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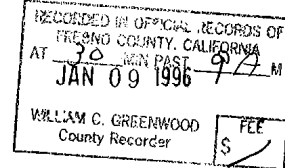
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ATTACHMENT "H"

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

BILL NO. B-19

ORDINANCE NO. 95-19



AN ORDINANCE OF THE COUNCIL 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 adopting 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. 72-26, 75-124, 79-112, 82-78, 86-204, 88-23, 88-116, 92-55, and 94-112; and,

WHEREAS, further amendments to the Urban Renewal Plan have 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,

PASSED 2/28/95
EFFECTIVE 3/31/95

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Reel 385 Date 6/29/95

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

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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.

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

SECTION 1. The Council finds that the proposed amendment of the Urban Renewal Plan for the Mariposa Project 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 Urban Renewal Plan for the Mariposa Project is in the best interests of the City of Fresno. Therefore, said Urban Renewal 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, or lengthen the time during which the

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Redevelopment Plan is effective, merge project areas, or 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.

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 Feb 1995, by the following vote:

Ayes: Briggs, Calandra, Ronquillo, Woody, Patterson

Noes: Quintero

Absent: Lung.

Dated this 28th day of Feb. 1995.

JACQUELINE L. RYLE
City Clerk

By 

APPROVED AS TO FORM:

HILDA CANTÚ MONTÓY
Acting City Attorney

By 

DU:vs/amndmari.ord

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CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
) ss.
COUNTY OF FRESNO)

On 12/9, 1996, before me, Cindy Hamby personally appeared _____
Jacqueline L. Ryle personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument(s) the person(s), or the entity
upon behalf of the CITY OF FRESNO of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

REBECCA E. KLISCH
CITY CLERK

By Cindy Hamby
DEPUTY

EXHIBIT "A"

MARIPOSA PROJECT URBAN RENEWAL PLAN AMENDMENTS
REGIONAL MEDICAL CENTER PROJECT
JANUARY 1995

ARTICLE III

SECTION 301

Add the following as a new Subsection "C":

"Identify the location of the proposed Regional Medical Center Project which is intended 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 adjacent Jefferson Redevelopment Plan area. The majority of the proposed 58-acre facility is located within the Jefferson Area, and a 7.5-acre portion south of Divisadero Street is within the Mariposa Project Area."

SECTION 304

Delete paragraph 1 and substitute the following:

"Attached hereto, as an integral part of this Plan, is the Exhibit No.3, described as "HISTORIC STRUCTURES". The purpose of this map is to show properties which have older structures of architectural, historic, and cultural significance which have been included in the City of Fresno's Local Official Register of Historic Properties. 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.

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 numerous properties within the Mariposa Project Redevelopment Plan Area that could be considered for nomination to the Local Office Register of Historic Places (see Exhibit 3).

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Only one of these properties is located within the Mariposa Project Area portion of the Regional Medical Center Project Area and could be impacted by the implementation of the proposed project. The site is Hobart Park and as identified in the Final Environmental Impact Report for the Regional Medical Center Project, the incorporation of the Hobart Park is not feasible. Parking structures and other non-medical facilities are proposed for this area to buffer the Medical Center from the railroad tracks. It is expected that the Hobart Park would be replaced with a park located to the south of the existing park, along Fresno Street between the railroad tracks and "R" Street, as shown in the Regional Medical Center Conceptual Site Plan Map.

ARTICLE LV

SECTION 402

Add the term ",including residential uses" after the term "uses" in the paragraph entitled "C-P, Administrative and Professional Office District" on Page 12.

Insert the following at the end of this Section:

"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, while a 7.5-acre portion is actually within the Mariposa Project Redevelopment 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, Regional Medical Center Project Conceptual Site 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:

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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) ownership (see Section 601 Extent of Acquisition, Demolition, and Clearance, and Exhibit 4, 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."

ARTICLE VI

SECTION 601

Add the following after paragraph 2:

"The implementation of the 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 III(1995).

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

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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."

SECTION 602

Add the following at the end of this Section:

"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."

Revise the Exhibits in the Mariposa Project Redevelopment Plan as follows:

Revise Mariposa Project Land Use Plan Map, Exhibit 1, as shown on the attached Mariposa Project Land Use Plan Map, January, 1995.

