

ORDINANCE NO. 1868 FOURTH SERIES

An Ordinance Modifying and approving the Tentative Plan for the Redevelopment of Project Area No. 2-A, Capitol Mall Area, Redevelopment Area No. 1, and making this ordinance an emergency measure to take effect immediately.

WHEREAS, a Tentative Plan for the redevelopment of Project Area No. 2-A, Capitol Mall Area, Redevelopment Area No. 1, has been presented to the Council of the City of Sacramento by the Redevelopment Agency of the City of Sacramento, accompanied by a report thereon, pursuant to the provisions of the Community Redevelopment Law; and

WHEREAS, the Council did set a time and a place for a public hearing on the adoption of the Tentative Plan, to wit, the 15th day of June, 1954, at 8:00 p.m., in the Council Chamber of the City of Sacramento, City Hall, 9th and I Streets, Sacramento, California, and did publish notice of such hearing in the "Sacramento Union", a newspaper of general circulation and the official newspaper of the city, once a week for three successive weeks prior to the date of the hearing, which notice of hearing included a legal description of the boundaries of the area designated in the Tentative Plan and a general statement of the scope and objectives of the plan; and

WHEREAS, the hearing was duly held on the date and at the time and place fixed therefor and was thereafter recessed until June 29, 1954, at 8:00 p.m., at the same place, at which time the hearing was resumed and thereafter the hearing was recessed until July 20, 1954 at 8:00 p.m., at the same place, and the hearing was then ordered closed and the issue submitted; and

WHEREAS, at both the original and the recessed hearings the Council did (a) consider the report of the Redevelopment Agency and the recommendation and report of the City Planning Commission; (b) provide an opportunity for all interested persons or agencies to be heard and receive and consider written communications with reference to the

Tentative Plan; and (c) take other evidence and testimony presented concerning the matters under consideration; and

WHEREAS, no qualified person or public or private agency has presented to this Council an alternative plan for the project area; and

WHEREAS, during the course of the said hearing suggestions were made for a modification of the said Tentative Plan, which changes are incorporated in the Tentative Plan as hereinafter set out; and

WHEREAS, It is to the best interests of the City of Sacramento that the Tentative Plan be modified and approved as modified.

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

Section 1. The Council hereby finds and determines that the hearing held on the Tentative Plan and the notice thereof were in all respects held and given in accordance with the requirements of law.

Section 2. A legal description of the boundaries of the project area for which a tentative plan has been under consideration and is hereby approved, is contained in the adopted Tentative Plan hereinafter set out in full in this ordinance.

Section 3. A statement of findings, based upon surveys, investigations and reports of the Redevelopment Agency of the City of Sacramento and the City Planning Commission, showing the extent and character of blight, obsolescence and substandard conditions in the area and their injurious and detrimental effects upon the public health, safety and general welfare is as follows:

It is hereby found and determined that there exists in the said Project Area the conditions of blight set forth in said Tentative Plan and in the Report thereon, which conditions are hereby found and determined to be injurious and inimical to the public health, safety and general welfare of the people of the State of California and of the City of Sacramento, and which conditions of blight are hereby found and determined to

constitute social and economic liabilities requiring re-development in the interests of the health, safety and general welfare of the people of the State of California and of the City of Sacramento; that the proposed redevelopment of the Project Area is a necessary part of and adjunct to the redevelopment of congested and deteriorated blighted areas of the City of Sacramento; that the conditions, extent and character of blight, obsolescence and substandard conditions in the area and their injurious and detrimental effects upon the public health, safety and general welfare of the people of this state and of this City, set forth and included in the foregoing Tentative Plan and in the Report thereon, are adopted by this Council as its findings and determinations; that the benefits which will result from the remedying of the conditions of blight found to exist in this Project Area will accrue to all the inhabitants and property owners of this City as well as the state; and that the correction and remedy of the aforementioned conditions of blight by re-development in accordance with said Tentative Plan and said Report thereon, a copy of which Report is on file with the City Clerk of this City, constitute the scope and objectives of said Tentative Plan and are found and determined to be in accord with the public uses and purposes of the California Community Redevelopment Law.

