LONG-RANGE PROPERTY MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER
PORTERVILLE REDEVELOPMENT AGENCY

291 NORTH MAIN STREET
PORTERVILLE, CA 93257

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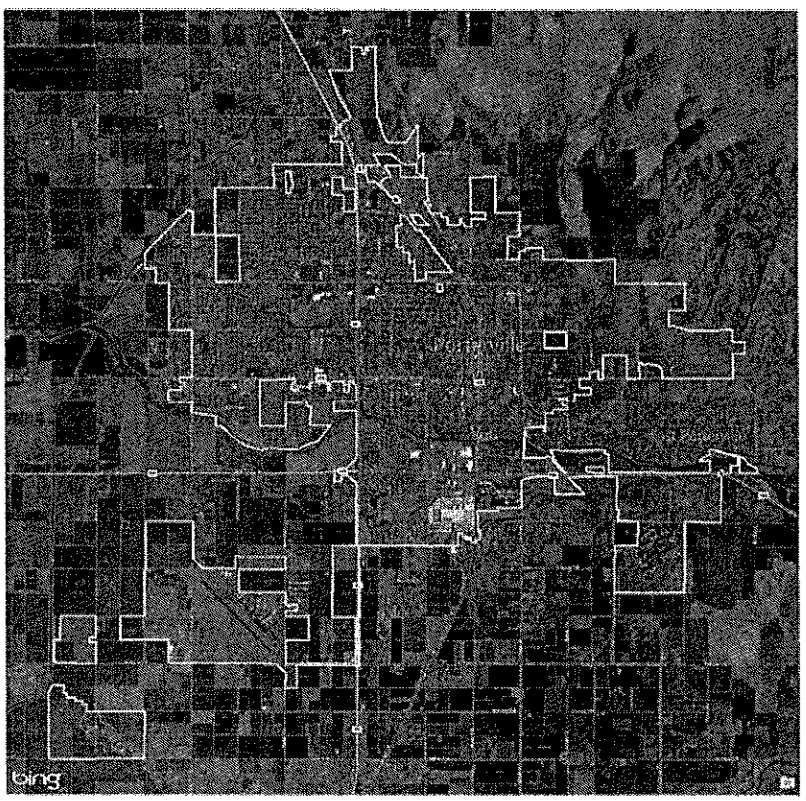
Long-Range Property Management Plan

Successor Agency to the former Porterville Redevelopment Agency

INTRODUCTION

The City of Porterville (City) is located in the south central portion of the San Joaquin Valley, at the base of the foothills of the Sierra Nevada Mountains, in Tulare County. The California Department of Finance (DOF) reports the City population to be 55,490 as of January 1, 2013.

With the discovery of gold in California in 1848, came vast numbers of settlers from across the United States and abroad. This tremendous migration to California rolled through Porterville between 1840 and 1852. In 1854, Peter Goodhue established the Butterfield Overland Mail Stage Station on the banks of the old Tule River Channel. This was the stopping place along the Emigrant Train which is Main Street Today. In 1860, Royal Porter Putnam came to work at the station, and assumed command of lodging and trading facilities. He purchased 40 acres of land from Goodhue, surveyed and divided the land into town lots and officially recorded this tract in 1870. Porterville was founded in 1861 and named after Royal Putnam Porter. In 1888, Porterville's first railroad, the Southern Pacific Railway, came to town. This transformed the small town to an agricultural marketing center. The City of Porterville was incorporated in 1902.



Former Redevelopment Agency

The former Porterville Redevelopment Agency (Agency) was created pursuant to § 33000 of the California Health and Safety Code Community Redevelopment Law. The City Council adopted Project Area No. 1 containing approximately 471 acres on July 3, 1990 by Ordinance No. 1436. On July 6, 2004, the City Council adopted Amendment No. 1 which removed 26 acres from the Project Area by Ordinance No. 1655. In August of 2010, an Amendment to Project Area No. 1 was adopted by Ordinance No. 1765. This Amendment added approximately 1,698 acres to the area for a total of 2,143 acres.

Currently, the Project Area is zoned for a variety of land uses. The area includes mostly developed land, including but not limited to, shopping areas, commercial developments, public parking lots, public buildings, and housing.

Dissolution of Porterville Redevelopment Agency

On June 27, 2012 Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X26 (AB 1X 26). One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency's properties. This document is the Long-Range Property Management Plan (Plan) for the Successor Agency to the former Porterville Redevelopment Agency (Agency).

This Long Range Property Management Plan was prepared in compliance with Health and Safety Code §34191.5

SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

There are seven (7) properties owned and controlled by the Agency. Parcel 7 was approved by the Oversight Board and the Department of Finance as an approved expenditure of bond proceeds to acquire, demolish, remediate and release the property for sale. The Agency acquired the property on August 28, 2014. Parcels 1 through 6 were acquired by the former Porterville Redevelopment Agency in an effort to revitalize a portion of the downtown area. These seven (7) properties are subject to the provisions of the Agency's Redevelopment Strategic Plan and the Five-Year Implementation Plan and amendment adopted in 2010. The properties include the following:

Parcel 1 APN 253-177-008. The property is located at the southeast corner of Garden Avenue and Second Street. The property is zoned DMX (Downtown Mixed-Use) and is 40,777 square feet. It is developed and currently used as a public parking lot.

Parcel 2 APN 261-123-001. The property is located at the northeast corner of Olive Avenue and Second Street. The property is zoned DR-N (Downtown Retail – North of Olive) and is 23,210 square feet. It is developed and currently used as a public parking lot.

Parcel 3 APN 253-207-008. The property is located at the northwest corner of Thurman and Second Street. The property is zoned D-PO (Downtown Professional Office) and is 26,400 square feet. It is developed and currently used as a public parking lot.

Parcel 4 APN 253-131-001. The property is located at the southeast corner of Morton and Fourth Street. The property is zoned D-PO (Downtown Professional Office) and is 29,192 square feet. It is developed and currently used as a public parking lot.

