

Presented by
City Clerk, Fresno
Bill No. 8-29

83054939

EXHIBIT 1

BILL NO. 8-29

INTRODUCED BY COUNCILMAN Alvarado

ORDINANCE NO. 83-32

RECORDED IN OFFICIAL RECORDS OF
FRESNO COUNTY, CALIFORNIA
AT 11:11 AM, MAY 31, 1983

JUN 21 1983

FRESNO COUNTY, CALIFORNIA
CLERK LAUREN, County Recorder

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
AMENDING THE URBAN RENEWAL PLAN FOR THE
SOUTHWEST FRESNO GENERAL NEIGHBORHOOD RENEWAL
AREA PROJECT

Handwritten signature
BY CITY CLERK

WHEREAS, on January 14, 1969, the Council of the City of Fresno (hereinafter referred to as "the Council") enacted Ordinance No. 69-13, approving the Urban Renewal Plan and the Feasibility of Relocation for the Southwest Fresno General Neighborhood Renewal Area Project; and

WHEREAS, on August 17, 1972, the Council enacted Ordinance No. 72-126, approving amendments to the Urban Renewal Plan for the Southwest Fresno General Neighborhood Renewal Area Project (hereinafter referred to as "the Plan"); and

WHEREAS, further amendments to the Plan have been proposed and procedures for the adoption thereof have been initiated by the Council; and

WHEREAS, the Proposed Amendments have been submitted for review in Environmental Assessment Application No. 4173 pursuant to the requirements of the California Environmental Quality Act and Article 5 of Chapter 12 of the Fresno Municipal Code, and said review resulted in the finding of a Negative Declaration; and

WHEREAS, the Fresno City Planning Commission has adopted Resolutions No. 7790 and 7934, finding the Proposed Amendments to be in conformity with the General Plan of the Fresno-Clovis Metropolitan Area, and submitting and recommending the Proposed Amendments for adoption; and

PASSED 8/11/83
EFFECTIVE 8/11/83

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WHEREAS, on July 13, 1982 and continued to August 3, 1982, September 9, 1982, October 12, 1982, October 26, 1982, and January 25, 1983, the Redevelopment Agency and the Council of the City of Fresno held a joint public hearing, duly noticed, 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 Council makes the following findings and determinations:

- (1) The Proposed Amendments to the Urban Renewal Plan for the Southwest Fresno General Neighborhood Renewal Area Project are in conformity with the General Plan for the Fresno-Clovis Metropolitan Area;
- (2) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare, is necessary for the effective redevelopment of the area of which they are a part;
- (3) The elimination of blight and the redevelopment of the project area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Redevelopment Agency of the City of Fresno.

SECTION 2. That the Urban Renewal Plan for the Southwest Fresno General Neighborhood Renewal Area Project, as adopted pursuant to Ordinance No. 69-13 and amended pursuant to Ordinance No. 72-126, is hereby further amended in the particulars shown and described on Exhibits "A-1" through "A-3" and "B" annexed hereto, pertaining to modifications to the Land Use, Zoning, and Circulation Plans, and incorporated in the attached report entitled "Urban Renewal Plan for

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the Southwest Fresno General Neighborhood Renewal Area Project", dated February, 1983, all made a part of this Ordinance with the same force and effect as if fully set forth herein.

SECTION 4. 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. HYLE, 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 1st day of March, 1983.

JACQUELINE L. HYLE
City Clerk

By *Charles Allen Brown*

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

By: *Charles Allen Brown*
Assistant

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EXHIBIT "B"

SUMMARY OF AMENDMENTS TO THE
SOUTHWEST PRESNO URBAN RENAISSANCE PLAN
AS APPROVED BY THE
PRESNO CITY COUNCIL/REDEVELOPMENT AGENCY
ON JULY 13, 1982 AND JANUARY 25, 1983

