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BILL NO. B-6

INTRODUCED BY COUNCILMAN Bell

ORDINANCE NO. 69-11

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JAN 17 1969

VOL 5652 PAGE 305
FRESNO COUNTY, CALIFORNIA
J. L. BROWN, COUNTY RECORDER

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
APPROVING THE URBAN RENEWAL PLAN AND THE
FEASIBILITY OF RELOCATION FOR SOUTHWEST
FRESNO REDEVELOPMENT 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; (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

PASSED JAN 14 1969
EFFECTIVE FEB 14 1969

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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 "Southwest Fresno Urban Renewal Project" and encompassing the area in the City of Fresno, State of California (herein called the "Locality") described in Exhibit "A" attached hereto.

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 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 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, supported by material, data, and recommendations which material, data, and recommendations are in addition to said Urban Renewal Plan; and

WHEREAS, said Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency; 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 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 availability of proper housing in the Locality for the relocation of families that may be displaced from the Project area and, in light of such knowledge or 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 de-
clared 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 con-
sidered, 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 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 8. 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 and safety and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 9. It is hereby 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 10. 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 11. 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 12. 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 improvements which will be provided to complete or assist in the completion of said Project:

The Chief Administrative Officer hereby is directed to include sufficient moneys to provide the necessary 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 13. 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 14. 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 15. 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.

will approve them.

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SECTION 14. 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 15. 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.

LEWIS, THURSON
& THOMPSON
ATTORNEYS AT LAW
PACIFIC, CALIFORNIA

8.

LEWIS, THURSON
& THOMPSON
ATTORNEYS AT LAW
PACIFIC, CALIFORNIA

9.

I hereby certify that the foregoing Ordinance was, at a regular meeting of the Council of the City of Fresno, held on the 2nd day of January, 1969, introduced by Councilman Bell, and action thereon under the rules was postponed to the regular meeting of said Council held on the 14th day of January, 1969, at which meeting it was, on motion of Councilman Bell, seconded by Councilman Nagel,

duly adopted by said Council, by the following vote:

Ayes: Bell, Nagel, Trombetta, Wasmiller, Mills

Noes: Camarada

Absent: Mayor Hyde

Dated this 15th day of January, 1969.

Attest:

City Clerk,

(SEAL)

By:

Deputy

URBAN RENEWAL PLAN
for
SOUTHWEST FRESNO GENERAL NEIGHBORHOOD
RENEWAL AREA PROJECT
in the
CITY OF FRESNO, COUNTY OF FRESNO
STATE OF CALIFORNIA

December 1968

REDEVELOPMENT AGENCY OF THE
CITY OF FRESNO, STATE OF CALIFORNIA

ND 401 EXHIBIT 7

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ARTICLE I - THE PLANSECTION 101 Description of the Plan

This Urban Renewal Plan (hereinafter called the "Plan") is for and relates to an Urban Renewal Project in and for that certain project area known as the "SOUTHWEST FRESNO GENERAL NEIGHBORHOOD RENEWAL AREA PROJECT", which is located and situated in the City of Fresno and contiguous territory within the County of Fresno, State of California, in accordance with the provisions of Sections 33205 and 33213 of the Community Redevelopment Law, and is prepared under and pursuant to the same Community Redevelopment Law - (Section 33000 et seq) of the California Health and Safety Code, as amended.

As used in this Plan the words "Urban Renewal Plan" shall refer to an urban renewal plan as defined in the United States Housing Act of 1949, as amended, and to a redevelopment plan as defined in the same Community Redevelopment Law.

This Plan augments the "Southwest Fresno General Neighborhood Renewal Plan", Plan No. R-110, adopted by the Council of the City of Fresno on January 2, 1969.

SECTION 201 - Boundaries of Urban Renewal Project Area

There is attached hereto as Exhibit J and as an integral part of this Plan, a map designated "RENEWAL PLAN". One purpose of this map is to delineate and show the boundaries of the Project Area.

SECTION 202 - Description of Urban Renewal Project Area

The Urban Renewal Project Area consists of approximately 1800 acres in the City of Fresno and contiguous territory within the County of Fresno, State of California, and is described as follows:

Beginning at a point on the Westerly side of South Thorne Avenue where said South Thorne Avenue intersects the Southerly line of the proposed Freeway 180 alignment; thence in a Southwesterly direction adjacent to and on the Southerly right-of-way line of the proposed Freeway 180 alignment to a point on the Westerly right-of-way line of North Taftman abutting the said Freeway alignment; thence Southerly to the Southwesterly corner of the intersection of North Taftman Avenue and East Whitesbridge Road; thence easterly along the South right-of-way line of East Whitesbridge Road to the Southwest corner of the intersection of East Whitesbridge Road and South Fruit Avenue; thence South on the Westerly right-of-way line of South Fruit Avenue to the Southwest corner of the intersection of South Fruit Avenue and East Amador Street; thence easterly on the South right-of-way line of East Amador to the Southwest corner of the intersection of East Amador Street and South Arthur Avenue; thence South along the Westerly right-of-way line of South Arthur Avenue to the Northwest corner of the intersection of South Arthur Avenue and West San Joaquin Avenue; thence Westerly on the Northerly right-of-way line of West San Joaquin Avenue (extended) to a point that is 150 feet West of the Westerly right-of-way line of South Arthur Avenue; thence South to a point that is on the Southerly right-of-way line of West Chandler Avenue extended; thence Easterly along the Southerly right-of-way line of West Chandler Avenue extended to the Southwest corner of the intersection of West Chandler Avenue and South Thorne Avenue; thence South on the Westerly right-of-way line of South Thorne Avenue to the Northwest corner of the intersection of South Thorne Avenue and East Kearney Boulevard; thence West along the Northerly right-of-way line of West Kearney Boulevard to a point that is 330 feet west of the center line of South Taftman Avenue; thence South to the Northerly right-of-way line of West Eden Avenue; thence West along the Northerly right-of-way line of West Eden Avenue to a point 660 feet West of South West Avenue; thence South to a point on the Southerly right-of-way line of West California Avenue; thence East along the Southerly right-of-way line of West California Avenue to the Southwest corner of the intersection of West California Avenue and South Fruit Avenue; thence South along the Westerly right-of-way line of South Fruit Avenue to the Northwesterly corner of the intersection of South Fruit Avenue and West Church Road; thence Southwesterly along the Northerly right-of-way line of West Church Road to the Northwesterly intersection of West Church Road and South Delno

Avenue; thence South along the Westerly side of the South Delno Avenue alignment (extended) a distance of approximately 1125 feet to a point approximately 300 feet South of the Southerly line of the Drury Canal and 650 feet West of the Northwest corner of the intersection of South Fruit Avenue and East Belgravia Avenue; thence East on the Southerly right-of-way line of East Belgravia (extended) to the Southwest corner of the intersection of South Fruit Avenue and East Belgravia Avenue; thence South on the Westerly right-of-way line of South Fruit Avenue to the Southwest corner of the intersection of South Fruit Avenue and East Church Avenue; thence East along the Southerly right-of-way line of East Church Avenue to a point that is 320 feet West of the center line of South Elm Avenue; thence Southerly to a point that is 660 feet North of the center line of East Annadale Avenue; thence West to a point that is 320.43 feet East of the center line of South Clara Avenue (extended); thence South to the Southerly right-of-way line of East Annadale Avenue; thence East along the Southerly right-of-way line of East Annadale Avenue to the Southwest corner of the intersection of East Annadale Avenue and South Ivy Avenue; thence South along the Westerly right-of-way line of South Ivy Avenue to the Northwest corner of the intersection of South Ivy Avenue and East Chester Avenue; thence West along the Northerly right-of-way line of East Chester Avenue (extended) to a point on the Easterly right-of-way line of South Bardell Avenue (extended); thence North along the Easterly right-of-way line of South Bardell Avenue (extended) to the Northeast corner of the intersection of South Bardell Avenue and East Edgar Avenue; thence West along the Northerly right-of-way line of East Edgar Avenue (extended) to a point on the Westerly right-of-way line of South Lee Avenue (extended); thence South along the Westerly right-of-way line of South Lee Avenue (extended) to the Southwest corner of the intersection of South Lee Avenue and East North Avenue; thence East along the Southerly right-of-way line of East North Avenue to the Southwest corner of the intersection of East North Avenue and South Fig Avenue; thence South on the Westerly right-of-way line of South Fig Avenue to a point approximately 135 feet South of the Southerly right-of-way line of the intersection of South Fig Avenue and West Roy Avenue; thence East to a point that bisects the Easterly right-of-way line of South Clara Avenue (extended); thence North on the Easterly right-of-way line of South Clara Avenue (extended) to the Southeast corner of the intersection of South Clara Avenue and West Almy Avenue; thence East on the Southerly right-of-way line of West Almy Avenue (extended) to the Southeast corner of the intersection of West Almy Avenue (extended) and South Cherry Avenue; thence North on the Easterly right-of-way line of South Cherry Avenue to the Northeast corner of the intersection of South Cherry Avenue and East Chester Avenue (extended); thence West along the Northerly right-of-way line of East Chester Avenue (extended) to the Northeast corner of the intersection of East Chester Avenue (extended) and South Elm Avenue; thence North on the Easterly right-of-way line of South Elm Avenue to the Southeast corner of the intersection of South Elm Avenue and East Vine Avenue; thence Easterly along the Southerly right-of-way line of East Vine Avenue to the Southeast corner of the intersection of East Vine Avenue and South Lily Avenue; thence North along the Easterly right-of-way line of South Lily Avenue to a point at the Northeast corner of the intersection of South Lily Avenue (extended) and East Jensen Avenue; thence Westerly along

