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WARREN SLOAN RECORDER
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Recording requested by and when recorded return to:

Goldfarb & Lipman
Special Legal Counsel to the
Community Development Agency
of the City of Menlo Park
One Montgomery Street
Telesis Tower, 23rd floor
San Francisco, CA 94104
Attn: Linda Manhart

NO RECORDING FEE PURSUANT TO
GOVERNMENT CODE SECTION 27383

ORDINANCE NO. 826

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENLO PARK
ADOPTING THE FIRST AMENDED AND RESTATED LAS PULGAS COMMUNITY
DEVELOPMENT PLAN PURSUANT TO THE COMMUNITY REDEVELOPMENT LAW
OF THE STATE OF CALIFORNIA

THE CITY COUNCIL OF THE CITY OF MENLO PARK DOES ORDAIN AS
FOLLOWS:

WHEREAS, by Ordinance No. 670, adopted on November 24, 1981,
the City Council of the City of Menlo Park adopted the Las Pulgas
Community Development Plan (the "Original Plan"); and

WHEREAS, pursuant to the Community Redevelopment Law of the
State of California, Health & Safety Code Section 33000 et seq.
(the "Redevelopment Law"), the Community Development Agency of
the City of Menlo Park (the "Agency") has recommended certain
amendments to the Original Plan which amendments are incorporated
in the First Amended and Restated Las Pulgas Community
Development Plan (the "Amended Plan") for the Las Pulgas
Community Development Project (the "Project"); and

WHEREAS, the Agency has made studies of the impact of the
proposed Amended Plan on the physical condition of structures,
environmental influences, land uses, and social, economic and
cultural conditions and has determined that the proposed Amended
Plan will promote the proper redevelopment of the Las Pulgas
Community Development Project Area (the "Project Area") in
accordance with the goals, objectives, and policies of the City
of Menlo Park General Plan (the "General Plan"), Original Plan,
and the Redevelopment Law; and

WHEREAS, pursuant to the Redevelopment Law, the Agency has
prepared and submitted to the City Council for review and

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WHEREAS, on August 13, 1991, prior to consideration of the Amended Plan, the City Council and the Agency conducted a joint public hearing which was duly noticed in accordance with the requirements of the Redevelopment Law; and

WHEREAS, at or prior to the joint public hearing on the Amended Plan, the City Council and Agency received certain written objections to the Amended Plan. Prior to the introduction of this Ordinance, by Resolution 4311, dated August 27, 1991, and pursuant to Health & Safety Code Section 33363, the City Council prepared and adopted its responses and findings (the "Findings") in writing to all written objections it received in connection with consideration of adoption of the Amended Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MENLO PARK DOES ORDAIN AS FOLLOWS:

Section 1. Findings and Determinations. Based upon the evidence contained in the Report on the Amended Plan, the EIR, the Findings, and other documents prepared in the plan amendment process and on evidence presented at the public hearing with respect to the amendments incorporated in the Amended Plan by this Ordinance, it is hereby found and determined that:

a) The Amended Plan conforms to the General Plan (see particularly Part 4 of the Report on the Amended Plan regarding evidence with respect to this finding).

b) The adoption and carrying out of the Amended Plan would redevelop the Project Area in conformity with the Redevelopment Law and would be in the interest of the public peace, health, safety, and welfare; and the carrying out of the Amended Plan would promote the public peace, health, safety and welfare of the City of Menlo Park, and would effectuate the purposes and policy of the Redevelopment Law. In particular, the redevelopment program activities that can be financed as a result of the amended fiscal and program provisions set forth in the Amended Plan are necessary to alleviate the conditions of blight that were found to exist at the time of adoption of the Original Plan and that continue to persist in the Project Area (see particularly the Introduction and Parts 1 and 7 of the Report on the Amended Plan regarding evidence with respect to this finding).

c) The adoption and implementation of the Amended Plan is economically sound and feasible (see particularly the Introduction and Parts 1 and 2 of the Report on the Amended Plan regarding evidence with respect to this finding).

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i) The condemnation of real property, if any, is necessary to the execution of the Amended Plan and adequate provisions have been made for payment of property to be acquired as provided by law (see particularly Parts 1 and 3 of the Report on the Amended Plan regarding evidence with respect to this finding).

j) There are, or are being provided, in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of any families and persons who may be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of, and available to, such displaced families and persons and reasonably accessible to their places of employment (see particularly Part 3 regarding evidence with respect to this finding).

k) The City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area, if any, are displaced and that pending the development of such facilities there will be available to such displaced occupants housing facilities at rents comparable to those in the community at the time of their displacement (see particularly Part 3 of the Report on the Amended Plan regarding evidence with respect to this finding).

l) In order to implement and facilitate the effectuation of the Amended Plan hereby approved and adopted, certain official actions may need to be taken by this City Council with reference to, among other things, the vacation and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location of sewer and water mains, lighting and utility lines and other public facilities and other public action, and accordingly, this Council hereby (i) pledges its cooperation in helping to implement the Amended Plan; (ii) requests the various officials, departments, boards, and agencies of the City having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Amended Plan; (iii) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended Plan; and (iv) intends to undertake and complete any proceedings necessary to be implemented by the community under the provisions of the Amended Plan.

m) As required by California Health & Safety Code Section 33334.2(g), the Project Area contains property suitable for low- and moderate-income housing (see particularly Part VI of the Amended Plan).

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Section 8. The City Clerk of the City of Menlo Park is hereby directed to file a copy of the Amended Plan with the minutes of this meeting. A copy of this Ordinance shall be transmitted to the Agency and the Agency is vested with the responsibility of implementing the Amended Plan.

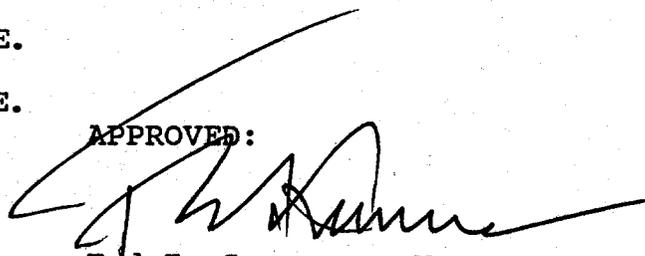
Section 9. The Executive Director of the Agency is hereby directed to record the Amended Plan in compliance with the provisions of Health & Safety Code Section 33456 and Government Code Section 27295.

Section 10. This Ordinance shall take effect and be in full force from and after thirty (30) days from the date of its final passage.

The foregoing Ordinance was introduced before the City Council of the City of Menlo Park by Councilmember Gerald Grant and seconded by Mayor Ted I. Sorensen at a regular meeting of the City Council of the City of Menlo Park held on August 27, 1991. The final adoption of this Ordinance was held at a regular meeting of the City Council on September 10, 1991. Councilmember Gerald Grant moved, that it be adopted and passed, which motion was duly seconded by Councilmember/Mayor Ted I. Sorensen, and said Ordinance was passed and adopted and ordered published within fifteen (15) days of the date of adoption in the Menlo Atherton Recorder, a newspaper of general circulation, published and circulated in the City of Menlo Park, by the following vote:

AYES: COUNCILMEMBERS : GRANT, McNAMARA, MORRIS, SLOCUM and SORENSEN.
NOES: COUNCILMEMBERS : NONE.
ABSENT: COUNCILMEMBERS : NONE.
ABSTAIN: COUNCILMEMBERS : NONE.

APPROVED:



Ted I. Sorensen, Mayor
City of Menlo Park

ATTEST:

Jaye M. Carr
Jaye M. Carr
City Clerk



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