

RENEWAL  
CITY OF FRESNO

MAR 16 1966

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BILL NO. 5150

INTRODUCED BY COUNCILMAN WILLA

ORDINANCE NO. 5891

AN ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, APPROVING AND ADOPTING THE URBAN RENEWAL PLAN FOR CENTRAL BUSINESS DISTRICT PROJECT ONE, PROJECT NO. CALIF. R-24, DESIGNATING SAME AS THE OFFICIAL URBAN RENEWAL PLAN FOR SAID PROJECT AREA, AND APPROVING THE FEASIBILITY OF RELOCATION FOR SAID PROJECT.

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and,

WHEREAS, the Redevelopment Agency of the City of Fresno (herein called the "Local Public Agency") has entered into a planning contract for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds were provided for the urban renewal project (herein called the "Project") identified as "Central Business District Project One, Project No. Calif. R-24," and encompassing the area in the City of Fresno, State of California, (herein called the "Locality") described as follows:

Beginning at a point described as the southerly corner of Lot 24, Block 92, City of Fresno; thence southeasterly along the southwesterly line of said Block 92 to the southerly corner of Lot 17, Block 92, City of Fresno; thence northeasterly along the southeasterly line of said Lot 17; 29.6 feet; thence southeasterly along a line parallel with and 29.6 feet northeasterly of the southwesterly line of Block 92, projected southeasterly and the southwesterly line of Block 95, projected northwesterly; City of Fresno, to a point on the northwesterly line of Lot 32, Block 95; City of Fresno, said point being 29.6 feet northeasterly of the west corner of said Lot 32; thence southwesterly along the northwesterly line of said Lot 32 and the southwesterly projection thereof to the north corner of Lot 32, Block 82, City of Fresno; thence northwesterly along a line described as the northwesterly projection of the northeasterly line of said Lot 32 and continuing along the northeasterly line of Lots 17 through 32, inclusive, Block 83, City of Fresno, to the north corner of said Lot 32, Block 83; City of Fresno; thence southwesterly along the northwesterly line of said Lot 32 to the west corner of said Lot 32; thence southeasterly along the southwesterly line of said Block 83, City of Fresno, to the south corner of Lot 29, of said Block 83; City of Fresno; thence southwesterly along the southwesterly projection of the southeasterly line of said Lot 29 and continuing along the northwesterly line of Lot 5, Block 72, City of Fresno to the west corner of said Lot 5; thence southeasterly along the southwesterly line of Lots 5 through 16, inclusive, Block 72, City of Fresno, and the southeasterly projection thereof to the west corner of Lot 1, Block 75, City of Fresno; thence southwesterly along the northwesterly line of Blocks 75 and 56, City of Fresno to the north corner of Lot 32, Block 58, City of Fresno; thence northwesterly along the northwesterly projection of the northeasterly line of said Lot 32 and continuing along the northeasterly line of Lots 17 through 32, inclusive, Block 59, City of Fresno, to the north corner of Lot 32, Block 59, City of Fresno; thence southwesterly along the northwesterly line of said Lot 32 and its southwesterly projection thereof to a point 80 feet southwesterly of the west corner of said Lot 32; thence northwesterly along a line parallel with and 80 feet southwesterly of the southwesterly line of Blocks 59, 60 and 61, City of Fresno, to a point on the southwesterly projection of the southeasterly line of Block 61, City of Fresno, said point being 80 feet southwesterly of the south corner of said Block 61; thence northeasterly along the southwesterly projection of the southeasterly line of said Block 61 to the east corner of Lot 17, Block 61, City of Fresno; thence northwesterly along the northwesterly line of Lots 17 through 32, inclusive, Block 61, City of Fresno, and the northwesterly projection thereof to the north corner of Lot 25, Block 63, City of Fresno; thence northeasterly along the northwesterly projection of the northwesterly line of said Lot 25 to the west corner of Lot 7, Block 70, City of Fresno; thence southeasterly along the southwesterly line of Lots 7 through 16, inclusive, Block 70, City of Fresno; and the southeasterly projection thereof to the south corner of Lot 16, Block 71, City of Fresno; thence northeasterly along the southeasterly line of said Lot 16 to the east corner of said Lot 15 of said Block 71; thence northwesterly along the northwesterly line of said Block 71 and the northwesterly projection thereof to the east corner of Lot 15, Block 70, City of Fresno; thence northeasterly along the northwesterly projection of the southeasterly line of said Lot 15 to the east corner of Lot 17, Block 85, City of Fresno; thence northwesterly along the northeasterly line of Lots 17 through 23, inclusive, of said Block 85 of the north corner of Lot 23 of said Block 85; thence northeasterly along the northeasterly projection of the northwesterly line of said Lot 23 to the point of beginning, said point being the south corner of Lot 24, Block 92, City of Fresno;

and,

WHEREAS, the Local Public Agency has applied for additional financial assistance under such Act and proposes to enter into an additional contract or contracts with the Housing and Home Finance Agency for the undertaking of, and for making available additional financial assistance for, the Project; and,