Parcel 5 APN 252-183-006. The property address is 293 N. Hockett Street. The property is zoned D-PO (Downtown Professional Office) and is 6,050 square feet. It is currently undeveloped vacant land, but utilized as a parking lot for City vehicles.

Parcel 6 APN 252-183-007. The property address is 287 N. Hockett Street. The property is zoned D-PO (Downtown Professional Office) and is 7,150 square feet. It is developed with a 2,446 square feet office building. The building is vacant.

Parcel 7 APN 261-122-007. The property address is 14 N. Main Street and is otherwise known as the "Porterville Hotel Project". The property is zoned DR-N (Downtown Retail – North of Olive) and is 11,000 square feet. The property was a blighted mixed-use project that was deemed uninhabitable in December, 2006. There was a catastrophic fire on December 26, 2013, that damaged the structure beyond repair.

The Successor Agency is interested in transferring ownership of Parcels 1 through 5 to the City in order to continue utilizing them as public parking and entering into a Compensation agreement between the City and taxing entities. Parcels 1 through 4 are encumbered with an Operation Use and Maintenance Covenant for public parking facilities that run with the land. In the event legislation is enacted that clarifies Parcels 1 through 5 are eligible to be conveyed to the City as governmental use properties, this Plan will be amended to change the designation of such properties in accordance with then-applicable law. Parcel 6 is proposed to be transferred to the City for governmental purposes as an administrative building utilized for staff. Parcel 7 was acquired on August 28, 2014, in compliance with the expenditure of bond funds as approved by the Oversight Board and Department of Finance. It is proposed to complete demolition, remediate environmental concerns, and sell with the net proceeds to be used to fulfill enforceable obligations.

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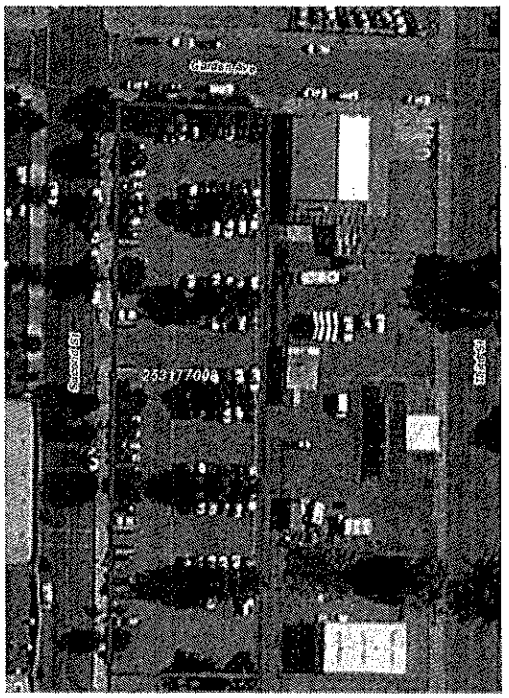
PROPOSED USE AND DISPOSITION OF PROPERTIES

Parcel 1
Garden Avenue and Second Street Parking Lot
APN 253-177-008



1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property** ***(HSC 34191.5(c)(1)(A).***

   The former Porterville Redevelopment Agency acquired the parcel in January of 1993 for $53,625. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $143,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired** ***(HSC 34191.5(c)(1)(B).***

   The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objectives included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment

Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.

In addition to the Redevelopment Plan, the Redevelopment Agency adopted the Strategic Plan for the Redevelopment Area in February of 1992. The Strategic Plan included an Action Plan which established priority projects and milestones in order to achieve the Strategic Plan's objectives for the revitalization of the Project Area. The development of parking on this property was an adopted project of Phase A of the Action Plan.

3. **Parcel data, including address, lot size, and current zoning** ***(HSC 34191.5(c)(1)(C).***

   APN: 253-177-008

   Address: No site address, southeast corner of Garden Avenue and Second Street

   Lot size: 40,777 square feet

   Zoning/Permitted Uses: The property is zoned DMX (Downtown Mixed-Use – see Exhibit E)

4. **Estimate of the current value, including appraisal information** ***(HSC 34191.5(c)(1)(D).***

   The property was appraised in April of 2011 for $143,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues** ***(HSC 34191.5(c)(1)(E).***

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts** ***(HSC 34191.5(c)(1)(F).***

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. **The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency** ***(HSC 34191.5(c)(1)(G).***

   The City of Porterville Transit system has a bus stop located across the street from the property.

8. **A brief history of previous development proposals and activity, including the rental or lease of property** ***(HSC 34191.5(c)(1)(H).***

   The property has been developed as a public parking lot since 1994. There is no history of previous development proposals and activity.

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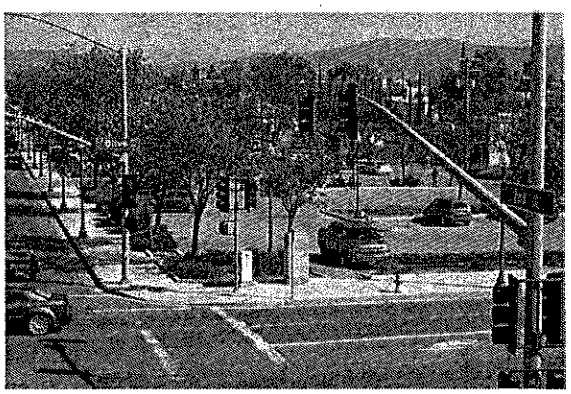
Parcel 2
Olive and Second Street Parking Lot
APN 261-123-001



1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property** ***(HSC 34191.5(c)(1)(A).***

   The former Porterville Redevelopment Agency acquired the parcel in February of 1993 for $71,500. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $97,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired** ***(HSC 34191.5(c)(1)(B).***

   The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objectives included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.

In addition to the Redevelopment Plan, the Redevelopment Agency adopted the Strategic Plan for the Redevelopment Area in February of 1992. The Strategic Plan included an Action Plan which established priority projects and milestones in order to achieve the Strategic Plan's objectives for the revitalization of the Project Area. The development of parking on this property was an adopted project of Phase A of the Action Plan.

