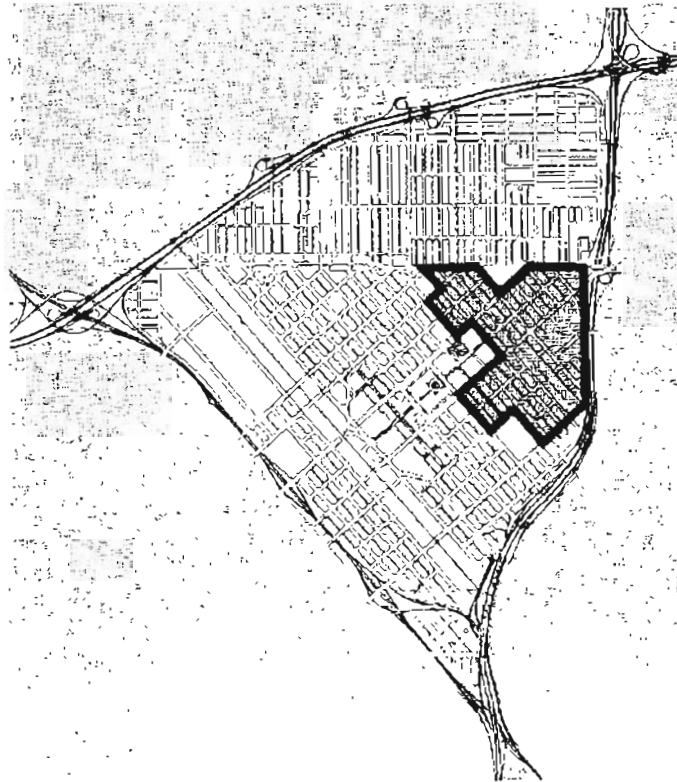


FILE COPY

**COMMUNITY
REDEVELOPMENT
PLAN** and CIVIC SQUARE
SPECIFIC DEVELOPMENT PLAN

August 1982 *AND SUBSEQUENT AMENDMENTS*



Development Department

**MARIPOSA PROJECT
REDEVELOPMENT PLAN AREA**

For more information contact:

REDEVELOPMENT AGENCY OF THE CITY OF FRESNO
Redevelopment Planning

2344 Tulare Street, Suite 200 / Fresno, CA 93721
(559) 498-1885 (559) 498-1870 (Fax)

**URBAN RENEWAL PLAN
for
MARIPOSA PROJECT
in the
CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA**

January 14, 1969
amended
April 20, 1972
December 4, 1975
June 19, 1979
August 3, 1982
December 16, 1986*
February 2, 1988*
September 13, 1988*
July 28, 1992*
December 6, 1994*
February 28, 1995*
June 30, 1998*

**REDEVELOPMENT AGENCY OF THE
CITY OF FRESNO, STATE OF CALIFORNIA**

**These amendments have not been incorporated into the 1982 publication of the Plan document, but are included as individual attachments.*

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NOTE: SEE ATTACHMENTS FOR SUBSEQUENT AMENDMENTS
TO THE MARIPOSA PROJECT REDEVELOPMENT PLANS
THAT HAVE NOT BEEN INCORPORATED INTO THIS PLAN
TEXT.

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ARTICLE I - THE PLAN

SECTION 101 Description of the Plan

This Redevelopment Plan (hereinafter called the "Plan" or "Urban Renewal Plan") is for and relates to the Redevelopment Project Area in and for that certain Project Area known as the "MARIPOSA PROJECT", which is located and situated in the City of Fresno, County of Fresno, State of California, and is prepared under and pursuant to the Community Redevelopment Law - Section 33000 et. seq. of the California Health and Safety Code, as amended.

As used in this Plan, the words "Urban Renewal Plan" shall refer to an urban renewal plan as defined in the United States Housing Act of 1949, as amended, and to a redevelopment plan as defined in the California Community Redevelopment Law.

ARTICLE II - DESCRIPTION OF PROJECT

SECTION 201 Boundaries of Urban Renewal Project Area

There is attached hereto as Exhibit No. 1 and as an integral part of this Plan, a map designated "LAND USE PLAN". One purpose of this map is to delineate and show the boundaries of the Project Area, and the boundaries of any Specific Development Area included within the Project Area.

SECTION 202 Description of Urban Renewal Project Area

The Urban Renewal Project Area (hereinafter called the "Project Area") consists of approximately 200 acres in the City of Fresno, County of Fresno, State of California, and is described as follows:

Beginning at the intersection of the south line of Ventura Avenue with the southerly extension of the west line of South Angus Street; thence northerly along the west line of South Angus Street to its intersection with the southwest line of Bartlett Avenue; thence northwesterly along said southwesterly line and its prolongation to the northwest line of Tulare Street; thence northeasterly along the southwesterly extension of the southeasterly line and the southeasterly line of Block H of the Town of Fresno, according to map recorded in Book 1, Page 26 of Plats to a point on said southeasterly line of said Block H which is twenty feet southwesterly from the most easterly corner of said block; thence continuing in a northeasterly direction to the intersection of the north line of East Tulare Street and the east line of North Angus Street; thence westerly along the north property line and projected property line of East Tulare Street-Divisadero Street to the intersection of the northeasterly extension of the northwesterly line of Fresno Street; thence southwesterly along the northwesterly property line and its northeasterly extension to the intersection of said line with the northeasterly line of R Street; thence northwesterly along said northeasterly line and its northwestern projection to the intersection with the north line of Divisadero Street; thence westerly along the north property line of Divisadero Street to the intersection of the northwesterly extension of the southwesterly line of P Street; thence southwesterly along said northwesterly projection and along said southwesterly line of P Street to its intersection with the northwesterly line of Tuolumne Street; thence southwesterly along the northwesterly line of Tuolumne Street and its southwesterly projection to its intersection with the southwesterly line

[illegible]

of O Street; thence southeasterly along the southwesterly property line of O Street and projected property line to the intersection with the southeasterly line of Fresno Street; thence northeasterly along the southeasterly property line of Fresno Street to its intersection with the southwesterly line of P Street; thence southeasterly along said southwesterly property line of P Street to its intersection with the northwesterly line of Tulare Street; thence southwesterly along said northwesterly property line of Tulare Street and its southwesterly projection to its intersection with the southwesterly line of M Street; thence southeasterly along said southwesterly property line of M Street and projected property lines to the intersection with the southeasterly line of Inyo Street; thence northeasterly along said southeasterly line of Inyo Street and the projected property lines to the intersection with the southwesterly line of O Street; thence southeasterly along said southwesterly line of O Street and projected property lines to the intersection with the southeasterly line of Ventura Street; thence northeasterly and continuously easterly along said southeasterly line of Ventura Street to the point of beginning.

