

Adopted July 18, 1994  
Ordinance No. 1447

# Redevelopment Plan for Redevelopment Project Area No. 4

---

GRC Redevelopment Consultants, Inc.  
1340 Valley Vista Drive  
Suite 120  
Diamond Bar, CA 91765  
(909) 396-9930



# Redevelopment Plan for Redevelopment Project Area No. 4

---

## AGENCY BOARD OF DIRECTORS

---

Raymond Ojeda, *Chairperson / Mayor*  
Rosa Chacon, *Member / Mayor Pro Tem*  
Joanne Baltierrez, *Member / Councilmember*  
Raul Godinez II, *Member / Councilmember*  
Doude Wysbeek, *Member / Councilmember*

## PLANNING COMMISSION

---

Marisela Torres, *Chair*  
Robert Quist, *Vice-Chair*  
Gene Wyatt, *Commissioner*  
Helen Arriola, *Commissioner*  
Pancho Valenzuela, *Commissioner*

## AGENCY STAFF

---

Mary Strenn, *Executive Director*  
Josie Aguilar, *Former Project Manager*  
Julia E. Sylva, Ochoa and Silas, *General Counsel*

# Redevelopment Plan for Redevelopment Project Area No. 4

---

## TABLE OF CONTENTS

---

I. INTRODUCTION.....	1
A. (§100) Authority.....	1
B. (§110) Definitions.....	2
C. (§120) Project Area Boundaries.....	4
II. DEVELOPMENT IN THE PROJECT AREA.....	5
A. (§200) Project Objectives.....	5
B. (§210) Conformance to City's General Plan.....	6
C. (§220) Specific Development Objectives.....	6
D. (§230) Land Uses for the Project Area.....	7
E. (§240) Public Uses for the Project Area.....	7
F. (§250) General Development Requirements.....	8
G. (§260) Development Procedures.....	10
III. REDEVELOPMENT IMPLEMENTATION.....	12
A. (§300) General.....	12
B. (§310) Participation by Owners and Tenants.....	13
C. (§320) Property Acquisition and Management.....	15
D. (§330) Relocation of Persons, Families and Businesses.....	17
E. (§340) Demolition, Clearance, Site Preparation, Project Improvements and Public Improvements.....	19
F. (§350) Rehabilitation and Conservation of Structures.....	21
G. (§360) Real Property Disposition and Development.....	22
IV. LOW- AND MODERATE-INCOME HOUSING.....	28
A. (§400) 20% Tax Increment Funds Requirement.....	28
B. (§410) Low- and Moderate -Income Housing and Replacement.....	28
C. (§420) Provision of Low- and Moderate-Income Housing.....	29
D. (§430) New or Rehabilitated Dwelling Units Developed Within the Project Area.....	29
E. (§440) Last Resort Housing.....	30
V. PROJECT FINANCING.....	31
A. (§500) General Description of the Proposed Financing Method.....	31
B. (§510) Tax Increments.....	31
C. (§520) Issuance of Bonds and Notes.....	33
D. (§530) Loans and Grants.....	34
E. (§540) Financing Limitations.....	34
F. (§550) Low- and Moderate-Income Housing Fund.....	35

VI. ADMINISTRATION.....	36
A. (§600) Administration and Enforcement of the Plan .....	36
B. (§610) Duration of This Plan's Development Controls .....	36
C. (§620) Procedure for Amendment.....	36
D. (§630) Agency/City Cooperation .....	37
E. (§640) Cooperation with Other Public Jurisdictions .....	38

APPENDIX A - REDEVELOPMENT PLAN MAP

APPENDIX B - LEGAL DESCRIPTION

APPENDIX C - ORDINANCE

## **I INTRODUCTION**

### **A. (\$100) AUTHORITY**

This Redevelopment Plan (hereinafter "Plan") for Redevelopment Project Area No. 4 was prepared by the San Fernando Redevelopment Agency in accordance with the California Community Redevelopment Law, California Health and Safety Code Section 33000 et seq. (hereinafter "Community Redevelopment Law" or "CRL"), and all applicable laws and ordinances, pursuant to the provisions of the Community Redevelopment Assistance and Disaster Project Law (CRL Sections 34000 to 34014). The Redevelopment Plan consists of this text, the Redevelopment Plan Map (Appendix "A"), and the Legal Description that will be appended hereto as Appendix "B" upon adoption of this Plan.

The CRL gives the Agency the authority to prepare a redevelopment plan using a streamlined process when a catastrophe has occurred, the Governor of the State of California has certified the need for assistance, and the President of the United States has determined that a major disaster has occurred pursuant to Public Law 875, 81st Congress, or other federal law. In response to the January 17, 1994 Northridge Earthquake, the Governor declared the need for such assistance to exist, and the President declared a major disaster pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). The Community Redevelopment Assistance and Disaster Project Law modifies the provisions of the CRL by allowing a redevelopment agency to approve a redevelopment plan in a disaster area without regard to the following provisions of the CRL:

- (a) The requirements of Sections 33301 and 33302 that there be a planning commission and a general plan.
- (b) The requirements of Sections 33320.1 and 33322 that the project area be a blighted area or that the project area be selected by a planning commission.

- (c) The requirement of Section 33322 that a preliminary plan be prepared.
- (d) The requirements of Section 33331 and 33332 that the redevelopment or urban renewal plan shall conform to the general plan and shall be based on a preliminary plan.
- (e) The requirement of Section 33346 that the redevelopment or urban renewal plan be submitted to the planning commission.
- (f) The notice of hearing requirements of Sections 33349 and 33361, provided notice of such hearings shall be published once at least 10 days prior to the hearing in question and the notice of the hearing by the agency on the redevelopment plan may be published at the same time as the notice of the hearing by the legislative body on the redevelopment plan, and both hearings may be held on the same day.
- (g) The requirements of Section 33367 that the ordinance of the legislative body adopting the redevelopment or urban renewal plan shall contain findings (1) that the project area is a blighted area and (2) that the redevelopment or urban renewal plan conforms to the general plan of the community.
- (h) The "relocation findings and statement" required by Section 33367 and the "relocation requirements" of Sections 33410 and 33411; provided, that the legislative body at the time of adopting the redevelopment or urban renewal plan for the disaster project area finds that the redevelopment agency has presented a plan for the encouragement, to the maximum extent feasible, of the provision of dwellings suitable for the needs of families displaced by the disaster or by redevelopment, rehabilitation or renewal activities.

Any ordinance of a legislative body adopting a redevelopment plan for a disaster area may be adopted as an emergency ordinance and shall not be subject to referendum.

## B. (§110) DEFINITIONS

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

(§110.1) **Agency** means the Redevelopment Agency for the City of San Fernando.

