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ORDINANCE NO. _____, FOURTH SERIES

AN ORDINANCE AMENDING ORDINANCE NO. 3086, FOURTH SERIES, PASSED FEBRUARY 10, 1972, AND ENTITLED "AN ORDINANCE APPROVING THE REDEVELOPMENT PLAN FOR THE ALKALI FLAT PROJECT, PROJECT NO. 6, AND THE FEASIBILITY OF RELOCATION FOR NEIGHBORHOOD DEVELOPMENT".

WHEREAS, the Redevelopment Agency of the City of Sacramento has recommended to this Council certain amendments to update the Redevelopment Plan for the Alkali Flat Project, Project No. 6, adopted by Ordinance No. 2086, Fourth Series, on February 10, 1972; and

WHEREAS, the Council has on August 12, 1980, held a public hearing on the said recommended amendments, notice of which was published pursuant to Section 6063 of the Government Code, and Section 33452 of the California Health and Safety Code, in a newspaper of general circulation printed and published in the City of Sacramento, and an official newspaper of this City; and

WHEREAS, the Planning Commission of the City of Sacramento has advised the Redevelopment Agency of the City of Sacramento that the Alkali Flat Redevelopment Plan, as updated, is consistent with the goals and policies of the adopted City General Plan; now, therefore,

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1. This Council hereby determines that the amendments to the Redevelopment Plan for the Alkali Flat Project, Project No. 6, adopted by Ordinance No. 3086, Fourth Series, which have been proposed and recommended by the Redevelopment Agency of the City of Sacramento, are necessary and desirable.

SECTION 2. Pursuant to such determination, Ordinance No. 3086, Fourth Series, passed February 10, 1972, is hereby amended by amending the Redevelopment Plan for the Alkali Flat Project, Project No. 6, incorporated into said Ordinance by reference and approved and adopted thereby, as follows:

AMENDMENT NO. 1:

Delete the following appearing at the bottom of the Title Page: "January 3, 1972" and "1006 Fourth Street".

Delete the Table of Contents, pages i, ii and iii, immediately following the Title Page.

AMENDMENT NO. 2:

Section A.1. Introduction, on page 1, shall be deleted in its entirety. A new Section A.1. shall be inserted, to read as follows:

"1. Introduction and Background

This is a comprehensive update to the Alkali Flat Redevelopment Plan adopted on February 10, 1972. The updated Plan has been prepared by the Agency with the assistance of the Alkali Flat Project Area Committee and the City Planning Department. The general purpose of this Plan continues to be the elimination of the spread of blight and upgrading the physical conditions of the Project Area.

The comprehensive update has been prepared pursuant to the Redevelopment Law, and in accordance with all applicable laws and ordinances."

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AMENDMENT NO. 3:

Section A.2. General Definitions, on pages 1 and 2, shall be amended as follows:

-Delete the word "Redevelopment" in the first sentence of Section 2.

-Amend subsection a. to read as follows:

"a. 'Plan' means the document entitled 'Redevelopment Plan for the Alkali Flat Project, Project No. 6', adopted by City Ordinance No. 3086, Fourth Series, on February 10, 1972, as amended."

-Amend subsection b. to read as follows:

"b. 'Land Use Map' means the document attached hereto as Exhibit 'B'."

-Amend subsection c. to read as follows:

"c. 'Project Area' means the area described in Section 3 of the Plan."

-Add a new subsection e. immediately following subsection d., to read as follows:

"e. 'Agency staff' means the staff of the Redevelopment Agency of the City of Sacramento, California."

-Redesignate subsection e. to read "f."

-Redesignate subsection f. to read "g."

-Redesignate subsection g. to read "h."

-Redesignate subsection h. to read "i."

-Redesignate subsection i. to read "j."

-Redesignate subsection j. to read "k."

-Redesignate subsection k. to read "l."

-Delete subsection l. in its entirety.