the Northerly right-of-way line of East Jensen Avenue to a point 123.12 feet West of the Westerly right-of-way line of South Poppy Avenue; thence North to a point 123.26 feet West of the Westerly right-of-way line of South Poppy Avenue and at the Southerly right-of-way line of East Church Avenue; thence Easterly along the Southerly right-of-way line of East Church Avenue to a point at the Southeast corner of the intersection of East Church Avenue and the proposed Freeway 41 (at or about South Kirk Avenue); thence Northerly along the Westerly right-of-way line of said proposed Freeway 41 to a point at the Southeast corner of the intersection of said proposed Freeway 41 and the existing Freeway 99; thence Northwesterly along the Southwesterly right-of-way line of Freeway 99 to the point of beginning.

Excepting therefrom:

1. Beginning at the Southeast corner of the intersection of East California Avenue and South Fairview Avenue; thence South on the Easterly right-of-way line of South Fairview Avenue to the Northeast corner of the intersection of South Fairview Avenue and East Geary Avenue; thence Easterly along the Northerly right-of-way line of East Geary Avenue to the Northwest corner of the intersection of East Geary Avenue and South Lee Avenue; thence North along the Westerly right-of-way line of South Lee Avenue to the Southwest corner of the intersection of South Lee Avenue and East California Avenue; thence West along the Southerly right-of-way line of East California Avenue to the point of beginning.
2. Beginning at the Southeast corner of the intersection of East Dunn Avenue and South Thorne Avenue; thence South along the Easterly right-of-way line of South Thorne Avenue to the Northeast corner of the intersection of South Thorne Avenue and East O'Neill Avenue; thence Easterly to the Northwest corner of the intersection of East O'Neill Avenue and South Trinity Street; thence North along the Westerly right-of-way line of South Trinity Street to the Southwesterly corner of the intersection of South Trinity Street and U.S. Highway 99; thence Northwesterly along the Southwesterly right-of-way line of U.S. Highway 99 to the Southeast corner of the intersection of U.S. Highway 99, South Modoc Street, and East Dunn Avenue; thence Westerly along the Southerly right-of-way line of East Dunn Avenue to the point of beginning.
3. Beginning at the Southwest corner of the intersection of Mayor Avenue and Tulare Street; thence Westerly along the Southerly right-of-way line of Tulare Street to the Southeast corner of the intersection of Tulare Street and Pottle Avenue; thence Southerly along the Easterly right-of-way line of Pottle Avenue to the Northeast corner of the intersection of Pottle Avenue and Kern Street; thence Easterly along the Northerly right-of-way line of Kern Street to the Northwest corner of the intersection of Kern Street and Mayor Avenue; thence Northerly along the Westerly right-of-way line of Mayor Avenue to the point of beginning.
4. Beginning at a point 120 feet West of the Southwest corner of the intersection of Mayor Avenue and Kern Street; thence Westerly along the Southerly right-of-way line of Kern Street

to the Southeasterly corner of the intersection of Kern Street and Collins Avenue; thence Southerly along the Easterly right-of-way line of Collins Avenue to a point 100 feet Southerly of said intersection; thence Easterly a distance of 150 feet to a point 100 feet Southerly of the point of beginning; thence Northerly along the Westerly right-of-way line of the alley to the point of beginning.

5. Beginning at the Southwesterly corner of the intersection of Kern Street and Collins Avenue; thence Westerly along the Southerly right-of-way line of Kern Street to the Southeasterly corner of the intersection of Kern Street and Pottle Avenue; thence Southerly along the Easterly right-of-way line of Pottle Avenue to a point 100 feet Southerly of said intersection; thence Easterly 320 feet to a point 100 feet Southerly of the Southwesterly corner of the intersection of Collins Avenue and Kern Street; thence Northerly 100 feet on the Westerly right-of-way line of Collins Avenue to the point of beginning.

SECTION 203 Types of Proposed Renewal Actions

The Urban Renewal Project (hereinafter called the "Project" or "Project Area") to be undertaken and carried out in the area described in Section 202 hereof, involves urban renewal and redevelopment activities under and pursuant to the Community Redevelopment Law - Sections 33000 et seq. of the California Health and Safety Code, as amended (hereinafter called the "State Law"), and other applicable statutes by the Redevelopment Agency of the City of Fresno (hereinafter called the "Agency") for the elimination and for the prevention of the development or spread of slums and blight, and includes, to the extent permitted by law and specified in this Plan, or required to undertake and carry out the Plan:

- A. Acquisition of real property, including improved or unimproved land, structures, improvements, easements, incorporeal hereditaments, estates, and other rights in land, legal or equitable.
- B. Provision of relocation assistance to residents and business concerns displaced by this Project.
- C. Demolition, removal, and rehabilitation of buildings and improvements, and development of building sites.
- D. Installation, construction, or reconstruction of streets, utilities, and other improvements necessary for the carrying out in the Project Area the renewal objectives of law in accordance with this Plan.
- E. Disposition of any property acquired in the Project, including sale, initial leasing or retention by the Agency itself, at its fair value for uses in accordance with this Plan.
- F. As determined by the Agency, rehabilitation of structures and improvements, redevelopment, and/or development of now vacant land by present owners or their successors in interest for uses in accordance with this Plan, if the respective owners agree to participate.

SECTION 204 Major Responsibilities of the Agency

In the undertaking and carrying out of the Project and in the implementation of this Plan, the Agency shall be responsible for and shall carry out in the manner provided by law and this Plan the following:

A. Land Acquisition, Demolition, and Clearance

1. Acquisition of properties is necessary to the implementation of this Plan, and property to be acquired within the Project, where possible, will be by cooperative negotiation between the owner of such property and the Agency.
2. In cases where purchase cannot be negotiated, property shall be acquired by the Agency through the exercise of its right of eminent domain. The Agency will comply with all the provisions of the statutes and Constitution of the State of California relative to the exercise of the right of eminent domain. Payment for such property shall be in accordance with the State Law, as amended, and with applicable provisions of Federal law applicable to the Housing Act of 1949 as amended.
3. After land acquisition as described above, and relocation of families and businesses within the Project Area as described in Subsection B of this Section, the Agency shall clear or cause to have cleared all acquired and vacated improvements not in conformity with this Plan, except those improvements on properties which are "not to be acquired (subject to owner participation)", which properties may subsequently be acquired and cleared of all improvements if such action is determined by the Agency to be necessary in the interests of the Project. The Agency may clear individual properties as acquired and vacated.

B. Displacement and Relocation of Families, Individuals, and Businesses

The Agency, in discharging its responsibilities under the applicable State Law and the Federal Housing Act of 1949, as amended, will assist all families and single persons displaced from the Project by the Urban Renewal Program to relocate in decent, safe, and sanitary dwellings reasonably accessible to their place of employment and at rents within their means. The Agency has prepared and adopted a Relocation Plan which, in accordance with Sections 33738 and 33739 of the State Law, indicates that the Agency can feasibly relocate all displaced occupants. The Agency will also endeavor in every way to assist displaced businesses to relocate and re-establish themselves within the City of Fresno.

C. Land Disposition

The public interest requires that Project land be made available for redevelopment to assure the highest and best use and the highest practical return to the Project consistent with the requirements of this Plan.

The public interest also requires that disposition of land be effected in a fair and equitable manner and conditioned upon the redevelopment and use of the property in conformity with this Plan.

Lots or blocks of lots, with clear titles, will be offered for sale or lease to individuals, corporations, private or public, or the City of Fresno at a fair market price. Acceptance by the Agency of offers to purchase or lease, and selection of prospective purchasers or lessees, will be considered in the light of minimum qualifying factors for preference, mass acquisition, time of offering, financing, and responsibility.

