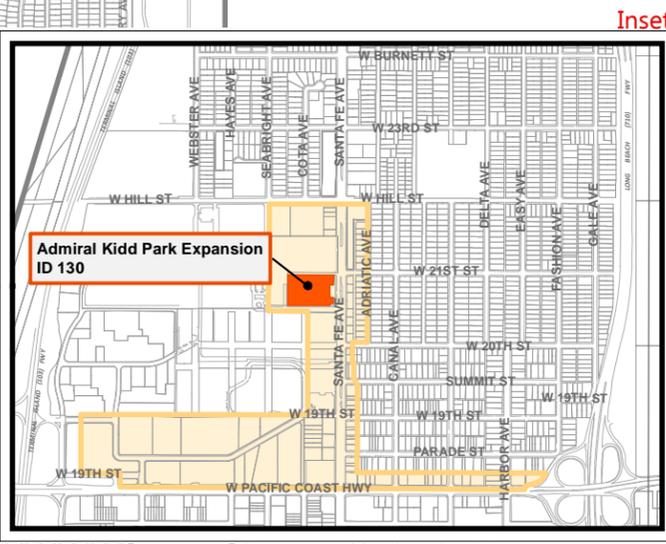
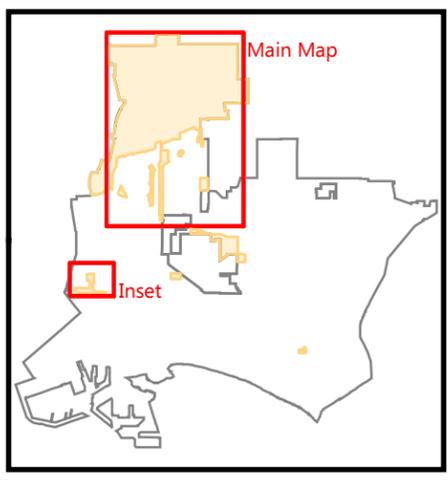
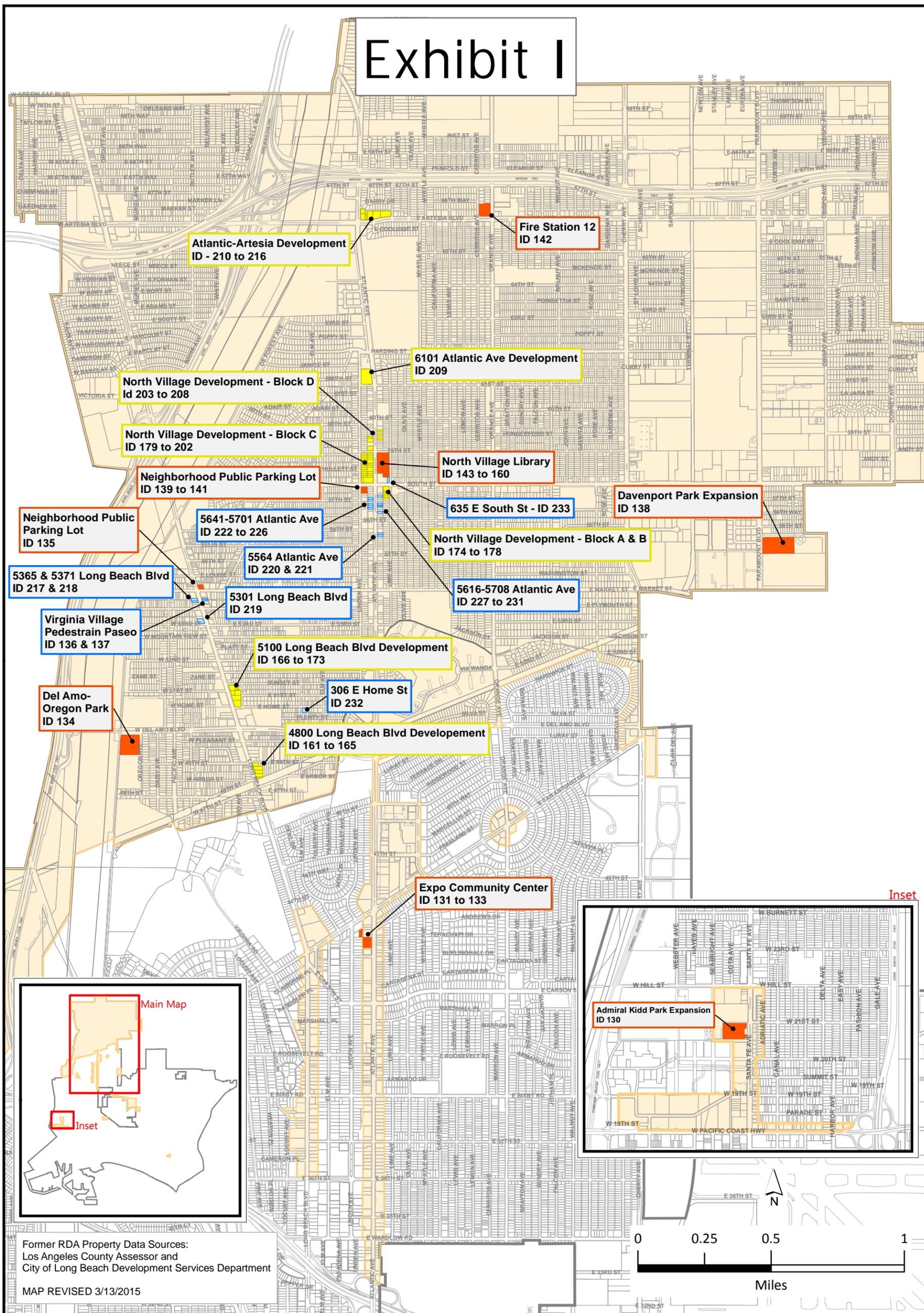


Exhibit I



Former RDA Property Data Sources:
Los Angeles County Assessor and
City of Long Beach Development Services Department
MAP REVISED 3/13/2015



Department of
Technology Services
GIS

City of Long Beach Former RDA Properties in North Long Beach Redevelopment Area

- MAP FEATURES**
- Government Use
 - Enforceable Obligation
 - Future Development
 - Sale of Property
 - North Long Beach Redevelopment Area

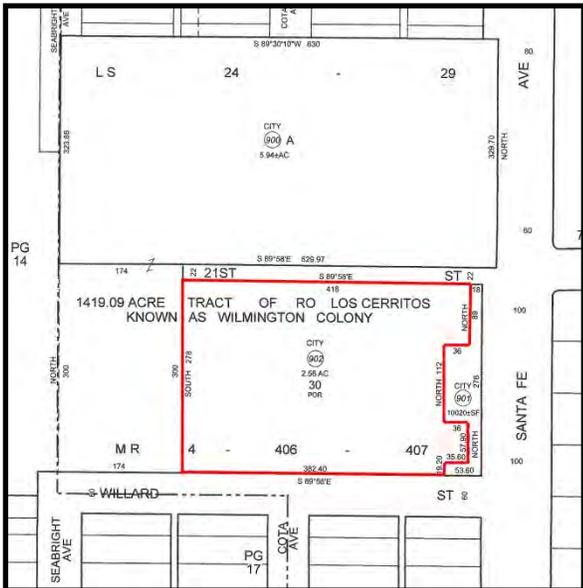
130). Admiral Kidd Park Expansion



Parcel Data:

Property Type:	Open Space
Permissible Use:	Governmental Use
Property Address:	1724 W. 21 st Street
Assessor ID Number(s):	7402-016-902
Lot Size (SF):	111,514
Zoning:	P
Council District:	7
Strategic Plan:	North Long Beach Strategic Guide for Redevelopment

The Department of Finance approved Oversight Board action OB 12-2014 transferring this property to the City.



Successor Agency to the Redevelopment Agency of the City of Long Beach





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

September 12, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 2051-2089 Santa Fe Avenue, 1719-1817 West Willard Street and 1724-1814 West 21st Street for a purchase price of \$4,721,000 plus closing costs.

DISCUSSION

The property located at 2051-2089 Santa Fe Avenue, 1719-1817 West Willard Street and 1724-1814 West 21st Street (APN's 7402-016-001 and 7402-016-002) is immediately adjacent to Admiral Kidd Park (Exhibit A – Site Map). This 2.79-acre site encompasses many obsolete industrial buildings, including deteriorated store fronts facing Santa Fe Avenue (Exhibit B – Site Photograph). The buildings are dilapidated; have become a nuisance to the surrounding area; and an increased police presence is required. With the new development of Cabrillo High School to the immediate west and the new Job Corp facility to the immediate south, industrial use in this area is no longer appropriate.

The following summarizes this proposed transaction:

- Rex L. Hodges, Inc., the Bess J. Hodges Foundation and the Gary C. Larsen Trust own the property;
- The property was appraised at \$4,200,000 by Lidgard & Associates, in an appraisal report dated March 8, 2005;
- The Agency's purchase price for the property will be \$4,721,000;
- This is a negotiated sale, in lieu of condemnation; and
- Tenants will be relocated in accordance with State relocation law.

The difference between the appraised value and the negotiated value is due to recent sales where values have significantly increased. The increase is justified based on these comparable sales. If authorized, acquisition of this property would resolve currently incompatible land uses and allow for the expansion of Admiral Kidd Park. Moreover, it would significantly contribute to the removal of blight in the neighborhood and more specifically the area surrounding the park.

On March 1, 2005, the City Council authorized the use of 2005 bond proceeds to acquire land for future Admiral Kidd Park expansion. Agency staff discussed the purchase of this property with the North Project Area Committee (NPAC) during their March 24, 2005 meeting. Acquisition of the land for park expansion is consistent with the NPAC's goals.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED:

MSF:BAK:bak



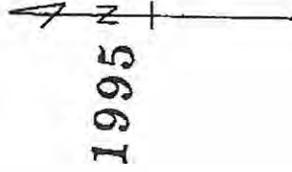
GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Site Photographs

7280 24
SCALE 1" = 60'

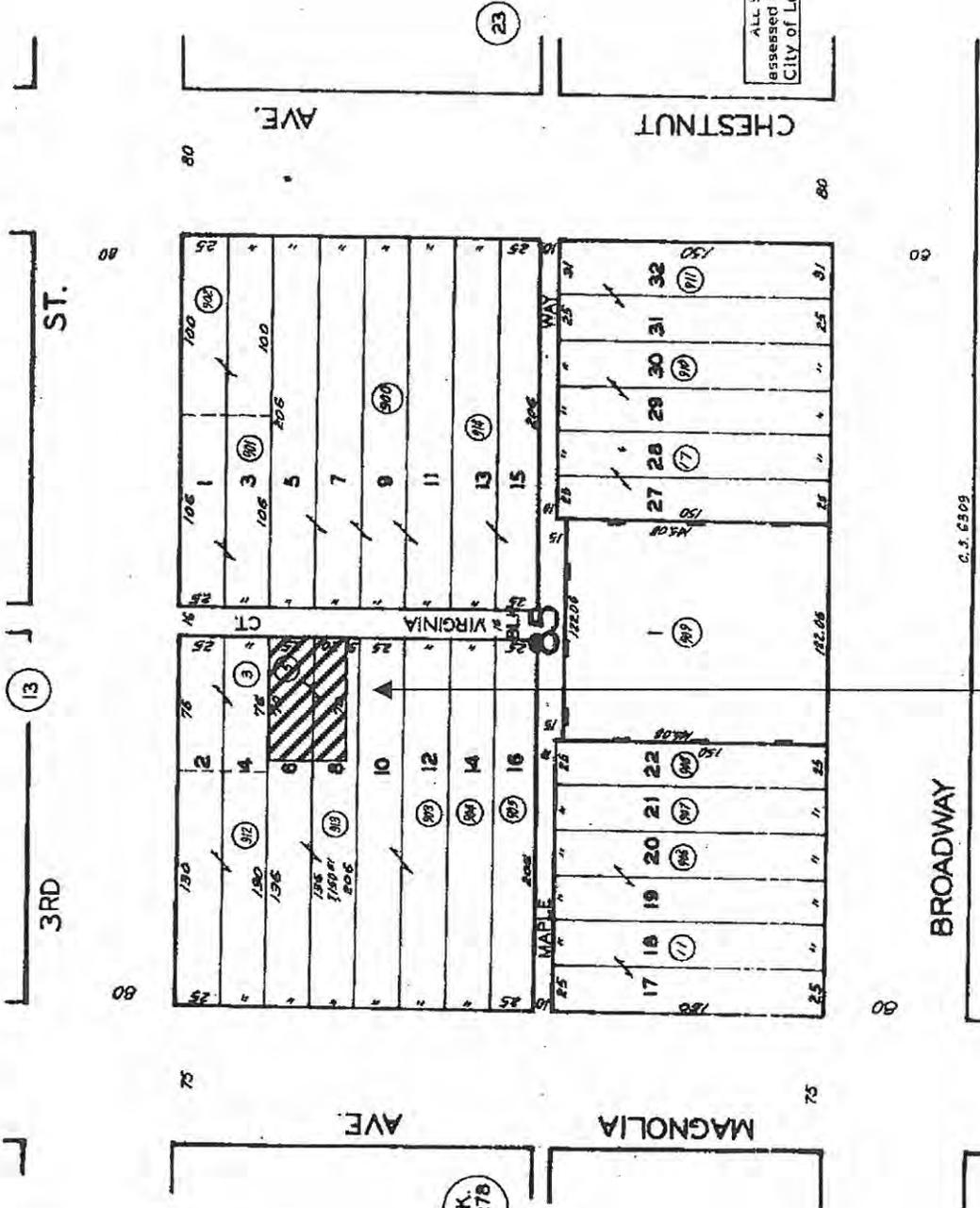
County of Los Angeles: Rick Auerbach, Assessor

8/10/1994
861118602-8
871240401003
88090804002
8901090600001
950404



BK.
7278

EXHIBIT A



ALL 300 series parcels on this page assessed to Redevelopment Agency of the City of Long Beach, unless otherwise noted.

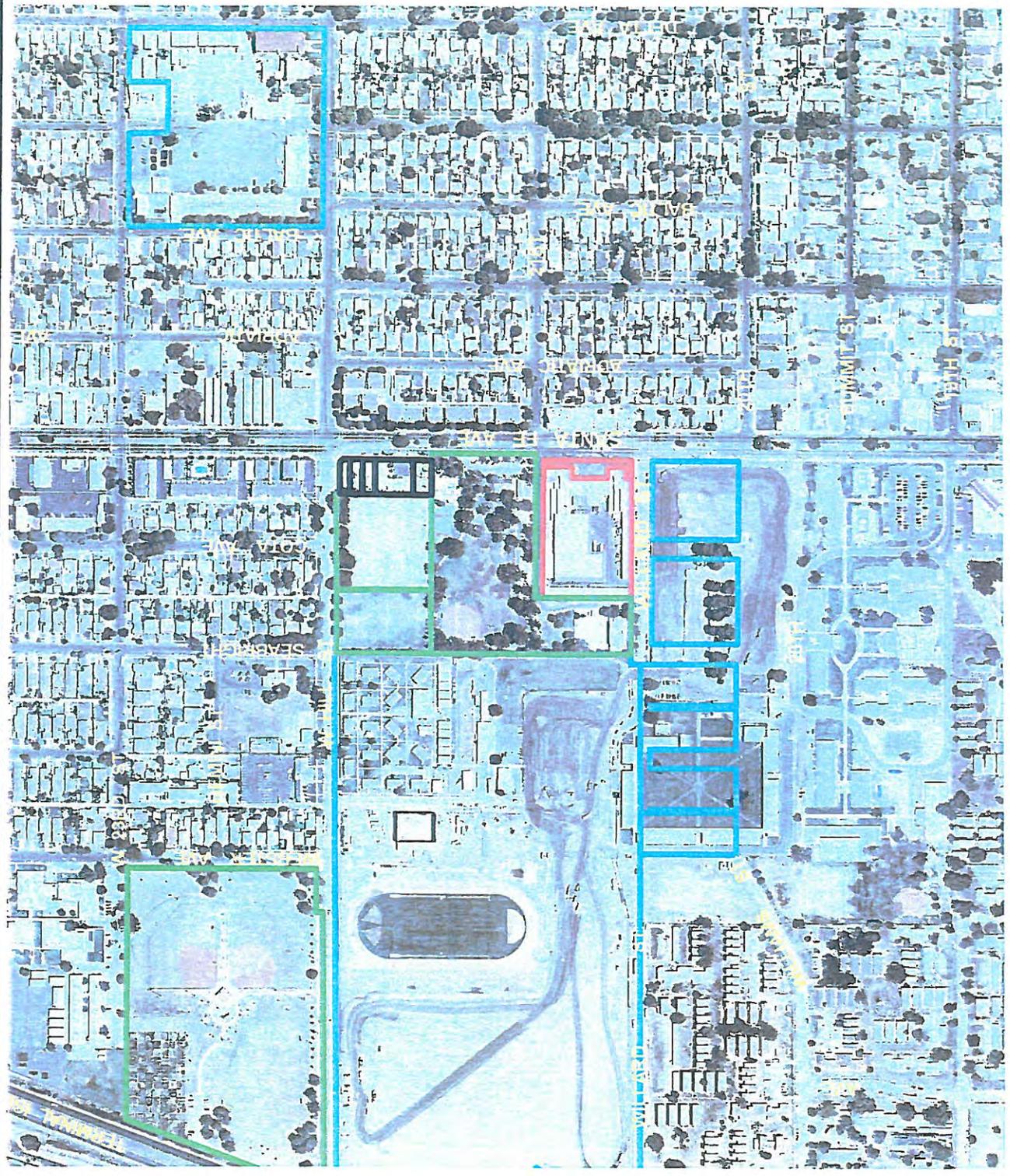
CODE
5542

FOR PREV. ASSMT. SEE:
7277-38

TOWNSITE C LONG BEACH
CONDOMINIUM
TRACT NO. 34586
M.B. 973-42-44

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2051 - 89 Santa Fe Avenue, 1719-1817 West Willard and 1724-1814 West 21st Street
SITE ACQUISITION