Section 4. The Tentative Plan for the redevelopment of Project Area No. 2-A, Capitol Mall Area, Redevelopment Area No. 1, submitted by the Redevelopment Agency of the City of Sacramento, is hereby modified, and as so modified is hereby approved, to read as follows:

THE TENTATIVE PLAN

FOR THE
REDEVELOPMENT OF PROJECT AREA NO. 2-A, CAPITOL MALL AREA
Redevelopment Area No. One, Sacramento, California

INTRODUCTION

The Redevelopment Agency of the City of Sacramento proposes to redevelop fifteen blocks, referred to herein as Project Area No. 2-A,* and situated generally between 3rd and 8th Streets and J and P Streets, as a part of the redevelopment of a much larger area in the City's "west end".

This Tentative Plan sets out in general what is to be done to redevelop this Area, and how the Agency proposes to do it, under the California Community Redevelopment Law. The plan is based on a Preliminary Plan adopted by the City Planning Commission on February 2, 1954, and it will be followed by a Final Redevelopment Plan based on this Tentative Plan as approved by the City Council. The Redevelopment Plan (final) will be a refinement and extension of this Tentative Plan and will include more detailed proposals and requirements for redevelopment including, but not limited to, those items specifically mentioned in this Tentative Plan. Actual redevelopment will not occur until after approval of the Redevelopment Plan (final).

This Plan includes in its scope: a description of the boundaries of the Project Area; a statement of the conditions of blight in the Area; a statement of the land uses proposed for the Project Area; an indication of the amount of open space to be provided and the property to be devoted to public purposes and the nature of such purposes; an indication of proposed public easements and a statement concerning layout of principal streets; a statement of allowable building intensities and population densities; a statement of standards to be applied to new development and to any existing buildings that may be retained; a statement of limitations on type, size, height, number, and proposed use of buildings to be applied to new development; a statement of the method of accomplishing the redevelopment, together with the method of financing it; a statement showing that the proposed redevelopment will accomplish the purposes of the Community Redevelopment Law and attain local objectives; and a statement of the conformity of the Plan with the Master Plan of the City of Sacramento.

* Project Area No. 2-A discussed in this Tentative Plan has been described as "Project Area No. 2-A, Revised" in the past and was adopted by the City Planning Commission on February 2, 1954 as such to distinguish it from an 11 1/2 block proposed Project Area which in earlier publications was designated as "Project Area No. 2-A" and which was adopted by the City Planning Commission as such on July 14, 1953.

BOUNDARIES

P - 1

The boundaries of Project Area No. 2-A are shown on the map which is Part P-7 of this Plan, by a heavy dashed line as designated thereon. The boundaries of Project Area No. 2-A are more particularly described as follows:

Beginning at the point of intersection of the centerline of 3rd Street and the projection of the centerline of the alley between J Street and K Street, thence easterly along the centerline of said alley to its point of intersection with the centerline of 5th Street, thence southerly along the centerline of 5th Street to its intersection with the centerline of L Street, thence easterly along the centerline of L Street to its intersection with the centerline of 6th Street, thence southerly along the centerline of 6th Street to its intersection with the centerline of Capitol Avenue, thence easterly along the centerline of Capitol Avenue to its intersection with the centerline of 7th Street, thence southerly along the centerline of 7th Street to its intersection with the centerline of N Street, thence easterly along the centerline of N Street to its intersection with the centerline of 8th Street, thence southerly along the centerline of 8th Street to its intersection with the centerline of O Street, thence westerly along the centerline of O Street to its intersection with the centerline of 7th Street, thence southerly along the centerline of 7th Street to its intersection with the centerline of P Street, thence westerly along the centerline of P Street to its intersection with the centerline of 4th Street, thence northerly along the centerline of 4th Street to its intersection with the centerline of L Street, thence westerly along the centerline of L Street to its intersection with the centerline of 3rd Street, thence northerly along the centerline of 3rd Street to the point of beginning, all in the City of Sacramento, California, according to the official map or plat thereof.

