

92109258

RECORDED IN OFFICIAL RECORDS OF
FRESNO COUNTY, CALIFORNIA
AT 30 MIN. PAST 10A

AUG 05 1992

WILLIAM C. GREENWOOD
County Recorder

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

BILL NO. B-55

INTRODUCED BY COUNCILMEMBER Anaforian

ORDINANCE NO. 92-55

FEE
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AN ORDINANCE OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, AMENDING THE URBAN
RENEWAL PLAN FOR THE MARIPOSA PROJECT
(PLAN AMENDMENT NO. MCRP-92-01)

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

WHEREAS, the Urban Renewal Plan for the Mariposa Project (also
known as the Mariposa Project Redevelopment Plan) has been
subsequently amended through Ordinance Nos. 72-76, 75-124, 79-112,
82-78, 86-204, 88-23, and 88-116; and

WHEREAS, further amendments to the Urban Renewal Plan for the
Mariposa Project have been proposed (Plan Amendment No.
MCRP-92-01) and are described in the attached Exhibit "A" and
related plan maps; and

WHEREAS, on November 19, 1991, Environmental Assessment No.
91-58 (Amended) was approved by the City Council through Ordinance
No. 91-471 adopting a finding of a Mitigated Negative Declaration
for property bound by Tulare Street, O Street, M Street, and Inyo
Street and included the subject plan amendments; and

PASSED 7/28/92
EFFECTIVE 8/28/92

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Reel 348 Date 12/8/92

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Ordinance Bill
MCRP-92-01
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WHEREAS, Plan Amendment No. MCRP-92-01 is subject to review and recommendation by the Housing and Community Development Commission (HCDC) and the Central Area Development Commission (CADC); and

WHEREAS, on July 8, 1992, the HCDC considered Plan Amendment No. MCRP-92-01 and recommended approval to the City Council and Redevelopment Agency; and

WHEREAS, on July 9, 1992, the CADC also considered Plan Amendment No. MCRP-92-01, and after consideration of all testimony related to the individual aspects of the project, resolved to recommend approval of Plan Amendment No. MCRP-92-01 to the City Council and Redevelopment Agency; and

WHEREAS, on July 22, 1992, in a continued public hearing, the Fresno City Planning Commission considered Plan Amendment No. MCRP-92-01, heard testimony from staff and all interested persons, made the necessary consistency findings with the General Plan, and recommended to the City Council and Redevelopment Agency approval of said plan amendment; and

WHEREAS, on July 28, 1992, the City Council and Redevelopment Agency of the City of Fresno held a duly noticed, joint public hearing to consider such further amendments and all evidence and testimony related to Plan Amendment No. MCRP-92-01.

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

SECTION 1. The proposed amendments to the Urban Renewal Plan for the Mariposa Project conform to the 1984 Fresno General Plan.

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SECTION 2. Based on the testimony and information presented, the Council finds that the proposed plan amendment No. MCRP 92-01 is in the best interests of the City of Fresno. Therefore, 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, 82-78, 86-204, 88-23, and 88-116, is further amended as depicted on Exhibit "A" and related plan maps attached hereto and incorporated herein by reference.

SECTION 3. The Council finds that the amendments made by this ordinance do not add new territory to the project area, increase either the limitation on the number of dollars to be allocated to the Redevelopment Agency or the time limit on the establishment of loans, advances, and indebtedness, to lengthen the time during which the Urban Renewal Plan for the Mariposa Project is effective, to merge project areas or to add significant additional capital improvement projects.

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.

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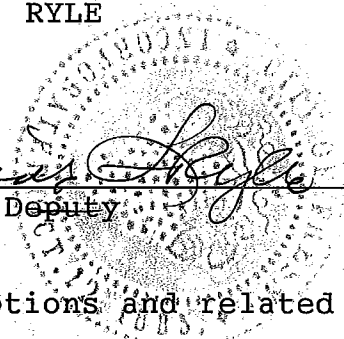
CLERK'S CERTIFICATE

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

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 28th day of July, 1992.

