

REDEVELOPMENT PLAN
SANTA ROSA CENTER PROJECT
(Calif. R-45)

- Adopted - Ordinance No. 1036
- First Amendment - Ordinance No. 1127
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- Third Amendment - Ordinance No. 1237
- Fourth Amendment - Ordinance No. 1439

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URBAN RENEWAL AGENCY OF THE CITY OF SANTA ROSA
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Santa Rosa, California

PREFACE

The attached Redevelopment Plan is an amendment and addition to the Santa Rosa Center Project Redevelopment Plan (Calif. R-45) adopted by Ordinance No. 1036 duly recorded in Book 2004, Page 9 on November 21, 1963 as last amended by Ordinance No. 1237 duly recorded in Book 2212, Page 77 on June 1, 1966. This Redevelopment Plan and attached maps refer and are applicable to the project addition only and do not supersede Ordinance No. 1237, except where specifically noted otherwise.

Urban Renewal Agency of the
City of Santa Rosa, California

REDEVELOPMENT PLAN

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B. DESCRIPTION OF PROJECT

1. Project Boundaries

The addition to the Santa Rosa Center Project boundaries shall be as shown on Map 1, Sheet 2, Urban Renewal Area Boundary and Land Acquisition Map, and as described in the attached Exhibit A.

2. Urban Renewal Plan Objectives

The objectives of the renewal plan area are as follows:

- a. To remove certain buildings which have sustained earthquake damage and which otherwise do not meet code requirements for safe occupancy.
- b. To eliminate blighting influences of substandard structures and mixed land uses.
- c. To remove certain impediments to land disposition and development by public as well as private entities.
- d. To enhance the project area from an economic as well as aesthetic standpoint i. e., as by updating and reconstructing the utility and street system.
- e. To assemble land and reorganize land uses for maximum utilization and economic advantage.

3. Types of Proposed Renewal Action

The redevelopment of the Santa Rosa Center Project Area as expanded and amended will be undertaken in accordance with the provisions of the California Redevelopment Law and Title I of the Housing Act of 1949 as amended.

The Santa Rosa Center Project Expansion Area has been found and determined by the Planning Commission of the City of Santa Rosa and other local agencies to be a blighted area the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law. This plan determines that the expansion of the Redevelopment Project for this area is feasible.

In order to carry out the intent and purpose of the California Community Redevelopment Law and the redevelopment methods broadly defined therein, generally the procedures will be as follows:

- a. Acquisition of real property by purchase, gift, devise, exchange or by exercise of the power of eminent domain, where necessary, to carry out the Redevelopment Plan.
- b. Relocation of occupants living in structures acquired and displaced because of the redevelopment program.
- c. Demolition or removal of certain existing structures on land acquired by the Urban Renewal Agency of the City of Santa Rosa.
- d. Rehabilitation, alteration, modernization, general improvement or any combination thereof, of existing structures in the project area where such are permitted or required under the Redevelopment Plan.
- e. The vacation or closing to vehicular traffic of certain street areas and dedication of other areas for public street purposes.
- f. The preparation by the Urban Renewal Agency of acquired land for building sites. In connection therewith, the Agency may cause streets and pedestrian ways to be designed, graded and paved, and sidewalks, curbs and public utilities to be constructed and installed.
- g. The lease or sale of land at its fair market value for reuse in accordance with the Redevelopment Plan and under all the conditions contained in the plan. Certain additional conditions may be made as covenants running with the land.

The redevelopment plan under the California Community Redevelopment Law provides for participation in the redevelopment of property in the project area by owners of property in said area if owners agree to participate in the redevelopment in conformity with the Redevelopment Plan.

State and federal statutory requirements regarding relocation of residents of the project area assure that their interests will be protected. Approval of this plan by the City Council

of the City of Santa Rosa requires a finding that adequate, permanent housing facilities are or will be made available in the community for displaced occupants at rents comparable to those in the community at the time of occupant displacement.

Relocation will be accomplished on an individual case basis by the staff of the Agency with the active cooperation of all other affected agencies in the community. Covenants will be included in all agreements for the disposition of land and also must be accepted by owners who participate in redevelopment, which covenants will generally assure the establishment and maintenance of a safe, healthful and well-planned pattern of community development, and which will carry out the purposes of the California Community Redevelopment Law.

