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RECORDED IN OFFICIAL RECORDS OF FRESNO COUNTY, CALIFORNIA
AT <u>30</u> MIN. PAST <u>9</u> A. M.
JAN 09 1996
WILLIAM C. GREENWOOD County Recorder
PER \$

96003042

ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO
PROPOSED AND INITIATED BY _____
MOVED BY Calandra, SECONDED BY Ronquillo

BILL NO. B-18

ORDINANCE NO. 95-18

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, AMENDING THE COMMUNITY
REDEVELOPMENT PLAN FOR THE JEFFERSON AREA

WHEREAS, on December 18, 1984, the Council enacted Ordinance No. 84-182
adopting the Community Redevelopment Plan for the Jefferson Area; and,

WHEREAS, the Community Redevelopment Plan has been subsequently amended
through Ordinance No. 94-119; and,

WHEREAS, an amendment to the Redevelopment Plan has been proposed (Plan
Amendment No. A-95-01) and is described in the attached Exhibit "A"; and,

WHEREAS, the amendment has been environmentally assessed by the City of Fresno
through the completion of Final Environmental Impact Report No. 10120 (SCH#94052012)
prepared in accordance with the California Environmental Quality Act (CEQA), the state
CEQA guidelines, the City of Fresno's Environmental Quality Ordinance (Chapter 12,
Article of the Fresno Municipal Code); and,

WHEREAS, the investigations and conclusions of the Final EIR identified potential
significant adverse environmental effects which were substantially lessened or avoided by
project changes, alterations or mitigation measures; identified certain unavoidable significant

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~~adverse effects which would be reduced by mitigation measures but not avoided or~~

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substantially lessened due to specified economic, social, or other considerations; and,
identified the proposed project as the environmentally superior alternative; and,

WHEREAS, under CEQA the City of Fresno is the lead agency for the project and the Redevelopment Agency of the City of Fresno is a responsible agency and the Planning Commission has considered and recommended the certification of Final EIR No. 10120.

WHEREAS, Plan Amendment No. A-95-01 is subject to review and recommendation by the Housing and Community Development Commission (HCDC); and,

WHEREAS, on January 25, 1995, in a regular meeting the HCDC considered Plan Amendment No. A-95-01, and after consideration of all testimony related to the individual aspects of the project, recommended to the City Council and Redevelopment Agency approval of said plan amendment; and,

WHEREAS, on February 1, 1995, in a noticed public hearing at a regular meeting, the Fresno City Planning Commission considered Plan Amendment No. A-95-01, heard testimony from staff and interested persons, made necessary consistency findings with the General Plan which substantially complies with applicable State Laws, and recommended to the City Council and Redevelopment Agency approval of said plan amendment; and,

WHEREAS, on February 21, 1995, the City Council and Redevelopment Agency of the City of Fresno held a duly noticed, joint public hearing that was continued from February 14, 1995, to consider such further amendments and all evidence and testimony related to Plan Amendment No. A-95-01.

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

SECTION 1. The Council finds that the proposed amendment of the Jefferson Area Redevelopment Plan conforms to the 1984 Fresno General Plan, including but not limited to, the Housing Element of the General Plan, pursuant to related plan amendments to the General Plan and the Central Area Community Plan as provided in Plan Amendment No. A-95-01.

SECTION 2. Based upon the testimony and information presented, the Council finds that approval of the proposed amendments to the Jefferson Area Redevelopment Plan is in the best interests of the City of Fresno. Therefore, said Redevelopment Plan 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 redevelopment plan 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, lengthen the time during which the Redevelopment Plan is effective, merge project areas, or add significant additional capital improvement projects.

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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 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 ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 28th day of February 1995, by the following vote:

Ayes: Briggs, Calandra, Ronquillo, Woody, Patterson
Noes: Quintero
Absent: Lung
Dated this 28 day of Feb 1995.

