

REDEVELOPMENT AGENCY OF THE
CITY OF FRESNO, STATE OF CALIFORNIA

CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA

in the

GUIDELINES AND SPECIFICATIONS
FOR IMPLEMENTING THE
AMENDED URBAN RENEWAL PLAN
FOR
CENTRAL BUSINESS DISTRICT PROJECT
URBAN RENEWAL ACTIVITY AREA B-1
CALIFORNIA A-4

AND

AMENDED
URBAN RENEWAL PLAN
FOR
CENTRAL BUSINESS DISTRICT PROJECT
URBAN RENEWAL ACTIVITY AREA B-1
CALIFORNIA A-4

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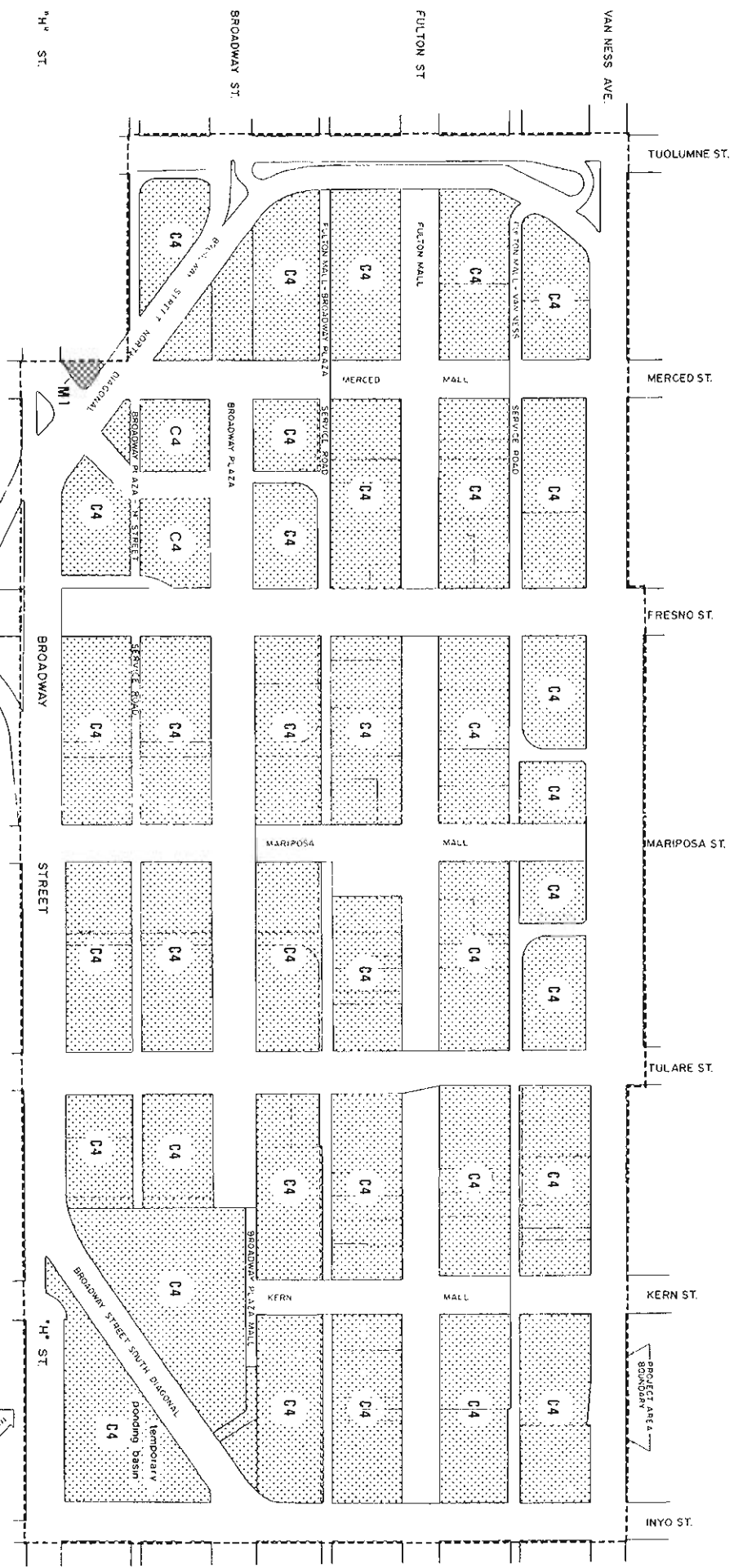
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I. INTRODUCTION

This Urban Renewal Plan is an amendment to the Urban Renewal Project Plan for CENTRAL BUSINESS DISTRICT PROJECT ONE, Project No. Calif. R-24, as originally adopted by the Council of the City of Fresno on March 16, 1961, and as amended by the Council of the City of Fresno on the following dates:

April 18,	1963
August 1,	1963
March 25,	1965
December 1,	1966
June 1,	1967
August 3,	1967
January 9,	1969
February 12,	1973
November 25,	1973

This Amended Plan has been prepared by the Housing and Community Development Commission for the Redevelopment Agency of the City of Fresno, hereinafter called the "Agency", in conformance with the provisions of the Community Redevelopment Law, Section 35000 et seq. of the California Health and Safety Code, and shall hereinafter be called the "Plan". This Plan conforms to the requirements of the United States Housing Act of 1949, as amended. This Plan follows the guidelines of the Fresno-Clovis Metropolitan Area General Plan, as adopted by the Council of the City of Fresno on July 17, 1958, and subsequent amendments thereto, being designed to help achieve the goals and objectives of the General Plan. The administration and implementation of this Plan will be assisted by the adoption of guidelines and specifications which will deal with and amplify the objectives, development standards, specific regulations, future actions and alternatives relating to the Plan.



- C4** CENTRAL TRADING DISTRICT
- M1** LIGHT MANUFACTURING DISTRICT

CENTRAL BUSINESS DISTRICT PROJECT
NDP URBAN RENEWAL ACTIVITY AREA B-1
NDP CALIFORNIA A-4

CENTRAL BUSINESS DISTRICT
URBAN RENEWAL PLAN

REDEVELOPMENT AGENCY OF THE
CITY OF FRESNO
FRESNO, CALIFORNIA

MAP NO.



II. DESCRIPTION OF THE PROJECT

A. Boundary Description

The Urban Renewal Project Area consists of 85.7 acres, more or less, in the City of Fresno, County of Fresno, State of California, and is described as follows:

Beginning at the southerly corner of Lot 7, Block 90, City of Fresno; thence southeasterly to the southerly corner of Lot 17, Block 92; thence northeasterly along the southeasterly line of said Lot 17, Block 92, 29.6 feet; thence southeasterly to a point on the northwesterly line of Lot 32, Block 95, 29.6 feet northeasterly of the westerly corner of said Lot 32, Block 95; thence southeasterly to the westerly corner of Lot 32, Block 95; thence southeasterly to the westerly corner of Lot 32, Block 97; thence southeasterly to the intersection of the southwesterly line of "H" Street and the southwesterly projection of the southeasterly line of Inyo Street; thence northwesterly to the intersection of the southwesterly line of "H" Street and the northwesterly line of Merced Street; thence northeasterly to the easterly corner of Lot 17, Block 64; thence northwesterly to the easterly corner of Lot 17, Block 65; thence northeasterly to the point of beginning.

III. PROPOSED RENEWAL ACTIONS

The Plan proposes to eliminate and prevent the spread of blight in the Urban Renewal Project Area by:

a. Acquisition of real property.

b. Demolition of substandard buildings and improvements.

c. Development of building sites.

d. Disposition of property for redevelopment in accordance with the provisions of this Plan.

e. Rehabilitation of buildings.

f. Relocation assistance to displaced residential and nonresidential occupants.

g. Installation, removal, relocation, construction or reconstruction of streets, utilities, and other public improvements.

h. Interim operation and management of acquired properties.

