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Recording Requested By
City Clerk, Fresno, California
No Fee-Govt. Code 6103
Return to City Clerk, Fresno

ORDINANCE NO. 88-23

RECORDED IN OFFICIAL RECORDS OF FRESNO COUNTY, CALIFORNIA	
AT 20 MIN. PAST 8 A M	
AUG 12 1988	
GALEN LARSON, County Recorder	FEE \$

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA
AMENDING THE URBAN RENEWAL PLAN FOR THE MARIPOSA
PROJECT

WHEREAS, on January 14, 1969, the Council enacted Ordinance No. 69-11 approving the Urban Renewal Plan and the Feasibility of Relocation for the (originally titled) Mariposa Medical Center Project; and

WHEREAS, on April 20, 1972, the Council enacted Ordinance No. 72-76 approving an amendment of the Urban Renewal Plan for the (originally titled) Mariposa Medical Center Project; and

WHEREAS, on December 4, 1975, the Council enacted Ordinance No. 75-124 approving amendments of the Urban Renewal Plan for the Mariposa Project; and

WHEREAS, on June 19, 1979, the Council enacted Ordinance No. 79-112 approving amendments of the Urban Renewal Plan for the Mariposa Project; and

WHEREAS, on August 3, 1982, the Council enacted Ordinance No. 82-78 approving amendments of the Urban Renewal Plan for the Mariposa Project; and

WHEREAS, further amendments of the Urban Renewal Plan for the Mariposa Project have been proposed and are shown in Exhibits "A" through "D" attached hereto; and

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WHEREAS, the Planning Commission adopted Resolution No. 9347 finding the Proposed Amendments as shown in Exhibits "A" through "D" conform to the General Plan for the Fresno-Clovis Metropolitan Area and recommending adoption of the proposed Negative Declaration and Plan Amendment No. 1-MCRP-88; and

WHEREAS, on February 2, 1988, the Redevelopment Agency of the City of Fresno and the Council held a duly noticed, joint public hearing to consider such further amendments and all evidence and testimony relating to such further amendments.

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

SECTION 1. The proposed amendments to the Mariposa Project Urban Renewal Plan conform to the General Plan for the Fresno-Clovis Metropolitan Area.

SECTION 2. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed rezoning is in the best interests of the City of Fresno, the Council finds that there is no substantial evidence in the record that the rezoning may have a significant effect on the environment, and the Negative Declaration prepared for this project is hereby approved.

SECTION 3. The Urban Renewal Plan for the Mariposa Project, as adopted pursuant to Ordinance No. 69-11 and as amended pursuant to Ordinance Nos. 72-76, 75-124, 79-112, and

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82-78, is amended as depicted in Exhibits "A" through "D" attached hereto and incorporated herein by reference.

SECTION 4. 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, JACQUELINE L. RYLE, City Clerk of the City of Fresno, County of Fresno, State of California, do hereby certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, on the 2nd day of February, 1988.

