

## APPENDIX A

### AMENDED REDEVELOPMENT PLANS

- 1. Redevelopment Project No. 1
- 2. Redevelopment Project No. 2
- 3. Redevelopment Project No. 3



AMENDED REDEVELOPMENT PLAN

FOR

REDEVELOPMENT PROJECT NO. 1

1993

THE REDEVELOPMENT AGENCY  
OF THE CITY OF

SAN FERNANDO

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

AMENDED REDEVELOPMENT PLAN  
FOR  
REDEVELOPMENT PROJECT NO. 1  
(AMENDMENT NO. 6)

ORIGINALLY ADOPTED BY THE  
SAN FERNANDO CITY COUNCIL

MAY 26, 1966

ORDINANCE NO. 918

AND AS TECHNICALLY AMENDED ON

OCTOBER 18, 1971  
NOVEMBER 18, 1984  
DECEMBER 15, 1986  
JUNE 27, 1988  
OCTOBER 17, 1994  
NOVEMBER 16, 1998

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

AMENDED REDEVELOPMENT PLAN  
FOR  
REDEVELOPMENT PROJECT NO. 1  
(AMENDMENT NO. 6)

REDEVELOPMENT AGENCY

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

PLANNING COMMISSION

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

AGENCY STAFF

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

PREPARED BY

GRC Redevelopment Consultants, Inc.  
1340 Valley Vista Drive, Suite 120  
Diamond Bar, California 91765

## TABLE OF CONTENTS

### FORWARD

I.	INTRODUCTION .....	1
A.	§100 Authority .....	1
B.	§110 Definitions .....	1
C.	§120 Project Area Boundaries .....	2
II.	DEVELOPMENT IN THE PROJECT AREA .....	3
A.	§200 Project Objectives .....	3
B.	§210 Conformance to City's General Plan .....	4
C.	§220 Specific Development Objectives .....	4
D.	§230 Land Uses for the Project Area .....	5
1.	§231 Central Business District Uses .....	5
2.	§232 Commercial Uses .....	5
3.	§233 Medium Density Residential Uses .....	5
E.	§240 Public Uses for the Project Area .....	5
1.	§241 Public Street Layout, Rights-of-Way and Easements .....	5
2.	§242 Public and Quasi-Public Uses and Facilities .....	5
3.	§243 Interim Uses .....	5
F.	§250 General Development Requirements .....	5
1.	§251 Conformance with this Plan .....	5
2.	§252 New Construction .....	6
3.	§253 Rehabilitation and Retention of Properties .....	6
4.	§254 Subdivision or Consolidation of Parcels .....	6
5.	§255 Limitations on Type, Size, Height, Number, Proposed Use of Buildings, and Number of Dwelling Units .....	6
G.	§260 Development Procedures .....	6
1.	§261 Review of Applications for Building Permits .....	6
2.	§262 Minor Variations .....	7
III.	REDEVELOPMENT IMPLEMENTATION .....	9
A.	§300 General .....	9
B.	§310 Participation by Owners and Tenants .....	10
1.	§311 Conforming Owners .....	10
2.	§312 Participation Opportunities for Owners .....	10
3.	§313 Re-Entry Preferences for Tenants .....	11
4.	§314 Participation Priorities .....	11
5.	§315 Participation Agreements .....	12
C.	§320 Property Acquisition and Management .....	12
1.	§321 Acquisition of Real Property .....	12
2.	§322 Acquisition of Personal Property .....	13
3.	§323 Property Management .....	13
D.	§330 Relocation of Persons, Families and Businesses .....	14
1.	§331 Relocation Assistance .....	14
2.	§332 Relocation Plan .....	14
3.	§333 Relocation Payments .....	14
4.	§334 Temporary Relocation Housing .....	14

E.	§340	Demolition, Clearance, Site Preparation, Project Improvements and Public Improvements.....	14
1.	§341	Demolition and Clearance .....	14
2.	§342	Building Site Preparation .....	15
3.	§343	Project Improvements.....	15
4.	§344	Public Improvements .....	15
5.	§345	Temporary Public Improvements.....	16
F.	§350	Rehabilitation and Conservation of Structures .....	16
1.	§351	Rehabilitation of Structures.....	16
2.	§352	Moving of Structures.....	16
3.	§353	Buildings of Historical Significance .....	16
G.	§360	Real Property Disposition and Development .....	16
1.	§361	General Requirements .....	16
2.	§362	Disposition and Development Documents.....	17
3.	§363	Design for Development .....	18
4.	§364	Development by Participants .....	18
5.	§365	Development by Agency .....	19
6.	§366	Personal Property Disposition .....	19