ARTICLE III - LAND USE PLAN

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SECTION 301 Land Use Map

There is attached hereto Exhibit 1, an integral part of this Plan, a map designated as the "URBAN RENEWAL PLAN." Two purposes of this map are to show:

1. The rights-of-way of certain major thoroughways to be retained, to be constructed or to be improved. All other public rights-of-way shall remain, be modified or be established as shall be designated by the Agency with the approval of the City of Fresno.
2. Proposed land use for all land in the Project Area not in public rights-of-way.

SECTION 302 Streets and Highways Plan

Excepting the major thoroughfares indicated on Exhibit 1, "URBAN RENEWAL PLAN", the underlying street pattern reflects the existing conditions. One purpose of said Exhibit 1 is to establish the major traffic circulation pattern (freeways, parkways, arterials, and collector streets) within and adjacent to the Project. With respect to local streets, alleys and other public rights-of-way and easements within the Project the Agency will determine and designate the public ways to be retained, realigned, vacated, extended or closed, or new streets to be established subject to the approval of the City of Fresno. Modifications to the existing local street pattern necessary to accomplish the purposes of this Plan will be accomplished pursuant to the standards and procedures provided in the subdivision regulations of the City of Fresno.

SECTION 303 Zoning Plan

Attached hereto, as an integral part of this Plan, is Exhibit 2 described as "ZONE PLAN". The purpose of this map is to show the manner in which zoning districts are to be applied to land within the Project Area.

ARTICLE IV - LAND USE PROVISIONS AND BUILDING REQUIREMENTSSECTION 401 - Purposes

In addition to the provisions of any zoning or building ordinance, code, rule or regulation now or hereinafter enforced, and in order to achieve the objectives of this Plan for the purpose of (a) this Plan; (b) any provision of law - Federal, State, or local - having reference to the land uses and other requirements specified or provided in this Plan for the Project Area; and (c) any contract or transaction entered into by the Agency with respect to the Project Area, including its contract with the Federal Government, and its contracts, deeds, and other instruments made with or to private or other parties in connection with the disposition of land in the Project Area for redevelopment or with respect to the use of land in such area, the land lying within and constituting the Project Area, including land not acquired by the Agency, shall be subject to the requirements and restrictions specified in this Article IV and Article V.

SECTION 402 - Land Use Proposals

Exhibits 1 and 2 indicate the overall proposals for the development of the Project Area. As indicated thereon, the Project Area will be devoted to single family residential, multiple family residential, administrative and professional offices, neighborhood shopping center commercial, community shopping center commercial, heavy commercial, commercial and light manufacturing, light manufacturing and appropriate supporting public uses. The circulation plan provides for the major movement of traffic throughout the Project Area and provides access to the local street and the highway system outside the Project Area.

The proposed regulations, controls and restrictions on land use and physical development which are to be applied to land use and properties within this Project Area are generally indicated below:

The R-1, Single-Family Residential District is intended to provide for the development and maintenance of single-family homes of a general density of not to exceed 7 dwellings units per acre. The single-family residential district allows one family dwellings, accessory buildings including carports, garages, green houses and other structures incidental to the residential use of the property. On a temporary basis subdivision signs, tract offices, model homes, and construction material storage yards may be permitted. Public or private parks, playgrounds, schools, day nurseries, public utility facilities, public libraries, churches, convents, rectories, country clubs and golf courses, swim clubs, hospitals, convalescent homes, housing for the elderly, fire and police stations, and similar public or quasi-public uses providing supporting facilities to the residential neighborhood may be permitted subject to the approval of the Planning and Inspection Director of the City of Fresno. Neighborhood convenience commercial uses of not to exceed five acres in size may be incorporated in single-family neighborhoods pursuant to a planned unit development or on a planned basis to be outlined in future supplements to this Urban Renewal Plan.

The R-2 Low-density Multiple-Family Residential District is intended to provide for the development and maintenance of a mixture of single-family and low density duplexes, tri-plexes, and garden apartments, at a general density of not to exceed 14 units per acre (one unit per 2,700 sq. ft. of lot area). In addition to the above residential uses the supporting facilities and other non-residential uses outlined in the single-family residential district may also be located in the low-density multiple-family residential district subject to the approval of the Planning and Inspection Director of the City of Fresno.

The R-3, Medium-density Multiple-family Residential District is intended to provide for the development and maintenance of a mixture of low and medium density multi-family residential dwellings at a general density of not to exceed 20 units per acre (one unit per 1,500 sq. ft. of lot area). In addition to the uses permitted in the R-2 district, multi-family dwellings including rooming and boarding houses, apartment houses, fraternities, sororities and similar group housing facilities are also permitted. Both high and low-rise apartments can be included providing, however, that any structure in excess of three stories shall be equipped with appropriate elevators, and subject to the securing of a conditional use permit.

The R-4, High-density Multiple-family Residential District is intended to provide for the development and maintenance of a mixture of medium and high density multi-family residential dwellings at a general density of not to exceed 42 units per acre (one unit per 1,000 sq. ft. of lot area). In addition to the uses permitted in the R-3 district, hotels and motels, private clubs and lodges, housing for transient roomers may also be provided in the R-4 district, subject to securing a conditional use permit permitted residential and non-residential uses may be provided with the same building or development. Both high and low-rise apartments can be included providing, however, that any structure in excess of three stories shall be equipped with appropriate elevators, and subject to the securing of a conditional use permit.

The R-P, Residential and Professional Office District, is intended to act as a transition area between residential neighborhood and adjoining non-residential adverse influences inherent in neighborhood or community shopping centers, heavily traveled streets or other similar conditions. Within the Residential and Professional Office District, existing residential buildings and new residential uses as permitted in the R-3 district will be interspersed with non-residential uses such as artist, music, and photo studios, libraries, offices and nursery schools and childcare centers. The property development standards applicable to residential uses in the R-P district shall be as provided in the R-3 district, and for non-residential uses the C-P district standards shall apply.

The C-P, Administrative and Professional Office District, is intended to provide for the development and maintenance of a concentrated complex of medical facilities and professional, administrative, and business offices, and compatible and related retail and service uses. Where the location of the C-P complex provides for gradual transition, both spatial and temporal, between high intensity commercial areas and surrounding residential uses, the administrative and professional office district offers a satisfactory environment for integration of medium-density multiple family residential uses. The property development standards applicable to residential uses in the C-P district shall be as provided in the R-3 district.

The C-1, Neighborhood Shopping Center District, is intended to provide for planned, unified shopping centers which require location within residential neighborhoods to conveniently serve the neighborhood. The development must be compatible with the residential environment and designed functionally and architecturally to prevent adverse influences being created by the non-residential uses. To enable concentration and consolidation of neighborhood services into clusters rather than scatter such uses, residential uses shall be prohibited in the C-1 district. Ample parking shall be provided in off-street, landscaped lots to avoid congestion and insure convenience. Because of the limited nature of the C-1 uses, a maximum area of five acres will provide adequate space for neighborhood convenience uses. To provide an appropriate concentration and variety of stores and services a minimum site area of one acre is required to form a neighborhood shopping center.

The C-2, Community Shopping Center District, is intended to provide for planned unified shopping centers conveniently located to service an area of the city consisting of several neighborhoods. The C-2 district may provide both neighborhood convenience shopping and services as well as more extensive commercial uses such as specialty shops and/or department stores. The community shopping center district should be located at the periphery of any component neighborhood, preferably concentrated at an intersection of arterial or collector streets, but existing strip commercial development may be modified to provide a "linear" shopping center of similar purpose. Development standards applicable to the C-2 district will minimize the adverse influences of the commercial area upon adjacent residential development, and where necessary to provide a buffer. The R-P district will be utilized for proper transition to enable concentration and consolidation of community services into cluster rather than scatter such uses, residential uses shall be prohibited in the C-2 district. Ample parking shall be provided in off-street, landscaped lots to avoid congestion and insure convenience. To accomplish the purposes of this district a minimum area of five acres and a maximum area of fifteen acres shall be provided in any one location.

The C-6, Heavy Commercial District, is intended to provide areas for the many service commercial and automobile-oriented uses associated with established regional and community shopping facilities. This district surrounds the central trading district and, historically, has developed along the frontage of major arterial streets throughout the Fresno Metropolitan Area. Further strip development is strongly discouraged, however, because of the adverse effect upon the traffic capacity of the streets as well as the inefficient commercial grouping thereby created. Conversion of minor strip developments to neighborhood or community shopping districts and emphasis on automobile oriented sales and services on major strips is suggested as a "solution" to these linear commercial areas. Future heavy commercial uses will be encouraged to concentrate in the vicinity of the central trading district and adjoining other major activity centers requiring the services provided in this district. Residential uses are prohibited in this district.