3. **Parcel data, including address, lot size, and current zoning** ***(HSC 34191.5(c)(1)(C).***

   APN: 261-123-001

   Address: No site address, northeast corner of Olive Avenue and Second Street

   Lot size: 23,210 square feet

   Zoning/Permitted Uses: The property is zoned DR-N (Downtown Retail – North of Olive Avenue – see Exhibit E)

4. **Estimate of the current value, including appraisal information** ***(HSC 34191.5(c)(1)(D).***

   The property was appraised in April of 2011 for $97,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues** ***(HSC 34191.5(c)(1)(E).***

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts** ***(HSC 34191.5(c)(1)(F).***

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

7. **The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency** ***(HSC 34191.5(c)(1)(G).***

   The City of Porterville Transit system has a bus stop located across the street from the property.

8. **A brief history of previous development proposals and activity, including the rental or lease of property** ***(HSC 34191.5(c)(1)(H).***

The property has been developed as a public parking lot since 1994. There is no history of previous development proposals and activity.

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Parcel 3
Thurman Avenue and Second Street Parking Lot
APN 253-207-008

1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property** ***(HSC 34191.5(c)(1)(A).***

   The former Porterville Redevelopment Agency acquired the parcel in July of 1994 for $270,850. The original acquisition was of four parcels. A parcel merger was subsequently completed, forming the existing assessor parcel 253-207-008. An appraisal regarding the value of the property was not obtained at the time of acquisition. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $93,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired** ***(HSC 34191.5(c)(1)(B).***

   The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objections included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot effectuated two of the listed projects: Project A(4)

Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District and Project N(1) Parking Lot Project – Olive to Thurman in Central Business District.

3. **Parcel data, including address, lot size, and current zoning *(HSC 34191.5(c)(1)(C).***

   APN: 253-207-008

   Address: No site address, northwest corner of Thurman Avenue and Second Street

   Lot size: 26,400 square feet

   Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)

4. **Estimate of the current value, including appraisal information *(HSC 34191.5(c)(1)(D).***

   The property was appraised in April of 2011 for $93,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues *(HSC 34191.5(c)(1)(E).***

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts *(HSC 34191.5(c)(1)(F).***

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

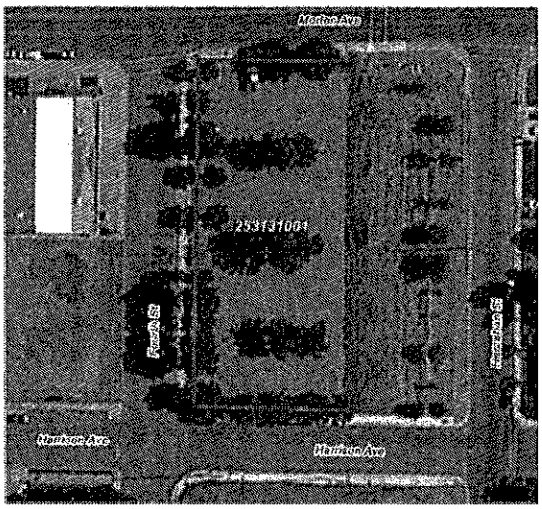
7. **The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency *(HSC 34191.5(c)(1)(G).***

   The City of Porterville Transit system has a bus stop located at the property.

8. **A brief history of previous development proposals and activity, including the rental or lease of property *(HSC 34191.5(c)(1)(H).***

   The property has been developed as a public parking lot since 1997. There is no history of previous development proposals and activity.

Parcel 4
Morton and Fourth Street Parking Lot
APN 253-131-001



1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property** ***(HSC 34191.5(c)(1)(A).***

   The former Porterville Redevelopment Agency acquired the parcel in November of 1994 for $28,879. An appraisal had been obtained and the property was purchased in an amount equivalent to the appraisal. With the Operation Use and Maintenance Covenant for a public parking facility the property appraised for $102,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as public parking and for the permissible use of future development. The City will enter into a Compensation agreement between the City and taxing entities. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired** ***(HSC 34191.5(c)(1)(B).***

   The Porterville Redevelopment Agency enacted the original Redevelopment Plan in 1990 for the Porterville Redevelopment Project No. 1 (Project Area) pursuant to Health and Safety Code, Section 33000 et seq. The Redevelopment Plan included objectives to mitigate or eliminate blighting conditions within the Project Area. In addition to rehabilitating aging downtown commercial buildings, the objections included providing more conveniently located parking in the downtown retail area. In order to implement the objectives, the Redevelopment Plan included an action plan for acquisition of land to develop public parking facilities. A list of Proposed Public Improvements was included in the adoption of the plan. This parcel and subsequent development of the parking lot was identified as Project A(4) Main Street Commercial Area Improvement - Parking Lot Improvements in the Central Business District.

3. **Parcel data, including address, lot size, and current zoning *(HSC 34191.5(c)(1)(C).***

   APN: 253-131-001

   Address: No site address, southeast corner of Morton Avenue & Fourth Street

   Lot size: 29,192 square feet

   Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)

4. **Estimate of the current value, including appraisal information *(HSC 34191.5(c)(1)(D).***

   The property was appraised in April of 2011 for $102,000 with the Operation Use and Maintenance Covenant for a public parking facility. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues *(HSC 34191.5(c)(1)(E).***

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts *(HSC 34191.5(c)(1)(F).***

   A Phase 1 environmental was not performed at the time of acquisition. The parcel was formerly a portion of the Tulare Valley Railroad Company; however, the parcel was adjacent to the rail line and there is no suspected contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

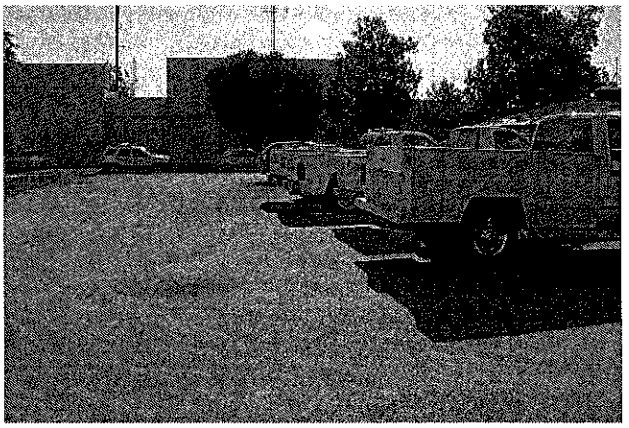
7. **The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency *(HSC 34191.5(c)(1)(G).***

   The property is incorporated into the Porterville Transit system as a transit bus stop complete with seating and trellis.