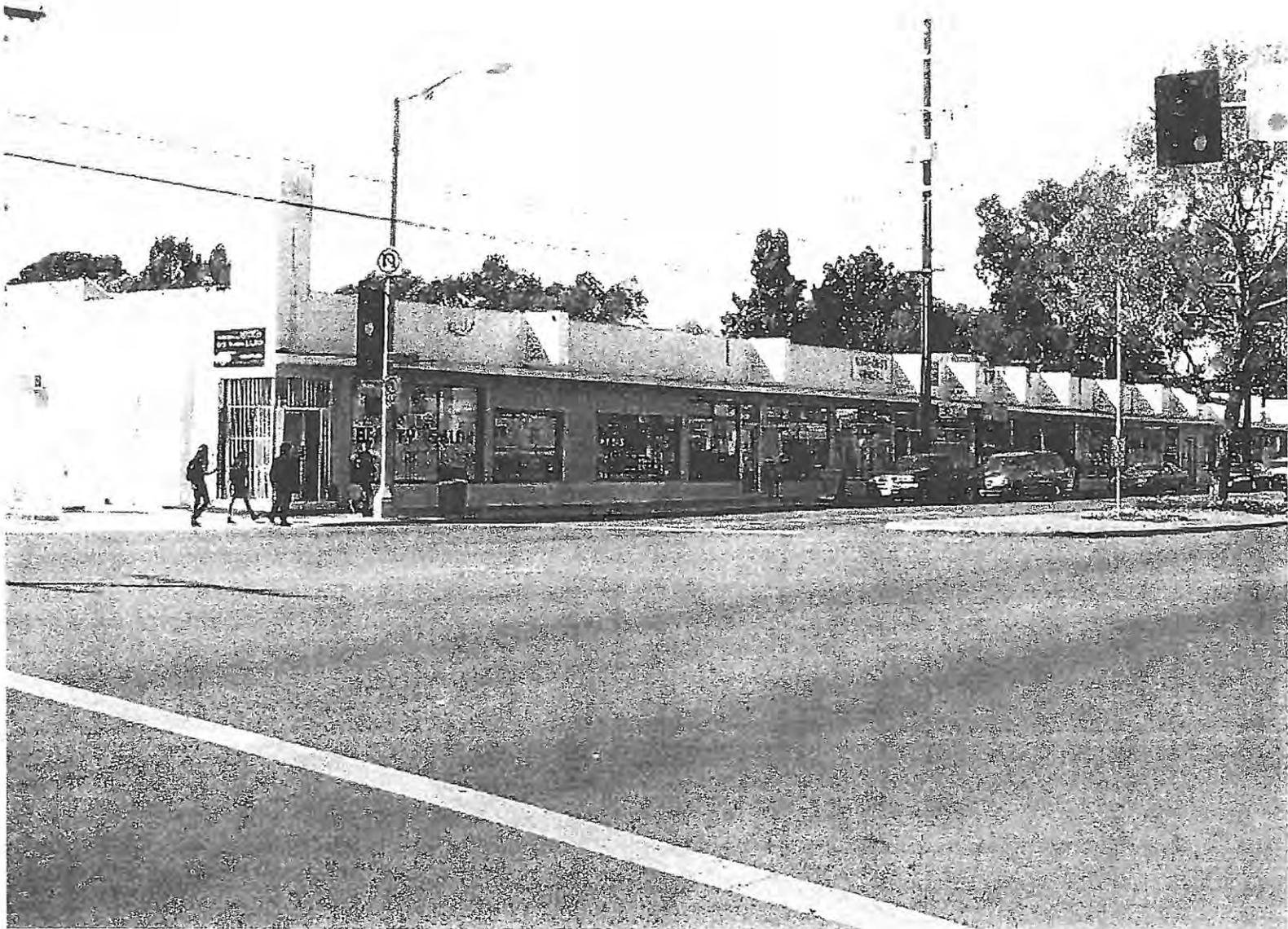


LEGEND

- 2051-89 Santa Fe, et al
- Park Space
- School
- Possible Future Acquisition

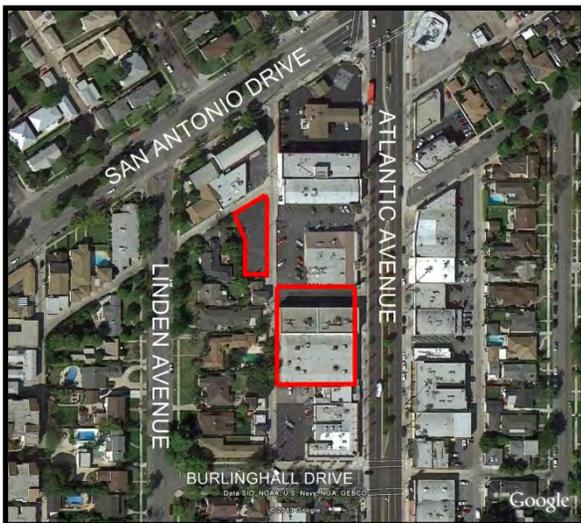








131-133). Expo Community Center

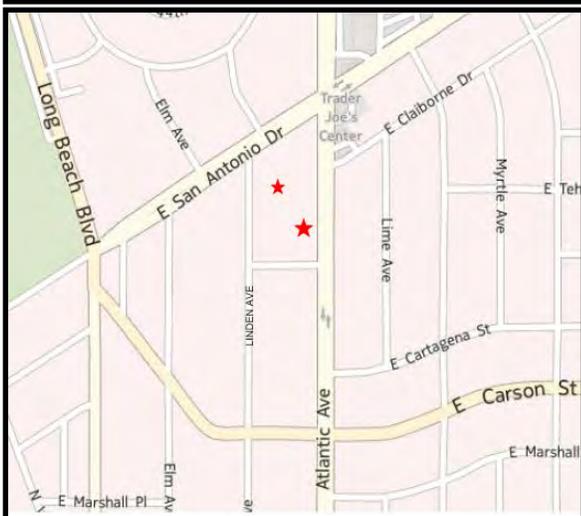


Parcel Data:

Property Type: Commercial Building
 Permissible Use: Governmental Use
 Property Address: 4321-4360 Atlantic Avenue
 Assessor ID Number(s): 7139-001-900, -901, & -902
 Lot Size (SF): 40,970
 Zoning: LBCNP, LBR1N
 Council District: 8
 Strategic Plan: North Long Beach Strategic Guide for Redevelopment



One of the key planning and redevelopment issues identified in the North Long Beach Strategic Guide for Redevelopment (Guide) is an increase in empty and blighted storefronts along major arterials, such as Atlantic Avenue. The former Redevelopment Agency (Agency) acquired the property located at 4321 Atlantic Avenue in order to keep a large commercial building from becoming vacant. The previous owner had a tenant vacating the property and no plan in place for future re-use. While the property is located along the major arterial of Atlantic Avenue, it is also adjacent to a key intersection of San Antonio Drive and Atlantic Avenue, one of the Neighborhood Convenience Nodes identified in the Guide. The property now houses the City's Expo Arts Center, which provides community space and public arts events for Long Beach residents and visitors and has evolved into the cultural hub of North Long Beach. The site is a catalyst to community involvement and civic engagement.



Successor Agency to the Redevelopment Agency of the City of Long Beach





Building A Better Long Beach

Item 3

July 7, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 4321 Atlantic Avenue for \$5,095,000 plus closing costs, and increase appropriations for the North Long Beach Redevelopment Project Area (RD 230). (North – District 8)

DISCUSSION

One key objective of the Redevelopment Agency (Agency) is the improvement of business corridors. The Atlantic Avenue corridor that runs through the heart of the Bixby Knolls community in the North Long Beach Redevelopment Project Area is a key area in North Long Beach.

Agency staff was approached by the property owner of 4321 Atlantic Avenue (Property), inquiring as to the Agency's interest in acquiring the site. The current lease will expire shortly and the owner does not have a plan for a future re-use of the Property. The Property (Exhibit A – Site Map) is located within the Bixby Knolls community and has a large presence on the Atlantic Avenue business corridor. Therefore, controlling the property and managing its future use is vital to the economic growth of the area.

The Property has approximately 40,970 square feet of land and a 19,137-square-foot building occupied by a furniture store (Exhibit B – Site Photograph). An independent appraisal was conducted and the fair market value was determined to be \$4,850,000, with a date of value of May 1, 2008. The tenant will be relocated according to state relocation law.

REDEVELOPMENT AGENCY BOARD MEMBERS

July 7, 2008

Page 2

Since the Property can be purchased for fair market value without the use of eminent domain, Agency staff is recommending acquisition. The long-term re-use of the Property is for future retail and/or restaurant development.

The acquisition of the Property was presented to the North Long Beach Project Area Committee (NPAC) at its June 26, 2008 meeting. The NPAC approved a recommendation to acquire the Property. The funds to acquire this Property are available; an appropriation increase to the North Long Beach Redevelopment Project Area FY 2008 budget that is equal to the purchase price and closing costs is requested.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,


for/ CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:aes

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit A – Site Map



Exhibit B – Site Photograph
4321 Atlantic Avenue



134).

Del Amo/Oregon Park



Parcel Data:

Property Type:	Park
Permissible Use:	Governmental Use
Property Address:	4951 Oregon Avenue
Assessor ID Number(s):	7133-018-900
Lot Size (SF):	143,748
Zoning:	LBI
Council District:	8
Strategic Plan:	Open Space and Recreation Element of the City's General Plan & Green Vision Plan



The Open Space and Recreation Element of the General Plan for the City of Long Beach identifies the City's open space goal as eight acres of recreational space per 1,000 residents. In addition, the Green Vision Plan addresses the imbalance of open space available in different sections of the City by identifying opportunities for parks and open space, with an emphasis on the targeted and underserved section of the City such as North Long Beach. Other factors considered in determining an area's open space needs include the density of the neighborhood, distribution of youth and senior populations, the types of recreational services offered in surrounding parks, and the distances from other park opportunities. North Long Beach is underserved, as the current ratio of recreational space is only 1 acre per 1,000 residents. The former Redevelopment Agency acquired the property at 4951 Oregon to add 3.3 acres of much needed open space to an underserved area. The recreational opportunities proposed for this site include passive open space, a soccer field, hard court activities area and play equipment with benches. The project was scheduled to go out to bid for construction when dissolution occurred. It is the intent of the City to build this park after the Plan is adopted.



**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





Building A Better Long Beach

Item 1

November 17, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 4951 Oregon Avenue for \$5,100,000 plus closing costs. (North – District 8)

DISCUSSION

The property located at 4951 Oregon Avenue has approximately 3.3 acres of land area, with a building area of 7,425 square feet (Subject Property) (Exhibit A – Site Map). The building on the site is currently vacant, but was previously used as a church (Exhibit B – Site Photograph). A majority of the site consists of vacant undeveloped land.

Lidgard & Associates, Inc. appraised the Subject Property at \$5,035,000 in an appraisal report dated April 25, 2008. The property owner has offered to sell the Subject Property to the Redevelopment Agency (Agency) in a voluntary acquisition. A Phase I and II environmental investigation was conducted and no further investigation is recommended at this time. Since the Subject Property can be purchased for fair market value without the use of eminent domain, staff is recommending acquisition. The long-term use of the Subject Property is for development as a public park. The Agency will be responsible for the park development on behalf of the Parks, Recreation and Marine Department (PRM).

The City's open space goal is eight acres of recreational open space per 1,000 residents, as identified in the Open Space and Recreation Element of the General Plan. In addition, the Green Vision Plan addresses the imbalance of open space available in different sections of the City by identifying opportunities for parks and open space, with emphasis on the targeted and underserved sections of the City such as North Long Beach. Other factors that the PRM uses to consider open space needs include the density of a neighborhood, distribution of youth and senior populations, the types of recreational services offered in surrounding parks, and the distances from other park opportunities.

REDEVELOPMENT AGENCY BOARD MEMBERS

November 17, 2008

Page 2 of 2

The population of North Long Beach is underserved, as the current ratio of residents to acres of recreational open space is only one acre per 1,000 residents. In order to meet the City's recreational open space goals of eight acres per 1,000 residents, an area with the density of North Long Beach should have 41 acres of open space.

Some proposed recreational opportunities for the Subject Property include a soccer field, hard court activities area, play equipment with benches, as well as much needed green space for the residents living in the immediate vicinity of the Subject Property. The ultimate use for the Subject Property will be determined through a collaborative process of future community meetings, as well as discussions with the Agency Board and the North Long Beach Project Area Committee (NPAC).

The acquisition of the Subject Property was presented to the NPAC at its May 22, 2008 meeting. The NPAC approved a recommendation to acquire the Subject Property. The funds to acquire the Subject Property are available in the North Long Beach Redevelopment Project Area FY 2009 budget.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a stylized flourish at the end.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:aes