-Delete subsection m. in its entirety. Substituted in lieu thereof shall be a new subsection m., to read as follows:

"m. 'Project Area Committee (PAC)' means the Alkali Flat Project Area Committee which was created pursuant to the Redevelopment Law of the California Health and Safety Code (Article 6.5, Section 33385, et seq.)."

-Add a new subsection n. to read as follows:

"n. 'Architectural Review Board' means the Architectural Review Board of the City of Sacramento, California."

-Add a new subsection o. to read as follows:

"o. 'Preservation Board' means the Preservation Board of the City of Sacramento, California."

AMENDMENT NO. 4:

Section A.3. Delegation of Authority, on page 2, shall be deleted in its entirety.

AMENDMENT NO. 5:

Redesignate Section A.4. Project Area Boundaries, on pages 2 and 3, to read "A.3.", and amend as follows:

-Amend title of said Section to read:

"3. Location and Project Boundaries".

-Delete the first paragraph of said Section, immediately following the title, and insert in lieu thereof the following:

"The Project Area is located immediately adjacent to and north of the City's Central Business District, and is illustrated on the Map attached hereto as Exhibit 'A'. The area comprises 25 blocks of property in residential, commercial and industrial use.

The legal description of the boundaries of the Project Area, as illustrated on the Map attached hereto as Exhibit 'A', is as follows:"

-On page 3, delete the following appearing at the end of the property description: "[See map on next page]".

-Remove the "Boundary Map" dated October 18, 1971, which follows page 3. Insert a new Boundary Map, labeled Exhibit "A", on the page immediately following Section A.3., Location and Project Boundaries. Said new and revised Map, a copy of which is on file in the office of the City Clerk, is hereby incorporated herein by reference and made a part thereof.

AMENDMENT NO. 6:

On page 3, redesignate Section 5. Project Area Committee, to read "4.", and amend to read as follows:

"4. Project Area Committee

The Agency through its staff, consultants and Agency Members shall, upon the direction of and approval of the City Council, consult with, and obtain the advice of, the Project Area Committee concerning those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by project activities. The Agency shall also consult with the Committee on other policy matters which affect the residents of the Project Area. All development plans, both public and private, within the Alkali Flat Project Area which require City or Agency discretionary approval will be submitted to the Project Area Committee for information and comment. The provisions of this section shall apply throughout the period of the preparation of the Plan and for a three-year period after the adoption of the Plan, subject to one-year extensions by the City Council."

AMENDMENT NO. 7:

Insert a new Section A.5. on page 3, immediately following Section 4, to read as follows:

"5. Plan Objectives

The objectives of this Plan are as follows:

- a. To eliminate and prevent blighting conditions.
- b. To provide safe, decent, adequate and sanitary housing for Project Area residents.
- c. To provide a mixture of many types of residential units, with an emphasis on low and moderate income family and elderly housing.
- d. To develop a complete, balanced and compatible land use system.
- e. To promote the restoration of historically or architecturally significant structures and the conservation of sound housing stock.

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- f. To develop an adequate level of community facilities providing for the cultural and social needs of the Project Area residents.
- g. To create additional employment opportunities for Project Area residents particularly by area businesses and industry.
- h. To develop a community park system which provides facilities to meet the recreational needs of all the Project Area residents.
- i. To create an economically viable commercial area through sound development and redevelopment.
- j. To provide a circulation system which is conducive to a neighborhood character; reduces through commuter traffic; and results in the least intrusion upon land use.
- k. To encourage development of office uses in the Project Area in close proximity to governmental complexes.
- l. To restrict industrial uses to the northern portion of the Project Area in order to minimize the potential adverse effects upon adjacent land uses.
- m. To develop an urban design theme representative of the historical, cultural and architectural character of the Project Area.
- n. To minimize the impact of non-resident use of on-street parking facilities within the Project Area.
- o. To maximize private participation and investment towards redevelopment of the Project Area.
- p. To eliminate and prevent the spread of blight and deterioration in the Project Area."