JACQUELINE L. RYLE
City Clerk

By 

APPROVED AS TO FORM:

HILDA CANTÚ MONTÓY
Acting City Attorney

By 

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EXHIBIT "A"

JEFFERSON REDEVELOPMENT PLAN AMENDMENTS
REGIONAL MEDICAL CENTER PROJECT
JANUARY 1995

CHAPTER 1.0

SECTION 1.1

Delete paragraph 9.

SECTION 1.2

Add the term "in 1984" to the end of the Section title.

CHAPTER 2.0

SECTION 2.1

Add new objective No. 2 (in list of 7 objectives) as follows:

"Provide for the development of the Regional Medical Center Project to improve the delivery of health care services to the residents of Central California, support the retention and expansion of the Community Hospital facility, and serve as a major catalyst for the improvement of downtown Fresno and the Jefferson Plan area."

SECTION 2.2

Add new proposed Action statement No. 1 as follows:

"Development of new and expanded medical service, teaching, and support facilities of the proposed Regional Medical Center Project in a "campus concept" with a broad range of amenities including landscaping, parking, and an integrated design concept, in a phased development program."

Delete Action statement Number 3:

"New multiple-family residential dwelling units within an identified target area (providing new in-town residential housing opportunities with the central area)."

CHAPTER 3.0

SECTION 3.1

Revise the title and text of this Section to read as follows:

"Conformance to the 1984 Fresno Area General Plan and the 1989 Central Area Community Plan"

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"The Jefferson Area Community Redevelopment Plan as amended, has been adopted as a local refinement of the 1984 Fresno Area General Plan as amended, and the 1989 Central Area Community Plan as amended. As required by California Community Redevelopment Law, the Redevelopment Plan conforms to the above cited General Plan and Community Plan."

CHAPTER 4.0

SECTION 4.2

Delete term "target area" and substitute new term "Regional Medical Center Project".

SECTION 4.3

Delete title "Target Area Recommendations", entire text and related Exhibit No.7 "Target Area Map", and substitute new title "Central California Regional Medical Center Project", and following text:

"The Central California Regional Medical Center (CCRMC) development concept proposes a multi-use hospital and medical center complex, with approximately 1,885,000 square feet of building area contained within a 58-acre (50.5 acres is within the Jefferson Area) integrated campus setting. The existing Fresno Community Hospital facilities located at Divisadero and Fresno Streets would form the foundation for the Regional Medical Center campus generally bounded by McKenzie, Fresno, Tulare, "U", Mariposa, "Q", Tuolumne, and Diana Streets (see Exhibit No. 7, Regional Medical Center Project Conceptual Site Plan). A 7.5 acre portion of the proposed medical center project, south of Divisadero Street is located within the adjacent Mariposa Project Redevelopment Plan.

The proposed medical center concept would include an adult acute care hospital, a pediatric hospital, a trauma center, a medical school facility (including community health center and medical staff housing components), and support facilities including a central utility plant and approximately 5,000 parking spaces in multi-story parking structures and surface parking, including ample landscaping, open space areas, courtyards, all with a unified design theme.

Within the Regional Medical Center Project Area, a concentrated series of specific activities will proceed on a phased basis, pursuant to a Development and Disposition Agreement, and will serve to reduce the amount of blight within the area and adjacent neighborhoods, and further serve as a catalyst for new investments in the Redevelopment Area as a whole. To accomplish the objectives of the Regional Medical Center Project concept the following redevelopment actions will be necessary:

1. Acquisition, on a phased basis of all properties within the Regional Medical Center Project Area that are not currently under Fresno Community Hospital and Medical Center (FCH/MC)

