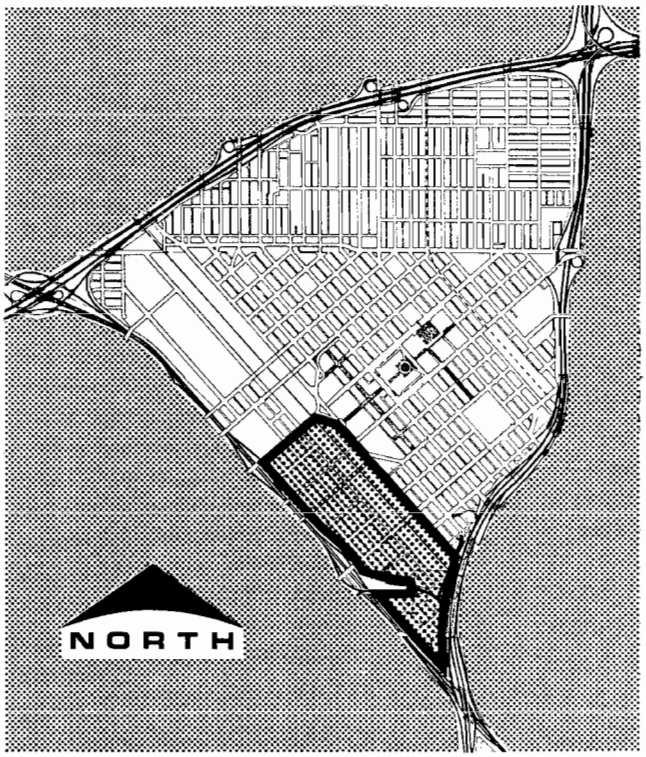
COMMUNITY REDEVELOPMENT PLAN

JANUARY , 1986



CHINATOWN EXPANDED REDEVELOPMENT PLANNING AREA

City of
FRESNO

DEVELOPMENT DEPARTMENT

PLANNING DIVISION

CHINATOWN EXPANDED AREA
COMMUNITY REDEVELOPMENT PLAN

adopted January 28, 1986

Dale Doig
Mayor

James E. Aldredge
Acting City Manager

George A. Kerber
Director, Development Department

BILL NO. 8-14

INTRODUCED BY COUNCILMEMBER Kimber

ORDINANCE NO. 86-13

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA ADOPTING THE COMMUNITY REDEVELOPMENT PLAN FOR THE CHINATOWN EXPANDED AREA

WHEREAS, a Redevelopment Plan has been completed for the Chinatown Expanded Community Redevelopment Plan Area, which is generally bounded by Freeway 99, Fresno Street, "H" Street, and Freeway 41, as contained in the attached Exhibit "1"; and

WHEREAS, the Council of the City of Fresno has established policies for the revitalization of Fresno's Central Area of which the subject area is a part; and

WHEREAS, the Redevelopment Agency of the City of Fresno desires that a redevelopment project be initiated within the Chinatown Expanded Area.

NOW, THEREFORE, the Council of the City of Fresno does ordain as follows:

SECTION 1. The purposes and intent of the Council with respect to the Chinatown Expanded Community Redevelopment Plan and the project area are to promote the elimination of blight, reverse the trend of economic stagnation, ensure the realization of the project area's potential for commercial, industrial, and residential growth, and to achieve the following objectives:

1. To mitigate, to the fullest possible extent, existing environmental deficiencies. Such deficiencies include, but are not limited to, potential storm water flood hazards, visual blight, and excessive noise levels which impact portions of the project area.
2. To protect existing and attract new investments in the project area by identifying the residential, commercial and industrial land use potentials of the area and encouraging their development in accordance with the plans and policies of the City of Fresno.

PASSED 1/28/86
EFFECTIVE 3/28/86

EXHIBIT "E"

86-13

3. To promote the development of an identifiable commercial activity center by encouraging the redevelopment and/or relocation of existing viable businesses and the development of appropriate new businesses within a select sector of the existing commercial area.

4. To stabilize the existing neighborhood and attract new housing investments in the infilling of the residential area south of the Freeway 99/Golden State Boulevard Interchange.

5. To reduce existing and potential land use conflicts and enhance the physical environment by incorporating appropriate property development standards in conjunction with future development and the rehabilitation or alteration of existing structures.

6. To enhance the visual character of the project area by providing a positive urban image along the major streets and creating a sense of entry into the Central Area.

7. To upgrade the pedestrian environment within the project area and enhance its relationship with other Central Area activity centers by providing improvements which will encourage pedestrian traffic along specific routes between the project area and the Central Area.

8. To encourage owner participation in the revitalization of existing rehabitable structures.

9. To provide for the preservation and enhancement of historic structures and monuments.

10. To encourage the active and continuous participation of project area residents and businesspersons in the formulation, refinement and implementation of this Plan, in order to ensure that the proposals incorporated herein are directly beneficial to the people who live and work within the project area.

SECTION 2. The Council does hereby approve and adopt the Community Redevelopment Plan for the Chinatown Expanded Area annexed hereto as Exhibit "1" as modified by Council on January 28, 1986,

and by this reference made a part of this ordinance per the inclusion of measures to mitigate or avoid significant environmental effects as identified in Final Environmental Impact Report No. 10089 and listed in Attachment 1 hereto.

SECTION 3. The Council does hereby designate the Plan incorporated in Section 2 of this ordinance as the official redevelopment plan of the project area.

SECTION 4. The Council finds and determines that:

(1) The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in this part;

(2) The community redevelopment plan would redevelop the area in conformity with this part and in the interest of the public peace, health, safety, and welfare;

(3) The adoption and carrying out of the redevelopment plan is economically sound and feasible;

(4) The redevelopment plan conforms to the general plan of the community.

(5) The carrying out of the redevelopment plan would promote the public peace, health, safety, and welfare of the community and would effectuate the purposes and policy of this part;

(6) The condemnation of real property, as potentially provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made for the payment for property to be acquired as provided by law;

(7) The Agency has a feasible method or plan for the relocation of persons, families, and businesses displaced from the project area, if the redevelopment plan may result in the temporary or permanent displacement of any occupants from residences or businesses in the project area;

(8) There are, or are being provided in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to the places of employment;

(9) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the area of which they are a part; that any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 without other substantial justification for its inclusion;

(10) The elimination of blight and the redevelopment of the project area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

SECTION 5. The Council of the City of Fresno is satisfied that permanent housing facilities are available for occupants displaced through the implementation of the redevelopment project and that adequate temporary housing facilities are also available in the community; and,

SECTION 6. The Council of the City of Fresno is convinced that, in the implementation of the redevelopment plan, the effect of tax increment financing will not cause a severe financial burden or detriment on any taxing agency deriving revenues from a tax increment project area except the Fresno County Free Library District which is hereby declared exempt from said tax increment financing; and,

SECTION 7. The Council of the City of Fresno finds that the Final Environmental Impact Report No. 10089, certified by Council Resolution No. 86-27, is the controlling environmental document for the project and constitutes full and complete compliance with the California Environmental Quality Act; and,

SECTION 8. The Council of the City of Fresno finds that the report and recommendations of the Planning Commission contained in Resolution No. 8705 constitutes the report required by Section 65402 of the California Government Code; and,

SECTION 9. On January 28, 1986, the Redevelopment Agency of the City of Fresno and the Council of the City of Fresno held a duly noticed, joint public hearing to consider the Community Redevelopment Plan for the Chinatown Expanded Area and all evidence and testimony relating to said plan.

SECTION 10. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, CMC, City Clerk of the City of Fresno, County of Fresno, State of California, do hereby certify that the foregoing Ordinance No. 86-13 was adopted by the Council of the City of Fresno, California, on the 28th day of January, 1986.

JACQUELINE L. RYLE, CMC
City Clerk

By Jacqueline L. Ryle
Deputy

SR:JP:jb
2112T/102

Attachments: Exhibit 1 - Chinatown Expanded Community Redevelopment Plan Report
Attachment 1 - Mitigation Measures Identified in Final Environmental Impact Report No. 10089

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

By
Assistant

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TABLE OF CONTENTS

		Page
1.0	INTRODUCTION	1
1.1	Summary of Redevelopment Planning Process	1
1.2	Summary of Existing Conditions	3
2.0	OVERVIEW OF ADOPTED PLAN AND POLICIES	11
2.1	Fresno General Plan	11
2.2	Community Plans	11
2.3	West Fresno Business District Rehabilitation Project Urban Renewal Plan	13
2.4	Central Area Revitalization Strategy	14
2.5	Statement of Redevelopment Plan Conformance	16
3.0	DESCRIPTION OF REDEVELOPMENT PLAN	17
3.1	Overview of Project Area Potentials	17
3.2	Statement of Goals and Objectives	18
3.3	Revitalization Strategy Concepts and Major Plan Proposals	19
3.4	Summary of Redevelopment Actions	25
3.5	Proposed Land Use, Zoning, and Circulation	25
3.6	Historic Structures	35
3.7	Property Development Standards	37
3.8	Land Acquisition	45
3.9	Relocation Assistance	46
3.10	Rehabilitation of Historic Structures	46
4.0	GENERAL STANDARDS AND PROVISIONS	47
4.1	Duration of Covenants	47
4.2	Applicability of City Codes and Ordinances	47
4.3	Nondiscrimination Provisions	47
4.4	Review of Plans	48
4.5	Rehabilitation of Properties	49
4.6	Standards for Satisfactory Rehabilitation	49
5.0	IMPLEMENTATION OF REDEVELOPMENT PLAN	51
5.1	Public Activities and Responsibilities	51
5.2	Responsibilities of Redevelopers	54
5.3	Methods of Financing	55
6.0	MODIFICATION OF PLAN	60
6.1	Amendment of Plan	60
6.2	Variances	60

7.0 IMPACT OF PLAN 61

7.1 Attainment of Plan Objectives 61
7.2 Impact Upon Project Area and Adjacent Areas 62
7.3 Conclusions 62

8.0 APPENDIX 63

8.1 Redevelopment Planning Flow Chart 64
8.2 Fresno City Council Resolution No. 83-272, Designating Redevelopment Survey Area 65
8.3 Fresno City Planning Commission Resolution No. 8071, Designating Project Area Boundaries 68
8.4 Fresno City Planning Commission Resolution No. 8342 72
8.5 Fresno Redevelopment Agency Resolution No. 1209 73
8.6 Relocation Method for the Chinatown Expanded Redevelopment Project 75

LIST OF EXHIBITS

EXHIBITS		Page
Exhibit 1	Project Area Boundary Map	2
Exhibit 2	Location Map	4
Exhibit 3	Existing Land Use Map	5
Exhibit 4	Existing Zoning Map	7
Exhibit 5	Existing Building Quality Map	9
Exhibit 6	Fresno General Plan	12
Exhibit 7	Redevelopment Activity Areas Map	15
Exhibit 8	Revitalization Strategy Implementation Map	20
Exhibit 9	Land Use Plan	27
Exhibit 10	Zoning Plan	28
Exhibit 11	Adopted Circulation Pattern Map	34
Exhibit 12	Historic Structures Map	36

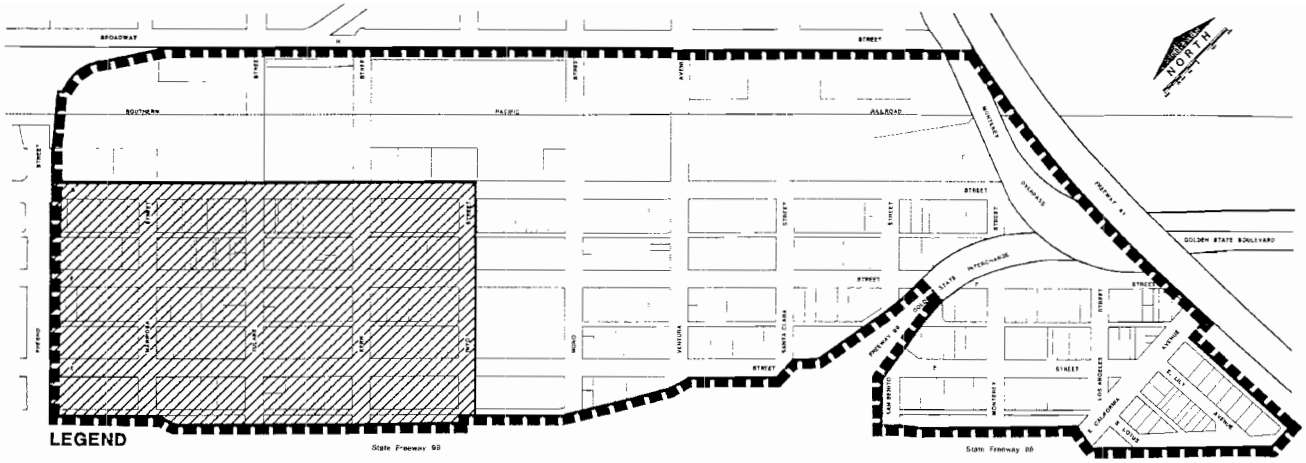
1.0 INTRODUCTION

1.1 Summary of Redevelopment Planning Process

The "West Fresno Business District Rehabilitation Project Urban Renewal Plan" was adopted in August 1965 for the area commonly known as "Chinatown," bounded by Freeway 99, Fresno Street, "G" Street and Inyo Street. In June 1982, based on the recently completed "Chinatown Area Expanded Revitalization Strategy Study," the Fresno City Council directed that a "new" community redevelopment plan be prepared to encompass the original (1965) "Chinatown" Project Area and the adjacent area extending eastward to "H" Street and southerly to Freeway 41. The Council's directive that the project area be expanded necessitates an amendment to the 1965 urban renewal plan. For descriptive purposes, the planning area is being renamed the "Chinatown Expanded Project Area."

The Chinatown Expanded Community Redevelopment Plan has been prepared pursuant to the process prescribed by Section 33000 et. seq., Community Redevelopment Law, of the California Health and Safety Code (ref. Redevelopment Planning Flow Chart, p. 64, in Appendix). This process was formally initiated on July 12, 1983, with the Fresno City Council's designating the area as a Redevelopment Survey Area for study purposes (ref. Resolution No. 83-272 in Appendix, p. 65). On September 21, 1983, the Fresno City Planning Commission acknowledged the existence of blight within the Survey Area and designated the boundaries of the proposed redevelopment project area (ref. Resolution No. 8071 in Appendix, p. 68). As established by the Planning Commission, the Chinatown Expanded Project Area is bounded by Freeway 99, Fresno Street, "H" Street, and Freeway 41 (ref. Exhibit 1, Project Area Boundary Map, p. 2).

A "Preliminary Plan" for the Chinatown Expanded Project Area was prepared as the fourth sequential step in the redevelopment planning process. Assisting in the preparation of the Preliminary Plan was the Planning Area Advisory Committee (PAAC) for the Chinatown Expanded Project Area. This informal citizens advisory body was appointed by the City Council to provide citizens input and recommendations relative to redevelopment planning for the area. The "Preliminary Plan," conceptual in nature, identified the boundaries of the project area and summarized the major redevelopment planning recommendations. It also identified the proposed plan's conformity to the City's general planning policies, and generally described the plan's potential impact upon the project area and adjacent areas.



LEGEND

West Fresno Business District Rehabilitation Project Area (Aug. 1965)

Chinatown Expanded Project Area

City of FRESNO	Development Department	CHINATOWN	PROJECT AREA BOUNDARY MAP

Exhibit 1

Upon the recommendation of the Planning Commission, the "Preliminary Plan" was approved by the Redevelopment Agency on August 21, 1984, as the basis for preparation of the Redevelopment Plan for the Chinatown Expanded Project Area (ref. Fresno City Planning Commission Resolution No. 8342 and Fresno Redevelopment Agency Resolution No. 1209, pp. 72 and 73, respectively, in Appendix).

The proposed final Redevelopment Plan for the Chinatown Expanded Project Area was then prepared in accordance with the Council's direction. The proposed Plan contained a more detailed description of the concepts and recommendations presented in the "Preliminary Plan," its impacts, and assurances for the Plan's implementation as the basis for the formal public hearing process leading to adoption of a final plan by the Redevelopment Agency and City Council.

The adopted Community Redevelopment Plan constitutes an amendment of the 1965 West Fresno Business District Rehabilitation Project Urban Renewal Plan. It establishes detailed land use, zoning and circulation recommendations for the entire "expanded" project area. Moreover, the adopted Plan extends the project's revenue generation source, tax increment financing, throughout the entirety of the expanded project area to further aid in implementation of the project.

1.2 Summary of Project Area Existing Conditions

The project area is comprised of approximately 180 acres situated in the southwesterly sector of Fresno's Central Area (ref. Location Map, p. 4). This area is located between Freeway 99 and "H" Street, extending from Fresno Street on the northwest to the convergence of Freeways 99 and 41 on the southeast. The area is bisected by the Freeway 99/Golden State Boulevard Interchange, with approximately 158 acres lying to the north of the interchange and 22 acres to the south.

