

Recording requested by  
City Clerk, Fresno, California  
No Fee-Govt. Code 6103 & 27382  
Return to City Clerk, Fresno

91309

BILL NO. B-43

INTRODUCED BY COUNCILMAN Mack

ORDINANCE NO. 78-41

HCD  
Alleen  
BOOK 7099 PAGE 341  
RECORDED IN OFFICIAL RECORDS OF  
FRESNO COUNTY, CALIFORNIA  
AT 10 MIN. PAST 30 A.M.  
AUG 18 1978  
GALIN LARSON  
County Recorder

AN ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AMENDING CITY OF FRESNO ORDINANCE NO. 5891 AS AMENDED BY CITY OF FRESNO ORDINANCES NOS. 6282, 6316, 6596, 6923, 67-35, 67-76, 69-6, 73-19 AND 73-159, IN ORDER TO ADOPT AND APPROVE AMENDMENTS TO THE URBAN RENEWAL PLAN FOR CENTRAL BUSINESS DISTRICT PROJECT ONE, PROJECT NO. CALIF. A-4.

WHEREAS, on March 16, 1961, the Council of the City of Fresno enacted Ordinance No. 5891, approving the Urban Renewal Plan for Central Business District Project One, Project No. Calif. A-4, dated August 24, 1960, and corrected as of March 9, 1961, (herein called the "Urban Renewal Plan"), and finding that the Relocation Plan for Central Business District Project One, Calif. A-4, was feasible; and

WHEREAS, the Council enacted Ordinances 6282, 6316, 6596, 6923, 67-35, 67-76, 69-6, 73-19 and 73-159, amending Ordinance 5891; and

WHEREAS, on March 21, 1978, the governing body of the Redevelopment Agency of the City of Fresno (herein called the "Local Public Agency") approved and adopted Resolution 1039, setting forth a certain amendment to the Urban Renewal Plan; and

WHEREAS, this amendment is delineated on Exhibit "A" attached hereto, and herein called "the Amendment"; and

WHEREAS, the Amendment as recommended by the Local Public Agency was submitted to the Planning Commission of the City of Fresno for its report and recommendation, and said Planning Commission adopted its Resolution No. 6455, approving and recommending the Amendment favorably to the Council; and

WHEREAS, after receiving the recommendation of the Local Public Agency and said Planning Commission, the Council held, on March 21, 1978, a public hearing on the Amendment, notice of which hearing was duly published as required by law; and

PASSED 3-21-78  
EFFECTIVE 4-21-78

WHEREAS, the Council, has considered the Amendment and all evidence and testimony for and against the Amendment; and

WHEREAS, the Council is cognizant of the conditions that are imposed in the carrying out of the Urban Renewal Projects with federal financial assistance under Title I, including those prohibiting discrimination because of race, color, sex, creed, or national origin.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council hereby determines that the Amendment proposed by the Local Public Agency is necessary and desirable.

SECTION 2. Ordinance No. 5891 of the City of Fresno, amended by Ordinance Nos. 6232, 6316, 6596, 6923, 67-35, 67-76, 69-6, 73-19 and 73-159, adopting the Urban Renewal Plan, is amended to amend the Urban Renewal Plan in the particulars set forth in the Amendment attached hereto, marked Exhibit "A", and hereby made a part of this ordinance with the same force and effect as if fully set forth herein.

SECTION 3. The Amendment shall form a part of the Urban Renewal Plan as fully and with the same effect as if the Amendment had been set forth in the Urban Renewal Plan. The Urban Renewal Plan is hereby ratified and confirmed and shall continue in full force and effect in accordance with the provisions thereof, as amended by the Amendment which is hereby approved and adopted.

SECTION 4. All acts, conditions and things required by law to exist, happen, or be performed, precedent to or in connection with the Amendment have duly existed, happened and been performed in due time, form, and manner as required by law.

SECTION 5. The City Clerk of the City of Fresno is hereby authorized and directed to send a copy of this ordinance to the Local Public Agency, and the Local Public Agency is vested with the responsibility for carrying out the Amendment.

SECTION 6. The City Clerk of the City of Fresno is hereby authorized and directed to record the Amendment in compliance with Section 27295 of the Government Code of the State of California, as promptly as practicable following adoption of the Amendment by this Council.

SECTION 7. This ordinance shall become effective at 12:01 a.m. of the thirty-first day following its adoption.

CLERK'S CERTIFICATE

STATE OF CALIFORNIA )  
COUNTY OF FRESNO )  
CITY OF FRESNO )

I, JACQUELINE L. RYLE, 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 21st day of March, 1978.

