City Clerk

By _____ Deputy

PARCEL #437-141-02

Appl. No. 3259

Filed by: Frank C. & Mary Alice

MAR 25 1965

APR 25 1965

1070

RECORDED AT REQUEST OF
Fresno City Clerk 29360
AT 8:00 MIN. PAST 8 A.M.
APR 8 1965
BOOK 5154 PAGE 20
FRESNO COUNTY, CALIFORNIA
J. L. BROWN, COUNTY RECORDER
FEE $ 5.00

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BILL NO. 5910

INTRODUCED BY COUNCILMAN MACGILLIVR

ORDINANCE NO. 6596

AN ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AMENDING CITY OF FRESNO ORDINANCE NO. 5891 AS AMENDED BY CITY OF FRESNO ORDINANCE NO. 6282 AND CITY OF FRESNO ORDINANCE NO. 6316 IN ORDER TO ADOPT AND APPROVE AMENDMENTS TO THE URBAN RENEWAL PLAN FOR CENTRAL BUSINESS DISTRICT PROJECT ONE, PROJECT NO. CALIF. R-24.

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

WHEREAS, on April 18, 1963, said Council enacted Ordinance No. 6282, amending Ordinance No. 5891 to amend the Urban Renewal Plan; and,

WHEREAS, on August 1, 1963, said Council enacted Ordinance No. 6316 amending Ordinance No. 5891, as amended, to further amend the Urban Renewal Plan; and,

WHEREAS, there has been prepared and referred to the Council for review and approval amendments to the Urban Renewal Plan, all as set forth in the Urban Renewal Plan for Central Business District Project One, Project No. Calif. R-24, as amended, dated November 17, 1964, and consisting of a narrative of two pages marked Exhibit "A" attached to and incorporated in Resolution No. 331 of the Governing Body of the Redevelopment Agency of the City of Fresno (herein called the "Local Public Agency"); and,

WHEREAS, the "Local Public Agency" by its Resolution No. 331, has recommended said amendment to said Plan in order "to more closely conform to the provisions of the zoning ordinance of the City of Fresno as adopted by the City Council of the City of Fresno on May 12, 1960, and amended to date, and to allow adequate flexibility in carrying out said Plan"; and,

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WHEREAS, said Urban Renewal Plan, as amended, has been approved by the Governing Body of the Redevelopment Agency of the City of Fresno (herein called the "Local Public Agency") by its Resolution No. 331, adopted and passed on December 21, 1964, after public hearing duly noticed and held; and,

WHEREAS, the Council of the City of Fresno, after public hearing duly noticed and held, having considered said amendment and all evidence and testimony for and against said amendment; and,

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

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

SECTION 1. The Council hereby determines that the amendments to the Urban Renewal Plan, as set forth in the Urban Renewal Plan, as amended, proposed by the Local Public Agency are necessary and desirable.

SECTION 2. Ordinance No. 5891 of the City of Fresno, adopting the Urban Renewal Plan for Central Business District Project One, Project No. Calif. R-24, as amended by Fresno City Ordinances No. 6282 and No. 6316, is amended to amend said Urban Renewal Plan, as shown in Exhibit "A" annexed hereto and hereby made a part of this ordinance with the same force and effect as if fully set forth herein.

SECTION 3. Each of the said amendments of the Urban Renewal Plan for the Central Business District Project One, Project No. Calif. R-24 as amended, is a minor modification or amendment within the original scope and concept of said Urban Renewal Plan. Said amendments shall form part of said Urban Renewal Plan as fully and with the same effect as if said amendments had been set forth in said Urban Renewal Plan. Said Urban Renewal Plan is

hereby ratified and confirmed and shall continue in full force and effect in accordance with the provisions thereof, as amended by said amendments, which are hereby approved and adopted.

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

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

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

SECTION 7. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, D. E. ROUGHTON, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 25 day of March, 1965.

D. E. ROUGHTON
City Clerk

By _____
Deputy

MLRH/dhm
3/16/65

AMENDMENTS OF THE URBAN RENEWAL PLAN FOR THE
CENTRAL BUSINESS DISTRICT PROJECT ONE
PROJECT NO. CALIF. R-24

1. The second and third sentences of Section 603-A-3, page 23, be changed to

AMENDMENTS OF THE URBAN RENEWAL PLAN FOR THE
CENTRAL BUSINESS DISTRICT PROJECT ONE
PROJECT NO. CALIF. R-24

I. The second and third sentences of Section 603-A-3, page 23, be changed to read as follows:

"3. Off-Street Parking

Off-street parking shall be generally permitted only when accessible from proposed and existing rights-of-way for general vehicular traffic. Access shall not be permitted from service roads, with the following exceptions:

a. The Fulton-Van Ness Alley between Tulare Street and Mariposa Street and the proposed service road entering Van Ness Avenue and located between Tulare Street and Mariposa Street (access restricted to users of Parcel 83-L as identified on Map No. 2 and those fronting on Van Ness Avenue).

b. The Fulton-Van Ness Alley between Fresno Street and Merced Street (access restricted to users of parcels fronting on Van Ness Avenue)."

