

AMENDED REDEVELOPMENT PLAN

FOR THE

SAN FERNANDO REDEVELOPMENT PROJECT NO. 2

34-35-36

THE REDEVELOPMENT BOARD  
OF THE CITY OF

SAN FERNANDO

THE REDEVELOPMENT AGENCY OF THE  
CITY OF SAN FERNANDO  
SAN FERNANDO, CALIFORNIA

AMENDED REDEVELOPMENT PLAN  
FOR THE  
SAN FERNANDO REDEVELOPMENT PROJECT NO. 2  
(AMENDMENT NO. 3)

ORIGINALLY ADOPTED BY THE  
SAN FERNANDO CITY COUNCIL

AUGUST 14, 1972

ORDINANCE NO. 1032

AND AS TECHNICALLY AMENDED ON

DECEMBER 15, 1986  
OCTOBER 17, 1994  
NOVEMBER 16, 1998

THE REDEVELOPMENT AGENCY OF THE  
CITY OF SAN FERNANDO  
SAN FERNANDO, CALIFORNIA

AMENDED REDEVELOPMENT PLAN  
FOR THE  
CIVIC CENTER REDEVELOPMENT PROJECT NO. 2  
(AMENDMENT NO. 3)

REDEVELOPMENT AGENCY

Raul Godinez II, *Mayor/Chairperson*  
Jose Hernandez, *Mayor Pro Tem/Vice-Chairperson*  
Joanne Baltierrez, *Councilmember/Member*  
Silverio Robledo, *Councilmember/Member*  
Doude Wysbeek, *Councilmember/Member*

PLANNING COMMISSION

Marisela Torres, *Chairperson*  
John Becker, *Vice-Chairperson*  
Dennis Levine, *Commissioner*  
Hugo Mejia, *Commissioner*  
Anna Salazar, *Commissioner*

AGENCY STAFF

John A. Ornelas, *City Administrator, Executive Director*  
Howard H. Miura, *Community Development Director*  
Robert Kishita, *Associate Planner*  
Beltran, Leal & Medina, *Agency Legal Counsel*

PREPARED BY

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(Amendment No. 3)

**I. §100 INTRODUCTION**

The Redevelopment Plan ("Plan") for the San Fernando Redevelopment Project No. 2 ("Project") consists of Part I ("Text") and Part II ("Map"). This Redevelopment Plan has been prepared by the San Fernando Redevelopment Agency ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health & Safety Code Section 33000, et seq.

**II. §200 PROJECT AREA BOUNDARIES**

The boundaries of the Redevelopment Project Area ("Project Area") are illustrated on the Map. The legal description of the boundaries of the Project area is as follows:

That certain parcel of land in the City of San Fernando, County of Los Angeles, State of California, described as follows:

Beginning at the intersection of the northwesterly line of Mission Boulevard, 80 feet wide, with the southwesterly line of Pico Street, 60 feet wide; thence southwesterly along said northeasterly line of Mission Boulevard to be southwesterly line of Hollister Street; thence southeasterly along the southwesterly line of Hollister Street 175 feet to southwesterly prolongation of northwest line of Lot 28 in Block 36 of Porter Land and Water Company's Resurvey of Town of San Fernando as per Map recorded in Book 37 Pages 5 et seq. of Miscellaneous Records; thence northeast along said prolongation and said northwest line 160 feet to southwest line of Lot 14 in said Block 36; thence northwest and northeast along the southwest line and northwest line of said Lot 14 and northeast prolongation of said northwest line to centerline of Coronel Street, 60 feet wide; thence southeast along said centerline 75 feet; thence northeast, 130 feet to the most northerly corner of Lot 30 in Block 25 of said Porter Land and Water Company's Resurvey; thence southeasterly along northeast lines of Lots 30, 31, 32, 33, & 34 in said Block 25, 125 feet to most easterly corner of said Lot 34; thence southwesterly along the southeast line of said Lot 34 and southwesterly prolongation thereof 130 feet to said center line of Coronel Street; thence southeasterly along said centerline, 180 feet to centerline of Maclay Avenue; thence southwesterly along said centerline of Maclay Avenue, 260 feet to the southwesterly line of Hollister Street; thence southeasterly along said southwesterly line of Hollister Street, 1237.6 feet; thence northeasterly parallel with Chatsworth Drive, 185 feet; thence southeasterly parallel with Hollister Street, 47.5 to the northeasterly line of Lot 34 in Tract No. 1803 as per map recorded in Book 21 Page 113 Maps; thence southwest and southeast along the northwest line of said Lot 34 and along the southeast lines of Lots 33 & 32 in said Tract 1803 to the most southerly corner of said Lot 32; thence northeasterly along the southeasterly line of said Lot 32 and the northeasterly prolongation thereof 130 feet to centerline of Coronel Street; thence southeasterly along said centerline, 65 feet; thence northeasterly along northwest line of Lot 5 in Block 22 of said Porter Land and Water Company's Resurvey and the southwest and northeast prolongations of said northwest line, 260 feet to centerline of Pico Street, 60 feet wide; thence southeasterly along said centerline, 50 feet; thence northeasterly in 130 feet to the most northerly corner of Lot 34 in Block 19 of said Porter Land and Water Company's Resurvey; thence southeasterly in a straight line to the most southeasterly corner of Lot 1 in Block 20 of said Resurvey; being in the southeast boundary line of the City of San Fernando; thence northeasterly along said City Boundary to the southwesterly line of the 100 foot wide right-of-way of Southern Pacific Company; thence along said right-of-way line, northwesterly to the northeasterly prolongation of the northwesterly line of Kittridge Street; thence southwesterly along said prolongation and said northwesterly line of Kittridge Street to the northeasterly line of San Fernando Road, 80 feet wide; thence southeasterly along said northeasterly line of San Fernando Road to the