The development of new structures, building, parking areas and landscaping will be the responsibility of the appropriate person, redeveloper or redevelopers so obligated under the terms of agreements entered into by them with the Urban Renewal Agency.

Public redevelopment actions in the Santa Rosa Center Project will be principally financed by a loan and grant from the Federal Government under Title I of the Housing Act of 1949, as amended. Subject to the fiscal provisions of the city charter and the laws of the State of California, as a part of the local responsibility required to give effect to the Redevelopment Plan, and also as a condition to receiving federal loans and grants with respect to the undertaking and completion of the Santa Rosa Center Project, local public agencies and other non-federal sources will provide the necessary local grants-in-aid.

Estimates of increases in tax revenues from redeveloped properties indicate a very favorable ratio between the estimated net cost of the project and the economic benefits attributable to redevelopment in the project area.

C. LAND USE PLAN

1. Land Use Map

Land use, street rights-of-way and easements shall be as shown on Map 2, Sheet 2, titled, Land Use Map.

2. Land Use Provisions and Building Requirements

In order to achieve the objectives of this redevelopment plan, the use of land in the Urban Renewal Area will be made subject to the regulations and controls specified in this Paragraph C, notwithstanding the provisions of any zoning ordinance or regulations now or hereinafter in effect; provided, however, that the regulations and controls of this redevelopment plan shall not supersede existing codes and ordinances wherever such regulations are more restrictive.

a. Land Uses to be Permitted

Uses to be permitted shall include the following:

- (1) Central Business "C"
- (2) Central Business "D"
- (3) Central Business "E"

b. Land Use Provisions and Building Requirements to be Imposed on Properties to be Acquired for Redevelopment

- (1) Central Business "C". The following regulations shall apply to any reuse parcel designated Central Business "C" on Map 2, Sheet 2, Land Use Map.

Land Use. The permitted uses shall be public parks, public recreation, public displays, sitting areas, public streets and walkways, public buildings, retail stores, motels and hotels, personal and business services, restaurants and other places serving food and drink, automobile service stations, business, professional and institutional offices, public and private parking lots and structures incidental to parking use (within any parking garage a portion thereof may be used for the sale of motor fuels and oils), loading facilities, walkways, terraces and landscaping.

Land Coverage. Total coverage of land by permanent buildings in the area designated for Central Business "C" shall not exceed 25 %. however, land coverage by parking lots and parking structures shall not be included within the 25% limitation.

Building Setbacks. There shall be a ten foot setback from all property lines.

Number and Height of Buildings. No limitations are placed on the number and height of buildings except as these are determined by the other controls of this plan.

Building Bulk. The total floor area ratio for the area designated Central Business "C" shall not exceed 4 to 1. (Floor area ratio is defined as the ratio of the total gross floor area of the building to the net area of the site. Floor areas of cellars and basements used for parking and accessory storage including equipment are not included in the total of floor area.)

- (2) Central Business "D". The following regulations shall apply on any reuse parcel designated Central Business "D" on Map 2, Sheet 2, Land Use Map.

Land Use. The permitted uses shall be public and private parking lots, parking garages and structures incidental to parking use (within any parking garage a portion thereof may be used for the sale of motor fuels and oils), automobile service stations, retail stores, personal and business service establishments, business, professional and institutional offices, theater and general entertainment, restaurants and other places serving food and drink, hotels and motels, public and semi-public institutions such as clubs, lodges and meeting halls, public streets and walkways, public parks, public displays, landscape areas, sitting areas, loading facilities, walkways, terraces and malls, residential apartments south of Third Street between A & B Streets.

Land Coverage. No limitations are placed on land coverage except as these are determined by the other controls of this plan.

Building Setbacks. There shall be a ten foot setback from all abutting street rights-of-way, however, the Agency may permit expansions of existing buildings within the required setback areas.

Number and Height of Buildings. No limitations are placed on the number and height of buildings except as these are determined by other controls of this plan.