JACQUELINE L. RYLE
City Clerk

Jacqueline L. Ryle
Deputy



113/ms

- Attachments: Exhibit "A" - Plan Amendment Descriptions and related Plan Maps
- Mariposa Project Redevelopment Plan - Land Use Plan Map (Exhibit No. 1)
 - Civic Square Specific Development Plan - Land Use Plan (Exhibit No. 6)
 - Civic Square Specific Development Plan - Public Right of Way and Easements (Exhibit No. 7)
 - Civic Square Specific Development Plan - Utilities (Exhibit 9)

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: *Debra M. Night*
DEPUTY



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

On this 5th day of August, in the year 1992, before me, Cindy Hamby, personally appeared Jacqueline Ryle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument as City Clerk of the CITY OF FRESNO and acknowledged to me that the CITY OF FRESNO executed it.

JACQUELINE L. RYLE, CMC
CITY CLERK

By Cindy Hamby
DEPUTY

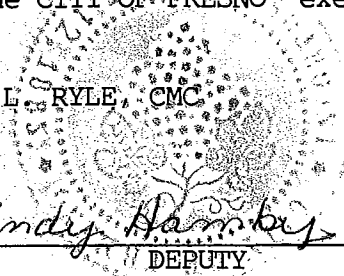


EXHIBIT "A"

MARIPOSA PROJECT REDEVELOPMENT PLAN
(Plan Amendments Descriptions)

1. Amend Exhibit 6 of the Civic Square Specific Development Plan of the Mariposa Project Redevelopment Plan Area to expand the designation of the " Office/Commercial Development Two Story Minimum for New Construction " to include: "(Single story permitted in conjunction with a three story or higher project)".
2. Amend Exhibits 1, 6, and 7 of the Mariposa Project Redevelopment Plan Area to remove the designations along "N" Street between Tulare and Main Streets, and between Capitol and Inyo Streets of "pedestrian way" and "street may be abandoned" (Exhibit 1). Also, delete the designations of the "pedestrian mall" and "potential service access" (Exhibit 6) and the "pedestrian areas/mall" and "potential service access" (Exhibit 7) within the specified area.

In addition, eliminate the "M/N" Street alley between Kern and Inyo Streets a distance of 200 feet extending southeasterly from Kern Street (Exhibit 1). Change the "Civic Center Expansion or Associated Commercial Development" designation to "Alley or Easement may be Dedicated" from a point beginning 200 feet northwesterly from Inyo Street and extending southwesterly to "M" Street (Exhibit 1).

3. Amend Exhibits 1, 6, and 7 of the Mariposa Project Redevelopment Plan to change 0.25 acres from the "Civic Center Expansion or Associated Commercial Development" designation to "pedestrian way" (Exhibit 1), from "Office Commercial Development Two Story Minimum for New Construction" to the "pedestrian areas/mall" (Exhibit 6), and add 0.25 acres of the "pedestrian areas/mall" designation (Exhibit 7) for property located on the north side of Kern Street between "M" and "N" Streets.

Remove the "utility easement" designation (Exhibit 6) and "easement to remain" designation (Exhibit 7) along the "M/N" Street alley between Kern and Inyo Streets extending approximately 200 feet southeasterly from Kern Street. Change the "utility easement" designation (Exhibit 6) and the "easement to remain" designation (Exhibit 7) for the remaining portion of said alley to "easement may be abandoned".

Lastly, change the "Office/Commercial Development Two-Story Minimum for Construction" designation to "Alley or Easement may be Dedicated" (Exhibit 6) and add "Alley or Easement may be Dedicated" (Exhibit 7) extending southwesterly to "M" Street from a point 200 feet southeasterly from Kern Street.

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EXHIBIT "A"

MARIPOSA PROJECT REDEVELOPMENT PLAN
(Plan Amendments Descriptions)
(Page Two)

4. Amend Exhibit 9 of the Mariposa Project Redevelopment Plan Area to add the designation of "utilities may be abandoned or replaced in appropriate locations" for property located within the "M/N" Street alley between Kern and Inyo Streets.

