding Acquisition Area "A" of the Redevelopment Project, due to his ownership interests in the property discussed hereinabove.

Diane Griffiths, Esq.
November 7, 1986
Page Three

Your assistance in providing a written advice letter on this issue would be appreciated.

Very truly yours,

A handwritten signature in black ink, appearing to read "George H. Eiser, III". The signature is written in a cursive style with a large initial "G" and "E".

GEORGE H. EISER, III
City Attorney

GHE:ng

cc: Vice-Mayor Cooper



City of National City
Office of the City Attorney

1243 National City Blvd., National City, CA 92050-4397
George H. Eiser, III—City Attorney

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November 17, 1986

Diane M. Griffiths, Esq.
General Counsel
Fair Political Practice Commission
428 J Street
P.O. Box 807
Sacramento, CA 95804-0807

Re: Your File No. 86-311

Dear Mr. Griffiths:

In response to your letter of November 6, 1986, this will confirm that I have been authorized by National City Vice-Mayor Marion F. Cooper to make the request for written advice as stated in my letter to you dated November 7, 1986. Additionally, the following is the mailing address of Vice-Mayor Cooper:

1243 National City Boulevard
National City, CA 92050-4397

Very truly yours,

GEORGE H. EISER, III
City Attorney

GHE:ng

cc: Vice-Mayor Cooper



FORM 721

Statement of Economic Interests

3738

RECEIVED
CITY CLERK

73551

Public Document

JAN 31 12 11 PM '85

CITY OF NATIONAL CITY

Important Notice To Filers: The Political Reform Act is intended to prevent conflicts of interests by requiring public officials such as yourself to disclose financial interests which could foreseeably cause conflicts. In addition, as a public official, you may be required to disqualify yourself from making, participating in, or attempting to influence any governmental decision which will affect your financial interests, including those you are required to report on this Statement. The Fair Political Practices Commission's *Guide to the Political Reform Act: California's Conflict of Interest Law for Public Officials* explains what a conflict of interest is, and when disqualification is required by law. Failure to file your Statement before the filing deadline may result in penalties including but not limited to late fines. **This statement is a public document open for inspection and reproduction by any person.**

Please type or print in ink

Name <u>Marion F. Cooper</u>		Telephone Number <u>(619) 474-7268</u>
Mailing Address <u>1313 N Ave National City CA 92050</u>		
Street	City	ZIP Code

OFFICE SOUGHT OR HELD (Check One):

- State of California County of: _____
- City of: National City
- Office: Member of the City Council Office: _____

CHECK THE APPROPRIATE BOX(ES):

- CANDIDATE STATEMENT.** File no later than the final filing date for your declaration of candidacy. Complete Schedules A, B and C disclosing interests held on the date of filing.
- ASSUMING OFFICE STATEMENT.** Not required of elected state officers assuming office in December or January, who should instead file annual Statements. (See page 3 of the Form 721 Manual.)
- Elected Official** (other than elected state officers assuming office in December or January). File within 30 days after assuming office. Complete Schedules A, B and C disclosing interests held on the date of assuming office, which was APRIL 17 1984.
- Appointed Official, not** subject to confirmation by the State Senate or the Commission on Judicial Appointments. File within 10 days after assuming office. Complete Schedules A, B and C disclosing interests held on the date of assuming office, which was _____.
- Appointed Official, subject** to confirmation by the State Senate or the Commission on Judicial Appointments. File within 10 days after appointment or nomination. Complete Schedules A, B and C disclosing interests held on the date of appointment or nomination, which was _____.
- ANNUAL STATEMENT.** State officials and judges file between January 1 and March 1. City and county officials file between January 1 and April 1. Complete all Schedules disclosing interests held or received at any time during the period covered by the Statement.

Period Covered: With two exceptions, the period covered by an Annual Statement is January 1 through December 31. (See exceptions in Manual for Form 721, page 5.)

- Check One: Period Covered is January 1 through December 31, 1985.
- Period Covered is: _____ through December 31, 19____.

- LEAVING OFFICE STATEMENT:** File within 30 days after leaving office. Complete all Schedules disclosing interests held or received at any time from January 1, 198__, to the date of leaving office, which was _____.

Name MARION E. COOPER

Schedule A—Investments

(SEE INSTRUCTIONS ON PRECEDING PAGE)

NAME OF BUSINESS ENTITY <u>FIRST JERSEY SECURITIES</u>	VALUE <input checked="" type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST <u>COMMON STOCK</u>	OWNERSHIP INTEREST <input checked="" type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
GENERAL DESCRIPTION OF BUSINESS ACTIVITY <u>ROMPART GENERAL</u>	If not held throughout this period, this interest was: <input checked="" type="checkbox"/> ACQUIRED DATE <u>1979</u> <input type="checkbox"/> DISPOSED DATE _____
NAME OF BUSINESS ENTITY <u>FIRST JERSEY SECURITIES</u>	VALUE <input checked="" type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST <u>COMMON STOCK</u>	OWNERSHIP INTEREST <input checked="" type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
GENERAL DESCRIPTION OF BUSINESS ACTIVITY <u>CHEFS INTERNATL</u>	If not held throughout this period, this interest was: <input checked="" type="checkbox"/> ACQUIRED DATE <u>1979</u> <input type="checkbox"/> DISPOSED DATE _____
NAME OF BUSINESS ENTITY <u>FIRST JERSEY SECURITIES</u>	VALUE <input checked="" type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST <u>COMMON STOCK</u>	OWNERSHIP INTEREST <input checked="" type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
GENERAL DESCRIPTION OF BUSINESS ACTIVITY <u>SUN SAVER</u>	If not held throughout this period, this interest was: <input checked="" type="checkbox"/> ACQUIRED DATE <u>1979</u> <input type="checkbox"/> DISPOSED DATE _____
NAME OF BUSINESS ENTITY	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST	OWNERSHIP INTEREST <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____
NAME OF BUSINESS ENTITY	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST	OWNERSHIP INTEREST <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____
NAME OF BUSINESS ENTITY	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTERESTS, E.G., COMMON STOCK, PARTNERSHIP INTEREST	OWNERSHIP INTEREST <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
GENERAL DESCRIPTION OF BUSINESS ACTIVITY	If not held throughout this period, this interest was: <input type="checkbox"/> ACQUIRED DATE _____ <input type="checkbox"/> DISPOSED DATE _____

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE D ANY SALARY, COMMISSION, DISTRIBUTION OR OTHER INCOME (\$250 OR MORE) FROM INVESTMENTS LISTED ON SCHEDULE A RECEIVED BY YOU OR YOUR SPOUSE.

* If you have checked this box, you must report the interests in real property and investments held by the business entity on Schedule C. In addition, if you are completing an Annual or Leaving Office Statement, you must report your pro rata share of the business' total gross income on Schedule D; and if your pro rata share of the gross income from any one source was \$10,000 or more, the name of that source on Schedule H.

If more space is needed, attach an additional Schedule A.

Name MARION F. COOPER

Schedule B—Interests in Real Property

(SEE INSTRUCTIONS ON PRECEDING PAGE)

STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <u>126 E. 9th STREET</u>		CITY <u>NATIONAL CITY</u>	VALUE <input checked="" type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <u>EQUITY</u>			
If not held throughout this period, this interest was:	<input checked="" type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE <u>1976</u> DATE _____	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <u>132 E. 9th St.</u>		CITY <u>NATIONAL CITY</u>	VALUE <input checked="" type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <u>EQUITY</u>			
If not held throughout this period, this interest was:	<input checked="" type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE <u>1976</u> DATE _____	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <u>140 E. 9th St.</u>		CITY <u>NATIONAL CITY</u>	VALUE <input checked="" type="checkbox"/> \$1,000-\$10,000 <input type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <u>EQUITY</u>			
If not held throughout this period, this interest was:	<input checked="" type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE <u>1976</u> DATE _____	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <u>1238 ROOSEVELT</u>		CITY <u>NATIONAL CITY</u>	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input checked="" type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <u>FULLY OWNED</u>			
If not held throughout this period, this interest was:	<input checked="" type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE <u>1959</u> DATE _____	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <u>101 W. CIVIC CTR</u>		CITY <u>NATIONAL CITY</u>	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input checked="" type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <u>FULLY OWNED</u>			
If not held throughout this period, this interest was:	<input checked="" type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE <u>1961</u> DATE _____	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY <u>121 W. CIVIC CTR DR.</u>		CITY <u>NATIONAL CITY</u>	VALUE <input type="checkbox"/> \$1,000-\$10,000 <input checked="" type="checkbox"/> \$10,001-\$100,000 <input type="checkbox"/> Over \$100,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST <u>FULLY OWNED</u>			
If not held throughout this period, this interest was:	<input checked="" type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED	DATE <u>1961</u> DATE _____	If Rental Property, Ownership Interest is <input type="checkbox"/> Less than 10% <input checked="" type="checkbox"/> 10% or greater

NOTE: IF YOU ARE COMPLETING AN ANNUAL OR LEAVING OFFICE STATEMENT, YOU MUST REPORT ON SCHEDULE D ANY INCOME (\$250 OR MORE) FROM REAL PROPERTY LISTED ON SCHEDULE B RECEIVED BY YOU OR YOUR SPOUSE.

* If you are completing an Annual or Leaving Office Statement and have checked this box, you must report your pro rata share of the total gross rental income (if \$250 or more) on Schedule D; and if your pro rata share of the gross rental income from any source was \$10,000 or more, you must report the name of that source on Schedule H.

If more space is needed, attach an additional Schedule B.

Schedule C—Interests in Real Property and Investments Held by Business Entities or Trusts

(SEE INSTRUCTIONS ON PRECEDING PAGE)

Schedule C-1 Interests in Real Property

NAME OF BUSINESS ENTITY OR TRUST HOLDING INTERESTS IN REAL PROPERTY			<i>NOT APPLICABLE</i>		
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY		Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST					<input type="checkbox"/>
If Not Held Throughout This Period, This Interest Was:		<input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY		Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST					<input type="checkbox"/>
If Not Held Throughout This Period, This Interest Was:		<input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY		Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST					<input type="checkbox"/>
If Not Held Throughout This Period, This Interest Was:		<input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY		Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST					<input type="checkbox"/>
If Not Held Throughout This Period, This Interest Was:		<input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
STREET ADDRESS OR PRECISE LOCATION OF PROPERTY	CITY		Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INTEREST, E.G., OPTION, OWNERSHIP, LEASEHOLD, DEED OF TRUST					<input type="checkbox"/>
If Not Held Throughout This Period, This Interest Was:		<input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			

Schedule C-2 Investments

NAME OF BUSINESS ENTITY OR TRUST HOLDING INVESTMENTS					
NAME OF BUSINESS ENTITY			Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST					<input type="checkbox"/>
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
NAME OF BUSINESS ENTITY			Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST					<input type="checkbox"/>
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
NAME OF BUSINESS ENTITY			Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST					<input type="checkbox"/>
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
NAME OF BUSINESS ENTITY			Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST					<input type="checkbox"/>
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
NAME OF BUSINESS ENTITY			Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST					<input type="checkbox"/>
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
NAME OF BUSINESS ENTITY			Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST					<input type="checkbox"/>
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
NAME OF BUSINESS ENTITY			Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST					<input type="checkbox"/>
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			
NAME OF BUSINESS ENTITY			Value	<input type="checkbox"/>	\$1,000–\$10,000
NATURE OF INVESTMENT, E.G., COMMON STOCK, PARTNERSHIP INTEREST					<input type="checkbox"/>
GENERAL DESCRIPTION OF BUSINESS ACTIVITY		If Not Held Throughout This Period, This Interest Was: <input type="checkbox"/> ACQUIRED DATE _____			
		<input type="checkbox"/> DISPOSED DATE _____			

