

ORDINANCE NO. 1575

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDLANDS, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN AS AMENDED FOR THE REDLANDS REDEVELOPMENT PROJECT AREA; INCORPORATING SAID PLAN BE REFERENCE; SETTING FORTH THE PURPOSES AND INTENT OF SAID PROJECT AREA; DESIGNATING THE APPROVED PLAN AS THE OFFICIAL REDEVELOPMENT PLAN OF THE PROJECT AREA; MAKING FINDINGS AND DETERMINATIONS AS REQUIRED BY APPLICABLE LAW; OVERRULING OBJECTIONS TO ADOPTION OF THE AMENDED PLAN; PROVIDING FOR THE EXPENDITURE OF FUNDS BY SAID CITY AS REQUIRED BY SAID PLAN; DECLARING ITS INTENTION TO UNDERTAKE AND COMPLETE ANY AND ALL PROCEEDINGS NECESSARY TO BE CARRIED OUT BY SAID CITY AS PROVIDED FOR IN SAID PLAN; AND APPROVING AND DECLARING THE FEASIBILITY OF RELOCATION, AND AMENDING ORDINANCE NO. 1500

WHEREAS it is desirable and in the public interest that the Redevelopment Agency of the city of Redlands (hereinafter called the "Agency") undertake and carry out the redevelopment of Redlands Redevelopment Project Area (herein referred to as "Project Area") encompassing the area bounded generally by Church Street, Citrus Avenue, Vine Street, San Geronio Drive, State Street, Center Street, Palmbrook Drive, Pine Avenue, Kansas Street, Redlands Boulevard, Alabama Street, Interstate Route #10, Lugonia Avenue, New York Street extended, New York Street, Colton Avenue, Sixth Street and Interstate Route #10 in the city of Redlands, State of California (herein called the "Locality"); and

WHEREAS the Agency has made studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the Project Area and has determined that the area is a blighted area and the members of this City Council have been fully apprised by the Agency and are aware of these facts and conditions; and

WHEREAS there has been prepared and referred to the City Council of the city of Redlands (herein called the "Governing Body") for review and approval an amended Redevelopment Plan for the Project Area, dated January 13, 1976, and consisting of forty (40) pages, one appendix and two (2) exhibits; and

WHEREAS a general plan has been prepared and is recognized and used as a guide for the general development of the city of

Redlands; and

WHEREAS the Planning Commission of the city of Redlands, which is the duly designated and acting official planning body for the city of Redlands, has submitted to the Governing Body its report and recommendations respecting the amended Redevelopment Plan for the Project Area, and has certified that the amended Redevelopment Plan conforms to the general plan for the city of Redlands, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS the amended Redevelopment Plan for the Project Area has been submitted to the citizens Redevelopment Advisory Board for their consideration; and

WHEREAS the amended Redevelopment Plan for the Project Area prescribed certain land uses for the Project Area and will require, among other things, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1: That it is hereby found and determined that the Project Area as amended is a blighted area as defined in the California Community Redevelopment Law, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law, California Health and Safety Code, Sections 33000 et seq., and which qualified as an eligible project area under said law.

Section 2: That the purposes and intent of the Governing Body with respect to the Project Area as amended are to eliminate and to prevent the development or spread of conditions of slum and blight existing in the Project Area, to protect and promote the sound development and redevelopment of said blighted area and the general welfare of the inhabitants of the communities in which they exist by remedying such injurious conditions through the employment

of all appropriate means and thereby alleviate the problems of crime prevention and correction, preserve the public health and safety, and make possible the maintenance of adequate police, fire, and accident protection and other necessary public services and facilities in the Project Area.

Section 3: That the amended Redevelopment Plan, a copy of which is on file in the Office of the City Clerk of the City of Redlands, California, is by reference incorporated in and made a part of this ordinance with the same force and effect as though set forth fully herein.

Section 4: That the herein approved amended Redevelopment Plan is hereby designated as the official Redevelopment Plan of the Redlands Redevelopment Project Area (Herein referred to as "Redevelopment Plan").

Section 5: That it is hereby found and determined that the Redevelopment Plan will develop the Project Area in conformity with the California Community Redevelopment Law and in the interests of the public peace, health, safety, and welfare.

Section 6: That it is hereby found and determined that the adoption and carrying out of the Redevelopment Plan is economically sound and feasible.

Section 7: That it is hereby found and determined that the Redevelopment Plan conforms to the General Plan of the city of Redlands.