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

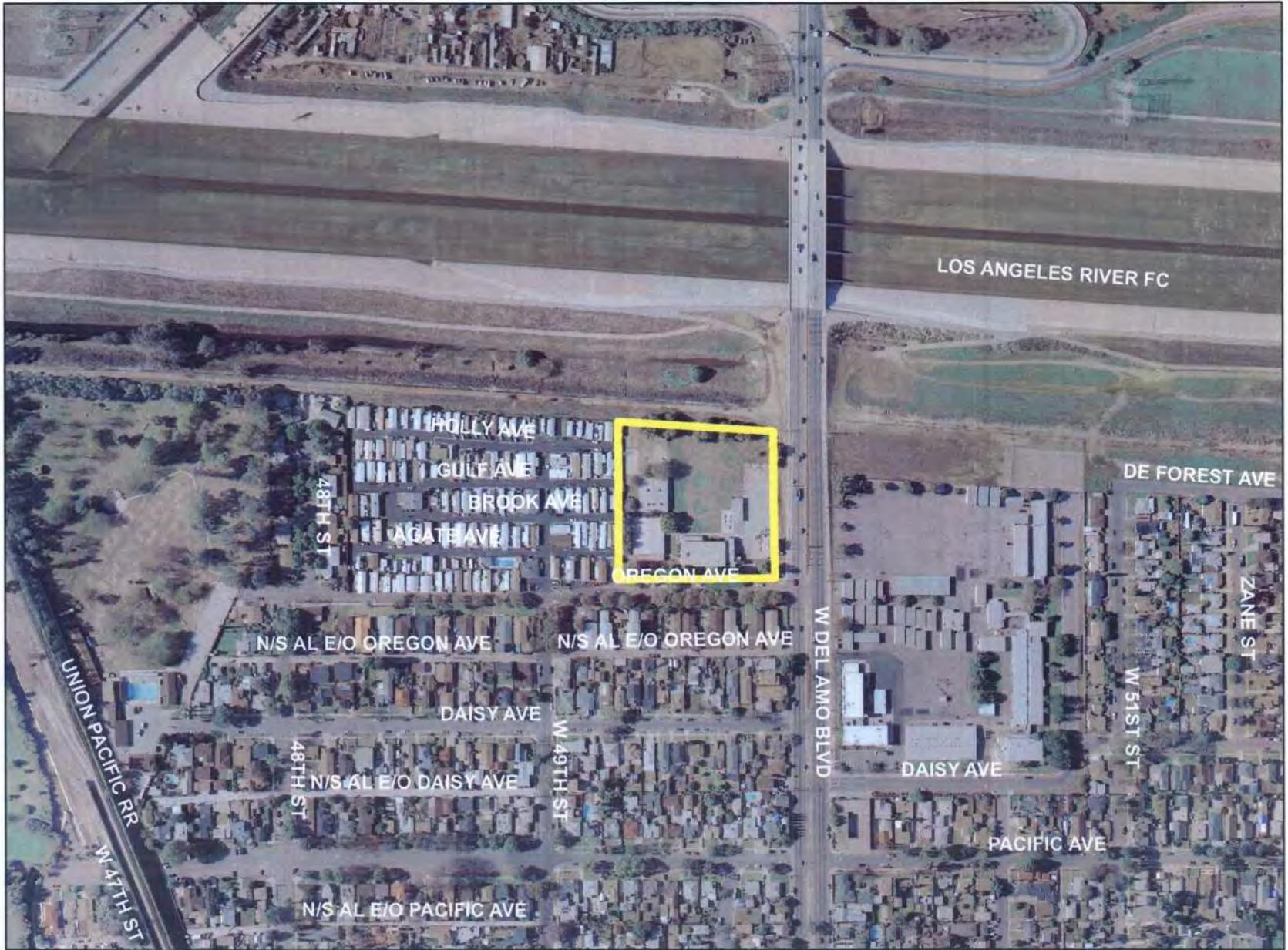


Exhibit A

Exhibit B

Site Photograph

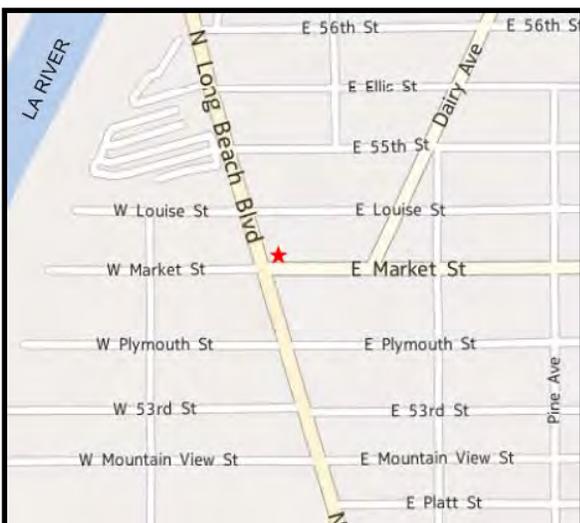


135). Neighborhood Public Parking Lot



Parcel Data:

Property Type:	Parking Lot
Permissible Use:	Governmental Use
Property Address:	5400-5412 Long Beach Boulevard
Assessor ID Number(s):	7126-036-905
Lot Size (SF):	10,568
Zoning:	LBCNP
Council District:	8
Strategic Plan:	North Long Beach Redevelopment Plan and the North Long Beach Strategic Guide for Redevelopment



One of the priorities of the North Long Beach Redevelopment Plan (Plan) is to support the revitalization of commercial sites and improve the commercial corridors through construction of public improvements and creation of public parking. In addition, the North Long Beach Strategic Guide for Redevelopment (Guide) identifies the intersection at Long Beach Boulevard and Market Street as a Target Site of the North Long Beach Project Area and envisions the development of a revitalized, maintained, pedestrian-oriented historic core. The Guide further discusses that the primary focus should be on streetscape improvements, façade renovations, historic preservation and the provision of public parking. The former Redevelopment Agency acquired the property at 5400-5412 Long Beach Boulevard for the development of much-needed public parking consistent with both the Plan and the Guide. The property is currently used for this purpose.

**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**





Building A Better Long Beach

January 7, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5400 Long Beach Boulevard for a purchase price of \$451,000, plus closing costs.
(North – District 8)

DISCUSSION

One of the priorities of the North Long Beach Redevelopment Plan (Plan) is to support the revitalization of commercial sites and improve the commercial corridors through construction of public improvements. In addition, the Plan talks about the creation of public parking where possible. Redevelopment Agency (Agency) staff has successfully negotiated the acquisition of 5400 Long Beach Boulevard (Subject Property) (Exhibit A – Site Map). Acquisition of the Subject Property will remove blight along the corridor and be used for interim public parking.

The Subject Property (APN 7126-036-006) is approximately 6,820 square feet and is currently a vacant lot (Exhibit B – Site Photograph). The land will be used for off-street parking for the neighborhood-serving commercial area until other development proceeds in the area.

The following summarizes the proposed transaction:

- Iraj & Neda Sarvian currently own the Subject Property;
- A formal appraisal was conducted by Lidgard and Associates to determine the fair market value;
- The Agency's purchase price for the Subject Property will be \$451,000 or \$66 per square foot of land. This is within 10% of the Subject Property's appraised fair market value of \$410,000; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 7, 2008

Page 2

The North Long Beach Project Area Committee approved a recommendation to support the acquisition of the Subject Property at its September 27, 2007, meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a long horizontal flourish extending to the right.

CRAIG BECK
ASSISTANT EXECUTIVE DIRECTOR

CB:LAM:eld

Attachment: Exhibit A – Site Map
 Exhibit B – Site Photograph



Exhibit A Site Map

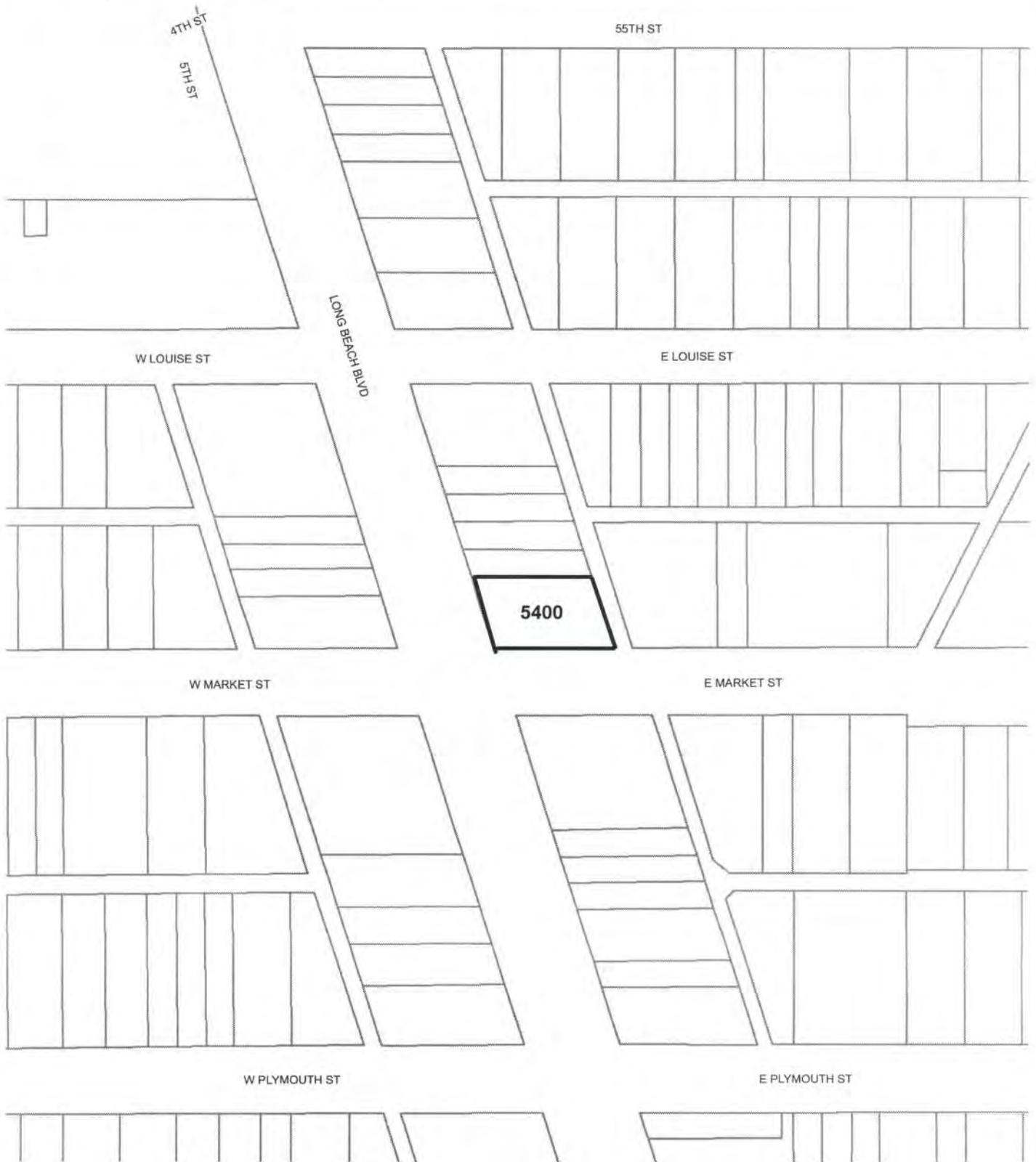


Exhibit B
Site Photograph





Building A Better Long Beach

Item 1

October 6, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 5412 Long Beach Boulevard for a purchase price of \$440,000 plus closing costs. (North – District 8)

DISCUSSION

One of the priorities of the North Long Beach Redevelopment Plan (Plan) is to support the revitalization of commercial sites and improve the commercial corridors through the construction of public improvements. In addition, the Plan references the creation of public parking where possible. Redevelopment Agency (Agency) staff has successfully negotiated the acquisition of 5412 Long Beach Boulevard (Subject Property) (Exhibit A – Site Map).

The Subject Property (APN 7126-036-005) is approximately 2,620 square feet and is currently a sporting goods business (Exhibit B – Site Photograph). The tenant is eager to relocate and is working with a relocation representative to find a suitable site. The tenant will be relocated according to state relocation law. The land will be used for off-street parking for the neighborhood-serving commercial area until other development proceeds in the area. A Phase I environmental investigation was conducted and no further investigation is recommended at this time.

The following summarizes the proposed transaction:

- Anthony N. Chai currently owns the Subject Property;
- A formal appraisal was conducted by Lidgard and Associates to determine the fair market value;
- The Agency's purchase price for the Subject Property will be \$440,000 or \$168 per square foot of land, which is within the range of fair market value as supported by the appraisal.
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

October 6, 2008

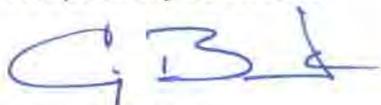
Page 2 of 2

The North Long Beach Project Area Committee approved a recommendation to support the acquisition of the Subject Property at its September 25, 2008, meeting.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:eld

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit A

N
5412 Long Beach Boulevard



5412 Long Beach Boulevard

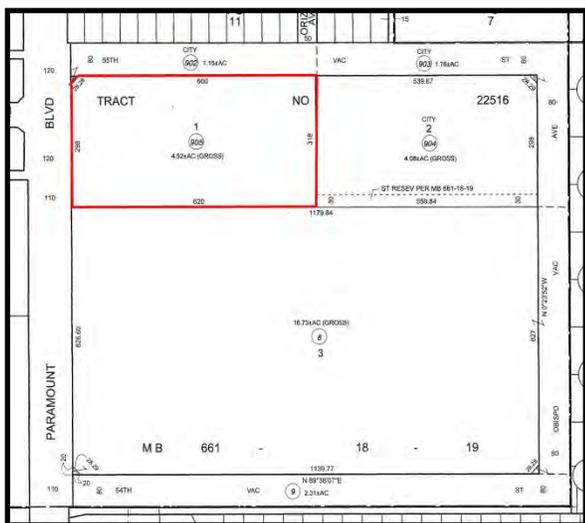


138). Davenport Park Expansion



Parcel Data:

Property Type:	Park
Permissible Use:	Government Use
Property Address:	5550 N. Paramount Boulevard
Assessor ID Number(s):	7157-006-905
Lot Size (SF):	196,960
Zoning:	LBRM
Council District:	8
Strategic Plan:	Open Space & Recreation Element of the General Plan & Green Vision Plan



The Open Space and Recreation Element of the General Plan for the City of Long Beach identifies the City's open space goal as eight acres of recreational space per 1,000 residents. In addition, the Green Vision Plan addresses the imbalance of open space available in different section of the City by identifying opportunities for open space, with an emphasis on the targeted and underserved section of the City such as North Long Beach. The area immediately to the west of the park has one of the highest population densities in Long Beach with 3,594 inhabitants residing in approximately 1,309 apartment units. Fifty percent of the resident population living within the ½ mile service radius of Davenport Park (Park) is composed of youth (37% 18 and under) and seniors (13% age 55+). The former Redevelopment Agency acquired the property at 5550 N. Paramount Boulevard to add 4.5 acres of much needed open space to the existing Park along with frontage on Paramount Boulevard. The property is on a former landfill and is not suitable for private development. The proposed recreational opportunities include a soccer field, water play equipment, hard court activities area, play equipment with benches, picnic area and barbeques and passive open space. Plans to develop the property as a park will proceed once this Plan is approved.

Successor Agency to the Redevelopment Agency of the City of Long Beach





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

May 8, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5500-50 Paramount Boulevard for a purchase price of \$3,850,000 plus closing costs. (North – District 9)

DISCUSSION

The City's open space goal, as identified in the Open Space and Recreation Element of the General Plan adopted by the City Council on October 22, 2002, on the recommendation of the Planning Commission and the Parks and Recreation Commission, is 8 acres of recreational open space per 1,000 residents. The Green Vision Plan addresses the imbalance of open space available in different sections of the City by identifying opportunities for parks and open space, with emphasis on the targeted and underserved sections of the City such as North Long Beach.

Other factors that the Parks, Recreation and Marine Department (PRM) uses to consider open space needs include the density of a neighborhood, distribution of youth and senior populations, the types of recreational services offered in surrounding parks, and the distances from other park opportunities. Each resident should have mini, neighborhood and community scale parks accessible within prescribed radii. The eastern side of North Long Beach lacks the diversity of recreational opportunities available at the largest of these three types of parks, the community park. The expansion of Pops Davenport Park (Park) to Paramount Avenue, through the purchase and acquisition of the property at 5500-50 Paramount Boulevard (Exhibit A), would provide enough space to create a community level park, with a ½ mile service radius.

The population of North Long Beach is underserved, as the current ratio of residents to acres of recreational open space is only 1 acre per 1,000 residents in the Project Area, as compared to the City's goal of 8 acres of recreational open space per 1,000 residents. The Long Beach resident population within the ½ mile service radius of the

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

Park is approximately 5,180 people. Approximately thirty-seven percent (37%), of that population is composed of youth (18 and under) and the senior population (age 55+) accounts for thirteen percent (13%) see Exhibit B. The area immediately to the west of the Park has one of the highest population densities in all of the City of Long Beach, with 3,594 inhabitants residing in approximately 1,309 apartment units. Almost twenty-eight percent (28%) of residents within the ½ mile service radius of the Park are living below poverty level (Exhibit C). In order to meet the City's recreational open space goals, an area with these demographics should have 41 acres of open space. The Park as expanded would provide 10 acres of open space.

Staff has been working closely with the Public Works Department and PRM on Davenport Park, as well as the potential expansion site. Some proposed recreational opportunities for the community include a soccer field, water play equipment, a hard court activities area, play equipment with benches, picnic area and barbeques, as well as much needed green space for the 5,180 residents living in the immediate vicinity of the Park. The ultimate use for the expansion site will be determined through a collaborative process of future community meetings, as well as discussions with the Agency Board and the North PAC.

The property located at 5500-50 Paramount Boulevard (APN 7157-006-005) is located within the North Long Beach Redevelopment Project Area. This parcel has 196,891 square feet of land, with a single tenant industrial building of reinforced concrete tilt-up construction containing 54,609 gross square feet of land. The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes the proposed transaction:

- Margie Motley owns the property;
- The property was originally appraised at \$3,850,000 by Lidgard & Associates in an appraisal report dated March 17, 2005;
- The Agency's purchase price for the property will be \$3,850,000 or approximately \$20 per square foot. This is a voluntary sale, avoiding eminent domain.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy.

The Parks, Recreation and Marine Department has agreed to take responsibility for funding development of the Park.