Building Bulk: The total floor area ratio for the area designated Central Business "D" shall not exceed 4 to 1 west of B Street, nor 8 to 1 east of B Street. (Floor area ratio is defined as the ratio of the total gross floor area of the building to the net area of the site. Floor areas of cellars and basements used for parking and accessory storage including equipment are not included in the total of floor area.)

- (3) Central Business "E". The following regulations shall apply on any reuse parcel designated Central Business "E" of Map 2, Sheet 2, Land Use Map.

Land Use. The permitted uses ~~shall~~^{shall} be sitting areas, public streets and walkways, public buildings, retail stores, personal and business service establishments, restaurants and other businesses serving food and drink, public and private parking lots and structures incidental to parking use (within any parking garage a portion thereof may be used for the sale of motor fuel and oils) loading facilities, walkways and terraces. Ground floor space abutting Fourth Street and Old Courthouse Square shall not be used for automobile parking or automobile drive-up facilities.

Land Coverage. No limitations are placed on land coverage except as these are determined by the other controls of this plan.

Building Setbacks. No building setbacks are required.

Number and Height of Buildings. No limitations are placed on the number and height of buildings except as these are determined by the other controls of this plan.

Building Bulk. The total floor area ratio shall not exceed 8 to 1. (Floor area ratio is defined as the ratio of the total gross floor area of the building to the net area of the site. Floor area of the cellars and basements used for parking and accessory storage including equipment are not included in the total floor area.)

- (4) General Provisions and Requirements for Permitted Uses.

- a) Off-Street Parking Development. Each parking space shall be not less than nine feet wide nor less than 19 feet long and shall have proper access. Parking areas shall be adequately lighted and drained so that storm and surface waters will not cross a public way and shall be surfaced with an all-weather paved surface. Open parking areas shall be landscaped sufficiently to prevent an unsightly or barren appearance.

b) Loading. Each use west of B Street within the project addition shall have sufficient off-street loading facilities to preclude the necessity of on-street loading zones. In addition, each commercial establishment with 25,000 or more square feet of gross floor area used for the storage or sale of merchandise shall have direct access to off-street loading spaces or berths required in number as follows:

<u>Square Feet of Floor Area</u>	<u>Required Spaces or Berths</u>
25,000 to 50,000	1
50,001 to 125,000	2
Each additional 100,000 or major fraction thereof	1

Each business, professional, public and semi-public office building and public building and semi-public institution with 50,000 or more square feet of gross floor area used for office purposes shall have direct access to off-street loading spaces or berths required in number as follows:

<u>Square Feet of Floor Area</u>	<u>Required Spaces or Berths</u>
50,000 to 100,000	1
100,001 to 175,000	2
Each additional 100,000 or major fraction thereof	1

All commercial establishments of less than 25,000 square feet of gross floor area shall have convenient access to and be serviced by a common off-street service area with off-street loading areas or berths totaling in number as required on the above schedule, based on the total gross floor area of such establishments.

Where a building or structure contains combined uses, the total number of required berths shall be the sum of the number of spaces required for each use.

Each off-street loading berth or space shall be designed and located so that its use will not interfere with public use of sidewalks and streets. Each loading berth shall be a minimum of 45 feet in length, 12 feet in width and 14 feet in height and shall have proper access. Off-street loading areas shall be adequately lighted, drained so that storm and surface waters will not cross a public way and surfaced with an all-weather paved surface.

c) Motel-Hotel Development Control. Motel or hotel development within the reuse area shall be allowed at a maximum density of one room per 1000 square feet of net land area for structures of three story or less and one room per 500 square feet of netland area for structures of four stories and or more.

d) Apartment Development Controls. In the event the area situated south of Third St. between A & B Sts., whether in conjunction with other uses or not, is developed for residential apartment uses the following controls shall apply:

Development Density:

1. For each efficiency unit - 400 square feet of lot area.
2. For each one bedroom unit - 500 square feet of lot area.
3. For each unit with two or more bedrooms - 600 square feet of lot area.

Minimum Usable Open Space: Fifty percent of the site area except that outdoor recreation or garden area constructed over the structures may be included in the computation of open space.

