

ORDINANCE NO. 1791

Phase 2  
Description

AN ORDINANCE AMENDING ORDINANCE NO. 1037 AS AMENDED BY ORDINANCE NOS. 1127, 1191, 1237, and 1741, 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.

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 Ordinance Nos. 1127, 1191, 1237, 1439, and 1741 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 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 Nos. 1439 and 1741, be further amended as recommended by Resolution No. 767 adopted by the Agency on October 29, 1974, and reaffirmed by Resolution No. 813 adopted by the Agency on October 28, 1975, by certain amendments to the existing Phase II portion of the Project Area added by Ordinance No. 1439 (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 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, which joint public hearing was re-opened on October 28, 1975, 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, notices of said hearing on October 29, 1974 and on October 28, 1975, were 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 dates, and a copy of said

notices and affidavits of publication are on file with the City Clerk and the Agency; and

WHEREAS, copies of the notices 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 Project Area; and

WHEREAS, the Agency, as the lead 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 Project Area pursuant to the Amendments to the Redevelopment Plan will not have an adverse effect on the environment, and a Notice of Determination with respect to said environmental impact report has been filed as required by law; and

WHEREAS, the Agency has been superseded by the Santa Rosa Community Development Commission, acting as the agency pursuant to State Law, and all references herein to the "Agency" shall mean and include the Commission acting as the Agency; and

WHEREAS, the Council has considered the report and recommendations of the Planning Commission, the report of the Agency, the Amendments to the Redevelopment Plan, 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. 767, 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:

1. The foregoing recitals are, and each of them is, true and correct, and this Council so finds and determines.

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

3. The Council finds and determines upon the basis of the written and oral evidence presented to it at public hearing, and upon the basis of its investigation and consideration of the Amendments approved by this ordinance, that said Amendments to the Redevelopment Plan are consistent with and in conformance with the General Plan of the City of Santa Rosa.

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 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 the approval and adoption of the Amendments to the Redevelopment Plan is necessary and desirable and is in the best interest of the public health, safety, and general welfare.

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, 1439 and 1741, 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.

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 actions, 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 Plan, as hereby amended, (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.

7. Ordinance No. 1036 is continued in full force and effect as amended by Ordinance Nos. 1127, 1191, 1237, 1439, 1741 and this ordinance.

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

9. The City Clerk is hereby directed to record with the County Recorder of Sonoma County a description of the amended project boundaries.

10. The City Clerk is hereby directed to transmit a copy of the description of the amended project boundaries 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 amended boundaries of the Project Area, to the Auditor and Tax Collector

to the County of Sonoma, to the governing body of each of the taxing agencies which levies taxes upon and property in the Project Area and to the State Board of Equalization.

11. The City Clerk is authorized and directed to record said Amendments to the Redevelopment Plan as adopted by this ordinance, and to record a copy of the complete Redevelopment Plan as amended by this ordinance, in the Office of the Recorder of Sonoma County in accordance with the law regulating to such recording.

12. This ordinance shall take effect and be in full force thirty days from and after the date of its adoption.

13. 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 4th day of November, 1975 by the following roll call vote:

AYES: (3) Mayor Zatman, Councilmen Downey and Guggiana

NOES: (1) Councilman Jones

ABSENT: (1) Councilman Poznanovich

APPROVED:

/s/ MURRAY A. ZATMAN  
Mayor

ATTEST:

/s/ MARION McCOMAS, Asst.  
City Clerk

PROPOSED AMENDMENTS (EXISTING 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 Redevelopment Plan on March 10, 1970, by Ordinance No. 1439, and recorded in Book 2488, commencing at page 504, of Official Records of the County of Sonoma:

(i) The property boundaries shall be amended save and except the following parcel:

"Beginning at the southwesterly corner of the lands of the Pacific Telephone Company as described in that certain deed recorded in Book 2284 of Official Records at page 33, Sonoma County Records; thence from said point of beginning along the northerly right of way of Second Street, N 60° 30' 07" E, 152.00 feet; thence N 29° 13' 18" W, 191.13 feet to the southerly right of way of Third Street; thence along said right of way of Third Street, S 60° 29' 30" W, 152.00 feet; thence leaving said right of way of Third Street, S 29° 18' 18" E, 191.10 feet to the point of beginning."

and the page entitled "Description of Boundary of Proposed Expansion of Santa Rosa Center Project No. 1", and Map 1, Sheet 2, entitled "Urban Renewal Area Boundary and Land Acquisition Map", and Map 2, Sheet 2, entitled, "Land Use Map", shall be amended to show the deletion of the above described parcel.