The C-M, Commercial and Light Manufacturing District is intended to provide for retail and wholesale sales, light manufacturing and warehousing, distributing and storage, and similar uses required for the service of major retail centers. The C-M district is appropriately applied to transitional areas which include the sales of goods and services similar to those permitted in the heavy commercial district and the manufacturing, processing, fabrication, and storage of goods allowed in industrial zones. Residential uses are considered incompatible and are therefore prohibited in this district.

The M-1, Light Manufacturing District is intended to provide for the development and maintenance of industrial uses which include fabrication, manufacturing, assembly or processing of materials that are already in processed form and which do not in their handling create detrimental influences such as smoke, odor, dust or sound. Residential uses are considered incompatible and are therefore prohibited in this district.

The BA, Boulevard Area District is an overlying zoning district intended to provide special land use development standards which will create, protect and maintain designated streets and adjacent properties as boulevards of special quality which by reason of location, width, form and extent of public development and private improvements are areas of superlative public and private value. Frontage off wide-landscaped boulevard streets creates an opportunity to enhance the appearance of adjoining land uses by application of special set-back, landscaping, architectural, building height, sign controls, and design review regulations. The land uses permitted and property development standards of the under-lying district are otherwise unaltered.

ARTICLE V - REGULATIONS AND CONTROLS IN THE PROJECT AREASECTION 501 Duration and Covenants to Run with the Land

The requirements and restrictions specified in Article IV and this Article V shall be in force and effect for a period of thirty (30) years from the effective date of the Ordinance adopting this Plan and shall be incorporated in all deeds, contracts, and other instruments of land disposition, leases, and other contracts and instruments as appropriate, as covenants running with the land for said period of thirty (30) years. However, the covenant in respect to restrictions on the basis of race, religion, color, national origin, or ancestry shall run in perpetuity.

SECTION 502 Non-Discrimination

The participating owners, original purchasers, lessees or any successors in interest shall not effect or execute any agreement, lease, conveyance, or other instrument whereby any part of the Project Area acquired from the Agency or retained for the purposes of redevelopment or rehabilitation under this Plan is restricted upon the basis of race, religion, color, national origin or ancestry in the sale, lease, or occupancy thereof.

Lessees and purchasers of real property acquired in the Project Area and owners of properties within the Project Area improved pursuant to this Plan are obligated to refrain from restricting the rental, sale, or lease of the properties on the basis of the race, color, religion, ancestry, or national origin of any person.

All deeds, leases, or contracts for the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any land in the Project shall be submitted to the Agency for approval and shall contain express provisions in substantially the following form:

- A. In deeds the following language shall appear--"The grantee herein covenants by and for himself, his heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any person or group of persons on account of race, color, creed, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land".
- B. In leases the following language shall appear--"The lessee herein covenants by and for himself, his heirs, executors, administrators, and assigns, and all persons claiming under or through them, and this lease is made and accepted upon and subject to the following conditions: That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, national origin, or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased, nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased".

- C. In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within the Project, the foregoing provisions in substantially the same form set forth shall be included and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties, and any subcontracting party or parties, or other transferees under the instrument.

SECTION 503 Land Use Proposals for Properties to be Rehabilitated

All properties, the use of which conform to this Plan, have been designated as properties which may not be acquired subject to owner participation. Where the structures on the properties are economically feasible to rehabilitate and the proposed reuse conforms to the Urban Renewal Plan, it is anticipated that these properties will be rehabilitated as necessary to be in conformance with the Property Rehabilitation Standards described in Article VII, so as to be in conformance with the controls of this Plan.

ARTICLE VI - PROJECT PROPOSALSSECTION 601 - Extent of Acquisition, Demolition, and Clearance

As indicated in Section 203 hereof, this Project involves clearance, redevelopment, and rehabilitation activities. Accordingly, the Agency will acquire by purchase, eminent domain, or otherwise, all real property, including improved or unimproved land, structures, improvements, easements, incorporal hereditaments, estates, and other rights in land, legal or equitable, situated and lying within the Project Area and will demolish and clear the area of all buildings, structures, or improvements located therein necessary to prepare the land for its new uses, except that the Agency does not now propose to acquire, demolish, or clear those properties indicated as "may not be acquired (subject to owner participation)" provided, however, that the Agency, in the overall interests of the Project, may acquire or demolish or clear any or all of such properties not to be acquired as the Agency subsequently determines such action to be necessary to carry out this Plan.

SECTION 602 - Lots or Portions of Properties Which May Not Be Acquired (Subject to Owner Participation)

All properties; the use of which conforms to this Plan, are designated as properties which "may not be acquired subject to owner participation." Where these properties are structurally sound or have been determined to be rehabilitative and also generally conform to the proposed reuses of this Plan, the Agency will negotiate action to effect agreements with owners of the above properties whereby these properties will be subject to the regulations and controls of this Plan as covenants running with the land. In the event that any owner is unable or for any reason refuses to enter into such an agreement, his action shall constitute, in addition to any other basis, a basis for the Agency's acquisition of the property in question and all interest therein sufficient to insure compliance with the provisions and controls of this Plan.

Owners of all or part of other properties may participate in the redevelopment of property in the Project Area if they agree to participate in the redevelopment in conformity with this Plan and enter into such binding agreement with the Agency.

ARTICLE VII - REHABILITATION OF STRUCTURESSECTION 701 Rehabilitation

The Project to be undertaken and carried out pursuant to this Plan, although basically and primarily a project involving rehabilitation and improvement may involve clearance and redevelopment of certain properties to accomplish the objectives of this Plan.

SECTION 702 Properties to be Rehabilitated

All properties, the use of which conform to this Plan, have been designated as properties which "may not be acquired subject to owner participation." Where these properties can be rehabilitated by means that are economically feasible and also conform to the proposed reuses in the Urban Renewal Plan, they may be rehabilitated as necessary and may be brought into conformance with the controls of this Plan.

SECTION 703 Methods and Manner of Achieving RehabilitationA. Method of Achieving Rehabilitation

Rehabilitation of structures and improvements shall be undertaken and accomplished by the owners of such properties at their own expense pursuant to an agreement with the Agency which agreement, among other things, will obligate such owners and their heirs and assigns to:

1. Devote such property to the uses specified by this Plan and to abide by all the other provisions and conditions of this Plan for the period of time that this Plan is in force and effect.
2. To begin and complete within reasonable times to be specified by such agreement the required improvements to the property.
3. Such other conditions as the Agency deems necessary to carry out this Plan and incorporate in said agreement.

B. Manner of Carrying Out

The owner of any property to be rehabilitated upon request will be notified by the Agency as soon as possible after final determination that rehabilitation of such property is feasible and the necessary agreement is ready for execution. Upon execution of such agreement, the Agency will, to the extent permitted by law, assist the owner in bringing about the rehabilitation of the property.

In the event that an owner fails or refuses to execute an offered owner participation agreement, the Agency will either:

1. Impress by an action at law upon all or any part of the affected property.
 - a. The obligation on the property of rehabilitation of the structures and improvements thereon to the standards for satisfactory rehabilitation provided in Section 604 of 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 this Plan is in force and effect.

- c. The beginning and completion, within reasonable times, of the required improvements to the property.
 - d. The non-discrimination provisions contained in Section 804 of this Plan.
- or 2. Acquire the affected property by purchase or by exercising the Agency's right of eminent domain and 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.

SECTION 704 Standards for Satisfactory Rehabilitation

A. Commercial and/or Industrial Rehabilitation

Commercial and industrial structures which may be feasibly rehabilitated and which may be integrated into this Plan by reason of location, availability of adjacent land and street access, shall meet the following standards:

- 1. Any such property within the Project shall be required to conform to all applicable provisions, requirements and regulations of this Plan, except as provided in this Section. Upon completion of rehabilitation, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue during the life of any new or existing mortgage and extend the remaining economic life of the property to a minimum of thirty (30) years.
- 2. Further, where not less restrictive than this Plan, any such property shall conform to the applicable provisions, requirements and regulations of the following existing City Ordinances or their equivalents hereinafter enacted or codified.
 - a. City's Zoning Ordinance, Articles 1 through 4, inclusive, Chapter 12 of the City's Municipal Code.
 - b. City's Subdivision Ordinance, Article 10, Chapter 12 of the City's Municipal Code.
 - c. City's Building Regulations Article 1, Chapter 13 of the City's Municipal Code.
 - d. City's Dangerous Building Ordinance, Article 12, Chapter 13 of the City's Municipal Code. Changes or repairs necessitated by this requirement shall meet the requirements of the Uniform Building Code, 1953 Edition, as adopted by the City of Fresno.
 - e. City's Plumbing Regulations, Article 7, Chapter 13 of the City's Municipal Code; existing plumbing systems and fixtures shall be subject to the provisions of Section 1.6 of said plumbing regulations. All necessary changes and/or repairs to existing plumbing systems and fixtures shall meet the requirements for new work.

f. City's Electrical Regulations, Article 4, Chapter 13 of the City's Municipal Code; existing electrical wiring and equipment shall be subject to the provisions of Subsection (a) of Section 13-400 of the Municipal Code, City of Fresno. All necessary changes and/or repairs to existing electrical wiring or equipment shall meet the requirements for new work.

g. City's Health Regulations, Chapter 9 of the City's Municipal Code.

h. In addition to the other controls of this Plan and the other requirements of the Rehabilitation Standards, and notwithstanding the provision of Subsection (d), Section 19100 of Article 1 of Chapter 2 of Part 3 of Division 13 of the California Health and Safety Code, all existing buildings to be retained within the Project Area shall be repaired, altered or reconstructed in such a manner that they will have a degree of seismic force resistance equal to at least 66-2/3 per cent of that required for new buildings of equivalent size, location, use and occupancy by the Uniform Building Code, 1950 edition, as adopted by the City of Fresno.

i. All other applicable codes, ordinances and regulations of the City, County, State and Federal Government.