IV. REDEVELOPMENT PLAN

A. Plan Proposals

The urban renewal proposals presented in this Plan deal with the development of an appropriate land use pattern and an adequate circulation system, as follows, and as shown on the map entitled CENTRAL BUSINESS DISTRICT URBAN RENEWAL PLAN.

B. Land Use

The Plan provides that the ultimate development of the Project Area will embody a variety of commercial functions: retail, service commercial, office usage, and financial services.

Governmental services, high density housing when appropriately designed and sited, transportation facilities and parking services are considered to be equally important Central Business District functions.

C. Zoning

The Plan provides that all property within the Project Area will be used and zoned C-4 CENTRAL TRADING DISTRICT, with the exception of that triangular parcel which will be used and zoned for M-1 LIGHT MANUFACTURING DISTRICT, as provided for in the Zoning Ordinance of the City of Fresno.

1. C-4 Central Trading District

The "C-4" District will permit the full range of use and development sought for in the Plan. This district is intended to serve as a central trading district for an urbanized area. The facilities and uses provided for are those that cannot and should not be dispersed into smaller shopping areas.

a. Permitted Uses

(1) Retail commercial sales facilities

(2) Commercial services

(3) Commercial offices

(4) Recreational and community facilities

(5) Related residential uses

(6) Signs, subject to the conditions specified below

(7) Parking facilities

(8) Transportation services

(9) Governmental activities

b. Development Standards

Except as provided for below, the development of property, or construction of buildings and structures within the Project Area, shall be done in conformance with the Property Development Standards of the "C-4" District.

2. M-1 Light Manufacturing District
 - a. Offsite advertising
 - Offsite advertising, either by separate structure or other form, is prohibited.
 - b. Painted Signs
 - Signs painted upon the side of a building or other structure may be permitted, subject to approval by the Agency.
 - c. For signs and advertising not located on a public pedestrian mall, the outdoor advertising provisions of the "C-1" District of the Zoning Ordinance of the City of Fresno shall apply.
 - d. Pedestrian Mall Area Signs
 - The objective of the Plan is to create a superior pedestrian environment in public pedestrian mall areas. The following standards are designed to blend the efforts of the Agency and City of Fresno in the creation of this atmosphere fronting upon a mall, as regarding businesses presenting their business identity and business nature to the public.
3. Signs and Outdoor Advertising
 - a. Offsite advertising
 - The M-1 parcel contains approximately 340 square feet of land area. This property may be developed as either a separate parcel or as a part of the abutting larger M-1 District, subject to the property development standards of the district, except as specified below.
- (1) The primary design criterion to be applied is that signs placed upon buildings facing a pedestrian mall shall be pedestrian oriented in terms of dimension and scale.

- a. Building Height No Limitation
- b. Lot Coverage No Limitation

4. Development Standards

- (2) Signs and advertising features should be design coordinated with existing or proposed structures, so that in no case should the sign become a dominant architectural feature of the structure, or of the mall itself.
- (3) All signs placed 15 feet or more above the grade of the mall pavement, or above the marquee of a building, shall be affixed parallel to the building.
- (4) Vertical signs may be affixed below a marquee, or to a building without a marquee, provided in the latter case it does not extend above 15 feet in height above the grade of the mall pavement.
- (5) There shall be no advertising structures on buildings fronting a pedestrian mall.
- (6) There shall be no rotating, animated, flashing, or sequentially operating signs on buildings fronting a mall, with the exception that those units existing on the adoption date of this amendment will be exempt from this provision.
- (7) There shall be no temporary attractor type devices fabricated of cloth, plastic, or other material, unless permission for the temporary erection thereof is first secured from the City Council of the City of Fresno.

c. Loading Spaces

- (1) The following loading spaces shall be provided for all commercial uses on the same lot as the commercial use:

(a)	
Square Feet Commercial Building Space -	Minimum Loading Space Required
Gross Floor Area	
3,500 - 15,000	1
15,001 - 45,000	2
45,001 - 75,000	3
75,001 - 105,000	4
105,001 - and over	5
(b)	
Square Feet Office Building Space -	Minimum Loading Space Required
Gross Floor Area	
5,000 - 50,000	1
50,001 - 100,000	2
100,001 - and over	3

- (c) For apartments there shall be provided a minimum of 1 space for each 100,000 square feet.
- (2) Each loading space shall be not less than 12 feet in width, 40 feet in length, and 14 feet in vertical clearance.
- (3) Combinations of uses need only provide the number of loading spaces of the greatest individual requirements.
- (4) Exceptions:

- (a) For all parcels with a service road frontage of 50 feet or less, the loading area shall be a minimum of 12 feet in width parallel to the service road, shall have a vertical clearance of 14 feet, and shall extend for the full width of the service road frontage.

The Plan provides for the retention of all fully developed rights-of-way as presently existing. Street widening on Fresno, Tulare, Broadway and Tuolumne Streets may be

1. Vehicular Rights-of-Way

The circulation system of the Plan is comprised of two basic elements, the vehicular rights-of-way consisting of streets and services roads, and the pedestrian rights-of-way in the form of pedestrian malls. Supplementing these are facilities designed to achieve a concentration of transportation services and to provide appropriately distributed parking facilities.

D. Circulation System

Property zoned "M-1" shall submit and have approved a site plan in the same manner as required for properties zoned "C-4".

5. Site Plan Review

No requirement

d. Setbacks

(5) Requirements in regard to loading spaces shall apply to all new buildings and not to existing buildings which may not be acquired. However, are remodeled to an extent greater than 50 per cent of replacement cost in kind as determined in accordance with Building Regulations of the City of Fresno or demolished, such remodeled structures or new structures shall be subject to these requirements.

(b) For all parcels with a service road frontage of 75 feet or less but greater than 50 feet and having a gross floor area that would require 2 or more loading spaces as set forth in subsection 7.a. (1), (2), or (3), the loading area shall be a minimum of 12 feet in width parallel to the service road and vertical clearance of 14 feet across the full width of the service road frontage.

accomplished; widening and realignment of service roads will be continued; and reconstruction or abandonment of portions of the Broadway Plaza may occur; as the redevelopment of abutting properties make these actions necessary and proper.

The Plan will permit the construction of new roadways to interconnect Broadway Plaza and Broadway Street, and Fresno Street and Broadway Street. It will also permit the abandonment of certain existing service roads to create larger, more usable adjacent parcels.

2. Pedestrian Rights-of-Way

The Plan provides for creating additional components of the pedestrian mall system to facilitate pedestrian flows throughout the area. In addition to extending the present open air mall system, the development of a variety of malls will be permitted. Pedestrian separation structures may be constructed at various locations on peripheral streets as need for them develops.

3. Off-Street Parking

Off-street parking is not required to be provided by redevelopers of commercial properties within the Project Area.

V. PROJECT ADMINISTRATION

A. General

Through the adoption of this Amended Urban Renewal Plan, the Agency will be either authorized or required to perform those administrative functions necessary to cause completion of the Project. The Project may be considered to be approximately at mid-range, with substantial progress in the renewal of the Project Area having been achieved. Because of this, the administrative directions specified below will deal both with the protection and preservation of those properties which have been rehabilitated or redeveloped and with those properties which must be redeveloped in conformance with this Plan. Also, it is implicit that any actions taken by any party in conformance with the regulations or directions specified below will be to the extent permitted or required by law.