Name Marion F. Cooper

Schedule D—Income (other than Gifts and Loans)

(SEE INSTRUCTIONS ON PRECEDING PAGE)

NAME OF SOURCE OF INCOME <u>RENTALS REPORTED SEN. B + H.</u>	Amount <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED	
NAME OF SOURCE OF INCOME <u>KEITH + CAREN COHENOUR</u>	Amount <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME <u>91 SHASTA ST. CHULA VISTA CA.</u>	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY <u>SOLE OF RESIDENCE</u>	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED	
NAME OF SOURCE OF INCOME <u>COOPER'S PUB + NTC. INC.</u>	Amount <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME <u>1238 ROOSEVELT NATL CITY CO.</u>	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY <u>SOLE OF BUSINESS</u>	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED	
NAME OF SOURCE OF INCOME <u>SOCIAL SECURITY SELF + SPOUSE</u>	Amount <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input checked="" type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME <u>KANSAS CITY KAN</u>	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY <u>GOVT AGENCY</u>	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED <u>RETIREMENT PAV</u>	
NAME OF SOURCE OF INCOME	Amount <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF SOURCE OF INCOME	
BUSINESS ACTIVITY OF SOURCE OF INCOME, IF ANY	
DESCRIPTION OF THE CONSIDERATION FOR WHICH INCOME WAS RECEIVED	

If more space is needed, attach an additional Schedule D.

Name MARION F Cooper

Schedule E—Loans (Received or Outstanding During the Period)

(SEE INSTRUCTIONS ON PRECEDING PAGE)

NOT APPLICABLE

NAME OF LENDER		Amount of Highest Balance <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR <input type="checkbox"/> NONE	ENTIRE LOAN REPAID YES <input type="checkbox"/> NO <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE
NAME OF LENDER		Amount of Highest Balance <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR <input type="checkbox"/> NONE	ENTIRE LOAN REPAID YES <input type="checkbox"/> NO <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE
NAME OF LENDER		Amount of Highest Balance <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR <input type="checkbox"/> NONE	ENTIRE LOAN REPAID YES <input type="checkbox"/> NO <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE
NAME OF LENDER		Amount of Highest Balance <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR <input type="checkbox"/> NONE	ENTIRE LOAN REPAID YES <input type="checkbox"/> NO <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE
NAME OF LENDER		Amount of Highest Balance <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR <input type="checkbox"/> NONE	ENTIRE LOAN REPAID YES <input type="checkbox"/> NO <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE
NAME OF LENDER		Amount of Highest Balance <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR <input type="checkbox"/> NONE	ENTIRE LOAN REPAID YES <input type="checkbox"/> NO <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE
NAME OF LENDER		Amount of Highest Balance <input type="checkbox"/> \$250-\$1,000 <input type="checkbox"/> \$1,001-\$10,000 <input type="checkbox"/> Over \$10,000
ADDRESS OF LENDER		
BUSINESS ACTIVITY OF LENDER		
SPECIFIC SECURITY FOR LOAN INCLUDING GUARANTOR <input type="checkbox"/> NONE	ENTIRE LOAN REPAID YES <input type="checkbox"/> NO <input type="checkbox"/>	INTEREST RATE <input type="checkbox"/> NONE

Name Marion F. Cooper

Schedule F—Gifts

(SEE INSTRUCTIONS ON PRECEDING PAGE)

NAME OF DONOR	<i>NOT APPLICABLE</i>	DATE(S) OF GIFT(S)
ADDRESS OF DONOR		VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY		DESCRIPTION OF GIFT(S)
NAME OF DONOR		DATE(S) OF GIFT(S)
ADDRESS OF DONOR		VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY		DESCRIPTION OF GIFT(S)
NAME OF DONOR		DATE(S) OF GIFT(S)
ADDRESS OF DONOR		VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY		DESCRIPTION OF GIFT(S)
NAME OF DONOR		DATE(S) OF GIFT(S)
ADDRESS OF DONOR		VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY		DESCRIPTION OF GIFT(S)
NAME OF DONOR		DATE(S) OF GIFT(S)
ADDRESS OF DONOR		VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY		DESCRIPTION OF GIFT(S)
NAME OF DONOR		DATE(S) OF GIFT(S)
ADDRESS OF DONOR		VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY		DESCRIPTION OF GIFT(S)
NAME OF DONOR		DATE(S) OF GIFT(S)
ADDRESS OF DONOR		VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY		DESCRIPTION OF GIFT(S)
NAME OF DONOR		DATE(S) OF GIFT(S)
ADDRESS OF DONOR		VALUE OF GIFT(S)
BUSINESS ACTIVITY OF DONOR, IF ANY		DESCRIPTION OF GIFT(S)

If more space is needed, attach an additional Schedule F.

Name Marion F Cooper

Schedule G—Honoraria

(SEE INSTRUCTIONS ON PRECEDING PAGE)

NAME OF SOURCE <i>NOT APPLICABLE</i>	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED
NAME OF SOURCE	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED
NAME OF SOURCE	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED
NAME OF SOURCE	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED
NAME OF SOURCE	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED
NAME OF SOURCE	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED
NAME OF SOURCE	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED
NAME OF SOURCE	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED
NAME OF SOURCE	DATE(S) OF PAYMENT(S)
ADDRESS	AMOUNT OR VALUE OF PAYMENT(S)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	SPECIFIC DESCRIPTION OF SERVICES RENDERED

Marion F Cooper

Schedule H—Income and Loans to Business Entities
(Including Rental Property)

(SEE INSTRUCTIONS ON PRECEDING PAGE)

Schedule H-1

Income and Loans to Business Entities

NOT APPLICABLE

NAME OF BUSINESS ENTITY	ADDRESS OF BUSINESS ENTITY
ACTIVITY OF BUSINESS ENTITY	
NAMES OF SOURCES OF INCOME AND LOANS TO THE BUSINESS ENTITY	

Schedule H-2

Income From Rental Property

You must disclose the name(s) of any renter(s) who made rent payments, provided that your pro rata share of such receipts was \$10,000 or more.

ADDRESS OF RENTAL PROPERTY	CITY
126 E. 9th St.	NATIONAL CITY CO. 3300 th Annual
NAMES OF RENTERS	
JOSE SILVA	
132 E. 9th St.	NATIONAL CITY CO 2100 th Annual
JUAN ESTOPIER	
140 E. 9th St.	NATIONAL CITY CO 3000 th Annual
JOE GONZALEZ	
101 W CIVIC CTR DR	NATIONAL CITY CO 1800 th Annual
DORA FERRER	

Page 1

Murphy Cooper

Schedule H—Income and Loans to Business Entities
(Including Rental Property)

(SEE INSTRUCTIONS ON PRECEDING PAGE)

Schedule H-1

Income and Loans to Business Entities

NAME OF BUSINESS ENTITY	ADDRESS OF BUSINESS ENTITY
ACTIVITY OF BUSINESS ENTITY	
NAMES OF SOURCES OF INCOME AND LOANS TO THE BUSINESS ENTITY	

Schedule H-2

Income From Rental Property

You must disclose the name(s) of any renter(s) who made rent payments, provided that your pro rata share of such receipts was \$10,000 or more.

ADDRESS OF RENTAL PROPERTY	CITY
1238 ROOSEVELT AVE COOPER'S ALBETHING, INC.	NATIONAL CITY, OH. 4200. ⁰⁰ annual
121 st CIVIC CENTER DR. CARLOS ROBBIOVES	NATIONAL CITY, OH. 2400. ⁰⁰ annual

1 500

81-381665
FILE/PAGE NO. _____
BOOK 188
RECORDED IN LIST OF
City of National City
Dec 4 9 15 AM '81

NATIONAL CITY DOWNTOWN REDEVELOPMENT PROJECT
REDEVELOPMENT PLAN

OFFICIAL RECORDS
SAN DIEGO COUNTY, CA
VERA L. KYLE
RECORDER

NO FEE

COMMUNITY DEVELOPMENT COMMISSION
OF THE
CITY OF NATIONAL CITY, CALIFORNIA

CIVIC CENTER
1243 NATIONAL CITY BLVD.
NATIONAL CITY
SAN DIEGO COUNTY
CALIFORNIA 92050
(714)477-1181 Ext. 63

CITY OF NATIONAL CITY

Kile Morgan, Mayor
Jess Van Deventer, Vice Mayor
Louis J. Camacho, Councilman
Michael R. Dalla, Councilman
George H. Waters, Councilman
Tom McCabe, City Manager

COMMUNITY DEVELOPMENT COMMISSION

Kile Morgan, Chairman
Jess Van Deventer, Vice Chairman
Louis J. Camacho, Member
Michael R. Dalla, Member
George H. Waters, Member
Arnold A. Peterson, Executive Director
and Secretary

Adopted by City Ordinance No. 1762
On December 1, 1981

Recorded 12/4/81, Official Records,
San Diego County, California, File/Page
No. 81-381665

