

1 TIME
2 PROOFS
75 SLIPS

And When Recorded Mail to:
GOLDFARB & OWENS
1333 Broadway, Suite 825
Oakland, CA 94612

ORDINANCE NO. 3308-CS

ORDINANCE AMENDING ORDINANCE NOS. 686, 1078, 1685 AND 2567
FOR THE PURPOSE OF ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR
THE WEST END URBAN RENEWAL PROJECT AREA NO. 1 AND MAKING
CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE COMMUNITY
REDEVELOPMENT LAW OF THE STATE OF CALIFORNIA

THE CITY COUNCIL OF THE CITY OF STOCKTON DOES ORDAIN AS
FOLLOWS:

WHEREAS, by Ordinance No. 686, as amended by Ordinance No.
1078, as amended by Ordinance 1685, as amended by Ordinance No.
2567, the City Council of the City of Stockton adopted West End
Urban Renewal Project No. 1 Redevelopment Plan, as amended; and

WHEREAS, pursuant to the Community Redevelopment Law of the
State of California, the Redevelopment Agency of the City of
Stockton (hereinafter called "Agency"), has recommended certain
amendments to said Redevelopment Plan; and

WHEREAS, the Agency has made studies of the location,
physical condition of structures, environmental influences, land
use, social, economic and cultural conditions and traffic
congestion problems of that area to be added to the Project Area
by the proposed amendment and has determined that the area to be
added to the Project Area is a blighted area or is necessary to
the effective redevelopment of the Project Area and that said
added area is detrimental to the safety, health and welfare of the
inhabitants and users thereof and of the City of Stockton at large
because of:

- 1. Economic dislocation, deterioration or disuse resulting
from faulty planning;

2. In some parts of the Project Area, a growing or total lack of utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.

3. In some parts of the Project Area, the ineffective, uneconomic and unproductive use of land due to the existence of lots of inappropriate size or placement or inappropriate access to vehicular traffic, pedestrian traffic, or utilities necessary to allow private development as well as inadequate streets, utilities and other public improvements.

4. Inadequate provision for open spaces and recreation facilities;

5. In some parts of the Project Area, the continuing problems of access, circulation, congestion, and parking; and

WHEREAS, in some parts of the Project Area, nonblighted property is included as such is necessary for the effective redevelopment of the Project Area.

WHEREAS, the Agency has prepared and submitted to the City Council for review and adoption the proposed Amended West End Urban Renewal Project No.1 Redevelopment Plan for said Redevelopment Project; and

WHEREAS, the City Planning Commission, which is the duly designated and acting official planning body of the City of Stockton, has submitted to the City Council its report and recommendation, recommending approval and adoption of the Amended Redevelopment Plan and has certified that said Amended Redevelopment Plan conforms to the General Plan for the City of Stockton, as amended; and

WHEREAS, pursuant to the Community Redevelopment Law and after due notice, the Stockton City Council held with the Agency a joint public hearing on said proposed Amended Redevelopment Plan; and

WHEREAS, at said joint public hearing the City Council heard and passed upon all oral and written objections to the Amended Plan by overruling such objections;

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKTON:

Section 1: It is hereby determined that the proposed amendments to the Redevelopment Plan are necessary and desirable. The proposed amendments to the Redevelopment Plan are hereby incorporated into the Redevelopment Plan and shall hereinafter be referred to as the West End Urban Renewal Project No.1 Redevelopment Plan, as amended or the Amended Plan.

Section 2: The boundaries of the Project Area are amended to include the additional properties added by the proposed amendments and are more particularly described in the attached Exhibit A and in said Amended Plan. Said amended Project Area shall hereafter be referred to as Project Area or Amended Project Area.

Section 3: Ordinance Nos. 686, 1078, 1685 and 2567 and the Redevelopment Plan adopted by Ordinance No. 686, and amended by Ordinance 1078, 1685, and 2567, as the official Redevelopment Plan for the West End Urban Renewal Project No. 1 Redevelopment Project, is hereby amended as set forth in the proposed amendments.

Section 4: The Amended Redevelopment Plan is hereby adopted, approved, and designated as the official Redevelopment Plan for the West End Urban Renewal Project No. 1 Redevelopment Project Area. The Amended Redevelopment Plan, consisting of 56 pages and 4 exhibits, is incorporated herein by reference and made a part hereof as if set out in full herein.

Section 5: The purpose and intent of the City Council with respect to the Project Area was, and with regard to the Project Area as amended, continues to be, to:

- a) Eliminate the conditions of blight;
- b) Ensure, as far as possible, that causes of the blighting conditions will be either eliminated or protected against;
- c) Encourage and ensure the rebuilding and development of the Project Area;
- d) Encourage and foster the economic revitalization of the Project Area;
- e) Relocate the owners and occupants of the Project Area as needed;
- f) Redevelop and rebuild the public improvements and facilities in the area; and

Section 6: The City Council finds and determines that:

- a) The West End Urban Renewal Project No. 1 Redevelopment Project Area as amended is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in, and that it qualifies as an eligible area under the Community Redevelopment Law, California Health & Safety Code Section 33000 et seq.
- b) The Amended Redevelopment Plan for the Project Area conforms to the General Plan of the City of Stockton, as amended.
- c) The Amended Redevelopment Plan would redevelop the Project Area in conformity with the California Community Redevelopment Law, California Health & Safety Code, Section 33000 et seq. and would be in the interest of the public peace, health, safety, and welfare of the City of Stockton and would effectuate the purposes and policy of the California Community Redevelopment Law.