SECTION 203 Types of Proposed Renewal Actions

The Urban Renewal Project (hereinafter called the "Project") to be undertaken and carried out in the area described in Section 202 hereof, involves urban renewal and redevelopment activities under and pursuant to the Community Redevelopment Law - Sections 33000 et seq. of the California Health and Safety Code, as amended (hereinafter called the "State Law"), and other applicable statutes by the Redevelopment Agency of the City of Fresno (hereinafter called the "Agency") for the elimination and for the prevention of the development or spread of slums and blight, and includes, to the extent permitted by law and specified in this Plan, or required to undertake and carry out the Plan:

- A. Acquisition of real property, including improved or unimproved land, structures, improvements, easements, incorporeal hereditaments, estates, and other rights in land, legal or equitable.
- B. Provision of relocation assistance to residents and business concerns displaced by this Project.
- C. Demolition, removal, and rehabilitation of buildings and improvements, and development of building sites.
- D. Installation, construction, or reconstruction of streets, utilities, and other improvements necessary

for the carrying out in the Project Area the renewal objectives of law in accordance with this Plan.

- E. Disposition of any property acquired in the Project, including sale, initial leasing or retention by the Agency itself, at its fair value for uses in accordance with this Plan.
- F. As determined by the Agency, rehabilitation of structures and improvements, redevelopment, and/or development of now vacant land by present owners or their successors in interest for uses in accordance with this Plan, if the respective owners agree to participate.

SECTION 204 Major Responsibilities of the Agency

In the undertaking and carrying out of the Project and in the implementation of this Plan, the Agency shall be responsible for and shall carry out, in the manner provided by law and this Plan, the following:

A. Land Acquisition, Demolition, and Clearance

- 1. Acquisition of properties is necessary to the implementation of this Plan, and property to be acquired within the Project, where possible, will be by cooperative negotiation between the owner of such property and the Agency.
- 2. In cases where purchase cannot be negotiated, property shall be acquired by the Agency through the exercise of its right of eminent domain. The Agency will comply with all the provisions of the statutes and Constitution of the State of California and the Department of Housing and Urban Development of the United States of America, relative to the exercise of the right of eminent domain. Payment for such property shall be in accordance with the State Law, as amended, and with applicable provisions of Federal law.
- 3. After land acquisition as described above, and relocation of families and businesses within the Project Area as described in Subsection B of this Section, the Agency shall clear or cause to have cleared all acquired and vacated improvements not in conformity with this Plan, except those improvements on properties which are not to be acquired, subject to owner participation, which properties may subsequently be acquired and cleared of all improvements if such action is determined by the Agency to be necessary in the interests of the Project. The Agency may clear individual properties as acquired and vacated.

B. Displacement and Relocation of Families, Individuals, and Businesses

By project map dated October 2, 1981, the City of Fresno, Development Department, initiated a conceptual plan to acquire certain properties bounded by Tulare, "O", Inyo, and "M" Streets. These properties are included in what has been referred to as Civic Center Square, Phase II.

In the event the acquisition of the Civic Center Square, Phase II, parcels is approved and funds allocated for purchase of property, a relocation plan will be prepared to identify relocation needs and available resources prior to the beginning of acquisition activities. This relocation plan will be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Public Law 91-646) as well as applicable federal regulations and Sections 33410 to 33418 of the California Health and Safety Code. Assurances will be given that the Redevelopment Agency of the City of Fresno will:

1. Carry out the policies and procedures of this part in a manner that insures that the acquisition and relocation processes do not result in different or separate treatment to persons on account of race, color, religion, sex, national origin, or source of income;
2. Assure that, within a reasonable period of time prior to displacement, comparable replacement dwellings (defined at Par. 42.45 of the U.S. Department of Housing and Urban Development Transmittal 1376.1) will be available to all displaced families and individuals and that the range of choices offered to such persons will not vary on account of their race, color, religion, national origin, or source of income;
3. Carry out relocation services in a manner that will promote maximum choice in housing, that will promote lessening of racial, ethnic and economic concentrations, and that will facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities; and
4. Inform affected persons of their rights under the policies and procedures set forth under the regulations in this part, including their rights under Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968.

This information does not include any provision for the replacement of low-or-moderate income housing as may be required by the California Health and Safety Code.

C. Land Disposition

The public interest requires that Project land be made available for redevelopment to assure the highest and best use and the highest practical return to the Project consistent with the requirements of this Plan.

The Public interest also requires that disposition of land be effected in a fair and equitable manner and conditioned upon the redevelopment and use of the property in conformity with this Plan.

Lots or blocks of lots, with clear titles, will be offered for sale or lease to individuals, corporations, private or public, or the City of Fresno at a fair market price. Acceptance by the Agency of offers to purchase or lease, and selection of prospective purchasers or lessees, will be considered for preference in the light of conformity to the Urban Renewal Plan, the quality of the development proposed, the suitability of the development to the particular site proposed, and the qualifications and financial capability of redeveloper to acquire, hold and complete construction pursuant to the requirements of this Plan.

ARTICLE III - LAND USE PLAN

SECTION 301 Land Use Plan

One purpose of Exhibit No. 1 is to show:

- A. The right-of-way of all thoroughfares, streets, alleys, and other public rights-of-way to be dedicated, to be retained, to be constructed, to be improved, to be converted to pedestrian way and/or to be abandoned.
- B. Proposed land use for all land in the Project Area not in public rights-of-way.
- C. Location of any Specific Development Areas as identified in Article VII of this Plan.

SECTION 302 Streets and Highway Adjustment

Another purpose of Exhibit No. 1 is to establish the action proposed to be taken with respect to the opening and closing of streets, alleys, and other public rights-of-way and easements within and adjacent to the Project. It identifies the existing streets, alleys, and other public rights-of-way to remain, those to be abandoned or vacated, proposed new streets, other public rights-of-way to be established or improved, and existing streets and other public rights-of-way where widening is proposed. Street widening and other improvements to public rights-of-way are tentative, but will be generally as shown.

SECTION 303 Zone Plan

Attached hereto, as an integral part of this Plan, is Exhibit No. 2, described as "ZONE PLAN". The purpose of this map is to show the manner in which zoning districts are to be applied to land within the Project Area.