Project Area No. 2-A is a portion of Redevelopment Area No. One designated by the City Council of the City of Sacramento by Ordinance No. 1480, 4th Series, adopted February 3, 1950, as amended.

In order to effectuate the State policy relating to redevelopment, the general scope of redevelopment methods has been broadly defined by the Community Redevelopment Law, and includes, but is not limited to, the following:

1. The acquisition of real and personal property within the redevelopment area or for purposes of redevelopment, by exercise of the power of eminent domain, if necessary, to carry out the Redevelopment Plan (final).
2. The clearance, demolition, or removal, of all or most of the structures on the acquired land.
3. The relocation of occupants of housing facilities displaced through redevelopment.
4. The rehabilitation, alteration, improvement, modernization, or reconstruction, or any combination of these, of existing structures in the Area, where such is permitted or required under the Redevelopment Plan (final).
5. The vacation, abandonment or closing to vehicular traffic, of certain street areas and the dedication of other areas for public street purposes.
6. The development for building sites of real property owned or acquired by the Agency. In connection with such development the Agency may cause streets and highways to be laid out and graded; pavements or other road surfacing, sidewalks, curbs, public utilities, and other public improvements to be constructed and installed.
7. The lease or sale of the real property acquired, at its fair value for use in accordance with the Redevelopment Plan (final), conditioned on the redevelopment and use of the property in conformity with said Plan, which conditions are covenants or conditions running with the land.

The Agency expects to utilize these methods. In conformity with the California Community Redevelopment Law, the Agency will not, without the consent of the owner, acquire any real property on which existing buildings are to be continued on their present site, and in their present form and use, unless they require alteration, improvement, modernization, or rehabilitation under the Redevelopment Plan (final) and the owner fails or refuses to agree to participate. However, no existing building will be permitted to remain on its present site and in its present form and use unless it can reasonably be made to conform to the land uses designated on the map constituting Part P-7 of this Plan and to the controls imposed on such uses by Parts P-3 and P-4 hereof.

The Agency will provide for participation in the redevelopment of property in the Project Area by the owners of all or part of such property if the owners agree to participate in redevelopment in conformity with the Redevelopment Plan (final). The Agency will fully utilize the long-term (40 year) low interest rate financing available under the definitive loan program of the federal government in order to permit present property owners who desire to do so to re-establish themselves in conformity with the finally adopted redevelopment plan under long term lease-purchase arrangements for the land. This will have the practical effect of reducing the initial capital required. State and Federal statutory requirements regarding relocation of residents of the Project Area assure that their interests will be protected. The Community Redevelopment Law provides that the legislative body shall not approve the Redevelopment Plan (final) except upon the finding

that adequate permanent housing facilities are or will be made available in the community for displaced occupants at rents comparable to those in the community at the time of their displacement. Relocation will be accomplished on an individual case basis by the Agency staff with the active cooperation of the community.

The covenants which will be included in all dispositions of land, and which also must be accepted by owners who participate in redevelopment, will require that the redeveloper use the property only for the purposes and in the manner provided in the Redevelopment Plan (final); that he begin and complete the building of his improvements within a specified period of time deemed by the Agency to be reasonable; that he comply with such terms and conditions relating to the use and maintenance of the property for such period of time and extensions thereof as in the determination of the Agency are necessary to prevent a recurrence of the conditions of blight, that he submit the plans for all proposed buildings and improvements to the Agency for review, and that he comply with such terms and conditions as in the judgment of the Agency are necessary or advisable for it to retain a continuing control over the use and development of the property to insure conformity with the Redevelopment Plan (final), and to assure the establishment and maintenance of a safe, healthful, and well planned pattern of community development, and with such other covenants, provisions and continuing controls as are deemed by the Redevelopment Agency of the City of Sacramento to be necessary to carry out the purposes of the Community Redevelopment Law.