#### **IV. PROJECT FINANCING.....21**

A.	§400	General Description of the Proposed Financing Method .....	21
B.	§410	Tax Increments .....	21
C.	§420	Issuance of Bonds and Notes.....	23
D.	§430	Loans and Grants .....	23
E.	§440	Financial Burden on Taxing Agencies .....	23

#### **V. ADMINISTRATION .....25**

A.	§500	Administration and Enforcement of the Plan .....	25
B.	§510	Duration of this Plan's Development Controls .....	25
C.	§520	Procedure for Amendment .....	25
D.	§530	Agency/City Cooperation .....	25
E.	§540	Cooperation with Other Public Jurisdictions .....	26

#### **VI. APPENDICES**

- A. Redevelopment Plan Map
- B. Legal Description

## FOREWORD

The Amended Plan is based upon the Redevelopment Plan which was approved and adopted by the San Fernando City Council on May 26, 1966, and amended on October 18, 1971, November 19, 1984, December 15, 1986, June 27, 1988, and October 17, 1994. In accordance with Community Redevelopment Law the Plan sets forth general activities and implementation procedures which the Agency may undertake as the public sector contribution to the redevelopment effort. The document also includes activities the Agency must undertake in accordance with California Redevelopment Law; however, the document is designed to provide the Agency with maximum flexibility (within legal limits) in implementing redevelopment in the Project Area.

A redevelopment plan is a legal document, the content of which is largely prescribed in California Redevelopment Law. Because of this, there are many complicated and technical passages which may be difficult for persons unfamiliar with redevelopment to understand. To increase understanding of the material in Sections II - VI of the Plan, a brief overview which gives additional background on the purpose and content of those sections has been added.

AMENDED REDEVELOPMENT PLAN  
for the  
SAN FERNANDO REDEVELOPMENT PROJECT No. 1  
(Amendment No. 6)

I.  
INTRODUCTION

A. (§100) AUTHORITY

This Amended Redevelopment Plan (hereinafter "Plan") for Redevelopment Project No. 1 was prepared by the Redevelopment Agency of the City of San Fernando in accordance with the California Community Redevelopment Law, California Health and Safety Code Section 33000 et seq., and all applicable laws and ordinances. The Amended Redevelopment Plan consists of this text, the Redevelopment Plan Map (Appendix "A") and the Legal Description (Appendix "B")

B. (§110) DEFINITIONS

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

1. (§110.1) **Added Area** means the area legally described in Appendix "B" herein and labeled "Added Area."
2. (§110.2) **Agency** means the Redevelopment Agency of the City of San Fernando, California.
3. (§110.3) **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 limited published by the State Department of Housing and Community Development (Health and Safety Code Section 50093).
4. (§110.4) **City** means the City of San Fernando, California.
5. (§110.5) **City Council** means the City Council of the City of San Fernando, California.
6. (§110.6) **County** means the County of Los Angeles, California.
7. (§110.7) **Legal Description** means a description of the land within the Redevelopment Project No. 1 accordance with map specifications approved by the California State Board of Equalization, attached hereto as Appendix "B."
8. (§110.8) **Low or Moderate Income** 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).
9. (§110.9) **Map** means the Redevelopment Plan Map, attached hereto as Appendix "A."
10. (§110.10) **Occupant** means the persons, families or businesses holding possession of a building or part of a building as that term is defined in California relocation Assistance Guidelines.



## II. DEVELOPMENT IN THE PROJECT AREA

### OVERVIEW

Section II of the Amended Redevelopment Plan generally establishes the objectives of the redevelopment effort and describes in general terms the types of land uses and development standards which will be promoted in the Project Area.

Since the Agency is separate from the City, it is appropriate for the Agency to establish general standards and controls for construction and development activities which are proposed to take place in the Project Area. While these standards and controls could be different from those adopted by the City, for administrative ease and consistency, this section of the document adopts City standards (as found in the San Fernando General Plan, Zoning Ordinance and various sign, building, plumbing and other codes) by reference.