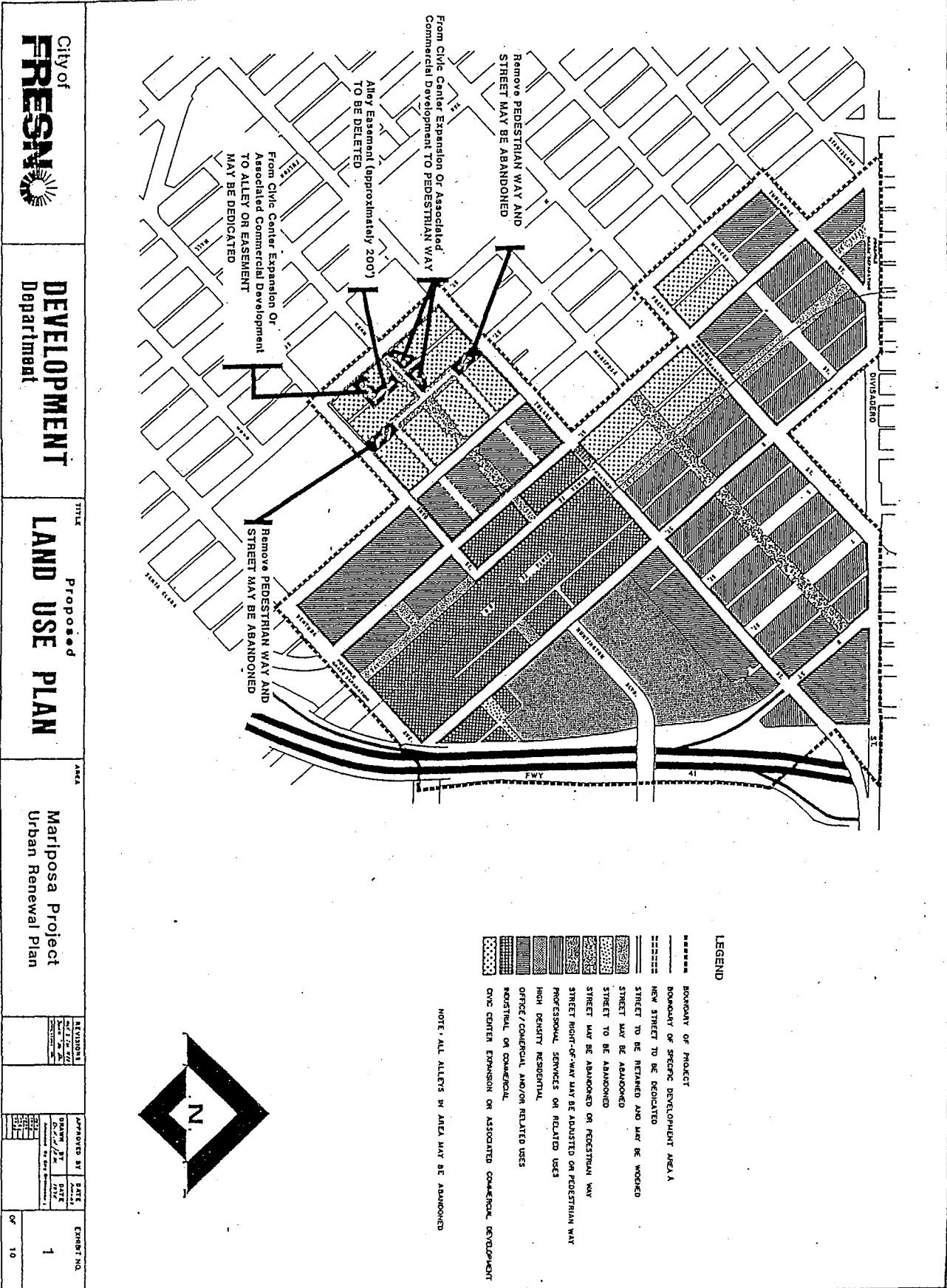
Attachments: Mariposa Project Redevelopment Plan - Land Use Plan Map
(Exhibit No. 1)
Civic Square Specific Development Plan - Land Use Plan
(Exhibit No. 6)
Civic Square Specific Development Plan - Public Right
of Way and Easements (Exhibit No. 7)
Civic Square Specific Development Plan - Utilities
(Exhibit No. 9)