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- ownership (see Section 4.9 Land Acquisition, and Exhibit 13, Acquisition Plan). Property would be purchased by negotiation, with any use of the eminent domain process only as a last resort.
2. Abandonment of the portions of Divisadero Street and "R" Street, and other local streets and alleys within the Regional Medical Center Project Area.
 3. Relocation of all residents, businesses, or organizations on any property included within the Acquisition Plan, on a timely basis and in accordance with all applicable State and Federal requirements and rules of the Redevelopment Agency.
 4. A priority will be given to the relocation of designated historic properties to other infill sites, preferably within the Lowell and Jefferson neighborhoods, if economically feasible.
 5. Disposition of properties, removal of existing site improvements, and installation of new public improvements would proceed on a phased basis.
 6. A residential improvement program (including, but not limited to, code enforcement, blight removal, housing rehabilitation, housing relocation, new housing construction, mini-parks, landscaping, and other public improvements) will be established for the neighborhoods adjacent to the Regional Medical Center Project Area.
 7. Offers of Owner Participation, and review of all development entitlements within the vicinity of the Regional Medical Center Project Area will ensure that existing and proposed development improvements will be in harmony with the Regional Medical Center Project concept and improvements.

SECTION 4.4

Revise title to read: "New Housing Infill", and revise text to read as follows:

"Presently the planning area offers numerous opportunities for new residential construction due to a number of existing vacant parcels. Further assembly of parcels in relation to existing vacant parcels could provide opportunities for intown housing developments such as condominiums, garden apartments, townhouses, and/or planned unit developments. A comprehensive Residential Improvement Program (including, but not limited to, code enforcement, blight removal, housing rehabilitation, housing relocation, new housing construction, mini-parks, landscaping, and other public improvements) will be established for the neighborhoods adjacent to the Regional Medical Center Project Area.

SECTION 4.5

Revise title to read: "Housing Rehabilitation and Infill", and revise text as follows:

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"Presently the planning area offers numerous opportunities for rehabilitation of existing residential properties as well as the infill of relocated residential structures from the Regional Medical Center Project Area or from other locations as well. It is the intention of the Plan to establish a Residential Area Improvement Program (see SECTION 4.4 above) and to place a high priority on and to support the upgrading of the existing neighborhoods with improvements sensitive to, and compatible with those neighborhoods. Numerous existing historical structures in the Regional Medical Center Project Area have been identified, and a priority consideration will be given to potentials for relocation of those structures to appropriate infill sites within the Jefferson neighborhoods and other sites within the nearby Lowell neighborhoods as well."

SECTION 4.6

Revise the text of the third paragraph as follows:

"As a result of these existing conditions demands for additional recreational opportunities exist.. Open space/recreation/park space has been proposed as a land use within the project area. The location of the proposed areas are in the blocks east of and paralleling the Santa Fe Railroad right-of-way between McKenzie and north of Belmont Avenue to the Freeway 180 alignment (see Land Use Plan, Exhibit 10). This location will also serve as a buffer area between the railroad and vehicles and residential areas. In addition, the placement of open space and properly planned landscaping along streets will provide visual access for police patrols, thereby enhancing security."

SECTION 4.7

Add ", including housing," to line 5, following the term "related uses".

SECTION 4.8

Revise paragraphs one and two of the text as follows:

"Circulation patterns in the Jefferson Redevelopment Area have been proposed for modification in the Land Use Plan, Exhibit 10., only within the Regional Medical Center Project Area, in order to provide a secured, campus environment for the Regional Medical Center Project. Divisadero Street and "R" Street are proposed to be closed to through-traffic within the Medical Center Project Area, on a phased basis.

The existing major traffic carriers that traverse the project area include Belmont, Fresno and Abby Streets. These streets remain unchanged with the exception of Fresno Street which is proposed to be widened on a phased basis."