(ii) Third Street may be depressed and the following described streets and public rights-of-way, in addition to those already so designated, shall be vacated and abandoned:

"A" Street from the northerly right-of-way line of First Street to the northerly right-of-way line of Fifth Street;

Fifth Street from the westerly right-of-way line of "B" Street to the easterly right-of-way line of Morgan Street (formerly Washington Street);

In whole or in part, upon determination of the Agency, that portion of Third Street above the elevation deemed necessary by the Agency for normal traffic, from the westerly right-of-way line of "B" Street to the westerly project area boundary;

and Map 1, Sheet 2, entitled "Urban Renewal Area Boundary and Land Acquisition Map", and Map 2, Sheet 2, entitled "Land Use Map" shall be amended to show the above described permitted depression of Third Street and the vacation and abandonment of streets and public rights-of-way.

(iii) Map 1, Sheet 2, entitled "Urban Renewal Area Boundary and Land Acquisition Map" shall be amended to add the legend reference "Parcels Which May Be Acquired at the Discretion of the Agency", which amendment shall designate Parcels 8 and 9 of Block 056, and Parcel 3 of Block 067 as parcels which may be acquired at the discretion of the Agency. Said Map shall be further amended to designate that portion of Lot 16, Block 063 remaining in the Project Area as "Not To Be Acquired Parcels".

(iv) Map 2, Sheet 2, entitled "Land Use Map" shall be amended to designate land use categories for streets and public rights-of-way vacated and abandoned as the land use categories applicable to adjacent property within the project area.

(b) The page entitled "Description of Boundary of Proposed Expansion of Santa Rosa Center Project (Revised)" attached hereto; the map labeled "Map 1, Sheet 2, and entitled "Urban Renewal Area Boundary and Land Acquisition Map (Revised)", attached hereto; and the map labeled "Map 2, Sheet 2" and entitled "Land Use Map (Revised)", attached hereto, are hereby substituted for the page entitled "Description of Boundary of Proposed Expansion of Santa Rosa Center Project No. 1" and Map 1, Sheet 2, and Map 2, Sheet 2, of 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 504, of Official Records of the County of Sonoma, and are hereby adopted as and made a part of said document.