Section 8: That it is hereby found and determined that the carrying out of the Redevelopment Plan will promote the public peace, health, safety, and welfare of the city of Redlands and will effectuate the purposes and policy of the California Community Redevelopment Law.

Section 9: That it is hereby found and determined that the condemnation of real property, as 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.

Section 10: That it is hereby found and determined that the Agency has a feasible method or plan for the relocation of families and persons displaced from the Project Area.

Section 11: That it is hereby found and determined that there are, or are being provided, in the Project Area or in other areas not generally less desirable than in the Project Area in regard to the public utilities and public commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of dwellings now existing in said Project Area and available to such displaced families and persons and reasonably accessible to their places of employment.

Section 12: That it is hereby found and determined that this City Council is satisfied permanent housing facilities will be available within three years from the time occupants of the Project Area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

Section 13: That it is hereby found and determined that the Redevelopment Plan contains adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan.

Section 14: That it is hereby found and determined that the Redevelopment Plan provides for the retention of controls and the establishment of restrictions or covenants running with the land sold or leased for private use for such periods of time and under such conditions as the City Council and the Redevelopment Agency deems necessary to effectuate the purposes of the Redevelopment Law.

Section 15: That this Governing Body hereby declares its intention to undertake and complete all proceedings necessary to be carried out by the city of Redlands under the provisions of said Redevelopment Plan, and hereby authorizes and directs all City Officers to act to this end.

Section 16: Any and all objections to and protests against the Redevelopment Plan, and to its adoption, are hereby overruled and denied.

Section 17: That the Redevelopment Plan for the Project Area having been duly reviewed and considered, is hereby approved, and that the City Clerk is hereby directed to file a copy of the Redevelopment Plan submitted to said City Council with the minutes of the meeting of the City Council held on February 10, 1976, and to transmit a copy of this ordinance to the Redevelopment Agency of the City of Redlands and the Agency is thereafter vested with the responsibility for carrying out the official Redevelopment Plan approved herein.

Section 18: The City Clerk shall immediately cause to be recorded with the County Recorder of San Bernardino County, a description of the land within the Redlands Redevelopment Project Area together with a statement that proceedings for the redevelopment of the Project Area have been instituted under the California Community Redevelopment Law.

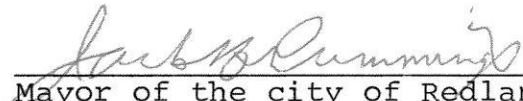
Section 19: The City Clerk is hereby directed to transmit a copy of this ordinance, a description of the land within the project area, and a map or plat indicating the boundaries of the project area, to the auditor and tax assessor of San Bernardino County; to the officer or officers performing the functions of auditor or assessor for any taxing agencies which, in levying or collecting its taxes, do not use the county assessment roll or do not collect its taxes through the county; to the governing body of each of the taxing agencies which levies upon any property in the Project Area; and to the State Board of Equalization.

Section 20: Validity. The City Council hereby declares that should any section, paragraph, sentence, or word of this ordinance be declared for any reason to be invalid, it is the intent of the City Council that it would have passed all other portions of this ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

Section 21: The Mayor shall sign this ordinance and the City Clerk shall attest thereto and shall cause the same to be published once in the Redlands Daily Facts, a newspaper published and circulated in the city of Redlands, and thereupon and thereafter this ordinance shall take effect and be in force according to law.

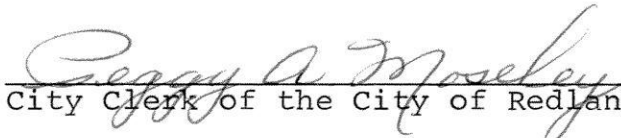
Section 22: This ordinance supercedes Ordinance No. 1500.

ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this 17th day of February, 1976.



Mayor of the city of Redlands

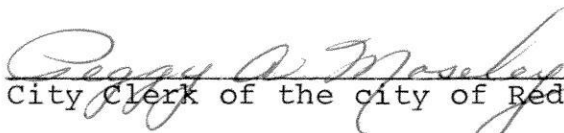
Attest:



City Clerk of the City of Redlands

I, City Clerk of the City of Redlands, California, hereby certify that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the 10th day of February, 1976, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the 17th day of February, 1976, by the following vote, to wit:

Ayes: Councilmembers Miller, Grace, Mayor Cummings
Noes: Councilmen DeMirjyn, Knudsen
Absent: None



City Clerk of the city of Redlands