REDEVELOPMENT PLAN

NATIONAL CITY DOWNTOWN REDEVELOPMENT PROJECT

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200 foot radius curve 65.72 feet; thence South 17° 41' 15" East 1706.32 feet; thence South 12° 02' 37" East 30.49 feet; thence South 17° 45' 15" East 290.36 feet; thence South 72° 14' 25" West 110.07 feet to a tangent 31 foot radius curve concave Easterly; thence Southerly along the arc of said curve 48.69 feet; thence South 17° 45' 15" East 35.78 feet; thence South 3° 59' 30" West 172.35 feet; thence South 17° 45' 15" East 61.98 feet; thence South 72° 14' 25" West 136.32 feet; thence South 16° 06' 59" West 96.36 feet; thence South 17° 45' 15" East 59.01 feet; thence South 18° 07' West 235.91 feet; thence Southerly along the arc of a 144 foot radius curve concave Easterly 159.60 feet; thence South 18° 08' 56" West 66.10 feet; thence South 5° 35' 40" East 22.37 feet; thence South 18° 08' 56" West 210.39 feet; thence North 72° 14' 15" East 69.20 feet; thence South 17° 07' 17" West 294.76 feet; thence South 5° 17' West 58.63 feet; thence South 14° 51' 00" West 432.91 feet; thence South 41° 43' West 23.92 feet; thence Southerly along the arc of a 162 foot radius curve concave Southeasterly 144.17 feet; thence South 8° 15' West 55.65 feet; thence South 17° 45' 09" East 76.61 feet; thence South 54° 39' East 132.23 feet; thence South 72° 14' 25" West 208.44 feet; thence South 9° 15' West 191.03 feet; thence South 17° 45' 40" East 186.31 feet; thence South 0° 40' 00" East 119.07 feet; thence South 17° 45' 40" East 1050.81 feet; thence South 17° 44' 00" East 7440 feet more or less to the Southerly line of Quarter Section 160 of Rancho de la Nacion on the common boundary line between the City of National City and the City of Chula Vista; thence along said boundary North 72° 08' 04" East 1940 feet more or less to the Easterly line of National City Boulevard, 100 feet wide; thence Northerly along said Easterly line 2306 feet to the Southerly line of Lot 1 of Quarter Section 151 of said Rancho de la Nacion Map No. 166; thence Easterly along said Southerly line 600 feet more or less to the Easterly line of the Westerly half of said Lot 1; thence Northerly along said Easterly line 330 feet to the Northerly line of said Quarter Section 151; thence Easterly along said Northerly line 660 feet to the North and South centerline of Quarter Section 151; thence Southerly along said line 1317 feet to the Southwest corner of Lot 13; thence Easterly along said Southerly line 240 feet to the centerline of Sweetwater River; thence along said centerline Southwesterly 300 feet more or less to the Westerly line of Lot 12 of Quarter Section 151; thence Southerly along the Westerly line of Lots 12 and 11, a distance of 370 feet to the Northerly line of the Southerly 130 feet of said Lot 11; thence Easterly along said Southerly line 1274 feet to the Westerly line of Highland Avenue; thence Northerly along said Westerly line 502 feet to the Westerly prolongation of the Northerly line of Trousdale Drive; thence Easterly along said prolongation 100 feet to the Easterly line of said Highland Avenue; thence Northerly along said Easterly line 1342 feet to the Northerly line of Quarter Section 135 of Rancho de la Nacion; thence North 70° 42' 39" East along said Northerly line 1144.85 feet to an angle point on the Easterly line of Parcel 2 of Parcel Map No. 1308; thence along said line North 43° 34' 25" East 17.09 feet; thence North 7° 25' 35" West 125 feet; thence North 1° 08' 45" West 66.84 feet; thence North 40° 08' 25" East 170.40 feet to the Easterly line of Lot 4 of Quarter Section 134 of said Rancho de la Nacion; thence North 19° 07' 45" West along said Easterly line 419.48 feet to the Northerly line of 30th Street, Road Survey No. 1323; thence Easterly along said Northerly line to the Westerly line of Edgemere Avenue, Road Survey No. 670; thence Southeasterly along said Westerly line to the Northerly line of State Highway Route 54; thence Easterly along said Northerly line to the Southwesterly corner of Sweetwater Town & Country Shopping Center Map No. 8432; thence along the boundary line thereof, North 82° 33' 20" East 243.83

feet; thence Easterly along the arc of a 1700 foot radius curve 391.13 feet; thence South 79° 21' 42" East 309.03 feet; thence South 81° 09' 17" East 223.73 feet; thence Easterly along the arc of a 225 foot radius curve 155.79 feet to a compound curve having a radius of 100 feet; thence Northerly along said curve 204.61 feet; thence North 58° 13' 33" West 176.15 feet; thence Northerly along the arc of a 350 foot radius curve 222.34 feet; thence North 22° 06' 31" West 282.67 feet; thence North 71° 15' 46" West 105.74 feet; thence North 69° 22' 14" West 209.66 feet; thence North 78° 34' 34" West 208.58 feet; thence Westerly along the arc of a 957 foot radius curve 350 feet more or less to a point on the boundary line of Course No. 6 of the City of National City Ordinance No. 1019; thence along said boundary being along the Southerly prolongation of the Easterly line of Lot 52 of Lincoln Acres Map No. 1740, North 29° 17' 30" West 150 feet to the North-easterly corner of said Lot 52; thence Northeasterly along the Southeasterly line of Grove Street as shown on said Map No. 1740, 215 feet; thence Northwesterly 185.26 feet to a point on the Easterly line of Lot 4 of said Map No. 1740; thence North 31° 54' West to the Northeast corner of said Lot 4; thence South 71° 05' West 49.37 feet; thence South 58° 06' West along the Northerly lines of Lots 4 and 3 a distance of 101.80 feet to the Easterly line of Lot 20 of said Map No. 1740; thence North 52° 06' West along said line 106.44 feet to the North line of the South 100 feet of Lots 20 and 21 of said Map No. 1740; thence along said line South 58° 06' West 230 feet to the West line of said Lot 20; thence North 18° 55' West along the West line of said Map No. 1740 a distance of 370 feet more or less to an angle point on the boundary line of the City of National City, Ordinance No. 1061; thence Easterly along the Southerly line thereof 50 feet to the Easterly line of Lincoln Court; thence Northerly along said Easterly line 48 feet to the South line of Lot 15 of said Map No. 1740; thence North 61° 12' 30" East 296.52 feet to the Southeast corner of said Lot 15; thence North 28° 47' 30" West 142.40 feet along the Westerly line of Lots 11 and 12 to the Southerly line of the North 20 feet of said Lot 12; thence North 61° 12' 30" East 85 feet more or less along said Southerly line to an angle point on said boundary line of the City of National City last mentioned; thence Northerly along the Easterly line thereof 92.16 feet to the Southerly line of said Lincoln Court; thence North 72° 49' 00" East along said Southerly line 82.20 feet to the Southerly prolongation of the Westerly line of Lot 27 of said Map No. 1740; thence along said prolongation and along said line North 19° 03' 00" West 330 feet to the Northwesterly corner of said Lot 27; thence North 44° 14' East 111.90 feet to the Southwest corner of Lot 30 of said Map No. 1740; thence North 19° 03' 00" West 230 feet to the Northwest corner of Lot 31 of said Map No. 1740; thence South 81° 34' 00" East 162.79 feet to a point on the boundary line of Rae Place as shown on said Map No. 1740; thence Northeasterly along the arc of a 40 foot radius curve 62.83 feet to the Westerly line of Lot 33 of said Map No. 1740; thence North 19° 03' 00" West 43 feet along said Westerly line to the Southerly line of Lot 4 of Las Palmas Park Villas, Map No. 9128; thence along said Southerly line North 72° 13' East 120 feet to an angle point thereon; thence South 17° 53' 09" East 97 feet; thence North 73° 13' East 120 feet; thence South 17° 53' 09" East 2.82 feet; thence North 71° 57' 37" East 255 feet more or less to the Easterly line of Newell Street as shown on the Westerly line of Interstate Route 805; thence along said Westerly line of said Interstate Route 805 as follows: Northerly along the arc of a 330 foot radius curve 43.99 feet; thence North 12° 07' 40" West 258.68 feet; thence Northerly

along the arc of a 1030 foot radius curve 98.37 feet; thence North 17° 36' West 685.32 feet; thence Northerly along the arc of a 1030 foot radius curve 93.65 feet; thence North 22° 48' 34" West 263.55 feet; thence Northerly along the arc of a 970 foot radius curve 88.19 feet; thence North 17° 36' West 809.97 feet; thence North 10° 47' 26" East 42.13 feet; thence North 17° 41' 02" West 200.33 feet; thence North 25° 18' 39" West 474.78 feet; thence North 45° 50' 36" West 67.83 feet; thence North 17° 43' 57" West 125.00 feet; thence North 31° 33' 50" West 688.61 feet; thence South 78° 59' 11" West 26.20 feet; thence North 45° 54' 02" West 17.68 feet; thence South 78° 59' 11" West 96.00 feet; thence North 15° 23' 31" West 30.29 feet; thence North 43° 19' 20" West 105.88 feet; thence North 17° 44' 49" West 20 feet; thence North 56° 59' 46" East 106.76 feet; thence North 23° 34' 11" West 190.01 feet; thence North 3° 36' 49" West 142.30 feet; thence North 17° 53' 05" West 540.09 feet; thence North 27° 06' 55" East 35.36 feet; thence North 17° 53' 05" West 308.70 feet; thence North 25° 49' 53" West 180.84 feet; thence North 17° 53' 05" West 200 feet; thence North 21° 47' 45" West 250.59 feet; thence North 28° 01' 52" West 99.44 feet; thence South 61° 58' 03" West 42.24 feet; thence North 17° 52' 10" West 236.99 feet; thence North 57° 37' 09" West 172.52 feet; thence North 39° 07' 16" West 452.83 feet; thence South 72° 13' 30" West 6.64 feet; thence North 17° 46' 30" West 89.72 feet; thence North 46° 21' 02" West 113.63 feet; thence South 72° 00' 25" West 50.35 feet; thence North 40° 42' 58" West 283.16 feet; thence North 55° 54' 39" West 457.20 feet; thence North 50° 24' 12" West 661.84 feet; thence Northerly along the arc of a 30 foot radius curve 64.23 feet; thence North 59° 31' 47" West 107.30 feet; thence Northerly along the arc of a 30 foot radius curve 33.50 feet; thence North 43° 45' 17" West 244.18 feet; thence Northerly along the arc of a 599 foot radius curve 114.56 feet; thence North 74° 26' 28" West 222.29 feet; thence North 28° 30' 14" West 28.97 feet; thence North 48° 01' 12" West 188.16 feet to the common boundary line of the City of San Diego and the City of National City; thence along said line South 0° 45' 45" West 50.99 feet to an angle point thereon; thence South 89° 58' West along said line 637.21 feet to the West line of Lot 70 feet Horton's Purchase Map No. 283; thence North 0° 01' 30" East along the West line thereof 218 feet to the centerline of Delta Street; thence along said centerline South 89° 55' 25" West 1335.78 feet to the centerline of Highland Avenue; thence Southerly along said centerline being along said common boundary 1500 feet more or less to the point of beginning.

The land area contained within the Project Boundary is approximately 2,080 acres.

2. Redevelopment Plan Objectives

a. Maintaining a sound and diversified economic base, composed of a balance of commerce, industry, housing choices including ownership of homes, seniors' housing and related facilities and multiple family residential rental housing.

b. Providing employment opportunities including employment opportunities for Project Area residents.

c. Establishing a pattern of land uses which will best promote the health, safety, convenience and welfare of all citizens of the community.

d. Eliminating blighting influences and environmental deficiencies by redeveloping the Project Area land to its highest and best economic use through new construction, and neighborhood improvement.

e. Merging the following existing Redevelopment Projects with the National City Downtown Redevelopment Project (this Project):

(1) E. J. Christman Business & Industrial Park I Redevelopment Project, including Amendment No. I.

(2) E. J. Christman Business & Industrial Park Redevelopment Project, Amendment No. II.

(3) South Bay Town & Country Redevelopment Project.

(4) Center City Redevelopment Project.

f. Providing needed public facilities including adequate pedestrian and vehicular traffic circulation within, through and outside the Project Area.

g. Relocating some utilities underground in order to achieve a more aesthetically pleasing environment.

h. Achieving changes in land uses to effect the highest and best use of the Project land.

i. Stimulating and attracting private investment, thereby improving the City's economic base through employment opportunities and increased tax base.

j. Achieving an environment reflecting a high level of concern for architectural and urban design principles, developed through encouragement, guidance, appropriate controls and professional assistance to homeowners, redevelopers and owner participant redevelopers.

k. Stimulating private redevelopment of the general neighborhood within and adjacent to the boundaries of the Project Area.

l. Producing increased tax revenue from real property taxes, hotel and motel taxes and retail sales taxes.

m. Enhancing the integrity, stability and wholeness of the Project Area through Redevelopment Plan controls.

n. Providing needed public improvements, including but not limited to, streets and related appurtenances, storm drainage facilities, necessary water distribution and sewerage transmission lines, public utilities and public facilities, including any necessary transit facilities, within the Project Area.

o. Encouraging sound utilization of undeveloped and underdeveloped land.

p. Providing areas and man-made situations to attract people and to provide for social and cultural exchange.

