

BILL NO. B-4

INTRODUCED BY COUNCILMAN Wills

ORDINANCE NO. 82-6

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
ADOPTING THE REDEVELOPMENT PLAN FOR THE
CONVENTION CENTER REDEVELOPMENT AREA

WHEREAS, a Redevelopment Plan has been completed for the designated Redevelopment Plan Area, which is generally bounded by Ventura, Freeway 41, "H," Inyo, Van Ness, Tulare, "M," Inyo and "O" Streets as contained in attached Exhibit "A"; and,

WHEREAS, the Council of the City of Fresno has established policies for the revitalization of Fresno's Central Area of which the subject area is a part; and,

WHEREAS, the Council of the City of Fresno desires that a redevelopment project be initiated within the Convention Center Area.

NOW, THEREFORE, the Council of the City of Fresno does ordain as follows:

SECTION 1. The purposes and intent of the Council with respect to the Convention Center Redevelopment Plan and project area are to promote the elimination of blight, reverse the trend of economic stagnation, ensure the realization of the project area's potential for commercial and industrial growth, and to achieve the following objectives:

- (a) Mitigate, to the fullest possible extent, existing environmental deficiencies.
- (b) Protect existing and attract new investments in the plan area identifying the commercial and industrial land use potentials of the area and encouraging their development in accordance with the plans and policies of the City of Fresno.
- (c) Provide a coordinated and harmonious land use pattern which will attract larger-scale development and increase the relationship of the project

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area with the major activity centers of the Central Area.

- (d) Upgrade the pedestrian environment within the plan area and downtown Fresno by providing improvements which will encourage pedestrian traffic along specific routes between major activity areas.
- (e) Enhance the visual image of the plan area, providing an environment with a positive urban image and sense of entry into downtown Fresno.
- (f) Provide for the presentation and enhancement of historic structures and monuments as such may be identified.
- (g) Encourage the active and continuous participation of planning area residents in the formulation, refinement and implementation of this plan, in order to ensure that plan proposals included herein are directly beneficial to the people who live and work within the plan area.

SECTION 2. The Council does hereby approve and adopt the redevelopment plan for the Convention Center Redevelopment Plan Area annexed hereto as Exhibit "A" and by this reference made a part of this ordinance.

SECTION 3. The Council does hereby designate the plan incorporated in Section 2 of this ordinance as the official redevelopment plan of the project area.

SECTION 4. The Council finds and determines that:

- (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 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;

(9) All noncontiguous areas of a project area are either blighted or necessary for effective redevelopment and are not included for the purpose of obtaining the allocation of taxes from such area pursuant to Section 33670 without other substantial justification for their inclusion;

(10) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the area of which they are a part;

that any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 without other substantial justification for its inclusion;

(11) The elimination of blight and the redevelopment of the project area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the agency.

SECTION 5. The Council of the City of Fresno is satisfied that permanent housing facilities are available for occupants displaced through the implementation of the redevelopment project and that adequate temporary housing facilities are also available in the community; and,

SECTION 6. The Council of the City of Fresno is convinced that, in the implementation of the redevelopment plan, the effect of tax increment financing will not cause a severe financial burden or detriment on any taxing agency deriving revenues from a tax increment project area; and,

SECTION 7. The Council of the City of Fresno finds that the Final Environmental Impact Report No. 10081, certified by Council Resolution No. 81-410, as the controlling environmental document for the project and constitutes full and complete compliance with the California Environmental Quality Act; and,

SECTION 8. The Council of the City of Fresno finds that the report and recommendations of the Planning Commission contained in Resolution No. 7665 constitutes the report required by Section 65402 of the California Government Code; and,

SECTION 9. On January 12, 1982, the Redevelopment Agency of the City of Fresno and the Council held a duly noticed, joint public hearing to consider the redevelopment plan and all evidence and testimony relating to said Plan.

SECTION 10. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

CWB:mk
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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 12th day of January, 19 82 introduced by Councilman Wills, and action thereon under the rules was postponed to the regular meeting of said Council held on the 12th day of January, 19 82, at which meeting it was, on motion of Councilman Wills, seconded by Councilman Alvarado, duly adopted by said Council, by the following vote:
Ayes: Alvarado, Humphrey, Williams, Wills, Whitehurst
Nos: Doig, Reich
Absent: None

CLERK'S CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF FRESNO }
CITY OF FRESNO }

I, JACQUELINE L. RYLE, CMC, City Clerk of the City of Fresno, County of Fresno, State of California, do hereby certify the foregoing Ordinance No. 82-6 was adopted by the Council of the City of Fresno, California, on the 12th day of January, 1982.

JACQUELINE L. RYLE, CMC
City Clerk

By Salvador J. Acosta
Deputy