(§110.2) **Area Median Income** means the median household income of a geographic area of the state as adjusted for family size as annually estimated by the United States Department of Housing and Urban Development or, in the event such determinations are discontinued, income limits published by the State Department of Housing and Community Development (Health and Safety Code Section 50093).

(§110.3) **City** means the City of San Fernando, California.

(§110.4) **City Council** means the City Council of the City of San Fernando, California.

(§110.5) **County** means the County of Los Angeles, California.

(§110.6) **Legal Description** means a description of the land within the Project Area in accordance with map specifications approved by the California State Board of Equalization, attached hereto as Appendix "B."

(§110.7) **Low- or Moderate-Income Households** means persons and families whose income does not exceed one hundred twenty percent (120%) of the Area Median Income (Health and Safety Code Section 50093).

(§110.8) **Map** means the Redevelopment Plan Map, attached hereto as Appendix "A."

(§110.9) **Occupant** means the persons, families, or businesses holding possession of a building or part of a building.

(§110.10) **Person** means any individual or any public or private entity.

(§110.11) **Plan** means this Redevelopment Plan for Redevelopment Project Area No. 4 in the City of San Fernando, California, a "redevelopment plan" under California Community Redevelopment Law.

(§110.12) **Planning Commission** means the Planning Commission of the City of San Fernando, California.

(§110.13) **Project** means Redevelopment Project Area No. 4, a "redevelopment project" under California Community Redevelopment Law.

(§110.14) **Project Area** means the area included within the boundaries of Redevelopment Project Area No. 4, as depicted on

the Map, attached hereto as Appendix "A," and the Legal Description that will be appended hereto as Appendix "B" upon adoption of this Plan.

(§110.15) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.

(§110.16) **Redevelopment Law** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et seq.), as amended to date.

(§110.17) **State** means any state agency or instrumentality of the State of California.

(§110.18) **Tenant** means a person or group of persons who rent or otherwise are in lawful possession of a dwelling or business, including a sleeping room which is owned by another.

(§110.19) **Very Low Income Household** means persons and families whose incomes do not exceed the qualifying limits for very low income families established pursuant to Section 8 of the United States Housing Act of 1937 or, in the event such federal standards become obsolete, persons and families whose incomes do not exceed fifty percent (50%) of the median income, as estimated by the State Department of Housing and Community Development from time to time, for the area in which the housing units in question are located (Health and Safety Code Section 50105).

#### C. (§120) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are shown in Appendix "A" and described in Appendix "B."



## **II. DEVELOPMENT IN THE PROJECT AREA**

### **A. (\$200) PROJECT OBJECTIVES**

The Project Area includes property damaged in the Northridge earthquake and its various aftershocks. Additionally, various conditions of blight as defined in the CRL exist in the Project Area. The overriding objective of this Plan is to provide for the alleviation of physical and economic damage from the Northridge earthquake, and the elimination of physical and economic blighting conditions. These conditions will be alleviated or eliminated by assisting in long-term damage recovery, and through the provision of needed public improvements, mitigating the effects of building deterioration, age and obsolescence, and correcting problems of impaired investments and economic maladjustment. In eliminating these blighting conditions, this Plan will facilitate development as contemplated in the General Plan of the City of San Fernando.

In pursuing these general objectives, the Agency expects to:

Preserve the economic base of the Project Area by developing commercial establishments that are high sales tax and job producers.

Broaden the community's economic base by attracting new commercial and industrial uses to the Project Area.

Diversify the make-up of the Project Area by developing a variety of uses that work in concert toward economic stability.

Provide for infrastructure improvements in the Project Area.

Encourage expansion of local commercial and industrial opportunities, which will create jobs and an expanded sales and property tax base.

Promote new development consistent with the City's General Plan.

Provide financial incentives to interested property owners who wish to repair or rehabilitate their buildings or revitalize their properties consistent with the San Fernando General Plan.

Encourage public participation in the planning and implementation of the Project.

Eliminate existing blighted conditions, be they properties or structures, and prevent recurring blight in and about the Project Area.

Eliminate environmental deficiencies, including inadequate street improvements, inadequate truck access, inadequate utility systems, and inadequate public services; and mitigation of the various economic, physical, and environmental characteristics of blight extant in the Project Area.

#### **B. (§210) CONFORMANCE TO CITY'S GENERAL PLAN**

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be in conformance with the City of San Fernando's General Plan as it now exists or may be hereafter amended. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans or programs for all or any portion of the Project Area which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Project Area. These controls shall be in addition to, and may not relax requirements of the City of San Fernando's Zoning Ordinance.

#### **C. (§220) SPECIFIC DEVELOPMENT OBJECTIVES**

Development in the Project Area will be in conformance with this Plan and the City of San Fernando General Plan, which indicates Commercial, Light Industrial, and Medium Density residential (6 to 17 dwelling units per acre) land uses.

The Agency's development objectives involve encouraging the implementation of development in accordance with the General Plan designations identified above. In doing so it is the Agency's intent to provide assistance in the following manner:

1. The construction of needed public improvements and facilities including, but not limited to those described in Section 344 herein.

2. Various forms of Agency financial assistance including but not limited to land write-downs, tax exempt financing and financial aid programs for new construction and/or rehabilitation.
3. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.

#### D. (§230) LAND USES FOR THE PROJECT AREA

In addition to illustrating the location of the Project Area boundaries, the Redevelopment Plan Map (Appendix "A") also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Project Area.

#### E. (§240) PUBLIC USES FOR THE PROJECT AREA

##### 1. (§241) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS

The public rights-of-way, easements, and principal streets proposed or existing in the Project Area are shown on the attached Redevelopment Plan Map (Appendix "A").

Such streets and rights-of-way may be widened, altered, realigned, 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 Agency and the City in the Project Area as needed for proper circulation.

The public rights-of-way shall be used for vehicular and 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.

##### 2. (§242) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES

In any portion of the Project Area, the Agency is authorized to permit the establishment or enlargement of public, semi-

public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the special area involved.

### 3. (§243) INTERIM USES

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan; provided, however, that approval of any such interim uses shall be subject to compliance with provisions of the San Fernando Municipal Code.

## F. (§250) GENERAL DEVELOPMENT REQUIREMENTS

### 1. (§251) THE APPROXIMATE AMOUNT OF OPEN SPACE TO BE PROVIDED AND STREET LAYOUT

Open space and street layout is shown in the Redevelopment Plan Map included herewith as Appendix "A" and described in Section 242 of this Plan. Additional open space will be provided through application of City standards for building setbacks. An estimated 26 acres will be devoted to open space, landscaping, building setbacks, and rights-of-way at Project completion.