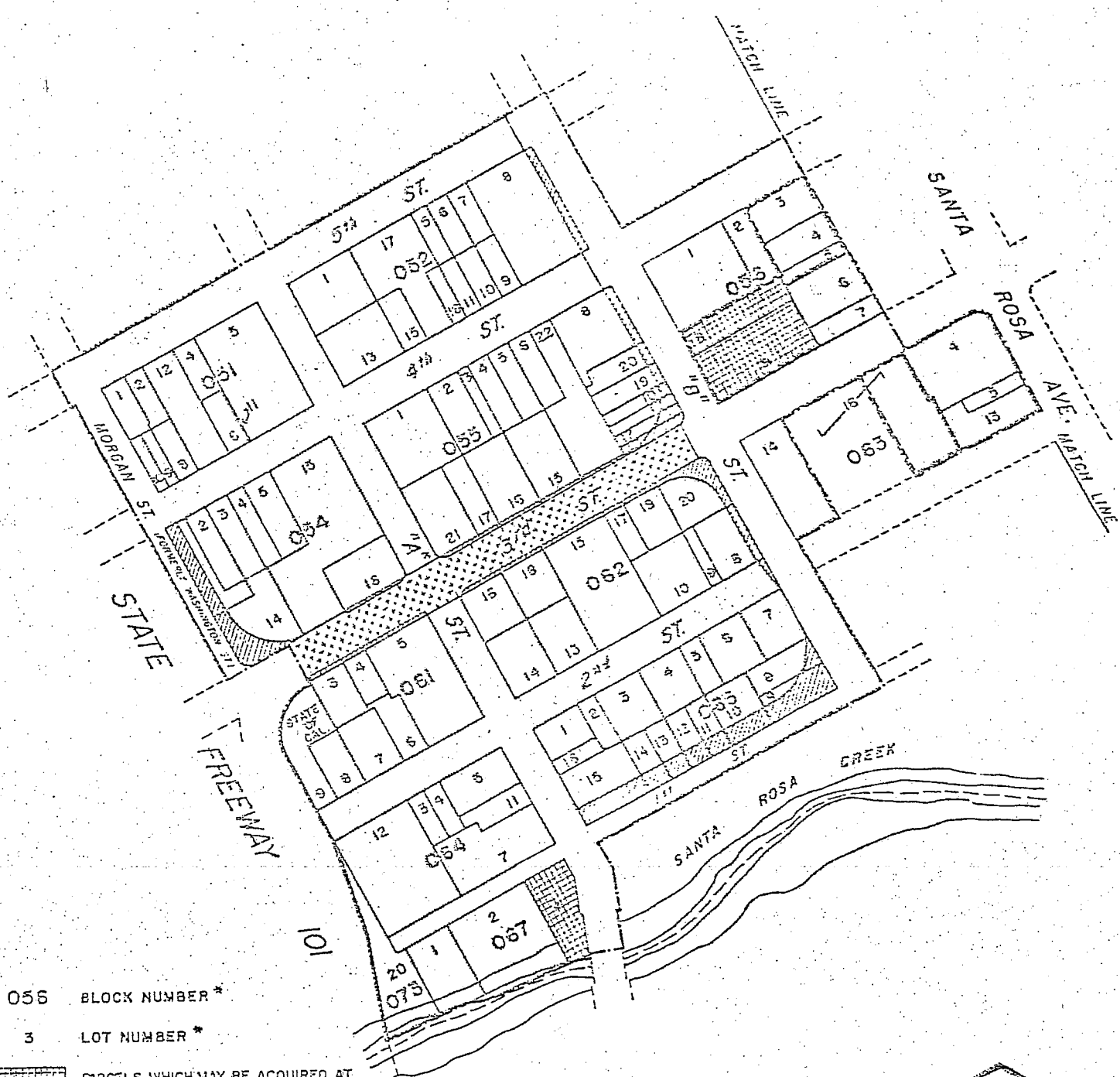
DESCRIPTION OF BOUNDARY OF PROPOSED  
EXPANSION OF SANTA ROSA CENTER PROJECT NO. 1







(Revised)