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. **§304 Acquisition of Personal Property**

Generally personal property shall not be acquired. However, where necessary in the execution of this plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means except eminent domain.

C. **§305 PARTICIPATION OF OWNERS AND TENANTS**

1. **§306 Opportunities for Owners and Tenants**

The Agency shall extend preferences to persons who are owners and tenants in the Project Area, to continue in or reenter the redeveloped area if they otherwise meet the requirements prescribed in the Plan.

Owners of real property in the Project Area shall, as feasible, be given the opportunity to participate in redevelopment by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project Area, or by selling their properties to the Agency and purchasing other properties in the Project Area.

In the event a participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

2. **§307 Rules for Participation Opportunities, Priorities and Preferences**

The Agency shall provide an opportunity to owners and tenants in the Project Area to participate in the growth and development of the Project Area, and shall promulgate rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

Participation opportunities shall necessarily be subject to and limited by the expansion of public utilities and facilities, realignment and widening of streets; and the opening of new streets, if any.

3. **§308 Participation Agreements**

Each participant may enter into a binding agreement with the Agency by which the participant agrees to rehabilitate or develop, and use the property in conformance with the Plan and to be subject to the provisions thereof. Whether or not a

G.     §314    DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, BUILDING AND SITE PREPARATION

1.     §315    **Demolition and Clearance**

The Agency is authorized, for property acquired by the Agency or with the approval of the owners, to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2.     §316    **Public Improvements**

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out the Plan. Such public improvements include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas, distribution systems, water distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, and landscaped areas.

3.     §317    **Preparation of Buildings Sites**

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area owned by the Agency.

H.     §318    REHABILITATION AND MOVING OF STRUCTURES BY THE AGENCY

1.     §319    **Rehabilitation**

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area.

2.     §320    **Moving of Structures**

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building to a location outside the Project Area.

I.     §321    PROPERTY DISPOSITION AND DEVELOPMENT

1.     §322    **Real Property Disposition and Development**

a.     §323    **GENERAL**

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in the Plan for adequate consideration for the specific uses to be permitted on the real property sold or leased. Real property acquired

2. **§327 Personal Property Disposition**

For the purpose of this Plan the Agency is authorized to sell, lease, exchange, transfer assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

**IV. §400 USES PERMITTED IN THE PROJECT AREA**

A. **§401 MAP**

The Map attached hereto illustrates the location of the Project area, the immediately adjacent streets, the proposed public rights-of-way and public easements, and the Map establishes land uses to be permitted in the Project Area (both public, semi-public and private).

B. **§402 COMMERCIAL/RETAIL**

Within areas, A, C, G, H, I, J, L, N, P, Q, R, V, W and X on the Map Commercial/Retail uses shall be permitted. Such Commercial businesses shall include but not be limited to retail commercial businesses; business and financial service institutions; specialty and accessory shops; and supporting vehicle parking facilities.

C. **§403 RESIDENTIAL**

Residential uses shall be permitted in area "K" as shown on the map. These Residential uses shall include any type of dwelling unit within a maximum net density of 43 dwelling units per acre. Supporting vehicle parking facilities will also be permitted within any of the aforementioned area.

D. **§404 PUBLIC USES**

1. **§405 Public Street Layout, Rights-of-Way and Easements**

The public rights-of-way and principal streets for the Project Area are illustrated on the Map and are as follows:

- Truman Street
- San Fernando Road
- Celis Street
- Pico Street
- Coronel Street
- Hollister Street
- Mission Boulevard
- Maclay Avenue
- Carlisle Street
- Brand Boulevard
- Chatsworth Drive
- Wolfskill Street.