### 2. (§252) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, AND PROPOSED USE OF BUILDINGS

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the San Fernando General Plan, and any requirements that may be adopted pursuant to this Plan. Limitations on land use are indicated on the Redevelopment Plan Map in Appendix "A."

### 3. (§253) THE APPROXIMATE NUMBER OF DWELLING UNITS

Approximately 25 dwelling units will be constructed in the Project Area upon full development pursuant to the San

Fernando General Plan. The uses permitted are as indicated on the Redevelopment Plan Map, Appendix "A."

4. (§254) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES

The locations of public uses are shown in the Redevelopment Plan map included herewith as Appendix A. Also, public uses are described in Section 240 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the City for such purposes.

5. (§255) CONFORMANCE WITH THIS PLAN

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan except with the approval of the Agency and in conformance with the provisions of the City of San Fernando General Plan, of the San Fernando Municipal Code, and of this Plan and all applicable provisions of State law. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan including, without limitation, the controls and project objectives of this Plan.

6. (§256) NEW CONSTRUCTION

All construction in the Project Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time, including, but not necessarily limited to, Fire, Building, Electrical, Mechanical, Grading, Plumbing, and Planning Codes of the City of San Fernando.

**7. (§257) REHABILITATION AND RETENTION OF PROPERTIES**

Any existing structure within the Project Area and specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. Property rehabilitation standards for rehabilitation of existing buildings and site improvements may be established from time to time by the Agency.

**8. (§258) SUBDIVISION OR CONSOLIDATION OF PARCELS**

No parcels in the Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the City.

**G. (§260) DEVELOPMENT PROCEDURES**

**1. (§261) REVIEW OF APPLICATIONS FOR BUILDING PERMITS**

Applications for building permits and the review thereof shall follow City procedures. The Agency may enact separate procedures for the review of building permits if the Agency deems such review necessary or beneficial to the implementation of this Plan.

**2. (§262) MINOR VARIATIONS**

The Agency is authorized to permit a minor variation from the limits, restrictions, and controls established by this Plan if the Agency determines that:

- a) There are particular circumstances, or conditions applicable to a property or to the intended development of a property which justify a minor variation;

- b) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- c) Permitting a minor variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

### **III. REDEVELOPMENT IMPLEMENTATION**

#### **A. (§300) GENERAL**

To obtain the objectives of this Plan, the Agency is authorized to undertake the following implementation actions:

1. (§301) Providing for participation by owners and tenants of properties located in the Project Area by extending preferences to remain or relocate within the redevelopment area;
2. (§302) Acquisition of real property and management of property under the ownership and control of the Agency;
3. (§303) Relocation assistance to displaced Project occupants;
4. (§304) Demolition or removal of buildings and improvements;
5. (§305) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
6. (§306) Rehabilitation, development, or construction of low- and moderate-income housing within the City;
7. (§307) Disposition of property for uses in accordance with this Plan;
8. (§308) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
9. (§309) Rehabilitation of structures and improvements by present owners, their successors, tenants, or the Agency.



## B. (§310) PARTICIPATION BY OWNERS AND TENANTS

### 1. (§311) PARTICIPATION OPPORTUNITIES FOR OWNERS

Persons who are owners of businesses and other types of real property in the Project Area shall be given an opportunity to participate in redevelopment. Such opportunity may consist of retaining all or a portion of their properties, acquiring adjacent or other properties in the Project Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Project Area or in such other manner as the Agency shall deem to be appropriate. To the extent now or hereafter permitted by law, the Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the Project Area.

In the event anyone designated as a participant pursuant to this Plan fails or refuses to rehabilitate or develop his or her real property pursuant to this Plan and/or a participation agreement with the Agency, the real property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

Participation opportunities shall necessarily be subject to and limited by such factors as the land uses designated for the Project Area, the provision of public facilities, realignment of streets, experience in the development or operation of such undertakings as may be deemed appropriate by the Agency to best implement this Plan, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Project Area.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Project Area, the Agency has promulgated rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency has established reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences included present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, conformity of participants'

proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community. Such matters are more fully discussed in the rules for owner participation as adopted prior to the date this Plan is approved.

Owner/participant priorities shall take effect at the time that this Plan is adopted by the San Fernando City Council.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

## 2. (§312) RE-ENTRY PREFERENCES FOR TENANTS

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the redevelopment Project Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop real property in the Project Area if they otherwise meet the requirements prescribed in this Plan.

## 3. (§313) PARTICIPATION AGREEMENTS

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

## C. (§320) PROPERTY ACQUISITION AND MANAGEMENT

### 1. (§321) ACQUISITION OF REAL PROPERTY

The Agency may acquire, but is not required to acquire, any real property located in the project area by gift, devise, exchange, purchase, or any other lawful method, including eminent domain on land not legally occupied for residential purposes. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date of adoption of this Plan. Such time limit may be extended by an amendment to this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

- a) The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate that impediment to optimal land development;
- b) The buildings and/or structures are substandard as demonstrated by an inspection of the property by the Building Department of the City of San Fernando;
- c) The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions;
- d) The buildings and/or structures must be removed to provide land for needed public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.
- e) The acquisition of the property is allowed by Redevelopment Law and will promote the implementation of the Plan.

Properties which may not be acquired by eminent domain include the following:

- a) Property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire property devoted to public use; or,
- b) Real property to be retained by an owner, either as a conforming owner or pursuant to a participation agreement, if the owner fully performs under the agreement; or,
- c) Real property on which an existing building is to be continued on its present site and in its present form and use may not be acquired by eminent domain without the consent of the owner unless: (i) the building requires structural alterations, improvements, modernization or rehabilitation; (ii) the site or lot on which the building is situated requires modification in size, shape or use; or (iii) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan, and the owner fails or refuses to participate in this project by executing an Owner Participation Agreement.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

## 2. (§322) ACQUISITION OF PERSONAL PROPERTY

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

## 3. (§323) PROPERTY MANAGEMENT

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards, any of the real or personal property which it owns.

In accordance with CRL Section 33401, the Agency may, in any year during which it owns property in the Project Area (and, therefore, is tax exempt) pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

The Agency is not authorized to own and operate rental property acquired and rehabilitated in prospects of resale, beyond a reasonable period of time necessary to effect such resale.

#### D. (§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES

##### 1. (§331) RELOCATION ASSISTANCE

Relocation advisory assistance will be furnished by the Agency to any person (either owners or renters) or business concern whose property is acquired by the Agency in connection with the implementation of the Plan. No person of low- or moderate-income will be required to move from his dwelling unit because of the activities of the Agency in implementing the Plan unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

##### 2. (§332) RELOCATION PLAN

The Agency shall prepare a feasible plan for relocation of all of the following:

- a) Families and persons to be temporarily or permanently displaced from housing facilities in the Project Area.
- b) Nonprofit local community institutions to be temporarily or permanently displaced from facilities

actually used for institutional purposes in the Project Area.