SECTION 304 Historic Structures

Attached hereto, as an integral part of this Plan, is Exhibit No. 3, described as "HISTORIC STRUCTURES". The purpose of this map is to show properties which have older structures of architectural, historic, and cultural significance which were identified in the City of Fresno's Local Historic Survey of 1978, and included in the City of Fresno's "Official Register of Historic Properties".





LEGEND

- BOUNDARY OF MARIPOSA PROJECT
- BOUNDARY OF PUBLIC ACQUISITION AREA
- DOTS OF HISTORIC LOCAL HISTORIC STRUCTURES
- BOUNDARY OF HISTORIC STRUCTURES



 City of FRESNO	DEVELOPMENT Department	HISTORIC STRUCTURES	DATE: _____		PROJECT NO. 100-100-100-100	SHEET NO. 3	SHEET NO. 10
			TITLE: Mariposa Project Urban Renewal Plan				

ARTICLE IV - LAND USE PROVISIONS AND BUILDING REQUIREMENTS

SECTION 401 Purpose

In addition to the provisions of any zoning or building ordinance, code, rule, or regulation now or hereinafter enforced by the City of Fresno, and in order to achieve the objectives of this Plan for the purpose of (a) of this Plan; (b) any provision of law - Federal, State, or local - having reference to the land uses and other requirements specified or provided in this Plan for the Project Area; and (c) any contract or transaction entered into by the Agency with respect to the Project Area, including its contract with the Federal Government, and its contracts, deeds, and other instruments made with or to private or other parties in connection with the disposition of land in the Project Area for redevelopment or with respect to the use of land in such area, the land lying within and constituting the Project Area, including land not acquired by the Agency, shall be subject to the requirements and restrictions specified in this Article IV and Article V.

SECTION 402 Land Use Proposals

Exhibits No. 1 and 2 indicate the overall proposals for the development of the Project Area. As indicated thereon, the entire Project Area will be devoted to multiple family residential, professional offices or related uses, Civic Center expansion, commercial and light manufacturing uses. A circulation scheme provides for the movement of traffic throughout the Project Area and provides access to the local street and highway system outside the Project Area.

Existing alleys and some local streets may be abandoned to provide additional land for approved uses as indicated on Exhibit No. 1.

The proposed regulations, controls and restrictions on land use and physical development which are to be applied to land use and properties within this Project Area are contained in this Plan and are generally indicated below:

Land use categories indicated for properties within this Project Area are shown on Exhibit No. 2 and include the following districts, and all allowable uses therein (except where specifically limited as follows and as indicated in Article VII of this Plan):

"R-4" High Density Multiple Family Residential District;

"C-P" Administrative and Professional Office District;

- "C-4" Central Trading District, all allowable uses therein, except for areas designated "Residential with Restricted Commercial and/or Parking" as shown on Exhibit No. 1, where commercial and parking uses must be developed in a manner compatible with residential uses;
- "C-M" Commercial and Light Manufacturing District; and
- "C-C" Civic Center District.

The "R-4", High Density Multiple Family Residential District is intended to provide for high density, multiple family residential development on lots at least 10,000 square feet in area.

The "C-P", Administrative and Professional Office District, is intended to provide for the development of an integrated, professional district wherein all of the related types of uses and facilities may be located.

The "C-C", Civic Center District, is intended to provide for the development and maintenance of the Fresno Civic Center, as the centering place for the common public activities and interests of the citizens of the City and County of Fresno as set forth in the Civic Center Master Development Plan, adopted by the Council of the City of Fresno.

The "C-4", Central Trading District, is intended to serve as a central trading district area for an urbanized area wherein all of the related types of uses and facilities may be located.

The "C-M", Commercial and Light Manufacturing District, is intended to provide for retail and wholesale sales, light manufacturing and warehousing, distributing and storage, and further to provide a close relationship between warehousing, distribution and retail sales.

SECTION 403 Reuse Feasibility of Historic Structures

Exhibit No. 3, "HISTORIC STRUCTURES", indicates the historical properties identified within the Project Area. The Agency will evaluate on an individual basis the reuse feasibility of these historic properties or any historic properties identified on the City of Fresno's "Official Register of Historic Properties", with respect to the Plan. This reuse analysis will be referred to appropriate commissions and agencies for comments before

The Agency determines the reuse feasibility of a historic property, and proceeds with normal rehabilitation, clearance, and redevelopment activities as indicated in Section 203 of this Plan.

SECTION 404 Building Compatibility With Historic Structures

Any redevelopment or rehabilitation activity on building sites designated as "Historic Structures", or adjacent property thereto, shall be accomplished in a manner sensitive to the designated historical site's former use as indicated in Sections 804 and 902 of this Plan.

ARTICLE V - REGULATIONS AND CONTROLS IN THE PROJECT AREA

SECTION 501 Duration and Covenants to Run with the Land

The requirements and restrictions specified in Article IV and this Article V shall be in force and effect for a period of thirty (30) years from the effective date of the Ordinance adopting this Plan and shall be incorporated in all deeds, contracts, and other instruments of land disposition, leases, and other contracts and instruments as appropriate, as covenants running with the land for said period of thirty (30) years. However, the covenant in respect to restrictions on the basis of race, religion, handicap, color, sex, or national origin shall run in perpetuity.

SECTION 502 Nondiscrimination

The participating owners, original purchasers, lessees or any successors in interest shall not effect or execute any agreement, lease, conveyance, or other instrument whereby any part of the Project Area acquired from the Agency or retained for the purposes of redevelopment or rehabilitation under this Plan is restricted upon the basis of race, religion, handicap, color, sex, or national origin in the sale, lease or occupancy thereof.

Lessees and purchasers of real property acquired in the Project Area and owners of properties within the Project Area improved pursuant to this Plan are obligated to refrain from restricting the rental, sale, or lease of the properties on the basis of the race, religion, handicap, color, sex, or national origin of any person.

All deeds, leases, or contracts for the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any land in the Project shall be submitted to the Agency for approval and shall contain express provisions in substantially the following form:

- A. 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, religion, handicap, color, sex or national origin 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 covenants shall run with the land".

- B. 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 them, 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, religion, handicap, color, sex, or national origin in the leasing, subleasing, 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".
- C. In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within the Project, the foregoing provisions in substantially the forms 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.