The overall land use character of the project area is fairly mixed (ref. Existing Land Use Map, p. 5). To the north of the Freeway 99/Golden State Boulevard Interchange exists a diversity of commercial, industrial, residential, public, quasi-public and institutional land uses. Within this area, commercial development is located primarily northwest of Inyo Street between Freeway 99 and "G" Street. Industrial uses are located in the corridor between "G" and "H" Streets, and along the westerly side of "G" Street southeast of Mono Street. Residential uses exist primarily in the area southeast of Mono Street

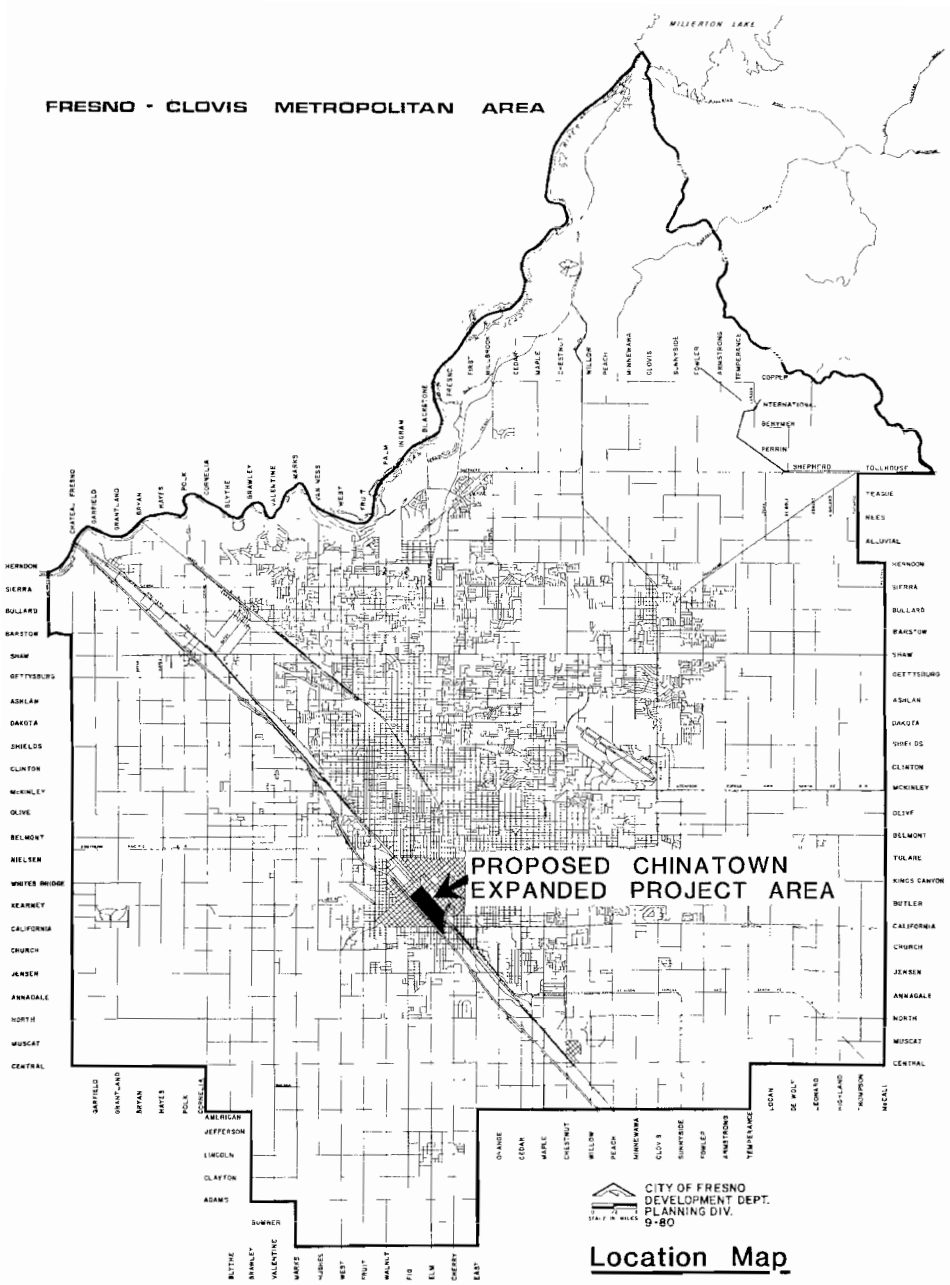
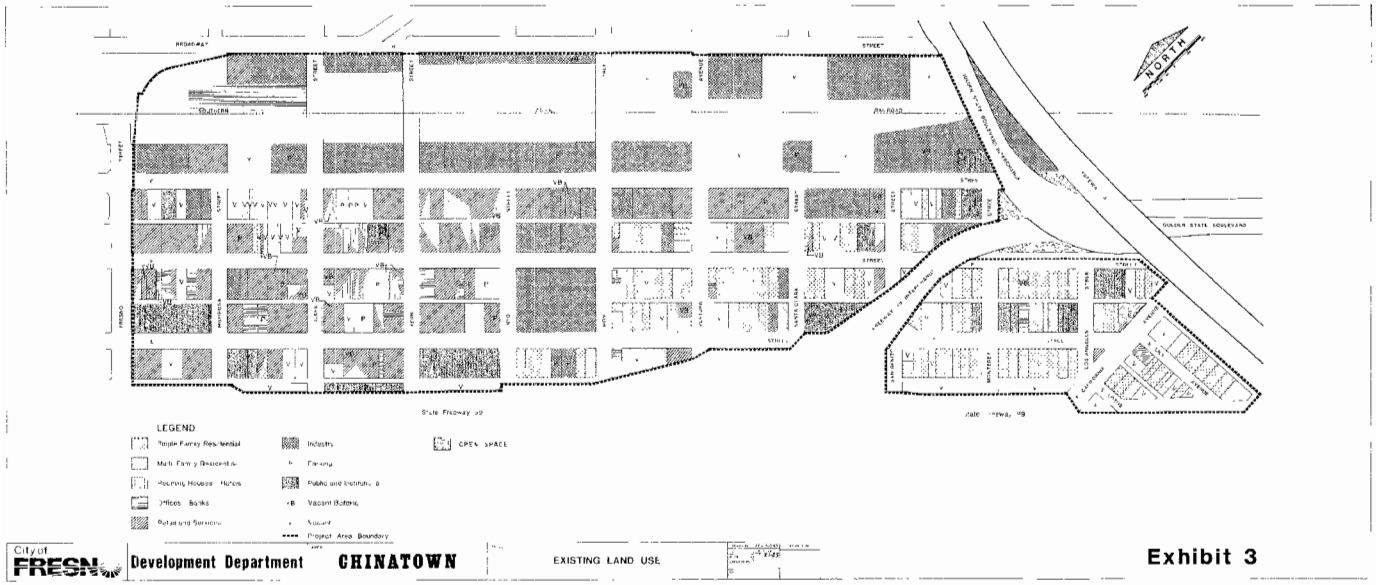

FRESNO - CLOVIS METROPOLITAN AREA
MILLERTON LAKE
PROPOSED CHINATOWN
EXPANDED PROJECT AREA
CITY OF FRESNO
DEVELOPMENT DEPT.
PLANNING DIV.
9-80
Location Map

Exhibit 2



City of FRESNO Development Department **CHINATOWN** EXISTING LAND USE

Exhibit 3

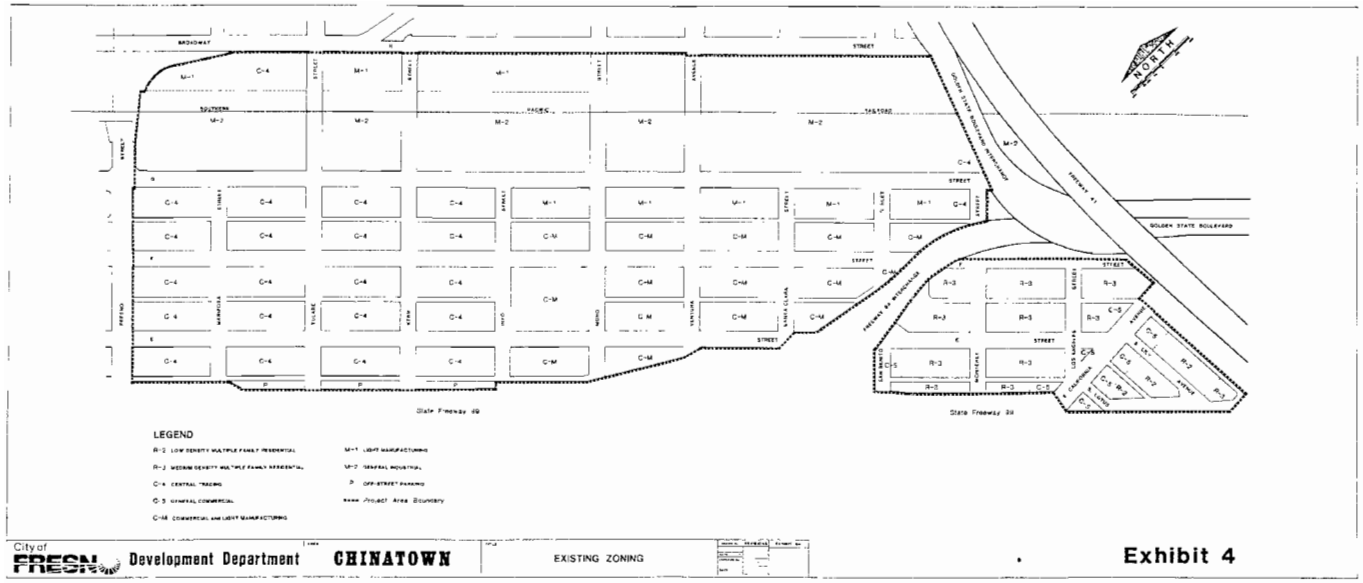
between Freeway 99 and the "F"/"G" Street Alley, and along the westerly side of "E" Street between Inyo and Mono Streets. Scattered residential uses, largely comprised of apartment dwellings, rooming houses, and hotels, are also found in the predominantly commercial area northwest of Inyo Street. Public, quasi-public, and institutional uses are generally scattered throughout this northerly portion of the project area.

The area south of the Freeway 99/Golden State Boulevard Interchange is developed predominantly with single family dwellings and occasional multi-family residential uses. Also found on scattered sites within this area are a number of quasi-public uses (churches) and several small retail/service commercial establishments. The latter are situated along California Avenue.

While a general overview of the major land use types reveals the above described spatial distribution, there are nevertheless numerous instances of mixed incompatible land use relationships within the project area. Such land use conflicts are particularly evident in the area immediately north of the Freeway 99/Golden State Boulevard Interchange.

The existing zoning pattern generally parallels the pattern of land use development (ref. Existing Zoning Map, p. 7). The one area in which established zoning does not reflect the predominant land use pattern is the area southeast of Mono Street between Freeway 99 and the "F"/"G" Street Alley. The C-M Zone District is applied to properties within this area, notwithstanding the prevailing residential development pattern. As a result, the residential uses are nonconforming to existing zoning requirements. Moreover, because the blocks within this area were generally divided based on the old 50-foot wide residential lot standard, the existing parcels are insufficiently wide to comply with the minimum required lot width of the C-M District (75 feet) without the assemblage of properties.

An indicator of the area's physically and economically depressed conditions is the relative frequency of vacant properties. The area contains some 70 vacant parcels, amounting to approximately 17 acres in area. The depressed physical character of the planning area is further attested by the general quality of the buildings (ref. Existing Building Quality Map, p. 9). It is estimated that over 75% of the residential buildings, 72% of the commercial buildings, and 90% of the industrial buildings are in fair to poor condition. Conversely, only 12% of all existing buildings in the planning area are judged to be in good to excellent condition, requiring little or no rehabilitation work.



City of FRESNO Development Department **CHINATOWN** EXISTING ZONING

Exhibit 4

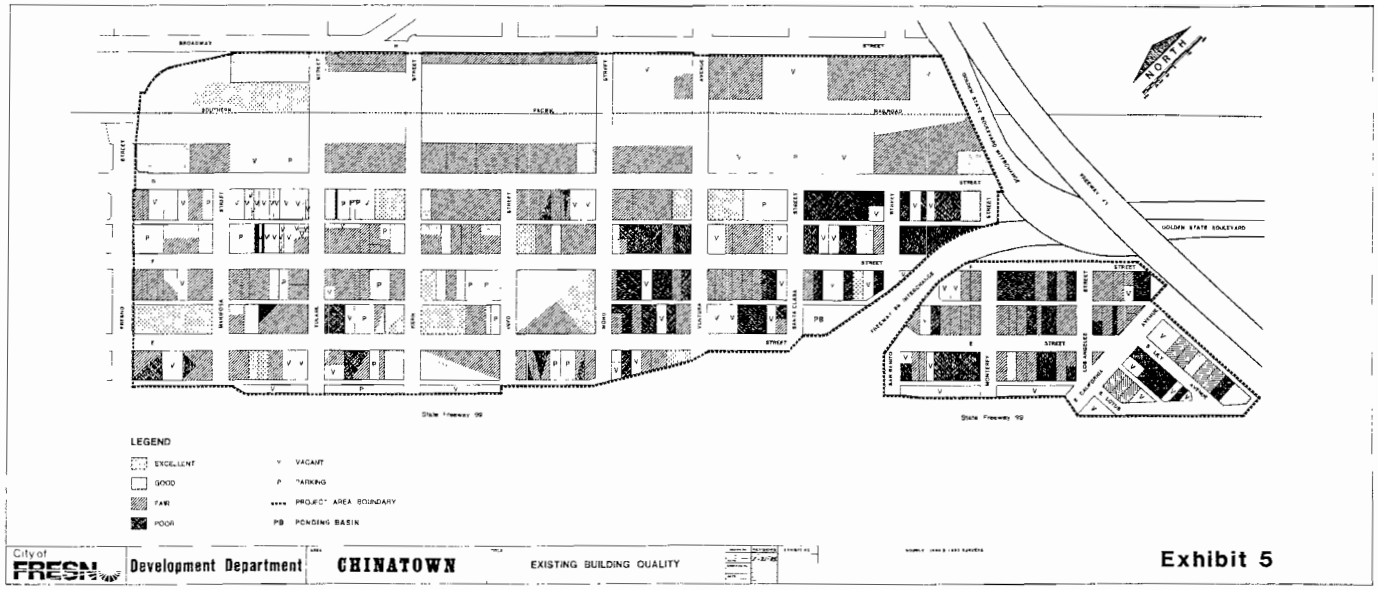
Source: OFFICIAL ZONE MAP SECTIONS 4C and 5C

Additional to the above described physical maladies, the planning area is impacted by depressed socio-economic conditions. The area's residential population declined from 1,405 persons in 1960 to approximately 500 in 1980. Further, the median income per planning area household in 1978 was $5,800 (based on 1976 dollars), less than one-half the 1978 median household income of the Fresno-Clovis Metropolitan Area as a whole ($13,000). With over 60% of the area's housing units being renter-occupied, the project area's residential population is highly transitory. The transitional nature of the residential population is corroborated by the high annual student turnover rate of the elementary and middle schools serving the area. The high mobility of the area's residential occupants is a contributing factor to the conditions of blight. People "passing through" do not invest in the community. They tend to cost more in services while remaining less able to contribute toward the cost of those services.

An equally significant sociological problem is that the proposed project area commonly is perceived as an area of high crime rates and security risks. Although statistics compiled by the Fresno Police Department indicate a 19% reduction in the incidence of serious crime within the northerly portion of the project area from 1983 to 1984, many Fresnans, nevertheless, view Chinatown as an intimidating place. This perception impedes commercial activity and fosters economic disincentives.

In summary, the project area possesses many of the characteristics of urban blight: incompatible land use mixes, numerous vacant lots, deteriorated and declining structures, perceived high crime rates and security problems. While the area has experienced some new investments and property renovations in recent years, the overall area is economically stagnant and its image remains poor with respect to the prospects of attracting new development.

The above described conditions are generally typical of older central cities in urban areas throughout the nation. As these areas age, the middle and upper-income families which formerly occupied the inner-cities depart to the cities' newer, cleaner, quieter, and less dense suburban neighborhoods. Lower-income families replace the area's previous occupants. Businesses tend to become less capital-intensive and more marginal in nature, and absentee ownership rates increase significantly. As a result of this socio-economic shift, the inner-cities are eventually occupied by those persons who can least afford the costs of regular preventive maintenance for the aging structures. Blight becomes the inevitable result.



City of FRESNO Development Department | CHINATOWN | EXISTING BUILDING QUALITY

Exhibit 5

costs of regular preventive maintenance for the aging structures. Blight becomes the inevitable further result.

Based upon the available data regarding the existing physical, economic and sociologic conditions of the proposed Chinatown Expanded Project Area, it has been concluded that blight, as defined by Sections 33030, 33031, and 33032 of the California Community Redevelopment Law, does exist within the area. Left untreated, these conditions tend to become self-perpetuating, promoting further obsolescence and deterioration. Due to the inability of private enterprise, acting alone, to remedy these problems, the coordinated action of both the public and private sectors, as enabled via the redevelopment process under State Law, is required to reverse these conditions of blight.

2.0 OVERVIEW OF ADOPTED PLANNING POLICY

The City's long-range planning policy for the Chinatown Expanded Redevelopment Project Area is established by the Fresno General Plan and three community plans. Following is an overview of these adopted planning documents as regards the Chinatown Expanded Project Area. Also identified here are the relationships of this Redevelopment Plan to the adopted planning policy and the City's strategy for revitalization of the Central Area.

2.1 Fresno General Plan

The Fresno General Plan (ref. Exhibit 6, p. 12), adopted by City Council Resolution No. 84-470 in November 1984, updates and expands the policy base provided by the 1974 Fresno-Clovis Metropolitan Area (FCMA) General Plan. As it relates to the Central Area (within which the subject project area is located), the 1984 Plan continues the policies established by its predecessor. Specifically, the 1984 Plan identifies the Central Area as a continuing dominant focal point of urban form, and incorporates policy statements which are intended to reinforce the role and economic vitality of the Central Area as a prime location for quality in-town housing, and for retail, office, entertainment, cultural, and governmental activities.

In order to stabilize the Central Area, the Plan recommends that incentives for its revitalization be pursued, initially concentrating upon implementation through the public redevelopment process as provided under the State Redevelopment Law. A broader range of implementation measures is proposed, possibly including a more flexible application of land use and development controls, provisions for mixed use developments, and the inception of new, innovative financing tools, to stimulate private efforts in the revitalization process.

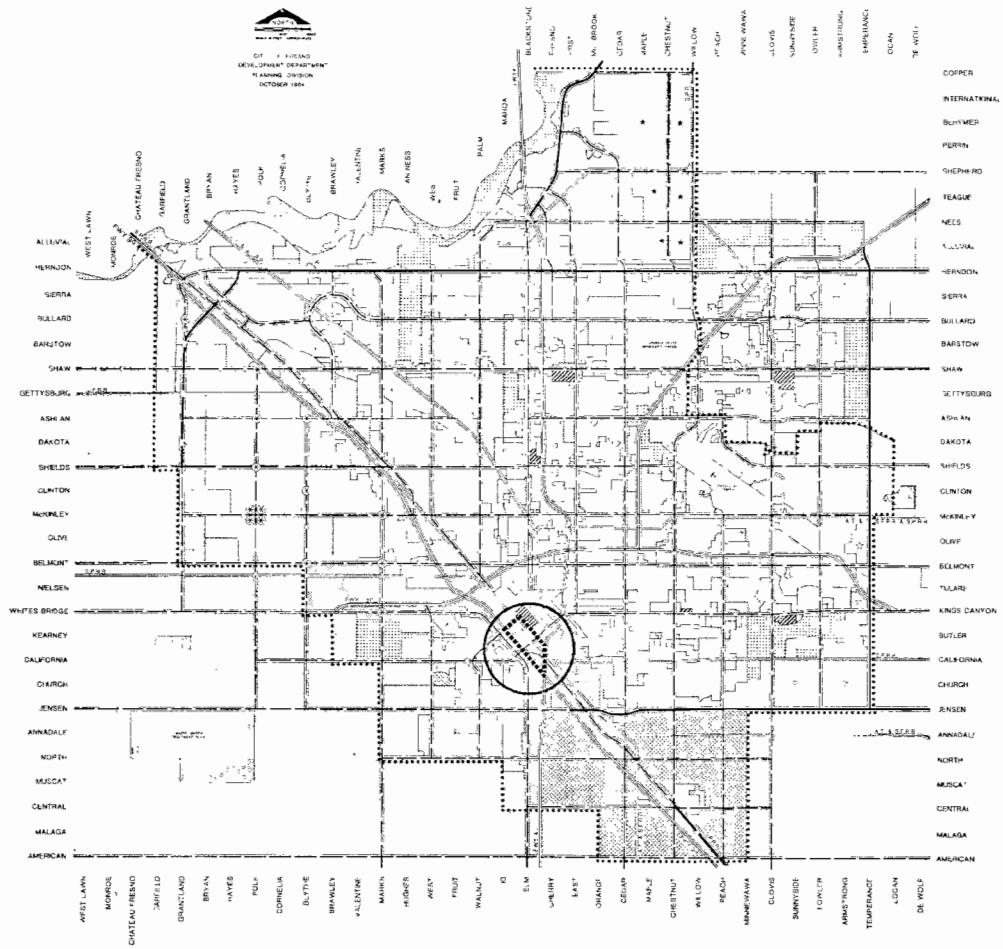
With respect to the subject project area, the adopted General Plan identifies a potential range of medium-high density residential, general commercial, light industrial, and heavy industrial land uses as appropriate for the area.