AMENDMENT NO. 8:

Amend Section A.6. Summary of Proposed Redevelopment Actions, on pages 3 and 4, to read as follows:

"6. Proposed Redevelopment Actions

The Agency shall take those actions it deems necessary or convenient to accomplish the objectives of the Redevelopment Plan. In taking such actions, the Agency shall comply with all applicable laws, including laws relating to owner participation and relocation."

AMENDMENT NO. 9:

Delete Section A.7. Rehabilitation, on pages 4 through 9, in its entirety.

AMENDMENT NO. 10:

Insert the following immediately following the title, B. LAND USE PLAN, on page 10:

"The provisions set forth in this Section B. shall be applicable to all land within the Project Area."

AMENDMENT NO. 11:

Amend Section B.1. Land Use Map, on page 10, to read as follows:

"1. Land Use Map

The land within the Project Area shall be used for the purposes set forth below, as indicated on the Land Use Map.

- "a. Residential
- b. Residential - Office
- c. Office
- d. General Commercial
- e. Heavy Commercial
- f. Light Industrial
- g. Public Institutional".

AMENDMENT NO. 12:

Remove the map entitled "Proposed Redevelopment Plan - Alkali Flat Area" which follows page 10, and insert in lieu thereof a new map entitled, "Land Use Map", labeled Exhibit "B". Said new and revised Map, a copy of which is on file in the office of the City Clerk, is hereby incorporated herein by reference and made a part hereof.

AMENDMENT NO. 13:

Delete Section B.2. Land Use Provisions, on pages 10 through 18, in its entirety, and insert in lieu thereof the following:

"2. Permitted Land Use

Each parcel of land within the Project Area shall be zoned with one of the 'Applicable Zoning Categories' set forth below opposite the 'Land Use Map Designation' for that parcel as shown on the Land Use Map.

<u>Land Use Map Designation</u>	<u>Applicable Zoning Categories</u>
Residential	R-1, R-2, R-3, R-3A, R-4
Residential-Office	R-0, R-3A, R-4
Office	OB
General Commercial	C-1, C-2
Heavy Commercial	C-4
Light Industrial	M-1

Notwithstanding the foregoing:

- a. Public and institutional uses may be located in any zone upon approval of the City and the Agency.
- b. With respect to specific parcels, uses other than those permitted in the zones listed above under the 'Applicable Zoning Categories' will be permitted if approved by the Agency, and if the Agency determines that such other uses of said parcels are in the best interest of the redevelopment of the Project Area, provided that appropriate zoning is granted by the City.
- c. Property subject to this Plan shall be developed in accordance with the development standards applicable to the land use zone in which the property is located, provided that as to any property said standards may be modified by the City through variance, special permit and Planned Unit Development procedures."

AMENDMENT NO. 14:

Insert a new Section C. on page 18, immediately following Section B.2., to read as follows:

"C. TRAFFIC CIRCULATION
AND STREET IMPROVEMENTS

"The Project Area is located adjacent to the Central Business District (CBD) and governmental offices. Vehicular traffic and parking demand generated within this area has a significant impact on the Project Area, especially on residential uses. Therefore, the following policies shall

be adhered to for planning traffic circulation within and adjacent to the Project Area.

1. High traffic volumes shall be directed to the periphery of the Project Area and away from the Core Residential Area.
2. Residents of the area shall be given the opportunity for priority parking in the Core Residential Area.

The Map attached hereto as Exhibit 'C' illustrates the Core Residential Area."

AMENDMENT NO. 15:

Insert a new map entitled "Residential Core Areas", labeled Exhibit "C", on the page immediately following Section C. Traffic Circulation and Street Improvements. Said new and revised map, a copy of which is on file in the office of the City Clerk, is hereby incorporated herein by reference and made a part hereof.

Delete the "Land Acquisition Map" dated October 18, 1971, immediately following page 18.