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and the social, cultural, and economic conditions of the Project area and has determined that the area is a blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and,

WHEREAS, there has been prepared and referred to the Council of the City of Fresno (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the Project area, dated August 24, 1960, and consisting of 25 pages and 12 exhibits supported by the following supplementary material, data, and recommendations which material, data, and recommendations are not a part of said Urban Renewal Plan:

1. Environmental Survey Report, dated August, 1958
2. Volume 1, Research and Basic Planning, Central Area, Fresno, California, dated March 16, 1959
3. Relocation Plan for Central Business District Project One, Calif. R-24, dated September 1, 1959
4. Application for Loan and Grant (Part I), dated September 22, 1959
5. Volume 2, The Plan and Its Implementation, Central Area, Fresno, California, dated January, 1960
6. Analysis of Transient Housing Accommodations, dated February, 1960
7. Financial Feasibility Study of the Central Business District Project One, Project No. Calif. R-24, dated March 3, 1960
8. Report on Fresno Central Area Plan Implementation Costs, dated January 19, 1961;

and,

WHEREAS, said Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency by its Resolution No. 103, adopted and passed at said Agency's regular meeting on November 15, 1960; and,

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and,

WHEREAS, the Planning Commission of the City of Fresno which is the duly designated and acting official planning body for the City of Fresno, has submitted to the Council of the City of Fresno its report and recommendations respecting said Urban Renewal Plan for the Project area and has certified that said Urban Renewal Plan conforms to the said general plan for the Locality as a whole, and the Council has duly considered said report, recommendation, and certification of the planning body; and,

WHEREAS, said Urban Renewal Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and,

WHEREAS, the Local Public Agency has caused to be made a competent independent analysis of the local supply of hotel and other transient housing; and,

WHEREAS, the Local Public Agency has prepared a plan for the relocation of families that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan and has submitted to the Council a Relocation Plan for the Project, identified as "Relocation Plan for Central Business District Project One, Calif. R-24," dated September 1, 1959; and,

WHEREAS, there have also been presented to the Council information and data respecting the Relocation Plan which have been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and,



WHEREAS, the members of this Council have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the locality for the relocation of families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such Relocation Plan; and,

WHEREAS, it is necessary that the Council take appropriate official action respecting the Relocation Plan and said Urban Renewal Plan for the Project, in conformity with the contract or contracts for financial assistance between the Local Public Agency and the United States of America acting by and through the Housing and Home Finance Administrator and in conformity with the California Community Redevelopment Law;

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

SECTION 1. DETERMINATION THAT BLIGHTED AREA EXISTS. It is hereby found and determined that the Project is a blighted area and qualifies as an eligible Project area under Sections 33041 to 33044, inclusive, of the Community Redevelopment Law.

It is further found and determined that there exist in the Project area, conditions of blight as defined in the Community Redevelopment Law which are social and economic liabilities requiring redevelopment in the interest of the health, safety and general welfare of the people of this City and of the State. Buildings and structures exist in the Project area which are unfit and unsafe to occupy and such conditions are conducive to ill health and transmission of disease, juvenile delinquency and crime.

It is further found and determined that:

(a) The conditions of blight existing in the area tend to further obsolescence, deterioration and disuse because of the lack of incentive to the individual land owner and his inability to improve, modernize, or rehabilitate his property while the conditions of the neighborhood properties remain unchanged.

(b) The conditions of blight existing in the area contribute to a growing lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.

(c) The conditions of blight existing in the Project area contribute substantially and increasingly to the problem and cost of preserving the public health and safety and the maintenance of adequate police, fire, and accident protection.

SECTION 2. APPROVAL. Said Urban Renewal Plan, corrected as of March 9, 1961, for the Project aforementioned, having been duly reviewed and considered, is hereby approved, and the City Clerk is hereby directed to file said copy of said Urban Renewal Plan in his office as an official record of the City.

SECTION 3. CONFORMITY WITH CENTRAL PLAN. It is hereby found and determined that said Urban Renewal Plan for the Project area conforms to said general plan of the City of Fresno.