d) The adoption and implementation of the Amended Redevelopment Plan is economically sound and feasible.

e) The Amended Redevelopment Plan for the Project Area will afford maximum opportunity, consistent with the sound needs of the City of Stockton, as a whole, for the redevelopment of said Area by private enterprise.

f) The elimination of blight and the redevelopment of the Project Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Redevelopment Agency.

g) The Amended Plan and the program for the proper relocation of individuals and families displaced by the implementation of the Amended Redevelopment Plan in decent, safe, and sanitary dwellings in conformity with acceptable standards are feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Amended Plan; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Amended Project Area, and are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

h) The condemnation of real property is necessary to the execution of said Amended Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law.

i) To implement and facilitate the effectuation of the Amended Redevelopment Plan that certain official action must be taken by this Council with reference, among other things, to changes in zoning, the vacation and removal of streets, alleys,

and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains, lighting and utility lines and other public facilities, the construction or addition of public buildings and parks and other public action, and accordingly, this Council hereby: (1) pledges its cooperation in helping to implement such Amended Redevelopment Plan; (2) requests the various officials, departments, boards, and agencies of the City of Stockton having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and power in a manner consistent with said Amended Redevelopment Plan; (3) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said Amended Redevelopment Plan; and (4) intends to undertake and complete any proceedings necessary to be implemented by the community under the provisions of said Amended Redevelopment Plan.

j) The Project Area includes certain lands, buildings, and improvements which may not be detrimental to the public health, safety, or welfare and that all such areas included are necessary for the effective redevelopment and are not solely included for the purpose of obtaining the allocation of tax increment financing pursuant to Section 33670 of the Health and Safety Code.

Section 7: The City Council is convinced that the effect of the utilization of tax increment financing herein will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project Area.

Section 8: The City Council continues to be satisfied that permanent housing facilities will be made available for those individuals and families permanently displaced from said Project Area within three (3) years from the time such occupants are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate

temporary housing facilities at rents comparable to those in the community at the time of their displacement.

Section 9: All written and oral objections to the amendments to the Redevelopment Plan are hereby overruled.

Section 10: The City Clerk hereby is directed to send a certified copy of this Ordinance to the Agency and the Agency is hereby vested with the responsibility for implementing the Redevelopment Plan as amended.

Section 11: The Agency is hereby directed to effectuate recordation in compliance with the provisions of Government Code Section 27295 to the extent such provisions are applicable and necessary.

Section 12: Ordinance Nos. 686, 1078, 1685 and 2567 shall remain in full force and effect except to the extent they are inconsistent with this amending Ordinance.

Section 13: This Ordinance shall take effect from and after thirty (30) days following its passage and adoption.

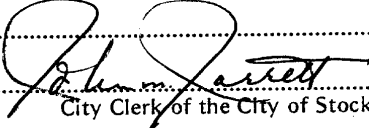
CERTIFICATE

This is to certify that Ordinance No. 3308-CS was passed to print by the City Council of the City of Stockton, on the 24th day of March 19.80, by the following vote:

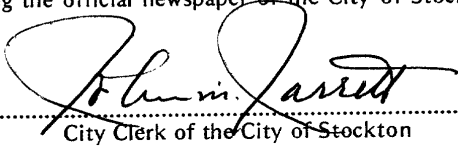
Ayes - Councilmen Clayton, Fass, Madden, Nabors, Paige, Rue, Sousa, White and Mayor O'Brien.

Noes - ~~Councilmen~~ None.

Absent - ~~Councilmen~~ None.

Stockton, Cal., March 24, 1980

City Clerk of the City of Stockton

This is to certify that on the 28th day of March, 19.80, I caused Ordinance No. 3308-CS with the ayes and noes, to be published in the Stockton Record, a daily newspaper of general circulation, published and circulated in the City of Stockton, being the official newspaper of the City of Stockton as provided by the Charter of the City of Stockton.

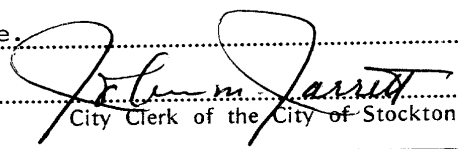
Stockton, Cal., March 31, 1980

City Clerk of the City of Stockton

This is to certify that Ordinance No. 3308-CS was finally passed and adopted by the City Council of the City of Stockton on the 31st day of March, 19.80, by the following vote:

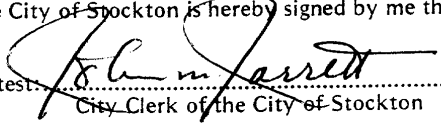
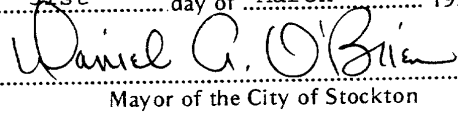
Ayes - Councilmen Fass, Madden, Nabors, Paige, Rae, Sousa, and Mayor O'Brien.

Noes - ~~Councilmen~~ None.

Absent - Councilmen Clayton and White.

Stockton, Cal., March 31, 1980

City Clerk of the City of Stockton

This is to certify that Ordinance No. 3308-CS of the City Council of the City of Stockton is hereby signed by me this 31st day of March 1980.

Attest:  City Clerk of the City of Stockton
 Mayor of the City of Stockton