Finally, there must be a technique of administrative review to ensure that various redevelopment activities conform to the adopted standards. Section 260 establishes a review procedure under which the Agency Executive Director monitors the granting of building permits. Conforming projects are allowed to proceed, while projects not in conformance with the Plan are denied building permits. While it may seem that this review procedure establishes yet another layer of government, the fact that the Agency and City are using the same standards generally assures that applicants for building permits will be able to proceed as if the Agency did not exist as a separate entity so long as their plans for development are consistent with this Plan.

### A. (§200) PROJECT OBJECTIVES

The Project Area includes a number of conditions which are specified in the California Health and Safety Code as characteristic of blight. The objective of this Plan is to eliminate such conditions of blight by providing needed public improvements; by encouraging rehabilitation and repair of deteriorated structures; by facilitating land assembly and development which will result in employment opportunities and an expanded tax base; and by promoting development in accordance with the General Plan of the City of San Fernando.

In pursuing these general objectives, the Agency expects to:

- Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions and the redevelopment of the Project Area.
- Encourage investment in the Project Area by the private sector.
- Remove economic impediments to land assembly and infill development.
- Provide a mechanism for ensuring the long-term viability of the commercial portions of the Project Area by encouraging commercial rehabilitation and planned new commercial developments.
- Provide for the reconstruction, replacement and/or repair of various public facilities, such as streets, sidewalks, curbs and gutters, lighting, sewer and water facilities in order to encourage infill development activities, rehabilitation and elimination of blighting characteristics in the Project Area.
- Provide or assist in the provision of needed public improvements in the Added Area including water system, street and traffic signal improvements.

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

In addition to illustrating the location of the Project Area boundaries, the Redevelopment Plan Maps (Appendix "A") also illustrate the proposed public rights-of-way, public easements, and proposed land uses to be permitted in the Project Area. Open space in the Project Area is in the form of public parking lots, building setbacks and public rights-of-way.

1. (§231) **Business District Uses**

Areas designated Central Business District on the Redevelopment Plan Maps shall be developed with uses which are of community-wide significance and are normally found in a downtown center.

2. (§232) **Commercial Uses**

Commercial areas as shown on the Redevelopment Plan Maps shall be developed for general commercial uses.

3. (§233) **Medium Density Residential Uses**

Areas on the Redevelopment Plan Maps designated for Medium Density Residential uses shall be developed for such uses at 6-17 dwelling units per acre.

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 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 property 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) **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 area involved.

3. (§243) **Interim Uses**

Pending the ultimate development of land by developers and participants, 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 that such uses were existing at the time this Plan was adopted.

F. (§250) GENERAL DEVELOPMENT REQUIREMENTS

1. (§251) **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

After receipt of said report, or after said 15-day period, whichever occurs first, the Building Department may issue the permit, with the conditions, if any, as required by the Agency, or the Building Department shall withhold the issuance of the permit if the Agency has found that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within fifteen (15) days after withholding issuance of the permit, the Building Department shall notify the applicant by certified mail of its decision.

The applicant may appeal the Building Department's decision of withholding, or conditionally allowing, the issuance of such permit to the Planning Commission. Within ten (10) days of the mailing of the Notice of the decision of the Building Department, the appellant shall file an application of appeal with the Executive Director of the Agency. The application of appeal shall set forth the grounds relied upon by the appellant. The Agency shall place the matter on the agenda for their next regular meeting following the filing of the appeal, or shall, in cases where the matter is determined to have significant impact on the Project Area, establish a time and place to hold a public hearing on the matter, which hearing shall not be unreasonably delayed. If an appeal is not filed within the period prescribed above, the decision of the Building Department shall be considered final.

2. **(§262) Minor Variations**

Under exceptional circumstances, the Agency is authorized to permit minor variations from the limits, restrictions, and controls established by this Plan. In order to permit such minor variations, the Agency must determine that:

- (a) The strict applications of the provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this Plan.
- (b) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not generally apply to other properties having the same standards, restrictions and controls.
- (c) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements within or outside the Project Area.
- (d) Permitting a minor variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

No such minor variation shall be granted which permits substantial departure from the provisions of this Plan. In permitting any such minor variation, the Agency shall impose such conditions as are necessary to protect the public health, safety or welfare, and to assure compliance with the purpose of this Plan. Nondiscrimination and non-segregation clauses shall not be subject to minor variation.

No minor variation Permitted by the Agency shall be effective until conditional uses, variances or changes in zoning requirements, if any, have been effectuated by the City to the extent necessary to obtain consistency with such minor variations permitted by the Agency.