The City Council shall insure that such plan of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

### 3. (§333) RELOCATION PAYMENTS

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

### 4. (§334) TEMPORARY RELOCATION HOUSING

The Agency is authorized to provide temporary relocation housing on cleared sites within the Project Area, subject to approval by the City of San Fernando. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Project Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Project Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

**E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION,  
PROJECT IMPROVEMENTS AND PUBLIC  
IMPROVEMENTS**

**1. (§341) DEMOLITION AND CLEARANCE**

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

**2. (§342) BUILDING SITE PREPARATION**

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

**3. (§343) PROJECT IMPROVEMENTS**

The Agency is authorized to install and construct, or to cause to be installed and constructed, project improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

**4. (§344) PUBLIC IMPROVEMENTS**

The Agency may, with the consent and cooperation of the City Council, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, either outside or inside the Project Area, if each of the City Council and the Agency determines that:

- a) Such buildings, facilities, structures or other improvements are of benefit to the Project Area or to the immediate neighborhood in which the Project is located.
- b) No other reasonable means of financing such buildings, facilities, structures or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

- c) The payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Project Area.

The Agency is specifically authorized to provide or participate in providing the improvements described in Section 365, as well as, the public improvements or facilities including the acquisition of any appurtenant rights-of-way listed below.

*Street Improvements*

- Resurface Truman Street
- Resurface First Street
- Upgrade traffic signal at Truman Street and S. Workman Street
- Upgrade traffic signal at San Fernando Road and S. Workman Street
- Vacate a portion of S. Workman Street between Truman Street and the railroad right-of-way
- Vacate a portion of Lazard Street between Truman Street and the railroad right-of-way

*Sewer Improvements*

- Repair sections of sewer system damaged in the earthquake

*Water Improvements*

- Replace water main under Lazard Street
- Replace water main under San Fernando Road

*Miscellaneous Improvements*

- Construct bikeway along railroad right-of-way
- Install lights along railroad right-of-way
- Underground utilities
- Various improvements to Layne Park

*Future Improvements*

- The Agency will be authorized to finance the construction of additional improvements based on further analysis of earthquake damage not specified above, the requirements of any future project environmental documents, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP). Future improvements in connection with the existing Metrolink station will also be authorized.



The Agency is further authorized to construct, or cause to be constructed, any improvements in rights-of-way, including acquisitions of appurtenant rights-of-way, if a determination is made that such improvements would be of benefit to the Project Area and that no other reasonable means of financing such construction is available to the community. Changes in circumstances or designs may alter the location of the facility described above, or require other related facilities. Such related facilities shall be deemed authorized by this Section 344.

#### 5. (§345) TEMPORARY PUBLIC IMPROVEMENTS

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

#### F. (§350) REHABILITATION AND CONSERVATION OF STRUCTURES

##### 1. (§351) REHABILITATION OF STRUCTURES

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. To the extent now or hereafter permitted by law, the Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the Project Area.

The Agency and the City may conduct a rehabilitation program to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City codes and standards. The Agency and the City may develop a program for making low interest loans for the rehabilitation of properties in the Project Area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

## 2. (§352) MOVING OF STRUCTURES

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building which can be rehabilitated to a location within or outside the Project Area.

## 3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE

To the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and local guidelines. The Agency shall make every feasible effort to conserve any structure determined to be historically significant.

## G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT

### 1. (§361) GENERAL REQUIREMENTS

For the purpose 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.

In the manner required and to the extent permitted by law, before any interest in real property of the Agency is acquired, in whole or in part, directly or indirectly, with tax increment monies, sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the City Council after public hearing. The Agency shall lease or sell all real property acquired by it in the Project Area, except property conveyed by it to the community.

Where required by the CRL, all real property acquired by the Agency in the Project Area shall be sold or leased for development at prices which shall not be less than fair value for uses permitted under this Plan, or the fair reuse value of the interest to be conveyed or leased, as determined at use and with the conditions, covenants and developments costs required by the sale or lease. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an

annual report concerning such property shall be published by the Agency as required by CRL Section 33443.

Purchasers or lessees of Agency-owned property in the Project Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding. Real property may be conveyed by the Agency to the City or any other public body without charge.

## 2. (§362) DISPOSITION AND DEVELOPMENT DOCUMENTS

To provide adequate safeguards ensuring 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 shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

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

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following provisions and nondiscrimination clauses.

Restricting the rental, sale or lease of property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project is prohibited. Redevelopment agencies, in accordance with CRL Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.

In accordance with CRL Section 33436, leases and contracts which the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any real property in the Project Area shall include the following provisions:

In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases, the following language shall appear: "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by

the Agency within any Survey Area or Project Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

### 3. (§363) DESIGN FOR DEVELOPMENT

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish restrictions on heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of property which is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. 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 will not approve any plans that do not comply with this Plan.

### 4. (§364) DEVELOPMENT BY PARTICIPANTS

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall, as appropriate in accordance with those rules, offer real property in the Project Area for purchase and development by owner participants and tenant participants who have appropriately expressed an interest in participating not later than the time that real property is made available for purchase and development by persons who are not owners or tenants in the Project Area.

### 5. (§365) DEVELOPMENT BY AGENCY

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any buildings,

facilities, structures, or other improvements, either within or outside the Project Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Project Area, that no other reasonable means of financing such construction is available to the community, and that the improvement will assist in the elimination of blight. During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

The Agency may pay for, install, or construct the following facilities, and may acquire or pay for the land required, including, but not limited to:

- Streets
- Site improvements for new development, including foundations and parking structures
- Gutters
- Sidewalks
- Landscaping
- Open Space
- Utilities
- Community facilities
- Street lighting
- Storm drains and flood control facilities
- Public buildings
- Street furniture
- Parks and playgrounds
- Street rights-of-way
- Railroad crossings
- Bicycle paths or bikeways

The Agency shall require that development plans be submitted to it for approval and review. All development must conform to this Plan and all federal, state, and local laws, as amended from time to time, and must receive the approval of appropriate public agencies.

## 6. (§366) COMMERCIAL REHABILITATION LOANS

Pursuant to CRL Section 33444.5, the Agency is authorized to establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial structures within the Project Area.

## 7. (§367) INDUSTRIAL AND MANUFACTURING PROPERTY

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Project Area that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices and hazardous waste or ground water contamination remediation devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency will find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and the assistance cannot be obtained on economically feasible terms in the private market.