3. Types of Proposed Redevelopment Actions

The redevelopment activities to be undertaken will involve changes in physical and environmental features within the Project Area. Proposed redevelopment activities include the acquisition of property, relocation of occupants, clearance of structures, home improvement, neighborhood improvement, the installation and/or reinstallation of public improvements, the relocation and underground placement of some utility lines, and revision of vehicular and pedestrian circulation patterns as may be necessary within the Project Area. Redevelopment activities proposed also include

management of property while owned by the Community Development Commission, provision for owner participation, and the disposition of land for redevelopment for the types of uses permitted under this Plan. All of the proposed redevelopment activities will be conducted pursuant to the Law.

Pursuant to Section 33333 of the Law, the type, size, height, number, and proposed use of buildings is as follows: The types of buildings proposed are motels, hotels, motor hotels, restaurants, office buildings and financial institutions. Such buildings are proposed to be built by private developers upon land to be acquired by the CDC which is shown on the Land Acquisition Map, Exhibit 4 hereof, and on the Redevelopment Land Use Map, Exhibit 5 hereof.

This Plan does not limit the square feet in any one building nor does it limit the height of such buildings. The estimated number of such buildings to be constructed pursuant to this Plan is ten. The amount of open space, meaning landscaped area and pedestrian walkways, proposed pursuant to this Plan, is, in general terms, 10% of the land area to be redeveloped.

This Plan does not provide specific sites or locations for the construction of new dwelling units. On the other hand, this Plan does not preclude the construction of new dwelling units within the Project Area on land that is zoned for such use or is permitted to have such land use pursuant to this Plan.

SECTION D - LAND USE PLAN

1. Land Use Plan

a. Land Use Plans.

The Land Use Plan for this Project is the City's General Plan, as amended, and as it may be further amended by the City (Exhibit 2 of this Plan), the City's Zoning Map and Land Use Code, as they may be amended from time to time by the City (the City's Zoning Map is Exhibit 3 hereof), the land use provisions of this Plan, including the Redevelopment Land Use Map Exhibit 5 hereof, and the land use provisions of the following existing Redevelopment Plans:

- (1) The E. J. Christman Business & Industrial Park Redevelopment Project, including Amendment 1.
- (2) The South Bay Town & Country Redevelopment Project.
- (3) The Center City Redevelopment Project.
- (4) The E. J. Christman Business & Industrial Park Redevelopment Project, Amendment No. 2.

The Land Use Plans of the existing Redevelopment Projects shall control as to those Plans.

The land use regulations of this Plan shall control as to the land shown on the Redevelopment Land Use Map, Exhibit 5 hereof.

The City's General Plan and the City's Zoning Map, as they may be amended from time to time, shall control as to the remainder of the land within the Project Area.

The property to be acquired by the CDC pursuant to this Plan and its land uses are shown on the Land Acquisition Map (Exhibit 4 hereof) and Redevelopment Land Use Map, Exhibit 5, hereof. Other land use controls and regulations for the land shown on Exhibits 4 and 5 are also set forth elsewhere in this Plan.

b. Neighborhood Improvement

Neighborhood Improvement within the Project Area shall consist of Home Improvement Loans, Housing Assistance Payments, other means of housing improvement, and Public Improvements.

(1) Home Improvement Loans:

Through private lending institutions, and using a Home Improvement Loan Fund, occupant homeowners may improve their homes with funds at a rate of interest substantially below the market interest rate. Such Fund shall be limited to use by occupant homeowners unless and until the City's Council, by separate resolution, extends the use of such funds to others than occupant homeowners. Alternately, and in addition to home improvement through the use of such Fund, the Community Development Commission may, on a voluntary basis only and not through the use of condemnation powers or through the threat of the use of such powers, purchase, on the open market, homes in need of repair and improvement, proceed to effect such repairs and improvements and resell, with reasonable promptness such homes first, to families and individuals displaced by reason of governmental activity, including that of the CDC, and secondly to others.

Tax increment funds, or tax allocation funds, or the proceeds of bond sales with such funds pledged for repayment, may be used only to assist in the housing needs of persons or families of low and moderate income as defined by the Law.

Sections 33334 -33334.5 of the Law require that twenty percent (20%) of all taxes allocated to the CDC pursuant to Section 33670 of the Law be placed in a Low and Moderate Income Housing Fund and that that Fund be used to increase and improve the community's supply of low and moderate income housing.

The CDC anticipates that most of the Fund will be used to provide home improvement loans, although the CDC may use said Fund in any manner authorized by the Law.

(2) Housing Assistance Payments:

The CDC, under annual contributions contract with HUD, currently has under lease 650 units of assisted housing. The contract runs for four more years and the time period is extended each time more units are placed under contract.

This is a voluntary program both as to the owner and the tenant under which units which meet the housing standards and the fair market rent limitations of HUD are leased by tenants of low and moderate income as defined by HUD and then the Community Development Commission pays, through the HUD contract, the difference between the tenant financial capacity to pay rent and the fair market rent for the unit.

This Program now operates City Wide in National City and shall continue to operate within this Redevelopment Project Area pursuant to this Redevelopment Plan.

(3) Other Means of Housing Improvement:

The CDC may, upon authorization by its Board, use funds in the Low and Moderate Income Housing Fund to increase and improve the supply of low and moderate income housing in the community, using powers provided in the Law, including but not limited to:

- (a) Acquiring land or building sites.
- (b) Improving land or building sites with onsite or offsite improvements.
- (c) Donating land to private persons or entities.
- (d) Constructing buildings or structures.
- (e) Acquiring buildings or structures.
- (f) Rehabilitating buildings or structures.

(g) Developing plans for the production of housing or the improvement of housing for persons of low and moderate income.

(h) Paying principal and interest on bonds, loans, advances, or other indebtedness or paying financing or carrying charges.

(4) Public Improvements:

The CDC may, within the Project Area, effect neighborhood improvements within the public rights of way to include, but not be limited to, the construction and, or reconstruction of the following: curbs, gutters, curb and gutter, sidewalks, driveways, street trees, street lights, undergrounding of overhead electrical, telephone and television lines, including the work on private property in relation to such undergrounding subject to the written consent of each such private property owner, and including the installation of any necessary police and fire call systems.

The CDC may, within the Project Area, and in connection with its Home Improvement Loans, assist homeowner-occupants with the financing of public improvements as may be required by the City of National City in connection with building permits for such home improvements.

The CDC may, within the Project Area, correct public improvement deficiencies as identified in the document entitled "Public Works Improvement Deficiency Study for Community Development Commission of the City of National City by Charles W. Christensen and Associates, Civil Engineers" dated October 13, 1981, as enumerated in Tables 1 through 10 thereof and said document is hereby incorporated herein and made a part hereof as though fully set forth herein. The total estimated cost of correction of said public improvement deficiencies within the Project Area as set forth in said Tables 1 through 10 is \$12.8 million.

2. Land Use Plan Controls

Land use regulations and controls set forth hereinbelow are intended to encourage public and private redevelopment, the highest and best use of the land and quality in design and improvement.

a. Existing Redevelopment Projects:

The adopted Redevelopment Plans for the following Redevelopment Projects, which are being merged with this Project, shall continue to be the land use controls for said Projects:

(1) E. J. Christman Business & Industrial Park I Redevelopment Project, adopted by City Council Ordinance No. 1233 on November 18, 1969, as amended by City Council Ordinance No. 1303 on March 28, 1972.

(2) E. J. Christman Business & Industrial Park Redevelopment Project, Amendment No. II, adopted by City Council Ordinance No. 1610 on December 13, 1977.

(3) South Bay Town & Country Redevelopment Project, adopted by City Council Ordinance No. 1471 on June 24, 1975.

(4) Center City Redevelopment Project, adopted by City Council Ordinance No. 1505 on April 13, 1976.

b. Redevelopment Land, this Project:

Land Use Provisions and additional regulations and controls within the land shown on the Redevelopment Land Use Map, Exhibit 5, hereof, shall be as follows:

(1) Land Use Provisions:

(a) Acquisition Area "A"

Permitted uses shall be freeway oriented commercial uses, which are hereby defined as motels, hotels, motor hotels, restaurants, business and professional office buildings and financial institutions. Uses similar or related to these uses may be permitted by the Community Development Commission Board providing such uses are determined to be compatible with other permitted uses and consistent with the intent and purpose of this Plan. Use determinations by the CDC shall be final.

(b) Acquisition Areas "B", "C" and "D"

Permitted uses shall be new vehicle dealership uses, which are hereby defined as new automobile, new truck and new motor home dealerships. Uses similar or related to these uses may be permitted by the Community Development Commission Board providing such uses are determined to be compatible with other permitted uses and consistent with the intent and purpose of this Plan. Use determinations by the CDC shall be final.

(c) Acquisition Area "E"

Permitted uses shall be General Commercial uses, which are hereby defined as office uses, retail sales, bank and financial institution uses. Uses similar or related to these uses may be permitted by the Community Development Commission Board providing such uses are determined to be compatible with other permitted uses and consistent with the intent and purpose of this Plan. Use determinations by the CDC shall be final.

(2) Additional Regulations and Controls:

Height limit. There shall be no height limit.

Setbacks. Setbacks shall be separately determined for each development proposal.

Offstreet parking and offstreet loading. Offstreet parking and offstreet loading requirements shall be not less than those required by the City's Land Use Code, however, the CDC reserves the right to establish more stringent standards and requirements than those of the City's code for each development proposal.

(3) Development Plans:

Any land acquired by the CDC and resold for private redevelopment shall be resold subject to the actual production by the redeveloper of the development shown on development plans which shall have been approved by the CDC Board prior to the conveyance of such land. A development plan shall include a site plan, elevations of each building, a master plan of landscape and irrigation therefor, and a signing program. The intent of such development plan requirement is to provide potential developers with maximum flexibility in design and improvement and at the same time to secure for the public the highest quality of development consistent with the purposes of this Plan.

(4) Signs:

The height, width, depth and design features, including lighting and structural support, of each and all signs to be erected outside of buildings or attached to any building on redevelopment land shall be subject to review by the Community Development Commission pursuant to criteria which may be adopted by the CDC therefor. The object of such review by the CDC is to assure compatibility of each and all signs with the architecture of buildings constructed on redevelopment land (land which has been acquired by the CDC and then resold for private redevelopment pursuant to this Plan). Whenever feasible a signing program shall be presented to the CDC Board as part of the development plan. All signs on or outside of buildings constructed on redevelopment land shall at least conform to the City's adopted Land Use Code, as it may be amended from time to time. The CDC reserves the right to apply more restrictive standards for signing on redevelopment land than those of the City's adopted Land Use Code.

All developers of redevelopment land shall be required to include a sign provision in any and all leases with tenants requiring such lessees to conform to the established signing theme and policy in connection with redevelopment land in order to insure a reasonable degree of uniformity and continuity of sign design, scale, proportion, size and placement.

(5) Lighting:

All outside lighting on redevelopment land shall be of an ornamental type which will not create a nuisance glare on adjacent properties or uses, including public streets and motorists thereon.