The applicant shall file an application for a minor variation with the Executive Director of the Agency. The Executive Director shall set the matter for public hearing, which hearing shall not be unreasonably delayed. Notice of the public hearing shall be sent to each owner of property located within 300 feet of the perimeter of the subject property

### III. REDEVELOPMENT IMPLEMENTATION

#### OVERVIEW

Redevelopment Law generally specifies that a redevelopment agency should only undertake projects which would not occur without the involvement or assistance of the agency. This means that an agency, in the course of its activities, will focus on those projects which cannot be achieved by private enterprise or by local municipal government acting alone, because such projects are outside the legal authority or beyond the financial capacity of such entities.

In order for a redevelopment agency to be able to successfully undertake projects which cannot be achieved by private enterprise or by local municipal government, it is necessary for the agency to have certain tools with which to operate. The tools which redevelopment agencies may use in implementing redevelopment in a community are specifically set forth in Redevelopment Law. The following section authorizes the Agency to use these tools and also sets forth limitations on such use.

For ease of comprehension, the Agency "tools" are listed in Section 300. Subsequent sections then expand on the items listed and set forth the limitations and rules which the Agency must follow in using the "tools."

In addition to the tools described in this section, a very important requirement which the Agency must follow is also described. This requirement is that the Agency give preferential treatment to existing owners of the residential, business and other types of real property in the Project Area for participation in the redevelopment of the Project Area subject to the more specific information in Section 314 and the Rules Governing Participation and Preferences by Owners, Operators of Businesses and tenants adopted by the Agency. This requirement is to protect existing owners and tenants in the Project Area who desire to participate in the Project from being unnecessarily displaced or from being prevented from participating in the Redevelopment and the upgrading of the Project Area.

#### 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 as more fully described herein;
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;

such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement, if required by the Agency, and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

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

3. **(§313) Re-Entry Preferences for Tenants**

The Agency shall in accordance with this Plan and the Rules Governing Participation and Preferences by Owners, Operators of Businesses and Tenants extend 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. The Agency shall also extend preferences to Project Area residents to re-enter within the redevelopment area if they otherwise meet the requirements prescribed in this Plan. Business, residential, institutional and semipublic tenants shall be permitted, if they so desire, to purchase and develop real property in the Project Area if they otherwise meet the requirements prescribed in this Plan.

4. **(§314) Participation Priorities**

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, the ability of owners to finance acquisition and development of structures in accordance with this Plan, 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, participants' length of residency or 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, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Opportunities to participate shall be provided first to owners and tenants with existing interest in the Project Area without-competition with persons and firms from outside the Project Area. Secondary participation opportunities will be granted to owner occupants relocating within the Project Area in accordance with, and as a result of, Plan implementation. Third level priority shall be afforded existing tenants relocating within the Project Area in accordance with, and as a result of, Plan implementation. Last priority shall be afforded to firms and persons from outside the area. If participants fail to perform as mutually agreed, the Agency shall have the authority to acquire the subject property in order to effectuate the purposes of this Plan.

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

Street, Pico Street and Mission Boulevard, and the following parcels as listed by Assessor Parcel Number: 2521-021-027; 2521-022-021; 2521-024-015, 16, 17 and 19; and 2613-010-034.

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

1. Property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire property devoted to a public use;
2. 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
3. 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:
  - (a) The building requires structural alterations, improvements, modernization or rehabilitation;
  - (b) The site or lot on which the building is situated requires modification in size, shape or use; or
  - (c) 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.

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.



2.        (§242)        **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**

Pursuant to the California Community Redevelopment Law, Section 33421, 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, parking facilities overpasses, underpasses, bridges and landscaped areas.

Without the prior consent of the City Council, the Agency may not use its authority, pursuant to this Subsection, to develop a site for commercial or residential use so as to provide streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide. In giving such consent, the City Council shall make a finding that the provision of such improvement is necessary to effectuate the purposes of this Plan.

4.        (§344)        **Public Improvements**

The Agency may, with the consent 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 the City Council and Agency determines: (1) that 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; and (2) that 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.