B. Property Management

1. Land Acquisition

Only a few parcels remaining in private or public ownership must still be acquired under the provisions of this Plan. The Agency shall continue the acquisition of properties either by cooperative negotiation or eminent domain proceedings, or other appropriate procedures, until all necessary properties are acquired.

2. Owner Participation Agreements

As an alternative to land acquisition, the Agency may designate properties as "properties which may not be acquired." The Agency shall conclude owner participation agreements with property owners of such designated properties under the following conditions:

- a. Property owners have buildings or structures which are capable of being reconstructed to an extent that the standards of this Plan may be conformed with, and
- b. Property owners agree to rehabilitate the building or structure in confor-

- manace with the standards of this Plan within a specified period of time.
- c. In the event the building or structure is not rehabilitated in conformance with the owner participation agreement, the Agency shall have the responsibility of subsequently acquiring and clearing the property if such action is determined by the Agency to be necessary to the completion of the project.
- d. In the event that an owner fails or refuses to execute an offered owner participation agreement, the Agency will either:
- (1) With the prior consent of the City Council, granted under criteria established under ordinance of the City Council, impress by an action of law upon all or any part of the effected property.
 - (a) The obligation on the property of rehabilitation of the structures and improvements thereon to the standards for satisfactory rehabilitation provided in this Plan.
 - (b) The devotion of such property to the uses specified in this Plan and to abide by all other provisions and conditions of this Plan for the period of time of this Plan.
 - (c) The beginning and completion, within reasonable times, of the required improvements to the property.
 - (d) The non-discrimination provisions contained in this Plan.
- OR (2) Acquire the effected property by purchase or by exercising the Agency's right of eminent domain. The Agency may either sell the property so acquired for rehabilitation by others

pursuant to appropriate agreement, or may clear and demolish the structures and improvements on such property prior to disposition of the land for uses in accordance with this Plan.

3. Land Disposition

Disposition of property by the Agency shall be made in conformance with the Plan and controlled in the following manner:

a. Each land sale, lease, sublease, or other transfer of land shall be conditioned upon an agreement that the property be redeveloped and used in conformance with the provisions of the Plan.

b. Disposition of property shall occur in a fair and equitable manner so as to achieve, insofar as is possible:

(1) Reasonable performance toward reentry of dislocated businesses within the Project Area.

(2) In terms of price, the highest practical monetary return to the Agency.

c. All land disposition contracts, whether for sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any land, shall contain appropriate covenants, conditions, and restrictions running with the land which shall assure that there shall be no discriminatory restrictions to ownership, occupancy, or use in any fashion on the basis of race, color, religion, national origin, ancestry, or sex, with said covenants, conditions, and restrictions running in perpetuity.

d. All land disposition contracts may contain any additional provision or requirement necessary to carry out this Plan. Where beneficial or necessary, the Agency may specify a time period during which the provision or requirement will be in force.

C. Demolition and Clearance

Pursuant to acquisition or owner participation, the Agency shall clear, or cause to be cleared, all properties not conforming, or incapable of being brought into conformance, with the provisions or standards of this Plan.

D. Displacement and Relocation

In conformance with the Relocation Plan adopted by the Agency, the Agency can feasibly relocate all occupants, residential, commercial, or others, displaced by this Project.

1. Residential

The Agency shall relocate all families and single persons displaced by this Project. Replacement housing shall consist of a decent, safe, and sanitary dwelling unit reasonably accessible to their place of employment and at rents within their means. Relocation assistance shall be provided in accordance with applicable State Law and the Federal Housing Act of 1949, as amended.

2. Commercial and Industrial

a. Subject to the provisions of this Plan, the Agency shall assist business enterprises being displaced by this Project to relocate within the Project Area, with such dislocatees having a first priority under the reentry provisions of the Community Redevelopment Law as to purchase of building sites or lease of buildings or structures, where feasible.

b. Should relocation within the Project Area be infeasible, the Agency, in conformance with its policy, shall assist in relocating businesses elsewhere within the City of Fresno, or failing that, to a site more suitable to the needs of said business.

E. Public Improvements

The Agency and the City Council shall be responsible for the construction, improvement, and relocation of public improvements. To assure provision of an adequate level of service to the Project Area, the following shall be performed as necessary to conform with this Plan.

1. Construction and improvement of public rights-of-way, including streets, service roads, access ways, pedestrian areas, and other necessary improvements.

2. Installation and relocation of street lighting, traffic control devices, and public facilities.

3. Installation and relocation of storm drainage facilities.

4. Installation and relocation of utilities.

F. Responsibility of Redevelopers

Relative to the responsibilities stated below, any person or public agency consummating either a owner participation agreement or a sales agreement with the Agency is considered to be a redeveloper. All rights for the use or reuse of property within the Project Area shall be determined by the terms of the contract or agreement concluded between the redeveloper and the Agency. Pursuant to the exercise of those rights, the redeveloper assumes the following responsibilities:

1. General Provisions

The use of all buildings, structures, or land within the Project Area shall be in conformance with the provisions of the Plan, and in conformance with the terms of the owner participation agreement, sales contract, or other agreement signed by the redeveloper.

2. Construction, Reconstruction and Rehabilitation

The construction, reconstruction and rehabilitation of buildings or structures shall be performed in conformance with the provisions of the Plan, and shall comply with all codes and standards in force at the time the necessary building permits are issued.

3. Time Limits on Development

Redevelopers shall be required to commence construction, reconstruction and rehabilitation of buildings or structures within six months after conveyance of title or signing a owner participation agreement, and with completion occurring within time limits specified by the Agency. Except with prior written consent of the Agency, no redeveloper shall resell, lease, sublease, or otherwise dispose of land in the Project Area until construction, reconstruction, and rehabilitation activities have been completed and all obligations imposed on such redeveloper by this Plan have been discharged.
4. Approval of Plans

No construction, reconstruction, and rehabilitation of buildings and structures shall be undertaken until the site development plans of the redeveloper have been approved by the Agency in writing.
5. Covenants and Restrictions

All covenants and restrictions specified in the agreement or contract which authorizes the redeveloper's use of the property shall be complied with in perpetuity when so specified or for the time period specified.

The Agency is authorized to utilize all existing or future funding sources or methods deemed appropriate for the financing of Urban Renewal Projects.

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 this Plan. The Agency may borrow money or accept financial or other assistance, from the City of Fresno, state or federal government, and may comply with any conditions of such loan or grant. The Agency may borrow money or accept financial assistance from any private lending institution, and may execute trust deeds or mortgages on any real or personal property owned or acquired. The Agency may utilize rental income, interest income, or other incomes for the purposes of this Plan.

Where appropriate to the purposes of this 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 financial contributions or as gifts. All taxes levied upon taxable property within the Central Business District Project One, Project No. Calif. R-24, As Amended, each year by or for the benefit of the State of California, County of Fresno, City of Fresno, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Urban Renewal Plan, shall be divided as follows:

A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid

(for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Fresno last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

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

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

VII ACTIONS BY THE CITY OF FRESNO

In aiding and cooperating with the Agency in carrying out this Plan, the City of Fresno shall take all actions necessary for achievement of the purposes of this Plan. Actions by the City shall include but not be limited to the following:

- A. Vacating portions of public rights-of-way necessary for the assemblage of properties in conformance with the provisions of this Plan, and conveying such vacated rights-of-way to the Agency as a donation of land to the Project.

- B. Accepting from the Agency new rights-of-way as public streets, service roads, access ways, pedestrian areas, or public utility easements in conformance with the provisions of this Plan.

