

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
LOS ANGELES APPROVING AND ADOPTING THE
REDEVELOPMENT PLAN FOR THE CRENSHAW
REDEVELOPMENT PROJECT

WHEREAS, The Community Redevelopment Agency of the City of Los Angeles (hereinafter referred to as the "Agency") formulated and prepared the proposed Redevelopment Plan for the Crenshaw Redevelopment Project; and

WHEREAS, the Planning Commission of the City of Los Angeles submitted its report and recommendations on said proposed Redevelopment Plan, finding that the proposed Redevelopment Plan is in conformity with the General Plan, and recommending that said proposed Plan be approved and adopted; and

WHEREAS, the Agency submitted to the City Council of the City of Los Angeles said proposed Redevelopment Plan, accompanied by the Report of the Agency on said proposed Plan, which Report contains, among other things, the Planning Commission's report and recommendations, and the Final Environmental Impact Report on said proposed Plan, and

WHEREAS, the Agency adopted rules governing participation and preferences to owners and tenants in the Project area; and

WHEREAS, the Agency consulted with the taxing agencies which levy taxes, or for which taxes are levied, on property in the Project area with respect to the proposed Redevelopment Plan and to allocation of taxes pursuant to Section 33670; and

WHEREAS, the Agency certified that the Final Environmental Impact Report for the proposed Crenshaw Redevelopment Project was prepared and completed in compliance with the California Environmental Quality Act of 1970, and State and local regulations and guidelines adopted pursuant thereto; and

WHEREAS, The City Council certified that the information contained in the Final Environmental Impact Report for the proposed Crenshaw Redevelopment Plan was reviewed and considered by the members of said City Council; and

WHEREAS, after due notice, a joint public hearing was held by this City Council and the Agency to consider the proposed Redevelopment Plan; and

WHEREAS, at said joint public hearing, this City Council heard and considered all oral and written objections; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies;

NOW, THEREFORE, THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The purposes and intent of the City Council with respect to the Project area are to:

- (1) Eliminate the conditions of blight existing in the Project area;
- (2) Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;
- (3) Provide participation for owners and tenants;
- (4) Encourage and insure the redevelopment of the Project area;
- (5) Encourage and foster the economic revitalization of the Project area;
- (6) Relocate the owners and occupants of the Project area as needed; and
- (7) Redevelop, build, and rebuild the public facilities in the Project area to provide safer and more efficient service for the people in the Project area and the general public as a whole.

Section 2. All written and oral objections to the Redevelopment Plan are hereby overruled.

Section 3. The proposed Redevelopment Plan for the Crenshaw Redevelopment Project is hereby approved and adopted and designated the official redevelopment plan for the Crenshaw Redevelopment Project.

Section 4. The Redevelopment Plan for the Crenshaw Redevelopment Project is hereby incorporated herein by reference and made a part hereof as if fully set out at length herein.

Section 5 The City Council hereby finds and determines that:

- (1) Upon the record accumulated during the redevelopment process, the record of the joint public hearing on the Redevelopment Plan including all testimony received at the joint public hearing, the Report of the Agency, all studies and data supporting said records and Report, and the Final Environmental Impact Report, the Project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California; to wit:
 - (a) The area contains blight, as the same is defined in the California Redevelopment Law, which constitutes physical, social and economic liabilities requiring redevelopment in the interest of the health, safety, and general welfare of the people of the City of Los Angeles;

- (b) The area is characterized by properties which suffer from economic dislocation, deterioration and disuse because of the existence of inadequate public improvements, public facilities and utilities which cannot be remedied by private or governmental action without redevelopment, and a prevalence of depreciated values, impaired investments and social and economic maladjustment, all contributing to the reduced capacity to pay taxes;
 - (c) The total lack of proper utilization of the areas has resulted in a stagnant unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare by providing employment opportunities for jobless, underemployed and low income persons;
- (2) The Redevelopment Plan will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health, safety and welfare;
 - (3) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;
 - (4) The Redevelopment Plan conforms to the General Plan of the City of Los Angeles;
 - (5) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of Los Angeles and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;
 - (6) 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;
 - (7) The Agency has a feasible method and plan for the relocation of businesses, entities and persons to be temporarily or permanently displaced from commercial facilities in the Project area;
 - (8) 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 the families and persons 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;
 - (9) Inclusion within the Project of any lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part; any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion; and

- (10) The elimination of blight and the redevelopment of the Project area cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

Section 6. In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted, it is found and determined that certain official actions may be taken by the City Council with reference, among other things, to changes in zoning, subdivision and parcel map approvals, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, and location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly, the City Council hereby:

- (1) Declares its intention to undertake and complete any proceedings necessary to be carried out by the City of Los Angeles under the provisions of the Redevelopment Plan.
- (2) Requests the various officials, departments, boards, commissions, and agencies of the City of Los Angeles having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan.

Section 7. The City Council is satisfied that if any families or persons are displaced by the Project, permanent housing facilities will be available within three (3) 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 City of Los Angeles at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

Section 8. Prior to the execution by the Agency of any contract for the sale or other disposition of land in the Project area, other than a contract arrived at as the result of open competitive bidding, or an owner-participation agreement, the Agency shall submit such contract to the City Council for its approval. Within 30 days after such contract is submitted to it, the Council shall approve or disapprove such contract. If the Council fails to approve or disapprove within the time above-mentioned, such contract shall be deemed approved and the Agency may execute the same and proceed in accordance with the terms thereof.

Section 9. The City Council is convinced that the effect of tax increment financing, as provided for in the Redevelopment Plan, will not cause a severe financial burden or detriment on any taxing agency deriving revenues from the Project area.

Section 10. The City Clerk is hereby directed to send a certified copy of this ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, subject to the provisions of the Redevelopment Plan.

Section 11. The City Clerk is hereby directed to record with the County Recorder of Los Angeles County a description of the land within the Project area and a statement that the proceedings for the redevelopment of the Project area have been instituted under the California Redevelopment Law. The Agency is hereby directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 12. The Building Department of the City of Los Angeles is hereby directed for a period of two (2) years after the effective date of this ordinance to advise all applicants for building permits within the Project area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 13. The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City pursuant to Section 11 of this Ordinance, a copy of this Ordinance, and a map or plat showing the boundaries of the Project area to the Auditor and Tax Assessor of Los Angeles County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

Sec. 14 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles of **MAY - 2 1984** and was passed at its meeting of **MAY 9 1984**

ELIAS MARTINEZ, City Clerk,

By *Edward W. Quinn*
Deputy

MAY 10 1984

Approved _____

Tom Bradley
Mayor

File No. *84-0063*
82-1910 S2

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