3. Architectural Review

In the case of those structures which, through structural survey have been determined to be capable of being rehabilitated to meet the requirements set forth by this Section, the following actions will be taken:

- a. The owner will enter into an owner participation agreement with the Redevelopment Agency of the City of Fresno.
- b. Proposed exterior design, exterior color scheme and other proposed aesthetic features will be reviewed by an Advisory Architectural Committee selected by the Redevelopment Agency of the City of Fresno and approved by the City of Fresno.
- c. Prior to the issuance of a building permit, the plans for effecting rehabilitation, including the engineering plan, elevations and/or perspectives, shall be subject to review and approval of the Advisory Architectural Committee as specified in this Plan.

B. Residential Rehabilitation

1. Any such property within the Project shall be required to conform to all applicable provisions, requirements and regulations of this Plan, except as provided in this Section. Upon completion of rehabilitation, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue during the life of any new or existing mortgage and extend the remaining economic life of the property to a minimum of thirty (30) years.
2. Further, unless otherwise provided in Item 3 of this Section, any such property shall conform to the applicable provisions, requirements, and regulations of the following existing City Ordinances or their equivalents hereinafter enacted or modified.

- a. City's Zoning Ordinance, Articles 1 through 4, inclusive, Chapter 12 of the City's Municipal Code.
 - b. City's Subdivision Ordinance, Article 10, Chapter 12 of the City's Municipal Code.
 - c. City's Building Regulations Article 1, Chapter 13 of the City's Municipal Code.
 - d. City's Dangerous Building Ordinance, Article 12, Chapter 13 of the City's Municipal Code. Changes or repairs necessitated by this requirement shall meet the requirements of the Uniform Building Code, 1958 Edition, as adopted by the City of Fresno.
 - e. City's Plumbing Regulations, Article 7, Chapter 13 of the City's Municipal Code; existing plumbing systems and fixtures shall be subject to the provisions of Section 1.6 of said plumbing regulations. All necessary changes and/or repairs to existing plumbing systems and fixtures shall meet the requirements for new work.
 - f. City's Electrical Regulations, Article 4, Chapter 13 of the City's Municipal Code; existing electrical wiring and equipment shall be subject to the provisions of Subsection (a) of Section 13-406 of the Municipal Code, City of Fresno. All necessary changes and/or repairs to existing electrical wiring or equipment shall meet the requirements for new work.
 - g. City's Health Regulations, Chapter 9 of the City's Municipal Code.
 - h. In addition to the other controls of this Plan and the other requirements of the Rehabilitation Standards, and notwithstanding the provision of Subsection (d), Section 19100 of Article I of Chapter 2 of Part 3 of Division 13 of the California Health and Safety Code, all existing buildings to be retained within the Project Area shall be repaired, altered or reconstructed in such a manner that they will have a degree of seismic force resistance equal to at least 66-2/3 per cent of that required for new buildings of equivalent size, location, use and occupancy by the Uniform Building Code, 1958 edition, as adopted by the City of Fresno.
 - i. All other applicable codes, ordinances and regulations of the City, County, State and Federal Government.
3. There is attached hereto as Exhibit 3 and as an integral part of this Plan, PROPERTY REHABILITATION STANDARDS FOR SOUTHWEST FRESNO GNRA. The purpose of these standards is to establish minimum design and construction standards for the rehabilitation of existing residential uses located in the Southwest Fresno GNRA Project Area,

ARTICLE VIII - REDEVELOPERS' OBLIGATIONS

SECTION 001 - Time Limit on Development

- A. Purchasers of land within the Project Area shall be required to commence construction not later than six months after conveyance of title to the developer. Construction shall be completed within time limits specified by the Agency.
- B. Owner participation agreements shall contain provisions governing initiation and completion of construction of such site improvements as are required in each case.

SECTION 002 - Review of Plans

- A. No construction shall be undertaken in the Project Area until site development plans of the developer shall have been approved by the Agency in writing. Approval shall be granted if such plans will effectuate the purposes of this Plan and meet the standards herein set forth.
- B. Site development plans shall include:
 - 1. Boundaries of the subject property.
 - 2. Location of building on the subject property with its maximum coverage noted.
 - 3. Point(s) of vehicular ingress and egress.
 - 4. Off-street parking, if any, and, if applicable, off-street loading.

SECTION 003 - Prevention of Speculation in the Holding of Land

It is deemed to be in the public interest to rapidly develop the land in conformity with this Plan in the shortest possible time and to prohibit unreasonable holding of land. No developer shall, except with the prior written consent of the Agency, resell, lease, sublease, or otherwise dispose of land in the Project Area until the construction of said land has been completed and all the obligations imposed on such developer by this Plan have been discharged.

SECTION 901 Public Hearings

- A. Pursuant to the Community Redevelopment Law of the California Health and Safety Code, as amended, the Redevelopment Agency of the City of Fresno on January 2, 1969, at 8:00 p.m., held a public hearing on this Plan, after due notice mailed to the last known address of each parcel of land within the Project Area at his last known address as shown by the records of the Assessor of Fresno County, California, and after proper published notice of this hearing in a newspaper of general circulation, printed and published in Fresno, California. Subsequent thereto and on January 2, 1969, by its Resolution No. , the Agency approved and adopted the Urban Renewal Plan for the West Fresno Project Three.
- B. Pursuant to the above described Community Redevelopment Law of the California Health and Safety Code, as amended, the City Council on January 2, 1969, at 8:00 p.m., in Fresno, California, having published notice thereof conducted a public hearing to determine:
1. The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in this part.
 2. The redevelopment plan would redevelop the area in conformity with this part and in the interests of the public peace, health, safety, and welfare.
 3. The adoption and carrying out of the redevelopment plan is economically sound and feasible.
 4. The redevelopment plan conforms to the master or general plan of the community.
 5. The carrying out of the redevelopment plan would promote the public peace, health, safety, and welfare of the community and would effectuate the purposes and policy of this part.
 6. The condemnation of real property, if provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made for payment for property to be acquired as provided by law.
 7. The agency has a feasible method or plan for the relocation of families and persons displaced from the project area, if the redevelopment plan may result in the temporary or permanent displacement of any occupants of housing facilities in the project area.
 8. There are or are being provided in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.

SECTION 902 Approval of Plan by Planning Commission

Pursuant to the Community Redevelopment Law of the California Health and Safety Code, as amended, this Plan was prepared by the Agency, in cooperation with the Planning Commission of the City of Fresno and by the retention of qualified consultants, and was submitted to the Planning Commission of the City of Fresno for its report and recommendation. Subsequent thereto and on December 17, 1968, by Resolution No. , said Planning Commission made its report that this Plan is in conformity with the General Plan adopted by the City Council, and further, said report recommended that the City Council approve and adopt this Plan.