Such streets and rights-of-way may be widened, altered, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of the Project. Additional public streets, alleys, and easements may be created by the



Off-street loading facilities shall be located in a manner to avoid interference with public use of sidewalks from the street. All off-street loading facilities shall be reasonably located at such a depth within a completely enclosed building as to reasonably contain and restrict the emission of noises typically attributed to such function. Off-street loading facilities must also be screened by landscaping to the extend and in the manner required by the Agency.

The Agency shall establish setback requirements for all new development within the Project Area which may exceed the requirements of the City's zoning ordinance.

2. **§410 Existing Non-Conforming Uses**

The Agency is authorized to permit an existing use to remain in an existing building which use does not conform to the provisions of this Plan, provided that such use is determined by the Agency to be generally compatible with the development and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

3. **§411 Rehabilitation**

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will meet the following requirements: Be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

4. **§412 Limitation on the Number of Buildings**

The number of buildings in the Project Area shall not exceed 300.

5. **§413 Open Spaces and Landscaping**

The approximate amount of open spaces to be provided in the Project Area is the total areas which will be in the public rights-of-way, the public grounds, the space around building, limits on land coverage by this Plan to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

6. **§414 Limitation on Type, Size and Height of Buildings**

The height, type, and size of buildings shall be as limited by the applicable state statutes and local zoning, building, and other applicable codes and ordinances.

7. **§415 Light, Air and Privacy**

In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency pursuant to the procedures of Section 423.

One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

G.     **§422   BUILDING PERMITS**

1.     **§423   Review of Applications for Issuance of Permits**

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner herein provided. Any such permit that is issued must be in conformance with the provisions of this Plan.

Upon receipt of such an application for permit the Executive Director of the Agency shall be requested by the City of review the application to determine what effect, if any, the issuance thereof would have upon the Plan. Within twenty (25) days thereafter said Executive Director after conferring with the Planning Commission shall file with the City a written report setting forth his finding of fact, but not limited to, the following:

- (1) Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan; and
- (2) What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan; and
- (3) Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted development plans to the Agency.

After receipt of said report or after said 25-day period, whichever occurs first, the City may allow the issuance of the permit with conditions; or shall withhold the issuance of the permit if the Executive Director finds that the proposed improvement does not meet the requirements of the Plan. Within five (5) days after allowing or withholding issuance of the permit the City shall notify by certified mail the applicant and the Executive Director of its decision.

V.     **§500   METHODS OF FINANCING THE PROJECT**

A.     **§501   GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHODS**

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this Project with Financial assistance from the City, State of California, Federal Government, property tax increments, interest income, Agency bonds, or any other available source.

**VI. §600 ACTIONS BY THE CITY**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purpose of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to the following:

- (1) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
- (2) Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area
- (3) Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan.
- (4) Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- (5) The undertaking and completing of any other proceedings necessary to carry out the Project.

**VII. §700 ENFORCEMENT**

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriated to the purpose of this Plan. In addition, any recorded provisions which are expressly for the benefit or owners of property in the Project Area may be enforced by such owners.

**VIII. §800 DURATION OF THIS PLAN**

Except for the nondiscrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for thirty-five (35) years from the date of adoption of this Plan by the City Council.

**IX. §900 PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Redevelopment Law or by any other procedure hereafter established by law.