(6) Public Transit Facilities:

Each developer of redevelopment land shall provide, donate, grant or otherwise make available, without cost to the public, the property needed to provide any public transit passenger stop and driver rest stop areas as may be required by the CDC.

(7) Adjustments and Variations in Connection with Redevelopment Land:

Where undue hardships, practical difficulties, or consequences inconsistent with the general purposes of this Plan result from the literal interpretation and enforcement of the restrictions and limitations imposed by this Plan, the CDC, upon receipt of a verified application from the owner of the property affected, stating fully the grounds of the application and facts pertaining thereto, and upon its own further investigation, may grant adjustments or variations under such conditions and safeguards as it may determine consistent with the general purposes and intent of this Plan, provided that in no instance will any adjustments or variations be granted that will change the land uses of the Plan. Other basic requirements of the Plan shall not be eliminated but adjustments thereof may be permitted provided such adjustments are consistent with the general purpose and intent of this Plan. The decision of the CDC shall be final.

c. Other Land Areas Within This Project:

Land Areas within this Project but outside of existing Redevelopment Project boundaries and outside of the land areas to be acquired and redeveloped as shown on Exhibit 4, the Land Acquisition Map and Exhibit 5 the Redevelopment Land Use Map, are herein called Neighborhood Improvement Areas.

Neighborhood improvement means, in addition to home improvement loans and Section 8 Housing Assistance Payments, improvements within the public right of way including the installation, repair or replacement of curbs, gutters, curb and gutter, sidewalks, streets, street trees, including those planted pursuant to a street tree planting program, street lights, street signs, undergrounding of overhead utility lines within the public right of way and on private property in connection with such undergrounding, and the installation, repair and replacement of alleys, and the correction of public improvement deficiencies.

The CDC shall have no jurisdiction within these areas which are and shall be Neighborhood Improvement Areas within which Home Improvement Loans, Housing Assistance Payments, and Public Improvements are intended by this Plan to be made available. These areas shall continue to be subject solely to the City's Laws, including those relating to General Planning, Zoning and Building Regulation. Redevelopment, meaning the acquisition of real property through the use of the power of eminent domain or the threat of the use of such power, shall not occur within Neighborhood Improvement Areas except upon and after formal amendment of this Plan pursuant to the Law, including the public hearings required by the Law.

d. Duration and Effective Date of Plan Controls:

The effective date of controls of the existing Redevelopment Plans (E. J. Christman Business & Industrial Park I Redevelopment Project, E. J. Christman Business & Industrial Park Redevelopment Project, Amendment No. II, South Bay Town & Country Redevelopment Project and Center City Redevelopment Project) shall be those set forth in each such adopted Plan and the duration of plan controls for each such Redevelopment Plan shall be 25 years from the effective date of the Ordinance adopting this Redevelopment Plan.

The provisions and requirements of this Plan shall be guaranteed by covenants which shall run with the land until the year 2006 except that the restrictions set forth in Section F.3.d.(1) of this Plan shall be guaranteed by covenants which shall run with the land in perpetuity.

The effective date of the Plan controls shall be the date upon which the City Council Ordinance adopting this Plan becomes law.

SECTION E - PROJECT PROPOSALS1. Land Acquisitiona. Exhibit 4:

Exhibit 4 hereof, "Land Acquisition Map" identifies all real property which may be acquired for purposes of clearance for redevelopment and also that land to be acquired for public improvements.

b. Public Improvements:(1) Public Rights of Way

The CDC shall dedicate or cause redevelopers to dedicate streets and alleys and shall construct or cause redevelopers to construct such streets and alleys in connection with Redevelopment Land within the Project Area pursuant to the City's Standards therefor.

Streets may include curbs, gutters, curb and gutter, sidewalks, base, paving, lighting, signing, signalization and landscaping in accordance with City standards therefor. The City shall maintain all public streets.

(2) Easements:

Easements for public improvements and utilities: The CDC and or the City shall acquire or cause others to acquire easements for public improvements and utilities as may be required by this Plan. Easements acquired by the CDC shall be dedicated to the City, or other public entity as appropriate, or granted to the appropriate investor-owned public utility companies.

Any easement or public right of way may be vacated by the City or the CDC when and if other satisfactory means of providing the necessary utility, facility or service is provided by any public or private entity or the easement is deemed by the City or the CDC to be no longer necessary.

(3) Utility Lines:

Public and private utility lines will be placed underground to the extent that such undergrounding is financially and physically practical and feasible.

c. Owner Participation:

Exhibit 4 "Land Acquisition Map" identifies real property to be acquired. However, under Section 33380 of the Law, owners of property within the Project shall be given the opportunity to participate in redeveloping and using their property in accordance with and in conformity with the Plan. In order to do so, such owners must enter into an Owner Participation Agreement with the CDC. Failure to execute such an agreement may make it necessary for the CDC to proceed with acquisition of such property for redevelopment in the same manner as if no owner participation had been anticipated. In the event of failure of an owner to participate pursuant to, and in compliance with the terms of an Owner Participation Agreement, the CDC may at its option, seek specific performance of said Agreement, or acquire the property from such owner participant in accordance with the provisions of said Agreement and thereafter demolish the structures thereon and dispose of the land for redevelopment at its fair value for uses in accordance with this Plan.

d. Relocation:

Individuals, families and businesses displaced by the CDC in carrying out this Redevelopment Plan shall receive the benefits to which they are entitled pursuant to the Law.

2. Housing Improvement

The CDC will make home improvement loans and use other means to improve the condition of housing within the Project Area as required and authorized by Sections 33334-33334.5 of the Law and as described under Section 1b of the Land Use Plan above. Such improvements will be funded with Community Development Block Grant Funds available from the U. S. Department of Housing & Urban Development and with tax increment funds and with the proceeds from the sale of bonds secured by tax increment funds pursuant to the Law. Such improvements may also be funded by other lawful means and through other lawful sources of funding.

3. Building Improvement

Physical improvement of existing residential structures is anticipated by this Plan. Such improvement is to occur through the use of Community Development Block Grant Funds administered by the U. S. Department of Housing & Community Development and through the use of tax allocation or tax increment funds or proceeds from the sale of bonds secured by such tax allocation or tax increment funds pursuant to the Law.

4. Redeveloper's Obligations

The land acquired by the CDC will be disposed of either subject to an agreement between the CDC and the redeveloper or by grant or dedication to the appropriate public entity. Agreements for the sale of redevelopment land shall include provisions to assure the following:

a. That the redeveloper will submit to the CDC construction drawings and specifications and a schedule for the proposed construction.

b. That the purchase of the land is for the purpose of redevelopment and not for speculation.

Development plans shall have been approved by the CDC Board prior to the transfer of any redevelopment land. The deed transferring redevelopment land shall provide for reverter of the title to the CDC if the redeveloper fails to actually produce the redevelopment structures, buildings, and improvements as shown on the approved development plans and in the time periods as set forth in the deed.

c. That the real property will be redeveloped in accordance with the development plan approved by the CDC Board as said development plan may be amended by the CDC Board from time to time.

d. That the construction of improvements will be commenced and completed within a reasonable period of time. Disposition Agreements and/or Owner Participation Agreements will provide that redevelopment must commence within a specified period of time from the date of transfer of project land and completed within a reasonable period of time thereafter. Dates for initiation and completion of improvements shall be provided for in said disposition contract or owner participation agreement between the CDC and the redeveloper.

The redeveloper will not be permitted to defer the start of construction for a period longer than that required for the preparation of necessary development plans and construction drawings and the approval of such plans by the CDC and by the City of National City.

e. That a redeveloper or owner participant will maintain the cleared land acquired and the cleared land owned within the project area in a safe and orderly condition between the date of acquisition and the commencement of construction.

f. That the redevelopers, their successors or assigns shall agree that there shall be no discrimination because of race, color, creed, age, marital status, religion, sex, national origin or ancestry in the carrying out of this Project.

The redevelopers shall agree for themselves, their successors or assigns to or of such real property or any part thereof, and appropriate land instruments shall contain covenants on the part of purchasers, lessees and owners, and their successors and assigns to not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or any part thereof or interest therein is restricted upon the basis of race, color, creed, age, marital status, religion, sex, national origin, or ancestry, in the sale, lease, or occupancy thereof. This provision will be perpetual and will run with the land disposed of within the Project Area by the CDC. Any Owner Participation Agreements shall contain these same provisions and will be perpetual.

5. Design Objectives and Approval of Plans

a. Design Objectives:

Developers and owner participants and their architects shall consult with the CDC during the preparation of plans for buildings and structures in order to achieve the design objectives of the Project. Design objectives are as follows:

- (1) Provide an attractive urban environment.
- (2) Integrate spaces and building forms with each other and with the Project as a whole.
- (3) Provide for the optimum amount of open space in relation to structures.
- (4) Provide unobtrusive parking areas, appropriately screened and landscaped to blend harmoniously with the area.
- (5) Provide harmonious composition of masses, colors and textures. Special emphasis will be given to harmonious relationship of buildings and treatment of roofs where viewed from public rights-of-way and higher elevations.
- (6) Provide compatibility of architectural treatment for the buildings in the Project.
- (7) Provide a unified site that is suited to the uses planned and which is located for easy access including parking uses.
- (8) Provide on-site parking arranged to allow adequate entrance and exit and for acceptable distances between the parked car and the related uses.
- (9) Provide for goods delivery movement and handling separated from public awareness.
- (10) Provide agreeable surroundings that lend atmosphere and comfort, convenience and safety and provide quality in design.
- (11) Provide aesthetically pleasing design and placement.
- (12) Provide separation of pedestrian traffic and vehicle traffic; weather protection where feasible; landscaping suitably placed for amenity and ease of maintenance; lighting and signing that are unobtrusive upon neighboring property.
- (13) Encourage novel and interesting places and objects to attract people and to provide for social and cultural exchanges.
- (14) Provide focal points or art objects that are attractively designed for the Project Area.

b. Approval of Plans

Before the CDC will approve any development proposals, the owner participant or the redeveloper shall submit to the CDC development proposals and related data sufficient to explain and illustrate the nature and design of the proposed development. Such materials may be in the form of illustrative site plans; elevations; landscape plans; grading and drainage plans; building sections; irrigation plans; lighting proposals; parking, loading, access roads and driveway plans; fencing; soils analysis; outline specification or any other materials that would be appropriate and/or as may be requested by the CDC. It is expressly understood that CDC approval of plans relates only to plans as actually submitted and approved, and that any additions, deletions or other modifications to approved plans as proposed by the redeveloper must be submitted or resubmitted by the redeveloper for approval of the CDC before construction can commence. Proposed modifications of approved plans after construction has commenced must be approved separately by the CDC prior to implementation. Plans shall be prepared by a licensed architect or landscape architect, as appropriate. Building foundation design and calculations shall be certified by a registered structural engineer.

Approval of development plans by the CDC does not relieve the redeveloper from the requirements of the City's Laws for the obtaining of grading, building or other permits required by the City's Laws.

The decision of the CDC as to conformance of developer's plans with this Plan and the compliance of said development plans with the Design Objectives of this Plan shall be final.

6. Underground Utility Lines

Public and private utility lines will be placed underground in connection with redevelopment land to the extent deemed financially and physically practical and feasible by the CDC.