Beginning at the intersection of the easterly line of State Freeway 101 with the northerly line of Fifth Street; thence easterly along the northerly line of Fifth Street to its intersection with the easterly line of "B" Street; thence southerly along the easterly line of "B" Street to its intersection with the northerly line of Fourth Street; thence easterly along the northerly line of Fourth Street to its intersection with the northerly extension of the westerly boundary of Old Courthouse Square; thence southerly along said northerly extension of said westerly line, and along the southerly extension of said westerly line, to its intersection with the southerly line of Third Street; thence easterly along the southerly line of Third Street to its intersection with the westerly line of Santa Rosa Avenue; thence southerly along the westerly line of Santa Rosa Avenue to its intersection with the northerly line of Second Street; thence westerly along the northerly line of Second Street to its intersection with the easterly line of "B" Street; thence southerly along the easterly line of "B" Street to its intersection with the southerly line of First Street; thence westerly along the southerly line of First Street to its intersection with the easterly line of "A" Street; thence southerly along the easterly line of "A" Street to its intersection with the centerline of Santa Rosa Creek; thence westerly along the centerline of Santa Rosa Creek to its intersection with the easterly line of State Freeway 101; thence northerly along the easterly line of State Freeway 101 to the point of beginning and including the following parcels as designated on the Sonoma County Assessor's Parcel Maps: 10-051-1, 10-051-2, 10-051-4, 10-051-5, 10-051-6, 10-051-8, 10-051-9, 10-051-10, 10-051-11, 10-051-12, 10-052-1, 10-052-5, 10-052-6, 10-052-7, 10-052-8, 10-052-9, 10-052-10, 10-052-11, 10-052-13, 10-052-15, 10-052-16, 10-052-17, 10-054-1, 10-054-2, 10-054-3, 10-054-4, 10-054-5, 10-054-14, 10-054-15, 10-054-16, 10-055-1, 10-055-2, 10-055-3, 10-055-4, 10-055-5, 10-055-6, 10-055-8, 10-055-10, 10-055-11, 10-055-12, 10-055-13, 10-055-15, 10-055-16, 10-055-17, 10-055-19, 10-055-20, 10-055-21, 10-055-22, 10-056-1, 10-056-2, 10-056-3, 10-056-4, 10-056-5, 10-056-6, 10-056-7, 10-056-8, 10-056-9, 10-061-3, 10-061-4, 10-061-5, 10-061-6, 10-061-7, 10-061-8, 10-062-8, 10-062-9, 10-062-10, 10-062-13, 10-062-14, 10-062-15, 10-062-16, 10-062-17, 10-062-18, 10-062-19, 10-062-20, 10-063-4, 10-063-5, 10-063-13, 10-063-14, 10-063-16, 10-064-3, 10-064-4, 10-064-5, 10-064-7, 10-064-11, 10-064-12, 10-065-1, 10-065-2, 10-065-3, 10-065-4, 10-065-5, 10-065-6, 10-065-7, 10-065-8, 10-065-9, 10-065-10, 10-065-11, 10-065-12, 10-065-13, 10-065-14, 10-065-15, 10-065-16, 10-067-1, 10-067-2, 10-067-3.

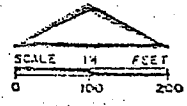
aving and excepting the following parcel:

eginning at the southwesterly corner of the lands of the Pacific Telephone Co. as described in that certain deed recorded in Book 2284 of Official Records at Page 33, Sonoma County Records; thence from said point of beginning along the northerly right of way of Second Street, N 60° 30' 7" E, 152.00 feet; thence N 29° 18' 18" W, 191.13 feet to the southerly right of way of Third Street; thence along said right of way of Third Street, S 60° 29' 30" W, 152.00 feet; thence leaving said right of way



- O55 BLOCK NUMBER \*
- 3 LOT NUMBER \*
-  PARCELS WHICH MAY BE ACQUIRED AT THE DISCRETION OF THE AGENCY
-  REAL PROPERTY TO BE ACQUIRED FOR CLEARANCE & REDEVELOPMENT
-  NOT TO BE ACQUIRED PARCELS
-  PROJECT BOUNDARY
-  REAL PROPERTY TO BE ACQUIRED FOR PUBLIC FACILITIES
-  ABOVE STREET ELEVATION MAY BE VACATED AND ABANDONED IN WHOLE OR IN PART UPON DETERMINATION OF THE AGENCY. THIRD STREET MAY BE DEPRESSED