SECTION 903. Approval of Plan by City Council - City of Fresno

- A. Pursuant to the Community Redevelopment Law of the California Health and Safety Code, as amended, approval of this Plan by the City Council of the City of Fresno shall be by Ordinance. The Ordinance shall:
1. Contain a legal description of the boundaries of the Project Area covered by this Plan.
 2. Set forth the purposes and intent of said Council with respect to the Project Area.
 3. Contain the findings and make the declarations of intention and determinations required in applicable sections of said Community Redevelopment Law of the California Health and Safety Code, as amended.
 4. Incorporate by reference to maps, reports, and other information the full details of the approved Plan.
 5. Designate the approved Plan as the official Urban Renewal Plan of the Project Area.
- B. Pursuant to Article VI of the Charter of the City of Fresno, the effective date of said Ordinance shall be thirty (30) days from and after the date of its adoption.
- C. The Ordinance shall be filed with the City Clerk and a copy of said Ordinance shall be sent to the Agency, and thereupon, the Agency shall become vested with the responsibility for carrying out the Plan. In addition, after the adoption of the Urban Renewal Plan by the City Council there will be recorded with the County Recorder of the County of Fresno, State of California, a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area pursuant to the Community Redevelopment Law of the State of California have been instituted. Recordation shall be in compliance with the provisions of Section 27295 of the Government Code of the State of California and shall, to the extent applicable, be effected as promptly as possible following adoption of the Urban Renewal Plan by the City Council.
- D. Before entering into any or certain types of contracts in connection with the Plan, the Council may require the Agency to submit such contracts to said Council and obtain its approval.
- E. This Plan, in Articles VI and VII above, provides for participation in the redevelopment and/or rehabilitation of property in the Project by owners of such property. If the owners of any such property fail or refuse to enter into a binding agreement within a reasonable time to be determined by the Agency for participation in accordance with this Plan, the provisions of said Articles VI and VII of this Plan, concerning the acquisition of such property by the Agency, shall apply.

SECTION 904 Effectuation of Zoning Changes.

- A. For this Plan to be legally carried out, it is necessary that the present zoning applicable within the Project Area be changed as indicated on Exhibit 2 "ZONE PLAN MAP."
- B. Upon official request by the Agency, applicable zone change action shall be commenced by the City Planning Commission at such time as sufficient land has been acquired and such zone changes shall be completed prior to the disposition of affected property.
- C. All zone changes shall be in conformity with the provisions of this Plan, the City Charter, and the City Zoning Ordinance.

ARTICLE X FINANCING

SECTION 1001 Methods of Financing the Project

For financing purposes, the Agency will include the financing of the project in the Neighborhood Development Program of the Department of Housing and Urban Development of the United States of America (hereinafter called the "Government") in a form satisfactory to the Government, under the provisions of Title I of the Housing Act of 1949, as amended.

One fourth of the net project cost of carrying out and execution of the project under such program of financing under the Government must be met by non-federal sources.

The City of Fresno and/or other local public bodies may grant sums of money to the Agency or may undertake to provide certain site improvements or supporting facilities in accordance with the provisions of this Plan. Any such contributions in connection with the Project shall be included in the gross project cost to the extent that they are determined to be eligible for such inclusion and shall further be held to be a portion of the local share of the net project cost.

SECTION 1002 Payment for Property Condemned

Any funds borrowed by any or all of the means described above will include funds to pay for property acquired by the Agency. The Agency will pay the fair market value of all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of the statutes and Constitution of the State of California relative to the exercise of the right of eminent domain and the provisions of the Department of Housing and Urban Development of the United States of America.

Added section 1003 unintentionally omitted

SECTION 1003 Tax Increment

In addition to the previous sections, the Agency may from time to time borrow money by any means legally available to it, including the issuance of bonds, and it may expend such money for any or all of the following purposes:

Repayment of monies advanced by the Government for planning the Project.

Acquisition of Project land and existing improvements.

Preparation of Agency acquired land for disposition.

Expenses in connection with disposition of the Project land.

Expenses of administering the Project, including interest charges.

The City of Fresno and/or other local public bodies may grant sums of money to the Agency or may undertake to provide certain site improvements or supporting facilities in accordance with the provisions of this Plan. Any such contributions in connection with the Project shall be included in the gross project cost to the extent that they are determined to be eligible for such inclusion and shall further be held to be a portion of the local share of the net project cost.

The Agency may issue its bonds in one or more series, in such amounts, and on such terms and conditions as the Agency shall from time to time determine, including without limiting the generality of the foregoing, the rate of interest and the time, place and medium of payment thereof, the dates of issue and maturity, the denominations and whether coupon or registered, and the manner of calling or redeeming prior to maturity.

All taxes levied upon taxable property within the Project, 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 projects as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Fresno last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

B. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into such a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys 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 moneys 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 moneys 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.

ARTICLE XI - CHARGES OF PLAN

SECTION 1101. Amendment of Plan

After adoption of the Plan by the City Council of the City of Fresno, the provisions of the Plan may be amended by said Council only by formal written amendment duly approved and recommended by the Agency and within the provision of Chapter 4, Article 12 of the Community Redevelopment Law of the State of California.

Variances:

Under exceptional circumstances the Executive Director of the Agency is authorized to permit a variation from the limits, restrictions and controls of this Plan. In order to permit such a variation the Executive Director must first determine that

1. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions and controls.
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
4. Permitting a variation will not be contrary to the objectives of the Plan.
5. For a period of fifteen (15) days after a decision by the Executive Director, either granting or denying a variation, such granting or denial may be appealed to the Agency in writing by an affected property owner, setting forth the reason for such appeal.

No such variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variance the Executive Director shall impose such conditions as are necessary to protect the public health, safety, or welfare and to assure compliance with the general purpose of this Plan.

PROPERTY REHABILITATION STANDARDS FOR SOUTHWEST FRESNO GNRA
REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

PROPERTY REHABILITATION STANDARDS FOR SOUTHWEST FRESNO CERA

I. Purpose and Intent

These property rehabilitation standards have been developed to provide minimum design and construction standards for the rehabilitation of existing houses and properties located in the Project. The primary intent is to form the basic framework within which to accomplish the physical rehabilitation of the residential properties and to improve the environmental qualities within the project area. It is hoped that this physical rehabilitation will aid in the social and economic rehabilitation of the area.

The ultimate aim is to make the best use of the existing houses which can be conserved and to conserve the maximum housing possible, consistent with the planning concept. While these standards are applicable only to individual properties, as written, they are directed toward neighborhood improvements. Owners will be encouraged to make additional improvements aimed at convenience, efficiency, livability and improved appearance.

II. How These Standards Are to be Used

These standards are intended to be used as technical information and as a uniform guide for owners, builders and code officials involved in the rehabilitation of existing residential dwellings in the project area.

They are confined in their application to the individual properties within its property lines. They are not concerned with improvements off the site except for the provision of streets for access and circulation and for essential services and facilities to the property. In all cases these standards shall be interpreted within the intent of

the general objectives outlined or implied.

Any new construction, additions and repairs must comply with the applicable codes and ordinances for the City of Fresno, the Redevelopment Plan, and the appropriate FHA, Minimum Property Standards and the more restrictive shall apply.

III. Changes in the Standards

Changes in the rehabilitation standards shall require the approval of the Planning and Inspection Department of the City of Fresno, the Regional Office of the Department of Housing and Urban Development, the Regional Office of the Federal Housing Administration, and the Redevelopment Agency of the City of Fresno.

PART "A"

GENERAL ACCEPTABILITY CRITERIA

1. GENERAL - All properties in the Project, shall comply with the standards set forth in all applicable statutes, codes and ordinances, as amended from time to time, relating to the use, maintenance, facilities and occupancy of property, including but not limited to, Building, Plumbing, Heating, Electrical and Housing Codes of the City and County of Fresno. These code standards are hereby incorporated by reference and made part of the Property Rehabilitation Standards.
2. The property at the completion of rehabilitation must be safe and sound in all physical respects and be refurbished and altered as required to bring the property to a desirable marketable condition which will continue during the life of the mortgage. The extent to which existing work may be used or new work required must be determined in each instance, as necessary, to meet the desired objectives. In this respect, characteristics and other building features shall be judged on the basis of suitability for the rehabilitated property and appeal to the determined market segment. The acceptability of individual properties or projects will be determined by the Department of Housing and Urban Development (HUD) or the Federal Housing Administration (FHA) on the basis of the needs and merits of each project or case as presented.

Non-residential use of any portion of properties submitted for mortgage insurance is subject to certain limitations on extent and character. Should any such use be contemplated, advice with respect to specific properties will be provided

by the FHA insuring office and the Redevelopment Agency upon request.

3. SERVICE AND FACILITIES - Utilities shall be independent for each property without dependence upon other properties. Each building and each living unit within the building shall contain provisions for the removal of trash and garbage and its sanitary storage pending removal.
4. ACCESS TO THE PROPERTY - Each property shall be provided with vehicular access to and from the property at all times by an abutting public street.

ACCESS TO THE BUILDING - Walks and steps shall be provided for convenient all-weather access to the structure and constructed so as to provide safety, reasonable durability, and economy of maintenance.

Each building shall be provided with access to the rear or side yard. Access to each living unit shall be provided without passing through any other living unit.