SECTION F - OTHER PROVISIONS
NECESSARY TO MEET STATE AND LOCAL
REQUIREMENTS

1. Conformity with the Law

This Plan has been prepared in conformity with the provisions of the California Community Redevelopment Law. The purposes of the Law, and the declared policy of the State of California "to protect and promote the sound development and redevelopment of blighted areas and the general welfare of the inhabitants of the communities in which they exist by remedying such injurious conditions through the employment of all appropriate means" will be obtained in the following manner:

a. By the elimination of the blighted and deteriorating conditions which now exist within the Project. The Project contains blighted structures and areas which are physically, functionally and economically deteriorated, the effects of which are detrimental to the public health, safety and welfare. Furthermore, economic disuse and underuse related to the above conditions require the elimination of such conditions.

b. By making some of the land within the Project Area available for new uses, which are necessary or highly desirable in the City. The Project Area contains land which is potentially useful and valuable for contributing to the public health, safety, economic value and welfare of the City. Due to the location of this land it can be made available for reuse for new public and private facilities and buildings urgently needed, and thus make the land again productive, useful and valuable to the City.

c. By changing some of the land uses and by insuring a proper integration and economic balance of land uses, traffic, pedestrian and vehicular circulation and parking to achieve and implement the objectives of the City's General Plan.

d. Pursuant to Sections 33339, 33339.5 and 33340 of the Law the CDC has provided, by its Resolution No. 81-22 on June 9, 1981, policies governing owner participation and re-entry of businesses within the Project. Rules to implement owner participation as required by Section 33345 of the Law were also adopted by the CDC by said Resolution.

e. Pursuant to Section 33334.5 of the Law whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low-and moderate-income housing market as part of this redevelopment project, the CDC shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs, as defined by Section 50052.5 of the Law within the project area or within the territorial jurisdiction of the agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Law.

2. Financing

a. Powers of the Community Development Commission: The CDC may accept financial or other assistance from any public or private source for the CDC's activities and may expend any funds so received for any of the purposes provided for in the Law. The CDC may borrow money or accept financial or other assistance from the State or Federal Government, or private persons and may accept funds from the City for this Project. The CDC may issue bonds and expend the proceeds to carry out this Plan. Principal and interest on such bonds may be payable from the proceeds of sale or lease of project area land; or in whole or in part from taxes allocated to and paid into a special fund of the CDC pursuant to Articles 5 and 6, Chapter 6 of the Law (tax allocation bonds); or from any other public or private source of income, including contributions or other financial assistance from the City of National City, the County of San Diego, the State of California, or the Federal Government.

b. Methods of Financing:

Redevelopment of this Project pursuant to this Plan is proposed to be financed primarily with allocations of taxes, also called tax increments, including the issuance and sale of bonds with such tax increments or allocations pledged for the repayment of such bonds.

Additional methods of financing this Project include Community Development Block Grant Funds from the U. S. Department of Housing & Urban Development to the City and then to the CDC, and grants, loans, and advances from the City to the CDC to the extent that such Community Development Block Grant Funds or other funds from the City become available and are made available for this Project.

c. Tax Allocation: The CDC proposes to aid in the financing of this Project by either issuing and selling tax allocation bonds or dividing the incremental tax revenues in accordance with the provisions of Articles 5 and 6, Chapter 6, of the Law, and it is hereby provided that taxes, if any, levied upon taxable property in the Project Area each year by or for the benefit of the State of California, any city, county, district or other public corporations (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

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

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

d. Estimates of Total Project Cost, Project Revenue and Bond Issue:

The estimated total cost to complete this Project is \$20 million. The total Community Development Block Grant revenue for the Project is estimated at 20 years X \$300,000 per year X 30% = \$1.8 million. It is estimated that the total amount of CDC tax allocation bond issues will be \$18.2 million.

e. Other Financial Provisions:

(1) Pursuant to Section 33333.2, paragraph (1) of the Law the limitation on the number of dollars of taxes which may be divided and allocated to the CDC pursuant to Section 33670 of the Law in connection with this Redevelopment Plan is \$58 million.

(2) Pursuant to Section 33333.2, paragraph (2) of the Law the time limit on the establishing of loans, advances and indebtedness to finance in whole or in part this Redevelopment Plan and this Redevelopment Project is through the year 2005.

(3) Pursuant to Section 33334.1 of the Law the limit of bonded indebtedness that can be outstanding at one time is \$18.2 million.

(4) Pursuant to Section 33334.2 of the Law 20% of all taxes which are allocated to the CDC pursuant to Section 33670 of the Law in excess of the annual requirements for payment of principal and interest on indebtedness of the CDC at the time of adoption of this Redevelopment Plan shall be used by the CDC for the purposes of improving and increasing the City's supply of low and moderate income housing as required by and as defined in the Law. Such funds, and interest thereon shall be held in a separate Low and Moderate Income Housing Fund until used.

(5) Pursuant to Sections 33338.1 and 33401 of the Law the CDC may in any year during which it owns property in a redevelopment project pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes. Such payment may not be made to the City of National City.

(6) Pursuant to Section 33341 of the Law the CDC may issue bonds and expend the proceeds from their sale in carrying out this Redevelopment Plan providing adequate provision is made for the payment of principal and interest when they become due and payable.

3. Supplemental Authorizations

a. The CDC will lease or sell all real property acquired by it in the Project Area except property conveyed to any other public entity.

b. The CDC will establish and maintain adequate safeguards providing for the work of redevelopment to be carried out pursuant to the Plan.

c. The CDC will provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use or subject to owner participation agreements for such periods of time as specified elsewhere in this Plan and under such conditions as provided in this Plan to effectuate the Plan and the purposes of the Law.

d. Express provisions shall be included in all deeds, leases and contracts which the CDC proposes to enter into with respect to the sale, lease, sublease, transfer, use, owner participation, occupancy, tenure, or enjoyment of any land in the Project in substantially the following form:

(1) In deeds the following language shall appear -- "The grantee herein covenants by and for himself, his heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, age, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenant shall run with the land."

(2) In leases the following language shall appear -- "The lessee herein covenants by and for himself, his heirs, executors, administrators, and assigns, and all persons claiming under or through him, and this lease is made and accepted upon and subject to the following conditions:

"That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, age, religion, sex, national origin, or ancestry, in the leasing, sub-leasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

(3) In contracts entered into by the Community Development Commission relating to the sale, owner participation, transfer, or leasing of land or any interest therein acquired by the Community Development Commission within the redevelopment project, the foregoing provisions in substantially the form set forth shall be included and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

e. The Community Development Commission is hereby authorized to purchase, lease, obtain option upon, acquire by gift, grant, bequest, devise, or otherwise, any real or personal property, any interest in property, and improvements on real property in the Project Area.

f. The Community Development Commission is hereby authorized to acquire real property by eminent domain. Pursuant to Section 33333.2, paragraph (3) of the Law the time limit for commencement of eminent domain proceedings to acquire property within the Project Area is within 12 years of the date of adoption of this Redevelopment Plan.

g. The Community Development Commission is hereby authorized to exercise the power and authority vested in the Community Development Commission pursuant to the Law for the undertaking, execution, development, redevelopment and completion of the Project.

SECTION G - PROCEDURE FOR CHANGING APPROVED PLAN

If at any time after the adoption of this Plan by the City Council of the City of National City, it becomes necessary or desirable to amend or modify such Plan, the City Council may amend such Plan upon the recommendation of the Community Development Commission, provided that the procedures for amending the Plan as specified in the Law are followed, and provided further that no amendment shall be made in violation of any covenant made to holders of Community Development Commission bonds issued prior thereto. If an approved Plan is to be modified after the sale or lease of property in the Project Area, or the execution of owner participation agreements, the modification shall first be consented to in writing by the owners or lessees of the land affected by the proposed modification. Modified or amended Redevelopment Plans shall be recorded in the Official Records of the County Recorder of San Diego County.

SECTION H - ACTIONS BY THE CITY

The City shall aid and cooperate with the Community Development Commission in carrying out this Plan and shall take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but is not limited to, the following:

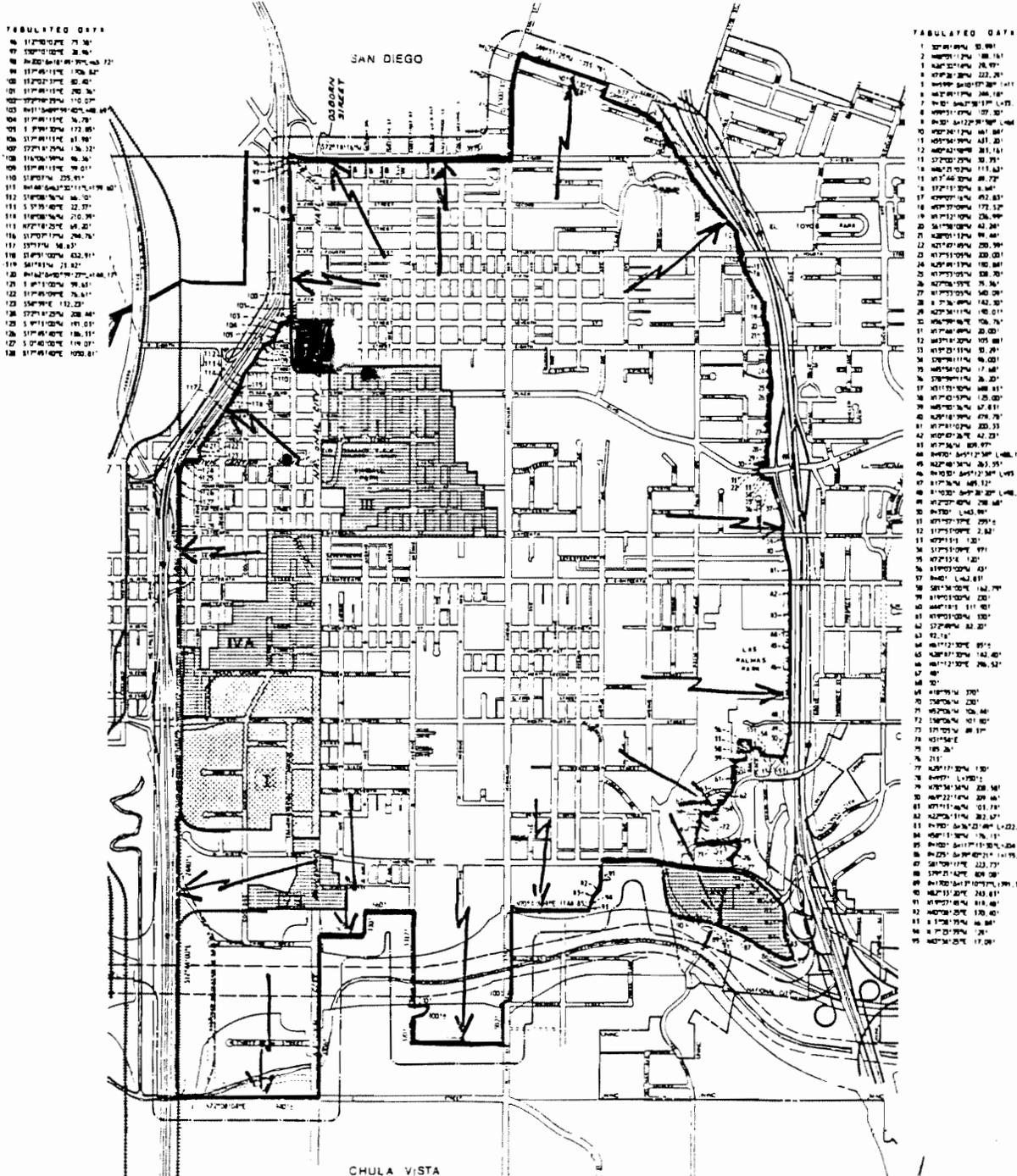
1. The institution of proceedings for opening, closing, vacating, widening, or changing the grades of streets and alleys, and for other necessary modifications of the street layout inside and outside the Project Area.
2. The institution of proceedings necessary for changes and improvements in publicly-owned or privately-owned public utilities within or affecting the Project Area.
3. The acceptance of the dedication of public improvements constructed by the Community Development Commission or by redevelopers.
4. The donation or sale of any City-owned property within the Project Area to the Community Development Commission.
5. The execution of Joint Powers Agreements with the Community Development Commission as may be necessary to expeditiously and economically effectuate the Plan and provide needed public improvements.
6. The execution of a Cooperation Agreement with the Community Development Commission, if necessary, providing for the financing of the Project.
7. The performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
8. The undertaking and completing of any other proceedings necessary to carry out the Project.