## 8. (§368) PERSONAL PROPERTY DISPOSITION

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

**IV.  
LOW- AND  
MODERATE-  
INCOME  
HOUSING**

**A. (§400) 20% TAX INCREMENT FUNDS REQUIREMENT**

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of low- or moderate-income.

**B. (§410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT**

In carrying out the activities contemplated in this Plan, it may become necessary, from time to time, for the Agency to enter into various agreements, such as an agreement for acquisition of real property, an agreement for the disposition and development of property, or an owner participation agreement, which would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market. Not less than thirty (30) days prior to the execution of such an agreement, the Agency shall adopt, by a resolution, a Replacement Housing Plan, which shall include the general location of the replacement housing, a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or that such approval has been obtained, the number of dwelling units housing persons or families of low or moderate income planned for construction or rehabilitation, and a timetable for meeting the Plan's relocation, rehabilitation and replacement housing objectives. A dwelling unit whose replacement is required by CRL Section 33413, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low- and moderate-income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed Plan for review and comments by public agencies, and the general public.



To the extent required by Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price-restrict, or construct, or cause to be rehabilitated, developed, price-restricted, or constructed for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very low income households, lower income households, and persons and families of low- and moderate-income as the persons displaced from those destroyed or removed units.

**C. (§420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING**

The Agency may, to the extent permitted by law and land use designations, inside or outside the Project Area, acquire land, sell or lease land, donate land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.

**D. (§430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE PROJECT AREA**

To the extent required by CRL Section 33413, at least thirty percent (30%) of all price-restricted, new and substantially rehabilitated dwelling units developed within the Project Area by the Agency shall be for persons and families of low- and moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low income households.

At least fifteen percent (15%) of all new or substantially rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low- and moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof

shall be for very low income households. To satisfy this provision, in whole or in part, the Agency may cause, by regulation or agreement, to be available, at affordable housing costs, to persons and families of low- or moderate-income or to very-low-income households, as applicable, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area. Also, in order to satisfy this provision, the Agency may aggregate new or substantially rehabilitated dwelling units in one or more redevelopment project areas.

The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project Area and not to each individual case of rehabilitation, development, price-restriction, or construction of dwelling units. The Agency may purchase long-term affordability covenants for units to the greatest extent allowed by law.

The Agency shall require, by contract or other appropriate means, that whenever any low- and moderate-income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low- and moderate-income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

#### E. (§440) LAST RESORT HOUSING

If sufficient suitable housing units are not available in the City for use by persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation or construction of housing units within the City, both inside and outside of the Project Area.

**V.  
PROJECT  
FINANCING****A. (\$500) GENERAL DESCRIPTION OF THE PROPOSED  
FINANCING METHOD**

Upon adoption of this Plan by the City Council, the Agency, if it deems appropriate, is authorized to finance this Project with assistance from the City of San Fernando, Los Angeles County, State of California, United States Government, any other public agency, property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The City may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between the City of San Fernando and the San Fernando Redevelopment Agency.

**B. (\$510) TAX INCREMENTS**

Pursuant to CRL Section 33670, for a period not to exceed forty-five (45) years from the date of adoption of this Plan, or such longer time as otherwise provided by the CRL, all taxes levied upon taxable property within the Project Area 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 Plan (see Appendix C), or any amendment thereto, 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 Project Area 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 for 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 agency or agencies which did not include the territory of the Project Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date the assessment roll of the County equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and,
2. Except as provided in paragraphs (3), (4) and (5) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project Area. Unless and until the total assessed value of the taxable property in the Redevelopment Project exceeds the total assessed value of the taxable property in the Redevelopment Project, as shown by the last equalized assessment roll referred to in paragraph (1) above, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Redevelopment Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and
  3. That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.
  4. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year

in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

5. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to the tax rate levied for that tax override fund commonly known as the "Retirement Fund of the City of San Fernando," shall be allocated to, and when collected shall be paid into, the "Retirement Fund of the City of San Fernando."

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in a Project Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, and public improvements which will be of benefit to the Project Area.

#### C. (§520) ISSUANCE OF BONDS AND NOTES

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

#### D. (§530) LOANS AND GRANTS

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

#### E. (§540) FINANCING LIMITATIONS

Consistent with CRL Sections 33333.2 and 33334.1, the following financing limitations are imposed on this Plan:

##### 1. (§541) AUTHORITY TO ISSUE BONDS AND LIMITS THEREON

From time to time as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increments. The total outstanding principal of any bonds so issued and repayable from said tax increment shall not exceed Twelve Million, Five Hundred Thousand Dollars (\$12,500,000) at any one time, except by amendment of the Plan.

##### 2. (§542) TIME LIMIT ON INCURRING DEBT

No loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in the before-mentioned Section 33670 shall be established or incurred by the Agency beyond twenty (20) years from the date of adoption of the Ordinance approving this Plan (Appendix C). However, such loans, advances, or indebtedness may be repaid over a period of time longer than such time limit. This limit, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund, or establishing more debt in order to fulfill the Agency's housing obligations under CRL Section 33413.

This time limit may be extended only by amendment of this Plan after the agency finds, based on substantial evidence, that significant blight remains in the Project Area, and that the blight cannot be eliminated without the establishment of additional debt. The amended time limitation may not exceed

30 years from the effective date of the Ordinance adopting this Plan.

### 3. (§543) TIME LIMIT ON REPAYING DEBT

The Agency shall not repay indebtedness with the proceeds of property taxes received pursuant to CRL Section 33670 after forty-five (45) years from the date of adoption of the Ordinance approving this Plan (Appendix C). The Agency shall not receive property taxes pursuant to Section 33670 after forty-five (45) years from the date of adoption of the Ordinance approving this Plan (Appendix C).

### F. (§550) LOW- AND MODERATE-INCOME HOUSING FUND

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 shall be held in a separate low-and moderate-income housing fund and used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of low- or moderate-income, as defined in Health and Safety Code Section 50093, and very low-income households, as defined in Section 50105.

## **VI. ADMINISTRATION**

### **A. (§600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

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, re-entry, injunctions, or any other available legal or equitable remedies. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

All provisions in Redevelopment Law as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

### **B. (§610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS**

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the land use and development control provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for thirty (30) years from the date of adoption of the Ordinance approving this Plan (Appendix C).

### **C. (§620) PROCEDURE FOR AMENDMENT**

This Plan may be amended by means of the procedure established in Sections 33450- 33458 of the Community Redevelopment Law or by any other procedure established by law. Necessarily, some of the statements in this Plan are general and tentative and



formal amendment of the Plan is not required for a subsequent administrative interpretation and filling-in of details.