SECTION 4.9

Revise the text of paragraph one as follows:

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"The implementation of the Jefferson Area Community Redevelopment Plan concept for the Regional Medical Center Project is dependent upon land assembly, redevelopment, and rehabilitation activities. In order to assure development of the Regional Medical Center Project, the Redevelopment Agency may acquire by purchase, eminent domain, or otherwise, the real property contained in the Regional Medical Center Project Area and designated as "Subject to Acquisition, Phase A (1984), and Subject to Acquisition, Phase B (1995) in the Acquisition Plan, Exhibit 13. The properties identified as "Subject to Acquisition, Phase A (1984), were placed in the Acquisition Plan in 1984 with the original adoption of the Jefferson Area Community Redevelopment Plan.

Acquisition would proceed, pursuant to the terms of a Development and Disposition Agreement, on a phased basis of all properties within the Regional Medical Center Project Area that are not currently under City of Fresno or Fresno Community Hospital and Medical Center (FCH/MC) ownership. Property would be purchased by negotiation, with any use of the eminent domain process only as a last resort."

Add the following after the last paragraph:

"Offers of Owner Participation, and review of all development entitlements within the vicinity of the Regional Medical Center Project Area will ensure that existing and proposed development improvements will be in harmony with the Regional Medical Center Project concept and improvements."

CHAPTER 5.0

SECTION 5.1

In paragraph 2, delete the term "target area" and substitute the term "Regional Medical Center Project Area", and delete the last sentence from paragraph 2.

In paragraph 3, delete the following:

"that there is one larger and newer multi-family residential structure within the target area, which if it is to remain, must have access to the circulation system;"

In paragraph 4, add the following to sentence 2:

"and the architectural style and scale of many single-family houses that date back to the early days of Fresno."

SECTION 5.1.1

In paragraph 1, add the term "McKenzie Avenue" in sentence 1, following the term "North Fresno Street,".

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Delete the text of paragraph 2 and substitute the following:

"Although the Land Use Plan provides for a range of residential densities, it is contemplated that the priority is for maintenance of an overall single-family character. The infill process must result in densities and architectural design of new or relocated structures that is compatible to existing developments (density, setbacks, building materials, building heights, window treatments, orientation of building frontages, etc.). Any increases in densities would only relate to areas where the land assembly process would present opportunities for the redevelopment and redesign of significant land areas to include necessary amenities (i.e. open spaces, parking, recreation facilities, etc.)."

Add the following after paragraph 4:

"Within the Regional Medical Center Project Area, approximately 220 units of resident interns and student housing in a "townhouse concept", including a potential visitor's residence inn, is proposed related to the medical/teaching component of the Medical Center."

Delete paragraph 5.

SECTION 5.1.3

Add the term "and Residential/Professional" to the Section title.

Delete the text of this Section and substitute the following:

"Four areas in the Land Use Plan have been designated for professional offices and related uses. The first of these areas involves the proposed Regional Medical Center Project which is designated for Office/Professional uses. This area already contains the existing Community Hospital and several other professional medical offices (see Section 4.3 for description of the Regional Medical Center concept).

The second area is designated for Office/Professional uses and is located on the north side of Divisadero, between the Abby/Effie Alley, Illinois, and Diana. The third area is designated for Office/Professional uses and located on the north side of Belmont between Abby, the Belmont/White Alley, and Diana.

The fourth area is designated for Residential/Professional uses along the east side of Fresno Street between Divisadero and McKenzie. It is expected that this area will be developed with a mixture of professional office uses and residential uses compatible with adjacent existing residential areas."

SECTION 5.1.4

Delete the text of this Section and substitute the following:

"There is a potential for the adjustment or abandonment of streets in the Jefferson Plan Area to accommodate the

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development of the Regional Medical Center Project and any new, large-scale developments in the Plan Area. In order to provide a secured, campus environment for the Regional Medical Center Project, portions of Divisadero Street and other local streets and alleys would be closed on a phased basis as a result of implementation of the Regional Medical Center Project (see Land Use Plan, Exhibit 10).