8. **A brief history of previous development proposals and activity, including the rental or lease of property *(HSC 34191.5(c)(1)(H).***

   The property has been developed as a public parking lot since 1995. There is no history of previous development proposals and activity.

Parcel 5
293 N. Hockett Street – Vacant Lot
APN 252-183-006



1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property** ***(HSC 34191.5(c)(1)(A).***

   The former Porterville Redevelopment Agency acquired the parcel in February of 2001 for $45,000. An appraisal regarding the value of the property was not obtained at the time of acquisition. In April of 2011, the property appraised for $25,000. The Successor Agency is interested in transferring ownership of this parcel to the City in order to continue utilizing it as a parking lot used by City vehicles as a Governmental Use. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired** ***(HSC 34191.5(c)(1)(B).***

   The purpose of the acquisition fulfilled two objectives of the Redevelopment Plan and the Five Year Implementation Plan 1999-2004: (1) Acquire land for the development of public facilities, i.e. parking lots and (2) the Creation of additional parking districts in order to facilitate development.

3. **Parcel data, including address, lot size, and current zoning** ***(HSC 34191.5(c)(1)(C).***

   APN: 252-183-006

   Address: 293 N. Hockett Street

   Lot size: 6,050 square feet

   Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)

4. **Estimate of the current value, including appraisal information *(HSC 34191.5(c)(1)(D).***

   The property was appraised in April of 2011 for $25,000. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues *(HSC 34191.5(c)(1)(E).***

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts *(HSC 34191.5(c)(1)(F).***

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

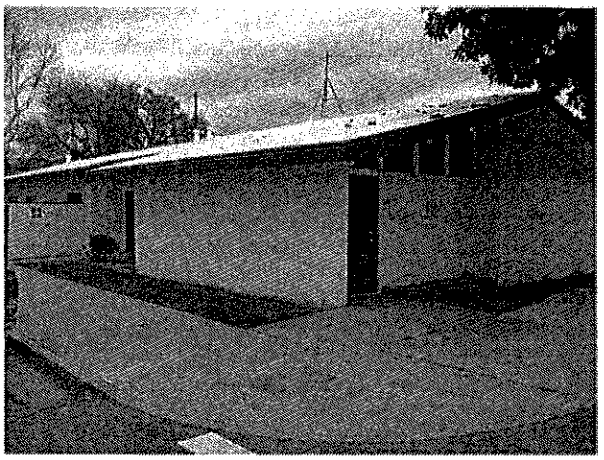
7. **The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency *(HSC 34191.5(c)(1)(G).***

   The City of Porterville Transit system has a bus stop located across the street from the property.

8. **A brief history of previous development proposals and activity, including the rental or lease of property *(HSC 34191.5(c)(1)(H).***

   It was anticipated to develop the property as a parking facility for City vehicles. The design and construction plans have been completed and the project was programmed in the ten year Capital Improvement Program for construction during fiscal year 2012/13.

Parcel 6
287 N. Hockett Street – Stout Building
APN 252-183-007



1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property** ***(HSC 34191.5(c)(1)(A).***

   The former Porterville Redevelopment Agency acquired the parcel in February of 2001 for $132,500. An appraisal regarding the value of the property was not obtained at the time of acquisition. The property appraised for $185,000 in April 2011. The Successor Agency is interested in transferring ownership of this parcel to the City for Governmental Use. The City would utilize the facility for an administrative building, not available to the public, such as the Information Technology Department, the Fire Investigation Unit and/or the Police Dispatch Center. At this time, the proposed sale value and transfer date is unknown.

2. **Purpose for which the property was acquired** ***(HSC 34191.5(c)(1)(B).***

   The purpose of the acquisition fulfilled two objectives of the Redevelopment Plan and the Five Year Implementation Plan 1999-2004: (1) Acquire land for the development of public facilities and (2) the Creation of additional parking districts in order to facilitate development.

3. **Parcel data, including address, lot size, and current zoning** ***(HSC 34191.5(c)(1)(C).***

   APN: 252-183-007

   Address: 287 N. Hockett Street

   Lot size: 7,150 square feet

   Zoning/Permitted Uses: The property is zoned D-PO (Downtown Professional Office – see Exhibit E)

4. **Estimate of the current value, including appraisal information *(HSC 34191.5(c)(1)(D).***

   The property was appraised in April of 2011 for $185,000. Property values in the Porterville area have remained relatively stable for the last few years.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues *(HSC 34191.5(c)(1)(E).***

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts *(HSC 34191.5(c)(1)(F).***

   A Phase 1 environmental was not performed at the time of acquisition. There is no known environmental contamination. The property is not included or near a site on a list compiled by the Department of Toxic Substances Control.

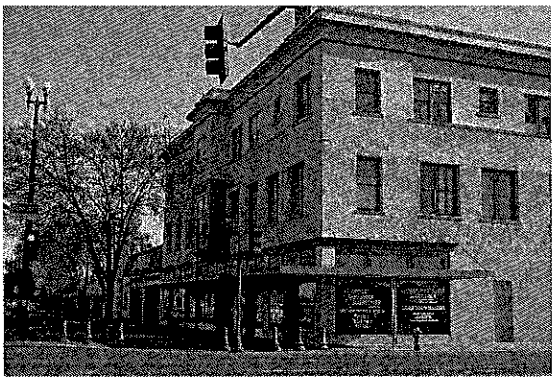
7. **The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency *(HSC 34191.5(c)(1)(G).***

   Due to the proximity of the Porterville Transit Center, the building had the potential of being purchased for the transit headquarters, but time constraints required the transit headquarters to find a different location.