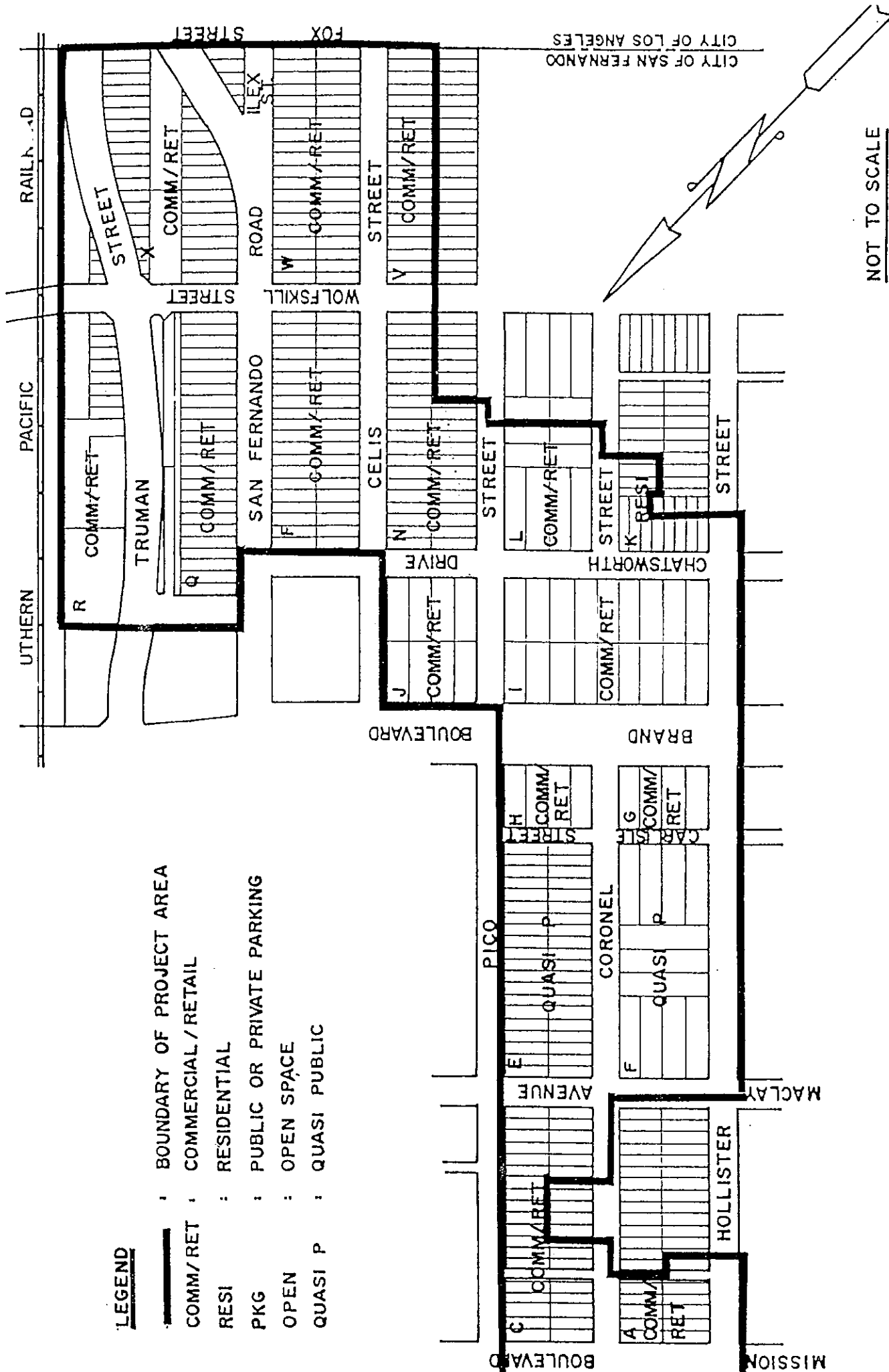
**EXHIBIT 'A'**

**REDEVELOPMENT PLAN MAP**



# **LEGEND**

- BOUNDARY OF PROJECT AREA
- COMM/RET : COMMERCIAL / RETAIL
- RESI : RESIDENTIAL
- PKG : PUBLIC OR PRIVATE PARKING
- OPEN : OPEN SPACE
- QUASI P : QUASI PUBLIC



## **REDEVELOPMENT PROJECT AREA NO. 2**

AMENDED REDEVELOPMENT PLAN  
FOR THE  
CIVIC CENTER REDEVELOPMENT PROJECT NO. 3

1966

THE REDEVELOPMENT AGENCY  
OF THE CITY OF  
SAN FERNANDO

THE REDEVELOPMENT AGENCY OF THE  
CITY OF SAN FERNANDO  
SAN FERNANDO, CALIFORNIA

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(AMENDMENT NO. 4)

ORIGINALLY ADOPTED BY THE  
SAN FERNANDO CITY COUNCIL

JUNE 18, 1973

ORDINANCE NO. 1050

AND AS TECHNICALLY AMENDED ON

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OCTOBER 17, 1994  
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THE REDEVELOPMENT AGENCY OF THE  
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1340 Valley Vista Drive, Suite 120  
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## **FOREWORD**

This Amended Plan is based upon the Redevelopment Plan which was approved and adopted by the San Fernando City Council on June 18, 1973, by Ordinance No. 1050, and as amended on April 4, 1983, December 15, 1986, and on October 17, 1994, in accordance with Community Redevelopment Law.

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EXHIBIT A  
EXHIBIT B

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**I. §100 INTRODUCTION**

The Redevelopment Plan ("Plan") for the Civic Center Redevelopment Project consists of Part I ("Text") and Part II ("Map"). This Redevelopment Plan has been prepared by the San Fernando Redevelopment Agency ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the Health & Safety Code Section 33000, et seq.