2.2 Community Plans

The Chinatown Expanded Project Area is located within three community planning areas. Approximately 85% of the project area is encompassed within the boundaries of the Edison Community Plan, adopted in 1977. The remainder is

1984 FRESNO GENERAL PLAN

Adopted 11/20/84, by City Council Res. No. 84-470



LEGEND

RESIDENTIAL
- RURAL DENSITY
- LOW DENSITY
- MEDIUM-LOW DENSITY
- MEDIUM DENSITY
- MEDIUM-HIGH DENSITY
- HIGH DENSITY

COMMERCIAL
- OFFICE
- NEIGHBORHOOD
- COMMUNITY
- BUSINESS PARK
- GENERAL HEAVY STRIP
- REGIONAL
- ACTIVITY CENTERS (20 ACRES)
  5 ACRES COMMERCIAL 5 ACRES OFFICE
  10 ACRES MEDIUM-HIGH DENSITY RESIDENTIAL
- △ DESIGNATED AS APPROPRIATE FOR REGIONAL COMMERCIAL

PUBLIC FACILITIES
- ELEMENTARY SCHOOL (PUBLIC & PAROCHIAL)
- FRESHMAN SCHOOL
- MIDDLE SCHOOL
- JUNIOR HIGH SCHOOL
- HIGH SCHOOL
- COLLEGE
- UNIVERSITY
- OTHER PUBLIC FACILITIES

INDUSTRIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL

OPEN SPACE
- AGRICULTURE
- RECREATION OPEN SPACE
- MULTI-USE OPEN SPACE

CIRCULATION
- FREEWAY
- EXPRESSWAY
- SUPER ARTERIAL
- ARTERIAL
- RAILROAD

- AIRPORT
- ★ REQUIRES FINANCIAL FEASIBILITY STUDY
- DEVELOPMENT ENTITLEMENTS GRANTED ONLY FOLLOWING RESOLUTION OF WATER QUALITY ISSUES COORDINATED BY THE PUBLIC WORKS DEPT

**** CITY OF FRESNO URBAN BOUNDARY LINE

EXHIBIT 6

located in the Fresno High/Roeding and the Roosevelt Community Plan Areas, adopted in 1977 and 1978 respectively. These plans represent local refinements of the 1974 FCMA General Plan. Each of these documents will be updated as necessary to ensure consistency with the 1984 Fresno General Plan.

The community plans' recommendations relating to the overall Central Area are supportive of the General Plan concepts for high density, multi-use transition areas, and the application of creative and flexible implementation techniques in revitalizing the Central Area. Additionally, each recommends that a more detailed level of planning, concerned with policy implementation, be initiated as necessary to refine the generalized land use and circulation recommendations of the community plans.

The community plans further identify a range of general commercial, light industrial, and heavy industrial land uses as appropriate for the Chinatown Expanded Project Area.

2.3 West Fresno Business District Rehabilitation Project Urban Renewal Plan

The West Fresno Business District (Chinatown) Rehabilitation Project Urban Renewal Plan was adopted in August 1965 for the approximately 48-acre commercial area bounded by Freeway 99, Fresno, "G" and Inyo Streets. The area, commonly referred to as "Chinatown," is situated in the northwesterly quadrant of subject project area. The principal purpose of the 1965 Plan was to facilitate structural rehabilitation, with an emphasis on the improvement of building facades in particular, through code enforcement procedures enacted under owner participation agreements. Additionally, the project provided for the construction of a number of needed public improvements (streets, sidewalks, street lights, off-street parking lots, etc.).

In June 1982, on the basis of the recently completed "Chinatown Area Expanded Revitalization Strategy Report," the Fresno City Council directed that an amendment of the 1965 Urban Renewal Plan be prepared. The amendment was to expand the project boundaries to encompass the older residential and industrial areas adjacent to the rehabilitation project area, and to enable the application of the full range of redevelopment activities permitted under California State Law.

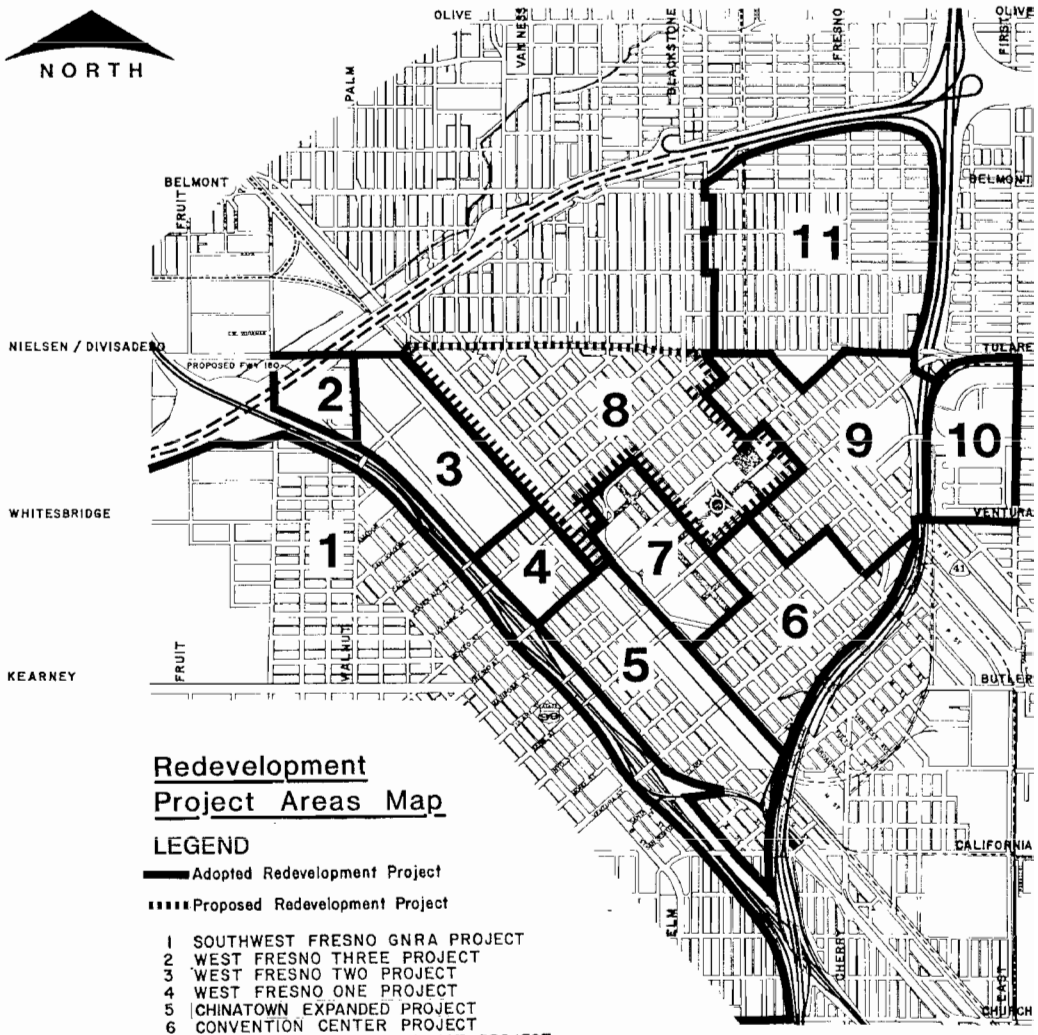
Pursuant to the Council's directive, the Chinatown Expanded Community Redevelopment Plan has been prepared. As adopted by the City Council and Redevelopment Agency on January 28, 1986, this document amends and supersedes the West Fresno Business District Rehabilitation Project Urban Renewal Plan. For descriptive purposes, the project area has been renamed to more accurately reflect the area encompassed within its expanded boundaries.

2.4 Central Area Revitalization Strategy

The revitalization of Fresno's Central Area has been the focus of substantial public and private interests since the formulation of the Central Area Plan and Central Business District Plan by Victor Gruen and Associates in the late 1950s. The basic concepts of those documents continue today, incorporated in the General Plan; the Edison, Fresno High/Roeding, and Roosevelt Community Plans; and in the ten community redevelopment plans (ref. Redevelopment Activity Areas Map, p. 15) which have been adopted for various sections of the Central Area and its adjacent, interrelated transition (outer-neighborhood) areas. Collectively, these documents form the City's current strategy for the revitalization of the Central Area. They present basic directions and implementation opportunities to stimulate economic growth and protect existing investments within their respective planning areas.

During the past two decades, revitalization interests in the Central Area have generated numerous development projects. However, revitalization within the Chinatown Expanded Project Area has not kept pace with that in other portions of the Central Area. The subject project area is nonetheless an integral part of the Central Area. It is bounded on three sides by existing redevelopment projects. Consequently, the course of its future development can either contribute to or adversely affect continuing efforts to revitalize Central Area.

As shown on the above referenced Redevelopment Activity Areas Map, the Chinatown Expanded Project Area contains the last remaining sector of the southerly portion of the Central Area within which future revitalization activity was not guided by an adopted redevelopment plan. As such, the preparation and adoption of the amended Chinatown Expanded Project Area Community Redevelopment Plan was essential to fill this last remaining planning void. The amended Plan enables the full range of redevelopment tools to be applied within the previously adopted (1965) "Chinatown" Urban Renewal Project Area, as well as within the



Redevelopment Project Areas Map

LEGEND

Adopted Redevelopment Project

Proposed Redevelopment Project

1 SOUTHWEST FRESNO GNRA PROJECT
2 WEST FRESNO THREE PROJECT
3 WEST FRESNO TWO PROJECT
4 WEST FRESNO ONE PROJECT
5 CHINATOWN EXPANDED PROJECT
6 CONVENTION CENTER PROJECT
7 CENTRAL BUSINESS DISTRICT PROJECT
8 FULTON AREA PROJECT (in progress)
9 MARIPOSA PROJECT
10 SOUTH ANGUS PROJECT
11 JEFFERSON AREA PROJECT

City of FRESNO
DEVELOPMENT DEPARTMENT
PLANNING DIVISION

EXHIBIT NO. 7

older industrial and residential areas, heretofore not specifically planned, which lie adjacent to Chinatown's commercial core. Thus, the amended Plan addresses the area's overall improvement and represents a key step in assuring that Central Area revitalization activities will continue to occur in a comprehensive and timely manner.

2.5 Statement of Redevelopment Plan Conformance

This redevelopment Plan has been prepared as a refinement of the City's adopted long-range planning policies for the Chinatown Expanded Project Area. Consistent with the purposes of redevelopment planning, the subject plan provides greater specificity with regard to project implementation measures including land use, zoning, circulation, property development standards, and project financing mechanisms.

In accordance with the requirement of the California Health and Safety Code (Section 33367), this Plan is consistent with the City's adopted long-range planning policies for the subject area as prescribed by the Fresno General Plan, and the Edison, Fresno High/Roeding, and Roosevelt Community Plans.

3.0 DESCRIPTION OF REDEVELOPMENT PLAN

In recent years, the northwesterly section of the Chinatown Expanded Area has experienced several major improvements. The most noteworthy of these are the Yaohan's Supermarket, the Central Fish Market, and three new public parking lots. However, balanced against these investments are the remaining vast amounts of vacant, underutilized, and poorly maintained properties which challenge any prospects of continued rejuvenation. Until and unless these conditions are addressed in a comprehensive manner, the momentum created by the recent revitalization activities in the northwesterly quadrant of the planning area will not be sustained.

This amended Redevelopment Plan represents the City's commitment to continued revitalization within the existing commercial area, and to the initiation of revitalization activities within those portions of the Chinatown Expanded Area not included within the 1965 urban renewal project area. Moreover, this Plan establishes a basis for combined public and private sector participation in the area's overall improvement.

The planning concepts proposed herein are intended to promote new commercial, industrial and residential development within the project area, while simultaneously protecting the existing land use composition and pattern. Implementation of the Plan concepts will provide a positive impact upon the area's physical environment as well as its economic character by establishing the foundations necessary to promote further private investment.

3.1 Overview of Project Area Potentials

The Chinatown Expanded Area possesses the potential to become a productive, stabilizing influence within the Central Area. Its proximity to the major downtown activity centers increases the attractivity of the area. However, the question of whether or not the area's potentials may be reached is dependent upon the scale, location and character of future development.

The project area's historic and cultural heritage has been identified as its most significant attribute. Building upon that base, the potential exists for the area to become a major cultural influence in the Central Area. This objective may be realized through the formation of a creative partnership of public and private sectors, as enabled by the adoption of this Redevelopment Plan. Such a partnership could work to enhance the area's traditional strengths--the existing multi-ethnic goods and services facilities.

The focusing of redevelopment activities within a select portion of the existing commercial area is proposed in order to encourage the expansion of existing businesses and the development of new businesses oriented primarily to the provision of ethnic goods and services. It is envisioned that such improvements will become the catalyst for further physical and economic restoration within the surrounding commercial area.

The opportunity exists for a significant expansion of the area's industrial base within the existing industrial corridor between "G" and "H" Streets and, in the more distant future, within the mixed use area southeast of Mono Street. The availability of railway access and of direct, convenient freeway access heightens the prospects for industrial growth. Further, the area's proximity to the Central Business District is also conducive to the potential for industrial growth, providing a prime location for the development of supportive ancillary industrial services to the nearby businesses.

Within the area south of the Freeway 99/Golden State Boulevard Interchange, the potential exists for the stabilization and enhancement of the existing residential neighborhood. Despite the proximity of Freeway 99, this area is not subjected to excessive noise levels due to the below-grade construction of the freeway. Further, the area is not impacted by a profusion of incompatible land use mixes. Consequently, it offers a relatively stable residential environment.

3.2 Statement of Goals and Objectives

The specific purposes of this Plan are to promote the elimination of blight, reverse the current trend toward economic stagnation, and ensure the realization of the project area's potential for commercial, residential, and industrial growth. Toward that end, this Plan is designed and oriented to achieve the following objectives:

1. To mitigate, to the fullest possible extent, existing environmental deficiencies. Such deficiencies include, but are not limited to, potential storm water flood hazards, visual blight, and excessive noise levels which impact portions of the project area.

2. To protect existing and attract new investments in the project area by identifying the residential, commercial and industrial land use potentials of the area and encouraging their development in accordance with the plans and policies of the City of Fresno.

3. To promote the development of an identifiable commercial activity center by encouraging the redevelopment and/or relocation of existing viable businesses and the development of appropriate new businesses within a select sector of the existing commercial area.

4. To stabilize the existing neighborhood and attract new housing investments in the infilling of the residential area south of the Freeway 99/Golden State Boulevard Interchange.

5. To reduce existing and potential land use conflicts and enhance the physical environment by incorporating appropriate property development standards in conjunction with future development and the rehabilitation or alteration of existing structures.

6. To enhance the visual character of the project area by providing a positive urban image along the major streets and creating a sense of entry into the Central Area.

7. To upgrade the pedestrian environment within the project area and enhance its relationship with other Central Area activity centers by providing improvements which will encourage pedestrian traffic along specific routes between the project area and the Central Area.

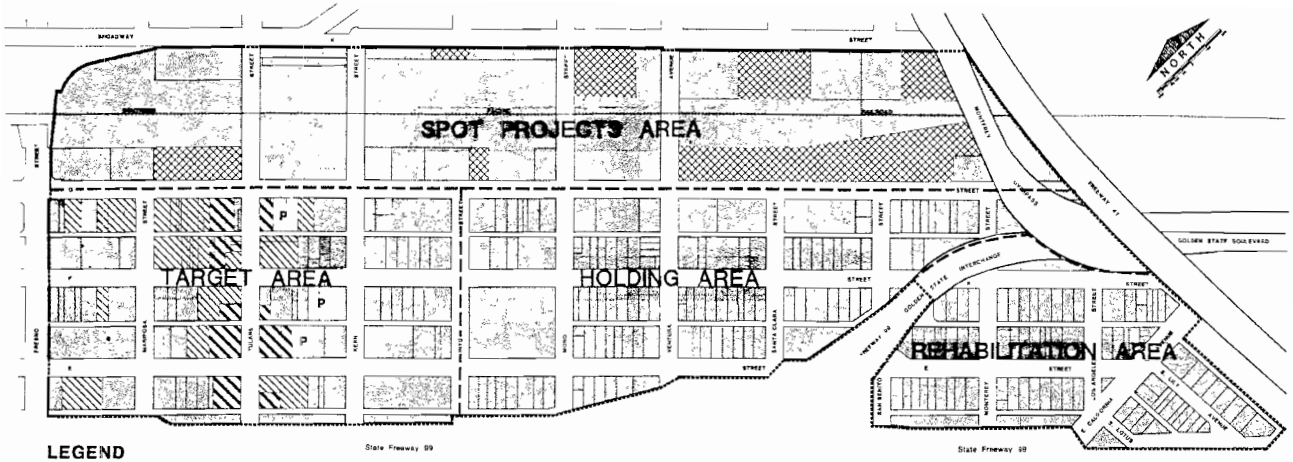
8. To encourage owner participation in the rehabilitation of existing economically salvageable structures.

9. To provide for the preservation and enhancement of historic structures and monuments.

10. To encourage the active and continuous participation of project area residents and businesspersons in the formulation, refinement and implementation of this Plan, in order to ensure that the proposals incorporated herein are directly beneficial to the people who live and work within the project area.

3.3 Revitalization Strategy Concepts and Major Plan Proposals

The Revitalization Strategy Implementation Map (ref. Exhibit No. 8, p. 20) illustrates the methodology proposed for the project area's restoration. Pursuant to the Council's directive, this strategy is based on "Revitalization Strategy Plan A," selected from the 1980 consultant study prepared to identify alternative approaches to the area's economic and physical revitalization. This strategy focuses public redevelopment efforts primarily within the



LEGEND

- New Commercial Development (First Priority)
- New Commercial Development (Second Priority)
- New Industrial Development
- Existing Development & Vacant Properties
- P Public Parking

City of FRESNO	Development Department	CHINATOWN	Revitalization Strategy Implementation Map

Exhibit 8

existing commercial subarea, shown as the "Target Area" on the said exhibit. Relatively lesser public redevelopment activities are initially proposed for the remainder of the project area.

The selected strategy concentrates public and private renewal activities within a clearly defined geographic area, visibly impacting existing conditions. Additionally, it proposes to capitalize upon the area's traditional strength as an historic multi-cultural center, as well as upon recent public and private investments within the commercial area. Moreover, based on an evaluation of relative costs and benefits, it has been concluded that the concentration of revitalization activities in the Target Area offers the best near-term potentials for a significant turnaround in the project area's existing conditions.

Following is an overview of the proposed revitalization strategy and major plan proposals for each of the project subareas.