- C. Accepting from the Agency or redeveloper completed public improvements for the maintenance thereof.

- D. Amending the Zoning Ordinance and Map of the City of Fresno to cause the Zoning Use Districts within the Project Area to conform with the zoning provisions of this Plan.

- E. Operation and maintenance of public parking facilities as provided for in the Plan.

- F. To conduct proceedings for the creation of assessment districts when such districts are necessary and proper for achieving the objectives of the Plan.

VIII ENFORCEMENT

The administrative enforcement of this Plan or other documents entered into pursuant to this Plan shall be performed by the City or the Agency, as may be appropriate. Such enforcement may be by court litigation or other appropriate action, instituted by either the City or Agency. In addition, any recorded provisions which are expressly for the benefit of owners of property within the Project Area may be enforced by such owners.

Integral to the implementation of this Plan, the Agency will formulate, and the City will by resolution adopt guidelines containing objectives, development standards, specific regulations, future actions, and alternatives which will be in accordance with the provisions of this Plan and will promote the quality and future timely completion of the Project, which shall be entitled Guidelines and Specifications for Implementing the Amended Urban Renewal Plan for Central Business District Project, Urban Renewal Activity Area B-1, California A-4. These guidelines and specifications shall be amended from time to time as necessary or desirable to keep current with all points and planning developments within the Project Area and amendments or changes to local, state, or federal law. Such amendments to the guidelines and specifications shall be made by resolution of the City Council upon recommendation of the Agency.

XI PROCEDURES FOR IMPLEMENTING THE PLAN

This Plan may be amended by means of the procedures established in Sections 33450 - 33458 of the California Community Redevelopment Law, or any other procedure hereafter established by law.

X PROCEDURE FOR AMENDMENT

Except for the nondiscrimination provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents entered into pursuant to this Plan may be made effective, for forty years from March 16, 1961, the date of adoption of this Plan by the City Council.

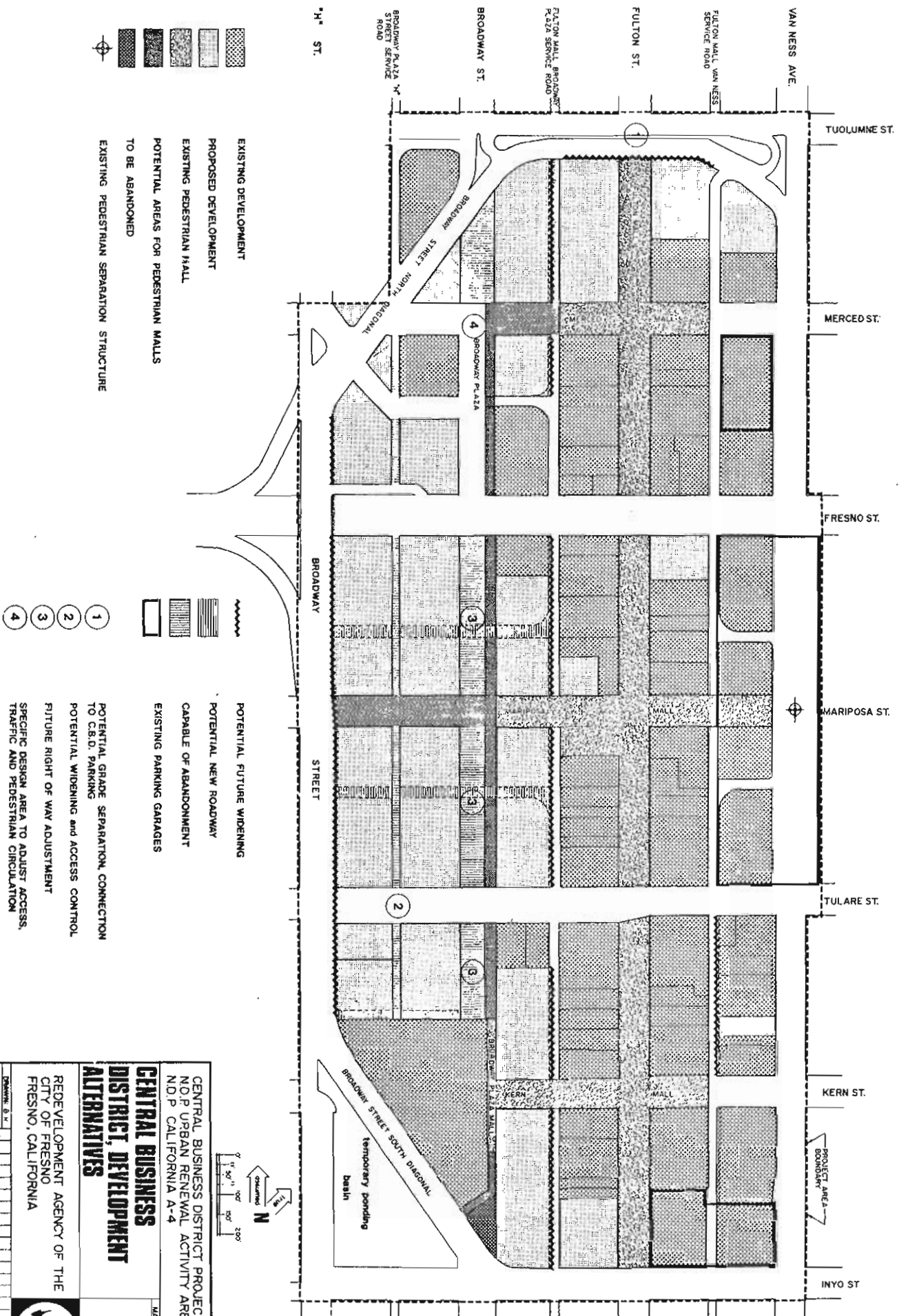
IX DURATION OF THIS PLAN

Remedies may include, but shall not be limited to, specific performance, damages, reentry, repossession, injunction, or any other action appropriate to the purposes of this Plan.

GUIDELINES AND SPECIFICATIONS
FOR IMPLEMENTING THE
AMENDED URBAN RENEWAL PLAN
FOR
CENTRAL BUSINESS DISTRICT PROJECT
URBAN RENEWAL ACTIVITY AREA B-1
CALIFORNIA A-4

Objectives
Development Standards
Specific Regulations
Future Actions
Alternatives

Adopted by Resolution No. 78-109,
by the Council of the City of
Fresno on March 21, 1978



In accordance with the instructions contained in Section XI of the Amended Urban Renewal Plan, entitled PROCEDURES FOR IMPLEMENTING THE PLAN, these Guidelines and Specifications for Implementing the Amended Urban Renewal Plan hereinafter called the Guidelines have been prepared for the purpose of listing objectives, development standards, specific regulations, future actions and alternatives under which the redevelopment of the Project Area may proceed.

The adoption of these Guidelines is in harmony with the intentions of the Plan, the most important of which is the consideration that the Plan, as adopted, will not be an end-product plan but an on-going plan which should challenge the redeveloper to present proposals which would lead to an expansion of the Plan's developmental potentialities.

Notwithstanding the fact that redevelopers are aware of the various city, local, state, and federal regulations governing land development, the Guidelines reiterate the major codes and laws affecting redevelopment activities in the Project Area with the intention of assisting the redeveloper.

In order to achieve the objectives of the Urban Renewal Plan, all land lying within the Project Area, including lands not to be acquired by the Agency, or property to be rehabilitated under Owner Participation Agreements, shall be developed or rehabilitated in conformance with the standards, requirements, and restrictions specified below. In the event that conflicts may occur, the most restrictive provisions shall apply.