Setbacks for Main Building and Accessory Buildings:

1. Fifteen feet for buildings or portions of buildings no higher than three stories, or thirty-six feet in height.
2. Twenty feet for portions of buildings in excess of three stories or thirty-six feet, but less than one hundred fifty feet in height.

3. Fifty feet for portions of buildings in excess of one hundred fifty feet in height.
4. While buildings may be located so that front setback requirements are met by an average of the least and greatest setback, no portion of a building shall be permitted closer than fifteen feet to the front property line.
5. For garage and carport openings onto a front street, the minimum distance between the opening of such garage or carport and the front lot line shall be twenty feet.

Side Yard

1. The side yard setback for buildings no higher than three stories or thirty-six feet shall be no less than one-half the height of the building, provided that no side yard shall be less than five feet, nor be required to be more than fifty feet.
2. The side yard setback for buildings, or portions of buildings, in excess of three stories or thirty-six feet, shall be fifty feet.
3. The side yard setback from property lines common with permanent public open space, of at least thirty-five feet in width as well as street side yards, shall be no less than fifteen feet.
4. Individual side yard requirements shall be computed for all vertical planes on the side of the building most nearly parallel to the property line from which the setback is being calculated.
5. For garages and carports opening onto a side street, the minimum distance between the opening of such garage or carport and the side lot line shall be twenty feet.

Rear Yard

1. Computation of rear yard setbacks shall be made in the same manner as side yard requirements as described above.

One parking space per dwelling unit.

- e) Parking. For motels and hotels five parking spaces shall be required for every four rooms. For restaurants, bars and coffee shops one parking space shall be required for every three seats. For other commercial uses catering primarily to transient highway oriented clientele one parking space per employee and one parking space per 100 square feet of usable floor area shall be required. Parking for all other uses is provided by the Parking Districts within which all areas of the Santa Rosa Center Project are situated.

- f) Duration of Controls. This redevelopment plan and/or any modification thereof shall be in force for the period of 40 years from the effective date of the ordinance affecting the plan for all areas for residential development and 35 years for all other uses permitted by the redevelopment plan. Nondiscrimination provisions of this Redevelopment Plan shall run in perpetuity.

- g) Applicability of Provisions and Requirements Under C. 2. a. and C. 2. b. to Real Property not to be Acquired. It is anticipated that a number of existing structures can with a minimum of modification comply with the redevelopment plan as presented. Land use controls of the redevelopment plan shall apply to all properties within the project while building controls of the City of Santa Rosa shall apply to all new construction. Rehabilitation of any structures within the project area shall be subject to the controls of section D. 2. below.

- h) Exception Procedure. Where unnecessary hardships, practical difficulties, or consequences inconsistent with the general purposes of this Plan result from the literal interpretation and enforcement of the restrictions and limitations imposed by this Plan, the Urban Renewal Agency, upon receipt of a verified application from the owner of the property affected, stating fully the grounds of the application and facts relied upon, and upon its own further investigation, may grant adjustments or variances under such conditions and safeguards as it may determine, consistent with the general purpose and intent of this Plan, provided that in no instance will any adjustments or variances be granted that will change or alter the land uses or other basic requirements of the Urban Renewal Plan. This exception procedure shall be applicable to property in the entire project area.

D. PROJECT PROPOSALS

800/2488-518

1. Land Acquisition

a. Identification of Real Property to be Acquired

- (1) Real Property to be Acquired for Clearance and Redevelopment. Real properties to be acquired for clearance and redevelopment are shown on Map 1, Sheet 2, Urban Renewal Area Boundary and Land Acquisition Map.
- (2) Real Property to be Acquired for Public Facilities. Certain properties, proposed for clearance and redevelopment under D.1.a. (1) above, may be utilized for public facilities. The properties to be acquired by the Urban Renewal Project for public facilities are shown on Map 1, Sheet 2, Urban Renewal Area Boundary and Land Acquisition Map.
- (3) Real Property to be Acquired for Conservation or Reconditioning. Not applicable.
- (4) Real Property to be Acquired for Historic and Architectural Preservation. Not applicable.

b. Conditions Under Which Properties Not Designated for Acquisition May be Acquired. It is anticipated that several properties will not be acquired by the Urban Renewal Agency if the owners agree to comply with applicable provisions of the Redevelopment Plan and to execute an agreement to comply with certain specific requirements of the Urban Renewal Agency. In the event that such owners fail to execute the required agreement, or fail to carry out this agreement, the Urban Renewal Agency may acquire such property by purchase or by exercising its right of eminent domain and in that event will either dispose of the property, as is, pursuant to appropriate agreement or will clear and demolish any structures on such property prior to disposition of the land for uses in accordance with this plan.