SECTION I - SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause, phrase or part of this Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this Plan.

NATIONAL CITY, CALIFORNIA

NATIONAL CITY DOWNTOWN REDEVELOPMENT PROJECT



TABULATED DATA

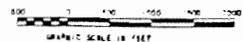
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PROJECT AREA BOUNDARY MAP

- CHULA VISTA**
- LEGEND**
- BOUNDARY OF EXISTING REDEVELOPMENT PROJECT
 - BOUNDARY OF PROPOSED REDEVELOPMENT PROJECT
 - 100' PERIMETER LINE AROUND 100'-PE PROJECT
- I E.J. CHRISTIAN BUSINESS & INDUSTRIAL PARK REDEVELOPMENT PROJECT INCLUDING ANNEXMENT
 - II SOUTH BAY TOWN AND COUNTRY REDEVELOPMENT PROJECT
 - III CENTER CITY REDEVELOPMENT PROJECT
 - IVA E.J. CHRISTIAN BUSINESS AND INDUSTRIAL PARK REDEVELOPMENT PROJECT ANNEXMENT II
 - IVB E.J. CHRISTIAN BUSINESS AND INDUSTRIAL PARK REDEVELOPMENT PROJECT ANNEXMENT III



RESIDENTIAL

- 1.5 DWELLING UNITS / NET ACRE
- 6.10 DWELLING UNITS / NET ACRE
- 11.15 DWELLING UNITS / NET ACRE
- 16.20 DWELLING UNITS / NET ACRE
- 21.30 DWELLING UNITS / NET ACRE
- 21.40 DWELLING UNITS / NET ACRE
- SENIOR CITIZEN HOUSING & RELATED USES - DENSITY UNSPECIFIED

COMMERCIAL

- GENERAL
- TOURIST COMMERCIAL
- AUTOMOBILE & RELATED
- SHOPPING CENTER
- NEIGHBORHOOD COMMERCIAL

INDUSTRIAL

- LIGHT
- MEDIUM
- TIDELANDS

PUBLIC & QUASI-PUBLIC

- GOVERNMENT
- SCHOOL
- FIRE STATION
- UTILITY
- MEDICAL & RELATED
- HISTORICAL AREA
- MILITARY
- PARK
- OPEN SPACE

CIRCULATION & TRANSPORTATION

- FRELWAY
- ARTERIAL STREET
- COLLECTOR STREET
- RAPID TRANSIT STATION WITH PARKING
- RAMP TRANSIT ROUTE
- RAPID TRANSIT INTER-MODAL TERMINAL
- ★



NATIONAL CITY GENERAL PLAN MAP SHOWING NATIONAL CITY DOWNTOWN REDEVELOPMENT PROJECT BOUNDARY

LEGEND

SCHOOLS 
 CIVIC BUILDINGS 
 PRIVATE DRIVES 

RESIDENTIAL ZONES

RS	RS-1	RESIDENTIAL SINGLE FAMILY
	RS-2	" " "
RT		" TWO "
RM	RM-1	" MULTIPLE "
	RM-2	" " "
	RM-3	" " "
RMH		RESIDENTIAL MOBILE HOME PARK

COMMERCIAL ZONES

CT		COMMERCIAL - TOURIST
CA		" - AUTOMOTIVE
CL		" - LIMITED
CG		" - GENERAL
CH		" - HEAVY
CBD		" - CENTRAL BUSINESS DISTRICT
CSC		" - SHOPPING CENTER

INDUSTRIAL ZONES

ML		MANUFACTURING - LIGHT
MM		" - MEDIUM
MH		" - HEAVY
MT		" - TIDELAND

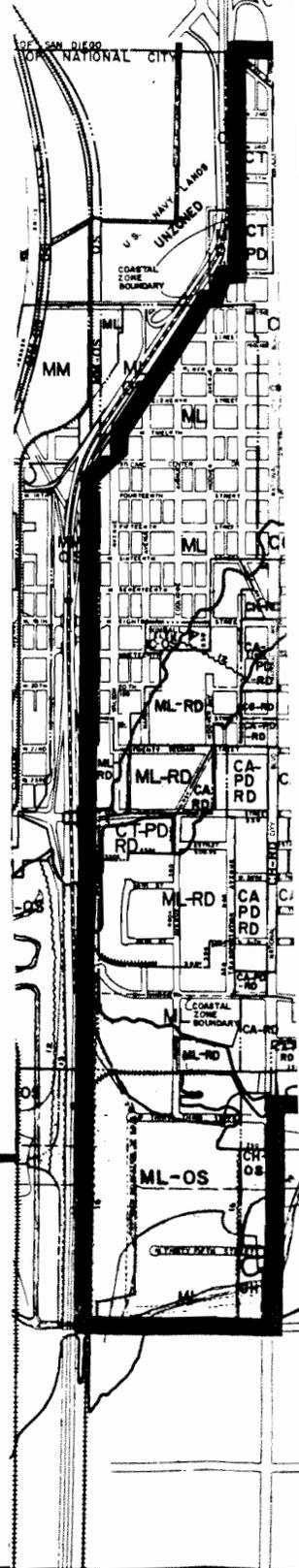
INSTITUTIONAL & PUBLIC USE ZONES

IC		INSTITUTIONAL - CIVIC
IP		" - PUBLIC

COMBINING & SPECIAL PURPOSE ZONES

P		PARKING
PD		PLANNED DEVELOPMENT
RD		REDEVELOPMENT AREA
PS		PUBLIC BUILDINGS & HISTORIC SITE DESIGN REVIEW REQUIRED
E		EQUESTRIAN PARK