REDEVELOPMENT AGENCY BOARD MEMBERS

May 8, 2006

Page 3

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:BAK:JVK

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Davenport Park Aerial Map
Exhibit B – City of Long Beach Population Density Map
Exhibit C – City of Long Beach Poverty Level Map

SITE MAP

55th Way Park Expansion

LEGEND

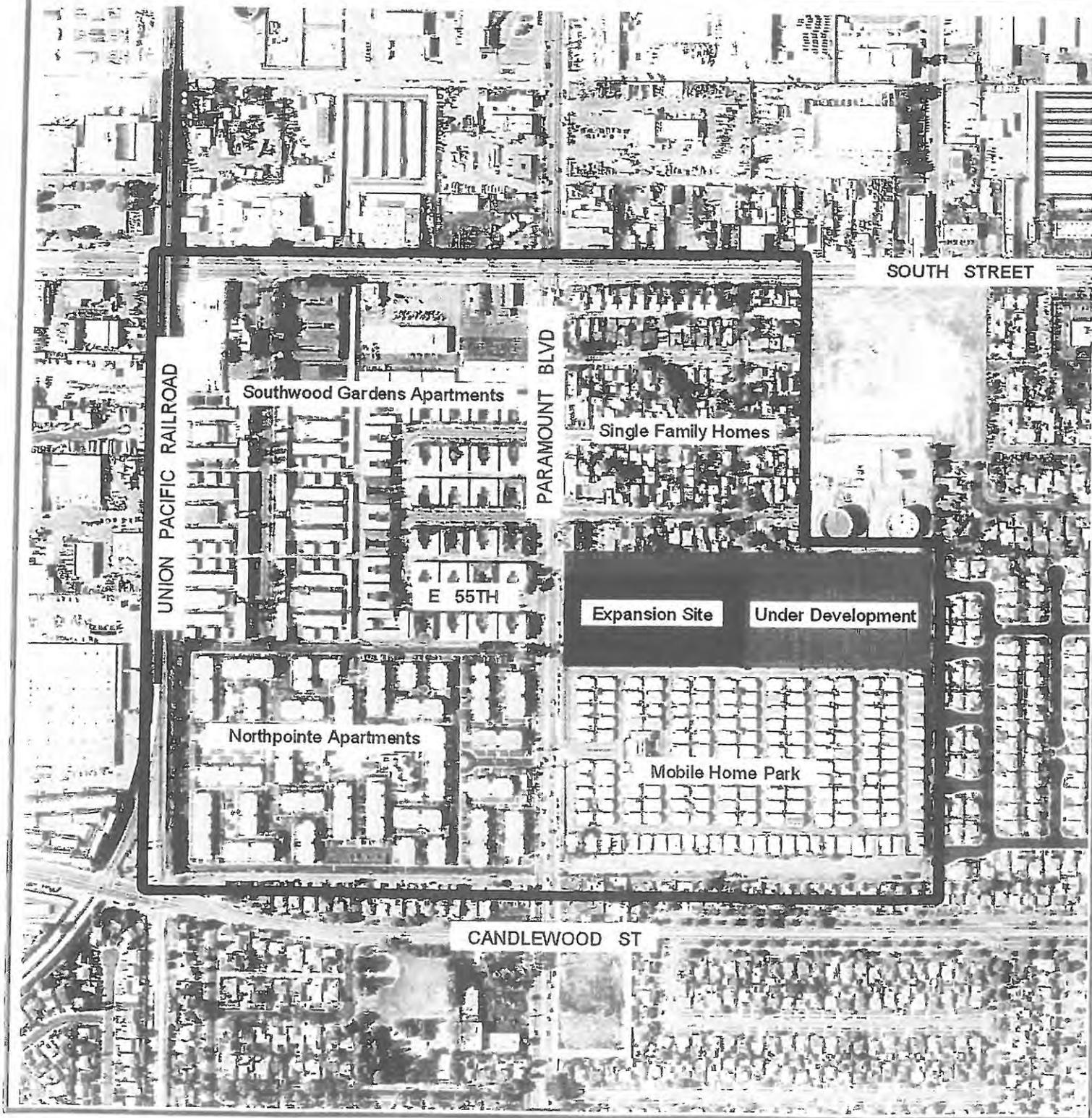


Under Development



Expansion Site

600 0 600 Feet



SOUTH STREET

UNION PACIFIC RAILROAD

Southwood Gardens Apartments

PARAMOUNT BLVD

Single Family Homes

E 55TH

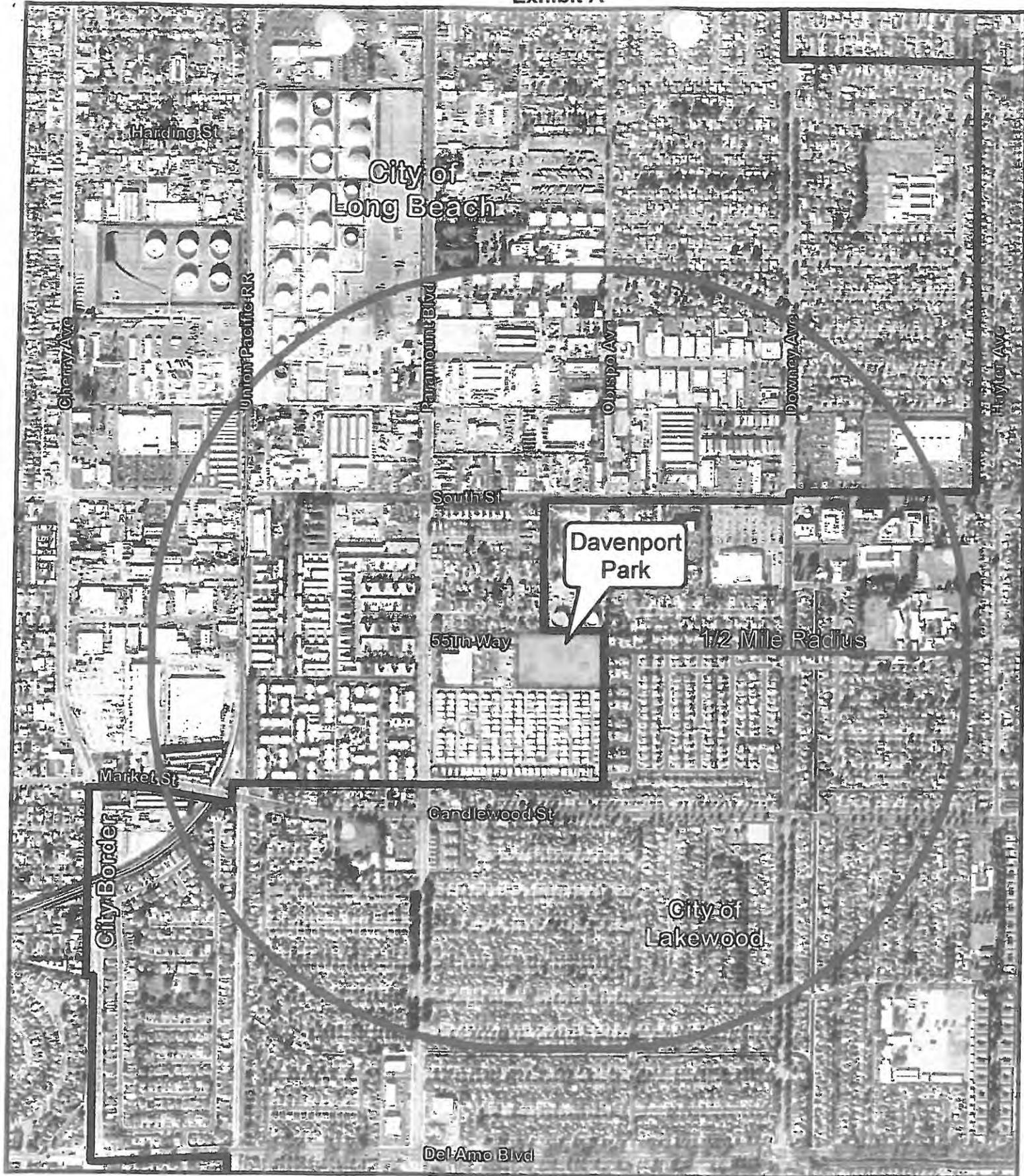
Expansion Site

Under Development

Northpointe Apartments

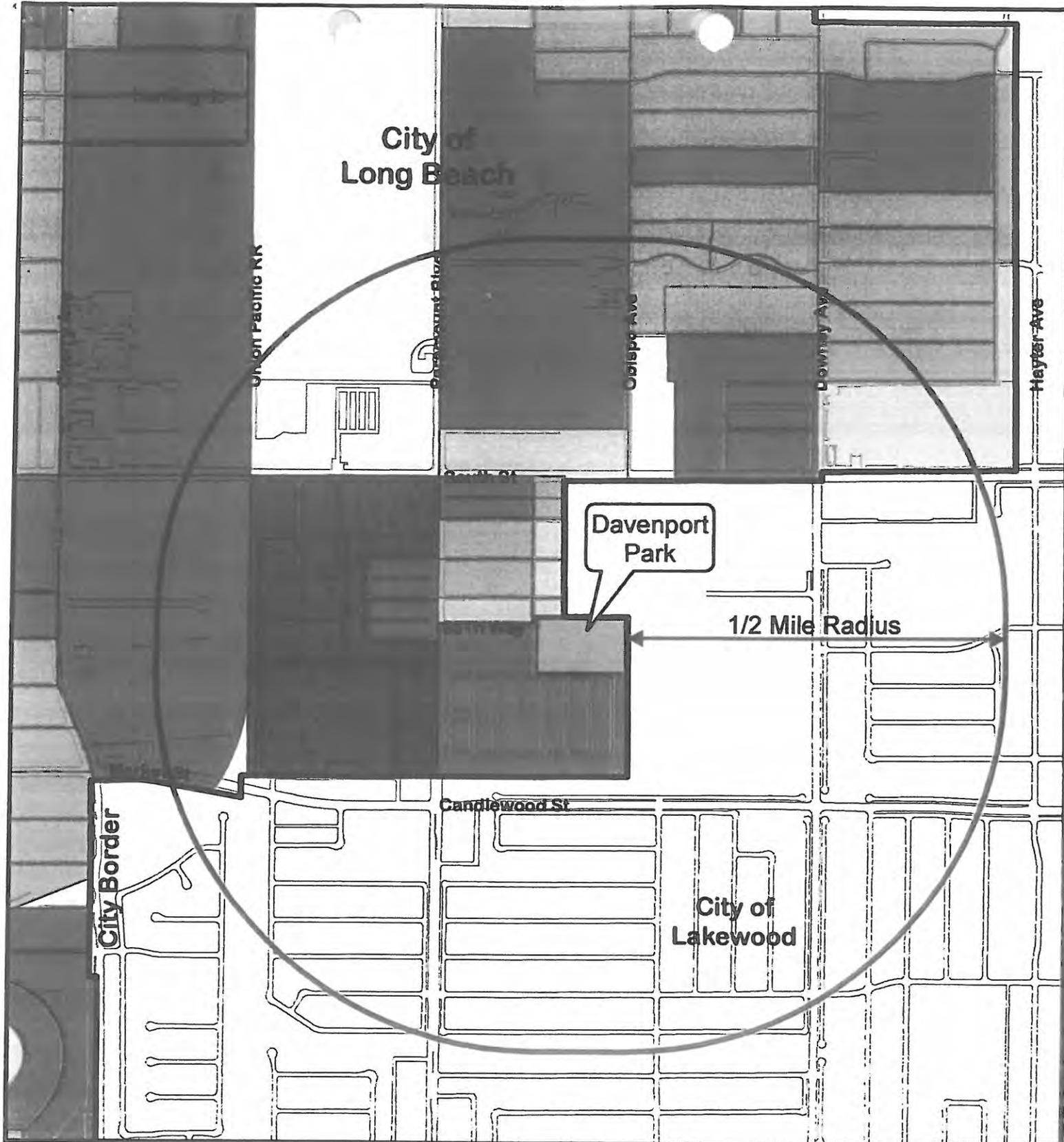
Mobile Home Park

CANDLEWOOD ST



Davenport Park

EXHIBIT B



Davenport Park

Total Population Density by Census Block
 Data From 2000 Census
 City of Long Beach Population Only

Total population within the 1/2 mile park service radius = 5,180
 Senior population (55+) within the 1/2 mile park service radius = 662
 Youth pop. (18 and under) within 1/2 mile park service radius = 1,906

Population Density

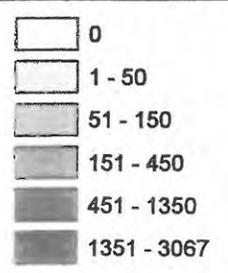
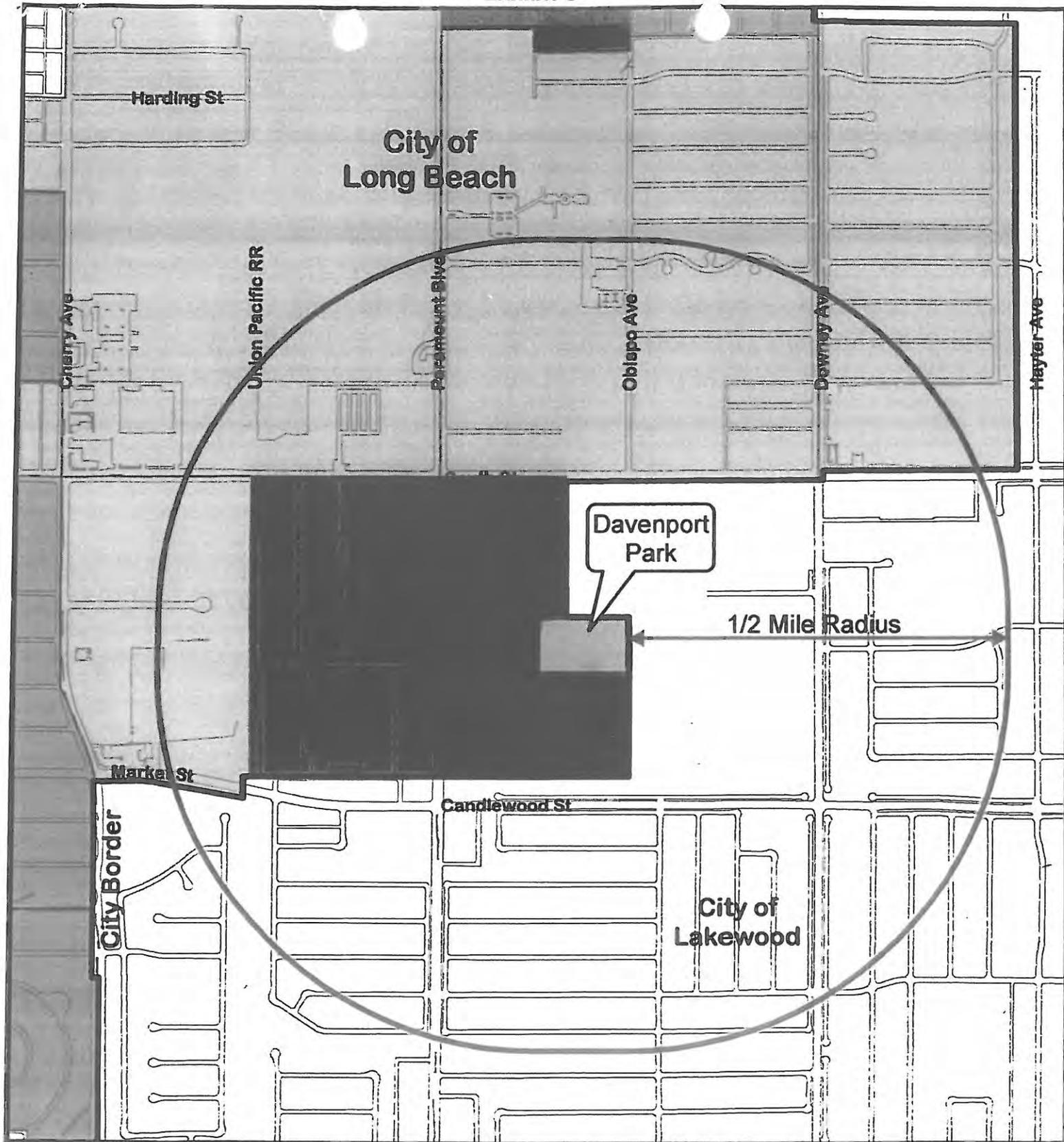


EXHIBIT C

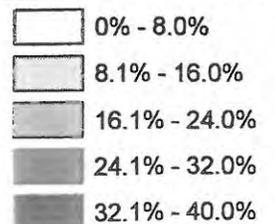


Davenport Park

Poverty Level by Census Block Group
Data From 2000 Census
City of Long Beach Population Only

Percent of residents below poverty level
within the 1/2 mile park service radius = 27.9%