3.3.1 Target Area

As shown on the above referenced Exhibit No. 8, the "Target Area" is essentially the existing commercial subarea, bounded by Freeway 99, Fresno, "G" and Inyo Streets. The Plan proposes that concentrated public/private revitalization efforts be programmed within the area generally bounded by Tulare, "F", Kern and "G" Streets. This area has experienced recent investments which create an excellent opportunity for continued growth and improvement. New commercial land uses will be encouraged to develop on specific parcels within this area. These parcels, illustrated on the above said exhibit as sites for "new commercial development-first priority," are selected on the basis that they are either vacant, or are developed with presently vacant or partially vacant structures. The revitalization strategy suggests these sites for first priority--new development in order to stimulate and expand the level of commercial activity within the area and, in effect, to create an intensive commercial activity center. Existing viable businesses will be encouraged to expand and rehabilitate in this activity center. It is intended that the heightened level of commercial activities will become the catalyst for further private investments in the area.

Major public activities will be directed toward the implementation of high visibility improvement

programs, such as the development of additional off-street parking lots, the initiation of a landscaping/beautification program, the undergrounding of existing aerial utility lines, the installation of improved street lighting and other appropriate street furniture, the installation of storm water drainage facilities, and the assemblage and preparation of the selected "first-priority" sites for new development. In addition, public efforts would be directed to the establishment of a Police Department substation, and the elimination of severe criminal activity centers, as identified by the Planning Area Advisory Committee, the Merchant's Association, and City Police Department records. Coordinated with related private efforts, such as the merchant's security program, these activities should help dispel the generally perceived notions of crime and security risks now associated with the area. Additionally, joint public/private activities will be directed to enhancing the linkages between the project area and the Central Business District in order to stimulate patronage within the commercial activity center.

3.3.2 Spot Projects Area

Pursuant to the proposed revitalization strategy, the area bounded by "G", Fresno, and "H" Streets and Freeway 41 would be maintained and enhanced for industrial development.

It is proposed that public assistance be provided to facilitate land assemblage for future industrial expansion and new development. Additional public involvement would entail the installation of new street improvements, including needed curbs, gutters, sidewalks, and the completion of the storm drainage system. It is further proposed that public resources be utilized to assist in the installation of landscape screening together with decorative walls and fences, as needed to buffer and ameliorate the impact of existing industries upon the planned commercial activity center along the westerly side of "G" Street and to esthetically enhance the major entrances into the project area. The Plan further suggests that the development of an all-day employee parking lot be considered for a location along the Southern Pacific Railroad right-of-way. Properly located, and with the provision of regularly scheduled public transit to and from the parking lot, it is anticipated that this lot may further promote desired linkages and interaction between the project area and the Central Business District.

3.3.3 Holding Area

The area bounded by Freeway 99, Inyo Street, "G" Street, and the Freeway 99/Golden State Boulevard Interchange is recommended for a "holding action." This area was initially considered for immediate conversion to industrial land uses in accordance with adopted City plans. Factors supporting such an action are the high percentage of buildings in relatively poor structural condition, the high incidence of vacant parcels, and the numerous land use conflicts existing in the area. However, the financial requirements of implementing this alternative, including the costs of site acquisitions, clearance, and preparation for new development; the costs of relocating existing residential households; and the costs of public infrastructure improvements, are such that the immediate conversion of the area to industrial uses is economically infeasible. The revitalization concept consequently proposes that a "holding action" be applied, providing a transitional period for industrial market demands to develop and mature.

While this strategy would not upgrade the quality of the existing residential neighborhood, it does permit the retention of existing low-cost housing within the immediate to mid-term future. However, without the infusion of extensive and costly redevelopment programs, the prognosis is not favorable for either a substantial improvement of the residential environment or a long-term preservation of this area for residential usage.

Consequently, the selected revitalization strategy proposes that public redevelopment activities within the "holding area" be primarily oriented to the area's eventual conversion, consistent with adopted City planning policy. Public assisted residential rehabilitation would, therefore, be provided only as necessary to correct existing health and safety hazards in residential structures. Such improvements would not otherwise be directed to existing residential uses in this area so as not to extend their longevity.

Pursuant to the proposed revitalization strategy concept, the major public redevelopment activities within the "holding area" would include the provision of rehabilitation assistance to upgrade existing rehabilitable nonresidential structures; the

negotiated acquisition, assemblage, and preparation of future selected properties for new commercial and industrial development; and the relocation of affected occupants. Additional public improvements would consist of the installation of new curb, gutter, sidewalks and street pavement in those areas where such improvements are needed, the undergrounding of electrical and telephone utility lines, the upgrading and expansion of water and sanitary sewer facilities as necessary to serve new development, and the implementation of a street beautification program along Ventura Street to enhance its aesthetic character as a major entrance into the Central Area.

3.3.4 Rehabilitation Area

As shown on the Revitalization Strategy Implementation Map, this area is comprised of approximately 22 acres bounded by Freeway 99, Freeway 41, and the Golden State Boulevard/Freeway 99 Interchange.

Cut off from the northerly portion of the project area by the freeway interchange, the area is almost a world unto itself. Because the freeways and the interchange are constructed below grade, the area is not subjected to excessive traffic noise levels from these major transportation corridors. Further, this area is not impacted by a profusion of incompatible land use mixes. In contrast to the residential area north of the freeway interchange, the area is a peaceful enclave of older houses, four churches, and, fronting along California Avenue, four commercial establishments. With its shade trees and gardens, it offers a relatively stable environment and pleasant place to live, notwithstanding the generally poor quality of structures.

The selected revitalization strategy concept proposes this area be maintained and enhanced for residential uses. Existing nonresidential land uses in the area would be maintained in place. It is proposed that a concerted rehabilitation program be implemented in order to upgrade the quality of existing housing where economically feasible. Public improvements within this area would consist of needed street, curb, gutter, sidewalk repairs, and undergrounding of the existing overhead utility wires. The rehabilitation of the existing housing stock, together with the proposed public improvements, will further stabilize and enhance the area, and will aid in stimulating the development of new housing on currently vacant lots.

3.4 Summary of Redevelopment Actions

In order to carry out the major Plan proposals and revitalization activities as described in the preceding Section 3.3, the following redevelopment actions may be undertaken, pursuant to the Community Redevelopment Law of the California Health and Safety Code and other applicable statues of the City of Fresno:

1. Acquire properties, and assemble, clear and prepare such properties for new development and/or the expansion of existing development for uses in accordance with this Plan.

2. Relocate residents, businesses, and nonprofit organizations displaced as a result of property acquisitions by the public sector in the implementation of this Plan.

3. Provide loan packaging, property write-downs, reduced permit application and business license fees, and other financial incentives to attract new development and encourage the expansion of existing development in conformity with this Plan.

4. Install, construct, or reconstruct streets, curbs, gutters and sidewalks, storm drainage and sewer lines, underground utility lines, and other public improvements within the project area as necessary for carrying out the renewal activities of this Plan.

5. As determined by the Agency, assist in the rehabilitation of structures, improvements, and properties by present owners or their successors in interest for uses in accordance with this Plan, if the respective owners agree to participate.

3.5 Proposed Land Uses, Zoning, and Circulation

The Land Use Plan (ref. Exhibit 9, p. 27) and Zoning Plan (ref. Exhibit No. 10, p. 28) for the Chinatown Expanded Project Area reflect the land use pattern inherent in the above described strategy for the area's revitalization. While these maps illustrate the desired pattern and intensity of development in the long-term future, it is noted that the Plan generally maintains both the land use and zoning patterns now existing in the planning area.

The existing land use composition has been a major influence in the selection of the proposed revitalization strategy as well as in the determination of future development potentials for the area. A key objective in the preparation of this Plan has been to enhance development

potentials while simultaneously protecting existing investments. Consequently, the implementation of this Plan will require minimum change in the established overall land use pattern.

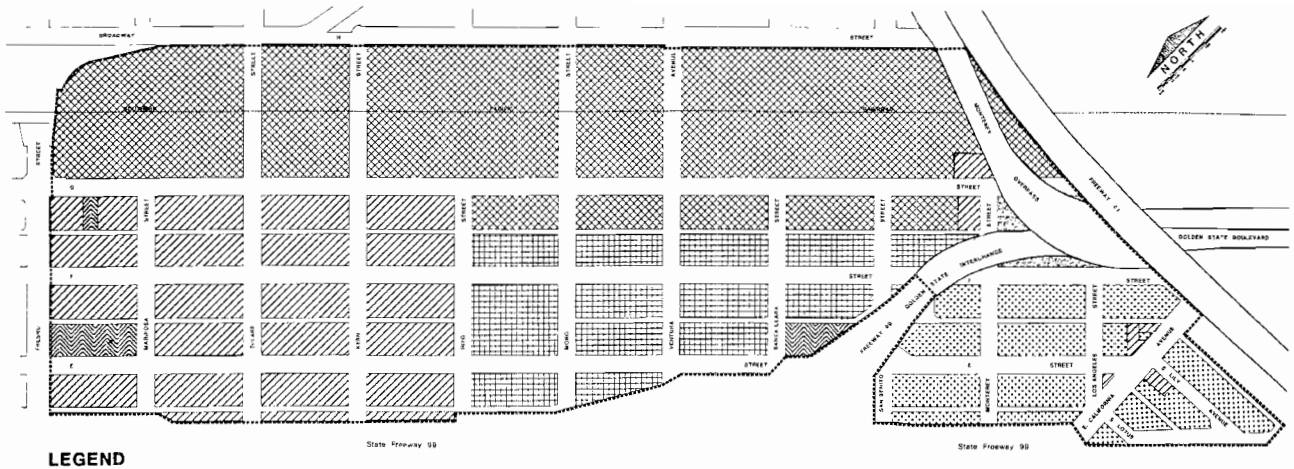
Following is a description of the Plan's land use and zoning components.

3.5.1 Residential

The Plan designates single and multiple-family residential uses, as permitted in the R-2 (Low Density Multiple Family Residential) Zone District, for the area south of the Freeway 99/Golden State Boulevard Interchange. This area has been found to be a relatively stable residential neighborhood. Consequently, the Plan proposes that its current residential usage be maintained. To strengthen the residential environment, the Plan proposes that concentrated rehabilitation assistance be made available to improve the structural quality of existing potentially sound housing. New housing is encouraged to be developed on currently vacant lots. The Plan further proposes that the existing infrastructure (curbs, gutters, sidewalks, streets, and public utilities) be improved. Additionally, it is proposed that associated residential amenities be eventually established in the area to further enhance the neighborhood's desirability.

The area immediately north of the Freeway 99/Golden State Boulevard Interchange is also developed predominently with residential uses. Unlike the Rehabilitation Area, however, the northerly residential area exhibits numerous land use conflicts. Structural deterioration is pervasive, as are the many vacant, unkept lots. Moreover, the existing residential development is in conflict with the currently established zoning (C-M), as well as the City's longstanding planning policies for the area. Consequently, this area is considered inappropriate for long-term residential usage.

While the Plan would permit the retention of these residential uses for the mid-term future, it is noted that the Municipal Code (Section 12-317-A-4) now requires the immediate removal of any residential uses in industrial zone districts that existed at the time of the adoption of the present City Zoning Ordinance (June 11, 1960). As such, the Plan's proposal in this regard is in conflict with the Municipal Code. The Plan's proposal is



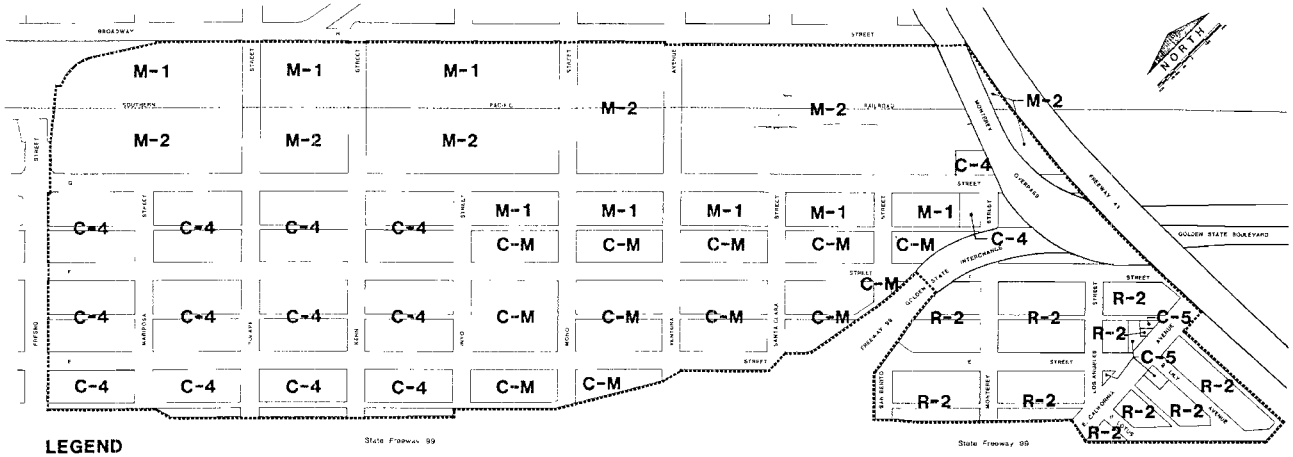
LEGEND

- RESIDENTIAL
- COMMERCIAL
- COMMERCIAL-INDUSTRIAL
- INDUSTRIAL
- OPEN SPACE
- PUBLIC

City of FRESNO	Development Department	CHINATOWN	LAND USE PLAN

Adopted 1/28/86, by Fresno City Council Ord. No. 86-13

Exhibit 9



LEGEND

R-2 LOW DENSITY MULTIPLE FAMILY RESIDENTIAL

C-4 CENTRAL TRADING

C-5 GENERAL COMMERCIAL

C-M COMMERCIAL AND LIGHT MANUFACTURING

M-1 LIGHT MANUFACTURING

M-2 GENERAL INDUSTRIAL

City of FRESNO	Development Department	CHINATOWN	ZONING PLAN	REVISIONS	EXHIBIT NO.

Exhibit 10

Adopted 1/28/86, by Fresno City Council Ord. No. 86-13

cognizance not only of the need for preserving, at least for the time being, this stock of low cost housing, it also acknowledges the economic infeasibility and disruptive impact of the Redevelopment Agency's immediately acquiring the numerous residential properties in this area and relocating the affected households. Consequently, the retention of the subject residential uses is hereby proposed subject to the adoption of an amendment to the Code which extends the amortization period for nonconforming residential uses in industrial districts.

The Plan recommends that existing residential development be eventually phased out of this northerly area through a process of natural attrition. While the existing dwellings may be maintained in the interim period, the Plan would generally not provide for the rehabilitation of these structures. This restriction, in conjunction with the planned retention of the presently established zoning district which prohibits new residential development, will aid the eventual abatement of residential uses as proposed by the Plan.

It is noted that a number of residential uses also exist within the predominant commercially developed area northwest of Inyo Street between Freeway 99 and "G" Street. For the most part, the uses are comprised of apartments and rooming houses. The latter typically occupy the upper floors of multiple-story structures above ground-floor commercial uses. These residential uses provide an alternative form of low-cost housing and may be an essential component of the area's economy. While not specifically reflected on the Land Use Plan, the Plan, nevertheless, acknowledges these uses and provides for their retention, rehabilitation, and further development as permitted in the C-4 Zoning District.

3.5.2 Commercial

As proposed in this Plan, the commercial land use pattern generally adheres to the distribution of commercial development now existing throughout the project area. The area northwest of Inyo Street is designated for those uses permitted by right or by conditional use permit approval in the "C-4" (Central Trading District) Zone District classification. By definition, this district is intended to accommodate those commercial uses which serve the entire urbanized area and which cannot and should not be dispersed into the smaller shopping areas.

However, developments within this district may also include restaurants, banks, offices, grocery markets, and other local retail and service facilities as permitted in the less intensive commercial zoning districts. Additionally, the C-4 District permits lodges, clubs and fraternal organizations, apartments, hotels, churches and similar noncommercial facilities.

Existing commercial uses located in the Rehabilitation Area along California Avenue are acknowledged by the Land Use Plan, and the Zoning Plan preserves the established C-5 (General Commercial) Zone District presently applied to those properties.

3.5.3 Commercial/Industrial

The area southeast of Inyo Street between Freeway 99 and the "F"/"G" Street Alley is designated for commercial/industrial land uses and C-M (Commercial and Light Manufacturing) zoning. The C-M Zone District is intended to facilitate a close relationship between general commercial uses and the lighter industrial uses such as warehousing and wholesale distribution operations. Those existing businesses within this area which are consistent with the provisions of the C-M District may, therefore, be maintained.

The Plan proposes that these uses be rehabilitated to upgrade their structural quality and general appearance. New commercial and industrial development is proposed in the more distant future to replace the predominant residential land use pattern now existing within this area. While such future development will be dependent upon private market forces, it is anticipated that property acquisition, assemblage and preparation, and other forms of public redevelopment assistance may be required due to the extensive parcelization of the area. Also, redevelopment assistance will be essential in relocating displaced residents.

3.5.4 Industrial

The industrial land classification, as shown in the Land Use Plan, is intended to accommodate those uses permitted in the M-1 (Light Manufacturing) and the M-2 (General Industrial) Zone Districts. The M-1 District provides for the development of industrial uses which involve fabrication, light manufacturing, and the assembly of pre-processed materials. The M-2 District includes the permitted

uses of the C-M and M-1 Districts and, as well, provides for the development of more intense industrial uses such as used material yards, automobile assembly, and meat packing operations.

The Plan's retention of the existing industrial zoning notwithstanding, it is proposed that new industrial development in the project area be restricted to the less obnoxious and offensive uses in order to promote the environmental quality which is planned for the project area. As such, the Plan proposes that certain of the more intensive uses normally permitted by right or by conditional use permit approval in the M-1 and M-2 Districts not be allowed within the project area. Only those uses listed in Section 3.7.2.(g) herein may be established in this redevelopment project area.

Certain nonindustrial uses which are capable of functioning compatibly in an industrial setting will be given priority consideration for development or locating in the project area. An example of such a compatible land use is the office use now occupying the remodeled Southern Pacific Railroad Depot.

Industrial land uses locating or remodeling on properties situated along major streets in the project area will be required to provide visual screening and other amenities as needed to ensure proper protection of the planned environment. To this end, landscape screening, solid fencing, and varied building setbacks will be applied in conjunction with the development of new industrial uses and the rehabilition of existing industrial uses within the said areas. It is further proposed in conjunction with any future rehabilitation of existing industrial uses along "G" Street, that on-site loading areas be developed in order to mitigate the current problem of loading operations blocking traffic circulation.

3.5.5 Public, Quasi-Public and Institutional

The Plan recognizes and provides for the retention of the various public uses now existing in the project area. These include the Pacific Gas & Electric Company substation located on "G" Street between Fresno and Mariposa Streets, the State of California water retention basin at Santa Clara and "E" Streets, and the City's Fire Station No. 3 at Fresno and "E" Streets. Although not specifically

depicted by the Land Use Plan, the retention of all quasi-public and institutional uses now existing within the project area is also acknowledged. This latter group includes churches, fraternal organizations and social clubs, and several philanthropic organizations. Each of these uses is consistent with the Plan's zoning recommendation for the respective properties.