Residential Land Use/Zoning Modifications

1. Change the land use designation of approximately 21.7 acres located south of Freeway 99 between Thorne and Trinity Avenues from high density residential to medium-high density residential, and change the zoning designation of the area, excluding the approximate 0.6 acre parcel at the northwest corner of Trinity and O'Neill Avenues, from the R-3 to the R-2-A Zone District;

Within the above described area, designate the property at the northwest corner of Trinity and O'Neill Avenues for potential conditional zoning;*

2. Change the land use designation of approximately 3.6 acres bounded by Whites Bridge Avenue, Amador Street, Thorne and Arthur Avenues from medium density residential to medium-high density residential, and change the zoning designation from the R-2 to the R-2-A Zone District;
3. Change the land use designation of approximately 12.3 acres located between Thorne and Trinity Avenues, south of the alley between O'Neill and Whites Bridge Avenues, from medium density residential and commercial to medium-high density residential, and change the zoning designations from the R-2 and C-6 Zone Districts to the R-2-A Zone District;

Within the above described area, designate the property at northwest corner of Trinity and Amador Streets for potential conditional zoning;

4. Change the land use designation of approximately 15.4 acres located northwest of San Joaquin Street between Freeway 99 and "A" Street, southeast of San Joaquin Street between "A" and "B" Streets, and along the westerly side of "B" Street between Merced and Stanislaus Streets, from high density residential to medium high density residential, and change the zoning designation from the R-4 to the R-2-A Zone District;

Within the above described area, designate the following for potential conditional zoning:

- properties at the southeasterly corner of Amador and "B" Streets;
- property bounded by Amador, "B", San Joaquin and "A" Streets;
- property at the northwesterly corner of Tuolumne and "B" Streets;

5. Change the land use designation of approximately 9.6 acres located southeast of San Joaquin Street between "B" Street and Freeway 99 from high density residential to medium-high density residential, and change the zoning designation from the R-4 to the R-2 Zone District;

* All properties designated for potential conditional zoning as referenced in this Summary are more specifically defined on Exhibit 6 of the plan report.

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Within the above described area, designate properties along the easterly side of "B" Street at San Joaquin Street for potential conditional zoning;

6. Change the land use designation of approximately 1.4 acres bounded by Freeway 99, "C", Merced and Tulare Streets from high density residential to medium-high density residential and change the zoning designation from the R-4 to the R-2 Zone District;
7. Change the land use designation of approximately 2.6 acres located along the easterly frontage of "A" Street between Stanislaus and Merced Streets from high density residential to medium density residential, and change the zoning designations of approximately 66.8 acres generally located east of the Fresno-Chandler Downtown Airport between Kearney, Amador and "A" Streets from the R-2 and R-4 Zone Districts to the R-1 Zone District;
8. Change the land use designation of approximately 4.0 acres located along the southerly frontage of Merced Street between "A" Street and Freeway 99 from commercial to medium-high density residential, and change the zoning designation from the C-6 to the R-2 (east of "B" Street) and R-2-A (west of "B" Street) Zone Districts;
9. Change the land use designation of approximately 0.9 acres located at the northeasterly corner of Mariposa and "A" Streets from commercial to medium density residential, and change the zoning designations of approximately 70.1 acres located generally in the area bounded by the Fresno Street/Mariposa Street Alley, Martin Avenue, California/Ventura Street and "B" Street from the R-2 and C-1 Zone Districts to the R-1 District;

Within the above described area, designate the following for potential conditional zoning:

- property along the easterly side of "A" Street between Fresno and Mariposa Streets;
 - property at the northwesterly corner of Tulare Street and Mayor Avenue;
 - property along the easterly side of Waterman Avenue between Tulare and Kern Streets;
10. Change the land use designation of approximately 4.8 acres located along the westerly side of "B" Street generally between Inyo and Fresno Streets from commercial and medium density residential to medium-high density residential, and change the zoning designations from the C-1 and R-2 Zone Districts to the R-2-A District;
 11. Change the land use designation of approximately 4.5 acres bounded by Freeway 99, Kern, Tulare and "B" Streets from high density residential to medium-high density residential, and change the zoning designation from the R-4 to the R-2 Zone District;
 12. Change the land use designation of approximately 11.9 acres located between "B" Street, Freeway 99, Kern and Ventura Streets from high density residential to medium density residential, and change the zoning designation from the R-4 to the R-1 Zone District;