8. **A brief history of previous development proposals and activity, including the rental or lease of property *(HSC 34191.5(c)(1)(H).***

   There is no history of previous development proposals and activity.

Parcel 7
14 N. Main Street – The Porterville Hotel
APN 261-122-007



Fire – December 26, 2013

Hotel remains – December 26, 2013

1. **Date of acquisition of the property and the value of it at that time, and an estimate of the current value of the property** ***(HSC 34191.5(c)(1)(A).***

   The former Porterville Redevelopment Agency obtained bond proceeds, by refunding Agency debt in 2008, to acquire and eliminate the blighted development. The property was acquired by the Agency on August 28, 2014, for the amount of $1,649,705.70. A Broker's Price Opinion estimated the value of the property to be $198,000, with the assumption the lot is completely cleaned, leveled, and filled to pass compaction tests necessary to comply with state and local building codes. This property was acquired in compliance with the expenditure of bond funds as approved by the Oversight Board and Department of Finance, in order to eliminate the blight, the site is proposed to be demolished, remediated for environmental concerns, and sold with the net proceeds to be used to fulfill an enforceable obligation. At this time, the proposed value and sell date is unknown.

2. **Purpose for which the property was acquired** ***(HSC 34191.5(c)(1)(B).***

   The property is proposed to be acquired for removal of blight, through the demolition and remediation of environmental concerns, and the sale of the property for future development, in compliance with the expenditure of bond funds, as approved by the Oversight Board and Department of Finance. In accordance with HSC section 34191.4(c)(2)(B), the net proceeds shall be used to fulfill an enforceable obligation.

3. **Parcel data, including address, lot size, and current zoning** ***(HSC 34191.5(c)(1)(C).***

   APN: 261-122-007

   Address: 14 N. Main Street

   Lot size: 11,000 square feet

   Zoning/Permitted Uses: The property is zoned DR-N (Downtown Retail – North of Olive Avenue – see Exhibit E)

4. **Estimate of the current value, including appraisal information** ***(HSC 34191.5(c)(1)(D).***

   A Broker's Price Opinion, obtained on June 23, 2015, estimated the value of the property to be $198,000, with the assumption the lot is completely cleaned, leveled, and filled to pass compaction tests necessary to comply with state and local building codes.

5. **Estimate of any lease, rental, or other revenues generated by the property and a description of the contractual requirements for the disposition of those revenues** ***(HSC 34191.5(c)(1)(E).***

   None.

6. **The history of any environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts** ***(HSC 34191.5(c)(1)(F).***

   In 2011, prior to trying to acquire the property, a Historic Document Review was performed on the property. The study found significant asbestos and lead based paint. Part of the planned demolition, included environmental remediation. Although the fire destroyed the structure, the Agency will continue with plans identified by the bond proceeds to acquire the property, demolish, remediate environmental concerns, and sell the property as a clean site.

7. **The property's potential for transit-oriented development and the advancement of the planning objections of the successor agency** ***(HSC 34191.5(c)(1)(G).***

The property is located in the heart of downtown near major retail and employment areas on a major thoroughfare serviced by numerous bus lines.

8. **A brief history of previous development proposals and activity, including the rental or lease of property** ***(HSC 34191.5(c)(1)(H).***

   There is no history of previous development proposals and activity.

EXHIBIT A

LONG RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Successor Agency for the Porterville Redevelopment Agency**

Date Finding of Completion Received: August 7, 2013

Date Oversight Board Approved LRPMP: 02/07/14

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

  Please see attached documentation

Agency Contact Information

Name:	Maria Bemis	Name:	Jenni Byers
Title:	Finance Director	Title:	Project Manager
Phone:	(559) 782-7435	Phone:	(559) 782-7460
Email:	mbemis@ci.porterville.ca.us	Email:	jbyers@ci.porterville.ca.us
Date:	2/07/14	Date:	02/07/14

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

EXHIBIT B

PROPERTY INVENTORY DATA

Successor Agency: City of Porterville
County: Tulare

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY *(If applicable)*		Property Va
No.	**Address or Description**	**APN**	**Property Type**	**Permissible Use**	**If Sale of Property, specify intended use of sale proceeds**	**Permissible Use Detail**	**Acquisition Date**	**Value at Time of Acquisition**	**Estimated Current Value**	**Date of Estimated Current Value**	**Estimated Current Value Basis**	**Proposed Sale Value**	**Proposed Sale Date**	
1	SE Corner of Garden & Second	253-177-008	Parking Lot/Structure	Future Development			January 1993	$ 53,625	$ 143,000	04/2011	Appraised			
2	NE Corner of Olive & Second	261-123-001	Parking Lot/Structure	Future Development			February 1993	$ 71,500	$ 97,000	04/2011	Appraised			
3	NW Corner of Thurman & Second	253-207-008	Parking Lot/Structure	Future Development			July 1994	$ 270,850	$ 93,000	04/2011	Appraised			
4	SE Corner of Morton & Fourth	253-131-001	Parking Lot/Structure	Future Development			November 1994	$ 28,879	$ 102,000	04/2011	Appraised			
5	293 N. Hockett Street	252-183-006	Parking Lot/Structure	Governmental Use		Retain property for governmental purpose as a parking facility for City vehicles.	February 2001	N/A	$ 25,000	04/2011	Appraised			
6	287 N. Hockett Street	252-183-007	Public Building	Governmental Use		Retain property for governmental use as an administrative building.	February 2001	N/A	$ 185,000	04/2011	Appraised			
7	14 N. Main Street	261-122-007	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation		August 2014	N/A	$ 198,000	06/2015	Market			
8														
9														
10														
11														
12														
13														
14														

HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Prope
Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Development of a public parking lot	40,777	Square Feet	Downtown Mixed Use	$ 143,000	$0	No	No	No	No	No	
Development of a public parking lot	23,210	Sqaure Feet	Downtown Retail - North of Olive Avenue	$ 97,000	$0	No	No	No	No	No	
Development of a public parking lot	26,400	Sqaure Feet	Downtown Professional Office	$ 93,000	$0	No	No	No	No	No	
Development of a public parking lot	29,193	Sqaure Feet	Downtown Professional Office	$ 102,000	$0	No	No	No	No	No	
Development of a public parking lot	6,050	Sqaure Feet	Downtown Professional Office	$ 25,000	$0	No	No	No	Yes	Yes	
Development of a public parking lot	7,150	Sqaure Feet	Downtown Professional Office	$ 185,000	$0	No	No	No	No	No	
Fulfill project defined by bond proceeds to eliminate blight	11,000	Sqaure Feet	Downtown Retail - North of Olive Avenue	$ 198,000	$0	No	Yes	No	Yes	No	

EXHIBIT C

RESOLUTION OF THE SUCCESSOR AGENCY

SUCCESSOR AGENCY RESOLUTION NO. 2015-03

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE PORTERVILLE REDEVELOPMENT AGENCY APPROVING THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH & SAFETY CODE SECTION 34191.5 AND DIRECTING TRANSMITTAL OF THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN TO THE OVERSIGHT BOARD

WHEREAS, as of and on and after February 1, 2012, in accordance with the provisions of Health and Safety Code 34179(a)(1), the City Council of the City of Porterville serves and acts as the Successor Agency to the dissolved Porterville Redevelopment Agency (Agency) and, by resolution, the City will perform the functions of the Successor Agency under the Dissolution Act to administer the enforceable obligations of the former Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member Oversight Board (Oversight Board); and

WHEREAS, Section 34191.5 requires the Successor Agency to prepare a Long Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency within six months of receiving a Finding of Completion from the Department of Finance and submit it to the Oversight Board for approval; and

WHEREAS, the Department of Finance issued a Finding of Completion on August 7, 2013, pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Section 34191.5(c)(1), the Successor Agency's Long Range Property Management Plan is required to include an inventory of all properties and shall include the following information: (a) Date of the acquisition and value of the property at that time, and an estimate of current value of the property; (b) the purpose for which the property was acquired; (c) parcel data, including address, lot size, and current zoning; (d) an estimate of current value of the parcel including, if available, any appraisal information; (e) an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds; (f) the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts; (g) a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency; and (h) a brief history of previous development proposals and activity, including the rental or lease of property; and

WHEREAS, on February 4, 2014, the proposed Long Range Property Management Plan was approved by the Successor Agency adopting Successor Agency Resolution No. 2014-01; and

WHEREAS, on February 7, 2014, the proposed Long Range Property Management Plan was approved by the Oversight Board adopting Oversight Board Resolution No. 2014-02; and

WHEREAS, the revised Long Range Property Management Plan, as approved by the Oversight Board, will be provided to the Department of Finance for final approval, prior to the disposition of property.

NOW, THEREFORE, BE IT RESOLVED BY THE SUCCESSOR AGENCY TO THE PORTERVILLE REDEVELOPMENT AGENCY:

1. The above recitals are true and correct, are a substantive part of this Resolution, and are adopted as the findings of the Successor Agency.

2. Pursuant to the Dissolution Act, the Successor Agency hereby approves the revised Long Range Property Management Plan in the form attached hereto as Exhibit A and incorporated herein by this reference.

3. The City Manager, or his authorized designees, are hereby authorized to transmit the revised Long Range Property Management Plan to the Oversight Board for approval.

4. Upon approval of the revised Long Range Property Management Plan by the Oversight Board, the City Manager, or his authorized designees, shall provide written notice and information about the Oversight Board's approval of the revised Long Range Property Management Plan to the State of California Department of Finance for further approval by the Department of Finance

5. This Resolution shall be effective immediately upon adoption.

6. The City Clerk on behalf of the Successor Agency shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of July, 2015.

Milt Stowe, Chair

ATTEST:
John D. Lollis, Agency Secretary

By: _____
Patrice Hildreth, Chief Deputy Agency Secretary

STATE OF CALIFORNIA)
CITY OF PORTERVILLE) SS
COUNTY OF TULARE)

I, JOHN D. LOLLIS, the duly appointed City Clerk of the City of Porterville do hereby certify and declare that the foregoing is a full, true and correct copy of the resolution passed and adopted by the Council of the City of Porterville acting as the Successor Agency to the Porterville Redevelopment Agency at a meeting of the Successor Agency duly called and held on the 7th day of July, 2015.

THAT said resolution was duly passed, approved, and adopted by the following vote:

Council:	REYES	WARD	STOWE	HAMILTON	GURROLA
AYES:	X		X	X	X
NOES:					
ABSTAIN:					
ABSENT:		X			

JOHN D. LOLLIS, City Clerk

Luisa M. Zavala

By: Luisa M. Zavala, Deputy City Clerk

EXHIBIT D

RESOLUTION OF THE OVERSIGHT BOARD

OVERSIGHT BOARD RESOLUTION NO. 2015-03

A RESOLUTION OF THE OVERSIGHT BOARD TO THE PORTERVILLE REDEVELOPMENT AGENCY APPROVING THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH & SAFETY CODE SECTION 34191.5 AND DIRECTING TRANSMITTAL OF THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN TO THE OVERSIGHT BOARD

WHEREAS, as of and on and after February 1, 2012, in accordance with the provisions of Health and Safety Code 34179(a)(1), the City Council of the City of Porterville serves and acts as the Successor Agency to the dissolved Porterville Redevelopment Agency (Agency) and, by resolution, the City will perform the functions of the Successor Agency under the Dissolution Act to administer the enforceable obligations of the former Agency and otherwise unwind the Agency's affairs, all subject to the review and approval by a seven-member Oversight Board (Oversight Board); and

WHEREAS, Section 34191.5 requires the Successor Agency to prepare a Long Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency within six months of receiving a Finding of Completion from the Department of Finance and submit it to the Oversight Board for approval; and