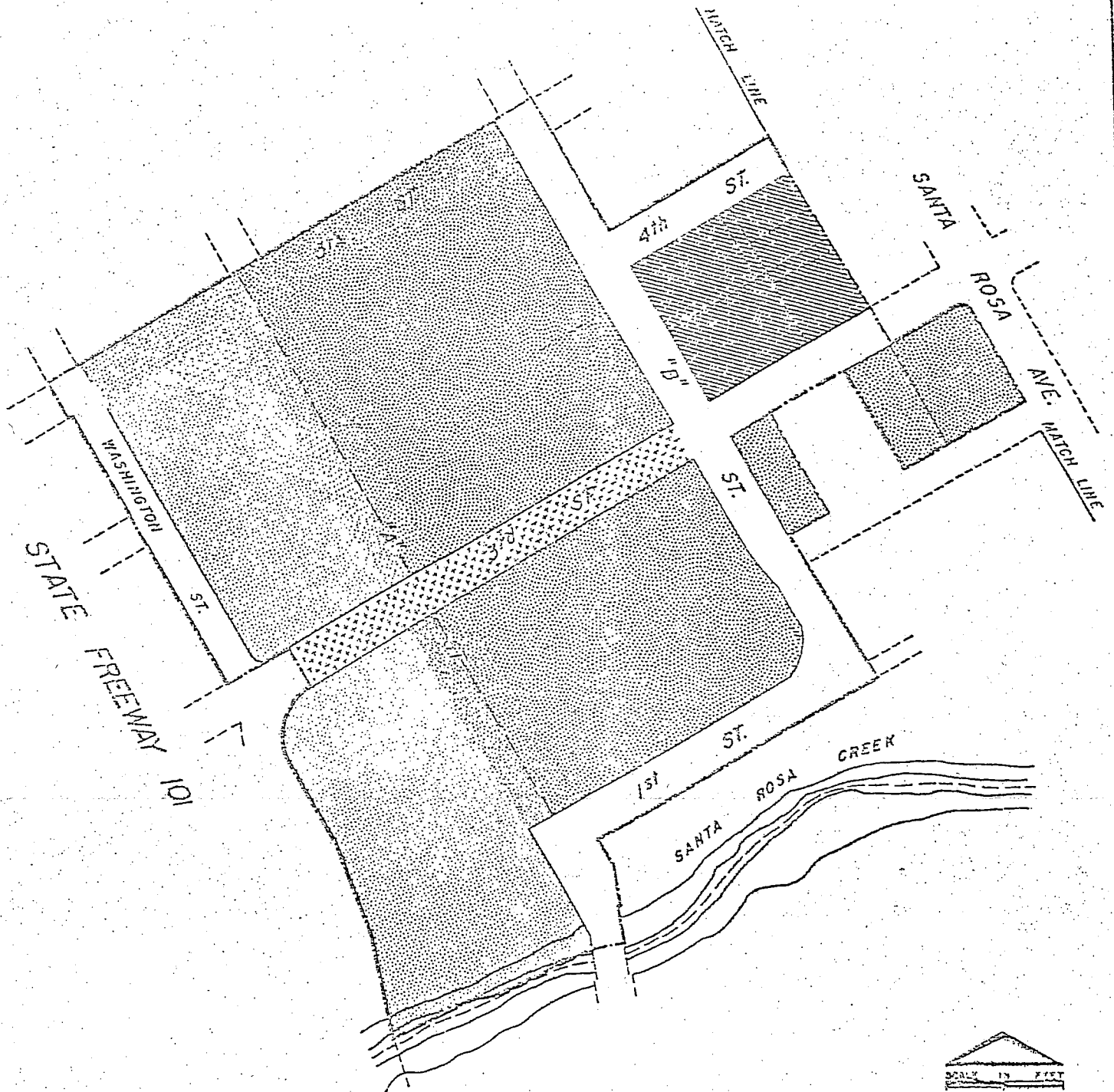
\*SOURCE: SONOMA COUNTY TAX ASSESSMENT MAP



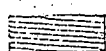


## URBAN RENEWAL AREA BOUNDARY & LAND ACQUISITION MAP (REVISED)

SANTA ROSA CENTER PROJECT / CAL-R-45  
 URBAN RENEWAL AGENCY OF THE CITY OF SANTA ROSA  
 SANTA ROSA, SONOMA COUNTY, CALIFORNIA

CODE NO. R-212  
 SEPT. 23, 1974



-  CENTRAL BUSINESS "C"
-  CENTRAL BUSINESS "D"
-  CENTRAL BUSINESS "E"

ABOVE STREET ELEVATION MAY BE VACATED AND ABANDONED IN WHOLE OR IN PART UPON DETERMINATION OF THE AGENCY. LAND USE FOR EACH SIDE OF STREET ABANDONED TO BE THE SAME AS ADJACENT PROPERTY. THIRD STREET MAY BE DEPRESSED.

## LAND USE MAP (REVISED)

2

SANTA ROSA CENTER PROJECT / CAL-R-45  
 URBAN RENEWAL AGENCY OF THE CITY OF SANTA ROSA  
 SANTA ROSA, SONOMA COUNTY, CALIFORNIA

CODE NO. R-213  
 SEPT. 23, 1974

SHEET 2