**II. §200 PROJECT AREA BOUNDARIES**

The boundaries of the Redevelopment Project Area ("Project Area") are illustrated on the Map. The legal description of the boundaries of the Project Area is as follows:

That property in the City of San Fernando, County of Los Angeles, State of California being a portion of the Maclay Rancho Ex-Mission de San Fernando as per Map recorded in Book 37, Pages 5 et seq. of Miscellaneous Records, Records of County of Los Angeles; State of California, in said City, County and State, described as whole as follows:

Beginning at the intersection of the southeasterly boundary line of the City of San Fernando with the southeasterly prolongation of the northeasterly line of Fourth Street (65.29 feet wide) as shown on Tract No. 23012 per map recorded in Book 610, Pages 3 and 4, of Maps, Records of said County; thence northeasterly along said boundary line to an angle point in said., boundary line, said point also being the easterly corner of Lot 1 of Tract No. 35654 per map recorded in Book 953, Pages 7 and 8 of Maps, Records of said County; thence northwesterly along the northeasterly boundary line of the City of San Fernando to the northwesterly line of Lot 1 of Record of Survey per map recorded in Book 76, Page 17 of Record of Surveys, said northwesterly line also being the southeasterly boundary of the City of San Fernando; thence northeasterly along said boundary line of the City of San Fernando to the southwesterly line of Foothill Boulevard (100 feet and 80 feet wide), said line also being the northeasterly boundary line of the City of San Fernando; thence northwesterly along said boundary line to the northwesterly line of Los Angeles County Flood Control District right-of-way (160 feet wide); thence southwesterly along said northwesterly line to southerly corner of Lot 13 of Tract No. 25909 per map recorded in Book 664, Pages 39 and 40, of Maps, Records of said County; thence northwesterly along the southwesterly line of said Lot 13 to the northwesterly line of Griswold Avenue; thence southwesterly along said northwesterly line to the northwesterly prolongation of the northeasterly line of Fourth Street (60 feet wide); thence southeasterly along said prolongation and said northeasterly line to the westerly corner of Lot 13 of said Tract No. 23012; thence continuing southeasterly along said northeasterly line 35.81 feet; thence northeasterly at right angles to said northeasterly line 5.29 feet; thence southeasterly along said northeasterly line and its southeasterly prolongation to the point of beginning. As used herein, the following terms shall have the following meanings: (1) "Original Project Area" shall refer to the real property included within the boundaries of the Project adopted by the City Council of the City of San Fernando on June 18, 1973, in Ordinance No. 1050; (2) "Expansion Area" shall refer to the area added to the Original Project Area by the Amendment to the Plan for the Project adopted on or about December 27, 1982.

of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

No eminent domain proceedings to acquire property within the Original Project Area shall be commenced after the termination date of the effectiveness of the portion of Redevelopment Plan No. 3 governing the Original Project Area. No eminent domain proceedings to acquire property within the Expansion Area shall be commenced after twelve (12) years following the adoption of Ordinance No. 1494 of the San Fernando City Council, adopted on November 16, 1998, in accordance with Health and Safety Code Section 33333.4(g). Such time limitation may be extended only by amendment of this Redevelopment Plan.

2. **§304 Acquisition of Personal Property**

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means except eminent domain.

C. **§305 PARTICIPATION BY OWNERS AND TENANTS**

1. **§306 Opportunities for Owners and Tenants**

The Agency shall extend preferences to persons who are owners and tenants in the Project Area, to continue in or re-enter the redeveloped area if they otherwise meet the requirements prescribed in the Plan.

Owners of real property in the Project Area shall, as feasible, be given the opportunity to participate in redevelopment by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project Area, or by selling their properties to the Agency and purchasing other properties in the Project Area.

In the event a participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

2. **§307 Rules for Participation Opportunities, Priorities and Preferences**

The Agency shall provide an opportunity to owners and tenants in the Project Area to participate in the growth and development of the Project Area, and shall promulgate rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

Participation opportunities shall necessarily be subject to and limited by the expansion of public utilities and facilities, realignment and widening of streets; and the opening of new streets, if any.

within their financial means, in reasonably convenient locations, and otherwise sufficient to their needs.

2. **§313 Relocation Payments and Relocation Advisory Assistance**

The Agency is authorized to pay all relocation payments and to provide relocation advisory assistance to all Project residents and business concerns that is in the best interest of the Project as authorized by law.

G. **§314 DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, BUILDING AND SITE PREPARATION**

1. **§315 Demolition and Clearance**

The Agency is authorized, for property acquired by the Agency or with the approval of the owners, to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. **§316 Public Improvements**

To the extent permitted and in the manner required by law, the Agency is authorized to install and construct or to cause to be installed or constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out the Plan. Such public improvements include, but are not limited to: parking lots or structures, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, and any buildings, structures or improvements necessary and convenient to the full development of any of the above. A non-exclusive list of potential public works projects in the Expansion area is set forth in Exhibit B.