SECTION 503 Land Use Proposals for Properties to be
Rehabilitated

All properties, the use of which conform to this Plan, have been designated as properties which may not be acquired subject to owner participation. Where the structures on the properties are economically feasible to rehabilitate and the proposed reuse conforms to the Urban Renewal Plan, it is anticipated that these properties will be rehabilitated as necessary to be in conformance with the Property Rehabilitation Standards described in Article VII, so as to be in conformance with the controls of this Plan.

ARTICLE VI - PROJECT PROPOSALS

SECTION 601 Extent of Acquisition, Demolition, and Clearance

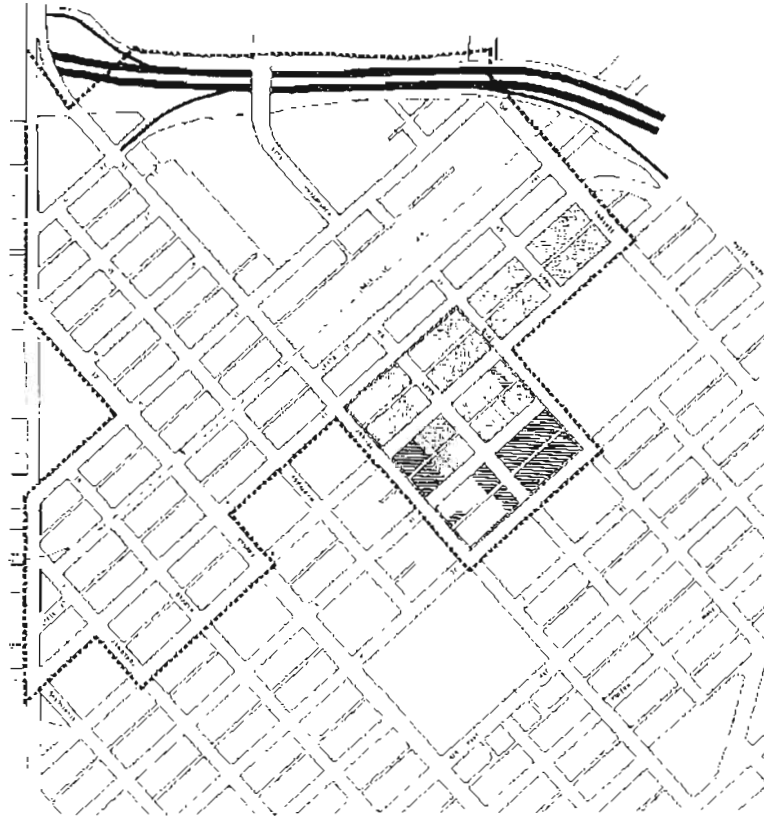
As indicated in Section 203 hereof, this Project involves clearance, redevelopment, and rehabilitation activities. Accordingly, the Agency will acquire by purchase, eminent domain, or otherwise, the real property shown as "subject to acquisition/Phase II" in Exhibit No. 4, "ACQUISITION PLAN", including improved or unimproved land, structures, improvements, easements, incorporeal hereditaments, estates, and other rights in land, legal or equitable, and will demolish and clear all property of buildings, structures, or improvements located and herein necessary to prepare the land for its new uses.

The acquisition of the real property shown as "subject to acquisition/Phase I (in progress)" in Exhibit No. 4, "ACQUISITION PLAN", was approved in the June 19, 1979, amendment of the Mariposa Project Urban Renewal Plan and is currently in process.

SECTION 602 Lots or Portions of Properties Not To Be Acquired (Subject To Owner Participation)

The parcels indicated on Exhibit No. 4, "ACQUISITION PLAN", are designated as properties "not to be acquired (subject to owner participation)". To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project Area may, subject to the rules and regulations including standards for rehabilitation promulgated by the Agency, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (hereinafter called "Owner Participation Agreement") by which the property retained or acquired will be developed and used in conformity with the regulations and controls of this Plan, the Declaration of Restrictions, and the Owner Participation Rules and Regulations promulgated by the Agency. The standards for rehabilitation will be set forth in Owner Participation Rules and Regulations.


Owner Participation necessarily will be subject to and limited by such factors as the nature, condition and use of existing improvements, the reduction of the total number of individual parcels in the Project, the elimination of



LEGEND

- BOUNDARY OF PROJECT
- BOUNDARY OF REGION DEVELOPMENT AREA
- SUBJECT TO ACQUISITION / PAUSE IN ACQUISITION
- SUBJECT TO ACQUISITION / PAUSE IN ACQUISITION
- (C) - IS SUBJECT TO ACQUISITION / PAUSE IN ACQUISITION



	DEVELOPMENT Department	ACQUISITION PLAN	PROJECT NO. 4	
			SHEET NO. 27	

certain land uses, the realignment of streets, the construction of new public facilities and improvements and approval of owners to finance acquisition, rehabilitation and/or redevelopment in accordance with the regulation and controls of this Plan and in accordance with such controls as may be found necessary to ensure that redevelopment is carried out pursuant to the development standards of the Plan.

The Agency will not acquire real property which is retained by an owner under an Owner Participation Agreement unless said owner fails, refuses, or neglects to perform his obligation under said Agreement.

In the event of failure of an owner to participate pursuant to, and full compliance with the terms of an Owner Participation Agreement, the Agency may, as its option, seek specific performance of said provisions of said Agreement and thereafter sell said property for redevelopment in accordance with the Plan.

ARTICLE VII - SPECIFIC DEVELOPMENT PLAN AREAS

SECTION 701 Purpose

Certain areas within the Project Area, as indicated on Exhibit No. 1, "LAND USE PLAN", are designated as "Specific Development Plan Areas". Such designation contemplates more specific analysis of existing conditions, land use recommendations, building requirements, historic preservation alternatives, utility replacement actions, land acquisition actions, and owner participation requirements as being necessary to achieve the objectives of this Plan in such designated Areas, in addition to all other requirements of this Plan.

SECTION 702 Civic Square Specific Development Plan

The Civic Square Specific Development Plan has been added to the Mariposa Project Urban Renewal Plan to provide more specific direction for redevelopment and to ensure the integrity of the Civic Center Master Development Plan in the area bounded by Tulare, "O", Inyo, and "M" Streets.