#### D. (§630) AGENCY/CITY COOPERATION

Subject to any limitation in law, the City will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight or those conditions which caused the blight in the Project Area. Actions by the City may include, but are not necessarily 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 may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan, and the construction of railroad crossings.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
3. Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
4. Provision for administration/enforcement of this Plan by the City after development.
5. 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.
6. The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to

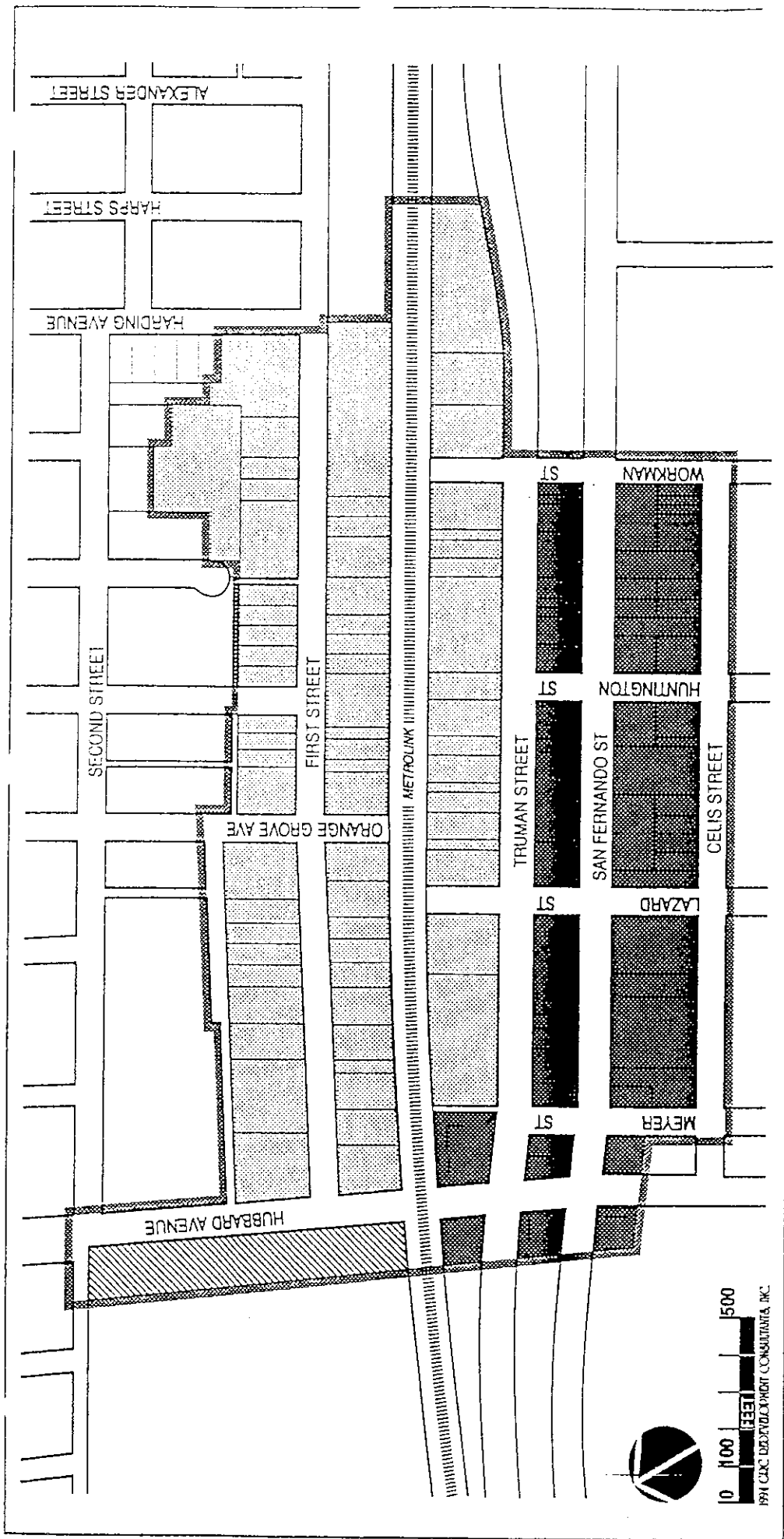
perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

#### E. (§640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

**APPENDIX "A"**



San Fernando Redevelopment Agency

REDEVELOPMENT PROJECT AREA 4

# Redevelopment Plan Map

Project Area Boundary

Medium Density Residential  
(6 to 17 Dwelling Units Per Acre)

Commercial

Industrial

**APPENDIX "B"**

August 9, 1994

LEGAL DESCRIPTION  
SAN FERNANDO REDEVELOPMENT AGENCY,  
REDEVELOPMENT AREA NO. 4

This Legal Description is being used in conjunction with the boundary map of San Fernando Redevelopment Agency, Redevelopment Area No. 4. The course numbers on the description correspond with the course numbers shown on the Boundary Map.

All of that certain real property in the County of Los Angeles, State of California, described as follows:

P.O.B.

Beginning at the intersection of the southeasterly Right-of-Way line of Workman Street, 60 feet wide, with the southwesterly Right-of-Way line of Celis Street, 60 feet wide; thence

1. northwesterly along said southwesterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Meyer Street, 60 feet wide; thence
2. northeasterly along said northwesterly Right-of-Way line to its intersection with the southeasterly prolongation of the southwesterly line of Lot 1 of Tract No. 10939 as shown on map recorded in Book 193, Pages 26 and 27 of Maps, Records of said County; thence
3. northwesterly along said prolongation, said southwesterly line and its northwesterly prolongation to its intersection with the northwesterly line of Lot 5 of said Tract No. 10939; thence
4. northeasterly along said northwesterly line and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Ralston Avenue; thence
5. southeasterly along said northeasterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Hubbard Avenue, 60 feet wide; thence

August 9, 1994

6. southwesterly along said southeasterly Right-of-Way line and its intersection with the southwesterly line of Lot 1 of Tract No. 38599 as shown on map recorded in Book 1004, Pages 34 and 35 of Maps, Records of said County; thence
7. southeasterly along said southwesterly line to its intersection with the southeasterly line of said Lot 1; thence
8. northeasterly along said southeasterly line to its intersection with the southwesterly line of Tract No. 16623 as shown on map recorded in Book 408, Pages 39 and 40 of Maps, Records of said County; thence
9. southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the southeasterly Right-of-Way line of Orange Grove Avenue, 60 feet wide; thence
10. southwesterly along said southeasterly Right-of-Way line to its intersection with the southwesterly line of Lot 29 of Tract No. 13612 as shown on map recorded in Book 295, Pages 33 and 34 of Maps, Records of said County; thence
11. southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the northwesterly Right-of-Way line of Huntington Street, 60 feet wide; thence
12. southwesterly along said northwesterly Right-of-Way line to its intersection with the northwesterly prolongation of the southwesterly line of Lot 34 of Tract No. 13291 as shown on map recorded in Book 268, Page 39 of Maps, Records of said County; thence
13. southeasterly along said southwesterly line and its southeasterly prolongation to its intersection with the southeasterly Right-of-Way line of Fermoore Street, 60 feet wide; thence
14. northeasterly along said southeasterly Right-of-Way line to its intersection with a line 108.06 feet northeasterly and parallel with the northeasterly line of Tract No. 8112 as shown on map recorded in Book 102, Pages 34 and 35 of Maps, Records of said County; thence
15. southeasterly along said parallel line to its intersection with a line 132 feet southeasterly and parallel with the southeasterly Right-of-Way line of Fermoore Street; thence