51/ms

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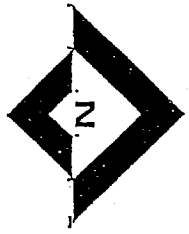
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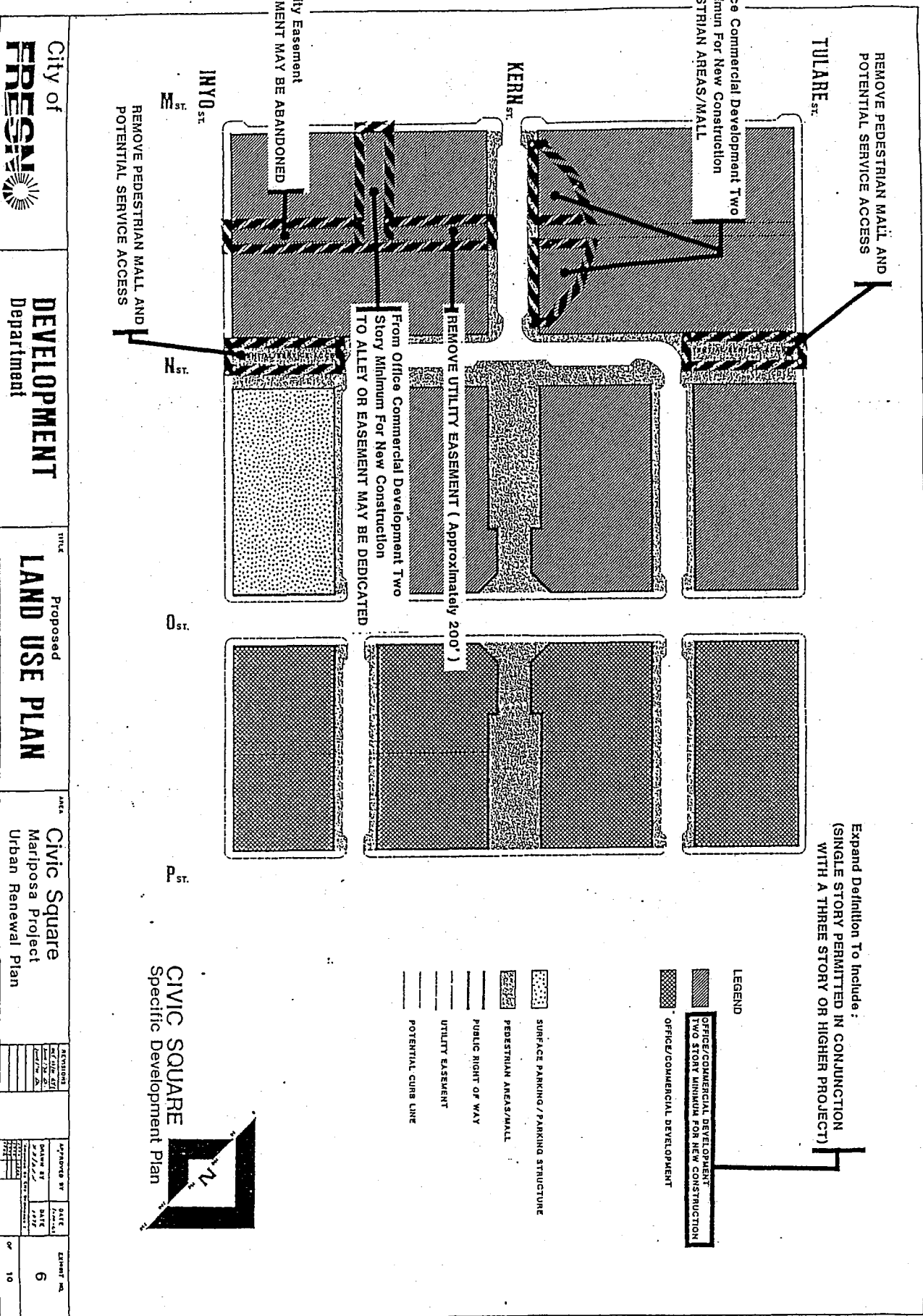
- LEGEND**
- BOUNDARY OF PROJECT
 - BOUNDARY OF SPECIFIC DEVELOPMENT AREA
 - ===== NEW STREET TO BE DEDICATED
 - ===== STREET TO BE RETAINED AND MAY BE WORKED
 - ===== STREET TO BE ABANDONED
 - ===== STREET TO BE ABANDONED ON PEDESTRIAN WAY
 - ===== STREET RIGHT-OF-WAY MAY BE ADJUSTED ON PEDESTRIAN WAY
 - ===== PROFESSIONAL SERVICES OR RELATED USES
 - ===== HIGH DENSITY RESIDENTIAL
 - ===== OFFICE/COMMERCIAL AND/OR RELATED USES
 - ===== RESIDENTIAL OR COMMERCIAL
 - ===== CIVIC CENTER EXPANSION OR ASSOCIATED COMMERCIAL DEVELOPMENT

