

ORDINANCE NO. 1741

AN ORDINANCE AMENDING ORDINANCE NO. 1036 AS AMENDED BY ORDINANCES NOS. 1127, 1191, 1237, and 1439, APPROVING AND ADOPTING AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE SANTA ROSA CENTER PROJECT (PROJECT NO. CALIF. R-45), AND DESIGNATING IT AS AMENDED AS THE OFFICIAL REDEVELOPMENT PLAN THEREFOR, AND MAKING THIS ORDINANCE AN EMERGENCY MEASURE, TO TAKE EFFECT IMMEDIATELY.

WHEREAS, the City Council of the City of Santa Rosa adopted Ordinance No. 1036 on December 5, 1961, approving and adopting the Redevelopment Plan for the Santa Rosa Center Project, and subsequently Ordinances Nos. 1127, 1191, 1237, and 1439 approving and adopting amendments to said Redevelopment Plan; and

WHEREAS, the Urban Renewal Agency of the City of Santa Rosa was designated in Ordinance No. 1036, and in all proceedings precedent to Ordinance No. 1036 as the official Agency to carry out in the City of Santa Rosa the functions and requirements of the Community Redevelopment Law of the State of California, and to implement and carry out to completion the Redevelopment Plan for Santa Rosa Center Project, and has since December 10, 1961, carried out the execution of Santa Rosa Center Project and has entered into a Loan and Grant Contract with the United States of America for financial assistance in the execution of the said project under the Federal Housing Act of 1949, as amended, and has acquired the ownership of property and improvements in the project area, and has administered the execution of said project, all as required and contemplated by the Community Redevelopment Law of the State of California, the Federal Housing Act of 1949, as amended, Ordinance No. 1036 of the City of Santa Rosa, as amended, and the Redevelopment Plan, as amended; and

WHEREAS, the Agency has now proposed that the Redevelopment Plan, as last amended by Ordinance No. 1439, be further amended as recommended by Agency Resolution No. 766 duly and regularly adopted by the Agency on October 29, 1974, by the addition to the Project Area of certain property

described in the proposed Amendment (which addition is herein referred to as the "Phase III Area" and the "Phase III redevelopment project area" and which amendments are herein referred to as the "Amendments"); and

WHEREAS, the Planning Commission has submitted to the Council its report and recommendations concerning the Amendments expanding the Project Area and its certification that the Amendments to the Redevelopment Plan conform to the General Plan for the City of Santa Rosa; and

WHEREAS, the Council and the Agency held a joint public hearing on October 29, 1974, on adoption of the Amendments to the Redevelopment Plan, in the City Council Chambers, City Hall, 100 Santa Rosa Avenue, Santa Rosa, California; and

WHEREAS, a notice of said hearing was duly and regularly published in the PRESS DEMOCRAT, a newspaper of general circulation in the City of Santa Rosa, once a week for four successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notice of public hearing were mailed by certified mail with return receipt requested to the last known address of each assessee as shown on the last equalized assessment roll of the County of Sonoma of each parcel of land in the Phase III area; and

WHEREAS, each assessee in the Phase III area was sent a separate statement, attached to the notice of hearing, that his property is subject to acquisition by purchase or condemnation under the provisions of the Amendments to the Redevelopment Plan; and

WHEREAS, the Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the project in accordance with the Amendments to the Redevelopment Plan; and

WHEREAS, the Council has general knowledge of the conditions existing in the Phase III Area and of the availability of suitable housing in the City for the relocation of individuals and families that may be displaced by the expansion of the Project Area, and in the light of such knowledge of such local housing conditions, has carefully considered and reviewed such proposals for relocation; and

WHEREAS, the Agency has certified the completion of an environmental impact report for the Amendments to the Redevelopment Plan, prepared and submitted pursuant to the California Environmental Quality Act and determined that the redevelopment of the Phase III Area pursuant to the Amendments to the Redevelopment Plan will not have an adverse effect on the environment;

WHEREAS, the Council has considered the report and recommendations of the Planning Commission, the report of the Agency, the Amendments to the Redevelopment Plan and their economic feasibility, the feasibility of relocation plans, the environmental impact report, and provided an opportunity for all persons to be heard, and has received and considered all evidence and testimony presented for or against any and all aspects of the Amendments to the Redevelopment Plan; and

WHEREAS, this City Council does hereby approve the amendments submitted with and recommended by Agency Resolution No. 766, which amendments are contained in full in Attachment No. 1 to this ordinance and are incorporated herein by reference.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA ROSA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. That the purpose and intent of the City Council with respect to the Phase III redevelopment project area is to:

a. Eliminate blighting influences, including deteriorating buildings, incompatible and uneconomic land uses, obsolete structures, and other environmental, economic

and social deficiencies; improve the overall appearance of downtown buildings, streets, parking areas and other facilities, public and private.