Vital to the success of this redevelopment project is lessening the public's perception of the project area as a scene of criminal activity. To promote this objective, the Plan proposes that a Police Department substation or "crime prevention center," be established in the Target Area. It is recommended that the City initiate studies to determine the feasibility of and an appropriate site for such a facility.

It is further proposed that an investigation be conducted to determine methods to mitigate perceived security risks and other concerns of the general public relative to the large number of transients and derelicts who frequent the project area. In this regard, it is recommended that the City, with the cooperation and assistance of those local public agencies and private relief organizations concerned with the provision of services to transients, investigate the establishment of a facility to provide shelter, controlled activities, food, and restroom, shower and laundry facilities to street people. It is anticipated that reductions in the costs of police and social services, and resultant enhancement of the socio-economic climate throughout the project area, will justify the costs of establishing and operating such a facility.

3.5.6 Circulation Pattern

The functional classification of major streets in and around the project area is shown on the Adopted Circulation Pattern Map (ref. Exhibit No. 11, p. 34). All existing streets not shown on this map are classified as "local streets." It is noted that the Plan does not propose any reclassifications of either existing local or major streets.

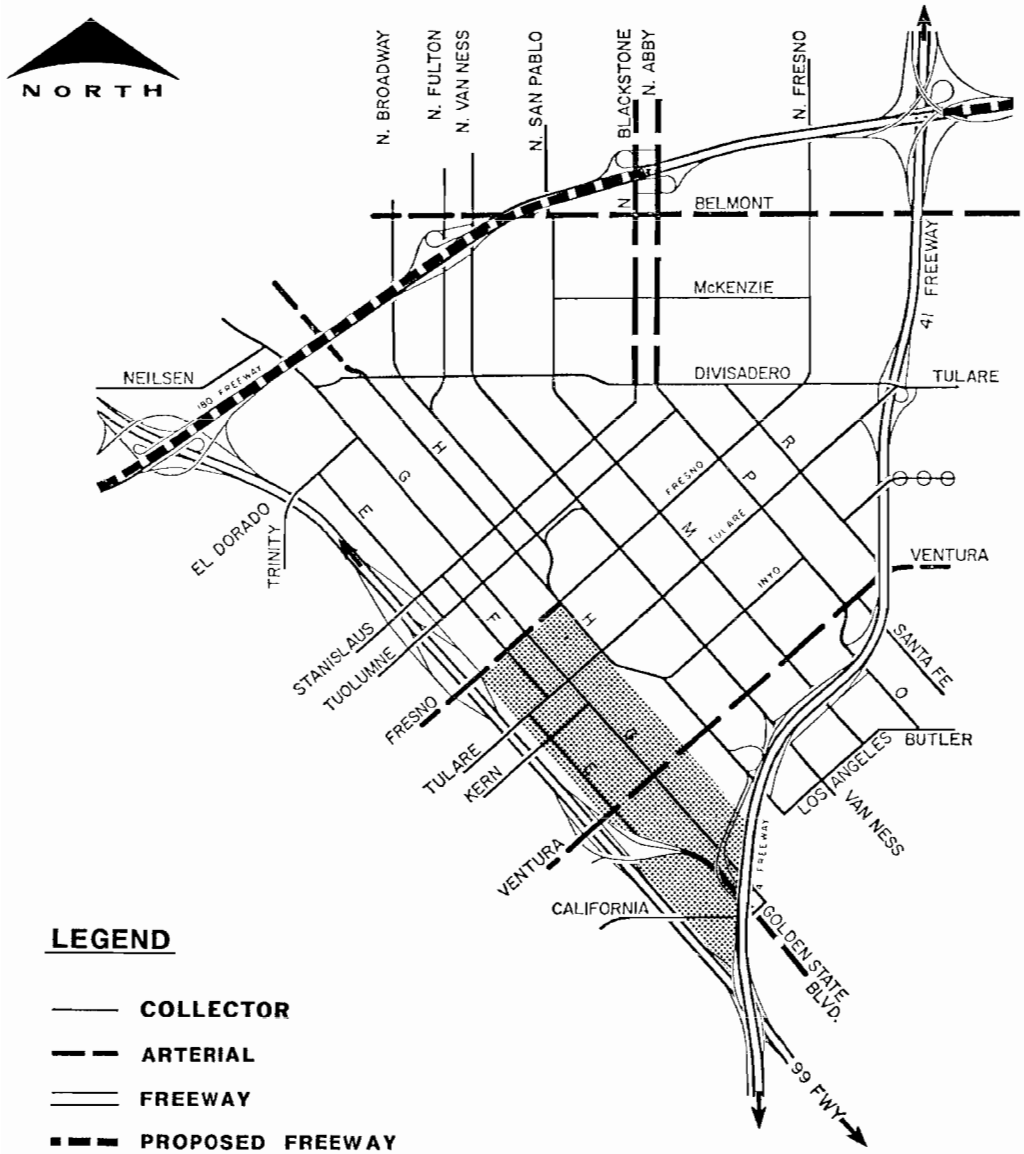
While the Plan maintains the existing network of major and local streets, it is possible that, in the future, specific routes may be modified to

create expanded sites for new development and/or redevelopment. Such modifications could involve, for example, street/alley abandonments or adjustments to existing right-of-way lines. Any future proposed modifications to the existing circulation system will be submitted to the Planning Area Advisory Committee and to the adjacent affected property owners for their detailed review and input prior to being considered in public hearing for adoption.

The Plan proposes that special design standards be applied to future development or redevelopment along certain streets. The objective of such design treatment is to enhance the overall visual character of the area. Consistent with the emphasis on revitalization of the commercial Target Area, it is proposed that a street beautification program be implemented along all streets within the designated Target Area. Such a program may include the installation of additional sidewalk landscaping and street furniture (benches, kiosks, ornamental street lights and signs) as well as the installation of on-site landscaping in conjunction with the occurrence of new development in the area.

Other streets which will require close attention to landscaping and design standards in conjunction with the development and/or redevelopment of fronting properties are Fresno and Ventura Streets. These are the principal entry routes into the project area, linking it to the Central Business District and larger Central Area to the east, and to Freeway 99 and the Edison Community to the west. The prominence of these corridors suggests that future development be treated such that it creates a very positive "gateway" image.

It is noted that similar treatment for the development of properties along Ventura Street is required in the Convention Center Redevelopment Project, situated adjacent to and east of the subject project area. Further, both Ventura and Fresno Streets are designated for special landscape and property development standards by the Southwest Fresno GNRA Project Urban Renewal Plan, situated across Freeway 99, directly west of the Chinatown Expanded Area. The incorporation of similar standards in this Plan will ensure continuity in the treatment of development along Ventura and Fresno Streets as they extend into and through the project area.



LEGEND

- COLLECTOR
- ARTERIAL
- FREEWAY
- PROPOSED FREEWAY
- PROJECT AREA

City of FRESNO

DEVELOPMENT DEPARTMENT

Adopted CIRCULATION PATTERN

Exhibit 11

Tulare Street is also proposed for special treatment in keeping with the Plan's objective of establishing an attractive, desirable pedestrian linkage between the project area and the Central Business District. The project area's close proximity to the Central Area has been cited as a potential attribute. However, only by negating the physical and psychological barrier presently posed by the Southern Pacific Railroad tracks can this potential be realized. The Plan selects Tulare Street for this purpose because it provides a relatively unrestricted linkage to the Central Business District.

3.6 Historic Structures

Located within the project area are twelve structures which are identified in the "Local Official Register" of historic resources as being of historic, architectural, or cultural significance (ref. Historic Structure Map, p. 36). One of these, the recently remodeled Southern Pacific Depot, situated along Tulare Street at the railroad line, is also listed in the National Register of Historic Places.

The Plan is generally sensitive to the continued use of each of these structures. With one exception, the designed occupancy of each of the historically significant structures is consistent with the Plan's land use and zoning recommendations for the respective properties. As such, these structures may be maintained and rehabilitated in place.

The above referenced exception is the Vartanian House, a single family dwelling located at San Benito and "F" Streets in an area that the Plan designates for commercial/industrial land uses and C-M zoning. However, it is noted that this property is presently zoned C-M in conformity with the Plan's recommendation. Since residential uses are nonconforming to the C-M District, this dwelling is nonconforming to the zoning which is currently in place on the property. As such, the property's continued long-term use for residential purposes is improbable.

Consequently, it may become desirable to relocate this structure to a site appropriately zoned for residential purposes. Dependent upon the City's resources, and the economic feasibility of relocating and rehabilitating the structure, the City/Agency may assist in the relocation and rehabilitation of this historic structure.

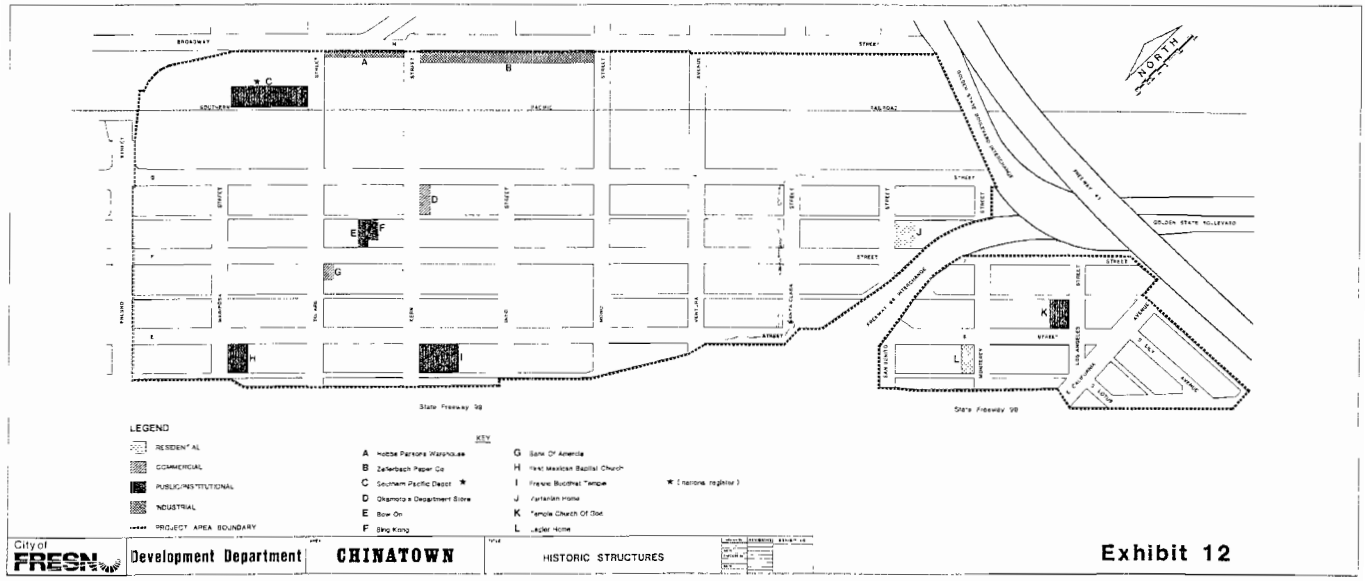


Exhibit 12

Source: Local Official Register, a Component Of The City Of Fresno Historic Preservation Ordinance, Adopted 4/24/79, by City Council Ord. No. 79-72

As an alternative to relocating the Vartanian House, it is suggested that consideration be given to the conversion of this property to a use which is consistent with the established (and planned) C-M Zone District. It is noted that the historic value of the Vartanian House is due in part to the fact that the original barn, water tower, and outhouse are still in place. To preserve its historic integrity, each of these ancillary structures would have to be relocated and reassembled along with the relocation of the residence--an unlikely prospect. The establishment of an on-site adaptive reuse of this property would preclude the necessity of relocating these structures, enable the rehabilitation of the structures in place, and, thereby, preserve their historic integrity.

3.7 Property Development Standards

3.7.1 Applicability of the Zoning Ordinance

Unless otherwise modified by the provisions herein, the property development standards of the applicable zone districts, as contained in Chapter 12 of the Fresno Municipal Code, shall apply to the development and/or redevelopment of all properties and structures within the Chinatown Expanded Redevelopment Project Area.

3.7.2 Special Property Development Standards

In order to create and maintain the planned environment for the project area, to minimize potential adverse impacts of future industrial uses upon the planned environment, and to promote the development planned "Gateway" arterials, the following land use controls and property Development Standards shall be applied to the future development and/or redevelopment of properties as specified below:

(a) Provisions Affecting Outdoor Advertising

All signs erected, mounted, or otherwise placed on buildings and properties in the project area shall be governed by the provisions of the C-1 Zone District, as provided in Section 12-217.5-K of the Zoning Ordinance, except as follows:

1. One freestanding sign may be permitted for each street frontage, provided that the parcel on which the sign is to be erected has a street frontage of not less than one hundred (100) feet.

2. The total area of all signs mounted to and projecting from the exterior wall or facade of a building shall not exceed ten (10) per cent of the total area of said exterior wall or facade, or one hundred (100) square feet, whichever is less.

3. Wall-mounted signs may not extend or be located above the top of the exterior wall or facade of the building upon which the sign is placed.

4. Roof-mounted signs shall not be permitted within the project area.

5. Projecting signs may be affixed below a marquee, or to a building without a marquee, provided that in the latter case the top of the sign does not extend above twelve (12) feet in height above grade.

6. Signs located above twelve (12) feet above grade shall be mounted parallel with and flush against the wall of the building.

7. A wall-mounted or projecting sign need not be restricted in content to only the name of the building and/or occupant, but may contain additional copy as may be approved by the Director of the Development Department. The area of such additional copy shall not exceed one-fifth (1/5) of the area of the sign.

8. A sign should be coordinated relative to design and color with the building facade on which the sign is mounted. In no event should a sign be permitted which dominates the building facade or clashes with the background coloring of the facade.

9. Plans for all signs, whether for free-standing structures, wall-mounted and/or marquee-mounted structures, or advertising features painted on building facades, shall be submitted to the Director of the Development Department, acting in behalf of the Redevelopment Agency, for review and specific written approval prior to the installation of such signs. All signs shall be installed precisely in accordance

with the approved plans, and shall be maintained in good repair and condition pursuant to Section 13-916 of Sign Ordinance of the City of Fresno, whether the sign is manufactured or painted.

10. All permanent signs which are not in conformance with the provisions of this section, but which at the time of their erection or establishment were in compliance with the then applicable statutes and ordinances of the City of Fresno, shall be permitted to remain in existence notwithstanding their noncompliance with the requirements of this Plan, provided that such signs have been maintained in accordance with the provisions of Section 13-916 of the Sign Ordinance. Such a nonconforming sign may be changed, altered, or removed and replaced by another sign if, in the opinion of the Development Department Director, the change, alteration, or replacement sign increases conformity with the spirit and intent of this section.

(b) Requirements for Outdoor Storage Yards

Outdoor storage yards in the project area shall be completely enclosed by an opaque fence/wall not less than six (6) feet in height. Said outdoor storage yards shall be further screened from view of abutting properties and public rights-of-way by a landscape buffer having not less than ten (10) feet in depth. Said outdoor storage yards shall be paved with asphalt concrete in accordance with City standards.

(c) Requirements for Off-Street Parking Areas and Loading Areas

Off-street parking and loading areas shall be provided in accordance with City standards. Said off-street parking areas shall be provided with appropriate perimeter and internal landscaping. Loading areas shall be separated from and screened from view of adjacent properties and public rights-of-way by a combination of an opaque fenced wall not less than six (6) feet in height and a landscape buffer not less than ten (10) feet in depth.

In conjunction with the redevelopment and/or rehabilitation of existing industrial uses and properties along "G" Street, efforts shall be made by the respective industrial firms, in corporation with the Agency, to relocate present on-street loading operations onto the respective sites or the adjacent railroad right-of-way.

(d) Provisions for Required On-site Landscape Areas

Plans for required on-site landscape areas shall be submitted for review to the Development Department Director, and shall be approved by the Director prior to the issuance of any building permits for the development and/or redevelopment of the affected properties. Said landscape plans shall show the size, location and species of all landscape materials to be planted within the required landscape areas, and shall show the proposed method of irrigating the landscape materials.

(e) General Standards and Provisions

1. All new nonresidential structures shall be equipped with a complete automatic fire extinguishing system. Further, such a system shall be installed in conjunction with the rehabilitation of existing nonresidential structures, subject to cost and practicality restraints, in the opinion of the Development Department Director.

2. All new construction shall comply with local building security ordinances, and crime prevention considerations shall be incorporated in the design of future developments.

(f) Provisions Affecting Properties Along Proposed Gateway Arterial Streets

In addition to the above specified Property Development Standards, a ten (10) foot landscaped setback shall be required of all new developments fronting or siding onto Fresno and Ventura Streets. For the development of proposed multiple-story structures, encroachment into the required landscape setback area may be permitted at and above the second story level.