Percent of Residents Below Poverty Level

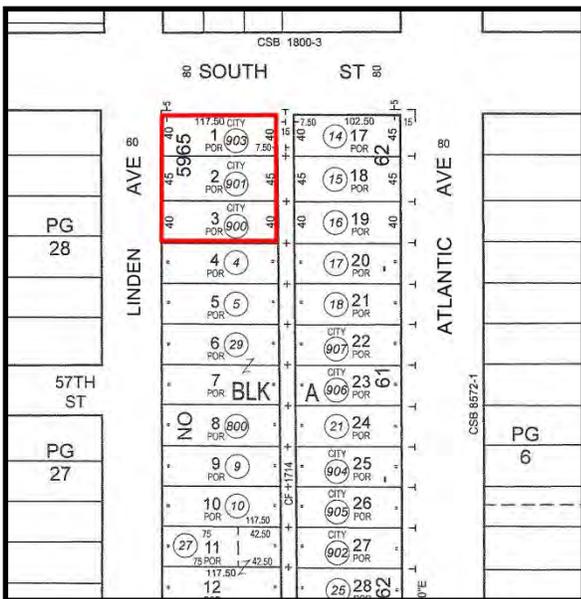


139-141). Neighborhood Public Parking Lot

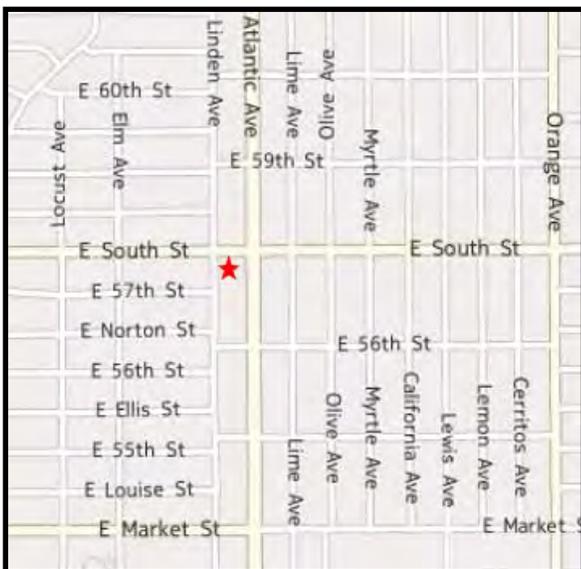


Parcel Data:

Property Type: Parking Lot
 Permissible Use: Government Use
 Property Address: 510 E. South St/
 5722-5730 Linden Avenue
 Assessor ID Number(s): 7127-007-900, -901, & -903
 Lot Size (SF): 14,688
 Zoning: LBCCA
 Council District: 8
 Strategic Plan: North Long Beach Strategic for Redevelopment



In the North Long Beach Redevelopment Project Area (Area), the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The former Redevelopment Agency acquired the property located at 510 South Street/5722-5730 Linden Avenue for its current use as off-street public parking to assist in easing the parking challenges for the retail-oriented Village Center.



Successor Agency to the Redevelopment Agency of the City of Long Beach





Date: November 8, 2004
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5722 Linden Avenue – North Long Beach Redevelopment Project Area (CD 8)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5722 Linden Avenue for a purchase price of \$60,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5722 Linden Avenue (APN 7127-007-003) is located within this area (Exhibit A). This parcel has 4,700 square feet of land; the property is currently an under utilized parking lot for the property owner's business, R&R Paints (Exhibit B). Upon acquisition, the property will be used for public parking. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- The property is owned by Richard G. Maine Trust;
- The property was originally appraised at \$60,000 by Lidgard and Associates, Inc.;
- The Agency's purchase price for the property will be \$60,000 or \$12.77 per square foot; and
- This is a voluntary sale, avoiding eminent domain.

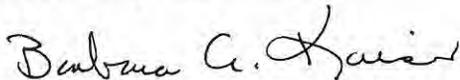
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased.

Redevelopment Agency Board Members
November 8, 2004
Page 2

The land can be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area. Funds are available for this acquisition in the FY 2004 budget for North Long Beach. The PAC found that acquisition of the parcel was consistent with the PAC's adopted land acquisition policy and recommended that the Agency acquire the site.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5722 Linden Avenue for a purchase price of \$60,000 plus closing costs.

Respectfully submitted,



 MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:

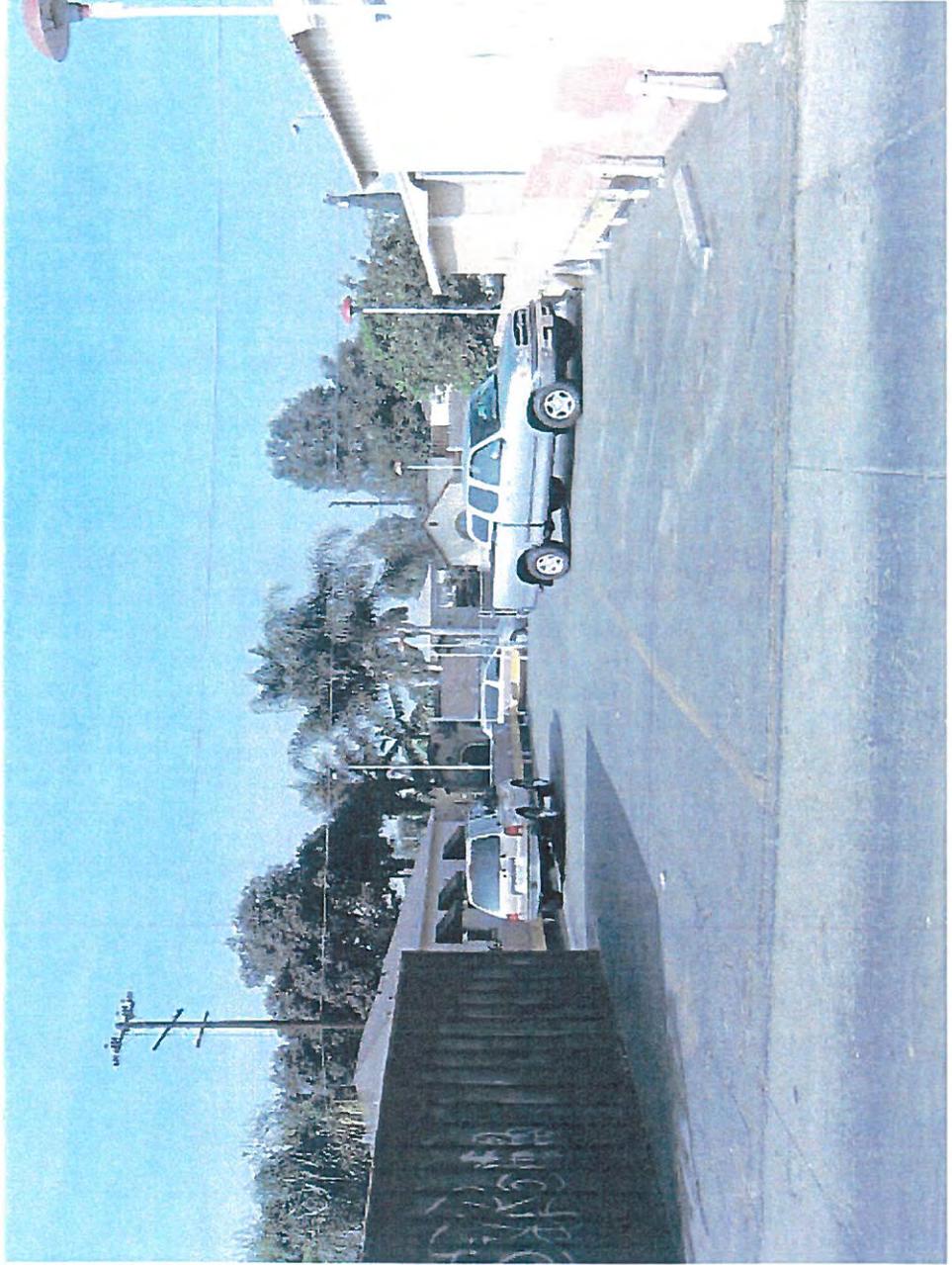


GERALD R. MILLER
CITY MANAGER

MSF:BAK:aes

Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit B
5722 Linden Avenue





Date: March 14, 2005
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5730 Linden Avenue – North Long Beach Redevelopment Project Area (CD 8)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5730 Linden Avenue for a purchase price of \$372,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5730 Linden Avenue (APN 7127-007-002) is located within this area (Exhibit A). This parcel has 5,288 square feet of land. The property is currently occupied and has a residential use in a commercial zoned area (CCA). This is a voluntary sale, avoiding eminent domain, and no relocation costs will be necessary. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Datzel and Elga Martinez own the property;
- The property was originally appraised at \$372,000 by Lidgard & Associates, in an appraisal report dated January 20, 2005;
- The Agency's purchase price for the property will be \$372,000 or \$380 per square foot; and
- This is a voluntary sale, avoiding eminent domain.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased.

Redevelopment Agency Board Members
March 14, 2005
Page 2

If authorized, acquisition of this residential property will benefit the off-street parking challenges in the retail-oriented Village Center. The site is adjacent to another property the Agency recently acquired, and will be combined and used for interim public parking.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their February 24, 2005 meeting.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5730 Linden Avenue for a purchase price of \$372,000 plus closing costs.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

MSF:BAK:aes

Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

EXHIBIT A

SITE MAP

7127 7
SCALE 1" = 80'

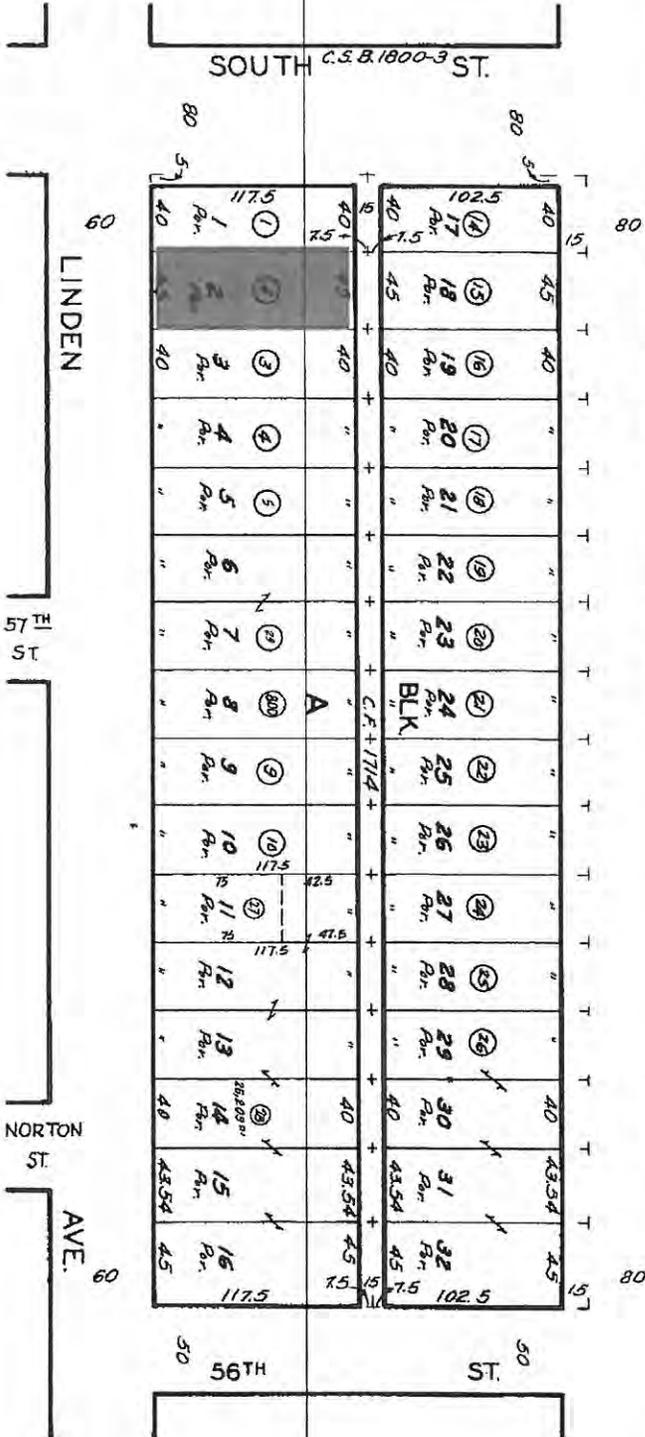
County of Los Angeles, Rick Auerbach, Assessor

1997

ATLANTIC

C. S. 8372 - I.

AVE.



CODE 4992

TRACT NO. 5965
M. B. 62-61-62

FOR PREV. ASSK'T. SEE: 1870-7



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REVISIT
5-23-6
3/03/2008/03/04/10
980917

Exhibit B
5730 Linden Avenue





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

April 16, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 500 – 526 South Street for \$330,000 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 500 – 526 South Street (APN 7127-007-001) is within this area (Exhibit A). This parcel has 4,700 square feet of land and a 686 square foot commercial building occupied by a commercial office use (Exhibit B). Lidgard & Associates appraised the property at \$315,000 in an appraisal report dated June 2, 2006. The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency. The tenant will be relocated according to state relocation law.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff is recommending acquisition. The land may be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area.

The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy, and recommended acquisition at their February 22, 2007 meeting. Sufficient funding is budgeted for this activity.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 16, 2007