A. Applicable Codes, Ordinances and Regulations of the City of Fresno

All property shall be developed or rehabilitated in conformance with the following Municipal Code requirements.

1. Code Requirements

- a. Zoning Ordinance, Articles 1 through 4, inclusive, Chapter 12.
- b. Subdivision Ordinance, Article 10, Chapter 12.
- c. Housing Regulations, Article 11, Chapter 13.
- d. Dangerous Building Regulations, Article 12, Chapter 13.
- e. Building, Plumbing, Electrical and Mechanical Regulations, Article 1, Chapter 13.
- f. Installation of Sign Regulations, Article 9, Chapter 13.
- g. Fire Regulations, Article 7, Chapter 9.
- h. Health Regulations, Chapter 9.

2. Assisting City Agencies

The redeveloper may receive assistance from the following City Departments concerning interpretations, clarification, and processing of Municipal Code Provisions and

other aspects as they relate to redevelopment property within the Project Area.

a. Housing and Community Development Department

1. administration, interpretation, and implementation of the Project

2. coordination in processing of the development proposal with other agencies

3. financial, real estate and economic aspects

4. preliminary development concepts and plans

5. housing

6. signs

7. landscaping

b. Department of Planning and Inspection

1. zoning

2. conditional use permits

3. site plan review

4. building permits (all categories)

5. health requirements

6. seismic provisions

c. Department of Public Works

1. public services, primarily sewer and water, but including public utility service, street lighting, and mail development.

2. street and service road improvement

3. street abandonment procedures

4. easements

5. access controls

d. Fire Department

1. fire prevention

2. dangerous buildings

B. Applicable Codes, Ordinances, and Regulations of the County of Fresno

Air Pollution Control

The redeveloper may receive assistance from the County Health Department in clarification or interpretation of Air Pollution Control requirements.

C. Other Applicable Codes, Ordinances of the State of California and Federal Government

The Housing and Community Development Department will assist the redeveloper in meeting the various state and federal requirements dealing with redevelopment within the Project Area.

D. Subsequent Amendments

As is implicit to the redevelopment process, the provisions or requirements contained in any code, ordinance, or regulation adopted by the City of Fresno, County of Fresno, State of California, or Federal Government subsequent to the adoption of this Plan or these Guidelines shall automatically become a development standard of the Plan.

XIV. FIRE PROTECTION

The Project Area is located within Fire Zone 1, as defined by the City's building regulations.

All new construction shall be fire sprinklered to provide fire protection equivalent to the standards listed in the National Fire Protection Association Pamphlet No. 13, Sprinkler Systems, as amended.

The redeveloper should contact the Fire Department and the Department of Public Works Water Division for assistance in the design of such a system.

The construction, reconstruction, or demolition of buildings or structures within the Project Area may proceed only after all necessary building, plumbing, electrical, and mechanical permits have been approved by the Department of Planning and Inspection of the City of Fresno. The installation, reconstruction, or relocation of public improvements, such as street improvements, service road widening, sewer service connections, or water service connection may proceed only after the plans necessary for such action have been reviewed and approved by the Department of Public Works of the City of Fresno, and with the concurrence of the Council when such concurrence is required.

XVIII. APPROVAL OF PERMITS AND IMPROVEMENTS

The Project Area, because of its location within Fresno's Central Area, is situated amid the most intensively developed sections of the Fresno Metropolitan Area. Reflecting this, the objective of the Plan is to assist in the creation of an intensively developed commercial area, embodying a full range of retail, service commercial, office usage, and financial services. Additional activities, which would assist the development of this commercial complex, such as governmental offices, high density housing or residential services, transportation facilities, and correctly sited parking, are also necessary. To achieve this objective, the very broad range of uses permitted in the C-4 CENTRAL TRADING DISTRICT, of the zoning ordinance of the City of Fresno, are considered to be the uses most appropriate for the Project Area.

XVI. LAND USE

So that the requirements governing the rehabilitation or reconstruction of buildings and structures under Owner Participation Agreements may remain uniform throughout the period of the Plan, the seismic standards and regulations initially imposed through the adoption of this Plan on March 16, 1961, shall remain in effect.

XV. SEISMIC REQUIREMENTS

XVIII. ARCHITECTURAL REVIEW

In the event it should become beneficial or necessary, an Advisory Architectural Committee may be selected by the Agency. Upon such selection and approval, the Committee would review design or development proposals submitted to it by the Agency, and make recommendations thereon.

XIX. REVIEW OF PLANS

Prior to the redeveloper's submitting the plans and elevations of a proposed project to the Department of Planning and Inspection for issuance of permits and Site Plan Review approval, such plans shall be reviewed and approved by the Housing and Community Development Commission.

XX. LANDSCAPING

Landscaping represents a significant design theme in the development of the pedestrian mall system of the Project Area. As additional pedestrian ways are developed, landscaping extensions will follow in harmony with them as a public responsibility. It is not mandatory that private properties receive landscaping treatment. However, should the redeveloper desire to enhance the appearance of his property through the utilization of appropriate plant materials in special setback areas, alcoves, private malls, or other locations, he would be encouraged to do so, and would be assisted in those areas where public and private cooperation could result in a more pleasant environment.

XXI. CIRCULATION SYSTEM

The Circulation System of the Plan provides for four distinct functions, the moving of vehicles on the street system, the provision of access for the delivery of goods and supplies to buildings, the movement of people on pedestrian ways, and the provision of parking service.

A. STREETS

The loop system, comprised of Van Ness Avenue, the Tuolumne Reversal, and Broadway with its north and south diagonals, and Inyo Street, permits a one-way circular traffic movement in the periphery of the Project Area. Traffic

- flow across the Project Area is provided for by Fresno and Tulare Streets. Local access and circulation is provided for by Merced, Mariposa, Kern, and a part of "H" Streets and Broadway Plaza. These streets permit access to a moderate number of existing commercial activities, parking facilities, and service roads. Excepting for Broadway Plaza and Mariposa Street, these local streets are generally fully developed and will be maintained in their present condition. Portions of Broadway Plaza are capable of being abandoned and converted to alternate usage. Ultimately, the remaining portion of Mariposa Street will be either converted to a pedestrian mall or utilized in conjunction with a commercial site. In the latter event, the alignment of the Mariposa Mall extension will be modified. The following standards, remedial actions, and modifications shall be applied to the streets enumerated below:
1. General Standards and Conditions

All streets and public rights-of-way within the Project Area shall be improved and maintained by the City of Fresno in accordance with the procedures and specifications adopted by the City. Where a special standard is specified below, its implementation will require the concurrence of the Council.
 2. Van Ness Avenue

While Van Ness Avenue has been constructed in conformance with its final profile, future changes being contemplated would permit revising the bus loading area between Fresno and Tulare Streets.
 3. Tuolumne Reversal

The Tuolumne Reversal has been constructed to an interim profile, which will continue in effect until such time as the abutting property is developed for parking or commercial use, or the Broadway Street North Diagonal is realigned. If determined necessary, Fulton Street may be interconnected with CBD parking facilities by a grade separation structure. When either occurs, this street may need to be modified to provide adequate ingress and egress

4. Broadway Street
to parking areas, or to provide a bus loading area to serve the north end of the pedestrian mall system. Such modification may be accelerated if it could be performed in conjunction with the realignment of the Broadway Street North Diagonal.
5. Inyo Street
Broadway Street is divided into three parts, the North and South Diagonals and the interconnecting portion located between the extension of Merced and Kern Streets. Depending upon the nature of commercial development adjacent to the interconnecting portion, partial widening may become necessary for this street.
6. Fresno Street
Inyo Street has been constructed to its final profile and will remain unchanged.
- a. The Fresno Street right-of-way, between Van Ness Avenue and the Fulton Mall-Broadway Plaza Service Road, will remain unchanged. However, the street profile may be modified to better serve future traffic.
- b. A traffic lane connection with Broadway will be constructed.
- c. The following actions may become necessary, depending upon the level of commercial development occurring adjacent to the Fresno frontages between the Fulton Mall-Broadway Plaza Service Roads and Broadway:
1. Street widening
2. Access control
3. Widening of the Fresno Street underpass

The one-half block interconnection between Van Ness Avenue and the Fulton Mall-Van Ness Service Road is fully developed and will remain unchanged in its present configuration.