JACQUELINE L. RYLE
City Clerk

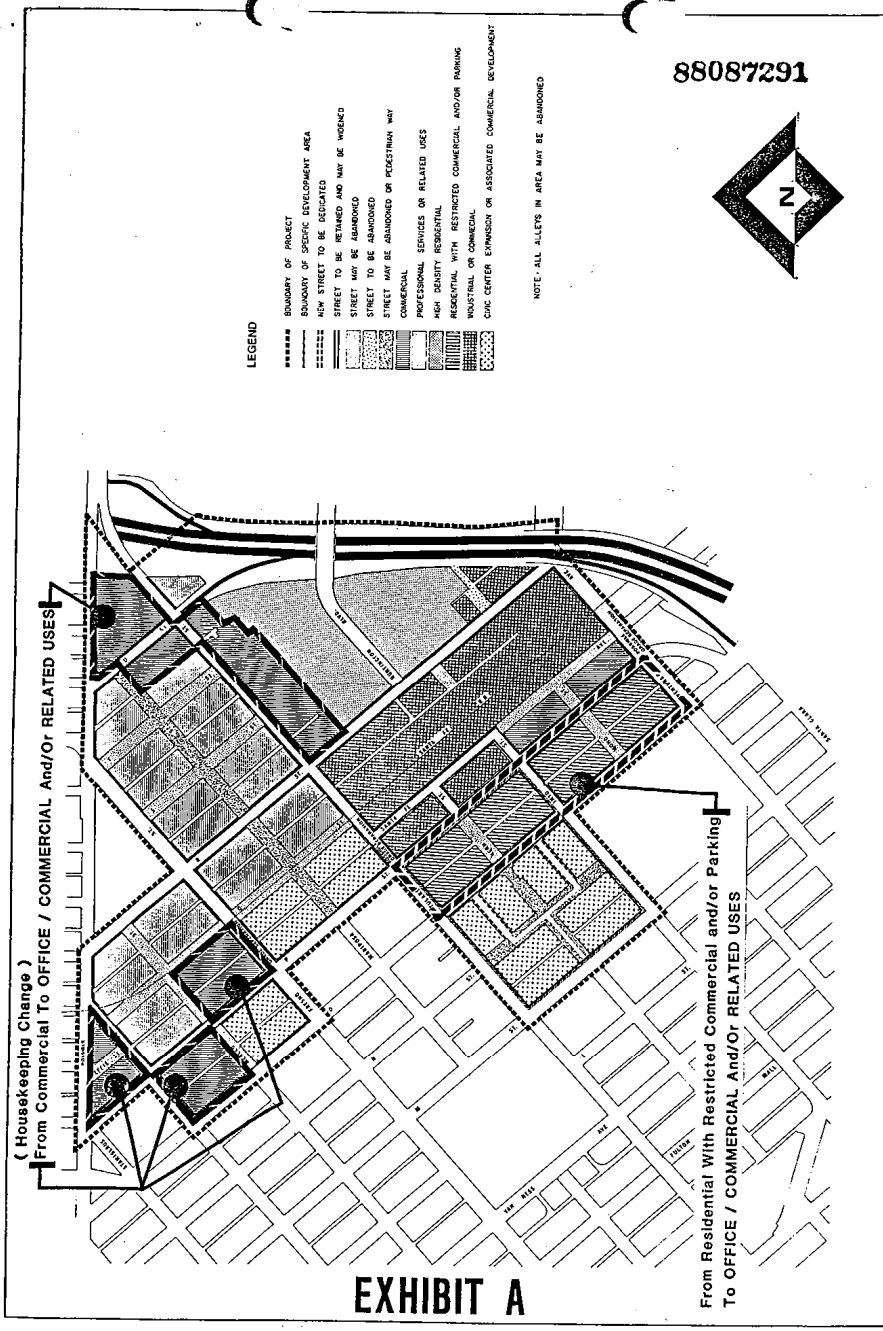
By Jacqueline Ryle
Deputy

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APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: [Signature]
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LEGEND

- ***** BOUNDARY OF PROJECT
- BOUNDARY OF SPECIFIC DEVELOPMENT AREA
- ===== NEW STREET TO BE DEDICATED
- ===== STREET TO BE RETAINED AND MAY BE WIDENED
- ===== STREET TO BE ABANDONED
- ===== STREET TO BE ABANDONED OR PEDESTRIAN WAY
- ===== STREET TO BE ABANDONED OR PEDESTRIAN WAY
- ===== COMMERCIAL
- ===== PROFESSIONAL SERVICES OR RELATED USES
- ===== HIGH DENSITY RESIDENTIAL
- ===== RESIDENTIAL WITH RESTRICTED COMMERCIAL AND/OR PARKING
- ===== INDUSTRIAL OR COMMERCIAL
- ===== CIVIC CENTER EXPANSION OR ASSOCIATED COMMERCIAL DEVELOPMENT

NOTE: ALL ALLEYS IN AREA MAY BE ABANDONED

(Housekeeping Change)
From Commercial To OFFICE / COMMERCIAL And/OR RELATED USES

From Residential With Restricted Commercial and/or Parking
To OFFICE / COMMERCIAL And/OR RELATED USES

EXHIBIT A

	DEVELOPMENT Department	PROPOSED LAND USE PLAN	AREA Mariposa Project Urban Renewal Plan	EXHIBIT NO. 1
				APPROVED BY DATE DRAWN BY DATE