2. Rehabilitation

Property rehabilitation within the project addition will be subject to the standards specified in the following adopted codes:

1967 Uniform Housing Code
1967 Uniform Building Code
1967 Uniform Plumbing Code
1965 Uniform Electrical Code
1967 Uniform Mechanical Code
1967 Fire Prevention Code

Section 2314 of the 1967 Uniform Building Code shall be superseded by Section 2312 of the 1958 Uniform Building Code for all structures subject to rehabilitation.

3. Redeveloper's Obligations

- a. The regulations and controls specified above will be implemented, where applicable, by appropriate covenants or other provisions in the agreement for land disposition and conveyance executed pursuant thereto.
- b. The redeveloper shall devote the land only to the uses specified in this plan.
- c. The redeveloper shall begin and complete the development of the land for the uses required in the plan and the construction of improvements agreed upon in the disposition contract within a reasonable time as determined in the contract between the Urban Renewal Agency of the City of Santa Rosa and the redeveloper.
- d. The redeveloper or redevelopers of project land shall not sell, lease or otherwise transfer such land at any time prior to the completion of the redevelopment thereof without written consent of the Urban Renewal Agency of the City of Santa Rosa. This regulation is intended to prohibit speculation by prospective purchasers.
- e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Urban Renewal Agency of the City of Santa Rosa or by the redeveloper or any of his successors or assignees, whereby land in the project area is restricted by the Urban Renewal Agency of the City of Santa Rosa or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land forever, which shall prohibit such restrictions, shall be included in the disposition instruments.

f. Architectural and site plans for the construction of improvements on the land and plans or designs for all signs to be placed in the project area shall be submitted and approved by the Urban Renewal Agency of the City of Santa Rosa prior to commencement of construction by redevelopers so that the Urban Renewal Agency may determine compliance of such plans with this plan and with community objectives.

g. The Declaration of Restrictions shall be in the form of covenants running with the land and shall contain building restrictions and related matters, including provisions for nondiscrimination of any person or group because of race, creed or color. In general, such covenants shall be designed to carry out the redevelopment of the project area in accordance with the plan.

4. Underground Utility Lines

The entire project area shall be included in the electrical underground district subject to regulation under Division 2 of Article III of Chapter 22 of the Santa Rosa City Code. The City Code shall be amended to make it unlawful to continue to operate any poles or overhead wiring for the purpose of transmitting or distributing electricity within the project area, but with the exception as the City Council may determine for lines designed to carry 60 kilovolts or more where the undergrounding of such lines may be unfeasible, and to make it unlawful for any person owning real property in the project area to suspend or permit a supplying agency to suspend from his premises any overhead services while connected with any overhead electrical distribution line. Telephone service as well as cable television lines shall be placed underground. All regulations of the Santa Rosa City Code not inconsistent with this paragraph shall apply to the distribution of electrical telephone and television service within the project area.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Real Property Acquisition

All the land and improvements in the project area needed in the execution of the Redevelopment Plan, except those properties indicated on Map 1, Sheet 2, Urban Renewal Area Boundary and Land Acquisition Map, as not to be acquired,

shall be acquired by the Agency by purchase, gift, lease, negotiation, or condemnation. The condemnation of all such real property as is not acquired by other means is necessary to the execution of this plan, and adequate provision for payment for properties so acquired is made in the appropriate paragraph below.

2. Real Property Management

All properties acquired in the project area will be managed by or under the direction of the Agency until the land is sold or leased.