SECTION 5.2

Delete the text of this Section and substitute the following:

"There are 8 structures within the Jefferson Plan Area that have been placed on the Local Office Register of Historic Places (See Historic Structures Map, Exhibit 14). Three of these structures, the Mckay Home (Map No. 4), the Fire Alarm Station (Map No. 7), and the Rutherford Home (Map No. 37; was demolished in 1981) are located within the Regional Medical Center Project Area, but only the Fire Alarm Station would not be impacted by implementation of the proposed Regional Medical Center Project.

A Supplementary Historic Building Survey dated September 30, 1994 was prepared by John Edward Powell for the City of Fresno Historic Preservation Commission. This survey reassessed approximately 2,490 properties, consisting of public landscapes, industrial structures, residences, churches, commercial and municipal buildings, and objects of public art within Fresno's Central Area. The survey identified that there are an additional 22 properties within the Jefferson Redevelopment Plan Area that could be considered for nomination to the Local Office Register of Historic Places (see Exhibit 14).

Eleven of these properties are located within the Regional Medical Center Project Area and could be impacted by the implementation of the proposed project. The potential mitigation of these impacts will be addressed through the Final Environmental Impact Report for the Regional Medical Center Project. A priority will be given to the relocation of designated historic properties to other infill sites, preferably within the Lowell and Jefferson neighborhoods, if economically feasible."

CHAPTER 6.0

SECTION 6.13

Delete paragraph 1 and substitute the following"

"All modifications to structures/places of architectural, historic, and/or cultural significance that are on the Local Office Register of Historic Resources, or are identified as being capable of being considered for nomination to the Local, State or National Registers of Historic Places, will be carried out in accordance with the prescribed requirements of the Historic Preservation Ordinance of the City of Fresno and any mitigation requirements pursuant to a Final Environmental Impact Report."

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CHAPTER 8.0

SECTION 8.1.2.B.

Revise sentence 1 to read as follows:

"In cases where purchase cannot be negotiated, and only as a last resort, property shall be acquired by the Agency through the exercise of its right of eminent domain, which shall commence within 24 years from the effective date of the original ordinance (City Council Ordinance 84-182) which approved this Redevelopment Plan. In the original adoption of the Redevelopment Plan this time limit on the commencement of eminent domain was limited to 12 years, however, in order to proceed with the Regional Medical Center Project and to comply with the terms of the Development and Disposition Agreement with the Developer, this time limitation on commencement of eminent domain was amended to provide for an additional term of 12 years, for a total time limit of 24 years."

CHAPTER 10.0

SECTION 10.4

Delete the term "Target Area" and replace with the term "Regional Medical Center Project Area".

Following are the changes necessary to the Exhibits of the Jefferson Area Community Redevelopment Plan:

Replace Exhibit 5, "1983 Preliminary Fresno General Plan Map" with "1984 Fresno Area General Plan Map (as amended)", and Replace Exhibit 6, "Fresno High-Roeding Community Plan Map" with "1989 Central Area Community Plan Map (as amended)".

Add a new Exhibit No. 7 "Regional Medical Center Project Conceptual Site Plan", as attached.

Revise Jefferson Area Land Use Plan Map, Exhibit 10, as shown on the attached Jefferson Area Land Use Plan Map, dated January, 1995.

Revise Jefferson Area Zone Plan Map, Exhibit 11, as shown on the attached Jefferson Area Zone Plan Map, dated January, 1995.

Remove Circulation Element, Exhibit 12, and replace with Central Area Community Plan Circulation Map, as amended.

Remove Jefferson Area Acquisition Map, Exhibit 13, and replace with new Jefferson Area Acquisition Map, dated January, 1995.

Replace "Historic Structures Map, Exhibit 14", with new "Historic Structures Map" (Figure 34) and "List of Historic Properties Within and Adjacent To The Proposed Regional Medical Center Campus Project", from the Final Environmental Impact Report No. 10120, for the Regional Medical Center Project.

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SOURCE: R.T.K.L. Associates, Inc.

Central California Regional Medical Center 196012 ■

Proposed Site Plan at Project Buildout

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