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:AES:mp

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

EXHIBIT A
500 - 526 SOUTH STREET

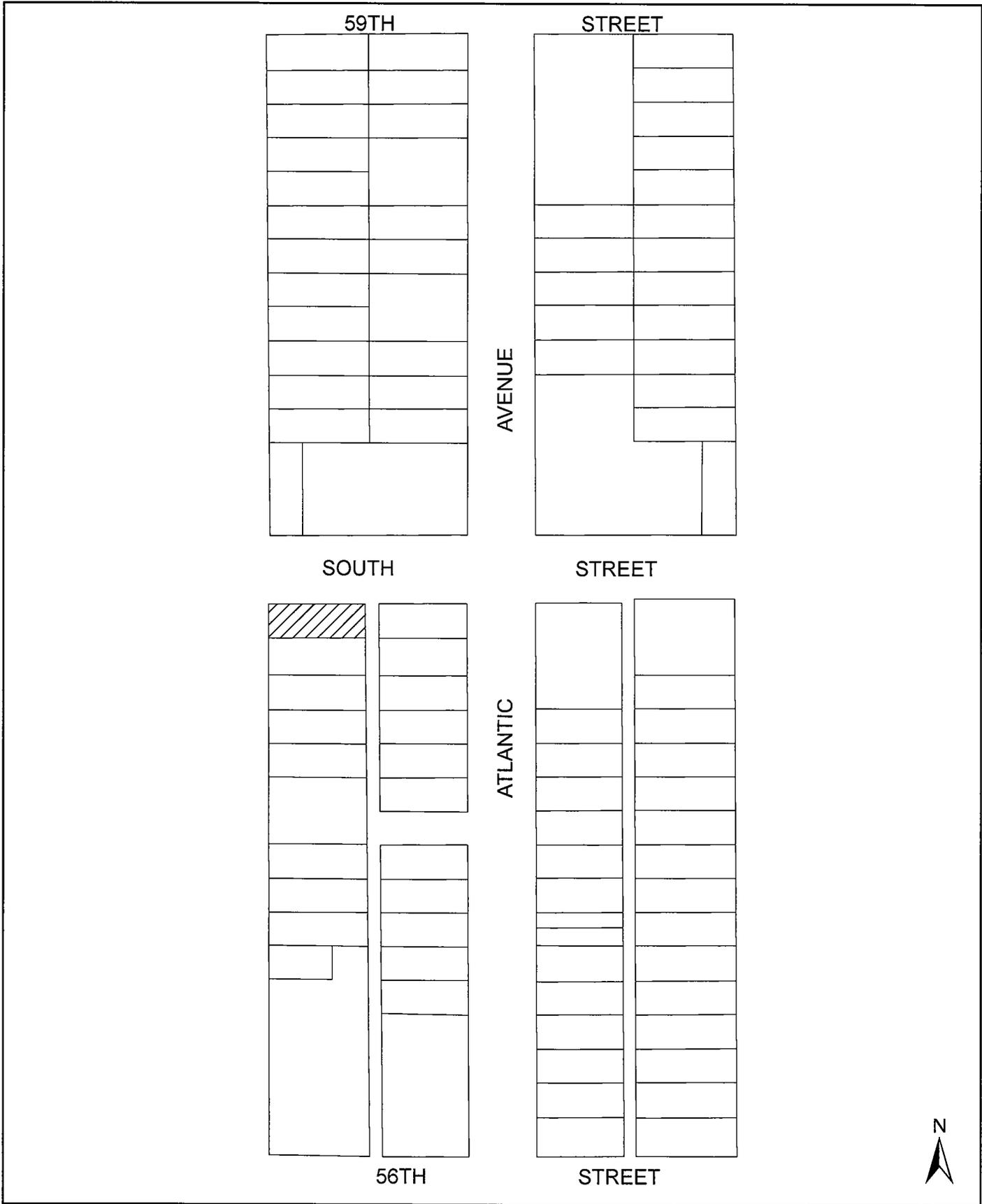


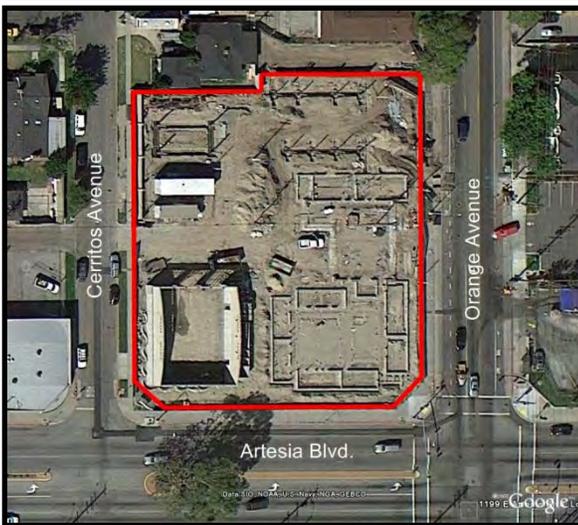
EXHIBIT B

500 – 526 South Street



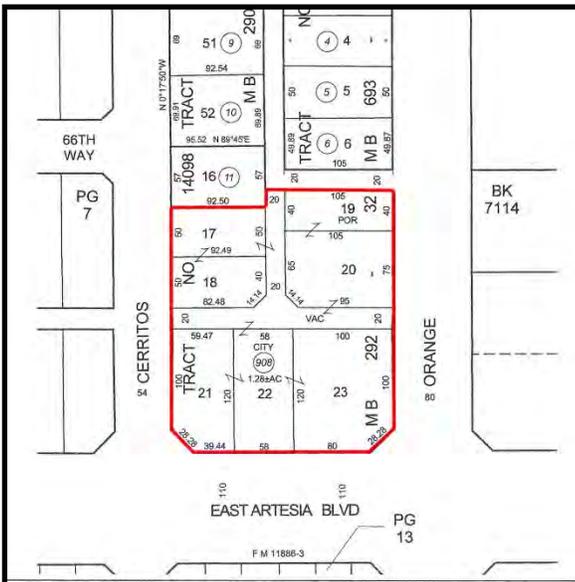
142).

Fire Station No. 12



Parcel Data:

Property Type:	Public Building
Permissible Use:	Governmental Use
Property Address:	1199 E. Artesia Blvd.
Assessor ID Number(s):	7115-008-908
Lot Size (SF):	53,410
Zoning:	LBI
Council District:	9
Strategic Plan:	North Long Beach Redevelopment Plan and 2010-2014 North Long Beach Implementation Plan



The Department of Finance approved Oversight Board action OB 11-2014 transferring this property to the City.



***Successor Agency to the
Redevelopment Agency of
the City of Long Beach***





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

May 7, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 1199 E. Artesia Boulevard for \$2,425,000 plus closing and relocation costs. (North – District 9)

DISCUSSION

The property located at 1199 E. Artesia Boulevard (APNs 7115-008-012, 013, 014, 015 and 016) is zoned commercial and contains approximately 49,010 square feet of land and a 11,800 square foot building occupied by a grocery store and a liquor store (Exhibit A – Site Map).

Lidgard & Associates appraised the property at \$2,650,000 in an appraisal report dated December 8, 2006. The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency. The tenant will be relocated according to state relocation law.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the North Long Beach Strategic Guide for Redevelopment, staff is recommending acquisition. On April 26, 2007, the North Project Area Committee recommended acquisition of this property.

Sufficient funding is budgeted for this activity.

REDEVELOPMENT AGENCY BOARD MEMBERS

May 7, 2007

Page 2

SUGGESTED ACTION:

Approve recommendation.

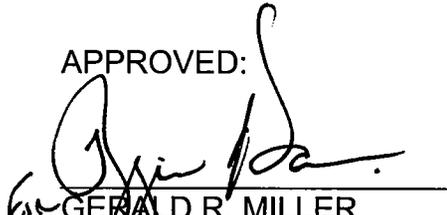
Respectfully submitted,



for PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:LAM:aw

APPROVED:



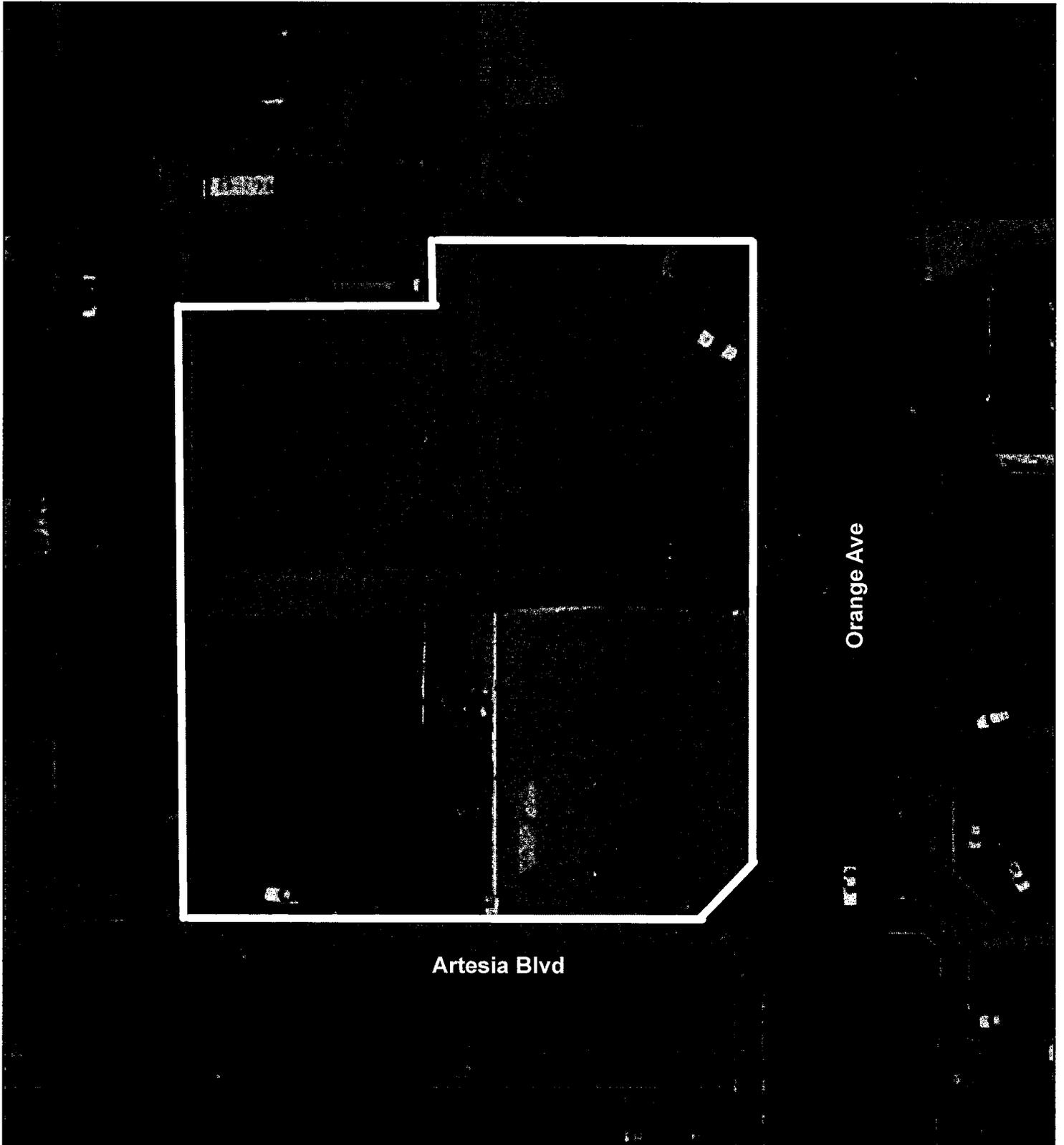
for GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map

Exhibit A



Site Map



Artesia Blvd

Orange Ave



Date: March 28, 2005
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5870 – 74 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 9)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5870 – 74 Atlantic Avenue for a purchase price of \$1,300,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5870 – 74 Atlantic Avenue (APN 7124-032-011, 002, 003, 004, 005) is located within this area (Exhibit A). This parcel has 41,688 square feet of land and 28,529 square feet of building area. The property is currently occupied by a Furniture Store and Church consisting of two congregations (Exhibit B). The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Mack and Babs Jenkins own the property;
- The property was originally appraised at \$1,250,000 by Lidgard and Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$1,300,000 or \$45.57 per square foot. This is within 4 percent of the property's appraised fair market value of \$1,250,000; and
- This is a voluntary sale, avoiding eminent domain.

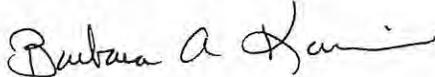
The site serves as a catalyst for development of the northern block of the Village Center. A community needs assessment is currently underway, and may have an impact on the future use of the property. Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased.

Redevelopment Agency Board Members
March 28, 2005
Page 2

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 24, 2005 meeting.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5870 – 74 Atlantic Avenue for a purchase price of \$1,300,000 plus closing costs.

Respectfully submitted,



for MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:


GERALD R. MILLER
CITY MANAGER

MSF:BAK:aes

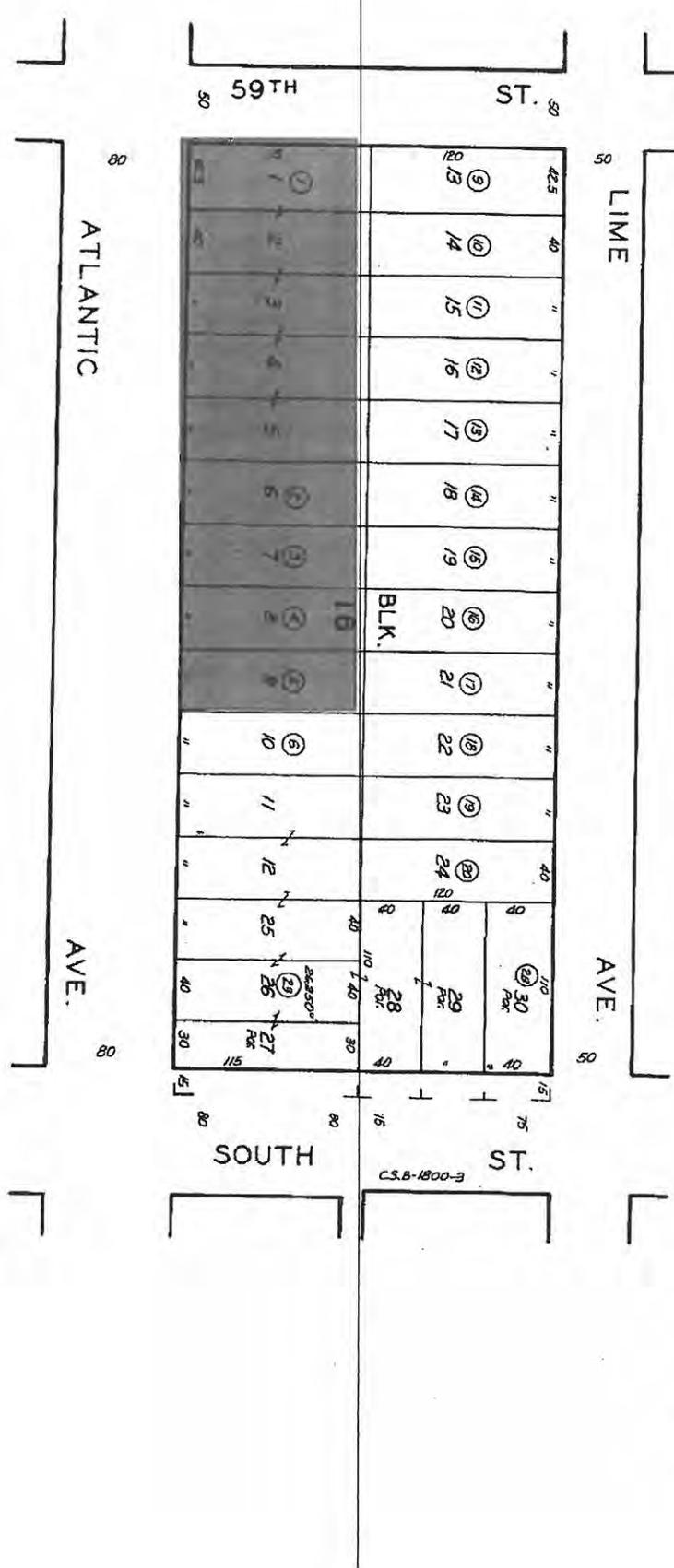
Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

7124 32 1997
 SCALE 1" = 60'

County of Los Angeles, Rick Auerbach, Assessor

10-29-64
 962912
 12021441

Exhibit A
 Site Map



CODE
 4992
 TRACT NO. 6521
 M. B. 69-31-32

FOR PREV. ASSMT. SEE: 1808-32

ASSASSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5870 – 74 Atlantic Avenue





Date: February 28, 2005
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5834 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 9)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5834 Atlantic Avenue for a purchase price of \$415,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5834 Atlantic Avenue (APN 7124-032-006) is located within this area (Exhibit A). This parcel has 4,600 square feet of land; the property currently has a commercial use, the Front Door Theater and Bookstore (Adult) (Exhibit B). The tenants will be relocated according to state relocation law. Long-term use is for development as parcels are assembled. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- The property is owned by Manuel and Mary Gonzalez;
- The property was originally appraised at \$415,000 by Lidgard and Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$415,000 or \$103.03 per square foot; and
- This is a voluntary sale, avoiding eminent domain.

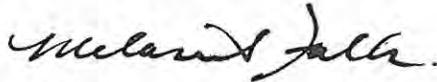
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased.