3. Relocation of Displaced Occupants

The Agency will administer the Relocation Program so as to help occupants move to permanent housing with the least possible hardship, and in accordance with federal and state legal requirements.

The California Community Redevelopment Law, Section 33411.1 requires that "the legislative body shall not approve the plan except upon the finding that adequate permanent housing facilities are or will be made available in the same county in which the housing facilities to be displaced are located, for such displaced occupants reasonably convenient to their needs as determined by the Agency, and at rents comparable to those in the community at the time of displacement".

Section 33415 provides that "an Agency may make relocation payments to or with respect to persons (including families, business concerns and others) displaced by a redevelopment project, for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government".

Title I of the Housing Act of 1949, as amended, requires that there be a feasible method for relocation and that there are, or are being provided, in "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 displaced from the urban renewal area, decent safe, and sanitary dwellings equal in number to the number of and available to such displaced families and reasonably accessible to their places of employment".

This Agency has made a survey of the number and characteristics of site occupants. It is estimated that 310 families, individuals or establishments will be displaced:

15	families
203	individuals
92	businesses
<hr/>	
310	Total

A survey of housing resources in Santa Rosa has shown that there exists an adequate number of permanent housing units available to persons to be displaced, and such housing is reasonably convenient to and adequate for the needs of such persons and that such available housing units are in decent, safe and sanitary condition; are at least equal in number to the number of families and individuals to be displaced; are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of such persons in the project area; are available at rents or prices which are within the financial means of such displaced persons and comparable to those in the city at the time of their displacement; and are reasonably accessible to their places of employment.

The Agency will assist residents in locating individual suitable units and will make relocation payments for the cost of moving and/or any direct losses of property as permitted by law. The Agency will assist in the relocation of businesses and institutions in every possible way. Relocation payments will also be made to nonresidential establishments for the cost of moving and/or direct losses of property as permitted by law.

4. Land Disposition

Except for property conveyed by the Agency to the community for public purposes, such as streets and other rights-of-way, project area land acquired by the Agency for redevelopment purposes will be apportioned into parcels of suitable size, shape and number for reuse and will be sold or leased at not less than fair value for reuse in accordance with the Redevelopment Plan. The land conveyed will be made subject to deed restrictions or other restrictions to implement the land use controls of the redevelopment plan.

5. Prevention of Speculation

In all contracts whereby the Agency agrees to convey title to project area land to a redeveloper, there will be included the following:

- a. A stipulation on the part of the redeveloper that his purchase of the property is for the purpose of redevelopment and not for speculation; and
- b. A stipulation that until completion of construction, all subsequent sales, conveyances or leases, among other matters, will be subject to specific regulations prescribed by the Agency.

6. Participation by Property Owners in Redevelopment

An owner or owners of property in the project area may participate in the redevelopment of the property in the project area in accordance with the rules adopted by the Urban Renewal Agency pursuant to Article 6, Chapter 4, Part 1 of the Community Redevelopment Law.

7. Other Official Actions

Subject to policies and procedures established under its Charter and existing codes and regulations, the City of Santa Rosa will aid and cooperate in the undertaking of the project by:

- a. Instituting proceedings for opening, closing, widening or changing the grade of streets, and for other modifications of the street layout in the project area, as indicated on the accompanying Map 2, Sheet 2, Land Use Map, or as otherwise may be required to effectuate the Redevelopment Plan.
- b. Instituting proceedings to make any necessary changes in zoning within the project area so as to conform to the land use provisions of this plan.
- c. Scheduling of the performance of the above and of all functions and services relating to public health, safety and physical development normally rendered so that the redevelopment of the project area can be commenced and carried to completion without unnecessary delays.

8. Conformity With the Master Plan of the City of Santa Rosa

The Redevelopment Plan conforms to the Santa Rosa Area General Plan adopted by the City Council December 12, 1967. The Redevelopment Plan is based on the Central District Development Plan which is an element of the Santa Rosa Area General Plan and was adopted in principle by the City Planning Commission on March 5, 1969 and by the City Council on April 29, 1969.