b. Strengthen retail and other commercial functions in downtown Santa Rosa by creating sites for major retail facilities and related commercial uses.

c. Strengthen the economic base of the community by installing needed site improvements in the commercial areas thereby stimulating new commercial expansion and resulting employment and economic growth.

d. Provide adequate streets, curbs, gutters, street lights and permit improved pedestrian and/or vehicular circulation in the project area.

e. Provide adequate land for parking and open spaces.

SECTION 2. The City Council hereby readopts, as to the Phase III redevelopment project area, the findings, determinations and other provisions of Ordinance No. 1036, as amended by Ordinances Nos. 1127, 1191, 1237, and 1439, except as to those findings, determinations, and provisions relating to Federal financial assistance under the Housing Act of 1949, as amended, and does hereby specifically find and determine that:

a. The Phase III redevelopment project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law. The inclusion in the project area of 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.

b. The Amendments to the Redevelopment Plan will redevelop the project area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety, and welfare.

c. The adoption and carrying out of the Amendments to the Redevelopment Plan is economically sound and feasible.

d. The Amendments to the Redevelopment Plan conform to the General Plan of the City of Santa Rosa.

e. The carrying out of the Amendments to the Redevelopment Plan will promote the public peace, health, safety, and welfare of the City of Santa Rosa and will effectuate the purposes and policy of the Community Redevelopment Law.

f. The condemnation of real property, as provided for in the Amendments to 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.

g. The Agency has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently, from housing facilities in the Phase III redevelopment project area.

h. There are, or are being provided, in the Phase III redevelopment 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 who might be 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.

i. The Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the area are displaced and that pending the development of such facilities, there will be available to such displaced occupants temporary housing facilities at rents comparable to those in the City of Santa Rosa at the time of their displacement.

j. The Amendments to the Redevelopment Plan for the project area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of such area by private enterprise.

k. The Redevelopment Plan, as amended, contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan; and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the plan, which this Council deems necessary to effectuate the purposes of the Community Redevelopment Law.

SECTION 3. Written objections to the Amendments to the Redevelopment Plan filed with the City Clerk before the hour set for hearings, and all oral objections presented to the Council at the hearing, having been considered, are hereby overruled.

SECTION 4. The Council, having considered all evidence, including the report of the Agency and the environmental impact report of the Agency, finds, determines and certifies that the environmental impact report complies with the requirements of the California Environmental Quality Act of 1970 (Division 13 of the Public Resources Code), that the Amendments to the Redevelopment Plan will not have an adverse effect on the environment, that the redevelopment of the project area will enhance and promote a high-quality environment, and that approval and adoption of the Amendments to the Redevelopment Plan is in the best interests of the public health, safety and general welfare.

SECTION 5. The Redevelopment Plan for the Santa Rosa Center Project (Calif. R-45) as adopted by Ordinance No. 1036 and as amended by Ordinance Nos. 1127, 1191, 1237, and 1439, is hereby further amended as set forth in Attachment No. 1 to this Ordinance incorporated herein and made a part hereof by reference. As so amended, it is hereby incorporated by reference herein and designated as the official Redevelopment

Plan for the Santa Rosa Center Project.

SECTION 6. In order to implement and facilitate the effectuation of the Amendments to the Redevelopment Plan hereby approved, it will be necessary for the Council to take action with reference; among other things, to the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Council hereby (a) pledges its cooperation in helping to carry out the Amendments to the Redevelopment Plan, (b) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment of the Phase III Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amendments to the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City under the provisions of the Amendments to the Redevelopment Plan.

SECTION 7. Ordinance No. 1036 is continued in full force and effect as amended by Ordinances Nos. 1127, 1191, 1237, 1439 and this Ordinance.

SECTION 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency whereupon the Agency is vested with the responsibility for carrying out the Amendments to the Redevelopment Plan for the Santa Rosa Center Project.

SECTION 9. The City Clerk is hereby directed to record with the County Recorder of Sonoma County a description of the land within the Phase III redevelopment project area and a statement that proceedings for the redevelopment of the project area have been instituted under the California Community Redevelopment Law.

SECTION 10. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 9 of this Ordinance, a copy of this Ordinance and a map or plat showing the boundaries of the project area, as expanded by this Amendment, to the auditor and tax assessor of the County of Sonoma, to the governing body of each of the taxing agencies which levies taxes upon any property in the project area and to the State Board of Equalization.