The Agency is specifically authorized to provide or participate in providing the following public improvements in the Project Area:

1.        Construct public parking facilities including parking structures.
2.        Improve or construct sidewalks.
3.        Provision of traffic signals and traffic control equipment.
4.        Construction of storm drainage facilities.
5.        Improve water lines to accommodate commercial expansion or rehabilitation activities.
6.        Improve sewer lines as necessary to assure adequate capacity.
7.        Undergrounding of utilities.
8.        Improve alleyways.
9.        Provide landscaping, lighting and street furniture to induce daytime and nighttime shopping in the Project Area.

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.

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, except when a lesser consideration is necessary to effectuate the purposes of the Plan. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale with one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by Section 33443 of the California Health and Safety Code.

All 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 of Los Angeles.

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 any 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 Section 33435 of the California Health and Safety Code, shall obligate said lessees and purchasers to refrain from discriminatory practices.

In accordance with Section 33436 of the California Health and Safety Code, 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 heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of,

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 and that no other reasonable means of financing such construction is available to the community. 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
- Gutters
- Sidewalks
- Landscaping
- Open Space
- Community facilities
- Storm drains and flood control facilities
- Site improvements for new development, including foundations, and parking structures
- Utilities
- Street lighting
- Public buildings
- Street furniture
- Public parking facilities

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) 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. PROJECT FINANCING

##### OVERVIEW

Redevelopment agencies are not allowed to levy taxes of any kind., Therefore, agencies primarily finance their various projects and implementation activities through tax increment financing. Tax increments are derived from property taxes which result from increases in assessed valuation of property in the Project Area once the Project Area has been formed. Such assessed valuation increases can only occur from new development, from property improvements, from property sales or transfers, or from an annual inflationary increase (up to 2%) as allowed by Proposition 13.

In addition to tax increment revenues, an agency is legally authorized to utilize other funds such as federal or state grants and various loans and notes and utilize various types of bond financing to finance its activities. This section of the Plan describes the financing tools the Agency may utilize and the limitations on those tools.

##### A. (§400) 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, sales 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 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 Redevelopment Agency of the City of San Fernando.

##### B. (§410) TAX INCREMENTS

Pursuant to Section 33670 of the California Health and Safety Code, all taxes levied upon taxable property within the Original 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 Ordinance No. 918 approving this Plan, shall be divided as follows:

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 Original 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 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 in a redevelopment 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 Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Original Area on the effective date; and

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

No loans, advances, or indebtedness to finance, in whole or in part, the Project Area and to be repaid from the allocation of taxes from the Project Area shall be established or incurred by the Agency beyond June 30, 2018.

Taxes, as defined in Section 33670 of the California Health and Safety Code, shall not be divided and shall not be allocated to the Agency from the Added Area in excess of Sixteen Million Dollars (\$16,000,000). Said limitation shall apply only to taxes allocated to the Agency after the effective date of the ordinance adopting this Plan.

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

Taxes levied in a Project Area and allocated to the Agency as provided in Section 33670 of the California Health and Safety Code may 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. (\$420) 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 principal and interest when due and payable.

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 from the Project Area. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed Fifteen Million Dollars (\$15,000,000) at any one time, except by amendment of this Plan.

D. (\$430) 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. (\$440) FINANCIAL BURDEN ON TAXING AGENCIES

The Agency may pay to any taxing agency with territory located within the Project Area, other than the City, and subject to the limitations set forth in Section 33401 of the California Health and Safety Code, any amounts of money which the Agency determines is appropriate to alleviate any financial burden or detriment caused to any taxing agency by the Project.

In accordance with Section 33401 of the California Health and Safety Code, the Agency may, in any year during which it owns property in the Project Area, pay directly to any city, county, city and county, district, including, but not limited to, a school district, or any other public corporation for whose benefit a tax would have levied upon such property had it not been exempt, an amount of money in lieu of taxes.

## V. ADMINISTRATION

### OVERVIEW

This final section of the Plan contains various procedural and administrative controls, such as the time limit in which the Plan's development controls are effective, the general procedure for amendment of the Plan, a blueprint for Agency and City cooperation in the redevelopment of the Project Area and objectives regarding cooperation between the Agency and other public jurisdictions in the redevelopment of the Project Area.

#### A. (§500) 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 remedies appropriate to the purposes of this Plan. 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.

#### B. (§510) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

Except for the nondiscrimination and non-segregation 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 this amended Plan by the City Council.

#### C. (§520) PROCEDURE FOR AMENDMENT

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

#### D. (§530) AGENCY/CITY COOPERATION

Subject to any limitation in law, the City will aid and cooperate with the Agency in carrying out the 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:

Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, 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.

