PASSED OCT 1 1964
EFFECTIVE NOV 1 1964

BILL NO. 4826

INTRODUCED BY COUNCILMAN MOORE

ORDINANCE NO. 6517

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, APPROVING THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR WEST FRESNO PROJECT ONE, PROJECT NO. CALIF. R-35

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; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and,

WHEREAS, the Redevelopment Agency of the City of Fresno (herein called the "Local Public Agency") has entered

6517

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 "West Fresno Project One, Project No. Calif. R-35 and encompassing the area in the City of Fresno, State of California, (herein called the "Locality") described as follows:

Beginning at the intersection of the southeasterly boundary line of Fresno Street with the northeasterly boundary line of "Q" Street as shown on the map of the Town of Fresno recorded in Volume 4 of Plats at Page 2, Fresno County Records; thence S-48°29'15" West along said southeasterly boundary line of Fresno Street a distance of 1,030 feet to the northeasterly right-of-way line of the Highway 99 Freeway; thence along the said northeasterly right-of-way line of the Highway 99 Freeway, the following courses and distances:

N-41°30'02" W a distance of 100.00 feet,
N-86°30'26" W a distance of 28.28 feet,
N-41°30'02" W a distance of 840.81 feet,
N- 3°29'31" E a distance of 28.29 feet,
N-41°30' W a distance of 80.00 feet,
N-86°30'26" W a distance of 28.28 feet,
N-41°30' W a distance of 360.04 feet,
N- 3°29'31" E a distance of 28.29 feet,
N-41°30' W a distance of 80.00 feet,

to the northwesterly boundary line of Stanislaus Street; thence N-48°29'15" E along said northwesterly boundary line of Stanislaus Street a distance of 1,280 feet to a point 250 feet northeasterly of the northeasterly boundary line of "Q" Street; thence S-41°30' E along a line parallel with and 250 feet northeasterly of the northeasterly boundary line of "Q" Street, a distance of 1,540 feet, more or less, to the southeasterly boundary line of Fresno Street; thence S-48°29'15" W along said southeasterly boundary line of Fresno Street a distance of 250 feet to the point of beginning.

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 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, because of overcrowding and improper location of structures on the land; conversions to incompatible types of uses, such as rooming houses among family dwellings; obsolete building types, such as large residences or other buildings which, through lack of use and maintenance, have a blighting influence, detrimental to land uses and conditions, such as incompatible uses, structures in mixed use, and adverse influences from noise, smoke, and fumes; unsafe, congested, poorly designed and otherwise deficient streets; inadequate public utilities and community facilities contributing to unsatisfactory living conditions and economic decline and an excessive number of substandard structures; 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 City Council of the Locality (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the Project area, dated January 20, 1964, and consisting of thirty-three pages and three maps, supported by the following supplementary material, data, and recommendations, which material, data and recommendations are not a part of said Urban Renewal Plan:

1. Resolution No. 85, "Resolution Approving Undertaking of Surveys and Plans for an Urban Renewal Project and Filing of an Application for Federal Advance of Funds-West Fresno Project One", dated August 2, 1960;

2. Fresno City Planning Commission Resolution No. 3480, "Approve Urban Renewal Plan-West Fresno Project One, Project No. Calif. R-35" dated March 5, 1964;

3. Transient Housing Analysis, dated December, 1963;

4. West Fresno General Neighborhood Renewal Plan, dated October 17, 1961;

5. Resolution No. 259, "Resolution Authorizing Filing of an Application for Loan and Grant-West Fresno Project One, Project No. Calif. R-35", dated January 20, 1964;

6. Resolution No. 264, "Resolution Adopting Rules for Implementation of Owner Participation, West Fresno Project One, Project No. Calif. R-35", dated February 4, 1964;

7. Resolution No. 265,"Resolution for Adopting Rules for Extending Reasonable Preference for Businesses in the Project Area to Reenter in Business Within the Redeveloped Area, West Fresno Project One, Project No. Calif. R-35," dated February 4, 1964;

8. Resolution No. 268, "Resolution Approving the Relocation Program and Conditions Under Which Relocation Payments Will be Made for West Fresno Project One, Project No. Calif. R-35", dated March 2, 1964;

9. Resolution No. 267, "Resolution Approving and Recommending Action on the Urban Renewal Plan and Conditions under Which Relocation Payments Will Be Made, West Fresno Project One, Project No. Calif. R-35", dated March 2, 1964;

10. Environmental Survay Report, dated April, 1963;

11. Application for Loan and Grant (Part I) dated January 20, 1964, together with all attachments; and,

WHEREAS, said Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving said Urban Renewal Plan, which is attached thereto; 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 Locality, has submitted to the Governing Body 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 Governing Body has duly considered said report, recommendations, 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 and submitted a program for the relocation of families and businesses that may be displaced as a result of carrying out the Project in accordance with said Urban Renewal Plan; and,

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has 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 the Governing Body have general knowledge of the conditions prevailing in the Project

area and of

area and of 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 proposals for relocation; and,

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and said Urban Renewal Plan for the Project, in conformity with the contract 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,

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin; and,

WHEREAS, the Governing Body, after due notice as required by law has held a public hearing for the purpose of considering, and hearing and passing upon objections to, the Urban Renewal Plan;

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

SECTION 1. It hereby is found and determined that, the hearing provided for herein having been closed, no written or oral objections to the Urban Renewal Plan were presented to the Governing Body.