August 9, 1994

16. northeasterly along said parallel line to its intersection with a line 109 feet southwesterly and parallel with the southwesterly Right-of-Way line of Second Street, 60 feet wide; thence
17. southeasterly along said parallel line to its intersection with a line 285 feet southeasterly and parallel with the southeasterly Right-of-Way line of Fermoore Street; thence
18. southwesterly along said parallel line to its intersection with a line 146 feet southwesterly and parallel with the southwesterly Right-of-Way line of Second Street; thence
19. southeasterly along said parallel line to its intersection with a line 189 feet northwesterly and parallel with the northwesterly Right-of-Way line of Harding Street; thence
20. southwesterly along said parallel line to its intersection with a line 239.06 feet southwesterly and parallel with the southwesterly Right-of-Way line of Second Street; thence
21. southeasterly along said parallel line to its intersection with a line 126 feet northwesterly and parallel with the northwesterly Right-of-Way line of Harting Avenue; thence
22. southwesterly along said parallel line to its intersection with a line 56.06 feet northeasterly and parallel with the northeasterly line of said Tract No. 8112; thence
23. southeasterly along said parallel line to its intersection with the northwesterly Right-of-Way line of Harding Avenue, 60 feet wide; thence
24. southwesterly along said northwesterly Right-of-Way line and its southwesterly prolongation to its intersection with the northeasterly Right-of-Way line of the Southern Pacific Railway Right-of-Way, 100 feet wide; thence
25. southeasterly along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the south easterly line of Lot A of Boruff Tract as shown on map recorded in Book 18, Page 171 of Maps, Records of said County; thence



August 9, 1994

26. southwesterly along said prolongation, said southeasterly line and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of Truman Street, 80 feet wide; thence
27. northwesterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Workman Street, 60 feet wide; thence
28. southwesterly along said southeasterly Right-of-Way line to the Point of Beginning.

**APPENDIX "C"**

ORDINANCE NO. 1447

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO  
APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR  
REDEVELOPMENT PROJECT AREA NO. 4 AS THE OFFICIAL REDEVELOPMENT  
PLAN FOR SAID PROJECT

WHEREAS, The City Council has received from the San Fernando Redevelopment Agency (the "Agency") the proposed Redevelopment Plan for Redevelopment Project Area No. 4 (the "Redevelopment Plan") area (the "Project Area") as approved by the Agency, a copy of which is on file with the City Clerk at the Office of the City Clerk, 117 Macneil Street, San Fernando, CA 91340, together with the report of the Agency prepared pursuant to Section 33352 of the California Health and Safety Code (the "Report to City Council"), including the reasons for the selection of the area and a discussion of certain other matters as set forth in Section 33352 of the California Health and Safety Code including an analysis of the physical, and economic conditions existing in the Project Area, the proposed method of financing the redevelopment of the Project Area, a plan for the relocation of business owners and tenants who may be temporarily or permanently displaced under the Redevelopment Plan, the minutes of consultations with affected taxing agencies, the Mitigated Negative Declaration on the Redevelopment Plan, and an implementation plan as required in the Report to City Council; and

WHEREAS, the City Council and the Agency held a joint public hearing on July 5, 1994 concerning the adoption of the Redevelopment Plan and the adoption of the Mitigated Negative Declaration on the Redevelopment Plan ("Negative Declaration"); and

WHEREAS, notice of the hearing was duly and regularly published in a newspaper of general circulation in the City of San Fernando in accordance with Sections 33361 and 34013(f) of the California Health and Safety Code, and a copy of said notice and affidavit of publication are on file with the City Clerk of the City of San Fernando and Secretary of the Agency, and

WHEREAS, copies of the notice of joint public hearing were mailed by first class mail to the last known address of each assessee, as shown on the last equalized assessment roll of the County of Los Angeles, of each parcel of land in the Project Area, to each resident, and to each business as practicable; and

WHEREAS, each addressee in the Project Area was sent a separate statement, attached to the notice of joint public hearing, that properties will be subject to acquisition by condemnation under the provisions of the Redevelopment Plan; and

WHEREAS, copies of the notice of joint public hearing were mailed by certified mail with return receipt requested to the governing body of each known taxing agency which receives taxes from property in the Project Area; and

WHEREAS, the Agency has prepared and submitted a method for the relocation of persons and businesses who may be displaced as a result of carrying out redevelopment activities in accordance with the Redevelopment Plan; and

WHEREAS, the City Council has knowledge of the conditions existing in the Project Area and of the availability of suitable housing in the City for the relocation of families and persons who may be displaced by redevelopment activities, and in light of such knowledge of local housing conditions, has carefully considered and reviewed such program for relocation; and

WHEREAS, the City Council has considered the report of the Agency, the Redevelopment Plan and its economic feasibility, the feasibility of the relocation program, and the Negative Declaration; and has provided an opportunity for all persons to be heard, and has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan; and

WHEREAS, the Agency and the City Council have reviewed and considered the Negative Declaration for the Redevelopment Plan, prepared and submitted pursuant to Public Resources Code Section 21000 et seq. and Health & Safety Code Section 33352, and approved said Negative Declaration on July 5, 1994, by City Council Resolution No. 6361.

NOW, THEREFORE, THE SAN FERNANDO CITY COUNCIL DOES ORDAIN  
AS FOLLOWS:

Section 1:

The purpose and intent of the City Council with respect to the Project Area is to accomplish to the greatest extent feasible the following:

- Preserve the economic base of the Project Area by developing commercial establishments that are high sales tax and job producers.
- Broaden the community's economic base by attracting new commercial and industrial uses to the Project Area.
- Diversify the make-up of the Project Area by developing a variety of uses that work in concert toward economic stability.
- Provide for infrastructure improvements in the Project Area.
- Encourage expansion of local commercial and industrial opportunities, which will create jobs and an expanded sales and property tax base.