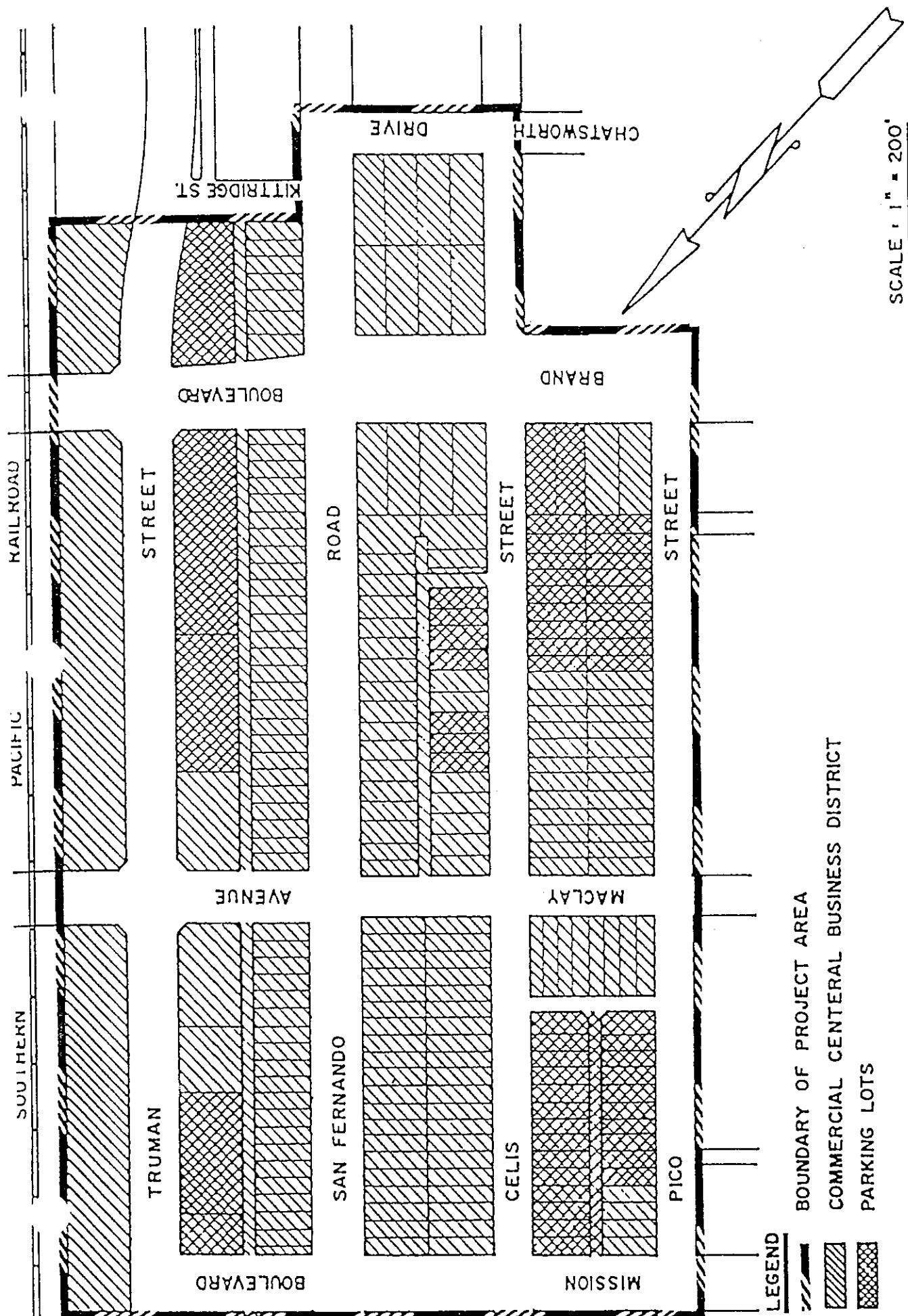
Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.