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13. Change the land use designation of approximately 3.0 acres located along Tulare Street generally between Hayer and Pottio Streets from medium density residential to medium-high density residential, and change the zoning designation of approximately 2.4 acres located along the westerly side of Pottio between Tulare and Korn Streets and the southerly side of Korn Street generally between Pottio and Hayer Streets from the R-2 to the R-2-A Zone District;
14. Change the land use designation of approximately 2.8 acres located along the north side of California Avenue between Pottio and Klette Streets from medium density residential to medium-high density residential, and change the zoning designation from the R-2 to the R-2-A Zone District;
15. Change the land use designation of approximately 6.6 acres located along the north side of California Avenue between Klette and Martin Streets from medium density residential to medium-high density residential;
16. Change the land use designation of approximately 7.2 acres located at the southwest corner of Kearney Boulevard and Fruit Avenue from medium density residential to medium-high density residential, and change the zoning designation from the R-3 to the R-2 Zone District;
17. Change the land use designation of approximately 4.2 acres located west of Delno Avenue generally between Haves and Eden Avenues from medium density residential to medium-high density residential, and change the zoning designation from the R-1 to the R-2-A Zone District;
18. Change the zoning designation of approximately 2.6 acres located at the southeast corner of Kearney Boulevard and Teilman Avenue from the R-3 to the R-1 Zone District;
19. Change the land use designation of approximately 2.0 acres located at the southwest corner of Kearney Boulevard and Teilman Avenue from medium density residential to medium-low density residential, and change the zoning designation from the R-3 to the R-1-C Zone District;
20. Change the land use designation of approximately 16.8 acres located west of West Avenue between Eden and California Avenues from medium density residential to medium-low residential, and change the zoning designation from the R-1 to the R-1-C Zone District;
21. Change the land use designation of approximately 2.9 acres located along Fruit Avenue between Church Road and the Geary Avenue alignment from medium density residential to medium-high density residential;
22. Change the land use designation of approximately 7.5 acres located south of California Avenue along the west side of the proposed Walnut Avenue Realignment from medium density residential to medium-high density residential, and change the zoning designation from the R-1 to the R-2-A Zone District;
23. Change the land use designation of approximately 5.2 acres located along the east side of the proposed Walnut Avenue Realignment between Lorena and the Florence Avenue alignment from commercial and medium density residential to medium-high density residential, and change the zoning designation of approximately 2.9 acres between Lorena and the Geary Avenue alignment from the C-2 to the R-2 Zone District;