9. Financial

For the purpose of carrying out the project including the area added by this amendment, the Urban Renewal Agency will enter into an amended contract with the United States of America, hereinafter called the "Government", under Title I of the Housing Act of 1949, as amended, which contract is hereinafter called the "Loan and Grant Contract". The Loan and Grant Contract will provide for a Project Temporary Loan and a Project Capital Grant and Relocation Grant from the Government, and will require local grants-in-aid which may be cash or noncash. The Loan and Grant Contract will provide for project definitive loans.

All Project costs attributable to cost sharing provisions shall be divided on the basis of 3/4 Government and 1/4 local responsibility.

The Project Temporary Loan for the entire area covered by the plan will be in the estimated amount of \$15,113,035. The obligations evidencing the Agency's indebtedness to the Government for the Project Temporary Loan shall be in a form satisfactory to the Government and to the Agency. Said obligations shall be paid exclusively from moneys derived from the project and from the Project Capital Grant and Relocation Grant, and will not be a debt of the City of Santa Rosa, the County of Sonoma, the State of California nor of any of its political subdivisions. Neither the City of Santa Rosa, the County of Sonoma, the State of California nor any of its political subdivisions shall be liable for said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency.

The Urban Renewal Agency will make payments on the Project Temporary Loan obligations from the proceeds of the disposition of the project land estimated at \$4,442,941, and from the Capital Grant or grants from the Government estimated at \$9,950,142 for the entire area covered by the plan plus a relocation grant of approximately \$720,692. The Project Temporary Loan described above will include funds to pay for property acquired by the Agency in the estimated amount of \$8,011,699.

Such funds shall be made available to the Agency by the Government as needed to pay for property in accordance with the terms of that certain contract to be entered into by and between the Agency and the Government. The Agency will pay the fair value for all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of the statutes and Constitution of the State of California relative to the exercise of the right of eminent domain. Local grants-in-aid required in the Loan and Grant Contract are expected to be provided in the following manner:

a. Local Noncash Grants-in-Aid

The amount of local noncash grants-in-aid to be provided with respect to the project area is presently estimated at approximately \$3,510,218 for the entire area covered by the plan. This may consist of:

- (1) The construction by the City of Santa Rosa of two parking facilities to serve project area uses. A substantial share of the cost of constructing these facilities will be attributable as local noncash grants-in-aid.
- (2) The construction by the City of Santa Rosa of a community and convention center which will be of substantial benefit to the new uses in the project area and, therefore, a portion of its cost will be attributable to the project.
- (3) Site preparation by the Agency or other governmental agency including but not limited to demolition clearance, rough grading and the installation of utilities, sidewalks, curbs, gutters and street paving. The cost to the City for any portion of this work will be attributable as local cash grants-in-aid.
- (4) Such other public works and facilities as benefit to the project.

b. Local Cash Grants-in-Aid

Article 3, Chapter 5, of the California Community Redevelopment Law authorizes the issuance of agency bonds. The Agency may issue bonds payable from any of the sources specified in said Article 3 of Chapter 5 of the California Community Redevelopment Law, or Agency bonds to be secured from taxes allocated to and paid into a special fund of the Agency pursuant to Article 4 of Chapter 5 of the California Community Redevelopment Law.

The Agency has no taxing power and its bonds are not a debt of the City of Santa Rosa, the County of Sonoma, the State of California, or any political subdivision of the state other than the Agency, and neither the city, the county, the state, or any such political subdivision is liable on them nor in any event shall the bonds be payable out of any funds or properties other than those of the Agency, and the bonds shall so state on their face.

The Agency currently has authorization to issue additional tax allocation bonds in an amount in excess of \$300,000. Additional tax allocation bonds for purposes of financing local cash grants-in-aid or for other purposes may be issued.