(g) Land Use Controls for Future Industrial Development

To ensure that future industrial development is compatible with the planned environmental character of the project area, the following uses shall be permitted on those properties designated by the Zoning Plan for the M-1 (Light Manufacturing) and M-2 (General Industrial) Zone Districts:

1. "M-1" Light Manufacturing District

Uses Permitted:

A. All uses permitted in the "M-1-P" District, Section 12-225

B. Related Uses

(1) Animal hospitals and shelters
(2) Automobile repairs (conducted within a completely enclosed building)
(3) Automobile reupholstery
(4) Automobile service stations
(5) Banks
(6) Caretakers' residences
(7) Commercial uses that are incidental to and directly related to and serving the permitted industrial uses
(8) Delicatessens
(9) Electrical supply
(10) Equipment rental or sale
(11) Farm equipment sales and service
(12) Frozen food lockers
(13) Grocery stores
(14) Kennels
(15) Ice and cold storage plants
(16) Ice and food products dispensing machines
(17) Newspaper publishing
(18) Offices:
a. Administrative
b. Business
c. General
d. Medical
e. Professional
(19) Restaurants
(20) Signs
(21) Truck service stations
(Subsec. Am. Ord. 6419, 1964)

C. Manufacturing

(1) Aircraft, modification, storage, repair and maintenance
(2) Automotive
    a. Painting
    b. Automotive reconditioning
    c. Truck repairing and overhauling
    d. Upholstering
(3) Boat building and repairs
(4) Book binding
(5) Bottling plants
(6) Ceramic products using only previously pulverized clay and fired in kiln only using electricity or gas
(7) Garment manufacturing
(8) Machinery and shop (no punch presses over twenty (20 tons or drop hammers)
    a. Blacksmith shops
    b. Cabinet or carpenter shops
    c. Electric motor rebuilding
    d. Machine shops
    e. Sheet metal shops
    f. Welding shops
    g. Manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared metals
(9) Manufacturing, compounding, processing, packaging or treatment of such products as:
    a. Bakery goods
    b. Candy
    c. Cosmetics
    d. Dairy products
    e. Drugs
    f. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils) if connected with an adequate sewer system
    g. Fruit and vegetables (packing only)
    h. Honey extraction plant
    i. Perfume
    j. Toiletries

(10) Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials:
   a. Canvas
   b. Cellophane
   c. Cloth
   d. Cork
   e. Felt
   f. Fibre
   g. Fur
   h. Glass
   i. Leather
   j. Paper, no milling
   k. Precious or semi-precious stones or metals
   l. Plaster
   m. Plastic
   n. Shells
   o. Textiles
   p. Tobacco
   q. Wood
   r. Yarns
(11) Manufacturing and maintenance of electric or neon signs
(12) Novelties
(13) Petroleum bulk plants
(14) Planing mills
(15) Printing shops, lithographing, publishing
(16) Retail lumber yard
(17) Rubber and metal stamps
(18) Shoes
(19) Stone monument works
(20) Storage yards (subject to the provisions of paragraph b, "Requirements for Outdoor Storage Yards," of this Section)
   a. Contractors storage yard
   b. Draying and freight
   c. Feed and fuel yard
   d. Machinery rental
   e. Motion picture studio storage yard
   f. Transit storage
   g. Trucking yard terminal, except freight classifications
(21) Textiles
(22) Wholesaling and warehousing

D. Processing

(1) Creameries
(2) Laboratories
(3) Blueprinting and photocopying
(4) Laundries
(5) Carpet and rug cleaning plants
(6) Cleaning and dyeing plants
(7) Tire retreading, recapping, rebuilding

E. Fabrication

(1) Rubber, fabrication of products made from finished rubber
(2) Assembly of small electrical and electronic equipment
(3) Assembly of plastic items made from finished plastic

F. Communication Equipment Buildings

G. Electric Transmission Substation

H. Off-Street Parking

I. Public Utility Service Yards With Incidental Buildings

J. Electrical Distribution Substation

K. Temporary or Permanent Telephone Booths

L. Water Pump Stations

Uses Permitted Subject to Conditional Use

A. The uses enumerated in Section 12-226.3-B shall be permitted subject to Conditional Use Permit as provided for in Section 12-304

B. Uses permitted subject to Conditional Use Permit

(1) Aircraft factory
(2) Baled cotton storage
(3) Concrete and cement products
(4)* Microwave relay structure
(5) Solid waste transfer station
(6)* Used materials yards
(7)* Wholesale lumber yards

* Fee Difference for this CUP.

2. "M-2" General Industrial District

Uses Permitted:

A. All uses permitted in the "M-1" District, as listed in subparagraph 1 above.

B. Baled cotton storage

C. Building materials

D. Used material yards

E. Manufacturing:

(1) Automotive

a. Assembly
b. Battery manufacture
c. Body and fender works
d. Rebuilding

(2) Machinery and shop (no punch presses over twenty (20) tons or drop hammers:

a. Automatic screw machines
b. Blacksmith shops

(3) Wholesale lumber yards

F. Microwave relay structures

3.8 Land Acquisition

The implementation of this Plan, although largely dependent upon the rehabilitation of existing development, will also require the acquisition, clearance, and assemblage of properties for new development. It is anticipated that such actions will be required to assemble developable sites and assist the proposed land use conversion primarily in the highly parcelized "Holding Area" (ref. Exhibit 8, page 20). Additionally, the need for property acquisitions and assemblages may be required to prepare the first and second-priority sites in the Commercial Target Area for new development. As proposed by this Plan, the Redevelopment Agency will acquire properties primarily through mutually agreed negotiated settlements with the respective property owners, and not through the exercise of its power of eminent domain. Further, the Agency shall consult with the Planning Area Advisory Committee for its review and recommendation relative to any properties that may be proposed for acquisition.

In the interim and until specific properties are proposed for acquisition, the Plan designates all properties within the area as "Properties which may not be acquired for redevelopment purposes subject to owner participation." Where the structures on these properties are economically feasible to rehabilitate and the proposed reuse conforms to the Land Use and Zoning Plans, it is proposed that these properties be rehabilitated by their respective owners as necessary to be in conformance with the Property Rehabilitation Standards consistent with the objectives of this Plan.

3.9 Relocation Assistance

Relocation assistance is required of the Agency in order to ensure consistent and fair treatment for persons, families, and businesses displaced as a result of the acquisition of the properties as necessary to implement the Redevelopment Plan. The provision of relocation assistance is mandated by Chapter 16 of Division 7, Title 1 of the Government Code and the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Public Law 91-646), as well as by applicable Federal regulations and Sections 33410 to 33418 of the Community Redevelopment Law.

The assistance and payments required by Law are described in the Relocation Method for the Chinatown Expanded Redevelopment Project Area (ref. Appendix 8.6, p. 75).

3.10 Rehabilitation of Historic Structures

All modifications to structures of architectural, historic, and cultural significance, as shown on Exhibit 12 and identified in the "Local Official Register," will be carried out in accordance with the requirements of the City's Historic Preservation Ordinance adopted in 1979. The use of historic structures shall be in accordance with the provisions of the specific zone district applicable to the structures. Any rehabilitation or construction activity on or immediately adjacent to a historic structure on the Local or National Register requires prior clearance at the appropriate local and State Office of Historic Preservation.

4.0 GENERAL STANDARDS AND PROVISIONS

4.1 Duration of Covenants

All provisions regarding land uses, zoning, requirements, property development standards and restrictions shall be in force and effect for a period of forty (40) years from the effective date of the ordinance adopting the 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 forty (40) years. However, the covenant in respect to nondiscrimination restrictions on the basis of race, religion, color, creed, sex, marital status, national origin, or ancestry shall run in perpetuity.

4.2 Applicability of City Codes and Ordinances

All City Codes and Ordinances including but not limited to the Zoning Ordinance, Building Code, and Noise Ordinance, shall be uniformly and appropriately applied in all areas of the Chinatown Expanded Project Area, unless as otherwise made more restrictive by property development standards, restrictions and requirements as specified in the Redevelopment Plan. In addition, all future development and construction in the project area shall conform to the State energy conservation standards as defined by Title 24, California Administrative Code, and to the applicable provisions and controls of the 1982 Fresno County Clear Air Plan.

4.3 Nondiscrimination Provisions

The participating owner, original purchasees, lessees or any successors in interest shall not effect or execute any agreement, lease, conveyance, or other instrument that restricts the sale, redevelopment or rehabilitation of property within the project area on the basis of race, religion, color, creed, sex, marital status, national origin, or ancestry.

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 expressed provisions in substantially the following form:

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, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoymment 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."

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, religion, sex, marital status, national origin, or ancestry 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."

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 redevelopment 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.

The Agency shall review the nondiscrimination clauses of all deeds, leases or contracts effecting the lease, transfer, use, occupancy, tenure or enjoyment of any land in the project area to determine their conformance with Section 33436 of the California Community Redevelopment Law and the nondiscrimination requirements of the Title I, Housing Act of 1949, as amended.

4.4 Review of Plans

No construction shall be undertaken in the project area until the site, building, landscape, and signing

details/plans of the developer have been approved, in writing, by the Agency. Approval shall be granted only if such plans will effectuate the purposes of this Plan and meet the standards and requirements as set forth herein. If the Agency's approval is not granted, no permits for the undertaking of such construction shall be issued by the City of Fresno.

Additionally, a review of plans for the redevelopment/development of any structures/places designated on either the Local Official Register or National Register of Historic Structures and Places shall be required in accordance with the provisions of Article 4, Chapter 13 of the Municipal Code, as amended. This review shall occur before any permits for said redevelopment/development may be issued by the City of Fresno.

4.5 Rehabilitation of Properties

A. Scope of Rehabilitation

The project to be undertaken and carried out pursuant to the Plan, although involving the clearance and redevelopment of properties within the project area, primarily involves the rehabilitation of structures and improvements to accomplish the objectives of this Plan.

B. Designation of Properties to be Rehabilitated (Subject to Owner Participation)

All properties, the use of which conform to the Plan, and the improvements thereon are determined to be rehabilitable by means that are economically feasible, are hereby designated "as properties which may not be acquired subject to owner participation." These properties may be rehabilitated by their respective owners, subject, when deemed necessary, to the owners entering into an Owner Participation Agreement with the Agency to comply with the provisions and requirements of the Plan.

4.6 Standards for Satisfactory Rehabilitation

Commercial, residential, and industrial properties which may be feasibly rehabilitated and which may be integrated into the Plan by reason of location, use, availability of adjacent land and street access, shall comply with the following:

1. Any such property within the project shall be required to conform to all applicable provisions, requirements and regulations of the Plan.

2. Each structure and the properties on which they are located as part of the rehabilitation process shall be required to be brought into conformance with the minimum requirements of all applicable codes, ordinances, and regulations of the City of Fresno. Generally, this shall include but not be limited to the appropriate provisions for existing buildings within:

   a. City's Zoning Ordinance

   b. City's Building Regulations

   c. City's Dangerous Building Ordinance

   d. City's Noise Ordinance and the noise mitigation measures as recommended by the Noise Element of the 1984 Fresno General Plan.

3. Upon completion of 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.

4. Any historically significant structures as designated by the City Council shall also comply with all provisions of this Section except that the exterior facade of such buildings shall be restored to a reasonable degree and preserved in accordance with their original architectural design.

5.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

5.1 Public Activities and Responsibilities

Activities and responsibilities of the Agency and City of Fresno in the planning area of the Redevelopment Plan shall be as follows:

5.1.1 Initiation of Rezoning Procedures

The City Planning Commission or City Council shall initiate rezoning procedures to bring existing "on-the-ground" zoning into conformity with the Zone Plan Map in order to permit the types of uses permissible under the land use provisions of the Plan.

5.1.2 Land Acquisition, Demolition, and Clearance Activities

a. Acquisition of properties, where necessary, will be by cooperative negotiation between the owner of such property and the Agency.

b. In cases where purchase cannot be negotiated, property may be acquired by the Agency through the exercise of its right of eminent domain. Prior to the commencement of such procedures, any proposals to acquire properties through the Agency's right of eminent domain shall be submitted to the Planning Area Advisory Committee for its review and recommendation, and an Acquisition Plan shall be prepared designating such properties to be so acquired.

   All eminent domain procedures shall be commenced within twelve years from the effective date of the ordinance approving the Redevelopment Plan. 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.

c. After land acquisition as described above, and relocation of individuals, families and businesses as described in Section 5.1.5 of this Plan, the Agency shall clear or cause to have cleared all acquired and vacated improvements not in conformity with the 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.

d. 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 the Redevelopment Plan, the Agency shall, within four years of such destruction or removal, ensure the rehabilitation, development, or construction for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs within the territorial jurisdiction of the Agency in accordance with the provisions of Section 33334.5 of the Community Redevelopment Law.

5.1.3 Real Property Management

All properties acquired in the project area will be managed by or under the direction of the Agency until the land is sold or converted to public use within a reasonable period necessary to effect such resale in accordance with the terms of Section 33402 of the Community Redevelopment Law.

5.1.4 Land Disposition

All of the land within the project area to be acquired by the Agency, other than that to be devoted to public use and conveyed to the City, shall be offered to developers for sale or lease in accordance with the terms of Sections 33335, 33430, and 33431 of the Community Redevelopment Law.

Such sale of property will be in accordance with the Agency's Marketing Policies as set forth in Resolution No. 1125 given by publication for not less than once a week for two weeks in a newspaper of general circulation published within the City of Fresno.

5.1.5 Displacement and Relocation of Families, Individuals, and Businesses

In order to ensure that uniform, fair, and equitable treatment is afforded persons, families, and businesses displaced as a result of acquisition of properties within the project area, the Agency will provide relocation assistance and payments required by Chapter 16 of Division 7 of Title 1 of the Government Code and 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 Community Redevelopment Law.

a. Relocation Plan

The Agency will prepare and adopt a Relocation Plan in accordance with the preceding law requirements which indicates that the Agency can feasibly relocate all displaced occupants . Further, the Agency will maintain a Relocation Assistance Advisory Program which supplements endeavors to assist displacees of the Redevelopment Plan in their efforts to relocate to desired replacement sites within their financial capability.

Relocation Assistance is required of the Agency in order to ensure consistent and fair treatment for such persons, families, and businesses and to ensure they do not suffer disproportionate injuries as a result of the proposed redevelopment programs designed for the benefit of the public as a whole.

b. Reentry Preference for Former Owners

Owners of property within the project area whose property is acquired by the Agency will be given reasonable preference as redevelopers in the project if the Agency, in its sole discretion, determines, all other things being equal, that such owners' proposal for redevelopment is in all respects equal to or superior to proposals of other redevelopers.

5.1.6 Improvement of Public Facilities

Any autonomous jurisdiction is encouraged to participate in early discussion and within the planning review process of the City of Fresno.

City-owned/operated facilities shall submit advance schematics/plan(s) before any entitlement is sought and said entitlement shall not be issued by the City until the Agency has approved the plan/development in writing.

5.2 Responsibilities of Redevelopers

The following is a description of obligations of redevelopers who acquire property in the planning area:

5.2.1 Prevention of Land Speculation

No redeveloper shall, without prior written consent of the Agency, resell, lease, sublease, or otherwise dispose of land in the project area until the construction on the land has been completed and all obligations imposed on such redeveloper by the Plan have been discharged. It is in the public interest to rapidly develop the land in the project area in conformity with the Plan in the shortest possible time, and to prohibit unreasonable holding of land.

5.2.2 Establishment of Time Limits for Redevelopment

Purchasers/Leasees of land within the project area shall be required to commence construction in accordance with the Agreement for Sale of Land between the Agency and the redeveloper.

All Owner Participation Agreements shall contain provisions governing initiation and completion of construction of such site improvements as are required in each case.

5.2.3 Enactment of Owner Participation Agreements

It is proposed that certain properties/structures in the project area which require alteration, improvement, modernization, or rehabilitation be retained provided that the owners enter into an agreement called an Owner Participation Agreement with the Redevelopment Agency, consistent with the Owner Participation Rules and Regulations promulgated by the Agency.

5.2.4 Alternative Provisions for Redevelopment of Property

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, at its option, seek specific performance of said provisions of said Agreement and thereafter sell said property for redevelopment in accordance with the Plan.

5.2.5 Land Use Proposals for Properties to be Rehabilitated

All properties, the use of which conform to the 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 Redevelopment Plan, it is anticipated that these properties will be rehabilitated as necessary to be in conformance with the Property Rehabilitation Standards, so as to be in conformance with the controls of the Plan.

5.3 Methods of Financing

5.3.1 General Description of Financing Methods

The Agency is authorized to utilize all existing or future funding sources or methods deemed appropriate for financing the implementation of the Community Redevelopment Plan.

The Agency may accept financial or other assistance from any public or private source and expend any funds so received for any of the purposes of the Plan.

The Agency may utilize Tax Increment Financing, that is that portion of property taxes in excess of the frozen tax base, to finance or refinance, in whole or in part, the Plan.

Where appropriate to the purposes of the Plan, the Agency may accept the construction of site improvements, public facilities, and other supportive facilities by public agencies or private parties as either in lieu of financial contributions or as gifts.

5.3.2 Community Development Block Grant

For funding purposes, the Agency may include the financing of the project in the Community Development Block Grant 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 grant financing proposes to include funds received by the City of Fresno under and pursuant to the Community Development Act of 1974, as amended. 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 the 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.

5.3.3 Loans and Advances

Within 40 years from the effective date of the ordinance approving the Redevelopment Plan, the Agency may, from time to time, borrow money, and it may expend such money for any or all of the following purposes:

1. Repayment of monies advanced by the Government for planning the project.

2. Acquisition of project land and existing improvements.

3. Preparation of Agency acquired land for disposition.

4. Expenses in connection with disposition of the project land.

5. Expenses of administering the project, including interest charges.

5.3.4 Grants

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 the Plan. Any such contributions in connection with the project shall be included in the gross project costs to the extent that they are determined to be eligible for such inclusion and shall be held to be a portion of the local share of the net project cost.

5.3.5 Tax Increment

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 the Community Redevelopment Plan, shall be divided as follows:

a. Frozen Tax Base

Except where an allocation is appropriate by virtue of an election having been duly and timely made pursuant to Section 33676 of the Community Redevelopment Law, 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 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 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 purposes 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. Tax Increment

That portion of said levied taxes each year in excess of such amount but not to exceed a Total Allocation Limitation of $9,000,000, 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, the Community Redevelopment Plan, within the meaning of Section 33678 of the Community Redevelopment Law. 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 5.3.5-a. above, 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.

No loans, advances, or indebtedness to be repaid from such allocation of taxes shall be established or incurred by the Agency beyond a time limitation of 40 years from the effective date of the ordinance approving the Redevelopment Plan.

When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, or when the $9,000,000 Total Allocation Limitation is reached, 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. Pursuant to Section 33334.1 of the Community Redevelopment Law, this Plan limits the amount of bounded indebtedness which may be outstanding at any one time to $7,000,000.

c. Low and Moderate Income Housing Share of Tax Increment

Not less than twenty percent of all of the taxes allocated to the Agency referred to in Section 5.3.5-b. shall be used by the Agency for the purpose of increasing and improving the community's supply of low and moderate income housing, either inside or outside the Chinatown Expanded Project Area in accordance with the terms of Section 33334.2 of the Community Redevelopment Law.

d. Alleviation of Financial Burden

In any year during which the Agency owns property in the plan area, the Agency may pay directly to a taxing agency an amount of money in lieu of taxes. A proportionate share of any amount of money paid by the Agency shall also be dispersed to any school district with territory located within the plan area in accordance with the terms of Section 33401 of the Community Redevelopment Law.

The Agency may also pay to any of the taxing agencies, any amount of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused to any taxing agency by a redevelopment plan in accordance with the terms of Section 33401 of the Community Redevelopment Law.

6.0 MODIFICATION OF PLAN

6.1 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 the 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.

6.2 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, or welfare and to assure compliance with the general purpose of this Plan.

7.0 IMPACT OF REDEVELOPMENT PLAN

During the past two decades, revitalization interests in the Central Area have generated numerous development projects. The Chinatown Expanded Area is an integral part of the Central Area, and the course of its development can have significant impacts on the current trend to develop the downtown as a viable and active regional financial, commercial, residential, and governmental center of the Metropolitan Area.

However, revitalization within the Chinatown Expanded Area has not kept pace with that in other sections of the Central Area. Through the adoption of this Community Redevelopment Plan, a creative partnership of both private and public sectors may be formed. Such a partnership will enable the application of effective redevelopment tools which are needed to stabilize the area, stimulate revitalization and, consequently, to promote continued renewal of the Central Area.

7.1 Attainment of Plan Objectives

The proposed redevelopment of the project area will attain the purposes of the Community Redevelopment Law of the State of California by:

- Effecting the elimination and prevention of the spread of physical blight and deterioration, and protecting existing land uses in the area through redevelopment, rehabilitation, and conservation.

- Creating a "Target Area" for concentrated commercial rehabilitation and development as necessary to provide a catalyst for new growth and economic revitalization within the commercial area.

- Providing adequate sized parcels for development so as to encourage new construction by private enterprise, and, thereby, strengthening the economic base of the City of Fresno.