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24. Change the land use designation of approximately 50.0 acres located south of California Avenue between Fairview and Fig Avenue from medium density residential and commercial to medium-high density residential, and change the zoning designation of 0.13 acres located on Fig Avenue south of California Avenue from the "R" to the R-2 Zone District;
25. Change the land use designation of approximately 3.9 acres located along the west side of Fig Avenue, north of Church Avenue from medium density residential to medium-high density residential, and change the zoning designation from the R-2 to the R-2-A Zone District;
26. Change the land use designation of approximately 1.1 acres located along the east side of Fig Avenue north of Lorena Avenue from medium density residential to medium-high density residential, and change the zoning designation from the R-2 to the R-2-A Zone District;
27. Change the zoning designation of approximately 1.8 acres located along the east side of Fig Avenue between Florence and Belgravia Avenues from the R-2 to the R-1 Zone District;
28. Change the land use designation of approximately 1.8 acres located along the east side of Fig Avenue, north of Church Avenue from medium density residential to medium-high density residential, and change the zoning designation from the R-2 to the R-2-A Zone District;
Within the above described area, designate property at the southeast corner of Fig and Belgravia Avenues for potential conditional zoning;
29. Change the land use designation of approximately 17.1 acres located generally east of Bardell Avenue between Lorena and Belgravia Avenues from medium density residential to medium-high density residential, and change the zoning designation of approximately 7.1 acres located south of Florence Avenue and east of Bardell Avenue from the R-1 to the R-2 Zone District;
30. Change the zoning designation of approximately 41.2 acres located south of California Avenue and west of Ivy Avenue from the R-2 to the R-1 Zone District;
31. Change the land use designation of approximately 1.0 acre located at the southwest corner of Ventura Street and Tupman Avenue from medium density residential to medium-high density residential, and change the zoning designation from the R-2 to the R-2-A Zone District;
32. Change the land use designation of approximately 6.4 acres located along the southerly side of Ventura Street between Tupman Avenue and "D" Street from medium density residential to medium-high density residential;
33. Change the land use designation of approximately 7.6 acres located southerly of Ventura Street between "D" Street and Freeway 99 from high density residential to medium-high density residential, and change the zoning designation from the R-4 to the R-2 Zone District;
34. Change the land use designation of approximately 2.4 acres bounded by California Avenue, "D", and Santa Clara Streets from medium density residential to medium-high density residential;

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35. Change the land use designation of approximately 19.2 acres centered along Geneva Avenue between "B" Street and Church Avenue from medium density residential and commercial to medium-high density residential, and change the zoning designations from the R-2 and C-6 Zone Districts to the R-2-A Zone District;

Within the above described area, designate property at the northwest corner of Church and Elm Avenues for conditional zoning;

36. Change the land use designation of approximately 16.3 acres along the west side of Elm Avenue between Church and Jensen Avenues from commercial to medium-high density residential, and change the zoning designation from the C-6 to the R-2-A Zone District;

Within the above described areas, designate properties at the southwest corner of Church and Elm Avenues for potential conditional zoning.

39. Change the land use designation of approximately 6.7 acres along the west side of Fig Avenue and north of Chester Avenue from medium density residential to medium-low density residential, and change the zoning designation from the R-1 to the R-1-C Zone District;

- A. Change the land use designation of approximately 24.0 acres located south of Freeway 99 and west of Thorne Avenue from industrial to medium-high density residential, and change the zoning designation from the M-1 to the R-2 Zone District;

- D. Change the land use designation of approximately 7.2 acres along the northerly side of Tulare Street between "B" Street and Freeway 99 from high density residential and commercial to medium-high density residential, and change the zoning designation from the R-4 and C-6 Zone Districts to the R-2 District;

Within the above described area, designate property at the northeasterly corner of Tulare Street and Freeway 99 for potential conditional zoning.

Commercial and Industrial Land Use/Zoning Modifications

41. Change the land use designation of approximately 1.8 acres bounded by Whites Bridge Avenue, Amador Street, Fruit and Arthur Avenues from medium density residential to light industrial, and change the zoning designation from the R-2 to the M-1 Zone District;
42. Change the land use designation of approximately 0.9 acres along the west side of Arthur Avenue between Chandler and San Joaquin Streets from medium density residential to light industrial, and change the zoning designation from the R-2 to the M-1 Zone District;
43. Change the land use designation of approximately 1.6 acres bounded by Freeway 99, "C", Stanislaus and Tuolumne Streets from high density residential to neighborhood commercial, and change the zoning designation from the R-4 to the C-3 Zone District;
44. Change the zoning designation of approximately 2.1 acres along the northerly and southerly frontages of Fresno Street between "A" and "B" Streets from the C-1 to the C-6 Zone District;

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45. Change the land use designation of approximately 11.6 acres along the northerly frontage of Fresno Street between Thorne Avenue and the proposed Kearney Boulevard Realignment at Fresno Street from medium density residential to residential/office commercial;

Within the above described area, designate property along the northerly side of Fresno Street between Jones and Irwin Avenues for potential conditional zoning;