SECTION 11. EFFECTIVE DATE. This Ordinance is hereby made an emergency measure to take effect immediately; such emergency being the necessity of perfecting the Amendments to the Redevelopment Plan in order to make the land in the Phase III project area available for new construction at the earliest possible date in order to insure the financial feasibility of contemplated redevelopment activities, to halt the progressive physical and economic deterioration of the commercial functions of downtown Santa Rosa, and to relieve uncertainty as to the status of land within the project boundaries, thereby eliminating the conditions of blight and revitalizing the central core of the City.

SECTION 12. PUBLICATION. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published once in the PRESS DEMOCRAT, a daily newspaper of general circulation, printed, published, and circulated in the City of Santa Rosa, California.

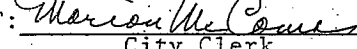
IN COUNCIL DULY PASSED THIS 29th day of October, 1974.

AYES: (5) Mayor Downey, Councilmen Guggiana, Jones, Pozhanovich & Zatman

NOES: (0)

ABSENT: (0)

APPROVED: 
Mayor

ATTEST: 
City Clerk

PROPOSED AMENDMENTS (EXPANDED PROJECT AREA)
TO THE REDEVELOPMENT PLAN FOR THE
SANTA ROSA CENTER PROJECT - (CALIF. R-45)

(a) In that certain Redevelopment Plan document adopted as an amendment and addition to the Santa Rosa Center Project recorded in Book 2488, commencing at page 505, of Official Records of the County of Sonoma:

(i) The property boundaries shall be amended to include the following described area:

"Commencing at a City of Santa Rosa monument within the intersection of B Street and Fifth Street in the said City of Santa Rosa and as described on that Record of Survey Map in File No. 71-19 of said City of Santa Rosa; thence N 29° 41' 12" W, 10.00 feet; thence N 60° 27' 26" E, 30.00 feet to the intersection of the easterly right of way line of B Street and the northerly right of way line of Fifth Street said point being the true point of beginning; thence along said northerly right of way line of Fifth Street S 60° 27' 26" W, 951.05 feet more or less to the westerly right of way line of Morgan Street (formerly Washington Street); thence along said westerly right of way line of Morgan Street N 26° 21' 00" W, 287.06 feet more or less to its intersection with the northly right of way line of Sixth Street Extended; thence along said northerly right of way line of Sixth Street Extended N 60° 27' 26" E, 50.08 feet more or less to its intersection with the easterly right of way line of Morgan Street; thence along the northerly right of way line of Sixth Street N 60° 27' 26" E, 82.48 feet; thence N 29° 39' 36" W, 90.90 feet; thence N 66° 04' 30" E, 278.18 feet more or less to the westerly right of way line of A Street; thence along said westerly right of way line of A Street N 28° 34' 30" W, 345.45 feet more or less to its intersection with the southerly right of way line of Seventh Street; thence along the westerly right of way line of A Street Extended N 28° 34' 30" W, 50.10 feet more or less to the northerly right of way line of Seventh Street; thence along said northerly right of way line of Seventh Street N 68° 19' 07" E, 600.45 feet

more or less to the easterly right of way line of B Street; thence S 29° 41' 12" E, 680.51 feet more or less to the point of beginning.

(ii) Vacate and abandon A Street from the northerly right of way line of Fifth Street to the southerly right of way line of Sixth Street.

(iii) Widen and establish turning areas on "A", "B", Sixth, Seventh and Morgan Streets.

(iv) Designate project area land use as Central Business "D".