	FLOODWAY
	FLOODWAY FRINGE
	FLOODWAY FRINGE - SHALLOW FLOODINGS

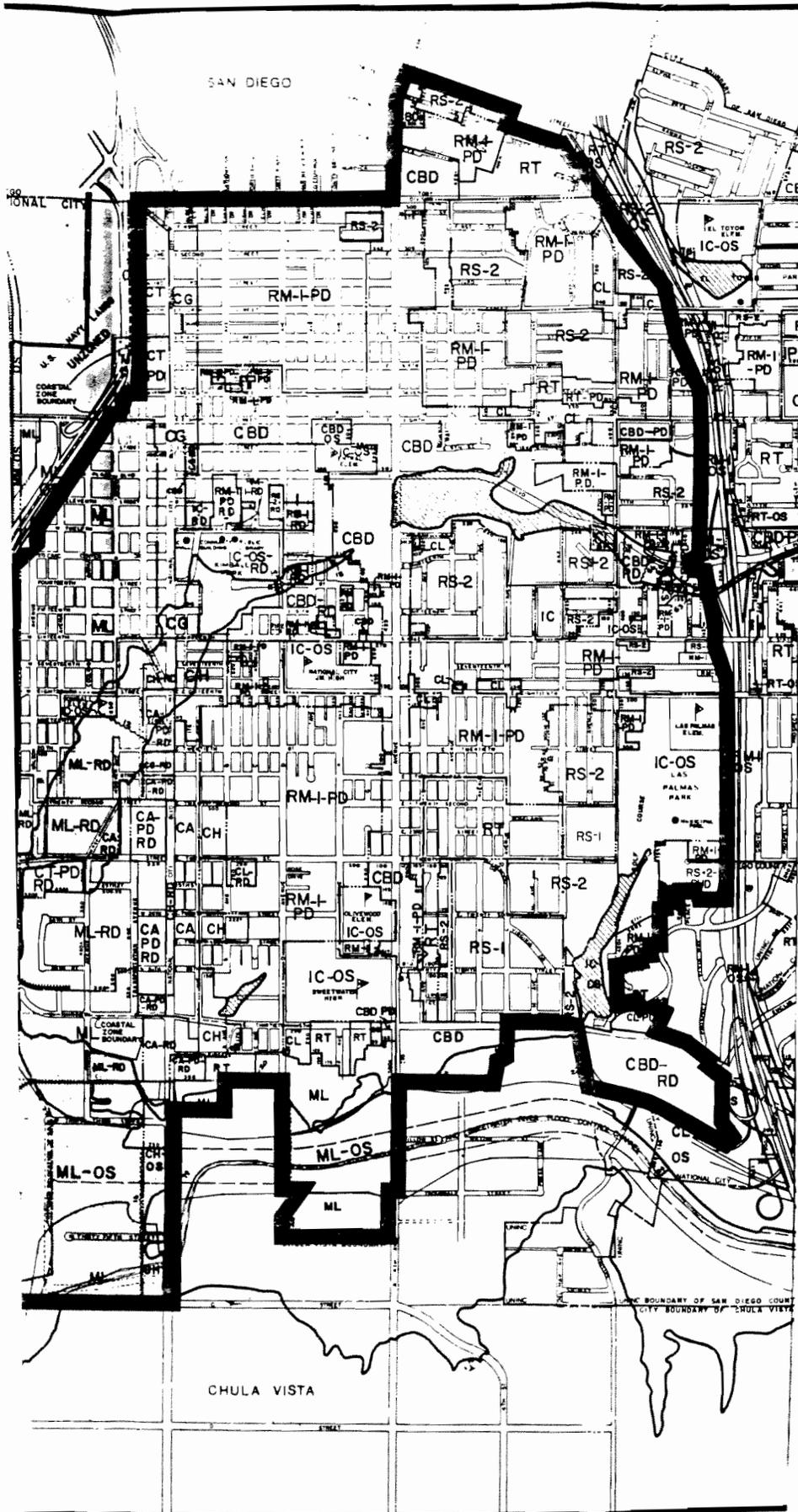


NATIONAL CITY, CALIFORNIA

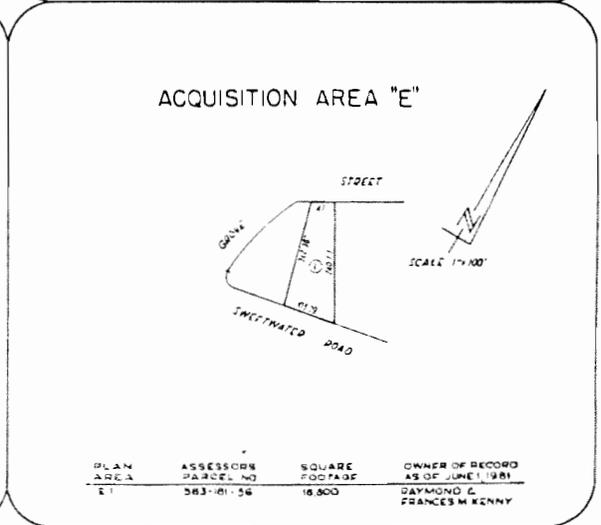
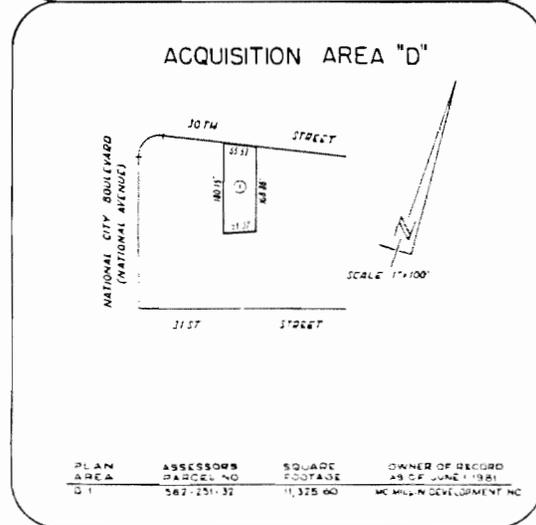
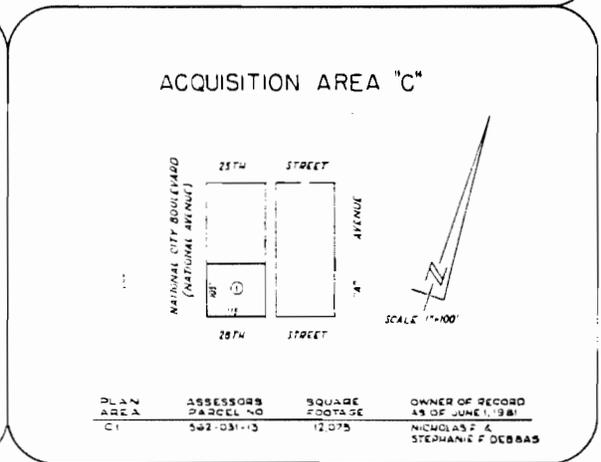
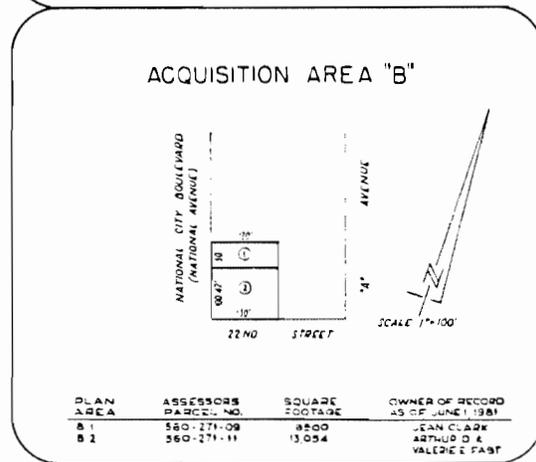
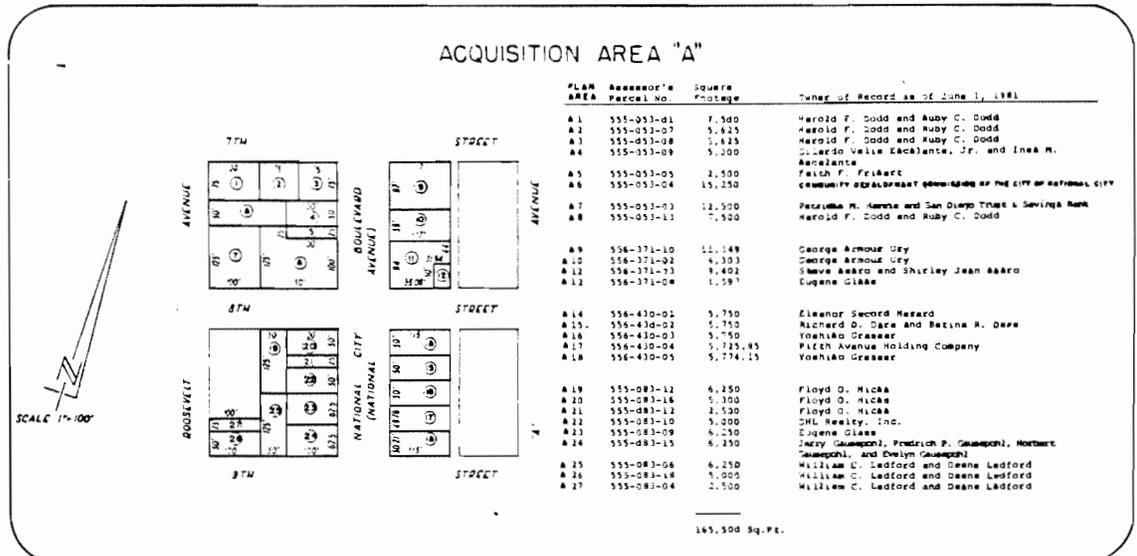
PORTION OF
**ZONING
 MAP 1**



APPROVED BY THE PLANNING COMMISSION
 OF THE CITY OF NATIONAL CITY
 DATE: 12-8-78 BY: Paul S. Smith, CHAIRMAN
 ADOPTED BY THE CITY COUNCIL
 OF THE CITY OF NATIONAL CITY
 DATE: 3-4-79 BY: [Signature], CLERK



NATIONAL CITY DOWNTOWN REDEVELOPMENT PROJECT LAND ACQUISITION MAP





California Fair Political Practices Commission

November 6, 1986

George H. Eiser, III
City Attorney, National City
1243 National City Blvd.
National City, CA 92050-4397

Re: 86-311

Dear Mr. Eiser:

Your letter requesting advice under the Political Reform Act was received on November 10, 1986, by the Fair Political Practices Commission. Commission Regulation 18329(b)(2) (copy enclosed) requires a request for formal written advice to include a specific statement that you have been authorized to request the advice by the person whose duties under the Act are in question. Please send us a supplemental letter stating that you are so authorized by the official on whose behalf you have requested advice. Please also include in your letter the mailing address of the official.

We try to answer all advice requests promptly. Therefore, unless your request poses particularly complex legal questions, or more information is needed, you should expect a response within 21 working days after we receive your supplemental letter. If you have any questions about your advice request, you may contact Kathryn E. Donovan, an attorney in the Legal Division, directly at (916) 322-5901.

Very truly yours,

A handwritten signature in cursive script that reads "Diane M. Griffiths".

Diane M. Griffiths
General Counsel

DMG:plh
cc: Marion F. Cooper



City of National City Office of the City Attorney

1243 National City Blvd., National City, CA 92050-4397
George H. Eiser, III—City Attorney

Nov 10 9 45 AM '86
(619) 336-4220

November 7, 1986

Diane Griffiths, Esq.
General Counsel
Fair Political Practices Commission
P.O. Box 807
Sacramento, CA 95804

Re: Request for Written Advice

Dear Ms. Griffiths:

On behalf of National City Vice-Mayor Marion F. Cooper, written advice is hereby requested pursuant to Government Code Section 83114(b).

FACTUAL BACKGROUND

The City of National City is located in southern San Diego County. The City has a population of approximately 55,000, and is 8.55 square miles in area. The City is bounded by the City of San Diego on the North, the City of Chula Vista on the South, the Pacific Ocean on the West, and the County of San Diego on the East.

The Redevelopment Plan for the National City Downtown Redevelopment Project was adopted on December 1, 1981 by City of National City Ordinance No. 1762. A copy of the Redevelopment Plan is enclosed. Included in the Redevelopment Plan are four "acquisition areas". Acquisition Area "A" encompasses two full blocks and two half blocks in downtown National City, bounded by 7th Street on the North, 9th Street on the South, Roosevelt Avenue on the West, and an alley parallel to "A" Avenue on the East. A map depicting the land acquisition areas of the Redevelopment Plan is included in the Plan. Acquisition Area "A" is commonly referred to as the "downtown area".

As contemplated by the Redevelopment Plan, the land located in Acquisition Area "A" will be devoted to "freeway oriented commercial uses," defined as motels, hotels, motor hotels, restaurants, business and professional office buildings, and financial institutions.

Vice-Mayor Marion F. Cooper owns the following financial interests in National City:

- 1) Equity in real property located at 126 East 9th Street, improved with a residence, and having a value of between \$1,000 and \$10,000. This property is rented to an individual, producing an annual income of between \$1,000 and \$10,000.

Handwritten notes:
- sell to developer
- evaluate proposal
- order soil test
- gen. comm.
- 4/10/87
- [unclear]

Diane Griffiths, Esq.
November 7, 1986
Page Two

2) Equity in real property located at 132 East 9th Street, improved with a residence, and having a value of between \$1,000 and \$10,000. This property is rented to an individual, producing an annual income of between \$1,000 and \$10,000.

3) Equity in real property located at 140 East 9th Street, improved with residence, and having a value of between \$1,000 and \$10,000. This property is rented to an individual, producing an annual income of between \$1,000 and \$10,000.

4) A fee interest in real property located at 1238 Roosevelt Avenue, improved with a commercial structure, and having a value of between \$10,000 and \$100,000. This property is rented to Cooper's Plumbing and Heating, Inc., producing an annual income of between \$1,000 and \$10,000. Additionally, Cooper's Plumbing and Heating, Inc. was a source of income to Mr. Cooper of between \$10,000 and \$100,000 during the previous 12 months, due to the sale of this business entity by Mr. Cooper approximately three years ago.

5) A fee interest in real property located at 101 W. Civic Center Drive having a value of between \$10,000 and \$100,000.

6) A fee interest in real property located at 121 W. Civic Center Drive, improved with a residence, and having a value of between \$10,000 and \$100,000. This property is rented to an individual, producing an annual income of between \$1,000 and \$10,000. It is Mr. Cooper's intention to have the residence vacated and demolished within 30 days.

Councilman Cooper's investments consist of ownership of shares of corporate stock, unconnected with National City.

The locations and zoning classifications of the real property owned by Vice-Mayor Cooper are indicated on the enclosed map. Also, I have enclosed a copy of the statement of economic interests filed by Vice-Mayor Cooper.

ISSUE PRESENTED

The issue to be resolved is whether Vice-Mayor Cooper is precluded from participating in decisions regarding Acquisition Area "A" of the Redevelopment Project, due to his ownership interests in the property discussed hereinabove.

1200
light
imposed
industrial
manufacturing

Diane Griffiths, Esq.
November 7, 1986
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Your assistance in providing a written advice letter on this issue would be appreciated.

Very truly yours,

A handwritten signature in black ink, appearing to read "George H. Eiser, III". The signature is written in a cursive style with a prominent initial "G".

GEORGE H. EISER, III
City Attorney

GHE:ng

cc: Vice-Mayor Cooper