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

Land acquisition and clearance, relocation of displaced persons, preparation of sites, and lease or sale of land, as described above, in Project Area No. 2-A, will be principally financed by a loan and grant from the Federal government under Title I of the Housing Act of 1949. Subject to the fiscal provisions of its charter and of the laws of the State of California, as a part of its local responsibility required to give effect to the Redevelopment Plan (final), and also as a condition to receiving Federal loans and grants with respect to the undertaking and completion of Project No. 2-A, the City of Sacramento will provide necessary local grants in aid.

Estimates of increases in tax revenues from redeveloped properties indicate a very favorable ratio of economic benefits attributable to redevelopment in the Project Area to the estimated net cost of the Project. A preliminary analysis of Project financing is included in the "Report on Tentative Plan" which accompanies this Plan. The economic feasibility of the Tentative Plan proposals are based upon preliminary estimates. The economic feasibility of the Redevelopment Plan (final) will be supported by final appraisals and estimates.

LAND USE PLAN

P-3

The land uses, including open spaces and property to be devoted to public purposes and the nature of such purposes, which are proposed as a basis for redevelopment of Project Area No. 2-A are shown on the map which is part P-7 of this Plan and are more fully described and explained as follows:

1. Residential. It is proposed that the area indicated on the map as "Multiple Residential" be utilized primarily for apartment buildings, dormitories, or residential hotels. Institutions that are residential in character or are needed in the immediate vicinity of residential uses for the convenience, safety or amenity of residents may also be included. Locations proposed for institutional uses will be defined more specifically in the Redevelopment Plan (final).
2. Commercial. The following three classes of commercial uses indicated on the map are described below:
 - a. General Commercial -- including primarily retail, wholesale and service businesses that generally are of a nature to serve a city-wide or regional market. The area proposed for this class of use is part of the central retail business district and specific types of uses to be included and the location and arrangement of such uses within the Area should be such as to enhance the retail shopping character of the Area.
 - b. Convenience Shopping -- including primarily retail and service businesses that serve the more or less daily shopping needs of persons living or working nearby.
 - c. Special Commercial, Including Public -- covering primarily public offices and other public or semi-public uses, private offices, institutional uses, hotels, and uses of a cultural or recreational character. Areas proposed for this type of use are adjacent to the proposed Capitol Mall and appropriate means should be employed to insure that the character of development is consistent with the dignity of the location.
3. Parking. It is proposed that an automobile parking facility, either publicly or privately owned, occupy the block bounded by 7th, 8th, N and O Streets. The function of this facility would be to provide both long term and short term parking for general public use.
4. Extent. The proposed use areas indicated on the map approximate the following net areas in acres:

Parking	2.5
Residential	14.1
General Commercial	8.0
Convenience Shopping	2.5
Special Commercial, Including Public	12.5

Total Net Area	39.6
Street rights of way	18.7

Gross Area 58.3 acres

5. Alternate Use Areas. The portion of the Area fronting on L Street designated for "Special Commercial, Including Public" is also suitable for "General Commercial" use. Actual use of this portion of the Project Area will depend mainly on the demand for full block sites for public buildings.

Further study toward the Redevelopment Plan (final) will determine the need and advisability of any additional alternate use areas within the north one-half of the block bounded by 4th, 5th, O and P Streets consistent with the general objectives of the Redevelopment Plan and of the general plan of the City.

The layout of principal streets is intended to provide a system of major and local trafficways within the Project Area that can be integrated with future major trafficways to be developed outside the Project Area. This system of trafficways is also intended to provide for movement of traffic through and around the Project Area pending the development of such major trafficways.

A major facility on 7th Street is proposed to serve as a feeder connection for the proposed State freeway in the vicinity of R Street. A reservation for future street widening to permit future construction of the 7th Street facility is shown on P-7 of this Plan. It is proposed that the portion of 7th Street within the Project be developed as a limited access way with on-street parking prohibited in this section.

L Street and N Street are proposed to be major general purpose streets and it is proposed that 4th Street be primarily a local access street.