- Implementing the construction or reconstruction of standard streets, curbs, gutters, street lights, sidewalks, sewers, storm drains, public facilities, open spaces, off-site landscaping and other improvements as necessary to improve the physical environment of the area and to mitigate existing development limitations.

- Establishing development criteria and controls for the reuse of properties within the project area in accordance with modern development practices.

- Providing relocation assistance and benefits to businesses and residences which may be displaced as a result of acquisitions by the Agency, in accordance with the provisions of the Community Redevelopment Law.

7.2 Impact Upon Project Area and Adjacent Areas

It is the objective of the Agency to make available the full range of tools provided by the Community Redevelopment Law, including conservation, acquisition and sale of real property, rehabilitation of existing structures, relocation of businesses and residents as necessary, and construction of needed public improvements.

It is expected that the implementation of the Plan will generate additional development activities within the subject project area, and provide incentives for proper utilization of existing properties which are now constraints to further investment. The anticipated increase of property values within the immediate and surrounding areas, resulting from the activities of redevelopment, will provide a broader tax base for the City of Fresno.

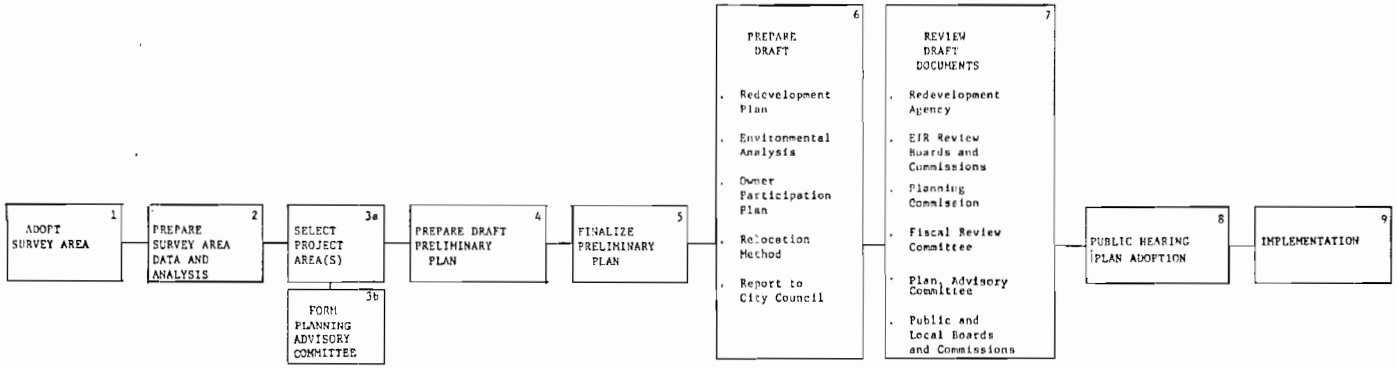
7.3 Conclusion

The adoption of an amended Chinatown Area Expanded Redevelopment Plan provides the necessary guidance for the area to fulfill its potential for new commercial, industrial, and residential development, and to become a more productive and stable part of the Central Area. The planning and development of a key commercial "Target Area," to be implemented through the provision of incentives for new development, the rehabilitation of existing development, the improvement of the public infrastructure, and the initiation of specific clean-up/beautification programs, can create the necessary catalyst to improve the area's image and dispel the negative stereotypes which have resulted in the present economic stagnation. These actions will promote a positive climate for long-term and continuous investments which, in turn, will terminate the transitional nature of the area, protect present investments, and stimulate new development.

APPENDIX

APPENDIX 8.1
Redevelopment Planning Flow Chart

CHINATOWN EXPANDED AREA
REDEVELOPMENT PLANNING PROCESS



Appendix 8.2

RESOLUTION NO. 83-272

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO DESIGNATING THE CHINATOWN EXPANDED AREA AS A REDEVELOPMENT SURVEY AREA

WHEREAS, on July 22, 1965, pursuant to Section 33000 et. seq., Community Redevelopment Law of the California Health and Safety Code, the Council of the City of Fresno adopted the Urban Renewal Plan for the West Fresno Business District Rehabilitation Project, pertaining to the area generally bounded by Freeway 99, Fresno Street, "G" Street, and Inyo Street; and

WHEREAS, on June 8, 1982, the Council of the City of Fresno reviewed the Chinatown Area Expanded Revitalization Strategy Report, heard the recommendations of the Housing and Community Development Commission and the Chinatown Merchants Advisory Committee relative to alternative approaches to revitalization within the area bounded by Freeway 99, Fresno Street, "H" Street, and Freeway 41 (hereinafter called "the Chinatown Expanded Area"), and selected "Revitalization Strategy 'A'" as the conceptual base for updating and substantially expanding the boundaries of the existing (1965) urban renewal plan; and

WHEREAS, the Community Redevelopment Law requires that a proposal to add a significant amount of new territory to an adopted redevelopment project must follow the same procedure as provided for in the adoption of a new community redevelopment plan; and

WHEREAS, the Community Redevelopment Law further provides that for the adoption of a new community redevelopment plan, the proposed redevelopment project area must be designated as a survey area for study purposes to determine if a redevelopment project or projects are feasible; and

PASSED JUL 7 1983

WHEREAS, the Council of the City of Fresno desires that the Chinatown Expanded Area be analyzed to determine if a redevelopment project or projects are feasible, and, if so determined, that a redevelopment project or projects be initiated within that area; and

WHEREAS, the Community Redevelopment Law further provides that a Redevelopment Survey Area may be designated by resolution of the City Council.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Fresno hereby designates the Chinatown Expanded Area as a Redevelopment Survey Area, as depicted on Exhibit "A" attached hereto.

BE IT FURTHER RESOLVED that the Council of the City of Fresno hereby finds that the Chinatown Expanded Area requires study to determine if a redevelopment project or projects within the area are feasible.

* * * *

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, California at a regular meeting held on 12th day of July, 1983.

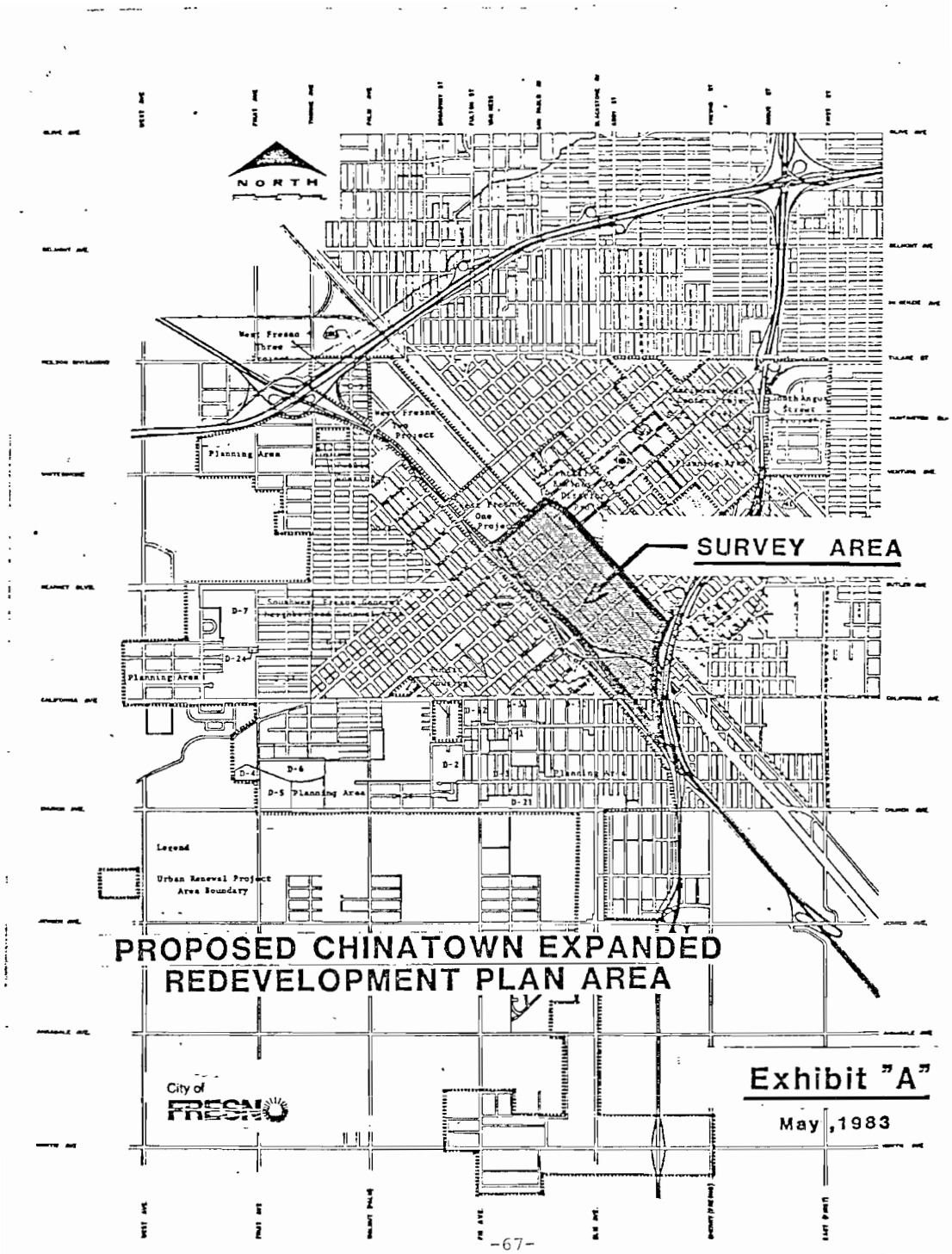
JACQUELINE L. RYLE,
City Clerk

By _____
Deputy

APPROVED AS TO FORM

CITY ATTORNEY'S OFFICE

By: _____
Deputy


NORTH
SURVEY AREA
Planning Area
D-7
D-24
D-6
D-4
D-5 Planning Area
D-2
D-21
Legend
Urban Renewal Project Area Boundary
PROPOSED CHINATOWN EXPANDED REDEVELOPMENT PLAN AREA
City of FRESNO
Exhibit "A"
May ,1983

Appendix 8.3

FRESNO CITY PLANNING COMMISSION

RESOLUTION NO. 8071

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FRESNO DESIGNATING THE BOUNDARIES FOR THE CHINATOWN EXPANDED REDEVELOPMENT PROJECT AREA

WHEREAS, a report entitled the "Analysis of Existing Conditions" (the "Report") has been completed for the area designated as the "Chinatown Expanded Redevelopment Survey Area" (the "Survey Area"), being generally bounded by Freeway 99, Fresno Street, "H" Street and Freeway 41, as depicted on the map attached hereto as Exhibit "A" and more particularly described on the attached Exhibit "B"; and

WHEREAS, the Survey Area encompasses and adds to the Project Area of the existing West Fresno Business District Rehabilitation Project Urban Renewal Plan, adopted in 1965 for the area bounded by Freeway 99, Fresno Street, "G" Street and Inyo Street; and

WHEREAS, the Report describes conditions of blight as defined in Section 33031 and Section 33032 of the California Health and Safety Code which extend beyond the area encompassed by the existing 1965 adopted urban renewal plan and permeate the entirety of Survey Area; and

WHEREAS, it is in the best interests of the health, welfare and living conditions of the residents of the Survey Area and in order to enhance future development that a redevelopment project be initiated to effect a reversal of the conditions identified in the Report responsible for the presence of blight within the Survey Area should it be determined that such a project is feasible; and

WHEREAS, in accordance with Section 33322 of the California Health and Safety Code, the Planning Commission may establish the boundaries of a Redevelopment Project Area.

NOW, THEREFORE, BE IT RESOLVED as follows:

(1) that the Planning Commission of the City of Fresno hereby designates the Survey Area as shown and described on Exhibits "A" and "B" attached hereto and, by this reference, made a part hereof, as a project area which is blighted, as described in the Report, and in need of redevelopment;

(2) that the Project Area should and is hereby designated and shall hereinafter be known as the "Chinatown Expanded" Area, which area includes all of the territory presently encompassed by the existing West Fresno Business District Rehabilitation Project; and

(3) that the staff is hereby directed to prepare and formulate a preliminary plan for the entire Chinatown Expanded Area herein described.

The foregoing resolution was adopted by the Planning Commission upon a motion by Commissioner Civiello, seconded by Commissioner Gaston.

VOTING: Ayes - Civiello, Gaston, H. Garcia, Quintero, Schmidt, Yengoyan, MacMichael

Noes - None

Not Voting - None

Absent - None

Hubert E. St. John

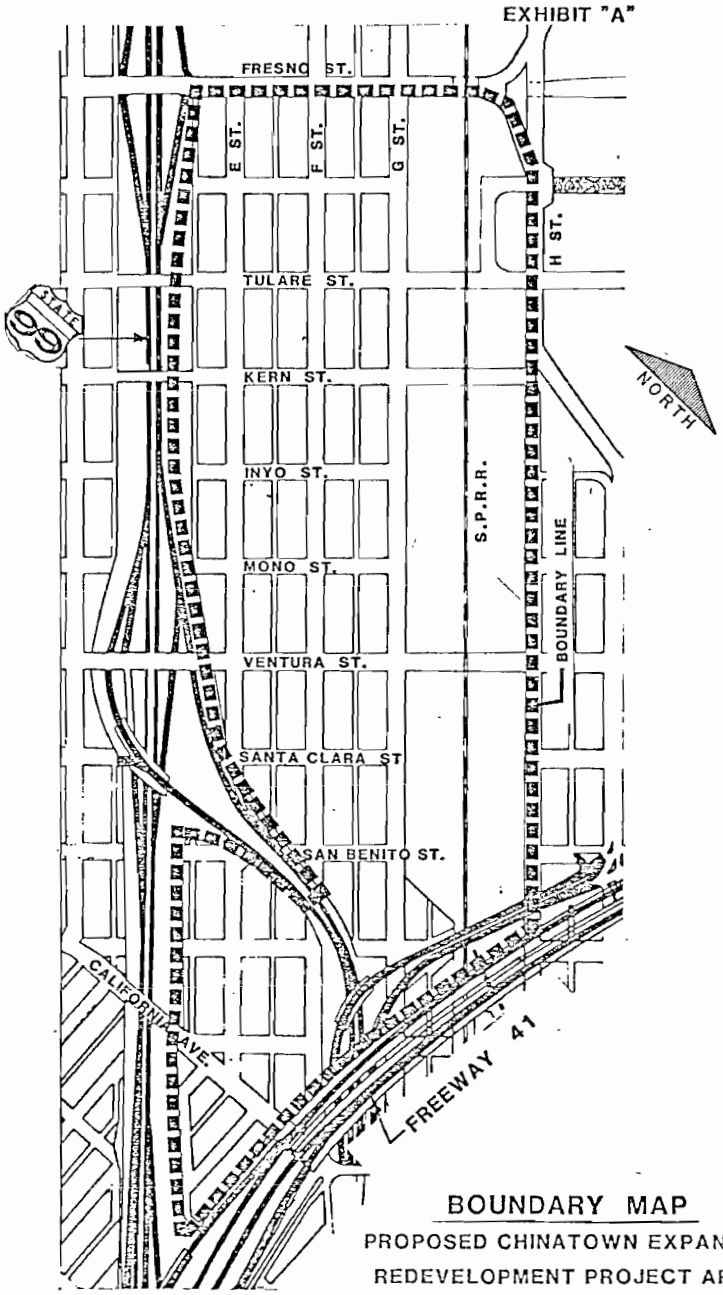
HUBERT E. ST. JOHN, Secretary
Fresno City Planning Commission

DATED: September 21, 1983

Resolution No. 8071

DESIGNATING THE BOUNDARIES FOR THE CHINATOWN EXPANDED REDEVELOPMENT PROJECT AREA

APPROVED



BOUNDARY MAP

PROPOSED CHINATOWN EXPANDED REDEVELOPMENT PROJECT AREA

EXHIBIT "B"

CHINATOWN EXPANDED REDEVELOPMENT PROJECT AREA

Area contained within the following boundaries:

Beginning at the intersection of the southwesterly right of way line of "H" Street and the prolongation of the southeasterly right of way line of Fresno Street, as said streets are shown on the Map of the Town of Fresno recorded on December 12, 1873 in Volume 1 Page 1 of Plats, Fresno County Records; thence southwesterly along said southeasterly right of way line of Fresno Street to the intersection of the centerline of California State Freeway 99; thence southeasterly along said centerline of California State Freeway 99 to the intersection of the prolongation of the south right of way line of Lorena Avenue as said street is shown on the map of Dale Addition recorded on December 22, 1911 in Volume 7 Page 15 of Plats, Fresno County Records; thence east along said south right of way line of Lorena Avenue to the intersection of the westerly right of way line of California State Freeway 41; thence northerly and northeasterly along said westerly right of way line of California State Freeway 41 to the intersection of the prolongation of the southwesterly right of way line of "H" Street as said street is shown on the Supplemental Map of Fresno City recorded on April 11, 1892 in Volume 1 Page 7 of Record of Surveys, Fresno County Records, said southwesterly right of way line of "H" Street also being the southwesterly right of way line of "H" Street as shown on said Map of the Town of Fresno; thence northwesterly along said southwesterly right of way line of "H" Street to the intersection of the prolongation of the southeasterly right of way line of Fresno Street as said street is shown on said Map of the Town of Fresno to the point of beginning.

Excepting therefrom all those portions of rights-of-way contained within California State Freeway 99.

Appendix 8.4

FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 8342

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FRESNO RECOMMENDING TO THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO APPROVAL OF THE PRELIMINARY PLAN FOR THE CHINATOWN EXPANDED REDEVELOPMENT PLANNING AREA

WHEREAS, a Preliminary Plan has been completed for the designated Redevelopment Planning Area, which is generally bounded by Freeway 99, Fresno Street, "H" Street and Freeway 41, as contained in attached Exhibit "A"; and

WHEREAS, the Council of the City of Fresno has established policies for the revitalization of Fresno's Central Area of which the subject area is a part; and

WHEREAS, the Council of the City of Fresno desires that redevelopment activities be initiated within the Chinatown Expanded Area should it be found that such is feasible; and

WHEREAS, in accordance with Sections 33323 and 33325 of the California Health and Safety Code, the Planning Commission shall cooperate with the Redevelopment Agency in the preparation of the Preliminary Plan and submit the Preliminary Plan to the Redevelopment Agency; and

WHEREAS, said Preliminary Plan has been prepared in accordance with Section 33324 of the California Health and Safety Code; and

WHEREAS, the Planning Commission, after reviewing the report found that the proposed Preliminary Plan generally conforms to the General Plan and policies of the City of Fresno.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Fresno, pursuant to Section 33325 of the California Health and Safety Code, hereby submits the Preliminary Plan, as described in Exhibit "A" to this Resolution, to the Redevelopment Agency of the City of Fresno, in order that said Agency may prepare a Redevelopment Plan for the area described in the Preliminary Plan.

The foregoing Resolution was adopted by the Planning Commission upon a motion by Commissioner Garcia seconded by Commissioner Quintero.