10. Kern Street

- a. The one-half block interconnection between Van Ness Avenue and the Fulton Mall-Van Ness Service Road is fully developed and will remain in its present configuration.
- b. The portion of Merced Street extending between the Fulton Mall-Broadway Plaza Service Road and the North Diagonal of Broadway Street will be abandoned in part to permit extension of the Merced Mall, to provide a potential service road should one be needed along its alignment, or to create an access way to future parking facilities.

9. Merced Street

1. If this portion of Broadway Plaza, which is presently utilized for surface parking, is reconvered to a public street, a new roadway will be constructed to interconnect Broadway Plaza with Broadway. This would also be required if adjacent properties were developed in such a manner as to require street access.
2. Should a new roadway be required, a 20 foot pedestrian semi-mall will be required on its easterly side.

d. Tulare Street - Kern Street

1. The closure and abandonment of this roadway in order to achieve land parcelization which lends itself to large scale commercial development.
2. Reconstruction of this roadway to permit construction of commercial and parking facilities of less intensive scale.



- a. All service roads shall be widened to an ultimate minimum width of 27 feet, unless a special standard is specified below.
- b. A 50 foot inside radius shall be provided at those points where the service road changes direction.

1. General Standards

The following remedial actions shall be taken and the standards specified shall be applied to the service roads enumerated below:

The service road system is only partially developed to its ultimate standard. This system performs two functions, providing access for delivery vehicles to all properties in the project area and public rights-of-way for public utilities. Certain portions of the service road system have a potential for being abandoned or relocated to permit a restructuring of parcels to achieve a greater variety of building sites. Such abandonment, when deemed appropriate, would not be permissible without adequate provision being made for any necessary relocation or protection of public utilities, and alternate location of on-site loading facilities.

B. SERVICE ROADS

There are two sections of "H" Street within the Project Area. The portion between Kern and Inyo Streets will remain unchanged until such time as the reuse of the temporary flood control facility on its eastern side is determined. The portion of this street which intersects with the North Diagonal will be modified through the realignment of that diagonal.

12. "H" Street

This portion of Mariposa Street will be converted to a pedestrian mall, or utilized as part of a commercial site. The latter would require its abandonment as a street, and realignment of the mall extension.

11. Mariposa Street - Broadway Plaza to Broadway

This portion of this service road has a 20 foot width. The required 27 foot width will ultimately be acquired when existing buildings on either side of this service road may become replaced with new structures.

d. Kern Street - Inyo Street

This portion of this service road has a 20 foot width. The required 27 foot width will ultimately be acquired as the existing buildings on the east side of this service road become replaced with new structures.

c. Tulare Street - Kern Street

This portion of this service road has been constructed to its ultimate width and will remain unchanged.

b. Mariposa Mall - Tulare Street

This portion of this service road has been constructed to its ultimate width, with no changes presently contemplated. Should the Tuolumne Reversal be modified, future realignment may be necessary.

a. Tuolumne Reversal - Mariposa Mall

2. Fulton Mall - Van Ness Service Road

No portion of a service road which provides a public right-of-way for existing or proposed public utilities or facilities may be abandoned until a satisfactory alternative has been provided for such utilities or facilities. Basements designed by the Department of Public Works, and concurred with by the Council, will be considered a satisfactory alternative.

e.

No portion of a service road may be abandoned, the result of which would be the prevention of delivery access and service to an existing building.

d.

Service roads shall be improved and maintained in accordance with procedures and standard specifications adopted by the City of Fresno.

c.

This portion of this service road may be modified through the addition of a connecting section between Broadway Plaza and the existing service road. In the event that the future development of abutting properties may cause the need for additional vehicular capacity in this portion of the service road system, the standards specified in subsection 3-8-3, Special Provisions, below, may be applied.

- e. Special Provisions
 1. Two 133 foot remnants of this original service road system, one on each side of the Mariposa Mall, will be retained with a 20 foot width to provide service access to buildings abutting the Mall.
 2. These remnants service roads terminate at the Mariposa Mall, having no access thereto, so that vehicles are prohibited from crossing this Mall.
3. Fulton Mall - Broadway Plaza Service Road
 - a. Land necessary for the widening of this service road will be dedicated from the properties abutting the west side of this service road.
 - b. Tuolumne Reversal - Merced Street
 - c. Merced Street - Fresno Street

The southerly portion of this service road and the section connecting it to Broadway Plaza has been constructed. The remaining portion may receive a variety of treatment related to the future development of those properties abutting the unwidened portions. These may be modification of the connecting section to facilitate additional turning movements, widening, or abandonment. In the event of abandonment, access to existing below ground parking will be maintained.
 - d. Fresno Street - Mariposa Mall

This portion of this service road may be modified through the addition of a connecting section between Broadway Plaza and the existing service road. In the event that the future development of abutting properties may cause the need for additional vehicular capacity in this portion of the service road system, the standards specified in subsection 3-8-3, Special Provisions, below, may be applied.

This service road, either all or in part, may either be retained and widened or abandoned.

4. Broadway Plaza - Broadway Service Road

3. The portion of this service road between Fresno Street and Tulare Street may be developed to a width of 40 feet. This will be a redeveloper option, which if exercised will be applied to the entire service road between these two streets, including the connecting sections which would extend to Broadway Plaza. The redevelopers would be responsible for dedicating the additional land area necessary for widening this service road in excess of the required 27 feet, and for the additional surfacing required.

2. At all other points where this service road intersects a Mall, vehicular traffic across the Mall is permitted.

1. Should the portion of this service road between the Tuolumne Reversal and Merced Street be abandoned, the service road will either be terminated at the southerly side of the extended Merced Mall, with vehicular access to the Mall being prohibited, or may be relocated in conformance with the service needs of the adjoining properties.