It is proposed that Capitol Avenue be a parkway-type facility and that traffic, in the future, be limited to passenger and light commercial vehicles. This will require the widening of the public easement for Capitol Avenue, repaving, construction of new curbs, gutters and sidewalks, and the provision of a landscaped center dividing strip.

This Plan proposes the following street closings be accomplished at the time of redevelopment:

- (a) The section of 6th Street between Capitol Avenue and P Street;
- (b) The section of O Street between 5th Street and 7th Street;
- (c) The section of 4th Street between K Street and L Street.

CONTROLS

P-4

Standards proposed as a basis for redevelopment include, as a minimum, accepted standards of street layout, building design and construction, land subdivision, and open spaces, meeting requirements of existing laws and regulations. Additional standards proposed for specific types of uses are as set forth in 1. and 2., following. These standards will be set forth in more detail in the Redevelopment Plan (final) insofar as they apply to all properties. Additional requirements may be placed on individual properties occupied by special uses through covenants on such properties. Procedures will be incorporated in the Redevelopment Plan (final) to provide adequate review by City authorities of proposed development to insure that the number of parking spaces required for specific buildings or building groups reflects as nearly as possible the probable parking demand generated by such development.

1. Residential. Standards proposed for the area designated for residential use in Part P-7 include:

a. Building Intensities

Minimum lot area per room 1/ 300 square feet

Maximum Floor Area Ratio 2/ 1.5 to 1

b. Population Density

The application of the foregoing building intensity controls would result in a net population density ranging from approximately 110 to 140 persons per acre.

c. Other Standards

(1) Maximum Building Coverage 30% (for residential uses and buildings accessory thereto)

(2) Required Off-street Parking One parking space for each dwelling unit will be required in all residential structures of 4 or less dwelling units per structure.

A minimum of three parking spaces for each four dwelling units will be required in multiple residential structures of 5 or more dwelling units per structure.

1/ "Room" means all habitable rooms other than kitchens.

2/ Floor Area Ratio is defined as the ratio of the total floor area of a building to the net area of the building site. Floor areas used for parking or accessory storage are not included in the total floor area.

- (3) Usable
Open
Space

250 square feet of ground area per dwelling unit devoted to out-door recreational space, planted areas or service space other than private roadways, automobile parking or vehicle loading space. Space provided by balconies and usable roof decks may be substituted for usable space at ground level. More detailed requirements will be included in the Re-development Plan (final).

d. General Development Guides

- (1) Sunlight

In all new construction at least one half of the habitable rooms in each dwelling unit should receive direct sunlight for one hour at winter solstice.

- (2) Daylight
and
Privacy

Space sufficient to provide adequate general daylight to all rooms and to insure reasonable privacy should be maintained between separate buildings. In general, if living rooms or bedrooms obtain the major portion of the required light and ventilation through windows facing an open area between buildings, the distance between opposite walls should be not less than one half the sum of the height of the buildings but not less than 40 feet in any case.

2. Commercial. The standards proposed for the commercial areas designated on the map, Part P-7, include the following:

a. Building Intensities and Off-Street Parking

	Maximum Floor Area Ratio ^{1/}	Parking Spaces Required in relation to floor area in buildings ^{2/}
General Commercial	2.5 to 1	1 for each 150 square feet of floor area.
Convenience Shopping	1.5 to 1	1 for each 250 square feet of floor area.
Public Buildings or Special Commercial	2.8 to 1	1 for each 400 square feet of floor area.

^{1/} Floor Area Ratio is defined as the ratio of the total floor area of a building to the net area of the building site. Floor areas used for parking or accessory storage are not included in the total floor area.