WHEREAS, the Department of Finance issued a Finding of Completion on August 7, 2013, pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Section 34191.5(c)(1), the Successor Agency's Long Range Property Management Plan is required to include an inventory of all properties and shall include the following information: (a) date of the acquisition and value of the property at that time, and an estimate of current value of the property; (b) the purpose for which the property was acquired; (c) parcel data, including address, lot size, and current zoning; (d) an estimate of current value of the parcel including, if available, any appraisal information; (e) an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds; (f) the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts; (g) a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency; and (h) a brief history of previous development proposals and activity, including the rental or lease of property; and

WHEREAS, on February 4, 2014, the proposed Long Range Property Management Plan was approved by the Successor Agency adopting Successor Agency Resolution No. 2014-01; and

WHEREAS, on February 7, 2014, the proposed Long Range Property Management Plan was approved by the Oversight Board adopting Oversight Board Resolution No. 2014-02; and

WHEREAS, on July 7, 2015, the Revised Long Range Property Management Plan was approved by the Successor Agency adopting Successor Agency Resolution No. 2015-03; and

WHEREAS, the revised Long Range Property Management Plan, as approved by the Oversight Board, will be provided to the Department of Finance for final approval, prior to the disposition of property.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD TO THE PORTERVILLE REDEVELOPMENT AGENCY:

1. The above recitals are true and correct, are a substantive part of this Resolution, and are adopted as the findings of the Successor Agency.

2. Pursuant to the Dissolution Act, the Successor Agency hereby approves the revised Long Range Property Management Plan in the form attached hereto as Exhibit A and incorporated herein by this reference.

3. Upon approval of the revised Long Range Property Management Plan by the Oversight Board, the City Manager, or his authorized designees, shall provide written notice and information about the Oversight Board's approval of the revised Long Range Property Management Plan to the State of California Department of Finance for further approval by the Department of Finance

4. This Resolution shall be effective immediately upon adoption.

5. The Agency Secretary on behalf of the Oversight Board shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 30th day of July, 2015.

By: _____
Dr. John Shavely, Chair
Oversight Board to the Successor Agency of
the Porterville Redevelopment Agency

ATTEST:

_____
Patrice Hildreth, Board Secretary

STATE OF CALIFORNIA)
CITY OF PORTERVILLE) SS
COUNTY OF TULARE)

I, PATRICE HILDRETH, the duly appointed Secretary of the Oversight Board to the Successor Agency of the Porterville Redevelopment Agency do hereby certify and declare that the foregoing is a full, true and correct copy of the resolution passed and adopted by the Oversight Board to the Successor Agency of the Porterville Redevelopment Agency at a meeting of the Agency duly called and held on the 30th day of July, 2015.

THAT said resolution was duly passed, approved, and adopted by the following vote:

Board:	CARLSON	DIAZ	ENNIS	HESS	SNAVELY	HEFNER	MARCHANT
AYES:	X	X	X	X	X	X	X
NOES:							
ABSTAIN:							
ABSENT:							

Patrice Hildreth, Board Secretary

EXHIBIT E

CHART SHOWING PERMITTED USES

EXHIBIT E – PERMITTED USES

DR-N Downtown Retail – North of Olive Avenue. Maintain the pedestrian- and transit-oriented environment of retail, restaurants, services, and government offices in the heart of Porterville's Downtown, focused on Main Street. Maintain the traditional Downtown character, with buildings built immediately adjacent to the sidewalk, active commercial uses on the ground floor, ample on-street parking, and a visually attractive streetscape with trees, historic street lights, benches, and other pedestrian amenities.

D-MX Downtown Mixed-Use. Create a mixed-use area that attracts businesses and residents to locate Downtown, and provides a transition area between commercial areas and residential neighborhoods. Allow a mix of commercial, service, office, and residential uses that do not adversely impact one another in a significant way. Create an attractive streetscape of buildings that line the street, with landscaping and trees tailored to the width and the existing design character of the street.

D-PO Downtown Professional Office. Encourage the adaptive re-use of existing buildings with office and professional uses, and infill of new office buildings, in order to provide convenient services to local residents and businesses, complement nearby retail development, and maintain the historic residential character of the area. Maintain the pattern of small lots, historic residential building forms, landscaped front yards, and street trees in planter strips.

"P" designates permitted uses.

"C" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the City Council.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"-" designates uses that are not permitted.

TABLE 202.02: LAND USE REGULATIONS – DOWNTOWN DISTRICTS				
Use Classification	***DR-N*** **Parcels 2, & 7**	***D-MX*** **Parcel 1**	***D-PO*** **Parcels 3, 4, 5, & 6**	***Additional Regulations***
Residential Use Classifications				
Single Family Dwelling	**See subclassifications below**			
Attached	**P(1)**	**-**	**-**	
Multi-family Residential	**P(1)**	**P**	**P(1)**	
Family Day Care Home	**See subclassifications below**			
Small	**P**	**P**	**P**	
Large	**-**	**P**	**-**	**Section 301.07 Family Day Care Home, Large**
Group Residential	**-**	**P(3)**	**-**	

TABLE 202.02: LAND USE REGULATIONS – DOWNTOWN DISTRICTS				
Use Classification	***DR-N*** **Parcels 2, & 7**	***D-MX*** **Parcel 1**	***D-PO*** **Parcels 3, 4, 5, & 6**	***Additional Regulations***
Mixed Use Development		**C**		**Section 203.04 Supplemental Regulations**
Residential Care Facilities, Limited	**P**	**P**	**P**	
Single Room Occupancy Hotels	**-**	**C(1)**	**-**	**Section 301.18 Single Room Occupancy Hotels**
Public and Semi-Public Use Classifications				
Clubs and Lodges	**C(4)**	**P**	**P(5)**	**Section 301.02 Alcoholic Beverage Sales**
Colleges and Trade Schools, Public or Private	**C(5)**	**C**	**C**	
Community Center	**-**	**C**	**-**	
Cultural Institutions	**C(5)**	**C**	**P**	
Day Care Centers	**C**	**C**	**P**	
Elderly and Long Term Care	**-**	**-**	**P**	
Government Offices	**P**	**-**	**P**	
Instructional Services	**P(5)**	**P**	**P**	
Park and Recreation Facilities, Public	**P**	**P**	**P**	
Religious Facilities	**-**	**C**	**-**	
Schools, Public or Private	**P(4)**	**P**	**-**	
Social Service Facilities	**-**	**C**	**-**	**Section 301.19 Social Service Facilities**
Commercial Use Classifications				
Animal Care, Sales, and Services	**See subclassifications below**			
Pet Stores	**M(6)**	**M(6)**	**-**	
Artists' Studios	**P**	**P**	**-**	
Banks and Financial Institutions	**See subclassifications below**			
Banks and Credit Unions	**P(8)**	**P(8)**	**P(8)**	
Business Services	**P(10)**	**P(10)**	**P**	