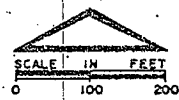
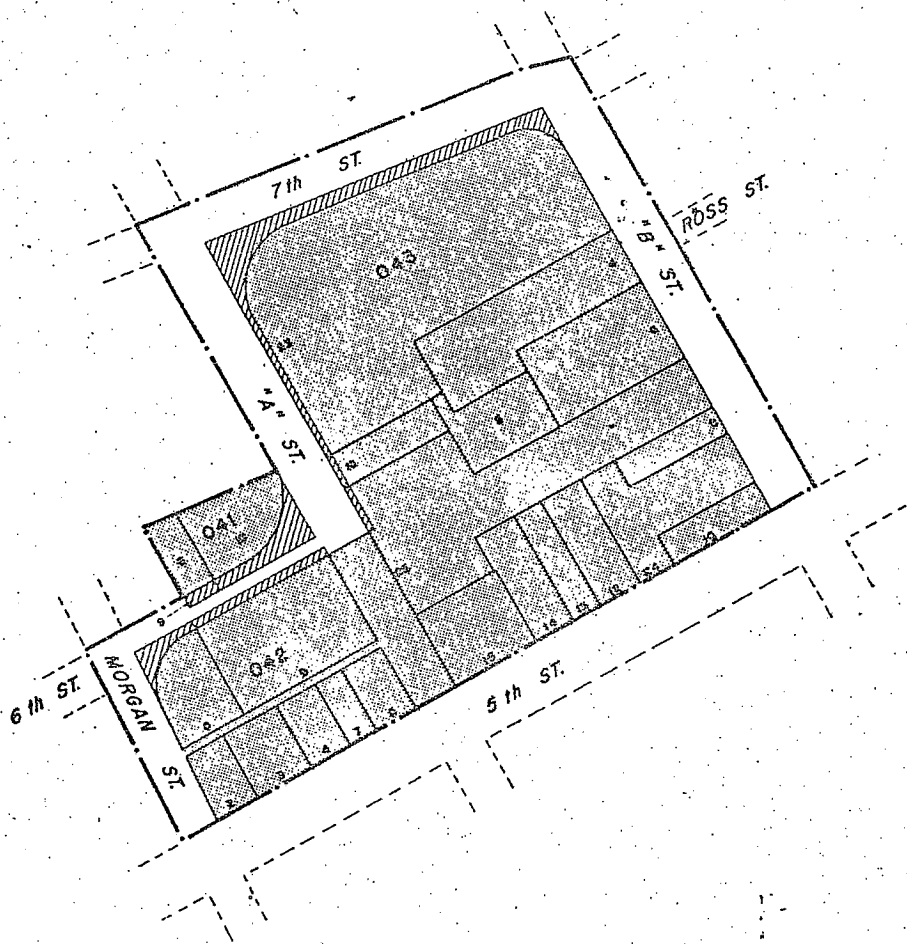
(b) The page entitled "Legal Description Urban Renewal Phase III", attached hereto; the map labeled "Map 1, Sheet 3" and entitled "Urban Renewal Area Boundary and Land Acquisition Map No. 1 Phase III" attached hereto; and the map labeled "Map 2, Sheet 3", and entitled "Land Use Map No. 2 Phase III", attached hereto are hereby added to that certain Redevelopment Plan document adopted as an amendment and addition to the Santa Rosa Center Project Redevelopment Plan on March 10, 1970, by Ordinance No. 1439, and recorded in Book 2488, commencing at page 505, of Official Records of the County of Sonoma, and are hereby adopted as and made a part of this document.

LEGAL DESCRIPTION

URBAN RENEWAL - PHASE III

[For purposes of the Expanded Project Area described below, references in the Redevelopment Plan to Project Boundaries (Sec. B.1., p. 3); Land Use Map (Sec. C.1., p. 5), permitted Land Use (Sec. C.2.b. (2), p. 7), Real Property Acquisition (Sec. E.1., p. 15), and Other Official Actions (Sec. E.7.b., p. 18), shall be construed and interpreted to also refer to the expanded project area as described below and to Map 1, Sheet 3 ("Urban Renewal Area Boundary and Land Acquisition Map No. 1 Phase III") and Map 2, Sheet 3 ("Land Use Map No. 2 Phase III") pertaining to said expanded project area.]

Commencing at a City of Santa Rosa monument within the intersection of B Street and Fifth Street in the said City of Santa Rosa and as described on that Record of Survey Map in File No. 71-19 of said City of Santa Rosa; thence N 29° 41' 12" W, 10.00 feet; thence N 60° 27' 26" E, 30.00 feet to the intersection of the easterly right of way line of B Street and the northerly right of way line of Fifth Street said point being the true point of beginning; thence along said northerly right of way line of Fifth Street S 60° 27' 26" W, 951.05 feet more or less to the westerly right of way line of Morgan Street (formerly Washington Street); thence along said westerly right of way line of Morgan Street N 26° 21' 00" W, 287.06 feet more or less to its intersection with the northerly right of way line of Sixth Street Extended; thence along said northerly right of way line of Sixth Street Extended N 60° 27' 26" E, 50.08 feet more or less to its intersection with the easterly right of way line of Morgan Street; thence along the northerly right of way line of Sixth Street N 60° 27' 26" E, 82.48 feet; thence N 29° 39' 36" W, 90.90 feet; thence N 66° 04' 30" E, 278.18 feet more or less to the westerly right of way line of A Street; thence along said westerly right of way line of A Street N 28° 34' 30" W, 345.45 feet more or less to its intersection with the southerly right of way line of Seventh Street; thence along the westerly right of way line of A Street Extended N 28° 34' 30" W, 50.10 feet more or less to the northerly right of way line of Seventh Street; thence along said northerly right of way line of Seventh Street N 68° 19' 07" E, 600.45 feet more or less to the easterly right of way line of B Street; thence S 29° 41' 12" E, 680.51 feet more or less to the point of beginning.