^{2/} These standards are subject to further review and adjustment in the final plan stage after the completion of a comprehensive parking study and are dependent, to an extent, on the creation of new public parking facilities in or near the Project Area.

b. Other Standards

- (1) Provision of adequate means for servicing buildings, shipping and receiving merchandise and other materials, and off-street loading and unloading of vehicles. More detailed requirements will be included in the Redevelopment Plan (final).
- (2) Limitation or control of processes and equipment employed, and goods processed or sold, so that they will not be objectionable to adjoining property by reason of odor, dust, smoke, noise, vibration or glare.

c. General Development Guides

Protection of pedestrian ways, insofar as practicable, by traffic separation, canopies or other means.

Limitations on type, size, height, number and proposed use of buildings proposed as a basis for redevelopment are as follows:

1. Type. All buildings shall conform with applicable laws and regulations. Buildings in the portion of the Project north of N Street should conform with requirements of the Sacramento City Building Code for Fire Zone One.
2. Size. Limitations on building size are set forth by the various standards and controls above. The size of individual buildings will, however, be reviewed by the Redevelopment Agency in relation to the objectives of reasonable harmony of design, provision of usable off-street parking space and efficient off-street loading space, and other usable on-site open space in the residential areas.
3. Height. The maximum allowable height of buildings in various parts of the Project will be subject to control by the local zoning ordinance and any other code or regulation applicable. Height of individual buildings will also be subject to review of the Redevelopment Agency in relation to objectives stated above.
4. Number. No limitations are proposed on the number of buildings to be constructed. However, the number of buildings will be affected by the objectives stated above under "Size".
5. Proposed Use of Buildings. Use of buildings will be in accordance with uses listed under "Land Use", P-3 preceding.

PURPOSES

P—5

The redevelopment of Project Area No. 2-A by the owners of all or part of the property located therein, or through acquisition by the Redevelopment Agency of the land and improvements in said Area, clearance of the land, installation of site improvements, and disposal of land at its fair value for uses provided in the Redevelopment Plan (final) under controls to guide building in accordance with the standards of such Plan, will eliminate the existing conditions of blight and will provide for appropriate continuing land use and construction policies in the Area as provided in the Community Redevelopment Law.

A description of the blighted conditions in the Area which are injurious and detrimental to the public health, safety and welfare and which are to be remedied by the redevelopment of the Area is included in the "Report on the Tentative Plan" which accompanies this Plan, as required by law, and that description is incorporated in this Plan by reference.

LOCAL OBJECTIVES

P—6

The Master Plan of the City of Sacramento has been developed by the City Planning Commission. Three reports on redevelopment have been adopted by both the Commission and the City Council as a part of the Master Plan. These reports are entitled, "Sacramento Plans for 1960 Through Redevelopment", "Redevelopment Ideas for California's Capital" and "Sacramento Needs Redevelopment", and were approved by action of the Commission on January 9, 1951, and adopted by action of the Council on March 29, 1951.