JACQUELINE L. RYLE, City Clerk

By Jacqueline L. Ryle  
Deputy



Recording requested by  
City Clerk, Fresno, California  
No Fee-Govt. Code §103 & §1382  
Return to City Clerk, Fresno

35161

35161

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

BOOK 7498 PAGE 396

in the

CITY OF FRESNO, COUNTY OF FRESNO  
STATE OF CALIFORNIA

REDEVELOPMENT AGENCY OF THE  
CITY OF FRESNO, STATE OF CALIFORNIA

RECORDED IN OFFICIAL RECORDS OF FRESNO COUNTY, CALIFORNIA	
AT 14 MIN.	PAST 4 P.
APR 4 1980	
GALEN LARSON County Recorder	FEE \$

EXHIBIT A TO ORDINANCE 78-41

TABLE OF CONTENTS

	Page
I. INTRODUCTION . . . . .	1
II. DESCRIPTION OF THE PROJECT . . . . .	3
III. PROPOSED RENEWAL ACTIONS . . . . .	4
IV. REDEVELOPMENT PLAN . . . . .	4
V. PROJECT ADMINISTRATION . . . . .	11
VI. FINANCING . . . . .	17
VII. ACTIONS BY THE CITY . . . . .	19
VIII. ENFORCEMENT . . . . .	19
IX. DURATION OF THIS PLAN . . . . .	20
X. PROCEDURE FOR AMENDMENT . . . . .	20
XI. PROCEDURES FOR IMPLEMENTING THE PLAN . . . . .	20

*Seal of the City of New York*  
*James J. [Signature]*  
*Mayor*

MAYOR OF THE CITY OF FRESNO AND CHAIRMAN, REDEVELOPMENT AGENCY

Daniel K. Whitehurst

CITY COUNCIL OF THE CITY OF FRESNO  
AND MEMBERS OF THE REDEVELOPMENT AGENCY

Elvin C. Bell	Linda Mack
Joel Crosby	Joe Williams
Dale Doig	

CHIEF ADMINISTRATIVE OFFICER

Ralph W. Hanley

CITY PLANNING COMMISSION

Paul A. Stockton, Chairman	
James Freeman, Vice Chairman	
John Baker	Ty Knotts
Russell C. Fey	Gaston B. Rutherford
Benita Garcia	

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

Jack Kazanjian, Chairman	
Ben McAlpine, Vice Chairman	
Rosellen Kershaw	William Rittore
Connyc Kubo	Donald Scheidt
Arnold Mejia	