46. Change the land use designation of approximately 1.3 acres along the north side of California Avenue between Thorne and Fruit Avenues from medium density residential to residential/office commercial;

Within the above described area, designate property at the northwest corner of California and Thorne Avenues for potential conditional zoning;

47. Change the land use designation of approximately 11.5 acres along the southerly frontage of Fresno Street between "A" Street and the proposed Fresno Street Realignment at California Avenue from medium density residential to residential/office commercial, and change the zoning designation of parcels at the southwesterly corner of Mayor and Fresno Streets and east of the Mayor/"A" Street Alley from the R-P to the C-P Zone District;

Within the above described area, designate the following for potential conditional zoning:

- property at the southeasterly corner of Fresno Street and Collins Avenue;
- property at the southwesterly corner of Fresno and "A" Streets;

50. Change the land use designation of approximately 0.3 acres located at the northeasterly corner of Ventura and "C" Streets from high density residential to residential/office commercial, change the zoning designation from the R-4 to the C-P Zone District;

51. Change the land use designation of approximately 0.2 acres located at the northeasterly corner of San Benito and "B" Streets from high density residential to residential/office commercial, and change the zoning designation from the R-4 to the R-P Zone District;

52. Change the zoning designation of approximately 5.3 acres along the easterly side of "B" Street/Elm Avenue between San Benito Street and Lorena Avenue from the C-6 to the C-1 Zone District;

53. Change the zoning designation of approximately 1.7 acres along the west side of Elm Avenue between Lorena and Florence Avenues from the C-6 to the C-1 Zone District;

54. Change the zoning designation of approximately 2.2 acres along the west side of Elm Avenue, south of Florence Avenue, from the C-6 to the C-P Zone District;

55. Change the zoning designation of approximately 4.0 acres along the east side of Elm Avenue between Lorena and Church Avenues from the C-6 to the R-P Zone District;

Within the above described area, designate property at the southeast corner of Elm and Belgravia Avenues for potential conditional zoning;

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56. Change the zoning designation of approximately 7.0 acres along the east side of Elm Avenue between Church and Jensen Avenues from the C-6 to the R-P Zone District;

Within the above described area, designate the following for potential conditional zoning:

- property at the southeast corner of Church and Elm Avenues;
- property along the east side of Elm Avenue, approximately midway between Grove and Jensen Avenues;
- property at the northeast corner of Jensen and Elm Avenues;

59. Change the zoning designation of approximately 2.8 acres at the northwest corner of Elm and North Avenues from the C-6 to the C-1 Zone District;

60. Change the land use designation of approximately 1.3 acres at the northeast corner of Elm and North Avenues from light industrial to neighborhood commercial, and change the zoning designation from the M-1 to the C-1 Zone District;

- J. Change the land use designation of approximately 9.0 acres located along the west side of Elm Avenue between Jensen and Vine Avenue (extended) from commercial to light industrial, and change the zoning designation from the C-6 to the C-M Zone District;

Within the above described area, designate property along the west side of Elm Avenue between the Fresno Colony Canal and Vine Avenue (extended) for potential conditional zoning;

- P1. Change the land use designation of approximately 6.4 acres located at the northwest corner of Elm and Annadale Avenues from commercial to light industrial, and change the zoning designation from the C-6 to the M-1 Zone District;

- L, M, P2. Change the land use designation of approximately 30.0 acres located south of Annadale Avenue between Elm and Ivy Avenues from commercial and medium density residential to light industrial, and change the zoning designation from the C-6 and R-1 Zone Districts to the M-1 District;

- N. Change the land use designation of approximately 11.4 acres at the southwest corner of Elm and North Avenues from commercial and medium density residential to light industrial, and change the zoning designation from the C-6 and R-1 Zone Districts to the M-1 Zone District;

Designate the following properties, not located within areas impacted by either zoning or land use amendments, for potential conditional zoning;

- two properties located along the north side of California Avenue between Fruit and Teilman Avenues;
- property along the west side of Fruit Avenue approximately midway between Myers and Woodward Avenues (extended);
- property at the southeast corner of California and Lee Avenues.