SECTION 2. It is the purpose and intent of the Governing Body to eliminate blight within the Project area.

SECTION 3. It hereby is found and determined that the Project is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in Part 1 (commencing with Section 33000) Division 24, California Health and Safety Code, and qualifies as an eligible Project area under said Part 1.

SECTION 4. Said Urban Renewal Plan for the Project aforementioned, having been duly reviewed and considered, hereby is approved, designated as the Official Redevelopment Plan of the Project area, and incorporated herein by reference, and the City Clerk hereby is directed to file a copy of said Urban Renewal Plan with the minutes of this meeting.

SECTION 5. It hereby is found and determined that said Urban Renewal Plan for the Project area:

(a) Would redevelop the area in conformance with said Part 1 of said Health and Safety Code and in the interests of a public peace, health, safety, and welfare;

(b) Is economically sound and feasible in its adoption and execution;

(c) Conforms to the general plan of the Locality;

(d) Would promote the public peace, health, safety, and welfare of the Locality in its execution and would effectuate the purposes and policy of said Part 1 of said Health and Safety Code.

SECTION 6. It hereby is 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 7. It hereby is found and determined that the objectives of the Urban Renewal Plan could not be achieved through rehabilitation of the Project area.

SECTION 8. It hereby is 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 9. It hereby is found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 10. It hereby is 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 11. It hereby is found and determined that the program for the proper relocation of the families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project and that such dwellings or dwelling units 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 and commercial facilities than the dwellings of the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

SECTION 12. It hereby is found and determined that the Governing Body is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and, 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 13. It is hereby found and determined that condemnation of real property is necessary to the execution of the Urban Renewal Plan and adequate provisions have been made for payment for property to be acquired, as provided by law.

SECTION 14. It hereby is found and determined that, subject to the 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 Grant-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 Governing Body 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:

SITE IMPROVEMENTS

Identification	Availability of Funds	Estimated Cost	Estimated Credit to Project	Ineligible Cost
Water Distribution system	As needed	$75,861.00	$71,406.00	$4,455.00
Sanitary sewers	As needed	59,743.00	55,885.00	3,858.00
TOTAL SITE IMPROVEMENTS		$135,604.00	$127,291.00	$8,313.00

The figures shown herein are estimated figures and are subject to revision, and if any of said figures are revised, the Locality's contribution will be increased or decreased as required.

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

SECTION 15. 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 Body with reference, among other things, 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 other public action, and, accordingly, this Body 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 16. 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 17. Before entering into any contract involving the sale of land within the Project area, the Local Public Agency shall submit such contract to the Governing Body for its approval or disapproval and no such contract shall be entered into without the approval of the Governing Body.

SECTION 18. The City Clerk hereby is directed to immediately record with the County Recorder of the County of Fresno a description of the land within the Project area and a statement that proceedings for the redevelopment of the Project area have been instituted under Part 1 (commencing with

Section 33000) Division 24, California Health and Safety Code; to transmit a copy of this ordinance to the auditor and tax assessor of the County of Fresno and to the auditor and assessor of each taxing agency which levies taxes upon property within the Project area and which in doing so, does not use the County assessment roll or collect its taxes through the County, and to the governing body of each of the taxing agencies which levies taxes upon property in the Project area.

SECTION 19. The Chief Administrative Officer hereby is directed to advise all applicants for building permits in the Project area that the site for which a building permit is sought for the construction of buildings or other improvements is within a redevelopment project area, and such advice shall be given for a period of two years after the adoption of the Urban Renewal Plan by this ordinance.

SECTION 20. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

DMK:lk
9/24/64

DMK:lk
9/24/64

I hereby certify that the foregoing Ordinance was, at a regular meeting of the Council of the City of Fresno, held on the 24 day of September, 19 64, introduced by Councilman Moore, and action thereon under the rules was postponed to the regular meeting of said Council held on the 1 day of October, 19 64, at which meeting it was, on motion of Councilman Moore, seconded by Councilman Scott, duly adopted by said Council, by the following vote:

Ayes: Mandell, Moore, Magul, Scott, Wasemiller, Wills, Henderson.

Noes: None.

Absent: None.

Dated this 1 day of October, 19 64.

Attest: [signature]
City Clerk,

(SEAL)

By _____
Deputy

10-C

OCT 1 1964