5. PARTIAL NON-RESIDENTIAL USE - Existing non-conforming uses and structures shall be eliminated or converted to conform with all applicable ordinances.
6. OPEN SPACE - Every dwelling shall have yard space of such size as so planned as to permit convenient access for maintenance, adequate light and ventilation of rooms and spaces, and reasonable privacy. There shall be adequate open space for laundry drying, gardening, landscaping and outdoor

living. The open space may be at the rear, front, or one of the side yard areas.

7. PARKING - As a neighborhood planning guide, on site parking and vehicle storage shall total not less than one car space per dwelling unit. Demolition of primary structures will not be required to provide this on-site parking space.

The approach, driveway, and parking space(s) for existing structures shall be of concrete, or other approved paving materials. Parking space shall be at least 10' x 20'. Driveway shall be at least 10' wide. Approach, driveway, and parking space shall comply with City zoning and other applicable ordinances and code requirements.

8. SITE IMPROVEMENTS - The open space of each property shall:

- a. Provide for the immediate diversion of water away from buildings and disposal from the lot; but not on to adjacent lots;
- b. Prevent soil saturation detrimental to structures and lot use; and
- c. Provide appropriate paved walks, parking areas, driveways, steps and front yard landscaping.

9. COURTS - Outer courts shall have a least dimension of 6 feet if windows occur in walls opposite each other.

- a. The distance between building walls of outer courts under other conditions should be not less than 3 feet;
- b. Inner courts should have at least 30 square feet area and minimum dimensions as for outer courts.

PART "B"

1. SPACE STANDARDS - For existing work, dimensions for interior spaces are based upon measurements taken between finished floor, wall, ceiling or partition surfaces.

The area occupied by a stair or by closets shall not be included in the determination of required room area.

Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building, planning standards in the same manner as rooms above grade.

Minimum Room Sizes and Allowable Room Count - Room sizes shown below shall be the minimum permitted for any subdividing of existing spaces, or for the construction of any new rooms.

SCHEDULE

Name of Space (1)	Minimum Area (Sq. Ft.) (2)			Least Dimension (2)
	0-BR LU	1 & 2 BR LU	3 or more BR LU	
LR	NA	140	150	10'-0"
DR	NA	80	100	7'-8"
K	NA	50	60	5'-4"
K'ette	20	25	40	5'-6"
BR (Double)	NA	110	110	8'-8"
BR (Single)	NA	90	90	7'-0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	220	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

2. NOTES

- (1) Abbreviations:

LU = Living Unit	K'ette = Kitchenette
LR = Living Room	BR = Bedroom
DR = Dining Room	SL = Sleeping Room
DA = Dining Area	NA = Not Applicable
K = Kitchen	0-BR = No separate bedroom

- (2) Minor variations to these areas may be permitted when existing partitions preclude compliance.

(3) Least dimensions shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

3. CEILING HEIGHTS - Minimum ceiling height of habitable rooms shall be 7'6". In rooms with sloping ceilings, the required ceiling height shall be provided for at least one-half of the required room area. Ceiling heights less than 5 feet shall not be included in computing the required room area. Ceiling heights for bathrooms, halls, toilet compartments, and utility rooms may be 7 feet 0 inches clear. Where there are surred or occasional structural beams in the ceiling, the distance between the bottom of the beams and the finish floor shall not be less than 7 feet 0 inches.
4. PRIVACY AND ARRANGEMENT - Access to all parts of a living unit shall be possible without passing through a public space.

5. KITCHEN FACILITIES Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water, and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils. Countertop finish shall be waterproof, corrosive-resistant, and shall not be painted.

Minimum areas and dimensions of kitchen storage space shall generally be as follows:

- a. Total shelving in wall and base cabinets - 30 square feet;
- b. Drawer - 5 square feet;
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed;
- d. Counter top space shall be minimum of 12 square feet.

6. BATH FACILITIES - Complete bathing and sanitary facilities shall be provided within each living unit consisting of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. Bathtub shall be not less than 4 feet 6 inches long, and if a square tub - 4 foot minimum. Shower, if provided, shall have a least dimension not less than 30 inches.

7. CLOSETS - Clothes closet space shall be provided within each living unit on the basis of approximately 12 square feet for the first BR plus 6 square feet for each additional bedroom.

The space provided shall be divided into separate closets serving each bedroom and having one closet located so as to open directly off of a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchen. Clothes closet shall have a shelf, rod, and doors.

8. GENERAL STORAGE - Each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.
9. LIGHT AND VENTILATION - The window area of all habitable rooms shall equal at least 1/10 of the floor area or 12 square feet, whichever is greater. The window area in any bathroom or water closet compartment shall equal not less than 3 square feet. Not less than 1/2 the required window area of any room shall be openable. In lieu of any required window in a bathroom or water closet compartment, a mechanical ventilation system capable of producing a complete change of air every 5 minutes and connected directly to the outside may be used.

Required windows shall open on a court, yard, street, or alley, either directly or through a porch with a minimum clear height of not less than 7 feet. Such a porch shall be at least 50 per cent open on at least one side, or on both ends.

An interior room not having its own source of light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and

ventilation, calculated on the basis of the combined floor area of the two rooms, and where the separating wall between the two rooms has a clear opening of not less than 56 square feet. The interior room shall not be a bedroom.

Adequate natural or artificial light and ventilation shall be provided for all public spaces.

- a. Public entrances, hallways, and unenclosed stairways shall be provided with natural ventilation equal to 4 per cent of the floor area or adequate mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairs, windows, skylights, or the equivalent shall be provided containing at least 10 square feet of glass area, or its equivalent, for each floor so served.
- c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide at least 4 changes of air per hour.

Ventilation of Utility Spaces - Utility spaces which contain heat producing, air conditioning, and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

10. ATTIC AND BASEMENTLESS SPACES - Access to attics shall be provided by means of conveniently located scuttles, disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14x22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

11. STAIRWAYS - Existing stairways in sound condition to remain, or to be repaired, shall not be dangerously or to any serious extent below minimum standards as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.
12. HALLWAYS - Hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.
13. EXTERIOR APPURTENANCES - All exterior appurtenances or accessory structures which serve no useful purpose or are not compatible to the neighborhood, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.
14. PORCHES, WALKS, AND STEPS - Remove all sagging, unsound, worn, or deteriorated porches and steps and replace or rebuild with suitable materials adequately protected against wear, weather, and decay. Walks shall be repaired or replaced to provide safe use and to prevent further deterioration.
15. FENCES AND GATES - All wood fences which have missing or broken pickets or boards, or which lean, shall have missing or damaged parts replaced or trued upright. Damaged or deteriorated wood posts shall be replaced with suitable materials of appropriate design. All sagging gates shall be braced true, and those dragging on the ground shall be re-hung to clear. All missing or deteriorated hardware shall be replaced. Wood fences and gates shall be protected from deterioration with an acceptable finish.

16. LANDSCAPING - Remove all overgrown shrubs and plantings. Prune and trim remaining specimens. Clean up and remove all debris and trash from premises.

Landscape as required and provide plants and ground cover to prevent soil erosion, to lessen building maintenance, and to enhance the appearance of the rehabilitated structure.

17. CONSTRUCTION - The construction of the dwelling shall provide:

- a. Sufficient structural strength and rigidity;
- b. Adequate protection from corrosion, decay, insects and other destructive forces.

18. STRUCTURAL SOUNDNESS - All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

19. BASEMENT AND FOUNDATION WALLS - Any deficiencies in proper grading or paving adjacent to the building shall be corrected, to assure surface drainage away from basement and foundation walls.

20. CHIMNEYS AND VENTS - Chimneys and vents shall be structurally safe, durable, smoke-tight and capable of withstanding

the action of flue gases, and shall have approved clearance from combustible materials.

21. PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION - Each dwelling and all exterior appurtenances on the premises shall be adequately protected against rodents, fungi infestation, dry or wet rot, termites or other vermin infestation. A careful inspection shall be made of the dwelling and other structures on each property for evidence of existing or potential infestation. An existing building where found to have defects which will permit the entrance into the structure of rodents, termites or other vermin shall be corrected by appropriate preventive measures.

22. GUTTERS, DOWNSPOUTS, CORNICES, AND EXTERIOR DETAILS - Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and avoid causing an unsightly appearance of walls and windows where adequate roof overhangs are not provided. Gutters, downspouts, eaves, rafter ends, fascias, soffits and cornices, mouldings, trim, etc., showing evidence of leakage, rust decay, or deterioration shall be replaced with new materials suitably protected with paint. Repairs shall be accomplished by necessary changes of design or with appropriate new design within reasonable limits to prevent recurrence of the deterioration. Conduct downspout drainage to suitable outfall.