TABLE 202.02: LAND USE REGULATIONS – DOWNTOWN DISTRICTS				
Use Classification	***DR-N*** **Parcels 2, & 7**	***D-MX*** **Parcel 1**	***D-PO*** **Parcels 3, 4, 5, & 6**	***Additional Regulations***
Commercial Entertainment and Recreation	See subclassifications below			
Cinema/Theaters	C	C	-	Section 301.02 Alcoholic Beverage Sales
Downtown Entertainment	-	C	-	Section 301.02 Alcoholic Beverage Sales
Small-scale	C	C	-	Section 301.02 Alcoholic Beverage Sales
Eating, Drinking, and Smoking Establishments	See subclassifications below			
Bars/Night Clubs/Lounges	C	C	-	Section 300.08 Outdoor Seating; Section 301.02 Alcoholic Beverage Sales
Coffee Shops/Cafes	P(8)	P(8)	P(8)	Section 300.08 Outdoor Seating
Restaurants	P(8)	P(8)	P(8)	Section 300.08 Outdoor Seating; Section 301.02 Alcoholic Beverage Sales
Tobacco Bars	C	C	-	
Food and Beverage Retail Sales, less than 5,000 square feet	P	P	P(11)	Section 301.02 Alcoholic Beverage Sales
Food and Beverage Retail Sales, more than 5,000 to 50,000 square feet	P	P	-	Section 301.02 Alcoholic Beverage Sales
Hotels and Motels	C	C	-	
Medical Facilities	See subclassifications below			
Medical Clinic	-	P	P	
Professional/Medical	P(13)	P	P	
Mixed Use Development		C		Section 203.04 Supplemental Regulations
Nurseries and Garden Centers	-	C	-	
Offices	See subclassifications below			
General Offices	P(13)	P	P	
Walk-In Clientele	P	P	P	

TABLE 202.02: LAND USE REGULATIONS – DOWNTOWN DISTRICTS				
Use Classification	***DR-N*** Parcels 2, & 7	***D-MX*** Parcel 1	***D-PO*** Parcels 3, 4, 5, & 6	***Additional Regulations***
Parking, Public or Private	**P**	**P**	**P**	
Personal Services	**P**	**P**	**P**	
Retail Sales, less than 50,000 square feet	**P**	**P**	**P(11)**	
Retail Sales, more than 50,000 square feet	**C**	**C**	**-**	
Recycling Facilities	**See subclassifications below**			
Reverse Vending Machine	**-**	**P**	**-**	**Section 301.14 Recycling Facilities**
Transportation, Communication, and Utilities Use Classifications				
Communication Facilities	**See subclassifications below**			
Antenna and Transmission Towers, camouflage facilities	**P**	**P**	**P**	**Section 301.20 Telecommunication Facilities**
Antenna and Transmission Towers, non-camouflage facilities	**C(14)**	**C(14)**	**C(14)**	**Section 301.20 Telecommunication Facilities**
Broadcasting Facility	**-**	**M**	**-**	**Section 301.20 Telecommunication Facilities**
Call Center	**-**	**-**	**P(5)**	
Recording Studio	**-**	**P(6)**	**-**	
Transportation Passenger Terminals	**P(15)**	**-**	**-**	
Utilities, Minor	**P**	**P**	**P**	
Other Applicable Types				
Accessory Uses and Structures	**P**	**P**	**P**	**Section 301.01 Accessory Uses and Structures**
Home Occupations	**P**	**P**	**-**	**Section 301.09 Home Occupations**
Nonconforming Use	**Chapter 307 Nonconforming Uses, Structures, and Lots**			
Temporary Use	**Section 301.21 Temporary Uses**			

TABLE 202.02: LAND USE REGULATIONS – DOWNTOWN DISTRICTS				
Use Classification	***DR-N*** **Parcels 2, & 7**	***D-MX*** **Parcel 1**	***D-PO*** **Parcels 3, 4, 5, & 6**	***Additional Regulations***

Specific Limitations:

1. **Residential units allowed only on upper floors unless approved with a Conditional Use Permit. Common ancillary areas are allowed on the ground floor except on Main Street.**
2. **On Main Street, residential units are allowed only on upper floors unless approved with a Conditional Use Permit.**
3. **Limited to no more than two rooms in a dwelling rented to not more than a total of four persons and meals are not provided to more than four boarders.**
4. **Allowed only on upper floors and limited to 5,000 square feet in size.**
5. **Limited to 5,000 square feet in size.**
6. **Provided that such use shall be completely enclosed in a building of soundproof construction.**
7. **Limited to uses conducted wholly within a building enclosed on all sides including the display, storage, repair, and reconditioning of vehicles.**
8. **Drive-through facilities are prohibited.**
9. **Bulk storage of sand, gravel, or cement is not allowed.**
10. **Wholesale services are not allowed.**
11. **Permitted only as accessory to a primary use.**
12. **No outdoor operations or outdoor storage are allowed.**
13. **Limited to 25 percent of ground floor area unless additional floor area is approved with a Conditional Use Permit. No square footage limitation on upper floors.**
14. **Shall not be located within 300 feet of any R district.**
15. **Not allowed on Main Street. No repair or storage of vehicles is allowed.**