SECTION 4. NECESSITY FOR FINANCIAL AID. It is hereby found and determined that the financial aid provided and to be provided pursuant to said contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the Project area.

SECTION 5. RENEWAL OF AREAS BY PRIVATE ENTERPRISE. It is hereby found and determined that the above mentioned Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of such areas by private enterprise.

SECTION 6. NEED FOR TRANSIENT HOUSING. It is hereby found and determined, as a result of a competent independent analysis of the local supply of transient housing, that there exists in the area a need for additional units of such housing.

SECTION 7. HOUSING FOR DISPLACED OCCUPANTS. It is hereby found and determined that adequate permanent housing facilities are or will be made available in the City of Fresno for any occupants of housing

facilities in the Project area temporarily or permanently displaced pursuant to the provisions of the Plan, at rents comparable to those in the community at the time of their displacement; and that such dwellings available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public commercial facilities than the dwellings of the displaced families in the project, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

The Council is satisfied that permanent housing facilities will be made available within three years from the time such occupants are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

SECTION 8. FEASIBILITY OF RELOCATION. It is hereby found and determined that the Relocation Plan as submitted by the Redevelopment Agency of the City of Fresno is feasible.

SECTION 9. LEGISLATIVE AND ADMINISTRATIVE COOPERATION. In order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved it is found and determined that certain official action must be taken by this Council with reference, among others, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and, accordingly, this Council hereby: (a) pledges its cooperation in helping to carry out such Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Urban Renewal Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate

said Urban Renewal Plan.

SECTION 10. NECESSITY FOR FEDERAL FINANCIAL ASSISTANCE.

Additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Urban Renewal Plan for the Project area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under said Title I is hereby approved.

SECTION 11. CONFORMITY WITH COMMUNITY REDEVELOPMENT LAW. It is hereby found and determined that said Plan will develop the area in conformity with the Community Redevelopment Law and will promote the interests of the public peace, health, safety and welfare.

SECTION 12. ECONOMIC SOUNDNESS AND FEASIBILITY. It is hereby found and determined that the adoption and carrying out of said Plan is economically sound and feasible.

SECTION 13. EFFECTUATION OF PURPOSES AND POLICY OF LAW. It is hereby found and determined that the carrying out of said Plan would effectuate the purposes and policy of the Community Redevelopment Law.

SECTION 14. PURPOSE AND INTENT WITH RESPECT TO PROJECT AREA.

It is hereby found and determined that the adoption of said Plan will eliminate conditions of blight existing in the Project area, and thereby alleviate the problems of crime prevention, correction, prosecution and punishment, juvenile delinquency, preserve the public peace, health and safety, maintain the general welfare, and make possible the maintenance of adequate police, fire, and accident protection and other necessary public services and facilities in the area.

SECTION 15. LOCALLY FINANCED IMPROVEMENTS. It is hereby found and determined that subject to fiscal provisions of the Charter of the City of Fresno and the laws and constitution of the State of California and as part of its local grants-in-aid to the Project required to give effect to the Plan and also as a condition to the receiving of Federal loans and grants with respect to the undertaking



and completion of said Project, the City of Fresno hereby certifies that for part of its local grants-in-aid it has available, or has set aside or will set aside, funds for the following improvements which will be provided to complete or assist in the completion of said Project:

<u>Project</u>	<u>Estimated Cost</u>	<u>Funds Appropriated, Appropriations Pending, or Funds Available When Needed</u>	<u>Estimated Non-Cash Grants-in-Aid</u>
Streets and Alleys	\$ 308,309	Funds Available When Needed	\$ 122,670
Water System (incl. hydrants)	61,116	Funds Available When Needed	46,866
Sanitary Sewers	263,048	Approximately \$121,270 already spent. Balance available when needed.	130,149
Storm Drainage	358,537	Funds Available When Needed	95,630
Street Lighting	149,116	Funds Available When Needed	38,734
Traffic Signals	28,109	Funds Available When Needed	6,336
Fire Alarms	75,625	Funds Available When Needed	37,856
Air Raid Sirens	9,900	Funds Available When Needed	6,405
Purchase and Clearance for North Diagonal	500,000	Funds Available When Needed	155,000
Malls (Water, Drainage and Electrical)	162,725	Funds Available When Needed When Assessment Proceedings For Surfacing, Landscaping, Structures, Sidewalks, Curbs, and Damages Undertaken	75,179

Further, it is found, determined and recognized that the figures shown herein are estimated figures and are subject to revision, and that if any of said figures are revised, the locality's contribution will be increased or decreased as required.