A. Civic Square Existing Conditions

The purpose of Exhibit No. 5, "CIVIC SQUARE EXISTING LAND USE AND BUILDING QUALITY", is to identify the mixed and conflicting land use and building quality patterns present within this Specific Development Plan Area. Exhibit No. 5 shows the location of existing land uses, parcels, streets, and alleys. Also shown is the location of existing properties whose buildings are identified as potential demolition where rehabilitation may not be economically feasible, and buildings requiring major and minor rehabilitation, as well as buildings of standard quality.

As indicated on Exhibit No. 5, the Civic Square Specific Development Area, except for several buildings recently renovated by the selected project developer, is mostly blighted, underutilized, and stagnant in terms of investment. The deteriorating conditions exert a negative influence discouraging further private investment in the Specific Development Area and surrounding areas without a comprehensive approach to the problems.

B. Civic Square Land Use Plan

1. Exhibit No. 6, "CIVIC SQUARE LAND USE PLAN", indicates in more detail than Exhibit No. 1 the refined land use proposals for the Civic Square Area.

[illegible]

The figure consists of two micrographs labeled (a) and (b). Micrograph (a) shows a cross-section of a film at 100°C, displaying a relatively uniform, fine-grained morphology. Micrograph (b) shows a cross-section of a film at 150°C, revealing a more pronounced phase separation with larger, darker regions interspersed within a lighter matrix.

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DEVELOPMENT
Department

EXISTING LAND USE
and BUILDING QUALITY

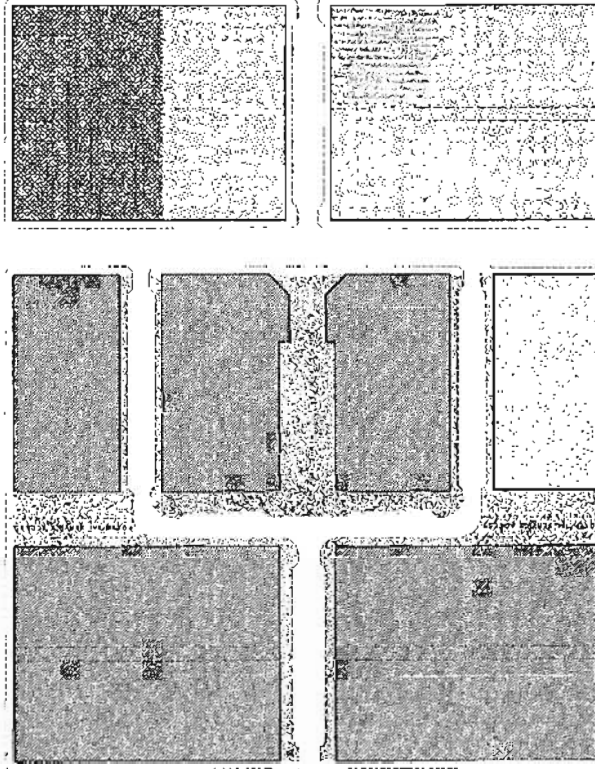
Civic Square
Marlboro Project
Urban Renewal Plan

DATE	2000-06-10
TIME	2100
DATE	2000-06-10
TIME	2100

TULARE

KERN

INYO



LEGEND

OFFICE COMMERCIAL DEVELOPMENT - TWO STORY MINIMUM FOR NEW CONSTRUCTION

OFFICE COMMERCIAL DEVELOPMENT

OFFICE RESTRICTED COMMERCIAL/RESIDENTIAL DEVELOPMENT

RESIDENTIAL DEVELOPMENT

SURFACE PARKING PARKING STRUCTURE

MECHANICAL HALL

WATER BOWLING

UTILITY BUILDING

POTENTIAL CORP LINE



CIVIC SQUARE
Specific Development Plan



City of
FRESNO
DEVELOPMENT
Department

LAND USE PLAN

Civic Square
Mariposa Project
Urban Renewal Plan

DATE	DATE	DATE
10/10/10	10/10/10	10/10/10

6	10
---	----

As indicated thereon, the entire Area will be devoted to professional offices, commercial development, and multiple family residential uses.

2. Exhibit No. 7, "CIVIC SQUARE PUBLIC RIGHT-OF-WAY AND EASEMENTS", indicates in more detail than Exhibit No. 1 the action proposed to be taken with respect to the opening and closing of streets, alleys, and other public rights-of-way and easements within and adjacent to Specific Development Plan Area. Exhibit No. 7 identifies the existing streets, alleys, and other public rights-of-way to remain, those to be abandoned or vacated, proposed new streets, proposed new pedestrian malls, other public rights-of-way to be established or improved, and existing streets and other public rights-of-way where widening is proposed. Street widening and other improvements to public rights-of-way are tentative, but will be generally as shown.
3. Exhibit No. 8, "CIVIC SQUARE HISTORIC STRUCTURES", indicates in more detail than is shown on Exhibit No. 4 the action proposed to be taken with respect to historic properties within the Specific Development Plan Area. Exhibit No. 8 shows the historic properties identified as having potential to remain, and those structures with potential to be relocated to another site.

C. Civic Square Land Use Provisions and Building Requirements

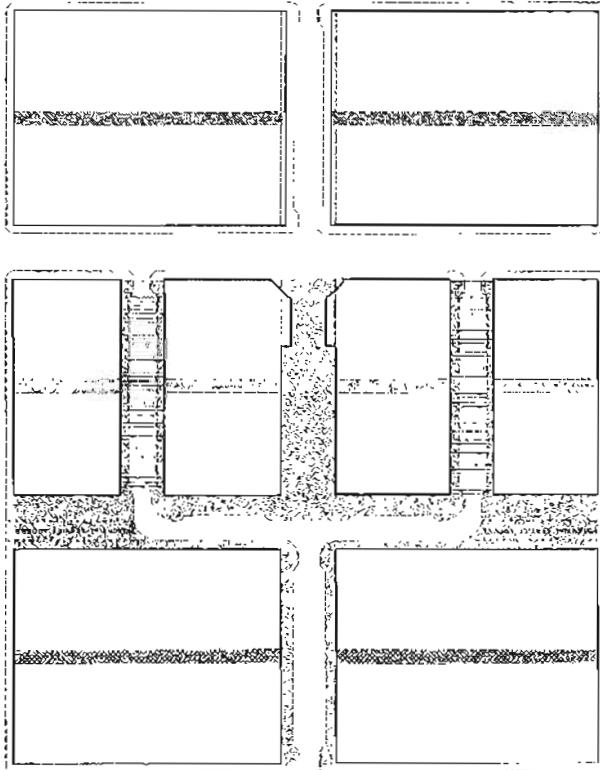
The proposed regulations, controls, and restrictions on land use and physical development which are to be applied to land use and properties within this Specific Development Plan Area constitute necessary refinements to those indicated on Exhibit No. 1, and as described in Section 402 of this Plan.