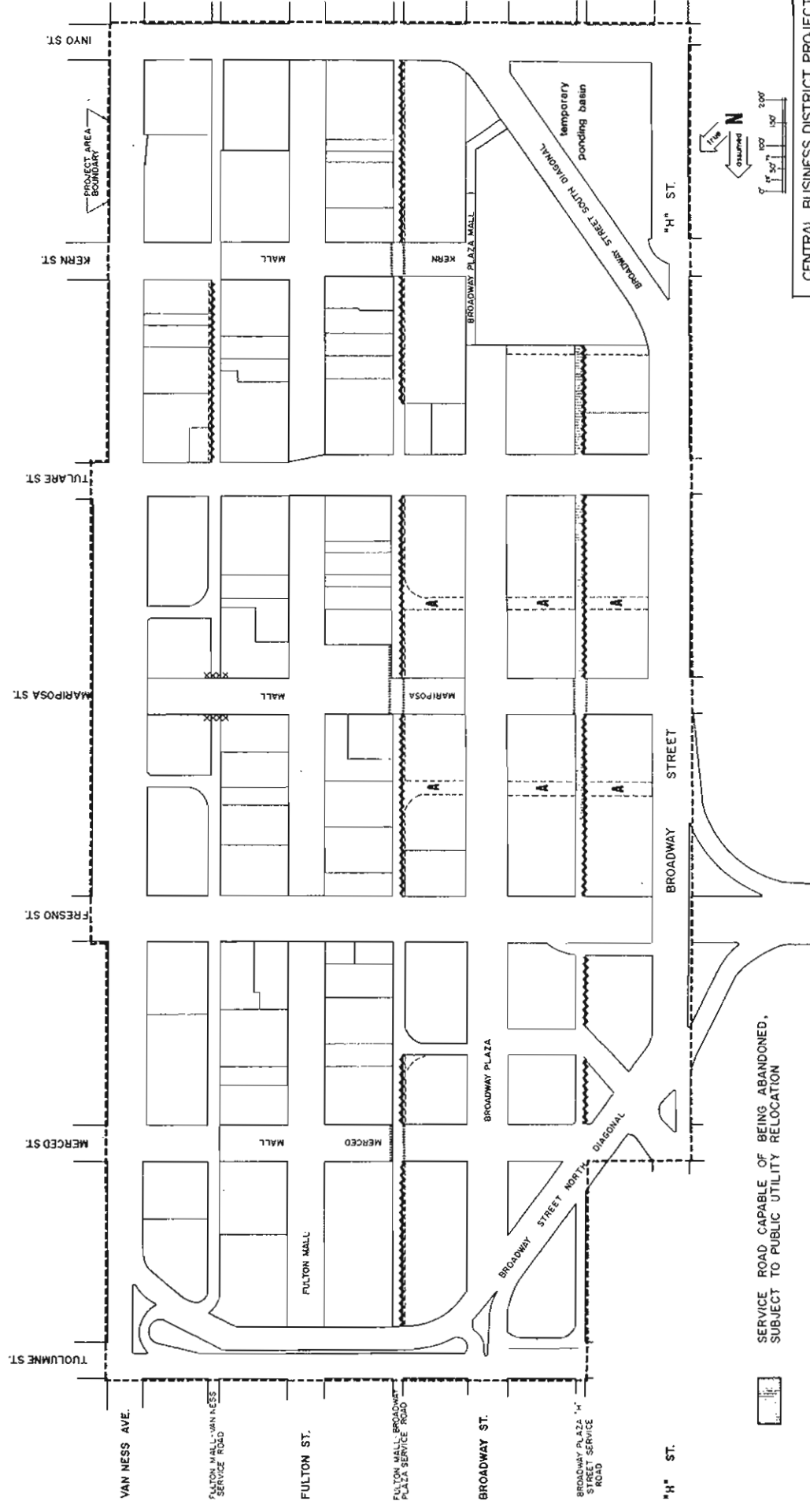
g. Special Provisions

Only a small section of this service road has been widened. The remaining portion will be widened and retained.

f. Tulare Street - Inyo Street

This portion of this service road may be modified through the addition of a connecting section between Broadway Plaza and the existing service road. In the event that the future development of abutting properties may cause the need for additional vehicular capacity in this portion of the service road system, the standards specified in subsection 3-g-3, Special Provisions, below, may be applied.

e. Mariposa Mall - Tulare Street



CENTRAL BUSINESS DISTRICT PROJECT
 N.D.P. URBAN RENEWAL ACTIVITY AREA B-1
 N.D.P. CALIFORNIA A-4

MAP NO. **3**

SERVICE ROADS

REDEVELOPMENT AGENCY OF THE
 CITY OF FRESNO
 FRESNO, CALIFORNIA

REV. 1/77
 DRAWN: 1/77

C. PEDESTRIAN WAYS

A basic design concept of the Plan has been the construction of a system of pedestrian ways which would cause the separation of pedestrian and vehicular traffic movements, whenever feasible, so that pedestrian safety would be increased and that the aesthetic appearance of the pedestrian environment would be enhanced. The most significant feature of the pedestrian system has been the pedestrian malls extending throughout the Project Area.

It is a primary objective of the Plan to encourage the continued development of the pedestrian system through both public and private participation in its extension. Planning proposals and specifications listed below are intended to create an innovative design atmosphere within which a variety of building setbacks, projections, enclosures and multilevel interconnections may be employed to increase the physical and social vitality of the Project Area.

1. Pedestrian Malls

a. General

1. Maintenance of existing public malls and those constructed in the future, will be performed in accordance with the standards of the City of Fresno.
2. Placement of street furniture, statuary, kiosks, and other mall appurtenances shall be performed in conformance with the standards of the City of Fresno, and concurrence of the Council when necessary.
3. The development of private malls shall be done in conformance with the conditions of approval adopted by the Agency, as determined at such time as the Agency formally approves the redeveloper's proposed use of the property as a requirement precedent to transfer of title of the land to be developed.

b. Design Themes

The objective of the Plan is to create a variety of design responses which may be presented for the pedestrian's enjoyment. In extending the existing mall system, the present general design theme will be continued.

Enclosed malls, semi-malls, or pedestrian ways above grade may be developed to provide additional store frontages, to interconnect activity areas, or to achieve separation of pedestrian movements.