AMENDMENT NO. 16:

On page 18, delete the title, "C. PROJECT PROPOSALS", and insert in lieu thereof the following:

"D. IMPLEMENTATION

"The Agency shall from time to time adopt strategies which the Agency determines will accomplish one or more of the objectives of the Plan. Said strategies shall be implemented in the manner the Agency deems appropriate."

AMENDMENT NO. 17:

Section 1. Property Acquisition, on pages 18 and 19, shall be deleted in its entirety.

AMENDMENT NO. 18:

Section 2. Rehabilitation, on page 19, shall be redesignated "1.", and amended to read as follows:

"1. Rehabilitation

The Agency is authorized to rehabilitate and conserve or 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 assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency and may provide loans and grants for such purposes.

a. Owner Participation

Owners of any parcel of property may participate in the redevelopment of that parcel of property if the owner agrees to participate in this redevelopment in conformity with the Plan and the Agency determines that such participation is in the best interests of the redevelopment of the Project Area. In the event any such owner fails to so participate after being requested to do so by the Agency, the Agency shall take those actions, if any, it deems appropriate for the redevelopment of the Project Area.

Preferences. The Agency shall extend reasonable preferences to persons residing in or engaged in business in the Project Area, to re-enter in housing or business within the Project Area if they otherwise meet the requirements prescribed in the Plan.

If conflicts develop between the desires of such persons for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences. Some of the factors to be considered in establishing these priorities and preferences include income of resident, length of time in the area, preference for owner occupants and tenants over absentee owners, the accommodation of as many participants as possible, similarity of new land use to pre-existing land use, and conformity of a participation proposal with the general intent of the Plan.

b. Rehabilitation Standards

Rehabilitation Standards have been prepared by the Agency. These Standards have been filed and recorded with the County Recorder of Sacramento County. Any change in these Standards made by the Agency shall be recorded with the said County Recorder."

AMENDMENT NO. 19:

Insert a new Section 2 on page 19, immediately following Section 1, to read as follows:

"2. Property Management

- a. During such time as property in the Project Area is owned by the Agency, such property will be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.
- b. The Agency may in any year during which it owns property in the Project Area, pay directly to the City, County, district, including but not limited to a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of tax.

The Agency may also pay to any taxing agency with territory located within the Project Area other than the City, any amounts of money which in the Agency's determination is appropriate to alleviate any financial burden or detriment caused by any such taxing agency by redevelopment activities within the Project Area."

AMENDMENT NO. 20:

Section 3. Redeveloper's Obligations, on pages 19 and 20, shall be deleted in its entirety. A new Section 3 shall be inserted, to read as follows:

"3. Relocation of Persons Displaced

a. Assistance in Finding Other Locations

Subject to applicable Federal and State laws and regulations regarding relocation assistance, the Agency shall assist all persons displaced as a result of the Agency's acquisition of property in the Project Area in finding other locations and facilities. In order to carry out Project Area acquisition activities with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. If the family or individual who is to be relocated desires to remain within the general neighborhood, the Agency will attempt to assist them in accomplishing this objective.

b. Relocation Payments

The Agency shall make relocation payments in compliance with applicable laws and regulations. Moving expenses, replacement

housing payments and business relocation payments will be made pursuant to Agency rules and regulations.

c. Relocation Policy

A relocation policy may be adopted by the Redevelopment Agency covering displacement caused by private implementation of the Redevelopment Plan."

AMENDMENT NO. 21:

A new Section 4 shall be inserted immediately following Section 3, to read as follows:

"4. Demolition, Clearance, Public Improvements, Building and Site Preparation

a. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements owned by the Agency. When proposed demolition or clearance activity is within a designated Preservation Area or involves structures on the City's Official Register, the Agency shall comply with the provisions of Chapter 32 of the City Code.

b. Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities within or outside the Project Area. Such public improvements include, but are not limited to, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas and playgrounds.

c. Preparation of Building Sites

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

AMENDMENT NO. 22:

A new Section 5 shall be inserted immediately following Section 4, to read as follows:

"5. Property Disposition and Development

a. General

Subject to the provisions of appropriate State and local laws and ordinances, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

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

All real property acquired by the Agency in the Project Area shall be sold or leased for development at prices which shall be not less than fair value for uses permitted in the disposition agreement, except that real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency (except for demonstration purposes) shall be offered for resale within one (1) year after completion of

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rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes prior to completion of the improvements and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall (1) use the property for the purposes designated in this Plan; (2) begin and complete development of the property within a period of time which the Agency fixes as reasonable; and (3) comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the County Recorder of Sacramento County.