Land use categories indicated for properties within the Specific Development Plan Area are shown on Exhibit No. 6, and restricted to the following uses within the following zone districts:

TULARE

KERN

INYO



LEGEND

- NEW HIGHWAYWAY TO BE ABOLISHED
- NEW HIGHWAYWAY TO BE MAINTAINED
- NEW HIGHWAYWAY TO BE MAINTAINED
- PUBLIC RIGHT-OF-WAY TO REMAIN
- PUBLIC RIGHT-OF-WAY TO BE ABOLISHED
- PUBLIC RIGHT-OF-WAY TO BE MAINTAINED
- EASEMENT TO REMAIN
- EASEMENT TO BE ABOLISHED
- EASEMENT TO BE MAINTAINED
- POTENTIAL DRAINAGE



CIVIC SQUARE
Specific Development Plan

City of
FRESNO

DEVELOPMENT
Department

PUBLIC RIGHT OF WAY
and EASEMENTS

Civic Square
Mariposa Project
Urban Renewal Plan

DATE	10/11/11
BY	7

"Office/Commercial Development" -
(Two Story Minimum for New Construction)

Professional Office, Commercial, and related uses as provided in the "C-C Zone District. All new development shall be a minimum of two stories.

"Office/Commercial Development" -

Restricted to Professional Offices, Commercial Sales and Services, and related uses as provided in the "C-4" Zone District.

"Office/Restricted Commercial/Residential Development" -

Restricted to Professional Offices, Restaurants, Hotels, and Multiple Family Residences as provided in the "C-4" Zone District.

"Residential Development" -

Restricted to Multiple Family Residences as provided in the "C-4" Zone District.

"Surface Parking/Parking Structure" -

Provides necessary off-street parking for uses within and adjacent to the Civic Square Specific Development Area.

D. Civic Square Utility Replacement

The purpose of Exhibit No. 9, "CIVIC SQUARE UTILITIES", is to establish the action proposed to be taken with respect to the removal and replacement of sewer, water, storm drain, gas, telephone, electrical lines, and other utilities within and adjacent to the Specific Development Plan Area. It identifies the existing utility lines to remain, those to be abandoned, and those which may be abandoned. Also shown are proposed new utility lines, alternate locations for new utility lines, the undergrounding of all electrical and telephone lines, and the potential relocation of a water pump station. These improvements involve the replacement of lines due to abandonment of streets and alleys, and the necessary completion of existing distribution systems.

Utility removal and replacement improvements are tentative, but will be generally as shown. The proposed utilities, shown in "O" and "P" Streets, are alternate locations for the potential replacement of the utilities presently located in the "O" and "P" Street Alley. Should land assembly requirements dictate the abandonment of the utilities presently located in the "O" and "P" Street Alley, then the replacement utilities proposed in either "O" or "P" Street would be necessary.

E. Civic Square Land Acquisition

The purpose of Exhibit No. 10, "CIVIC SQUARE LAND ACQUISITION PLAN", is to indicate in more detail than Exhibit No. 4 the properties "subject to acquisition/Phase I (in progress)", "subject to acquisition/Phase II", and the properties "not to be acquired (subject to owner participation)". Exhibit No. 10 identifies the existing parcels, streets and alleys, and the proposed new streets alignment.

F. Civic Square Owner Participation Agreements

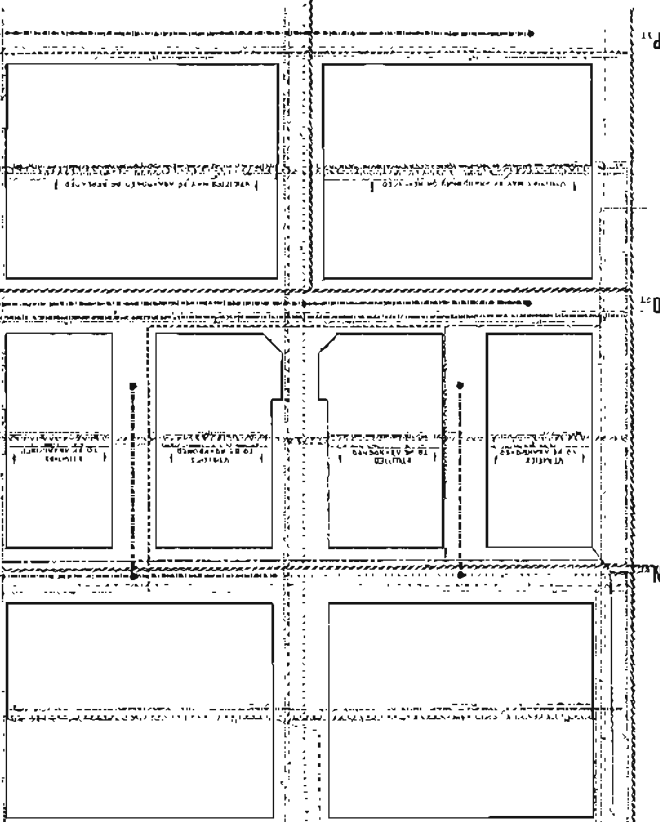
Owner Participation Agreements will be submitted for Agency approval within 120 days from the date of plan adoption and shall contain provisions governing initiation of construction of improvements as are required in each case within four years of the execution of the Owner Participation Agreements.

YULARE ST

KERN ST

INYO ST

M ST



LEGEND

- POTENTIAL ALLEY ABANDONMENT
- PARKING SPACES TO BE ABANDONED
- EXISTING SIDEWALK
- EXISTING UTILITIES
- WATER
- SEWER
- GAS
- TELEPHONE AND/OR ELECTRICAL (UNDERGROUND)
- TELEPHONE AND/OR ELECTRICAL (OVERGROUND)
- ELECTRICITY (UNDERGROUND)
- STORM DRAIN
- PROPOSED UTILITIES *
- WATER
- SEWER
- GAS
- TELEPHONE AND/OR ELECTRICAL (UNDERGROUND)
- TELEPHONE AND/OR ELECTRICAL (OVERGROUND)
- ELECTRICITY (UNDERGROUND)
- STORM DRAIN

* NOTE: PROPOSED UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF FRESNO IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE UTILITIES. ANY UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION.