NOTE: ALL ALLEYS IN AREA MAY BE ABANDONED



	DEVELOPMENT Department	TITLE	AREA	REVISIONS	APPROVED BY	DATE	EMPHASIS NO.
		Proposed LAND USE PLAN	Mariposa Project Urban Renewal Plan	1 OF 10	DATE: 12/22/92 BY: [Signature] CHECKED: [Signature] DATE: 12/22/92	DATE: 12/22/92 BY: [Signature]	1

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Expand Definition To Include:
 (SINGLE STORY PERMITTED IN CONJUNCTION
 WITH A THREE STORY OR HIGHER PROJECT)

LEGEND

- OFFICE/COMMERCIAL DEVELOPMENT TWO STORY MINIMUM FOR NEW CONSTRUCTION
- OFFICE/COMMERCIAL DEVELOPMENT
- SURFACE PARKING / PARKING STRUCTURE
- PEDESTRIAN AREAS/MALL
- PUBLIC RIGHT OF WAY
- UTILITY EASEMENT
- POTENTIAL CURB LINE

CIVIC SQUARE
 Specific Development Plan

MICROFILMED

Reel 348 Date 12/8/92

City of
FRESNO

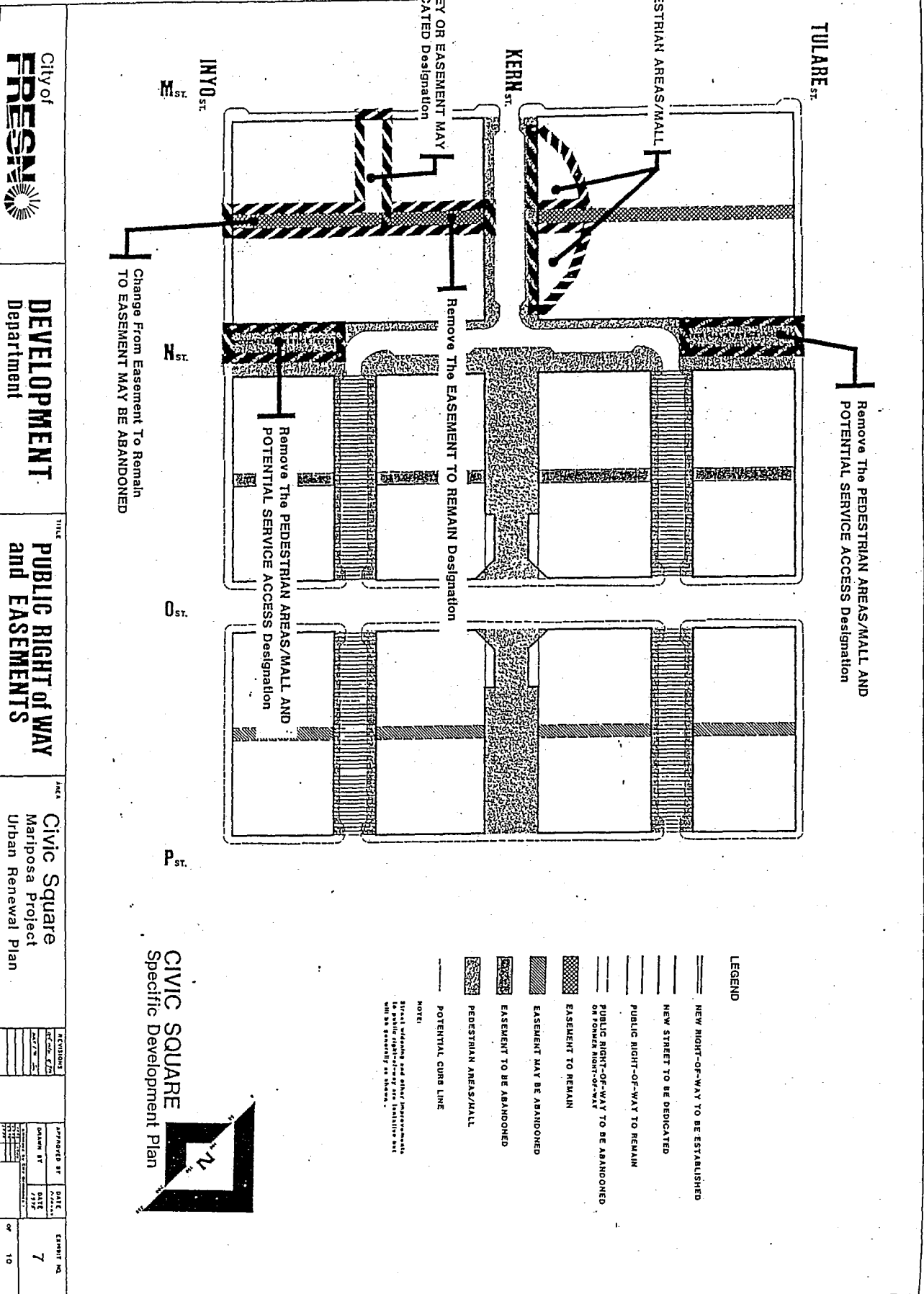
DEVELOPMENT
 Department

Proposed
LAND USE PLAN

Civic Square
 Mariposa Project
 Urban Renewal Plan

REVISION	DATE	APPROVED BY	DATE	SHEET NO.
				6
				10

Revised Date: 12/8/92 348



DEVELOPMENT
Department

PUBLIC RIGHT OF WAY
and EASEMENTS

Civic Square
Mariposa Project
Urban Renewal Plan

CIVIC SQUARE
Specific Development Plan



- LEGEND**
- NEW RIGHT-OF-WAY TO BE ESTABLISHED
 - NEW STREET TO BE DEDICATED
 - PUBLIC RIGHT-OF-WAY TO REMAIN
 - PUBLIC RIGHT-OF-WAY TO BE ABANDONED OR FORMER RIGHT-OF-WAY
 - EASEMENT TO REMAIN
 - EASEMENT MAY BE ABANDONED
 - EASEMENT TO BE ABANDONED
 - PEDESTRIAN AREAS/MALL
 - POTENTIAL CURB LINE
- NOTE:**
Street widening and other improvements to public right-of-way are indicated and will be generally as shown.