23. ROOFS - The roof covering shall be of an acceptable type and properly flashed. All roofs, including valleys and flashing, shall be renewed or repaired to the extent necessary to protect the building against leakage and rodents.

All critical joints in exterior roof and wall construction

shall be protected by sheet metal or other suitable flashing material to prevent the entrance of water.

24. WINDOWS AND DOORS - Each window, door, and basement hatchway shall be reasonably weather-tight, water-tight, rodent-proof, in sound working condition, and in good repair. Windows and exterior doors and their frames which show signs of decay, deterioration, excessive warping, racking or misalignment shall be replaced to an acceptable condition and adequately protected with paint and flashings against further deterioration. All broken or cracked glass shall be replaced. Existing and new millwork shall be painted or shall receive other protective finish over properly prepared surfaces. Replace all broken or missing hardware.

Provide effective door and window screens to prevent the entry of insects while allowing adequate ventilation of rooms. Screen assembly shall be of durable quality and appropriate for the type of sash or door with which it is used.

25. INTERIOR WALLS AND CEILINGS - Interior walls and ceilings shall be capable of supporting the required loads, rodent-proof, and in good repair. All interior wall and ceiling surfaces and interior woodwork shall be clean, smooth, and free from objectionable cracks, imperfections and finished in a first-class workmanlike manner for the materials used. All loose and broken plaster and wallboard shall be soundly patched and repaired. Where damage or deterioration is so extensive that patching is impractical, the entire wall or ceiling area shall be replastered or covered with acceptable drywall materials. Plaster held in place by wallpaper or plaster loosened by broken keying will be

considered deteriorated to the point of replacement.

Plaster patching shall be done without objectionable joints between old and new work. Where drywall systems are used to cover old surfaces, adjustment at window and door trim, etc., shall be accomplished by suitable mouldings or by taping. Acceptable waterproof materials shall extend to 5 feet above rim of tub where there is a shower over tub, to 6 inches above rim of tub where there is no shower, and to 5 feet 6 inches above floor in shower stall.

All walls and ceilings shall be acceptably painted or shall receive other decorative treatment over properly prepared surfaces.

26. PAINING AND DECORATION - Where needed, a protective and decorative finish coating shall provide (a) adequate resistance to weathering; (b) protection of finish surfaces from moisture or corrosion; (c) an attractive appearance; and (d) reasonable durability. Where painted surfaces are in good condition and it is apparent that painting maintenance has taken place and the property is between such painting periods, and where the rehabilitation will not disturb that part of the building, painting and redecoration is not required.

Appropriate cleaning of existing interior and exterior finish surfaces shall be provided regardless of whether or not painting or other decoration work is done.

27. FLOOR CONSTRUCTION - All floor construction components shall provide safe and adequate support for all intended or likely loads and shall eliminate objectionable vibration.

Basement or Cellar Floors The floor of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner, except under the following condition. Where the basement or cellar has existing wood floor construction over a crawl space and is

in a sound, undamaged condition, it may remain provided the crawl space is adequately vented.

28. FINISH FLOORS - Finish floors shall be rodent proof, of acceptable material, smooth, even, and tightly laid. Bath room, toilet compartment, and kitchen floors shall be provided with acceptable floor covering materials which are impervious to water and installed over proper underlayment.

Wood floors in all other areas of the living unit which show excessive wear, shrinkage, cupping, or other similar damage shall be replaced or covered with acceptable floor materials properly installed, except that in said areas, sound wood floors showing excessive wear and discoloration shall be resanded and refinished.

Carpeting and cushioning shall meet or exceed the requirement of FHA UM44.

29. HEATING - Each property shall be provided with a centralized heating facility, or appropriate and sufficient individual space heaters, capable of maintaining a temperature of at least 70 degrees F. when the outside temperature extends downward to 35 degrees Fahrenheit in all habitable rooms, bath and toilet rooms, and hallways. All heating devices or equipment shall have an appropriate recognized approval for safety and performance, or shall be so determined by proper authority.

30. COOLING - Each property shall be provided with permanently installed equipment which provides adequate distribution of air and cooling. The minimum acceptable shall be an adequate evaporative cooler.

31. DOMESTIC WATER HEATING AND STORAGE - Each building, or living unit within a building, shall have domestic water heating and storage equipment in serviceable condition including safety devices and supplying hot water in quantities equivalent to the following table:

Number Living Units Served	Storage Capacity In Gallons	Heating Capacity Gal. per hour 100 degrees F. Rise
1	30	30
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

Where replacement by new equipment is needed, the water heating equipment shall be automatic. Where electric water heaters are used, appropriate additional storage capacity shall be provided to compensate for low-heating capacity.

Prohibited Locations - No water heater or gas-fired appliance shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a garage, bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations. Existing water heaters in garages shall be elevated to provide minimum of 18 inches between heating element and floor.

All water heaters shall be equipped with an approved type pressure-temperature relief valve, installed in accordance with requirements of the National Plumbing Code.

32. PLUMBING - The plumbing system and its appurtenances for each dwelling shall provide satisfactory water supply,

drainage, venting and operation of fixtures.

Replace all broken, cracked, chipped, or severely worn bathroom fixtures, kitchen sink, or fittings. All fixtures shall be connected to the public sewage system and water supply and to adequate waste and hot and cold water supply lines, except that the water closet shall be connected to the cold water line only.

All soil, waste, vent, and water supply lines which show evidence of leakage or severe corrosion or which are so plugged with rust or mineral deposits as to materially reduce their capacity shall be replaced or restored to a condition which will provide safe and adequate service for the plumbing fixtures to which they are connected.

33. ELECTRICAL

- a. All habitable rooms and other appropriate spaces in each dwelling shall be provided with branch circuits from an electrical service of adequate size to safely supply electrical energy for proper illumination, and receptacle outlets at appropriate locations for the use of appliances or other equipment;
- b. Existing wiring and electrical equipment to remain shall be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled;
- c. Where existing electrical facilities are considered inadequate, they shall be increased or replaced in accordance with the Electrical Code of the City of Fresno.

New Electrical Work - The provisions of Section R906 Chapter IX of the Rehabilitation Guide for Residential Properties (U. S. Department of HUD), and appropriate provisions of the National Electrical Code and F.M.C. shall be used as a guide for design layout and installation of electrical work in new construction. Not less than two general lighting circuits (15 amp.) and two appliance circuits (20 amp.) shall be provided for each living unit. Major appliances shall have individual branch circuits, as required, to comply with the National Electrical Code.

34. NON-ACCEPTABLE FEATURES - Features existing in the project area which are not acceptable in any property are:
- a. A bathroom containing a water closet, or a water closet compartment opening directly into any area where food is prepared or served;
 - b. Dwellings showing evidence of continuing settlement, deterioration, dampness, leakage, decay, termites, or other conditions impairing the safety or sanitation of the dwelling;
 - c. Buildings in which adequate ventilation has not been provided for attic and basementless spaces to prevent conditions conducive to decay, dampness, and deterioration of the structure;
 - d. Buildings constructed on wood mudsills resting directly on the ground;
 - e. Wood siding, floors, and/or door casings or door sills in contact with the ground or outside paving;
 - f. Dirt floors in garages.
35. SEISMIC REQUIREMENTS - All existing masonry and concrete buildings and all parts thereof, including the structural

frame or walls, floor, and roof systems, and other structural features shall be repaired, altered, replaced and/or certified by a competent architect, civil or structural engineer, licensed by the State of California, to have sufficient lateral stability to provide for the safety of the occupants in and around the structure in the event of an earthquake. A degree of seismic force resistance equal to not less than 66 2/3% of that required for new buildings as set forth in Section 2314 of the Uniform Building Code, 1967 edition, will be considered adequate for this requirement.

36. MATERIALS AND PRODUCTS - Provide materials of such kind and quality which will assure that the dwelling will provide:
- a. Appropriate structural strength;
 - b. Adequate resistance to weather and moisture; and
 - c. Reasonable durability and economy of maintenance.
37. FIRE PROTECTION - Adequate protection shall be provided to assure a high degree of safety to life and property preservation for the dwelling, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and by providing exits which will permit persons to leave the building with safety.
38. EXITS - Each one or two family dwelling and each living unit in multi-family properties shall have at least one exit, which is a doorway, protected passageway or stairway, providing unobstructed travel directly to the outside of the building at street or grade level. In addition, there shall be a suitable and separate secondary exit from each living unit by means of a doorway, stairway,

protected passageway, or openable window. Where the secondary exit is by means of an openable window, the opening shall be at least 5 square feet in area with a minimum dimension of 22 inches. The bottom of the opening, or sill height, shall not be more than 4 feet above the floor. Where storm windows, screens or burglar guards are used, these shall be readily openable from the inside.

Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.