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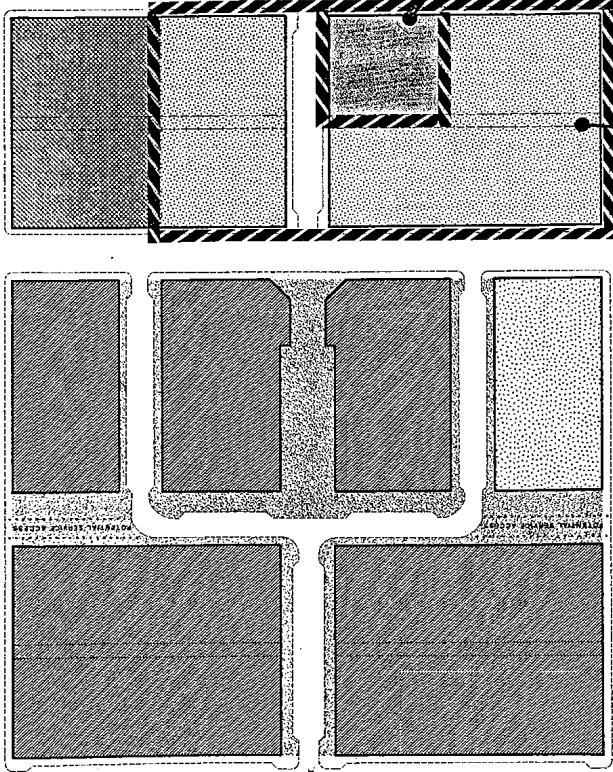
KERN ST

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LEGEND

- OFFICE COMMERCIAL DEVELOPMENT
- NEW CITY MANSION FOR NEW CONSTRUCTION
- OFFICE/COMMERCIAL DEVELOPMENT
- OFFICE/RESTRICTED COMMERCIAL/RESIDENTIAL DEVELOPMENT
- RESIDENTIAL DEVELOPMENT
- SURFACE PARKING / PARKING STRUCTURE
- PEDESTRIAN MALL
- PUBLIC RIGHT OF WAY
- UTILITY EASEMENT
- POTENTIAL CURB LINE

From Office/Restricted Commercial/Residential Development To Office / COMMERCIAL DEVELOPMENT



CIVIC SQUARE Specific Development Plan

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DEVELOPMENT Department

TITLE PROPOSED LAND USE PLAN

AREA Civic Square Mariposa Project Urban Renewal Plan

REVISIONS	DATE

APPROVED BY DATE

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EXHIBIT NO

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OF 10

EXHIBIT B

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Section 405 Property and Streetscape Development Standards

In order to create, protect, and maintain streets and adjacent properties as boulevards, gateways, and pedestrian-oriented streetscapes of special quality, by reason of their location within and adjacent to the Civic Center of the City and other activity centers within the Central Area, all land uses shall be subject to the provisions of this section, in addition to the provisions of the Fresno Zoning Ordinance. The requirements of this section are intended to complement and not to supercede the provisions of the Civic Center (CC) Zone District and the Civic Center Area Modifying Zone District (CCO) of the Fresno Zoning Ordinance.

(a) Special Development Requirements Along Major and Local Streets

For developable properties, a front or side yard of not less than ten (10) feet along any abutting street, along with a minimum ten (10) foot wide, decorative, sidewalk pattern, shall be required. These required landscaped setback standards may be modified to permit design flexibility when development incorporates design features which enhance interaction between pedestrians and adjacent retail and similar uses, promote more diverse and higher quality streetscape and pedestrian environments, are compatible with the visual quality of the surrounding environment, and are consistent with adopted plans and policies.

For developed properties, where the majority of such development exists on a front or side property line abutting any street, a minimum fourteen foot wide decorative sidewalk pattern shall be required along such front or side property line. In those situations where there may be limited right-of-way, higher priority shall be given to achieving the sidewalk and yard standards than to providing on-street parking.

