

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, FINDING GOOD CAUSE AND CLEAR AND CONVINCING BENEFIT TO THE PUBLIC PURSUANT TO FRESNO MUNICIPAL CODE SECTION 4-204 RELATING TO THE LEASE OF SURPLUS REAL PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 470-052-01T, 470-052-02T and 470-052-03T

WHEREAS, the City of Fresno and the City of Fresno in its capacity as the Housing Successor Agency to the Redevelopment Agency (City) own properties located at E. Cesar Chavez Boulevard (formerly E. Ventura Street) between S. Seventh Street and S. Eighth Street in southeast Fresno, CA 93702 (APN: 470-052-01T, 470-052-02T and 470-052-03T) (Properties); more particularly described in Exhibit "A" and depicted in Exhibit "B," attached hereto and made a part hereof by reference; and

WHEREAS, the Properties were previously declared exempt surplus land by Fresno City Council on January 19, 2023, Resolution Number SA-51 and 2023-19; and

WHEREAS, Fresno Municipal Code (FMC) Section 4-204 details additional steps which may be required for the disposition of real property including leases exceeding five (5) years; and

WHEREAS, pursuant to FMC Section 4-204(d)(4): "Purchase prices shall be at fair market appraised value, unless the Council makes findings there are substantial community benefits resulting from the sales agreement that justify a price less than market value"; and

1 of 6

Date Adopted:
Date Approved:
Effective Date:

City Attorney Approval: AMK

Resolution No. _____

WHEREAS, City has agreed to lease the Properties to Developer, for One Dollar (\$1.00) per year as Developer will be the responsible party for the funding, development, and operation of the Properties; and

WHEREAS, Developer has agreed to lease the Properties subject to the development and affordability restrictions pursuant to Government Code section 54221(f)(1)(A) and Government Code section 37364 which requires: (1) Minimum of 80% of the area of any parcel shall be used for the development of housing (2) Not less than 40% of the total number of housing units developed on any parcel pursuant to this section shall be affordable to households whose incomes are equal to, or less than, 75 percent of the maximum income of lower income households; and (3) Dwelling units shall be restricted by regulatory agreement to remain continually affordable to those persons and families for the longest feasible time, but not less than 30 years and shall be recorded against the property; and

WHEREAS, the Developer of the Properties has agreed to the affordability restrictions of Government Code section 54221(f)(1)(A) and Government Code section 37364 for a period of 55 years; and

WHEREAS, in addition, there have been challenges over the years to the community and to the City in locating land appropriate for the development of affordable housing; and

WHEREAS, the City has a significant interest in development of the Properties to prevent blight and to lease the Properties to the Developer for affordable housing that will confer a further benefit to the public.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The City Council hereby makes findings of good cause and clear and convincing substantial community benefit to the public to vary from FMC Section 4-204(d)(4) and lease the Properties for less than fair market appraised value.

2. The Council hereby makes findings pursuant to FMC Section 4-204(d)(4) that there are substantial community benefits resulting from the ground lease agreement to justify the lease price of \$1.00 per year to Developer.

3. This resolution shall be effective upon final approval.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____ 2025.

AYES :
NOES :
ABSENT :
ABSTAIN :

Mayor Approval: _____, 2025
Mayor Approval/No Return: _____, 2025
Mayor Veto: _____, 2025
Council Override Vote: _____, 2025

TODD STERMER, MMC
City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Angela M. Karst Date
Senior Deputy City Attorney

Attachments:

Exhibit "A"
Exhibit "B"

EXHIBIT A
LEGAL DESCRIPTION

APN: 470-052-01T, 470-052-02T, 470-052-03T

All that certain real property situated in the County of Fresno, State of California, described as follows:

Parcel 1:

Lots 1, 2 and 3 in Block 10 of Kenmore Park, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 7, Page 4 of Record of Surveys, in the office of the County Recorder of said County.

APN: 470-052-01T

Parcel 2:

Lots 5, 6 and 7 in Block 8 of Kenmore Park, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 7, Page 4 of Record of Surveys, in the office of the County Recorder of said County.

APN: 470-052-03T

Parcel 3:

All of Lots numbered 4, 5, 6, 7.8, 9,10, 11, 12, 13, 14, 15, 16. 17. 18, 19, 20, 21.22 and 23, in Block 2 of the Lincoln Hill Addition to the Town, (now City) of Fresno, County of Fresno, State of California, according to the map recorded in Book 1, Page 71 of Plats, in the office of the County Recorder of said County.

APN: portion of 470-052-02T Parcel 4:

Lots 1 and 2 in Block 8 of Kenmore Park, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 7, Page 4 of Record of Surveys, in the office of the County Recorder of said County.

APN: portion of 470-052-02T

Parcel 5:

Lots 3 and 4 in Block 8 of Kenmore Park, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 7, Page 4 of Record of Surveys, in the office of the County Recorder of said County,

APN: portion of 470-052-02T

Parcel 6:

Lots 1 and 2 in Block 9 of Kenmore Park, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 7, Page 4 of Record of Surveys, in the office of the County Recorder of said County.