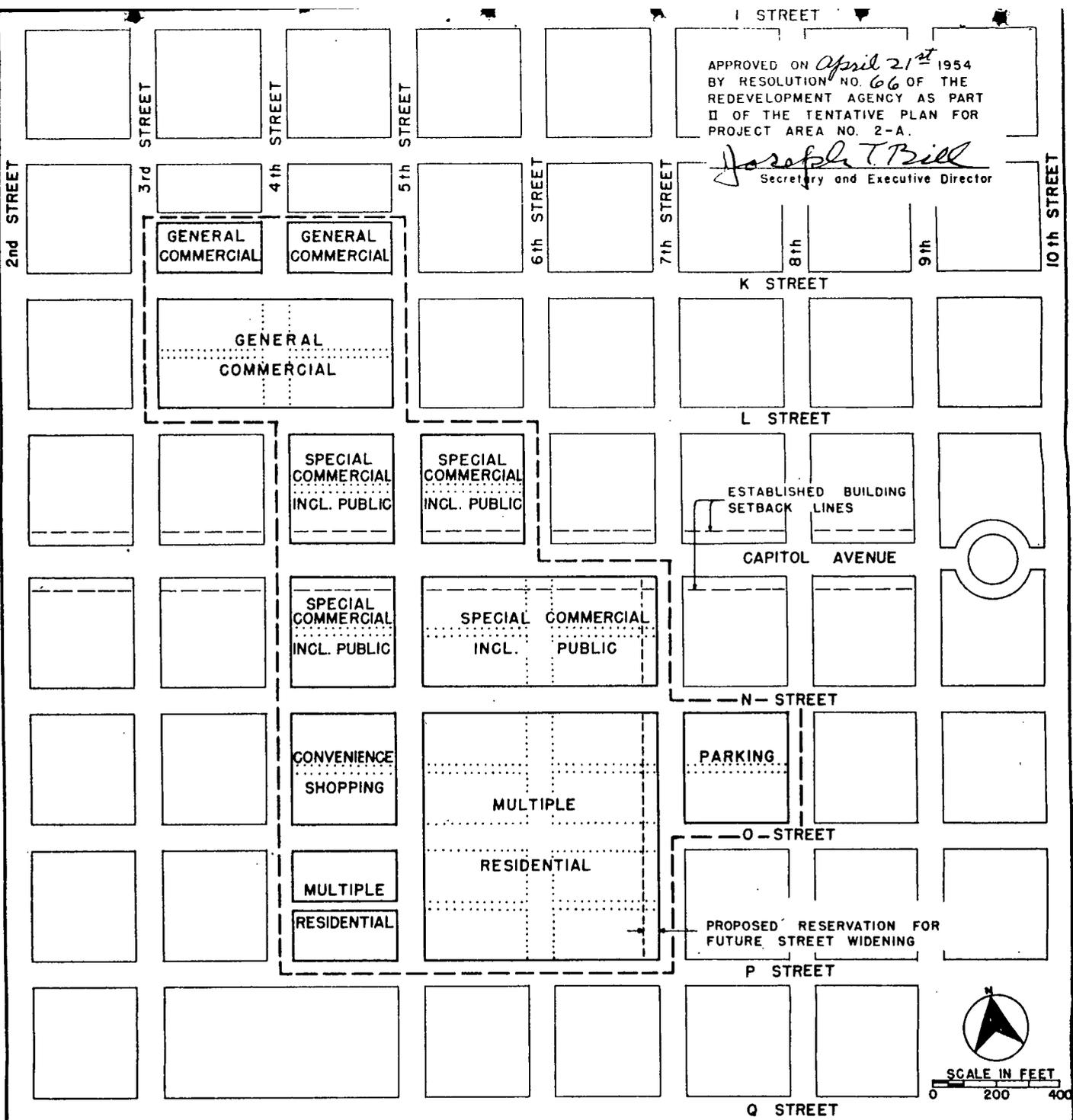
On February 2, 1954, the Planning Commission determined that the Preliminary Plan for Project No. 2-A* was in conformity with the Master Plan.

This Tentative Plan has been prepared pursuant to the Preliminary Plan as a result of cooperation between the Agency and the City Planning Commission. It is the responsibility of the Planning Commission to find whether specific redevelopment projects are in conformity with the Master Plan, and the report and recommendations of the Planning Commission on this subject are contained in the Report which accompanies this Tentative Plan to the City Council.

The following local objectives would be accomplished by redevelopment in accordance with this Tentative Plan: a proper, well planned, economic utilization of the Area contributing to and serving the public health, safety, and welfare, and resulting in greatly increased capacity to pay taxes; the provision of adequate open spaces, utilities, streets and parking areas; the provision of improved land in a central location for modern standard commercial use, public uses, and residential use with building under proper supervision, in accordance with an appropriate and approved plan, and continuing land use and construction policies.

The redevelopment of the Area will also accomplish the public purpose and local objectives of removing substandard and slum housing and other substandard buildings and deleterious neighborhood conditions with the accompanying menace to the population of the community and the State and the hazard and threat to health, safety and welfare. It will correct the inappropriate mixture of uses and remove the hazard to health and welfare which the existence of such uses promotes.

* See footnote on page 1.