Revise Mariposa Project Historic Structures Map Exhibit 3, to reflect all historic properties shown on "Historic Structures Map" (Figure 34) and add the "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.

Remove Mariposa Project Acquisition Map, Exhibit 4, and replace with new Mariposa Project Acquisition Map, dated January, 1995.

JF/476
January 1995

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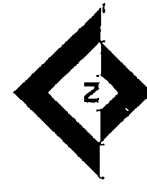
REGIONAL MEDICAL CENTER
PROJECT AREA BOUNDARY

* Streets May Be Abandoned

LEGEND

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

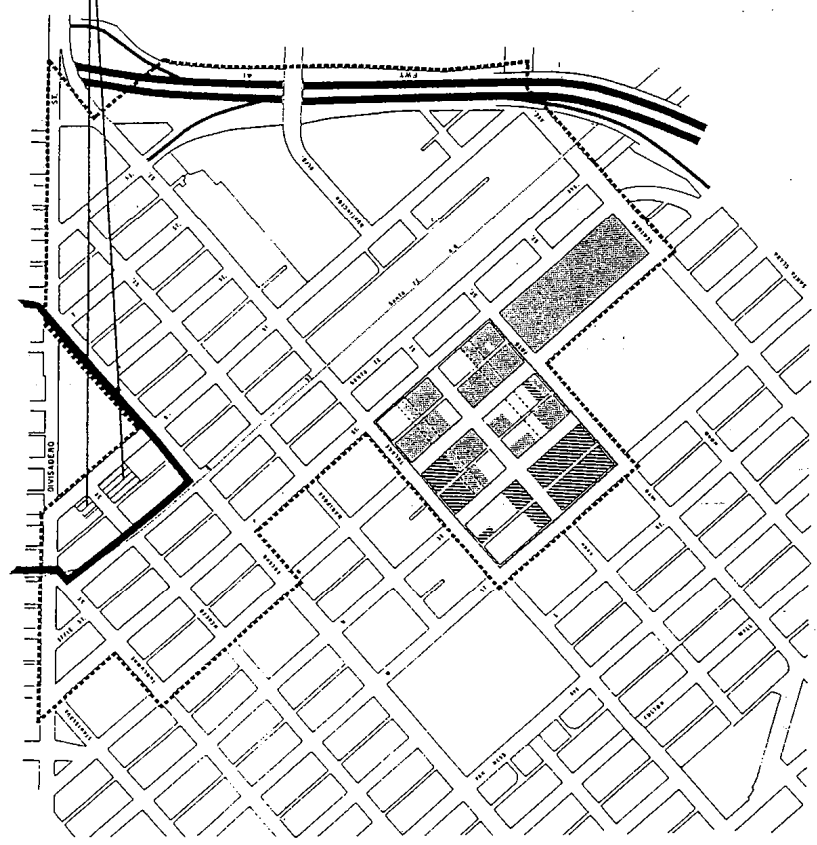
NOTE: ALL ALLEYS IN AREA MAY BE ABANDONED



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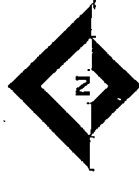
City of FRESNO	DEVELOPMENT Department	LAND USE PLAN	AREA Mariposa Project Urban Renewal Plan	EXHIBIT NO. 1	OF 10
				APPROVED BY DATE	EXHIBIT NO. 1

SUBJECT TO ACQUISITION/PHASE 3 (1995)



LEGEND

- ***** BOUNDARY OF PROJECT
- ▨ BOUNDARY OF SPECIFIC DEVELOPMENT AREA
- ▧ SUBJECT TO ACQUISITION / PHASE 1 (COMPLETED)
- ▩ SUBJECT TO ACQUISITION / PHASE 2 (IN PROGRESS)
- NOT TO BE ACQUIRED (SUBJECT TO OWNER'S PARTICIPATION)
- NEW STREET TO BE DEDICATED



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 City of FRESNO Department	DEVELOPMENT Department	ACQUISITION PLAN	AREA Mariposa Project Urban Renewal Plan	APPROVED BY _____ DATE _____ DRAWN BY _____ DATE _____ CHECKED BY _____ DATE _____ PREPARED BY _____ DATE _____	SHEET NO. _____ TOTAL SHEETS _____	EXHIBIT NO. 4	OF 10
				TITLE			