The leases, deeds, contracts, agreements and declarations of restrictions may contain restrictions, covenants, covenants running with the land, right of reverter, conditions subsequent, equitable servitudes, and any other provision the Agency deems appropriate.

All property in the Project Area sold, leased or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. In addition, such property shall be made subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law and that, if required by law, all such deeds, leases and contracts shall be submitted to the Agency or the City Council for approval in regard to the inclusion of such clauses.

c. Development

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

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed."

AMENDMENT NO. 23:

A new Section 6 shall be inserted immediately following Section 5, to read as follows:

"6. Property Acquisition

In order to more effectively carry out the provisions of this Plan, the Agency may purchase parcels of real property within the Project Area. The Agency may acquire property by gift, devise, exchange, purchase, eminent domain or any other lawful method, but shall not exercise its power of eminent domain without a hearing and adoption of a resolution of necessity by the Governing Body of the Agency.

Any property owner may at any time offer in writing to sell his property to the Agency for its fair market value. The Agency shall, within eighteen (18) months of receipt of said offer, acquire the property, initiate eminent domain proceedings to acquire the property or advise the property owner that the Agency has declared the property to be exempt from acquisition by eminent domain. In the event the Agency advises the property owner that it has declared the property to be exempt from acquisition by eminent domain, it shall provide the property owner with a resolution so stating, which resolution may be recorded."

AMENDMENT NO. 24:

A new Section 7 shall be inserted immediately following Section 6, to read as follows:

"7. Relocation of Structures

As necessary in carrying out this Plan, the Agency is authorized to relocate or cause to be relocated any structure or building owned by the Agency within the Project Area, to a location within or outside the Project Area subject to the provisions of the existing Agency and City codes.

Proposed structure or building relocations are subject to review by the appropriate City review board."

AMENDMENT NO. 25:

A new Section 8 shall be inserted immediately following Section 7, to read as follows:

"8. Redeveloper's Obligations

The Agency shall include in any agreement for the development of land within the Project Area, any condition, obligation or other term which the Agency deems appropriate."

AMENDMENT NO. 26:

A new Section 9 shall be inserted immediately following Section 8, to read as follows:

"9. Replacement Housing

Based on a land survey conducted by the City and Agency staff in 1976, there were approximately 936 dwelling units within the Project Area.

The intent of this Plan is to maintain and attempt to increase the number of existing dwelling units within the Project Area through new construction and rehabilitation.

Whenever the Agency acquires property which contains dwelling units housing persons and/or families of low or moderate income, and such dwelling units are demolished or permanently removed from the low or moderate income housing market, the Agency shall rehabilitate, relocate, develop or construct or cause to be reconstructed, rehabilitated or relocated for rental or sale to persons and/or

families of low and moderate income, an equal number of dwelling units within the Project Area, or within and in near proximity to the Project Area.

Replacement housing shall be decent, safe, and sanitary and standard in terms of size and number of persons to occupy such housing. Such replacement housing shall also be at least comparable in terms of size and number of bedrooms and other living areas to the dwelling units housing persons or families of low and moderate income which are demolished or permanently removed from the low and moderate income housing market by the Agency.

Replacement housing for low and moderate income residents should be provided to the extent feasible prior to the relocation of such residents from present housing."