CIVIC SQUARE
Specific Development Plan



City of
FRESNO
DEVELOPMENT
Department

UTILITIES

Civic Square
Mariposa Project
Urban Renewal Plan

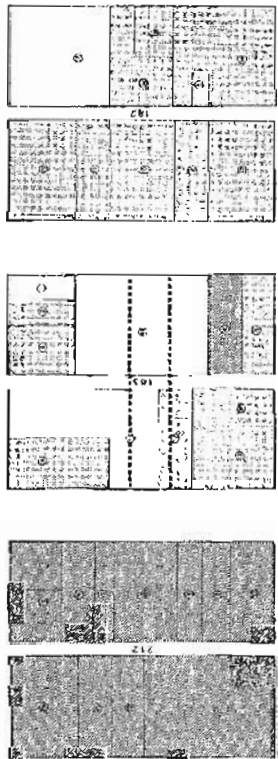
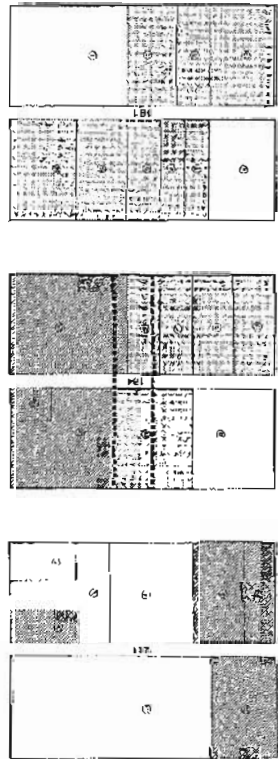
REVISION	DATE	BY	NO.
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2	1/1/11	1	2
3	1/1/11	1	3
4	1/1/11	1	4
5	1/1/11	1	5
6	1/1/11	1	6
7	1/1/11	1	7
8	1/1/11	1	8
9	1/1/11	1	9

Tulare

Kern

Inyo

- LEGEND
- PROPOSED IMPROVEMENTS
 - EXISTING IMPROVEMENTS
 - ROADS TO BE MAINTAINED
 - ROADS TO BE REMOVED
 - ROADS TO BE RECONSTRUCTED
 - NEW STREET TO BE RECONSTRUCTED



CIVIC SQUARE
Specific Development Plan

City of FRESNO Department	DEVELOPMENT Department	LAND ACQUISITION PLAN	Civic Square Mariposa Project; Urban Renewal Plan	SHEET NO. 10	
				DATE	10

ARTICLE VII - REHABILITATION OF STRUCTURES

SECTION 801 Rehabilitation

The Project to be undertaken and carried out pursuant to this Plan will involve rehabilitation of certain structures and improvements.

SECTION 802 Properties to be Rehabilitated

Properties indicated on Exhibit No. 4 as properties "not to be acquired (subject to owner participation)", can be rehabilitated by means that are economically feasible and also conform to the proposed reuses in the Urban Renewal Plan. These properties will be rehabilitated as necessary and will be brought into conformance with the controls of this Plan.

SECTION 803 Methods and Manner of Achieving Rehabilitation

A. Method of Achieving Rehabilitation

Rehabilitation of structures and improvements shall be undertaken and accomplished by the owners of such properties at their own expense pursuant to an agreement with the Agency which agreement, among other things, will obligate such owners and their heirs and assigns to:

1. Devote such property to the uses specified by this Plan and to abide by all the other provisions and conditions of this Plan for the period of time that this Plan is in force and effect.
2. To begin and complete within reasonable times to be specified by such agreement the required improvements to the property.
3. Such other conditions as the Agency deems necessary to carry out this Plan and incorporate in said agreement.

B. Manner of Carrying Out

The owner of any property to be rehabilitated will be notified by the Agency as soon as possible after final determination that rehabilitation of such property is feasible and that the necessary agreement is ready for execution. Upon execution of such agreement, the Agency will, to the extent permitted by law, assist the owner in bringing about the rehabilitation of the property.

SECTION 804 Standards for Satisfactory Rehabilitation

A. Structural Requirements

A structure or improvement to be rehabilitated pursuant to this Plan will be considered to be satisfactorily rehabilitated, and the Agency will so certify, if the rehabilitated structure or improvement meets the following standards:

1. Any such property within the Project shall be required to conform to all applicable provisions, requirements and regulations of this Plan. Upon completion or rehabilitation, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue during the life of any new or existing mortgage and extend the remaining economic life of the property to a minimum of thirty (30) years.
2. Further, where not less restrictive than this Plan, any such property shall conform to the applicable provisions, requirements and regulations of the following existing City Ordinances or their equivalents hereinafter enacted or codified.
 - a. City's Zoning Ordinance.
 - b. City's Subdivision Ordinance.
 - c. City's Building Regulations.
 - d. City's Dangerous Building Ordinance.
 - e. City's Plumbing Regulations.
 - f. City's Electrical Regulations.
 - g. City's Health Regulations.
 - h. In addition to the other controls of this Plan and the other requirements of the Rehabilitation Standards, and notwithstanding the provisions of Subsection (d), Section 19100 of Article 1 of Chapter 2 of Part 3 of Division 13 of the California Health and Safety Code, all existing build-

ings to be retained within the Project Area shall be repaired, altered or reconstructed in such a manner that they will have a degree of seismic force resistance equal to at least 66 2/3 percent of that required for new buildings of equivalent size, location, use and occupancy by the Uniform Building Code, 1958 edition, as adopted by the City of Fresno.

- i. All other applicable codes, ordinances and regulations of the City, County, State and Federal Government.

B. Manner of Carrying Out

The owner of any property to be rehabilitated will be notified by the Agency as soon as possible after final determination that rehabilitation of such property is feasible and that the necessary agreement is ready for execution. Upon execution of such agreement, the Agency will, to the extent permitted by law, assist the owner in bringing about the rehabilitation of the property.

C. Architectural Review

In the case of those structures which, through structural survey, have been determined to be capable of being rehabilitated to meet the requirements set forth by this Section, the following actions will be taken:

1. Proposed exterior design, exterior color scheme and other proposed aesthetic features will be reviewed by City staff functioning as a review committee. Only under exceptional circumstances shall an Advisory Architectural Committee be called and selected by the Redevelopment Agency of the City of Fresno and approved by the City of Fresno.
2. Prior to the issuance of the building permit, the plans for effecting rehabilitation, including the engineering plan, elevations and/or perspectives, shall be subject to review and approval of the City staff review committee and/or Advisory Architectural Committee as specified in this Plan.
3. In addition to the requirements set forth above, all structures to be rehabilitated that are adjacent to, or located on historic sites as indicated in Section 304 of this plan, shall be

subject to review and approval of the City staff review committee and/or Advisory Architectural Committee in order to assure development sensitive to the designated former historical uses as specified in this Plan.