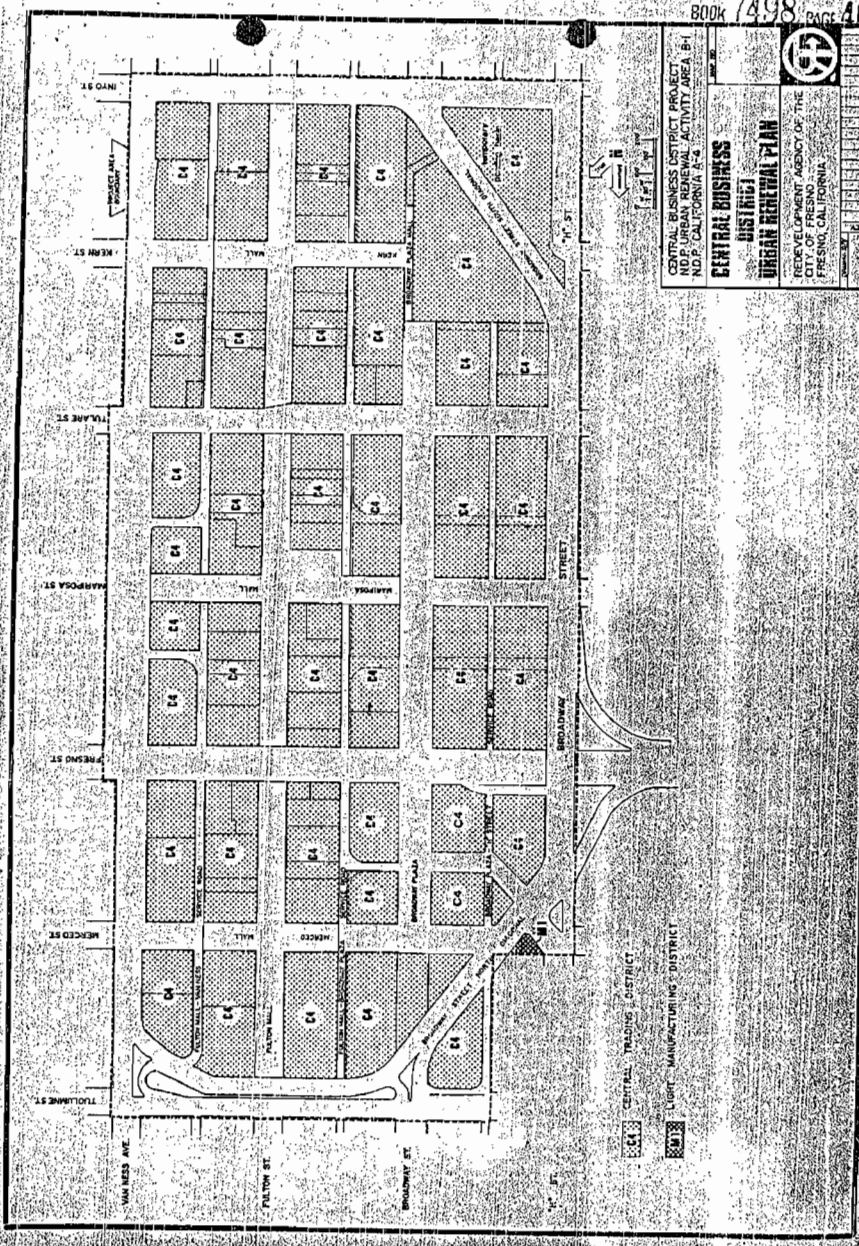


## I. INTRODUCTION

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 33000 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.



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

**CENTRAL BUSINESS DISTRICT 1**  
**URBAN RENEWAL PLAN**

REDEVELOPMENT AGENCY OF THE  
CITY OF FRESNO  
FRESNO, CALIFORNIA

CENTRAL BUSINESS DISTRICT  
LIGHT MANUFACTURING DISTRICT



## 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; thence northeasterly of the westerly corner of said Lot 32, Block 95; thence southwesterly to the westerly corner of Lot 32, Block 95; thence southeasterly to the westerly corner of Lot 32, Block 97; thence southwesterly 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

BOOK 7498 PAGE 403

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 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

BOOK 7498 PAGE 404

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.

3. Signs and Outdoor Advertising

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.

- (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.

- (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.

#### 4. Development Standards

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

## 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 - Gross Floor Area	Minimum Loading Space Required
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 - Gross Floor Area	Minimum Loading Space Required
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.



(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.

(5) Requirements in regard to loading spaces shall apply to all new buildings and not to existing buildings which may not be acquired. However, when existing buildings to remain 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.

d. Setbacks

No requirement

5. Site Plan Review

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

D. Circulation System

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.

1. Vehicular Rights-of-Way

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

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



mance with the standards of this Plan within a specified period of time.

BOOK 7498 PAGE 410

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

BOOK 7498 PAGE 412

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

BOOK 7498 PAGE 413

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

BOOK 7498 PAGE 414

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.

## VI. FINANCING

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.

BOOK 7498 PAGE 416

(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.

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.

IX DURATION OF THIS PLAN

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.

X PROCEDURE FOR AMENDMENT

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.

XI PROCEDURES FOR IMPLEMENTING THE PLAN

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.

Recording requested by  
City Clerk, Fresno, California  
No Fee-Govt. Code 6103 & 27382  
Return to City Clerk, Fresno

93670

City Attorney  
HCD  
Aileen

BOOK 7348 PAGE 303

RECORDED IN OFFICIAL RECORDS OF FRESNO COUNTY, CALIFORNIA	
AT 30 MIN. PAST	11 A.M.
AUG 13 1979	
J. GALEN LARSON, County Recorder	FEE \$

BILL NO. B-118

INTRODUCED BY COUNCILMAN Wills

ORDINANCE NO. 79-112

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,  
AMENDING THE URBAN RENEWAL PLAN FOR THE MARIPOSA  
PROJECT.