The Chief Administrative Officer is directed to include sufficient moneys to provide the necessary above mentioned public improvements in his budgetary requests to this Council as may be necessary from time to time, and this Council will approve them.

SECTION 16. PAYMENT FOR CONDEMNED PROPERTY. It is hereby found and determined that the Plan contains adequate provisions for the payment for any real property acquired by condemnation as provided by

laws relative to the exercise of the right of eminent domain.

SECTION 17. PAYMENT OF FINANCIAL OBLIGATIONS. It is hereby found and determined that the Plan contains adequate provisions for the payment of principal and interest of the financial obligations of the Redevelopment Agency of the City of Fresno when they become due and payable.

SECTION 18. SAFEGUARDS. It is hereby found and determined by the Council that the Plan contains adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan, and provides for (a) the retention of controls, and (b) the establishment of restrictions or covenants running with the land sold or leased for private use for such periods of time and under such conditions as the Council deems necessary to effectuate the purposes of the Community Redevelopment Law. The establishment of such controls is a public purpose under the provisions of said law.

SECTION 19. REHABILITATION OBJECTIVES. As indicated elsewhere in the Plan, certain existing structures, buildings or improvements within the Project area may be altered, modernized, or rehabilitated by the owner thereof pursuant to an Owner Participation Agreement as provided in the Plan. The rehabilitation objectives established by the Plan for properties to be rehabilitated by owners under an Owner Participation Agreement shall be the controls and standards established in the Plan for new development. Any such Owner Participation Agreement respecting rehabilitation of property shall obligate the owner to improve such real property to conform with such controls and standards, all applicable codes and ordinances, and to comply with any special requirements determined by the Redevelopment Agency of the City of Fresno to be necessary to insure that such real property will be brought up to required standards and rehabilitation objectives.

SECTION 20. PAYMENT OF PRINCIPAL AND INTEREST ON BONDS. The Plan provides for the issuance of bonds by the Redevelopment Agency of the City of Fresno. The provision for the payment of the principal and interest on said bonds, when they become due and payable, from excess tax collections within the Project area, as provided in

Article 4, Chapter 5 of the Community Redevelopment Law and Section 19 of Article XIII of the California Constitution, is adequate, in the opinion of this Council.

SECTION 21. OFFICIAL DESIGNATION. The Urban Renewal Plan for Central Business District Project One, Project No. Calif. R-24, corrected as of March 9, 1961, hereby adopted and approved, is hereby designated the official redevelopment plan for said Project area.

SECTION 22. RULES GOVERNING IMPLEMENTATION OF PLAN. In the implementation of the plan the Redevelopment Agency shall be guided by the following rules:

(a) In seeking the demolition and replacement of buildings, the Agency shall first attempt to secure execution of owner participation agreements with respect to such buildings, and if unsuccessful in that attempt, shall then acquire:

1. Property occupied by empty buildings and property offered for sale to the Agency;
2. Property occupied by buildings which have been condemned for use in whole or in part because in an unsafe condition;
3. Property required for new buildings;
4. Property on which the lease has expired and the land is needed for purposes of the Plan;
5. Property needed for parking.

(b) In seeking the demolition and reconstruction of buildings, the Agency shall first concentrate on the replacement of those buildings which need replacement on Fulton and Mariposa Streets; then the replacement of the buildings on Kern, Tulare, and Fresno Streets; and finally those buildings to be replaced on Van Ness and Broadway.

(c) The Plan shall be so executed that streets will first be closed for the Fulton and Mariposa malls, then for the Kern and Merced malls, and finally for the Fresno and Tulare malls and the

redevelopment of Broadway. The closing of Fresno and Tulare Streets and Broadway shall not take place until thirteen years after the adoption of the Plan.

(d) The purpose of the foregoing schedule is to insure orderly development of the Project area and to prevent waste. No deviation shall be made from the foregoing schedule, except with the approval of the Council.

(e) Before entering into any contract involving the sale of land within the Project area, the Local Public Agency shall submit such contract to the Council of the City of Fresno for its approval or disapproval.

SECTION 23. EFFECTIVE DATE. This ordinance shall take effect and be in force on the thirtieth day from and after its adoption.

CLERK'S CERTIFICATE

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

I, D. E. ROUGHTON, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 16 day of March, 1961.

D. E. ROUGHTON,  
City Clerk

By

D. E. Roughton  
Deputy

JHL/hb  
3-10-61