REVISIONS	DATE	APPROVED BY	DATE	ISSUED NO.
				7
				10

Real Date 3/28/92



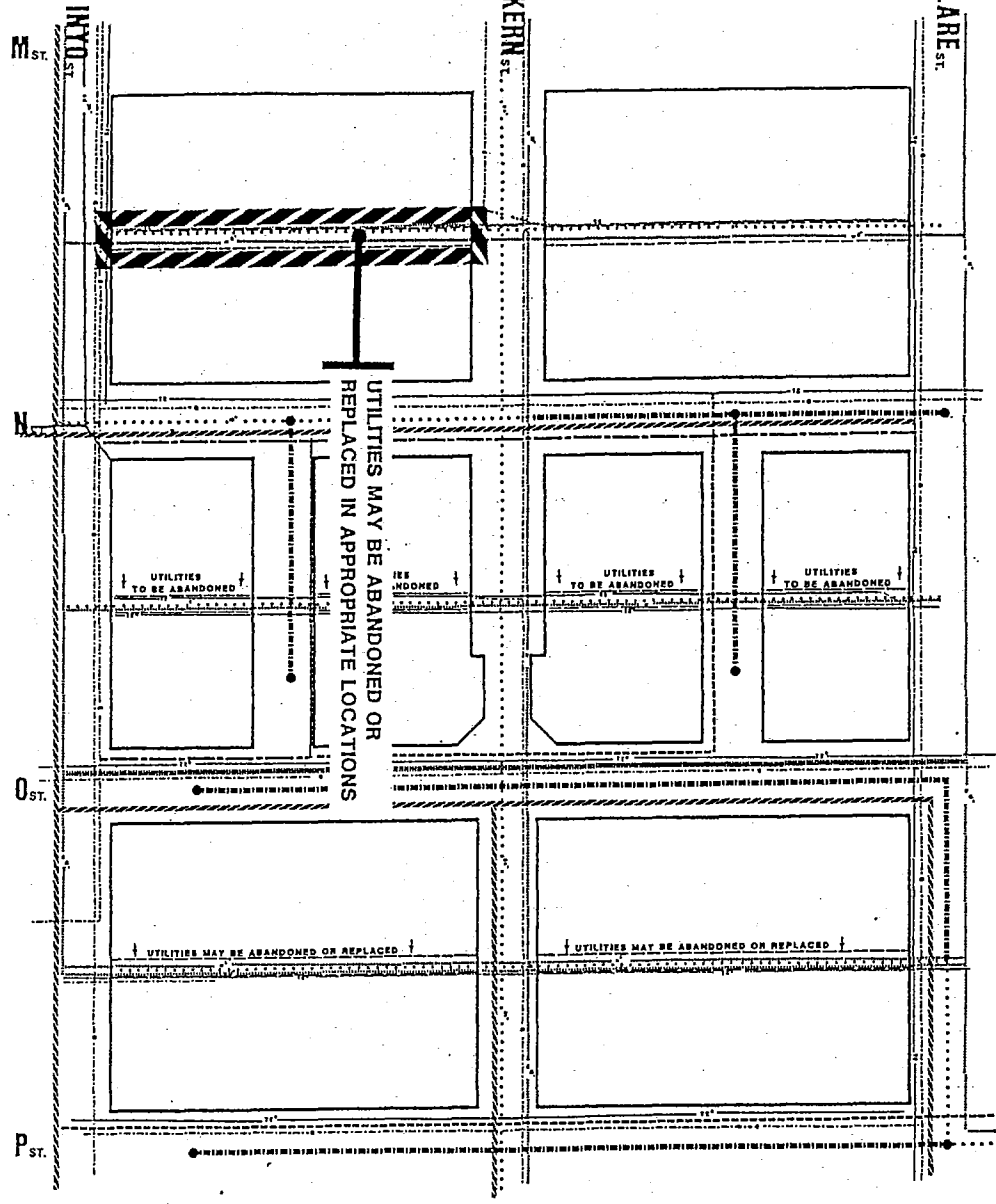
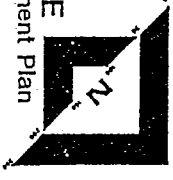
City of
FRESNO

DEVELOPMENT
Department

PRELIMINARY
UTILITIES

REVISIONS	DATE	EXHIBIT NO.
		9
		10

CIVIC SQUARE
Specific Development Plan



LEGEND

- POTENTIAL ALLEY ABANDONMENT
- PUBLIC RIGHT-OF-WAY TO BE ABANDONED OR FORMER RIGHT OF WAY
- EXISTING UTILITIES
- WATER
- SEWER
- GAS
- TELEPHONE and/or ELECTRICAL (overhead)
- TELEPHONE and/or ELECTRICAL (underground)
- ELECTRICAL (underground)
- STORM DRAIN
- PROPOSED UTILITIES
- WATER
- SANITARY SEWER
- TELEPHONE and ELECTRICAL (underground)
- ELECTRICAL (underground)
- TELEPHONE (underground)
- STORM DRAIN

NOTE: Proposed utility is 10' or 12' above the adjacent sidewalk. The 'O' and 'P' street ally which becomes necessary only if the utilities in the ally are abandoned.

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