AMENDMENT NO. 27:

A new Section 10 shall be inserted immediately following Section 9, to read as follows:

"10. Method of Financing

To accomplish the objectives of this Plan substantial investment of public and private money will be required. In many instances the public investments will need to be made first to encourage the private sector investments and participation. It is the intent of this Plan to maximize the participation of the private sector in redevelopment of the Project Area. The following are general descriptions of financing methods involving public funds:

a. Issuance of Bonds, Notes and Other Evidence of Indebtedness

For operating capital in financing the redevelopment of the Project Area, the Agency may borrow funds in the open market by issuing notes secured by the Federal Government which, together with direct borrowing from the Federal Government, will not exceed the Federally authorized temporary loan at any one time. To meet any lawful obligation or purpose, the Agency may also issue bonds or other evidence of indebtedness.

The Agency is hereby authorized to issue such bonds or other evidence of indebtedness and to expend the funds so raised in carrying out the Plan. If such bonds or other obligations are issued, the principal and interest may be paid from tax increments or any other funds available to the Agency for that purpose.

b. Tax Increments

All taxes levied upon taxable property within the Alkali Flat Project each year by or for the benefit of the State of California, County of Sacramento, City of Sacramento, any district, or other public corporations (hereinafter sometimes called 'taxing agencies') after the effective date of the Ordinance approving this Redevelopment Plan, shall be divided as follows:

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

respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project 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 of Sacramento last equalized on the effective date of said Ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

- (2) That portion of said 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, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subparagraph (1) of this Paragraph 10.b., all of the taxes levied and collected upon the taxable property in the Project 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 monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subparagraph (2) above is 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 Redevelopment Agency to finance or refinance in whole or in part the Alkali Flat Project.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

c. Federal Financial Assistance

A primary source of Federal financial assistance is expected to be provided under the Housing and Community Development Block Grant Program (Title I of the Housing and Community Development Act of 1974).

The primary objective of the Community Development Block Grant Program is the development of viable urban communities, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income.

d. Other Financial Assistance

The Agency should also seek other sources of financial assistance in addition to the Community Development Block Grant Program to fund proposed activities in carrying out the Redevelopment Plan. These other funding sources would provide the financial means to complement projects financed under the Community Development Block Grant Program.

Any other loans, grants, or financial assistance from the United States, or any other public or private source may be utilized."

AMENDMENT NO. 28:

Section D. on page 20 shall be redesignated as "E." and the title of said section amended to read as follows:

"E. OTHER PROVISIONS NECESSARY TO MEET FEDERAL, STATE AND LOCAL REQUIREMENTS"

AMENDMENT NO. 29:

-Amend subsection 1.a. on page 20 to read as follows:

"a. City Codes and Ordinances

Unless more restrictive controls are adopted by the Agency, codes and ordinances of the City shall apply to all properties in the Project Area."

-Amend subsection 1.b. on page 20 to read as follows:

"b. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area."

-Delete subsection 1.c. Existing Non-Conforming Uses, on page 20, in its entirety.

-Redesignate subsection 1.d. Design for Development, on page 20, to read "c."

-Delete subsection 1.d. New Construction, on page 21, in its entirety.

-Delete subsection 1.f. Variances, on page 21 in its entirety.

-Redesignate subsection 1.g. Resubdivision of Parcels, on page 21, to read "d.", and amend to read as follows:

"d. Subdivision of Parcels

No parcel in the Project Area, including any parcel retained by a participant, shall be subdivided except in accordance with the provisions of the Subdivision Map Act and regulations adopted pursuant to such Act by the City."

-Redesignate subsection 1.h. Elimination of Overhead Wiring, on page 22, to read "e.", and amend to read as follows:

"e. Elimination of Overhead Wiring

It is the intent of the Plan that all wiring for electricity, telephone, telegraph and similar purposes be placed underground in the Project Area south of D Street. Existing poles and structures supporting overhead wiring should be removed. Exception to this requirement may be granted by the Agency or the City Council within their respective jurisdictions wherever, at their sole discretion, unique conditions render undergrounding infeasible."