4. Any proposed rehabilitation activity as indicated in the preceding Section 804. C.3, shall be referred to appropriate commissions and agencies for comments before the City staff review committee and/or Advisory Architectural Committee approves any rehabilitation activity.

ARTICLE IX - REDEVELOPERS' OBLIGATION

SECTION 901 Time Limit on Development

- A. Purchasers of land within the Project Area shall be required to commence construction not later than one year after conveyance of title to the developer or as stipulated in the land sale agreement. Construction shall be completed within time limits specified by the Agency.
- B. Owner participation agreements shall contain provisions governing initiation and completion of construction of such site improvements as are required in each case.

SECTION 902 Review of Plans

- A. No construction shall be undertaken in the Project Area until site development plans of the developer shall have been approved by the Agency in writing. Approval shall be granted if such plans will effectuate the purposes of this Plan and meet the standards herein set forth. The developer shall submit, among other things, gross floor area data for his proposed development.
- B. Site development plans shall include:
 - 1. Boundaries of the subject property.
 - 2. Location of building on the subject property with its maximum coverage noted.
 - 3. Point (s) of vehicular ingress and egress.
 - 4. Off-street parking and, where applicable, off-street loading.
 - 5. Location on the subject property or adjacent property of any "Historic Structure" as indicated on Exhibit No. 3 or on the City of Fresno's "Official Register of Historic Properties."

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ARTICLE X - OFFICIAL ACTIONS TO EFFECT THE PLAN

SECTION 1001 Effectuation of Zoning Changes

- A. For this Plan to be executed or implemented, it is necessary that the present zoning applicable within the Project Area be changed as indicated on Exhibit No. 2, "ZONE PLAN".
- B. Upon official request by the Agency, or City Council applicable zone change action shall be commenced by the City Planning Commission. The City Council may initiate an applicable zone change in conformance with Section 12401 - A of the Municipal Code of the City of Fresno.
- C. All zone changes shall be in conformity with the provisions of this Plan, the City Charter, and the City Zoning Ordinance.

ARTICLE XI - FINANCING

SECTION 1101 Methods of Financing the Project

For financing purposes, the Agency will include the financing of the Project in the Neighborhood Development Program of the Department of Housing and Urban Development of the United States of America (hereinafter called the "Government") in a form satisfactory to the Government, under the provisions of Title I of the Housing Act of 1949, as amended, which financing is proposed as a combination of grant and loan funds.

The City of Fresno will provide financing for the Project by grant and loan, including advancement of funds to be repayed pursuant to that certain "Agreement for Repayment of Advances made by City of Fresno to Redevelopment Agency of the City of Fresno (Mariposa Medical Center Project Housing Triangle Activity Area E-41)", dated June 28, 1973. The grant financing proposes to include funds received by the City under and pursuant to the Community Development Act of 1974. In addition to or in lieu of direct cash financing, the City of Fresno may undertake to provide certain site improvements or supporting facilities in accordance with the provisions of this Plan. Any such contributions in connection with the Project shall be included in the gross project cost to the extent that they are determined to be eligible for such inclusion and shall further be held to be a portion of the local share of the net project cost.

Implementation of the full project may require the issuance of bonds of the Agency other than bonds issued as security for (1) advances from the City of Fresno, (2) in anticipation of the above noted grant funds, (3) other grant funds made available to the project, if any, (4) proceeds from the sales of property, or (5) tax increments.

SECTION 1102 Payment for Property Condemned

Any funds borrowed by any or all of the means described above will include funds to pay for property acquired by the Agency. The Agency will pay the fair market value of all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of the statutes and Constitution of the State of California relative to the exercise of the right of eminent domain and the provisions of the Department of Housing and Urban Development of the United States of America.

SECTION 1103 Tax Increment

In accordance with the financing plan, the Agency may from time to time borrow money by any means legally available

to it, including the issuance of bonds, and it may expend such money for any or all of the following purposes:

Repayment of monies advanced by the Government for planning the Project.

Acquisition of Project land and existing improvements.

Preparation of Agency acquired land for disposition.

Expenses in connection with disposition of the Project land.

Expenses of administering the Project; including interest charges.

The City of Fresno and/or other local public bodies may grant sums of money to the Agency or may undertake to provide certain site improvements or supporting facilities in accordance with the provisions of this Plan. Any such contributions in connection with the Project shall be included in the gross project cost to the extent that they are determined to be eligible for such inclusion and shall further be held to be a portion of the local share of the net project cost.

The Agency may issue its bonds in one or more series, in such amounts, and on such terms and conditions as the Agency shall from time to time determine, including without limiting the generality of the foregoing, the rate of interest and the time, place and medium of payment thereof, the dates of issue and maturity, the denominations and whether coupon or registered, and the manner of calling or redeeming prior to maturity.

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

- A. 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 said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment projects 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 of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Fresno last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

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

The portion of taxes mentioned in Paragraph B hereof are hereby, and in any proceedings of the Agency for the advance of monies or making of loans or issuance of bonds shall be, irrevocably pledged for the payment of the principal of and interest on said advances, loans, or bonds.

ARTICLE XII - CHANGES OF PLAN

SECTION 1201 Amendment of Plan

After adoption of the Plan by the City Council of the City of Fresno, the provisions of the Plan may be amended by said Council only by formal written amendment duly approved and recommended by the Agency and within the provisions of Chapter 4, Article 12 of the Community Redevelopment Law of the State of California.

Variances:

Under exceptional circumstances the Executive Director of the Agency is authorized to permit a variation from the limits, restrictions and controls of this Plan. In order to permit such a variation the Executive Director must first determine that:

1. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions and controls.
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
4. Permitting a variation will not be contrary to the objectives of the Plan.
5. For a period of fifteen (15) days after a decision by the Executive Director, either granting or denying a variation, such granting or denial may be appealed to the Agency in writing by an affected property owner, setting forth the reason for such appeal.

No such variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variance the Executive Director shall impose such conditions as are necessary to protect the public health, safety, and/or welfare and to assure compliance with the general purpose of this Plan.