The Agency, with the prior consent of the City Council, must pay all or a part of the value of the land for and the cost of the installation and construction of any building, facility, or other improvements which is publicly owned either within or outside the Project Area upon a determination by resolution of the Agency and City Council: (1) that such buildings, facilities, structures and other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project Area is located, regardless of whether such improvements are within another Project Area or, in the case of a Project Area in which substantially all of the land is publicly owned, that such improvement is of benefit to an adjacent Project Area of the Agency; (2) that no other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community.

When the value of such land or the cost of installation and construction of such building, facility or other improvement, or both, has been, or will be, paid or provided for initially by the community or other public corporation, the Agency may enter into a contract with the community or other public corporation under which it agrees to reimburse the community or other public corporation for all or part of the cost of such building, facility or other improvement, or both, by periodic payments over a period of years.

to and development by persons who are not owner or tenants in the Project Area.

(c) **§325 PURCHASE AND DEVELOPMENT DOCUMENTS**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency as well as all property subject to participation agreements, is subject to the provisions of this Plan.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions or covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restrictions that there shall be no discrimination or segregation based upon race, color, religion, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sub-lease, or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as are required by law.

(d) **§326 DEVELOPMENT**

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or entity, which buildings, facilities, structures, or other improvements would be of benefit to the Project Area.

All development plans should be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to this Plan and all applicable Federal, State and local laws and must receive the approval of the appropriate public agencies.

2. **§327 Personal Property Disposition**

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

**IV. §400 USES PERMITTED IN THE PROJECT AREA AND AMENDED PROJECT AREA**

A. **§401 MAP**

In addition to illustrating the location of the Project Area boundaries, the Map also illustrates the proposed land uses to be permitted in the Project Area. The location of such proposed land uses including proposed rights-of-way and easements is consistent with the General Plan and zoning of the City, and may be altered from time to time by changes to the General Plan or zoning regulations of the City.

2. **§409 Parks and Recreation**

The Project Area contains areas wherein Parks and Recreational land uses shall include but not be limited to picnic, baseball, soccer, softball, swimming pools, community recreation and meeting centers, gymnasium, and related automobile parking facilities.

3. **§410 Public Street Layout, Rights-of-Way, and Easements**

The public rights-of-way and principal streets for the Project Area are illustrated on the Map and are as follows:

- |                    |                      |
|--------------------|----------------------|
| • Harding Avenue   | • Third Street       |
| • Harps Street     | • Fourth Street      |
| • Alexander Street | • Fifth Street       |
| • Hagor Street     | • Arroyo Street      |
| • Maclay Avenue    | • Glenoaks Boulevard |
| • Macneil Street   | • Foothill Boulevard |
| • Brand Boulevard  | • Eighth Street      |
| • Newton Street    | • Park Avenue        |
| • Griswold Avenue  | • Library Street     |
| • Jessie Street    | • Fox Street         |
| • Park Avenue      | • Seventh Street     |
| • First Street     | • Glencrest Drive.   |
| • Second Street    |                      |

Such streets and rights-of-way may be widened, altered, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of the Project Area. Additional public streets, alleys and easements may be created by the Agency and the City in the Project Area as needed for property development and circulation.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

4. **§411 Quasi-Public**

The Project Area contains areas wherein quasi-public land uses shall be permitted. Uses included in areas designated quasi-public include but are not limited to institutions or non-profit uses including churches, church facilities, hospitals, education, fraternal, employee, philanthropic and charitable institution, supporting vehicle parking facilities, airports and airport related activities.

5. **§412 Other Public, Quasi-Public, Institutional and Non-Profit Uses**

Additionally within any Area on the Map the Agency is authorized to permit the establishment or enlargement of public, quasi-public, institutional, or nonprofit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area



4.     **§417   Limitation on the Number of Buildings**  
The maximum number of buildings constructed in the Project Area shall not exceed the total number of buildings permitted by the Zoning Ordinance of the city.
  
5.     **§418   Open Spaces and Landscaping**  
The approximate amount of open spaces to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around building, and all other amount of outdoor areas not permitted through limits on land coverage by this Plan to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.
  
6.     **§419   Limitation on the Type, Size and Height of Buildings**  
The height, type and size of buildings shall be as limited by the applicable state statutes and local zoning, building and other applicable codes and ordinances.
  
7.     **§420   Light, Air and Privacy**  
In all areas sufficient space shall be maintained between buildings to provide adequate light, air and privacy.
  
8.     **§421   Signs**  
On premise advertising, signs shall be permitted in the Project Area only in conformity with State statutes, and local codes and ordinances.
  
9.     **§422   Utilities**  
The Agency shall require that all utilities be placed underground whenever physically and economically feasible.
  