II. Section 603-A-7, page 23, be changed to read as follows:

"7. Off-Alley Loading

a. The following off-alley loading spaces shall be provided for all commercial uses on the same lot as the commercial use:

(1) Square Feet Commercial Building Space - Gross Floor Area	Minimum Loading Space Required
3,500 - 15,000	1
15,001 - 45,000	2
45,001 - 75,000	3
75,001 - 105,000	4
105,001 and over	5

(2) Square Feet Office Building Space - Gross Floor Area	Minimum Loading Space Required
5,000 - 50,000	1
50,001 - 100,000	2
100,001 and over	3

(3) For apartments there shall be provided a minimum of 1 space for each 100,000 square feet.

EXHIBIT "A"

b. Each loading space shall be not less than 12 feet in width, 40 feet in length and 14 feet in vertical clearance.

c. Combinations of uses need only provide the number of loading spaces of the greatest individual requirements.

d. Exceptions

(1) For all parcels with an alley frontage of 50 feet or less, the loading area shall be a minimum of 12 feet in width parallel to the alley, shall have a vertical clearance of 14 feet and shall extend for the full width of the alley frontage.

(2) For all parcels with an alley frontage of 75 feet or less but greater than 50 feet and having a gross floor area that would require 2 or more loading spaces as set forth in subsection 7. a. (1), (2), (3), the loading area shall be a minimum of 12 feet in width parallel to the alley, a vertical clearance of 14 feet across the full width of the alley frontage.

e. Requirements in regard to off-alley loading shall apply to all new buildings and not to existing buildings which may not be acquired. However, when existing buildings to remain are remodeled to an extent greater than 50 per cent of replacement cost in kind as determined in accordance with Building Regulations of the City of Fresno or demolished, such remodeled structures or new structures shall be subject to these requirements.

III. Map No. 1, Project Area Boundary and Zoning Map, revisions necessary to conform to Plan changes, be made as follows:

a. Remove all dimensions from the Project Area Boundary and Zoning Map.

IV. Map No. 2, Project Area Plan, revisions necessary to conform with Plan changes be made as follows:

a. Remove all emergency vehicle rights-of-way.

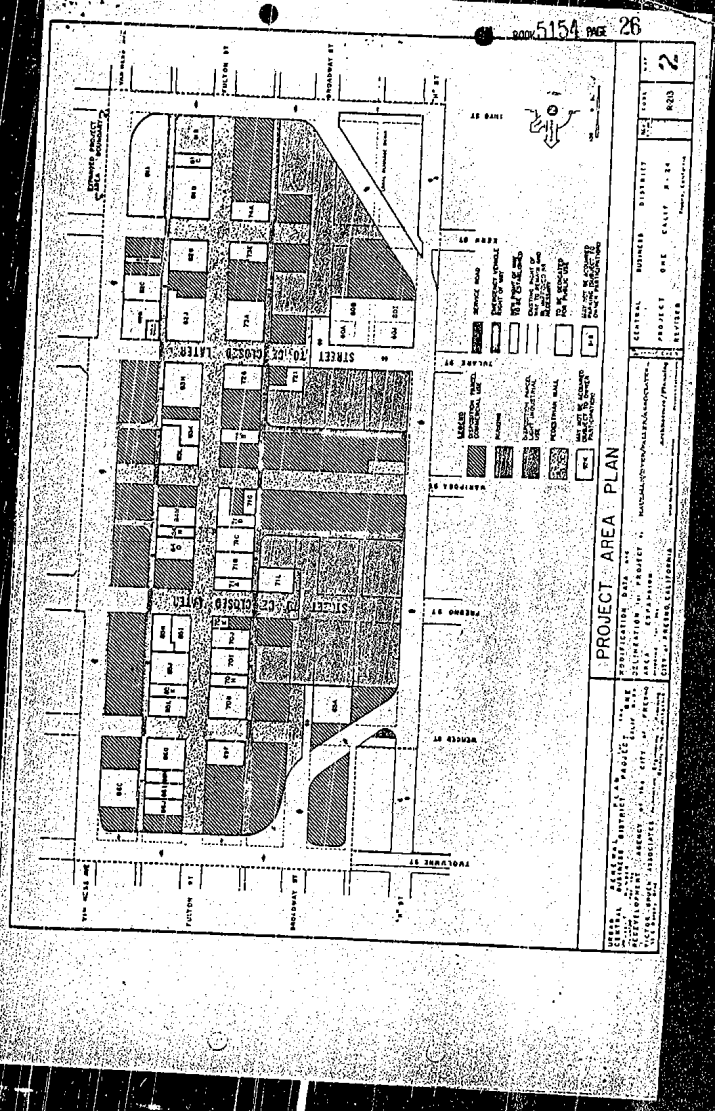
b. Retain service road designation in areas where emergency vehicle rights-of-way are removed, except in the Mariposa Mall right-of-way.

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PROJECT AREA BOUNDARY AND ZONING PLAN

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RECORDED AT REQUEST OF