- 043 BLOCK NUMBER *
- 4 LOT NUMBER *
- REAL PROPERTY TO BE ACQUIRED FOR CLEARANCE & REDEVELOPMENT
- REAL PROPERTY TO BE ACQUIRED FOR PUBLIC FACILITIES
- PROJECT BOUNDARY

**URBAN RENEWAL AREA BOUNDARY &
LAND ACQUISITION MAP #1 PHASE III**

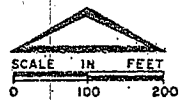
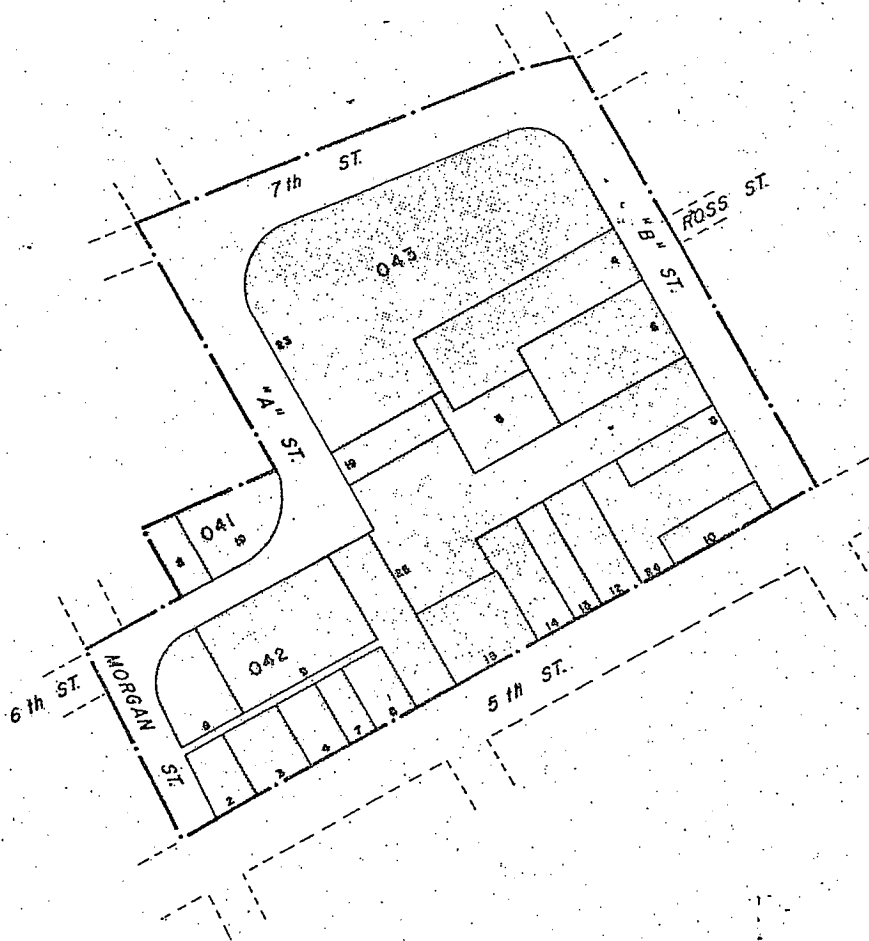
SANTA ROSA CENTER PROJECT

URBAN RENEWAL AGENCY OF THE CITY OF SANTA ROSA
SANTA ROSA, SONOMA COUNTY, CALIFORNIA

SEPT. 23, 1974

MAP I — SHEET 3

* SOURCE: SONOMA COUNTY TAX ASSESSMENT MAP



- 043 BLOCK NUMBER *
- 4 LOT NUMBER *
- CENTRAL BUSINESS "D"
- PROJECT BOUNDARY
- * SOURCE: SONOMA COUNTY TAX ASSESSMENT MAP

LAND USE MAP #2 PHASE III

SANTA ROSA CENTER PROJECT

URBAN RENEWAL AGENCY OF THE CITY OF SANTA ROSA
SANTA ROSA, SONOMA COUNTY, CALIFORNIA

SEPT. 23, 1974

MAP 2 - SHEET 3