

PASSED DEC 19 1963
EFFECTIVE JAN 19 1964

BILL NO. 5683

INTRODUCED BY COUNCILMAN WAGNER

ORDINANCE NO. 6384

AN ORDINANCE OF THE CITY OF PRESNO, CALIFORNIA,
APPROVING THE URBAN RENEWAL PLAN AND THE
FEASIBILITY OF RELOCATION FOR WEST PRESNO
PROJECT TWO, PROJECT NO. CALIF. R-5C

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

into a planning contract for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds were provided for the urban renewal project (herein called the "Project") identified as "West Fresno Project Two, Project No. Calif. R-60" and encompassing the area in the City of Fresno, State of California, (herein called the "Locality") described as follows:

Beginning at a point on the northwesterly line of Stanislaus Street 250 feet northeasterly of the north-easterly line of "G" Street; thence southwesterly along said northwesterly line of Stanislaus Street to the southerly corner of Lot 16, Block 23, City of Fresno as per map recorded June 8, 1876, in Book 1 of Plats, at Page 2, Fresno County Records:

thence, using the southwesterly line of said Block, with a bearing of N-41° 30' 00"-W, as a basis of bearing for this description; N-77° 25' 38"-W, a distance of 64.23 feet; thence N-46° 21' 07"-W, a distance of 707.55 feet; thence N-42° 37' 36"-W, a distance of 603.60 feet to the southerly line of Amador Street; thence, along said southeasterly line N-48° 26' 30"-E, a distance of 23.07 feet; thence N-46° 05' 00"-W, a distance of 287.92 feet;

thence northwesterly along a tangent curve concave southwesterly with a radius of 3,110 feet, through an angle of 17° 37' 45", an arc distance of 956.91 feet to a point on the westerly line of Trinity Street; thence northerly along said westerly line of Trinity Street and its northerly projection to a line 30 feet northerly of the southerly line of Divisadero Street, being also the north line of the southeast one-quarter of Section 5, Township 14 south, Range 20 east, Mount Diablo Base and Meridian; thence easterly, parallel with, and 30 feet northerly of the southerly line of Divisadero Street and along said north line of the southeast one-quarter of Section 5, a distance of 70 feet, more or less, to the west one-quarter corner of Section 4, of said Township and Range; thence northerly along the west line of said Section 4, a distance of 40 feet, more or less, to the northerly line of Divisadero Street; thence easterly along said northerly line of Divisadero Street to a point in a line parallel to the northwesterly projection of the northeasterly line of "G" Street; said point bears N-48° 29' 15"-E, 250 feet from said northwesterly projection of the northeasterly line of "G" Street; thence southeasterly along the line parallel to and 250 feet northeasterly of the north-easterly line of "G" Street to the point of beginning.

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

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project area and has determined that the area is a blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of overcrowding and improper location of structures on the land; conversions to incompatible types of uses, such as rooming houses among family dwellings; obsolete building types, such as large residences or other buildings which through lack of use and maintenance have a blighting influence; detrimental land uses and conditions, such as incompatible uses, structures in mixed use, and adverse influences from noise, smoke, and fumes; unsafe, congested, poorly designed and otherwise deficient streets; inadequate public utilities and community facilities contributing to unsatisfactory living conditions and economic decline and an excessive number of substandard structures; and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and,

WHEREAS, there has been prepared and referred to the City Council of the Locality (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the Project area, dated May 7, 1963, and consisting of twenty-nine pages and four exhibits, supported by the following supplementary material, data, and recommendations, which material, data, and recommendations are not a part of said Urban Renewal Plan:

1. Environmental Survey Report, dated December, 1962.
2. Relocation Plan for West Fresno Project Two, Project No. Calif. R-60, dated May 7, 1963.
3. Relocation Payments Program for Businesses for West Fresno Project Two, Project No. Calif. R-60, dated June, 1963.

4. Application for Loan and Grant (Part I), dated May 7, 1963, together with all attachments.

5. Financial Feasibility Study and Tax Increment Study for West Fresno Project Two, Project No. Calif. R-60, dated September 30, 1963.