APN: portion of 470-052-02T

Parcel 7:

Lots 3 and 4 in Block 9 of Kenmore Park, in the City of Fresno, County of Fresno, State of California, according to the map thereof recorded in Book 7, Page 4 of Record of Surveys, in the office of the County Recorder of said County.

APN: portion of 470-052 02T

Parcel 8:

Lots 4, 5, 6, 7, 8, 9 and 10 in Block 10 of Kenmore Park, in the City of Fresno, County of Fresno State of California, according to the map thereof recorded in Book 7, Page 4 of Record of Surveys, in the office of the County Recorder of said County.

APN: portion of 470-052-02T

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

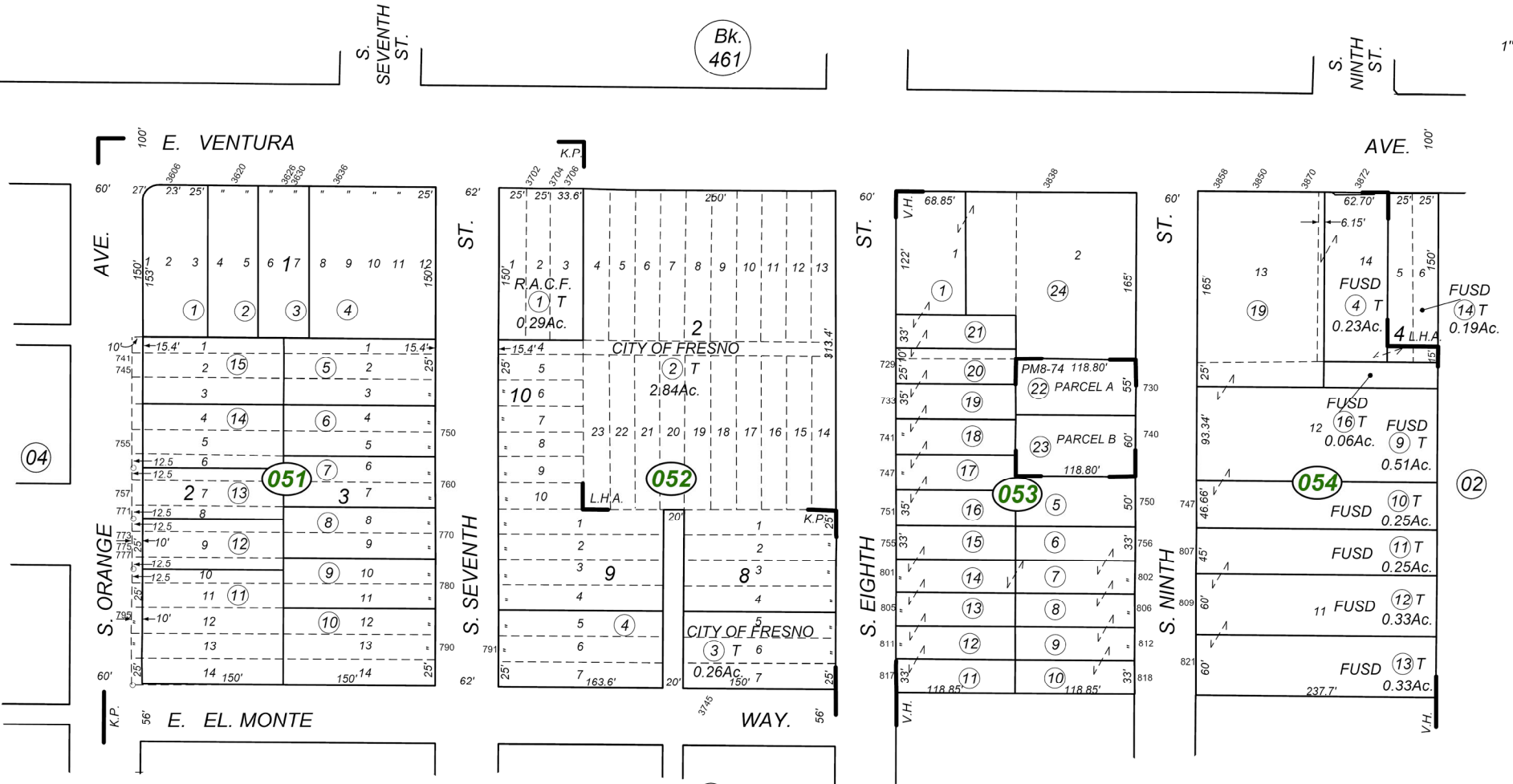
SUBDIVIDED LAND & POR. SEC. 11, T.14S., R.20E., M.D.B.&M.

Tax Rate Area **470-05**

5 - 479
5 - 478
5 - 483
5 - 525



1"=100'



Kenmore Park - R.S. Bk. 7, Pg. 4
Lincoln Hills Addition - Plat Bk. 1, Pg. 71
Parcel Map No. 72-74 - Bk. 8, Pg. 74
Ventura Heights - R.S. Bk. 3, Pg. 3

1/23/2024 BD

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.470 - Pg.05
County of Fresno, Calif.