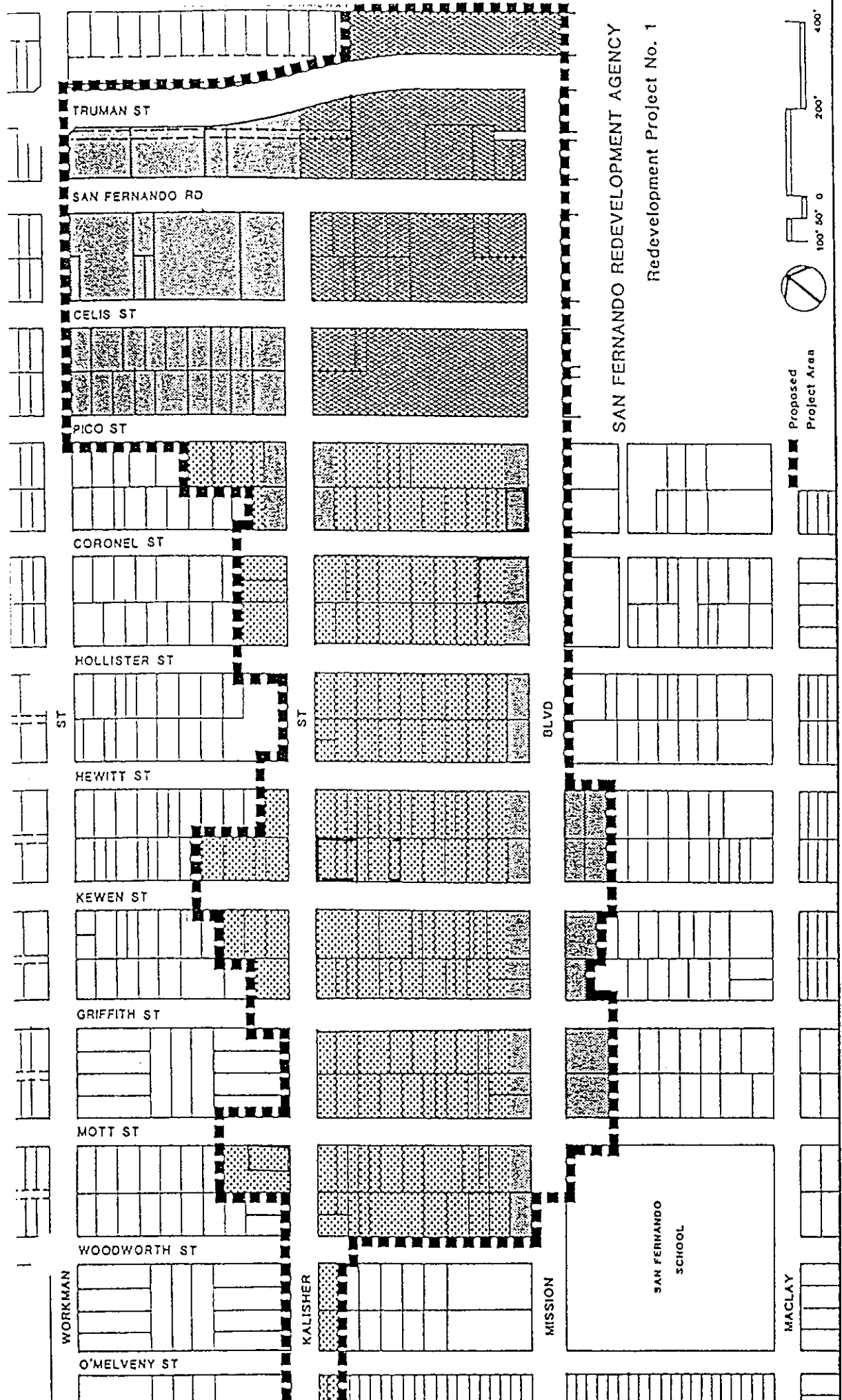
## APPENDIX 'A'

### REDEVELOPMENT PLAN MAP





# REDEVELOPMENT PROJECT AREA NO. 1



SAN FERNANDO REDEVELOPMENT AGENCY  
Redevelopment Project No. 1

# Redevelopment Plan Map

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

Commercial

Central Business District

## APPENDIX 'B'

### LEGAL DESCRIPTION



## APPENDIX B

### LEGAL DESCRIPTION

#### REDEVELOPMENT PROJECT NO. 1 CITY OF SAN FERNANDO

That portion of the City of San Fernando, County of Los Angeles, State of California, bounded on the northeast by the Southern Pacific Company's right-of-way; bounded on the southeast by Wolfskill Street; on the southwest by Pico Street; and on the northwest by Mission Boulevard from the Southern Pacific tracks to Pico Street; Pico Street from Mission Boulevard to Brand Boulevard; Brand Boulevard from Pico Street to Celis Street; Celis Street from Brand Boulevard to Chatsworth Drive; Chatsworth Drive from Celis Street to San Fernando Road; San Fernando Road from Chatsworth Drive to Kittridge Street; Kittridge Street from San Fernando Road to the Southern Pacific Railroad tracks; and the Southern Pacific tracks back to the point of beginning.