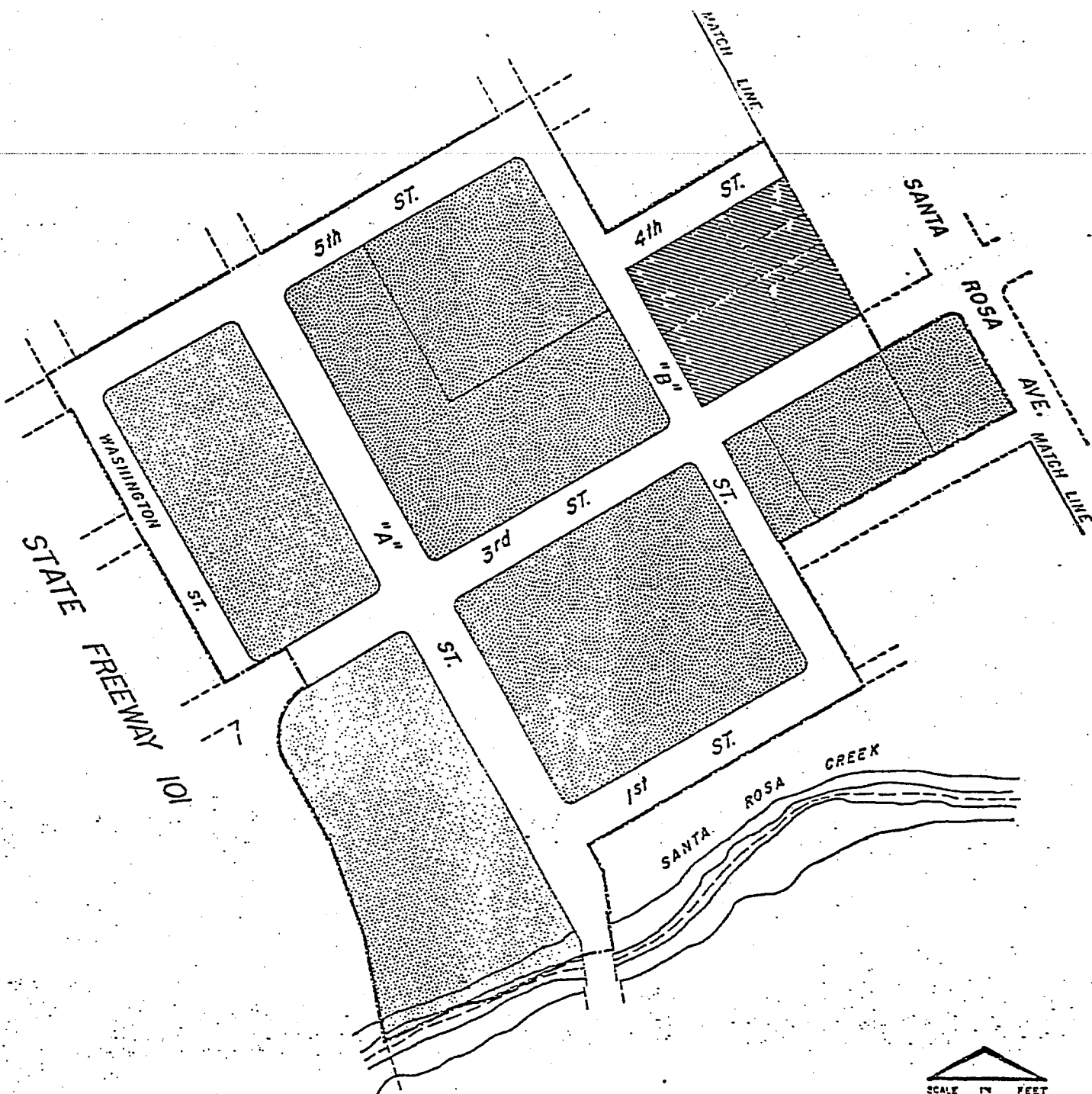
F. PROCEDURE FOR CHANGES IN THE APPROVED PLAN




If at any time after the approval of this Redevelopment Plan by the City Council it becomes necessary or desirable to amend or modify such plan, said plan shall be amended or modified pursuant to law; provided that if the law permits, the Agency may modify or amend said plan if said amendment or modification does not involve any material or substantial matter.

In addition, after sale or disposition of project land and during the period of duration of the provisions of this plan no amendment shall be enacted or adopted which in any manner will adversely affect any land whose owners and successors in interest are obligated to devote such land to the uses specified in the plan, except with the written consent of the owners of such land.

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

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.



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



LAND USE MAP

2

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