Redevelopment Agency Board Members
February 28, 2005
Page 2

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their January 27, 2005 meeting.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5834 Atlantic Avenue for a purchase price of \$415,000 plus closing costs.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

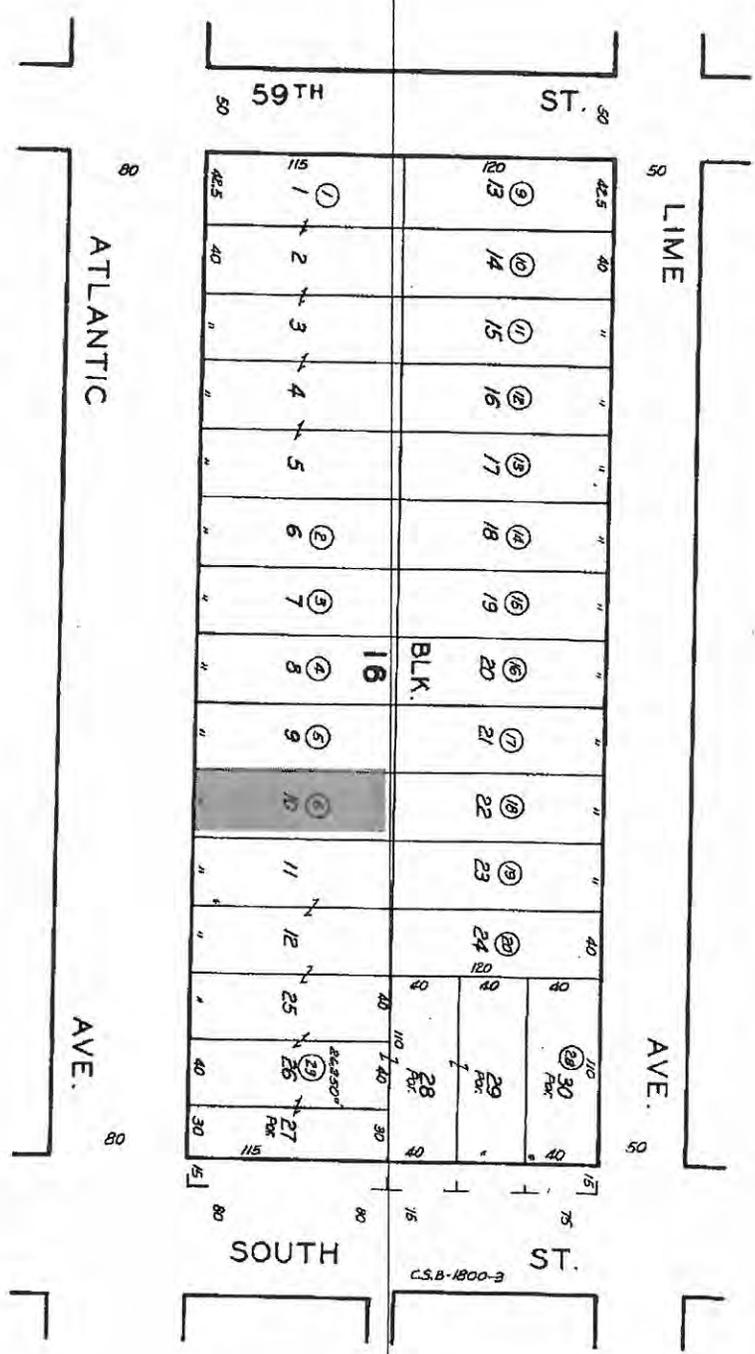
Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

7124 32
SCALE 1" = 80'
1997

County of Los Angeles: Rick Auerbach, Assessor

10-29-64
9009E
RAN/SAC
10-27-6
7202/L/81

EXHIBIT A
SITE MAP



CODE
4992

TRACT NO. 6521
M. B. 69-31-32

FOR PREV. ASSMT. SEE: 1069-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B

5834 Atlantic Avenue
Front Door Theater & Bookstore





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

April 11, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5865 Lime Avenue for a purchase price of \$417,000 plus closing costs. (District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5865 Lime Avenue (APN 7124-032-013) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 1,170 square feet of living area. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Juan Flores owns the property;
- The property was originally appraised at \$398,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$417,000 or \$356 per square foot. This is within 5% percent of the property's appraised fair market value of \$398,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 11, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 24, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

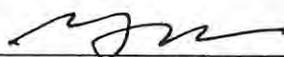
Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

MSF:BAK:aes

APPROVED:



GERALD R. MILLER
CITY MANAGER

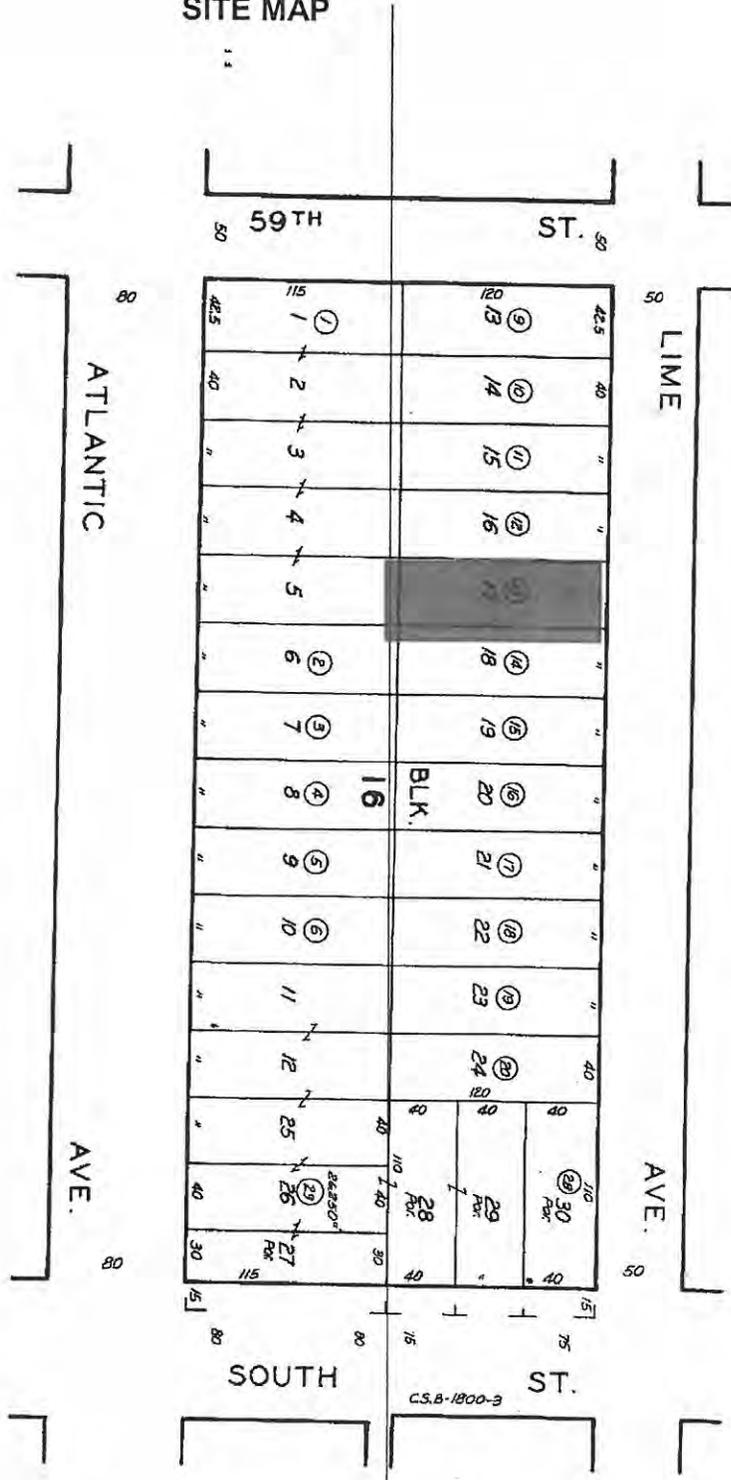
Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles, Rick Auerbach, Assessor

7124 | 32 | 1997
SCALE 1" = 80'

REVISIONS
10-28-84
10-27-86
900912
4202/4.1

Exhibit A SITE MAP



CODE
4992
TRACT NO. 6521
M. B. 69-31-32

FOR PREV. ASSMNT. SEE: 1068-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5865 Lime Ave.





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

April 11, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5861 Lime Avenue for a purchase price of \$380,000 plus closing costs. (District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5861 Lime Avenue (APN 7124-032-014) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 964 square feet of living area. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Richard E. Tracy owns the property;
- The property was originally appraised at \$362,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$380,000 or \$394 per square foot. This is within 5% percent of the property's appraised fair market value of \$362,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 11, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 24, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

MSF:BAK:aes

APPROVED:



GERALD R. MILLER
CITY MANAGER

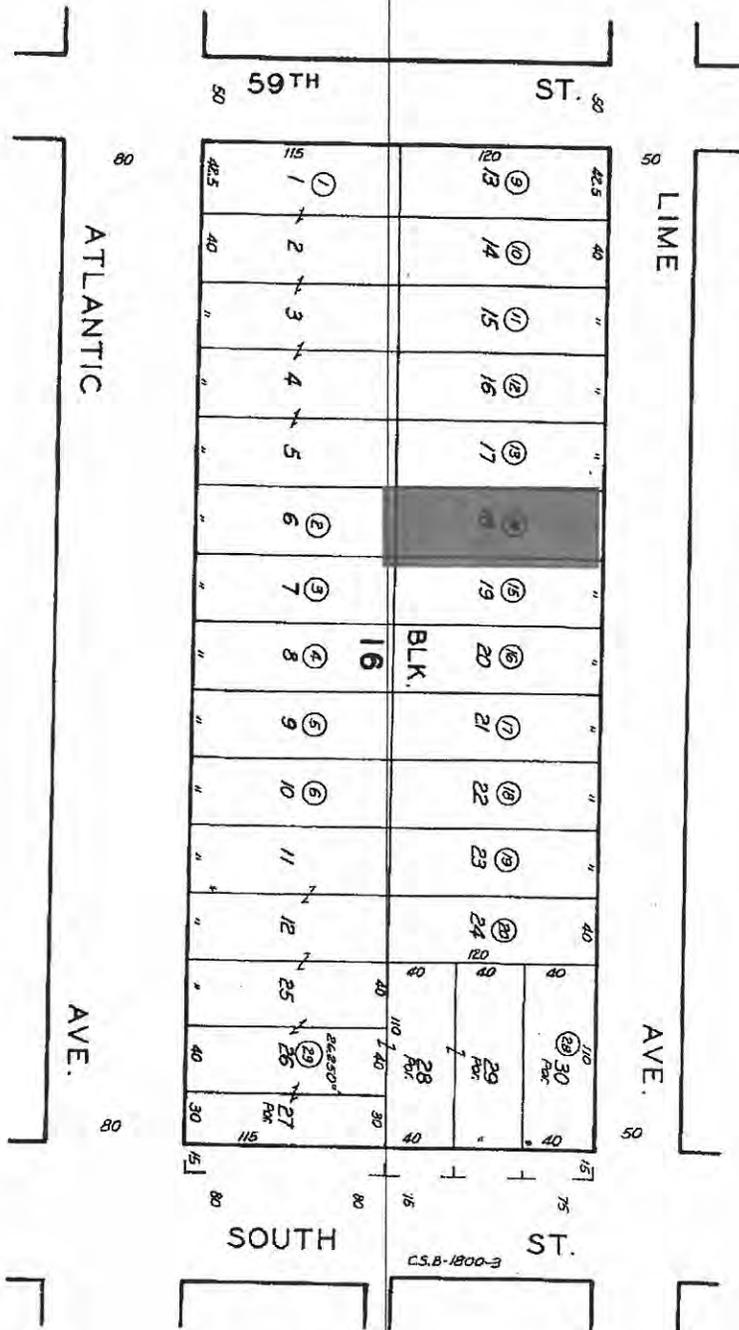
Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles, Rick Auerbach, Assessor

7124 | 32 | 1997
SCALE 1" = 80'

Plan/Sec
10-29-04
10-27-06
900912
1200/L41

Exhibit A SITE MAP



CODE
4992

TRACT NO. 6521
M. B. 69-31-32

FOR PREV. ASSM'T. SEE: 1868-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5861 Lime Ave.





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

April 11, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5853 Lime Avenue for a purchase price of \$440,000 plus closing costs. (District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5853 Lime Avenue (APN 7124-032-015) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a triplex apartment building, consisting of units with one and two bedrooms and one bathroom, and a total of 1,721 square feet of living area. The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- William Fortney and Heather Marcus own the property;
- The property was originally appraised at \$428,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$440,000 or \$256 per square foot. This is within 3% percent of the property's appraised fair market value of \$428,000; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 11, 2005

Page 2

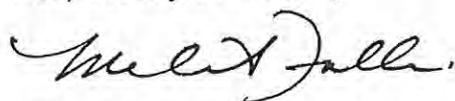
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 24, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

MSF:BAK:aes

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Exhibit B
5853 Lime Ave.





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

April 11, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5821 Lime Avenue for a purchase price of \$450,000 plus closing costs. (District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5821 Lime Avenue (APN 7124-032-020) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 1,605 square feet of living area. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Manny Orana owns the property;
- The property was originally appraised at \$440,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$450,000 or \$280 per square foot. This is within 2% percent of the property's appraised fair market value of \$440,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 11, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 24, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

MSF:BAK:aes

APPROVED:



GERALD R. MILLER
CITY MANAGER

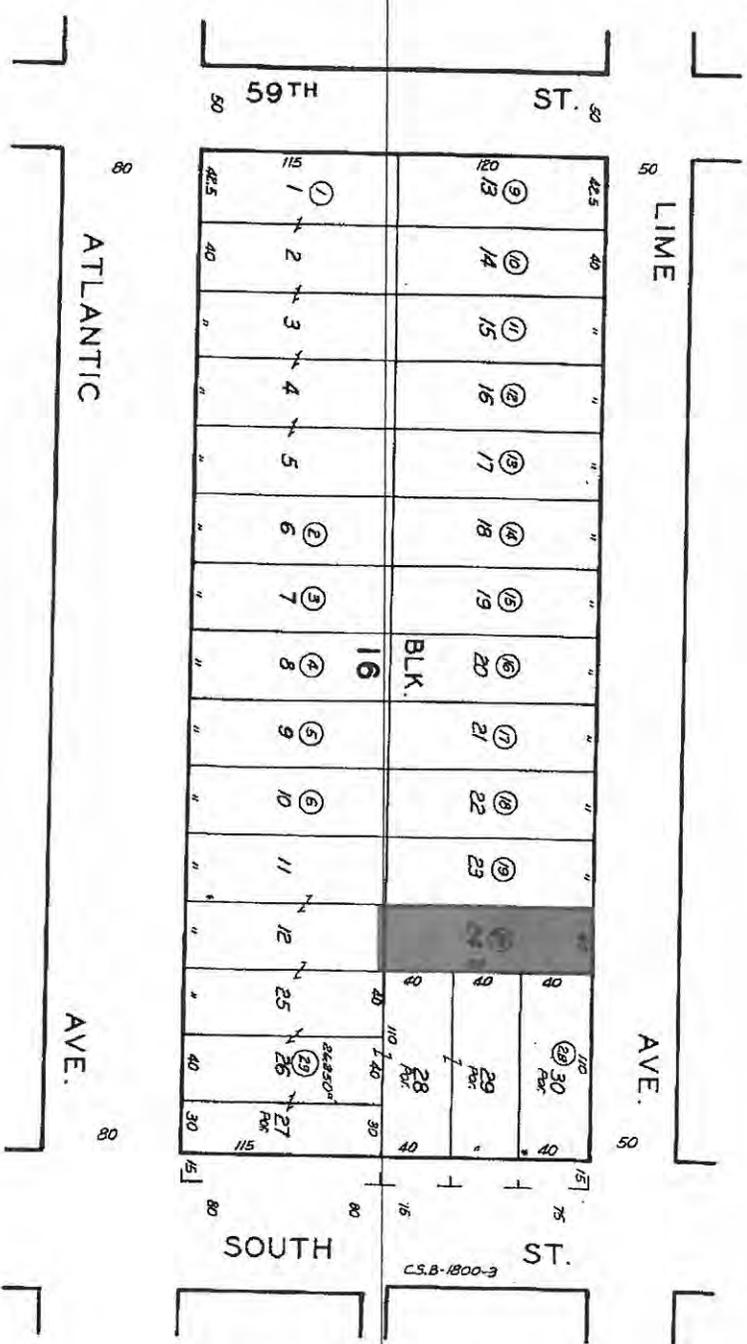
Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles, Rick Auerbach, Assessor

7124 32 1097
SCALE 1" = 60'

Revised
10-27-6
10-27-6
1202/4/61

Exhibit A SITE MAP



TRACT NO. 6521
M. B. 69-31-32

FOR PREV. ASSMT. SEE: 1008-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5821 Lime Ave.