10.    **§423   Incompatible Uses**  
No use or structure which by reason of appearance traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area. Except as permitted by the City, there shall be no opening or penetration within 500 feet of the surface within the Project Area for extraction of oil, gas, or other mineral substances or for any other purpose connected therewith.
  
11.    **§424   Non-Discrimination and Non-Segregation**  
There shall be no discrimination or segregation based upon race, color, creed, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.
  
12.    **§425   Minor Variations**  
Under exceptional circumstances the Agency is authorized to permit variations from the limits, restrictions and controls established by the Plan. In order to permit such a variation the Agency must determine that:

- (b) What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan; and
- (c) Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted development plans to the Agency.

After receipt of said report or after said 25-day period, whichever occurs first, the City may allow the issuance of the permit with conditions, or shall withhold the issuance of the permit if the Executive Secretary finds that the proposed improvement does not meet the requirements of the Plan. Within five (5) days after allowing or withholding issuance of the permit, the City shall notify by certified mail the applicant and the Executive Secretary of its decision.

## V. §500 METHODS OF FINANCING THE PROJECT

### A. §501 GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHODS

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this Project with financial assistance from the City, State of California, Federal Government, Property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project are to be provided by the City until adequate tax increments or other funds are available to repay the loans or are sufficiently assured to permit borrowing adequate working capital from sources other than the City. The City as it is able will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles will be used for the street system. Some revenue will also accrue to the Project from interest earned on investment of Agency funds.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness in carrying out the Redevelopment Plan. The principal and interest on such advances funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

### B. §502 TAX INCREMENTS

All taxes levied upon taxable property within the Civic Center Redevelopment Project each year by or for the benefit of the State of California, County of Los Angeles, City of San Fernando, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

- (1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing

C.     **§503   OTHER LOANS AND GRANTS**

Any other loans, grants, guarantees or financial assistance from the United States, or any other public or private source will be utilized if available.

D.     **§504   USE OF TAX INCREMENT TO PROVIDE LOW- AND MODERATE-INCOME HOUSING**

Not less than 20% of all taxes allocated to the Agency pursuant to Section 502 of this Plan that are generated by the Expansion Area to the Plan shall be used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of low, very low or moderate income unless one of the following findings are made:

- (a)   That no need exists in the community the provision of which would benefit the Project Area to improve or increase the supply of housing for persons and families of low or moderate income or very low income households; or
- (b)   That some stated percentage less than 20% of the taxes which are allocated to the agency pursuant to Section 33670 is sufficient to meet such housing need; or
- (c)   That a substantial effort to meet low and moderate income housing needs in the community is being made, and that this effort, including the obligation of funds currently available for the benefit of the community from state, local and federal sources for low and moderate income housing alone or in combination with the taxes allocated under this section, is equivalent in impact to the funds otherwise required to be set aside pursuant to this section. The legislative body shall consider the need that can be reasonably foreseen because of displacement of persons and families of low or moderate income or very low income households from within or adjacent to the Project Area, because of increased employment opportunities, or because of any other direct or indirect result of implementation of the redevelopment plan.

V.     **§600   ACTIONS BY THE CITY**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to the following:

- (1)   Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
- (2)   Institution and completion of proceedings necessary for changes and improvements in publicly-owned utilities within or affecting the Project Area.
- (3)   Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan.
- (4)   Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which








**EXHIBIT 'A'**

**REDEVELOPMENT PLAN MAP**



# REDEVELOPMENT PLAN MAP

## EXHIBIT 'A'

-  Project Area Boundary
-  High Density Residential  
(17-43 dwelling units per acre)
-  Commercial
-  Light Industrial
-  Public/Quasi-Public
-  Park
-  Flood Control

NORTH



0 150' 300' 600'