APPROVED ON *April 21st* 1954
 BY RESOLUTION NO. *66* OF THE
 REDEVELOPMENT AGENCY AS PART
 II OF THE TENTATIVE PLAN FOR
 PROJECT AREA NO. 2-A.
Joseph T. Bill
 Secretary and Executive Director

TENTATIVE REDEVELOPMENT PLAN
CAPITOL MALL AREA PROJECT AREA NO. 2-A: A PORTION OF REDEVELOPMENT AREA NO. ONE

- EXISTING PUBLIC EASEMENTS PROPOSED TO BE CLOSED
- PROPOSED PUBLIC EASEMENT BOUNDARIES
- EXISTING STREETS OUTSIDE PROJECT AREA
- PROJECT AREA BOUNDARY

PREPARED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO IN COOPERATION WITH THE SACRAMENTO CITY PLANNING COMMISSION

MAP

P-7

ORDINANCE NO. 1868

Section 5. The project area described in the Tentative Plan is hereby established as Project Area No. 2-A, Capitol Mall Area, Redevelopment Area No. 1, and is hereby given that name and number.

Section 6. It is hereby found and determined that the said Tentative Plan shows the principal features of the Master Plan of Sacramento as they apply to the said Project Area, and It is further found and determined that in all applicable parts (a) said Tentative Plan conforms to the Master Plan of the City of Sacramento, and (b) said Tentative Plan (1) indicates its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public services, recreational and community facilities and other public improvements, and (2) Indicates proposed land uses and building requirements in the Project Area.

Section 7. The redevelopment of Project Area No. 2-A, Capitol Mall Area, Redevelopment Area No. 1, pursuant to the California Community Redevelopment Law, is hereby found and determined to be in the public interest and as effectuating the purposes and policies of such law.

Section 8. The redevelopment of Project Area No. 2-A, Capitol Mall Area, Redevelopment Area No. 1, is hereby found and determined to be a necessary part of the redevelopment program of the City of Sacramento.

Section 9. This Council has considered the Report submitted by the Redevelopment Agency of the City of Sacramento with the said Tentative Plan, which Report is entitled "Report No. 6. Tentative Plan and Report for Capitol Mall Area, Project Area No. 2-A", which is on file in the office of the City Clerk and advise that in all applicable particulars said Report meets the requirements of the Community Redevelopment Law and said Report is hereby approved.

Section 10. It is hereby found and determined that no alternative redevelopment plan for the said Project Area has been submitted to this Council for its consideration and action.

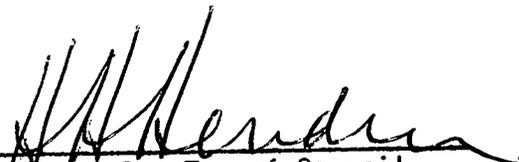
Section 11. The City Clerk shall transmit a copy of this ordinance

to the Redevelopment Agency of the City of Sacramento, the Planning Commission of the City of Sacramento, and the Building Department of the City of Sacramento, and shall file with the County Recorder of the County of Sacramento 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 this part. After the effective date of this ordinance all applicants for building permits from the City of Sacramento in the area shall be advised by the Building Department that the site for which a building permit is sought for the construction of buildings or for other improvements is within a proposed redevelopment project area.

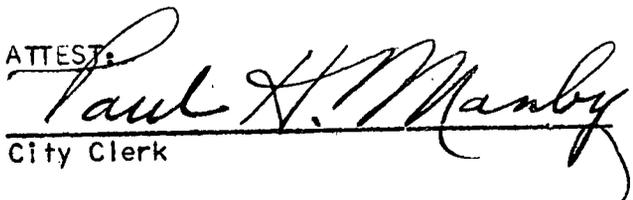
Section 12. This ordinance shall be published once in the official newspaper of said City of Sacramento and is hereby declared to be an emergency measure to take effect immediately; such emergency being the necessity of placing upon the official records public notice of the existence and boundaries of the redevelopment project area.

PASSED: July 22, 1954

EFFECTIVE: July 22, 1954


President Pro-Tem of Council

ATTEST:


City Clerk