WHEREAS, on January 14, 1969, the Council enacted Ordinance No. 69-11 approving the Urban Renewal Plan and the Feasibility of Relocation for the (originally titled) Mariposa Medical Center Project; and,

WHEREAS, on April 20, 1972, the Council enacted Ordinance No. 72-26 approving an amendment of the Urban Renewal Plan for the (originally titled) Mariposa Medical Center Project; and,

WHEREAS, on December 4, 1975, the Council enacted Ordinance No. 75-124 approving amendments of the Urban Renewal Plan for the Mariposa Project; and,

WHEREAS, further amendments of the Urban Renewal Plan for the Mariposa Project have been proposed and are shown in Exhibit "E" attached hereto and called Proposed Amendments To Mariposa Project Urban Renewal Plan dated April, 1979; and,

WHEREAS, the Planning Commission adopted Resolution No. 6845 finding the Proposed Amendments as shown in Exhibit "E" conform to the established plans and policies of the City of Fresno; and,

WHEREAS, on June 19, 1979, the Redevelopment Agency of the City of Fresno and the Council held a duly noticed, joint public hearing to consider such further amendments and all evidence and testimony relating to such further amendments;

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

SECTION 1. The Urban Renewal Plan for Mariposa Project, as adopted pursuant to Ordinance No. 69-11 and as amended pursuant to Ordinances No. 72-26 and 75-124

BILL NO. 8-118

AUG 13 1979

INTRODUCED BY COUNCILMAN Wills

1st GALEN LARSON,  
County Recorder

FEE

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WHEREAS, on April 20, 1972, the Council enacted Ordinance No. 72-26 approving an amendment of the Urban Renewal Plan for the (originally titled) Mariposa Medical Center Project; and,

WHEREAS, on December 4, 1975, the Council enacted Ordinance No. 75-124 approving amendments of the Urban Renewal Plan for the Mariposa Project; and,

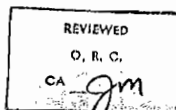
WHEREAS, further amendments of the Urban Renewal Plan for the Mariposa Project have been proposed and are shown in Exhibit "E" attached hereto and called Proposed Amendments To Mariposa Project Urban Renewal Plan dated April, 1979; and,

WHEREAS, the Planning Commission adopted Resolution No. 6845 finding the Proposed Amendments as shown in Exhibit "E" conform to the established plans and policies of the City of Fresno; and,

WHEREAS, on June 19, 1979, the Redevelopment Agency of the City of Fresno and the Council held a duly noticed, joint public hearing to consider such further amendments and all evidence and testimony relating to such further amendments;

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

SECTION 1. The Urban Renewal Plan for Mariposa Project, as adopted pursuant to Ordinance No. 69-11 and as amended pursuant to Ordinances No. 72-26, and 75-124, is amended in the particulars set



PASSED 6-19-79  
EFFECTIVE 7-20-79

-1-

79-112



forth in the Proposed Amendments to the Mariposa Project Urban Renewal Plan, dated April, 1979, annexed hereto as Exhibit "E" and made a part of this ordinance with the same force and effect as if fully set forth herein, as follows:

Text bearing strike-out type (---) is deleted.

Text shown in italicized type is added.

In order to include the Civic Square Specific Development Plan, Article III-Land Use Plan is amended, and Article IV-Land Use Provisions and Building Requirements is amended, and Article VII-Specific Development Plan Areas has been added, and Exhibits 5, 6, 7, 8, 9, and 10 have been added.

In order to assist in the protection of identified historic properties, Article III-Land Use Plan is amended, and Article IV-Land Use Provisions and Building Requirements is amended, and Article VII-Specific Development Plan Areas has been added, and Article IX-Official Actions to Effect the Plan has been amended, Exhibit 4 has been added.

In order to clarify the plan regarding Owner Participation requirements, Article VI-Project Proposals is amended, and Article VIII-Rehabilitation of Structures amended.

Exhibits 1, 2, and 3 are amended to read and depict in their entirety as shown on Exhibits 1, 2, and 3 to Exhibit "E".

In addition, the Proposed Amendments to the Mariposa Project Urban Renewal Plan, dated April, 1979, and included as Attachment "E" is further revised by the following:

1. Add the following statement to Section 702 of the Plan:

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

2. The land use for the two blocks located in the area bounded by Tulare, "P", Inyo, and "O" Streets is changed from "Commercial" and "Industrial or Commercial" to "Residential with Restricted Commercial and/or Parking".
3. The land use for the two blocks located in the area bounded by Inyo, "P", Ventura, and "O" Streets is changed from "Commercial" and "Industrial or Commercial" to "Residential with Restricted Commercial and/or Parking".
4. Add Revised Exhibit No. 3, "Acquisition Plan" in Section 602 of the Plan, and add revised Exhibit No. 10, "Civic Square Acquisition Plan" in Section 702 of the Plan.

SECTION 2. 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, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the 19th day of June, 1979.

JACQUELINE L. RYLE,  
City Clerk

By Jacqueline L. Ryle