VOTING: Ayes - Garcia, Quintero, Gaston, Civiello, Schmidt, Yengoyan

Noes - None

Not Voting - None

Absent - None (one vacant seat)

HUBERT E. ST. JOHN, Secretary
Fresno City Planning Commission

DATED: August 1, 1984

Resolution No. 8342

Applicant: City of Fresno/ Development Department

Action: APPROVED

Project: Chinatown Expanded Area

Attachment: Exhibit "A" Preliminary Plan - Chinatown Expanded Redevelopment Planning Area

SR/JP/jb
0925T/0102

Appendix C.5

FRESNO REDEVELOPMENT AGENCY

RESOLUTION NO. 1209

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO RECEIVING THE PRELIMINARY PLAN FOR CHINATOWN EXPANDED AREA AND AUTHORIZING THE PREPARATION OF A REDEVELOPMENT PLAN

WHEREAS, a Preliminary Plan has been completed for the Chinatown Expanded Redevelopment Planning Area, which area is generally bounded by Freeway 99, Fresno Street, "H" Street, and Freeway 41; and

WHEREAS, the Council of the City of Fresno has established policies for the revitalization of the Central Area of which the subject area is a part; and

WHEREAS, the Council of the City of Fresno desires that a redevelopment project be initiated within the Chinatown Expanded Area; and

WHEREAS, the Preliminary Plan has been prepared in accordance with Section 33324 of the California Health and Safety Code; and

WHEREAS, the Planning Commission after reviewing the report in accordance with Sections 33323 and 33325 of the California Health and Safety Code, adopted Resolution No. 8342, submitting the Preliminary Plan to the Redevelopment Agency in order that the said Agency may prepare a Redevelopment Plan for the Chinatown Expanded Area.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency hereby acknowledges receipt of the Preliminary Plan, as described in Exhibit "A" to this Resolution, as prepared and submitted in accordance with Sections 33323, 33324 and 33325 of the California Health and Safety Code.

BE IT FURTHER RESOLVED that the Agency hereby authorizes the preparation of a Redevelopment Plan for the Chinatown Expanded Area pursuant to Section 33300 et. seq. of the California Health and Safety Code.

Page 1 of 2 ...UNCLASSIFIED
Rec'd 214 Date 6-5-85

1209

CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 21st day August, 1984.

JACQUELINE L. RYLE
City Clerk

By Jacqueline L. Ryle
~~Deputy~~

Attachment:

Exhibit "A" - Preliminary Plan for the Chinatown Expanded Redevelopment Planning Area

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
T. Gatto

Page 2 of 2

MICROFILMED
Reel 214 Date 6-88

APPENDIX 8.6

RELOCATION METHOD

CHINATOWN EXPANDED REDEVELOPMENT PROJECT AREA

CHINATOWN EXPANDED

REDEVELOPMENT PROJECT AREA

PROPOSED RELOCATION METHOD

CITY OF FRESNO

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

OCTOBER 1985

PROPOSED RELOCATION METHOD FOR THE

CHINATOWN EXPANDED REDEVELOPMENT PROJECT AREA

This Relocation Method is prepared to ensure that uniform, fair, and equitable treatment is afforded to all persons, families, and businesses which may be displaced by redevelopment activities in the Chinatown Expanded Redevelopment Project; and to provide relocation assistance and payments in accordance with Chapter 16 of the Division 7 of Title 1 of the Government Code and 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 Community Redevelopment Law. The following method provides for the proper rehousing and resettlement of all occupants who might be displaced by the Chinatown Expanded Redevelopment Project, and shall comprise the rules and regulations to implement payments and to administer relocation assistance in conformity with the guidelines adopted by the Housing and Community Development Department of the State of California.

1.0 The Redevelopment Agency of the City of Fresno is the local public agency which is responsible for the relocation of any individuals, businesses, and institutions which may be displaced from the Chinatown Expanded Redevelopment Project Area ("Project Area") as a result of project activities. The Project Area is graphically illustrated in Exhibit 1. The Agency will meet its relocation responsibilities through the use of its staff supplemented by assistance from local realtors, social agencies, and civic organizations.

2.0 All relocation planning and relocation activities will be accomplished in accordance with California Relocation Assistance and Real Property Acquisition Guidelines, California Administrative Code, Title 25, Chapter 6, or current U.S. Department of Housing and Urban Development Regulations, Uniform Relocation Assistance and Real Property Acquisition (24 CFR Part 42).

3.0 At the time a specific development is proposed which will cause occupant displacement within the Project Area, a specific relocation plan will be prepared as required by Section 6038 of the California Administrative Code detailing the needs of displacees and matching those needs to available housing resources.

The Agency will maintain a Relocation Assistance Advisory Program which supplements endeavors to assist displacees of the Redevelopment Plan in their efforts to relocate to desired replacement sites within their financial capability.

4.0 Owners of property within the Project Area whose property is acquired by the Agency will be given reasonable preference as redeveloper in the Project if the Agency, in its sole discretion, determines, all other things being equal, that such owners' proposal for redevelopment is in all respects equal to or superior to proposals of other redevelopers.

5.0 Existing property owners are encouraged to participate in the "owner participation" program available in the Project Area subject to the provisions of the "Owner Participation" Rules of the Agency. Participation in the program will encourage a larger percent of existing occupants to remain in the Project Area in conformity with the Redevelopment Plan.

6.0 It is the Agency's objective that all site residents be rehoused with a minimum of hardship in accommodations which are decent, safe, sanitary, and suitable to their individual needs; located in areas not less desirable than their existing environment in regard to public utilities and public commercial facilities; and priced within their financial means. No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement.

7.0 The following administrative procedures shall be followed to assure a successful relocation program:

7.1 Redevelopment Agency Staff Functions

a. Interpret the Agency's program to all site occupants and the general public to enlist their understanding and support; and to answer questions about the Project and its effect upon site occupants.

b. Determine the relocation needs and desires of all site occupants through personal interviews, keep them informed of their rights and responsibilities under the program and of the relocation resources, special services, and aids available to them.

c. Enlist the cooperation of real estate agents, home builders, property management firms, social service agencies, civic groups and others in locating suitable relocation accommodations for displacees and to provide other services essential for the successful relocation of site occupants. Such accommodations may be located within the Chinatown Expanded Redevelopment Project Area, in other redevelopment project areas in the City, or elsewhere within the community where suitable accommodations may be found.

d. Locate, inspect and evaluate, or stimulate the development of facilities to meet the needs of all project residents; and refer and otherwise assist site residents to secure facilities which they require.

e. Secure priority consideration for persons eligible for and desiring public housing, Section 8 Housing, or any other housing to which displacees are entitled, and otherwise expedite their placement.

f. Assist prospective site occupants in obtaining appropriate mortgage financing and advise them of other aids available.

g. Make indicated referrals to community, social, welfare, and other appropriate agencies and work with these agencies on an individual basis to help in the solution of specific problems affecting the relocation of individuals or groups of relocatees.

h. Maintain liaison services between businesses, site occupants, and commercial property brokers, realty boards, Chamber of Commerce, the Small Business Administration, the Economic Development Administration, lending institutions, and other appropriate resources for advice and assistance in effecting their satisfactory relocation.

i. Assist site occupants in preparing all claims for relocation payments to which they are entitled.

j. Keep records, maintain files, and make reports on relocation activities.

k. Coordinate relocation activities with all of the Agency operations.

7.2 Relocation Standards

It is the Agency's objective that all site residents who are relocated due to Agency activities be rehoused with a minimum of hardship in accommodations which are decent, safe, sanitary, and suitable to their individual needs; located in areas not less desirable then their existing location in regard to public

utilities and public and commercial facilities; and priced within their financial means. The standards set forth below have been established by the Agency to achieve these objectives.

a. Building Conditions/Occupancy Standards

All structural accommodations provided for displacees shall conform with all applicable provisions for existing structures that have been established under state or local building, plumbing, electrical, housing and occupancy codes and similar ordinances or regulations applicable to the property in question.

A dwelling may not be considered as standard for a specific family unless it provides adequate sleeping space for all the family members. Living rooms should not be considered for sleeping purposes except in the case of an efficiency or studio apartment. Except for an adult couple and children under the age of six years, all occupants of a sleeping room should be of the same sex.

b. Standards for Displacee's Ability to Pay

The relocation staff will give consideration to the particular financial situation of each family or individual and will seek the site occupant's concurrence in the final determination of what he can afford to pay for housing. Every effort will be made to maintain the lowest possible housing cost-income ratio, which at the same time provides the relocatee adequate housing.

c. Environmental Standards

It will be the Agency's policy to refer families and individuals to housing in areas not less desirable in regard to public utilities and services, and commercial facilities than those available in their present location, and which are within a reasonable distance for daily commuting to the displacee's place of employment or potential employment.

d. Temporary Housing Standards

Housing not meeting the Agency's standards for permanent relocation may be used for temporary housing only when it become necessary to relocate a site resident pending the availability of

permanent quarters, in order that demolition or site improvement operations may proceed, to vacate premises which are unsafe, and/or effectuate the reduction of projects costs.

In no event will temporary housing offered by the relocation staff be of less desirable character than that from which the site resident is being moved. Such temporary housing shall be in safe and habitable condition.

Temporary relocations made by the Agency will be kept to a minimum both as to number and duration, and will not diminish the Agency's obligation with respect to the displacee's permanent relocation. The necessary costs incurred in temporary on-site moves made at the direction of the Agency will be paid by the Agency.

If a self-relocatee moves into housing and declines without satisfactory reason to accept standard housing to which he is referred, it will be considered that the Agency's responsibility to the relocatee has been discharged.

7.3 Obtaining Relocation Housing

The Agency will obtain, inspect, and maintain current listings of standard rental and sale properties which are appropriate for relocation and available on a nondiscriminatory basis. Information on the size, rental or sale price, financing terms and location of available units will be given to displacees seeking referrals and, as necessary, the relocation staff will provide transportation or otherwise assist the site resident in obtaining housing.

7.4 Relationships with Site Occupants

a. Information Program

Throughout the planning period, the Agency will maintain a staff or retain qualified consultants to facilitate a close relationship with the site occupants and to keep them, the absentee owners, and the general community advised about the Agency's plans and program. The Chinatown Expanded Planning Area Advisory Committee (PAAC), neighborhood leaders and community agencies may also play a significant role in keeping the project residents and general community fully informed in these matters.

b. Interviews with Site Occupants

As soon as practical after the date of purchase, Relocation Specialists will contact personally each and every family, individual, business and institution occupying the premises. At that time, the interviewer will explain and discuss all relocation assistance and benefits to which the occupant may be entitled. This information will be contained in an Information Statement which will be given to the occupant.

The Relocation Specialists will discuss relocation needs and problems. On the basis of this information, the site occupant will be assisted in formulating and carrying out a relocation plan. As necessary, the site occupant may be referred to appropriate agencies for special services through the counseling and assistance of the Agency's staff.

c. Housing Referral Services

The referral procedure will be one of personal contact, liaison with public and private housing services, and assistance by Agency relocation staff. Staff will work closely with each displacee until he is permanently rehoused; offering housing which meets his needs, and encouraging him to attempt to find suitable housing on his own initiative.

The Agency will maintain classified listings of private rental and sales housing which has been inspected and certified as meeting the Agency's relocation standards, which is available on an open-occupancy basis, and which is not planned for clearance in the foreseeable future. Referrals will be provided to the the individual site resident, arrangements will be made for him to inspect the housing and, if necessary, he will be provided transportation and/or be accompanied on the inspection. He will be provided further referrals if, for reasonable cause, he is unable to accept an offered unit. The same procedure will be followed when a self-relocatee is found to be occupying substandard housing.

d. Inspection of Rehousing

Housing to be offered site residents will be inspected by the Agency in advance and only that housing which meets the Agency's established

standards will be considered for permanent relocation. If, upon inspection, the housing occupied by a self-relocatee is found to be below standard, such rehousing will be considered unfulfilled. In such instances, the matter may be referred to the Building and Code Enforcement Division of the City with the objective of bringing the housing into conformity with local codes.

e. Referrals to Social Agencies

The relocation services offered by the Agency will be supplemented by those of qualified professionals who cooperate with the Agency, its staff, other consultants and agents seeking to achieve solutions to the social and economic problems that may interfere with the successful rehousing of a specific displacee or groups of site occupants.

7.5 Assistance to Businesses and Others

a. Individuals

All services to be offered displaced families will be equally available to individuals occupying separate housekeeping or nonhousekeeping accommodations.

b. Others

The relocation staff will cooperate fully with an owner of any property in the Project Area which is not proposed to be acquired by the Agency but which must be vacated in order for the owner to participate in the redevelopment program. If he and/or his tenants are so vacated, then all of the Agency's relocation services will be offered to them.

c. Businesses and Institutions

Business and institutional site occupants will be personally interviewed to determine their relocation needs and preferences, provided general and special informational material, assisted in preparing relocation claims, helped in finding other suitable locations within or outside the Project Area, and referred to other groups or agencies for assistance in completing a satisfactory relocation.

As the situation requires, the relocation staff will refer these site occupants to, and maintain liaison between, the Small Business Administration, the Economic Development Administration, trade association, Chamber of Commerce, lending institutions, real estate agencies, brokers, and multiple listing realty boards in order that they may be assisted on a nondiscriminatory basis in obtaining suitable relocation premises, financial help, guidance in reestablishing their operations.

Information about the Office of the Economic Development Administration will be available from the relocation staff, and referrals to them and to others who can assist commercial displacees will be made with the same consistency and comprehensiveness as referrals of residents to social service agencies.

The Agency will provide special staff and consulting services to effectively assist this group in carrying out their goals.

7.6 Required Notices

Within thirty (30) days following the date of initiation of negotiations (first written offer to acquire property) occupants will be give a written notice of displacement. This notice will identify the project and provide persons with all pertinent information concerning relocation payments and other assistance.

When the Agency determines the specific date that possession of the property will be required, the occupant will be given a Notice to Vacate at least ninety (90) days before the desired vacancy date.

The ninety (90) day notice shall not be given unless the occupant has been given a reasonable choice of opportunities to relocate to a comparable replacement dwelling.

7.7 Eviction for Cause

Eviction for cause is permissible only as a last resort and must conform to state and local law. If a person is evicted for cause on or after the effective date of a notice of displacement issued to him, he retains his right to the relocation payments and other assistance for which he may be eligible.

7.8 Relocation Payments

The Agency will make relocation payment to all eligible families, individuals, businesses and institutions displaced by project activities in accordance with the Regulations Governing Relocation Payments as established by the State of California or appropriate federal regulations as amended from time to time.

An informational statement will notify the site occupant of his eligibility for relocation payments and generally instruct him on procedure for filing claims. Complete rules and regulations will be carefully explained individually to each site occupant and copies of all instructions given to him. Site occupants may consult with the Agency's relocation staff whenever problems arise, and by recurring visits, staff will try to anticipate problems and provide appropriate solutions or recommendations.

a. Qualifications and Conditions for Payments

The Agency will pay reasonable and necessary moving expenses and storage costs. Businesses may be compensated for actual direct loss of value of personal property for which reimbursement or compensation is not otherwise made by the Agency (through purchase, etc.) or a combination of both.

Families and individuals may qualify for replacement housing payments, and certain businesses may be eligible for an alternate payment in lieu of moving expenses and certain other expenses. Former owners will be reimbursed for certain settlement costs and related charges incurred in the sale of property to the Agency.

b. Payment Amounts

Eligible families and individuals will be given the option to claim: 1) reimbursement of their actual and reasonable moving expenses and/or eligible storage costs; or 2) a moving expense allowance not to exceed $300 based on a schedule related to the number of rooms occupied, and relocation allowance of $200. In addition, homeowners may be entitled to receive a replacement housing payment not to exceed $15,000 when purchasing a replacement dwelling, Tenants, including tenants electing to purchase, and owners electing to rent a replacement dwelling may be entitled to receive a payment not to exceed $4,000 toward the rental or purchase of a comparable replacement dwelling.

Eligible business concerns and institutions will be reimbursed for: 1) actual and reasonable moving costs; and 2) any actual direct loss of person property; or in lieu thereof, certain businesses may elect to receive an alternate payment of not less than $2,500, nor more than $10,000 equivalent to the average annual net earnings and based upon such earnings for the two taxable years immediately preceding the year of displacement.

No temporary on-site moves made for the convenience of the Agency will be chargeable to a site occupant's allowable relocation payment.

c. Filing Claims

(1) All claims for relocation payments must be submitted on forms which will be provided by the Agency.

(2) All claims for relocation payments must be submitted to the Agency within eighteen (18) months after displacement of the claimant.

d. Documenting Claims

A claim must be supported by the following:

(1) If for moving expenses, except in the case of a fixed payment, bids as required by the Agency, itemized receipted bills or other evidence of expense.

(2) If for actual direct loss of personal property, written evidence thereof, which may include appraisals, certified prices, copies of bills of sale, receipts, cancelled checks, copies of advertisements, offers to sell, auction records, and such other records as may be appropriate to support the claims.

(3) Documentation may be required by the Agency; and may include income tax returns, withholding or informational statements, and proof of age.

7.9 Assistance to Businesses and Others

a. Individuals

All services to be offered displaced families will be equally available to individuals occupying separate housekeeping or nonhousekeeping accommodations.

b. Others

The relocation staff will cooperate fully with an owner of any property in the Project Area which is not proposed to be acquired by the Agency but which must be vacated in order for the owner to participate in the redevelopment program. If he and/or his tenants are so vacated, then all of the Agency's relocation services will be offered to them.

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The Agency will provide special staff and consulting services to effectively assist this group in carrying out their goals.

7.10 Grievance Procedures

Displacees will be informed by Agency staff members of their right to appeal regarding relocation decisions that are made. Any person aggrieved by a determination as to eligibility for, or the amount of a relocation payment, may have his claim reviewed in the following manner:

a. Such person shall request in writing that the Executive Director of the Agency, or his designee, review the matter with the person making this request. The Executive Director, or his designee, shall notify such person in writing of his decision after reviewing and considering all reasonably available evidence.

b. After review of the matter by the Executive Director and receipt of his decision, or in the event such person has not received notification of the Executive Director's, or his designee's, decision within thirty (30) days after filing the initial request for review, the person may file his complaint in writing with the Community Services Committee, who serves as the Relocation Appeals Board, which is a subcommittee of the Housing and Community Development Commission. Such Committee will promptly hear all such complaints pursuant to the provision of the Relocation Program providing for relocation assistance and administration of claims as outlined in the pertinent regulations. The Committee shall, within 30 days after receipt of all information in support of the appeal, transmit its findings and recommendations to the Agency.

c. After a hearing by the Committee, and receipt of its findings and recommendations, the Agency members shall conduct a hearing and the aggrieved person shall be notified in writing of the decision of the Agency members within five (5) days after such decision, and the basis for such decision. The decision transmitted by the Agency shall represent the final decision of the Redevelopment Agency. In federally assisted projects, Redevelopment Agency decisions can be appealed to the U. S. Department of Housing and Urban Development.

Upon exhaustion of administrative remedies, a claimant may seek judicial review if he so chooses.

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