- Promote new development consistent with the City's General Plan.
- Provide financial incentives to interested property owners who wish to repair or rehabilitate their buildings or revitalize their properties consistent with the San Fernando General Plan.
- Encourage public participation in the planning and implementation of the Project.
- Eliminate existing blighted conditions and damage from the Northridge earthquake, be they properties or structures, and prevent recurring blight in and about the Project Area.
- Eliminate environmental deficiencies, including inadequate street improvements, inadequate truck access, inadequate utility systems, and inadequate public services; and mitigation of the various economic, physical, and environmental characteristics of blight extant in the Project Area.

## Section 2:

The City Council hereby finds and determines that:

- (a) Redevelopment Project Area No. 4 suffered damage from the Northridge earthquake and its aftershocks, as documented in the Agency's Report to City Council.
- (b) The Project Area is a predominately urbanized area. As demonstrated in part by the Agency's Report to City Council, not less than eighty percent (80%) of the privately owned property in the Project Area has been or is developed for urban uses.
- (c) The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public health, safety and welfare. This finding is based in part upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions documented in the Report to City Council, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which suffered damage or need improvement, and providing for higher economic utilization of potentially useful land.
- (d) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based in part on the fact that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity;

the Agency's Report to City Council further discusses and demonstrates the economic soundness and feasibility of the Redevelopment Plan and undertakings pursuant thereto.

- (e) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of San Fernando and will effectuate the purposes and policies of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area and the community by correcting conditions documented in the Report to City Council and by coordinating public and private actions to stimulate development, assist in repairing damage caused by the Northridge earthquake, contribute toward needed public improvements and improve the economic, and physical conditions of the Project Area and the community.
- (f) The condemnation of real property to the extent provided for in the Redevelopment Plan is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for payment for property to be acquired as provided by law. This finding is based in part upon the need to assemble sites for development which will result in new economic activity in the Project Area and to prevent the recurrence of blight.
- (g) The Agency has a feasible method for the relocation of families and persons displaced from the Project Area. The City Council and the Agency recognize that the provisions of Sections 7260 to 7276 of the California Government Code would be applicable to any relocation that would occur due to the implementation by the Agency of the Redevelopment Plan. The City Council finds and determines that the provision of relocation assistance according to law constitutes a feasible method for relocation.
- (h) There shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to the displaced families and persons, and reasonably accessible to their places of employment. Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Health and Safety Code Sections 33411 and 33411.1. Dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Health and Safety Code Sections 33334.5, 33413, and 33413.5. This finding is based upon the Relocation Method for Redevelopment Project Area No. 4 and the Housing Element of the General Plan.

- (i) All land in the Project Area is either damaged or necessary for effective redevelopment, and not included for the purpose of obtaining the allocation of taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion. This finding, is based in part upon the fact that, following careful study, the Project Area was identified as an area within the City of San Fernando suffering conditions of damage from the Northridge earthquake.
- (j) Inclusion of any land, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the entire area of which they are a part, and any such area is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion. This finding is based in part upon the fact that the boundaries of the Project Area were specifically drawn to include lands and structures that were damaged during the Northridge earthquake, or affected by the existence of damage, whose inclusion is necessary to accomplish the objectives and benefits of the Redevelopment Plan.
- (k) The redevelopment of the Project Area would not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based in part upon the existence of various conditions including, without limitation, the demonstrated lack of private sector interest in redeveloping properties in the Project Area, earthquake damage, structural deficiencies and other conditions more fully enumerated in the Agency's Report to City Council, and the infeasibility due to cost of requiring individuals (by means of assessments or otherwise) to eradicate or significantly alleviate existing deficiencies in properties and facilities and the inability and inadequacy of other governmental programs and financing mechanisms to eliminate the blighting conditions.
- (l) The Redevelopment Plan contains adequate safeguards so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, and it provides for the retention of controls and the establishment of restrictions and covenants running with the land sold or leased for private use for periods of time and under conditions specified in the Redevelopment Plan, which the City Council deems necessary to effectuate the purposes of the Community Redevelopment Law.
- (m) The time limitations and financial limitations established for the Project Area are reasonably related to the projects proposed in the Redevelopment Plan and to the ability of the Agency to eliminate blight within the Project Area.

Section 3:

The City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area, if any, are displaced, and that pending the development of such permanent facilities, there will be available to any such displaced occupants temporary housing facilities at rents comparable to those in the City of San Fernando at the time of their displacement.

Section 4:

That certain document entitled "Redevelopment Plan for Redevelopment Project Area No. 4", the maps contained therein and such other reports as are incorporated therein by reference, a copy of which is on file in the Office of the City Clerk of the City of San Fernando, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof. The Redevelopment Plan is hereby designated, approved and adopted as the official "Redevelopment Plan for Redevelopment Project Area No. 4."

Section 5:

In order to implement and facilitate the effectuation of the Redevelopment Plan as hereby approved, the City Council hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards and agencies of the City of San Fernando having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment of the Project Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding necessary to be carried out by the City of San Fernando under the provisions of the Redevelopment Plan.

Section 6:

The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

Section 7:

The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.



Section 8:

The City Clerk is hereby directed to transmit a copy of the description and statement to be recorded by the City Clerk pursuant to Section 8 of this Ordinance, a copy of this Ordinance and a map or plat indicating the boundaries of the Project Area, to the auditor and tax assessor of the County of Los Angeles, to the governing body of each of the taxing agencies which receives taxes from property in the Project Area and to the State Board of Equalization.

Section 9:

The Building Department of the City of San Fernando is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 10:

This Ordinance shall be in full force and effect thirty (30) days from and after the date of final passage.


Section 11:

If any part of this Ordinance or the Redevelopment Plan which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and the City Council hereby declares it would have passed the remainder of this Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

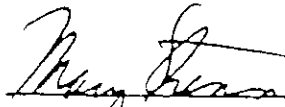
Section 12:

This Ordinance shall be introduced at least five (5) days prior to the City Council meeting at which this Ordinance is to be adopted. The full text of this Ordinance shall be published and/or be posted as required by law in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Fernando this 18<sup>th</sup> day of July, 1994.

  
\_\_\_\_\_  
Mayor of the City of San Fernando

ATTEST:

  
\_\_\_\_\_  
City Clerk of the City of San Fernando


I, MARY STRENN, City Clerk of the City of San Fernando, do hereby certify that the foregoing ordinance was duly adopted by the City Council and signed by the Mayor at a meeting held on the 18<sup>th</sup> day of July, 1994; and the same was passed by the following vote, to wit:

AYES: Ojeda, Chacon, Godinez, Baltierrez - 4

NOES: None - 0

ABSENT: None - 0

ABSTAIN: Wysbeek - 1

  
\_\_\_\_\_  
City Clerk