Street trees and trees within required yards shall be planted in a double-row configuration of sufficient quantity and size, and in such a manner as to create a "canopy effect" and achieve within five (5) years of planting a fifty percent shading pattern on the adjacent pedestrian sidewalk and to enhance the superior aesthetic quality of the proposed boulevard, gateway, and pedestrian-oriented streetscape environments.

To the maximum extent possible, all existing mature street trees shall be preserved, protected, and incorporated into the landscape design.

Center divider islands shall be landscaped to the maximum extent possible and improved in a manner consistent with the boulevard and gateway concepts.

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All off-street parking lots shall be designed and improved to accommodate trees and landscaping. Trees shall be planted in sufficient quantity and size and distributed throughout all off-street parking lots in such a manner as to create a fifty percent shading pattern within ten years after establishment of the parking lot. This should be calculated by using the diameter of the tree crown at ten years.

(b) Limitation on Signs and Advertising Structures

All outdoor advertising signs in the planning area shall be mounted on or parallel with any exterior wall, not to exceed ten (10) percent of the total area of said exterior wall or one hundred (100) square feet, whichever is less, located on a wall with a public entrance, shall not exceed building height in the district and be subject to the provisions of Section 12-217-5K of the C-1 zone district except as follows:

Advertising structures (billboards) shall not be permitted in the planning area.

(c) Requirements for Outside Storage Yards

Outside storage yards in the planning area shall be enclosed by a opaque fence/wall at least six (6) feet in height and a landscaped yard of at least ten (10) feet along all street frontages, and be paved with asphalt concrete in accordance with City standards. All existing, outside storage yards shall comply with the requirements of this section to the maximum extent possible, within 5 years.

In order to implement Section 405, the following sections have been amended or added, as indicated by underlining:

SECTION 804 Standards for Satisfactory Rehabilitation

C. 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 and those of Section 405 Property and Streetscape Development Standards, the following actions will be taken:

1. Proposed exterior design, exterior color scheme and other proposed aesthetic features, including landscaping, will be reviewed by City staff functioning as a review committee. Only under exceptional circumstances shall an Advisory Architectural Committee be called and selected by the Redevelopment Agency of the City of Fresno and approved by the City of Fresno.

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2. Prior to the issuance of the building permit, the plans for effecting rehabilitation, including the engineering plan, elevations and/or perspectives, and landscaping plans shall be subject to review and approval of the City staff review committee and/or Advisory Architectural Committee as specified in this Plan.

SECTION 902 Review of Plans

- A. No construction shall be undertaken in the Project Area until site, ~~development~~ building, landscape, and signing details/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. The developer shall submit, among other things, gross floor area data for his proposed development.
- C. Architectural Review
See Section 804, Subsections C.1. and C.2.

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List and Description of Additional Plan Changes

1. Change the legend and the map of Exhibit No. 2, Proposed Zone Plan, to include the boundary of the Civic Center Area Modifying Zone District (CCO).
2. Change the map of Exhibit No. 3, Historic Structures, to reflect the removal of three local historic register structures.
3. Change Section 402 Land Use Proposals, to add the Civic Center Area Modifying District "CCO" and its definition.
4. Change Section 601 Extent of Acquisition, Demolition, and Clearance, to indicate Phase I acquisition has been completed and that the acquisition of the real property shown as "subject to acquisition/Phase II" in Exhibit No. 4 Acquisition Plan was approved in the August 3, 1982 amendments of the Mariposa Project Urban Renewal Plan and is currently in progress.
5. Change the legend of Exhibit No. 4 Acquisition Plan, to indicate that Phase 1 has been completed and Phase 2 is in progress.
6. Change Section 702, Subsection C Civic Square Land Use Provisions and Building Requirements to delete sales and services as permitted uses within the "Office/Commercial Development" category and to delete entirely the "Office/Restricted Commercial/Residential Development" and "Residential Development" categories.
7. Change the legend of Exhibit No. 8, Historic Structures (Civic Square) to indicate that the Fassett Homes have been removed.
8. Change Section 702, Subsection E Civic Square Land Acquisition to indicate that Phase I has been completed and Phase II is in progress.
9. Change the legend of Exhibit No. 10 Land Acquisition Plan to indicate that Phase 1 has been completed and that Phase 2 is in progress.

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