6. Resolution of the Local Public Agency Adopting Rules for Extending Reasonable Preferences for Businesses in the Project Area to Re-enter in Business within the Redeveloped Area, being Resolution No. 248, adopted December 3, 1963.

7. West Fresno General Neighborhood Renewal Plan, Plan No. Calif. R-51 (UN), Fresno, California, dated September 11, 1961, and approved by Resolution No. 124 of the Local Public Agency.

8. Resolution of the Local Public Agency Approving Undertaking of Surveys and Plans for an Urban Renewal Project and Filing of an Application, West Fresno Project Two, being Resolution No. 134, adopted November 21, 1961;

and;

WHEREAS, said Urban Renewal Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving said Urban Renewal Plan, which is attached thereto; and,

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

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

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

WHEREAS, the Local Public Agency has 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 the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and,

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and said Urban Renewal Plan for the Project, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Housing and Home Finance Administrator; and,

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting dis-

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crimination because of race, color, creed, or national origin; and,

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

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

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

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

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

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

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

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

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

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

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

SECTION 6. It hereby is found and determined that the financial aid provided and to be provided pursuant to said contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the Project area.

SECTION 7. It hereby is found and determined that the 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, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

SECTION 9. It hereby is found and determined that the program for the proper relocation of the families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project and that such dwellings or dwelling units available or to be made available to such displaced families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of

the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment.

SECTION 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 following improvements which will be provided to complete or assist in the completion of said Project:

SITE IMPROVEMENTS

<u>Identification</u>	<u>Avail- ability of Funds</u>	<u>Estimated Cost</u>	<u>Estimated Credit to Project</u>	<u>In- eligible Cost</u>
Streets and Alleys	As needed	\$ 41,599	\$	\$ 41,599
Water Distribution System	As needed	112,895	\$107,017	5,878
Sanitary Sewers	As needed	196,988	123,313	73,675
Storm Drainage System	As needed	181,289		181,289
Street Lighting	As needed	7,436		7,436
Fire Alarms	As needed	1,000		1,000
TOTAL SITE IMPROVEMENTS		<u>\$541,207</u>	<u>\$230,330</u>	<u>\$310,877</u>

SUPPORTING FACILITIES

<u>Identification</u>	<u>Avail- ability of Funds</u>	<u>Estimated Cost</u>	<u>Estimated Credit to Project</u>	<u>In- eligible Cost</u>
Streets	As needed	\$ 6,072	\$ 3,036	\$ 3,036
Street Lighting	As needed	5,625	2,813	2,812
TOTAL SUPPORTING FACILITIES		<u>\$11,697</u>	<u>\$ 5,849</u>	<u>\$ 5,848</u>

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

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

SECTION 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.

SECTION 16. The City Clerk hereby is directed to immediately record with the County Recorder of the County of Fresno a description of the land within the Project area and a statement that proceedings for the redevelopment of the Project area have been instituted under Part 1 (commencing with Section 33000) Division 24, California Health and Safety Code; to transmit a copy of this ordinance to the auditor and tax assessor of the County of Fresno and to the auditor and assessor of each taxing agency which levies taxes upon property within the Project area and which in

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taxes upon property within the Project area and which in

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doing so, does not use the County assessment roll or collect its taxes through the County, and to the governing body of each of the taxing agencies which levies taxes upon property in the Project area.

SECTION 17. The Chief Administrative Officer hereby is directed to advise all applicants for building permits in the Project area that the site for which a building permit is sought for the construction of buildings or other improvements is within a redevelopment project area, and such advice shall be given for a period of two years after the adoption of the Urban Renewal Plan by this ordinance.

SECTION 18. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

RMB/hb
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I hereby certify that the foregoing Ordinance was, at a regular meeting of the Council of the City of Fresno, held on the 12 day of December, 1963, introduced by Councilman Nagel, and action thereon under its rules was postponed to the regular meeting of said Council held on the 19 day of December, 1963, at which meeting it was, on motion of Councilman Nagel, seconded by Councilman Moore, duly adopted by said Council, by the following vote:

Ayes: Mandella, Moore, Nagel, Scott, Mansmiller, Mills, Henderson (Roll Call).

Noes: None.

Absent: None.

Dated this 19 day of December, 1963.

Attest:

City Clerk

(SEAL)

By:

Deputy