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Public Facilities and Open Space Land Use/Zoning Modifications

61. Change the zoning designation of approximately 8.5 acres located southwest of Freeway 99 between Trinity and Amador Streets from the R-3 to the "O" Zone District;
62. Change the zoning designation of approximately 8.3 acres bounded by Trinity, "A" and Stanislaus Streets from the R-2 to the R-1 Zone District;
63. Change the land use designation of approximately 2.9 acres bounded by "B", Tuolumne, "C" and Merced Streets from high density residential to public facilities-special school, and change the zoning designation from the R-4 to the R-2 Zone District;
64. Change the land use designation of approximately 0.9 acres located along the westerly side of "A" Street between Kearney Boulevard and Merced Street from commercial to public facilities-hospital;
65. Change the land use designation of approximately 1.9 acres bounded by Kearney Boulevard, Fresno Street, and the proposed Kearney Boulevard Realignment from medium density residential and commercial to nonrecreational open space;
66. Change the land use designation of approximately 2.3 acres at the northeast and southwest corners of Kearney Boulevard and Thorne Avenue from medium density residential to non-recreational open space, and change the zoning designation of approximately 1.2 acres at the northeast corner of Kearney Boulevard and Thorne Avenue from the R-2 to the R-1 Zone District;
67. Change the zoning designation of approximately 13.5 acres along the west side of Fruit Avenue between Hayes and Myers (extended) Avenues from the R-2 to the R-1 Zone District;
68. Change the land use designation of approximately 1.6 acres north of Eden Avenue between Teilman and Channing Avenues from medium density residential to recreational open space;
69. Change the land use designation of approximately 1.0 acres along the south side of Eden Avenue and west of West Avenue from medium density residential to public facilities-neighborhood center, and change the zoning designation from the R-1 to the R-1-C Zone District;
70. Change the zoning designation of approximately 5.7 acres west of "D" Street between Inyo and Mono Streets from the R-2 to the "O" Zone District;
71. Change the zoning designation of approximately 5.6 acres west of "B" Street between Mono and Ventura Streets from the R-2 to the R-1 Zone District;
72. Change the land use designation of approximately 5.6 acres east of Fairview Avenue between Belgravia and Tower Avenues (extended) from medium density residential to recreational open space, and change the zoning designation from the R-2 to the "O" Zone District;
73. Change the land use designation of approximately 0.3 acres located within the Belgravia Avenue right-of-way between Fig and Walker Avenues from medium density residential to recreational open space, and change the zoning designation from the R-2 to the R-1 Zone District;

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- K. Change the land use designation of approximately 2.7 acres located west of Elm Avenue and south of Vine Avenue (extended) from commercial to nonconventional open space-pooling basin, and change the zoning designation from the C-6 to the R-A Zone District;
- 87. Change the land use designation of approximately 0.9 acres located at the southwest corner of Fig and Florence Avenues from medium density residential to public facilities-neighborhood center/farmers market, and change the zoning designation from the R-2 to the C-3 Zone District.

Circulation System Modifications

- 76. Change the planned functional classification of Elm Avenue, between Jensen Avenue and the southerly boundary of the GNRA Project, from a collector street to an arterial street;
- 77. Establish a new alignment for the eastbound traffic lane of Kearney Boulevard between Pickford and Fresno Streets;
- 78. Designate Elm Avenue, B" Street, and Whites Bridge Avenue, along with sections of Church Avenue, Thorne Avenue, Arthur Avenue, Tulare Street, Chandler Street, and Geary Street for boulevard landscape treatment;
- 79. Designate bicycle routes along Kearney Boulevard and sections of California Avenue, "B" Street, Ventura Street, Belgravia Avenue, Thorne Avenue, Florence Avenue, West Avenue, Fruit Avenue, Fairview Avenue, Fig Avenue, Fresno Street, Tulare Street, Mayor Street, and proposed Freeway 41.