8. northwesterly along said northeasterly line and the northeasterly line of Lots 36 and 35 of said Block 2 to its intersection with the northwesterly line of Lot 6 of said Block 2; thence
9. northeasterly along said northwesterly line to its intersection with the southwesterly Right-of-Way line of Kewen Street, 60 feet wide; thence
10. northwesterly along said southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Lot 33 Block 1 of said Tract No. 1742; thence
11. northeasterly along said prolongation and said northwesterly line to its intersection with the northeasterly line of said Lot 33; thence
12. southeasterly along said northeasterly line and the northeasterly line of Lots 34 through 38 inclusive of said Block 1 to its intersection with the northwesterly line of Lot 2 of said Block 1; thence
13. northeasterly along said northwesterly line and its northeasterly prolongation to its intersection with the northeasterly Right-of-Way line of Hewitt Street, 60 feet wide; thence
14. southeasterly along said northeasterly Right-of-Way line to its intersection with the northwesterly Right-of-Way line of Kalisher Street, 60 feet wide; thence
15. northeasterly along said northwesterly Right-of-Way line to its intersection with the southwesterly Right-of-Way line of Hollister Street, 60 feet wide; thence
16. northwesterly along said southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Lot 37 Block 34 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence
17. northeasterly along said prolongation and said northwesterly line and the northwesterly line of Lot 4 of said Block 34 to its intersection with the southwesterly Right-of-Way line of Coronel Street, 60 feet wide; thence
18. southeasterly along southwesterly Right-of-Way line to its intersection with the southwesterly prolongation of the northwesterly line of Lot 38 of Block 27 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence
19. northeasterly along prolongation and said northwesterly line to its intersection with the northeasterly line of Lot 37 of said Block 27; thence
20. northwesterly along said northeasterly line and the northeasterly line of Lots 36 through 32 inclusive, of said Block 27 to its intersection with the northwesterly line of Lot 9 of said Block 27; thence



34. northwesterly along said northeasterly line to its intersection with the northwesterly line of said Lot 23; thence
35. southwesterly along said northwesterly line to its intersection with the northeasterly Right-of-Way line of Griffith Street, 60 feet wide thence
36. southeasterly along said northeasterly Right-of-Way line to its intersection with the northeasterly prolongation of the northwesterly line of Lot 16 Block 76 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence
37. southwesterly along said northeasterly prolongation, said northwesterly line, the northwesterly line of Lot 25 of said Block 76 and its southwesterly prolongation to its intersection with the southwesterly Right-of-Way line of the Mott Street, 60 feet wide; thence
38. northwesterly along said southwesterly Right-of-Way line to its intersection with the southeasterly Right-of-Way line of Mission Boulevard, 80 feet wide; thence
39. southwesterly along said southeasterly Right-of-Way line to its intersection with the southeasterly prolongation of the southwesterly line of Lot 1 of Block 86 of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence
40. northwesterly along said southeasterly prolongation to its intersection with the northwesterly Right-of-Way line of Mission Boulevard, 80 feet wide; thence
41. southwesterly along said northwesterly Right-of-Way line to its intersection with the northeasterly Right-of-Way line of Woodworth Street, 60 feet wide; thence
42. northwesterly along said northeasterly Right-of-Way line to its intersection with northeasterly prolongation of the northwesterly line of Lot 17 of Block 95, of said Porter Land and Water Companies Resurvey of the Town of San Fernando; thence
43. southwesterly along said prolongation to its intersection with the southwesterly Right-of-Way line of Woodworth Street, 60 feet wide; thence
44. northwesterly along said southwesterly Right-of-Way line to its intersection with the northwesterly line of Lot 18 of said Block 95; thence
45. southwesterly along said northwesterly line, the northwesterly line of Lot 23 of said Block 95 and its southwesterly prolongation, and the northwesterly line of Lot 18 Block 106 of said Porter Land and Water Companies Resurvey of the Town of San Fernando to its intersection with the northeasterly line of Lot 22 of said Block 106; thence