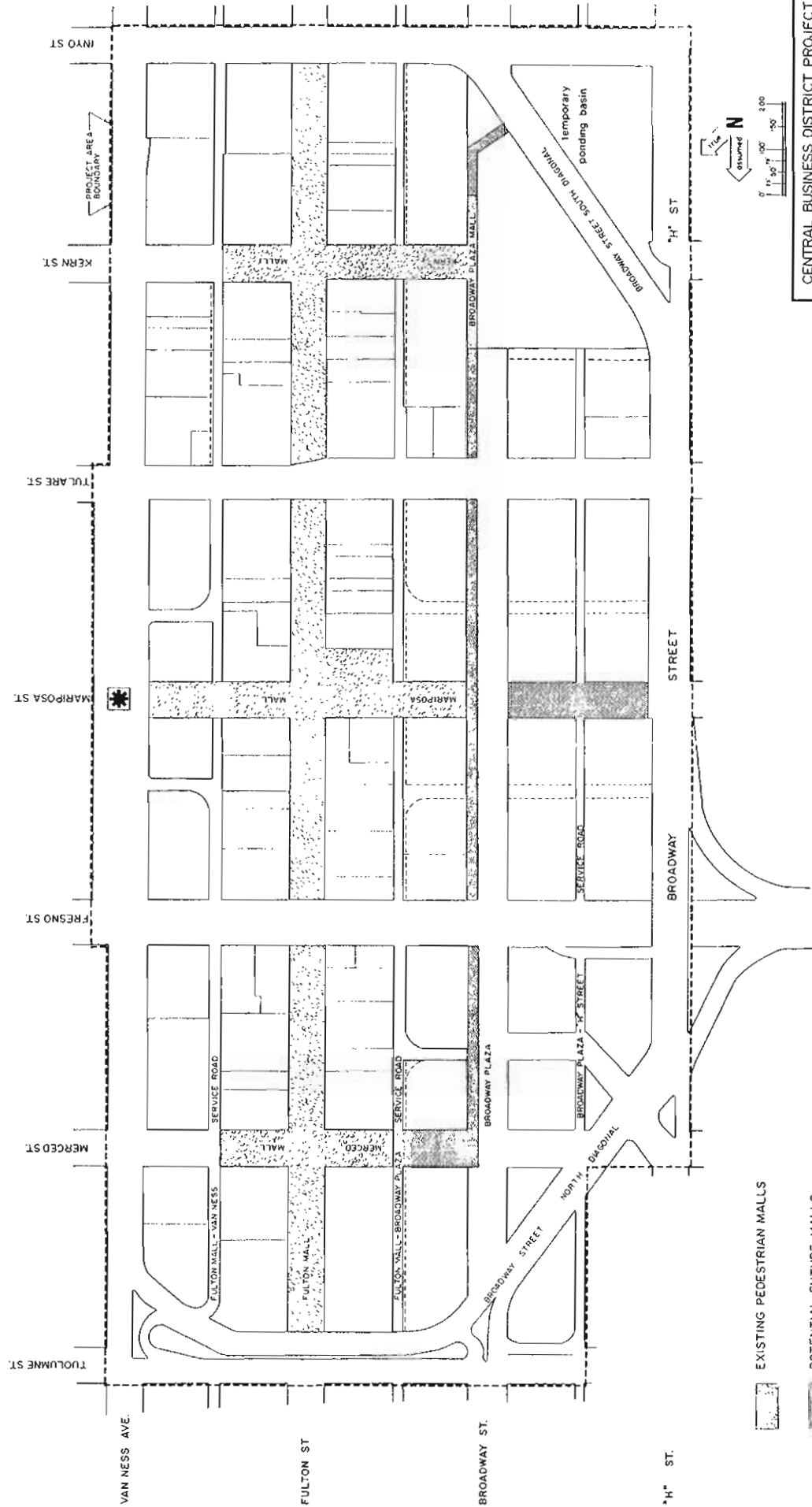
c. Air Right Development

It is the intention of the Plan to permit and encourage the construction of buildings over mall areas, subject to the following general conditions and requirements.

1. Approval of encroachment rights by the Council.
2. Standard clearances above grade level to permit passage of emergency, commercial, and service vehicles.
3. Compliance with protective requirements and regulations which will assure adequate police and fire protective capabilities.

2. Pedestrian Separation and Controls

Increased traffic volumes on the peripheral street system may necessitate construction of pedestrian separation structures at locations strategic to the pedestrian walkway system. Insofar as is possible, the location and design of pedestrian separation structures will cause these structures to be an extension of the pedestrian mall system.



CENTRAL BUSINESS DISTRICT PROJECT
N.D.P. URBAN RENEWAL ACTIVITY AREA B-1
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PEDESTRIAN WAYS

REDEVELOPMENT AGENCY OF THE
CITY OF FRESNO
FRESNO, CALIFORNIA

REV	
DRAWN: <i>WJ</i>	

D. PARKING

The objective of the Plan has been to progressively supply public parking at a level slightly above the number of spaces necessary to satisfy the needs of shoppers, office visitors, and business employees needing the mobility of their private vehicles in the recurrent trips associated with their business. This has placed first priority on providing short-term parking. It is not the intention of the Plan that long-term parking, such as employee parking, must be provided within the Project Area. This type of parking can satisfactorily be provided in external parking facilities.

The location of the garages and the access to them should be so arranged as to invite the visitor to select a garage based on easy access to the general area, (rather than access to a specific development within the project) where upon the visitor changes from a motorist to a pedestrian to complete the trip to the specific development.

Previous activity has been the development of permanent parking facilities in parking garages by the Parking Authority of the City of Fresno, and leased to and operated by the City of Fresno. Supplementing this is temporary parking facilities provided on vacant parcels awaiting redevelopment. Both of these methods will be continued. Replacement of the discontinued surface parking will be achieved through the construction of additional parking garages or surface parking lots in appropriate locations, as commercial or other development warrants.

1. PRIVATE PARKING

Properties zoned "C-4" within the Project Area are exempted from the parking requirements of that district. It is not the purpose of the Plan to encourage the development of private parking facilities. However, it is recognized that certain businesses need to provide this service and that a prohibition of private parking would prevent their locating within the Project Area. Therefore, the provision of privately owned parking facilities will be permitted subject to:

- a. Approval by the Agency as to both

the need for and the extent of the proposed private parking facility.

- b. Conformance with the design standards contained in City of Fresno Parking Manual, Part I.
- c. Approval by the Director of Public Works of ingress to and egress from the proposed parking facility.
- d. Prohibition of charging fees, or renting parking spaces, as is the practice associated with commercial parking facilities.

2. COMMERCIAL PARKING

No commercial parking shall be permitted within the Project Area.

3. MIXED USAGE

A basic objective of the Plan is to cause the development of parking facilities at locations which will present the highest level of parking service to the surrounding business. The integration of commercial activities into parking structures is encouraged. To help achieve this, grade separated pedestrian ways may be constructed across existing and future streets and pedestrian malls.

4. ADDITIONAL REGULATIONS

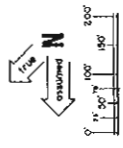
a. Conditional Use Permits

All proposed parking garages, in the C-4 District, will be subject to Conditional Use Permit approval by the City of Fresno.

b. Review by City Public Works Department

Prior to approval by the Agency of any proposed parking facility, either public or private, the plans and specifications of the said facility shall be reviewed by the City Public Works Department to ascertain their operational and maintenance characteristics and conformance with the City design standards.

The City Director of Public Works shall recommend alternative access or appropriate access controls and design modifications should such recommendations be necessary.



EXISTING PUBLIC PARKING GARAGES

POTENTIAL PARKING GARAGE SITES, THESE SITES MAY HAVE COMMERCIAL DEVELOPMENT INTEGRATED WITH PARKING

S EXISTING TEMPORARY SURFACE PARKING

B BELOW GRADE PRIVATE PARKING

CENTRAL BUSINESS DISTRICT PROJECT
N.D.P. URBAN RENEWAL ACTIVITY AREA B-1
N.D.P. CALIFORNIA A-4

PARKING

5

REDEVELOPMENT AGENCY OF THE
CITY OF FRESNO
FRESNO, CALIFORNIA

REV. 1/78
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XXII. PUBLIC SIGNS

1. Directional signs, directing motorists and pedestrians, to public parking facilities are permitted, and will be installed progressively as new parking garages are constructed.
2. Subject to the approval of the Agency as to design and locations, shopper directory signing may be installed on public, open-air malls.

XXIII. PUBLIC FACILITIES

- A. Traffic control devices, and other public facilities necessary for public safety and well-being shall be installed by the City of Fresno in accordance with the standards in force at the time of their installation. While the Plan does not direct that public facilities be installed at a superior performance or design level, such superior treatment is encouraged.
- B. Sewer and water service has been provided at a service level which is capable of meeting anticipated requirements when the Project Area is completely redeveloped.
 1. Should a higher than anticipated usage result, service levels can be increased to a limited degree.
 2. Should service roads be abandoned, all affected public facilities would be rerouted. An alternative to rerouting may be the provision of easements designed by the Department of Public Works, and concurred with by the Council.

XIV. PUBLIC UTILITIES

All public utility service has been placed underground. The existing systems can be expanded to adequately serve all properties when fully redeveloped.

- A. Should higher than anticipated usage result, service levels can probably be increased.
- B. Should service roads be abandoned, all affected public utilities would be rerouted, placed in easements, or abandoned if alternative service could be provided.

xxv. FLOOD CONTROL

The necessary drainage control system has been emplaced within the Project Area. The temporary ponding basin located on the triangular parcel bounded by the Broadway Street South Diagonal and Inyo and "H" Streets will remain in service until such time as the permanent flood control facilities to be constructed by the Fresno Metropolitan Flood Control District are completed.



DISPOSITION PARCELS

6	23	32	61	21
14	25	33	89	
17	29	34	97	
18	31a	54	100	
22	31b	60	101	

REHABILITATION (Not yet started) Owner participation or subject to impressed rehabilitation

- 37
- 43
- 63
- 96

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LAND DISPOSITION

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