AMENDMENT NO. 30:

-Delete subsection 2.b. Incompatible Uses, on pages 22 and 23, in its entirety.

-Redesignate subsection 2.c. Construction Codes, on page 23, to read "b."

-Redesignate subsection d. Design Standards for Development, on pages 23 and 24, to read "c.", and amend entire section to read as follows:

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"c. Design Standards for Development

All new construction of residential and non-residential development on property sold by the Agency within the Project Area shall be constructed in accordance with the Design Standards and Guidelines for Residential and Non-Residential Development of the City Architectural Review Board and/or City Preservation Board, or their successors."

-Delete subsection 2.e. Signs in Target Areas, on pages 24 and 25, in its entirety.

-Redesignate subsection 2.f. Upkeep and Maintenance in Target Areas, on page 25, to read "d.", and amend as follows:

The words "in Target Areas" shall be deleted from the title of said subsection.

The word "the" shall be inserted before the word "Agency" on line 8 of said subsection.

-Insert a new subsection 2.e. Urban Design immediately following subsection d. on page 25, to read as follows:

"e. Urban Design

The Agency shall develop and adopt urban design guidelines which will set forth various urban design subthemes for the Project Area. The purposes of the urban design guidelines are to capture historic, architectural, social and physical characteristics of the Project Area.

The urban design guidelines format would be a manual which would set forth or reference specific design standards for future development and would encourage use of certain materials, street furniture, facades, building styles, landscaping, etc., in order to maintain a consistent design theme. The manual would be developed by the Agency with input from the Project Area Committee, the City Preservation Board and the City Architectural Review Board."

AMENDMENT NO. 31:

Section 3. Method of Financing the Project, on pages 25, 26 and 27, shall be deleted in its entirety.

AMENDMENT NO. 32:

-Section 4. Actions by the City, on page 28, shall be redesignated to read "3."

-Amend subsection 4.c. on page 28 to read as follows:

"c. Revision of City Codes and ordinances to impose necessary land use controls, and to permit the land uses and development authorized by this Plan."

-Amend subsection 4.d. on page 28 to read as follows:

"d. Imposition of appropriate controls upon parcels in the Project Area to ensure their proper development and use."

AMENDMENT NO. 33:

Redesignate Section 5. Conformity with the Master Plan of Sacramento, on page 28, to read "4.", and amend to read as follows:

ORDINANCE No. 4403

"4. Conformity with the General Plan of Sacramento

This Redevelopment Plan conforms in principle to the General Plan of the City of Sacramento adopted by the City Council on August 29, 1974, Resolution 74-444."

AMENDMENT NO. 34:

Section 6. Enforcement, on page 25, shall be redesignated "5."

Section 7. Duration and Effective Date of this Plan, on page 29, shall be redesignated "6."

Section 8. Procedure for Amendment, on page 29, shall be redesignated "7."

AMENDMENT NO. 35:

Insert a new Section F. Neighborhood Impact, immediately following Section E.7., to read as follows:

"F. NEIGHBORHOOD IMPACT

"In accordance with the requirements of the State Community Redevelopment Law for a Neighborhood Impact Element, this Plan incorporates by reference the separate accompanying report entitled: 'Environmental and Neighborhood Impact Report: Alkali Flat Redevelopment Plan - Project No. 6'. A copy of said Report is on file in the office of the Clerk of the City."

AMENDMENT NO. 36:

Delete the "Certificate" immediately following page 29 of the Plan.

SECTION 3. This Ordinance shall be published once within ten (10) days after passage in the official newspaper of said City of Sacramento.

SECTION 4. The City Clerk shall record with the County Recorder of Sacramento County a copy of the amendments herein adopted as promptly as possible after the effective date of this Ordinance.

PASSED: AUG 12 1980

EFFECTIVE: SEP 13 1980

ATTEST:

Lorraine Rogers
CITY CLERK

Arvo Riden
ACTING MAYOR

4403

ORDINANCE No. _____

AUG 12 1980