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GLENOAKS BOULEVARD

DE GARMO STREET

FIFTH STREET

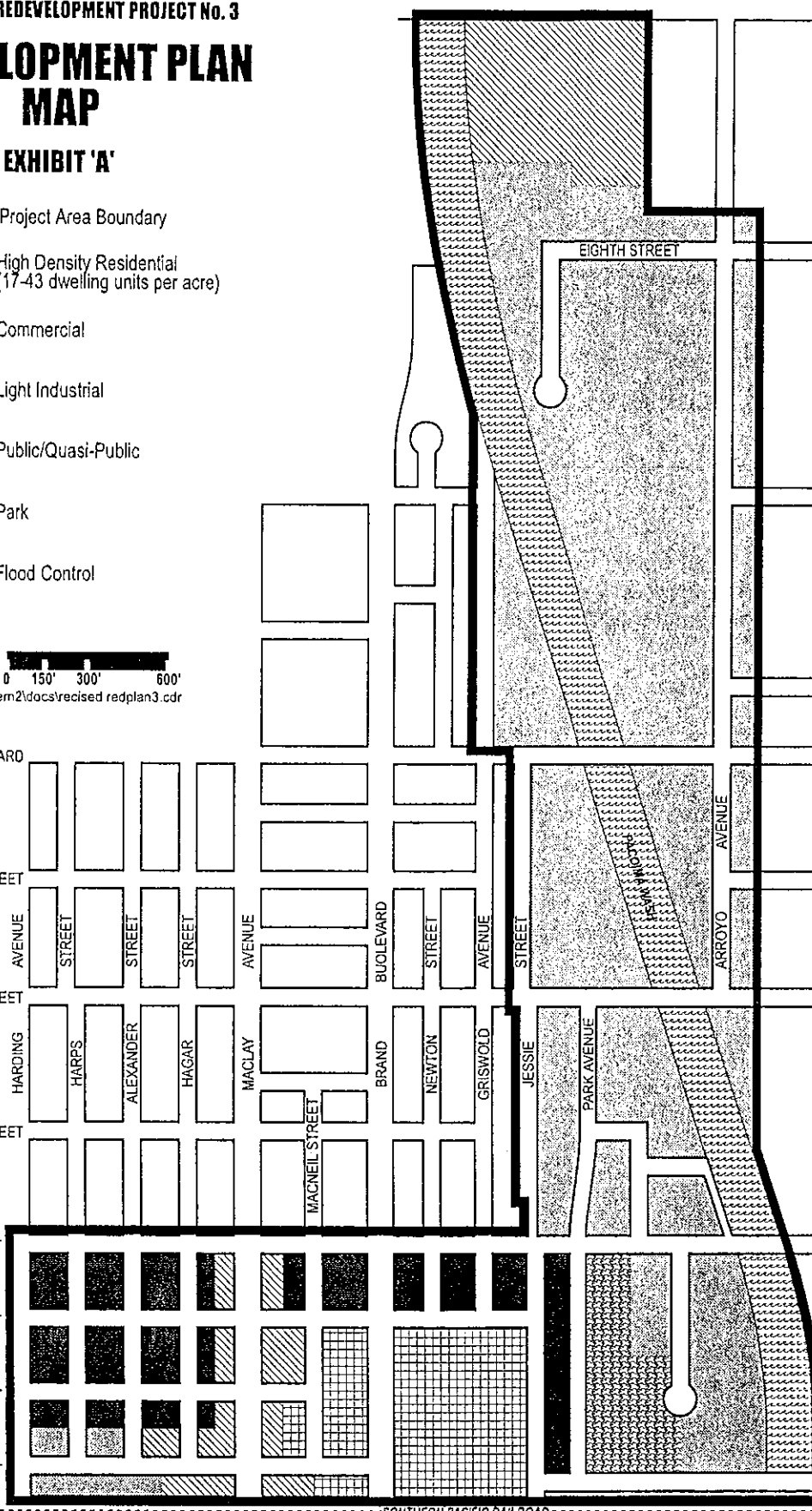
LIBRARY STREET

FOURTH STREET

THIRD STREET

SECOND STREET

FIRST STREET



FOOTHILL BOULEVARD

DRONFIELD STREET

BORDEN STREET

GLENOAKS BOULEVARD

HERRICK AVENUE

BRADLEY AVENUE

SOUTHERN PACIFIC RAILROAD

**EXHIBIT 'B'**

**PUBLIC IMPROVEMENTS TO BE CONSTRUCTED  
BY THE AGENCY**

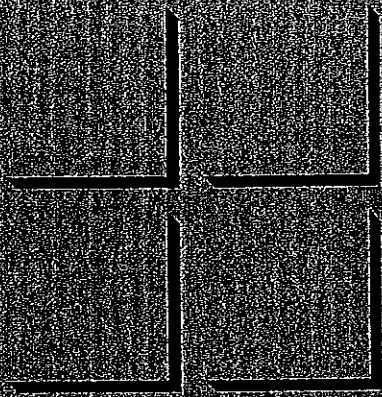


## **EXHIBIT B**

### **Public Improvements to be Constructed by Agency**

The Redevelopment Agency is authorized by this plan to construct the following improvements within the Amended Project Area. Said list is not all inclusive.

1. Construction and or reconstruction of streets, curb and gutters within the Project Area and Amended Project Area.
2. Repair and or replacement of water lines and other water facilities as necessary to increase capabilities of providing adequate fire flows and domestic water supplies.
3. Construction of vehicle parking facilities.
4. Undergrounding of all utilities in the Amended Project Area.
5. Signalization of various intersections in the Project and Amended Project Area.
6. Construction of Landscaping and Decorative Block Walls.



## APPENDIX B

### INITIAL STUDY AND NEGATIVE DECLARATION