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

May 9, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5833 Lime Avenue for a purchase price of \$400,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5833 Lime Avenue (APN 7124-032-019) is located within this area (Exhibit A). This parcel has 4,800 square feet of land. The parcel includes two dwellings, a single family residence, which serves as the primary residence of the property owner, with a building size of 891 square feet, and a studio apartment, used as a rental unit, with a building size of 331 square feet. The tenant will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Oswaldo Garcia owns the property;
- The property was originally appraised at \$392,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$400,000 or \$327 per square foot. This is within 2% percent of the property's appraised fair market value of \$392,000; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

May 9, 2005

Page 2

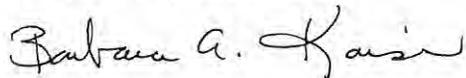
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their April 28, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



BARBARA A. KAISER
EXECUTIVE DIRECTOR

BAK:aes

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

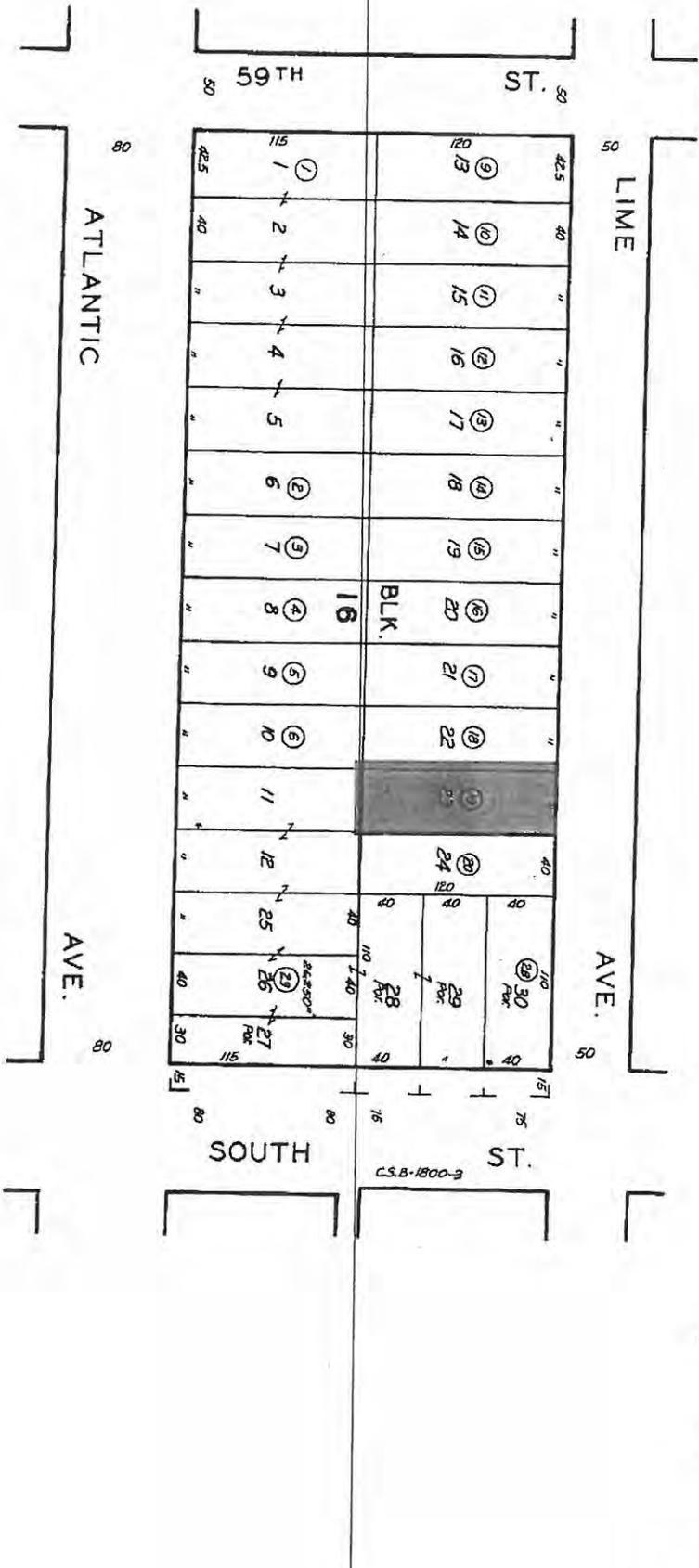
County of Los Angeles: Rick Auerbach, Assessor

7124 32
SCALE 1" = 50'

1997

RAV/506
10-29-64
10-27-66
300912
1202 (4-1)

Exhibit A Site Map



TRACT NO. 6521
M.B. 69-31-32

CODE
4992



FOR PREV. ASSM'T. SEE: 1868-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5833 Lime Ave.





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

April 11, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5873 Lime Avenue for a purchase price of \$390,000 plus closing costs. (District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5873 Lime Avenue (APN 7124-032-012) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 1,071 square feet of living area. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- David L. Christy owns the property;
- The property was originally appraised at \$375,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$390,000 or \$364 per square foot. This is within 4% percent of the property's appraised fair market value of \$375,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 11, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 24, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

MSF:BAK:aes

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

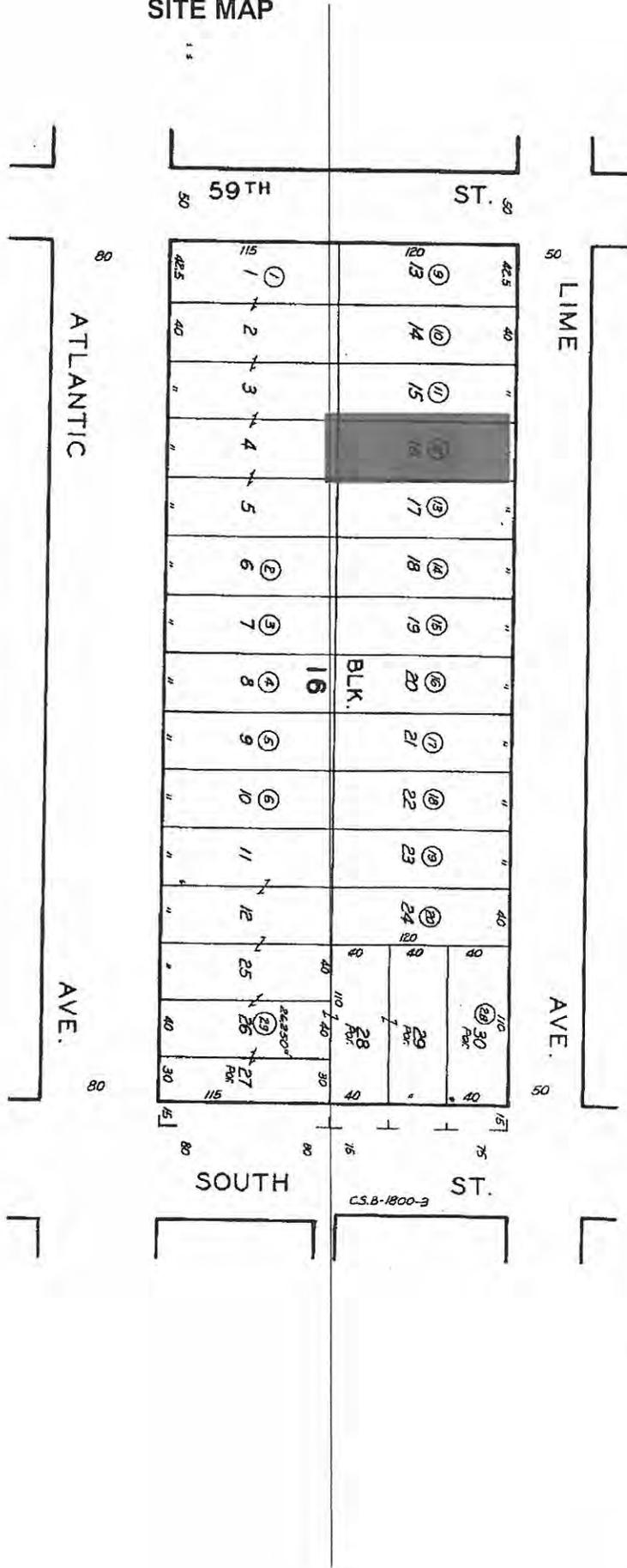
County of Los Angeles: Rick Auerbach, Assessor

7124 32
SCALE 1" = 80'

1997

10-29-04
10-27-06
960912
Rad/38c
10-27-06
1202/LK/L

Exhibit A SITE MAP



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREY. ASSMT. SEE: 1808-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5873 Lime Ave.





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

June 27, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5895 Lime Avenue for a purchase price of \$454,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5895 Lime Avenue (APN 7124-032-009) is located within this area (Exhibit A). This parcel has 5,100 square feet of land. The parcel includes two dwellings, a single family residence, which serves as the primary residence of the property owner, with a building size of 1,052 square feet, and a one bedroom, one bathroom apartment, used as a rental unit, with a building size of 735 square feet (Exhibit B). The tenant will be relocated according to state relocation law.

The following summarizes this proposed transaction:

- Rosalba Ruiz owns the property;
- The property was originally appraised at \$442,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$454,000 or \$254 per square foot. This is within 2.75% percent of the property's appraised fair market value of \$442,000; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

June 27, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their June 23, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

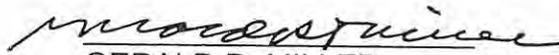
Respectfully submitted,



BARBARA A. KAISER
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles: Rick Auerbach, Assessor

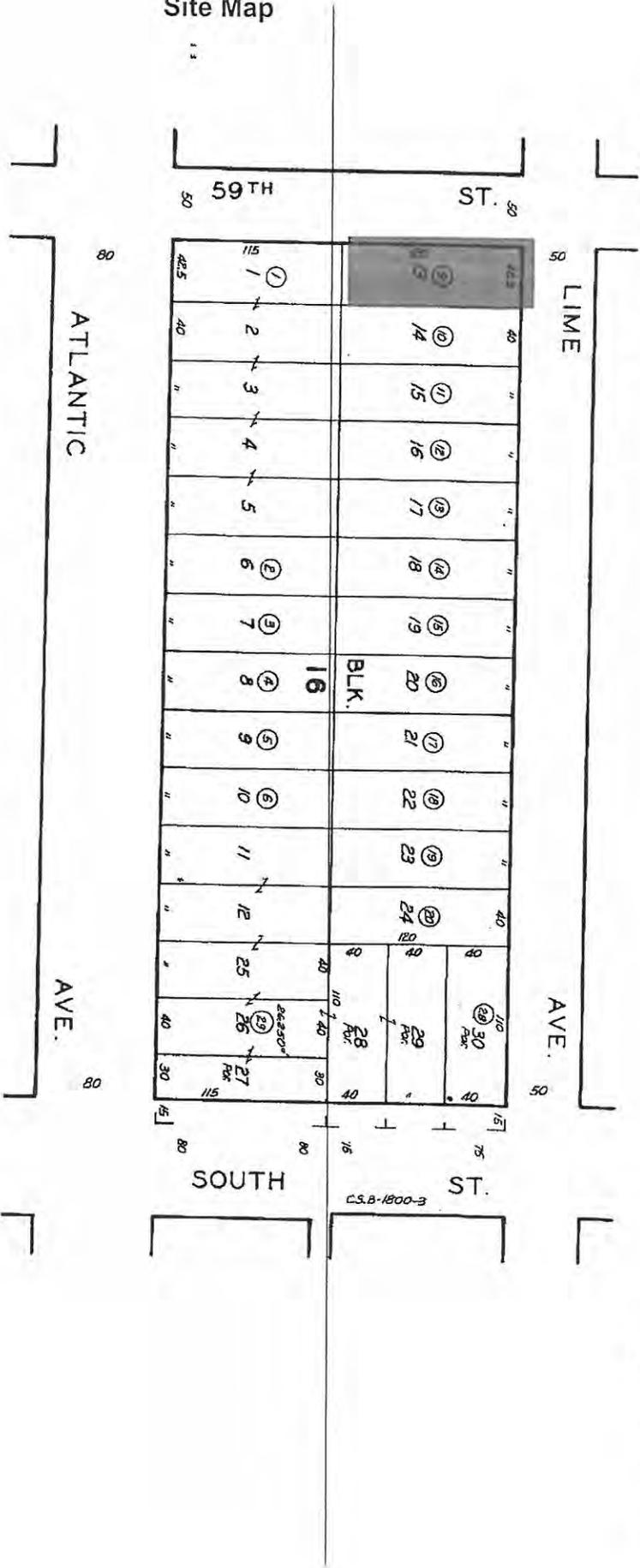
7124 32
SCALE 1" = 80'

1997

Rev 10/29/64
10-27-66
540912 12021461

Exhibit A

Site Map



CODE
4992

TRACT NO. 6521
M. B. 69-31-32

FOR PREV. ASSMT. SEE 1868-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5895 Lime Avenue





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

June 27, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5849 Lime Avenue for a purchase price of \$440,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5849 Lime Avenue (APN 7124-032-016) is located within this area (Exhibit A). This parcel has 4,800 square feet of land. The parcel includes two dwellings, a single family residence, which serves as the primary residence of the property owner, with a building size of 1,100 square feet, and a two bedroom, one bathroom apartment, used as a rental unit, with a building size of 574 square feet (Exhibit B). The tenant will be relocated according to state relocation law.

The following summarizes this proposed transaction:

- Dane Sadd owns the property;
- The property was originally appraised at \$415,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$440,000 or \$262 per square foot. This is within 6% percent of the property's appraised fair market value of \$415,000; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

June 27, 2005

Page 2

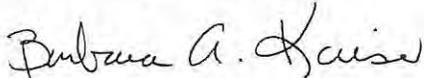
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their June 23, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

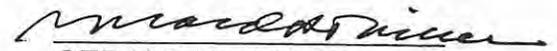
Respectfully submitted,



BARBARA A. KAISER
EXECUTIVE DIRECTOR

APPROVED:

BAK:aes



GERALD R. MILLER
CITY MANAGER

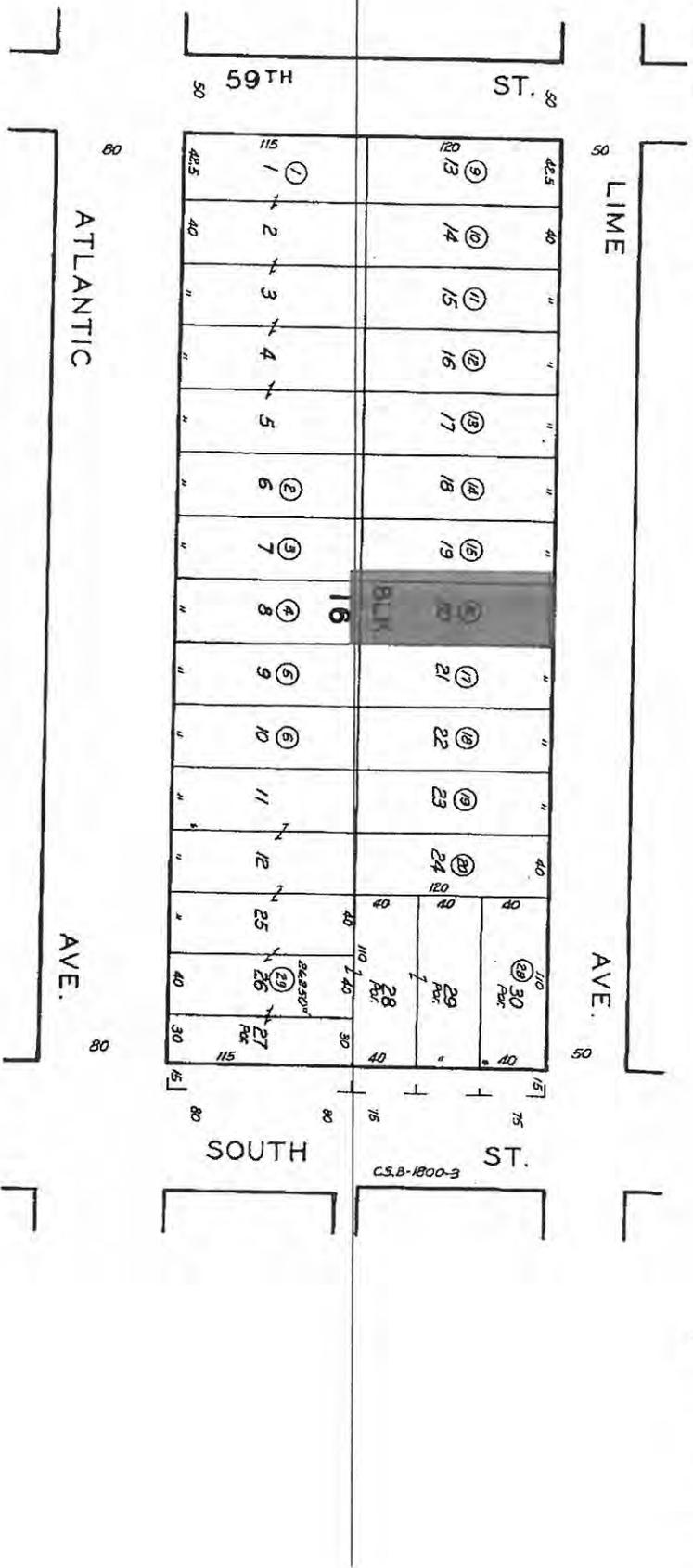
Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

County of Los Angeles: Rick Auerbach, Assessor

7124 | 32
SCALE 1" = 60'
1997

Parsons
10-25-84
10-27-86
900912
12021461

Exhibit A Site Map



TRACT NO. 6521
M. B. 69-31-32

CODE
4992

FOR PREV. ASSMNT. SEE: 1808-32
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5849 Lime Avenue





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

September 12, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5885 Lime Avenue for a purchase price of \$440,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5885 Lime Avenue (APN 7124-032-010) is located within this area (Exhibit A). This parcel has 4,800 square feet of land, with a single family residence, and a total of 1,354 square feet of living area (Exhibit B). The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Michael J. Kerr owns the property;
- The property was originally appraised at \$406,000 by Lidgard & Associates, in an appraisal report dated January 4, 2005;
- The Agency's purchase price for the property will be \$440,000 or \$324 per square foot. This is within 9% percent of the property's appraised fair market value of \$406,000;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

September 12, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their August 25, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED:



GERALD R. MILLER
CITY MANAGER

BAK:aes

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

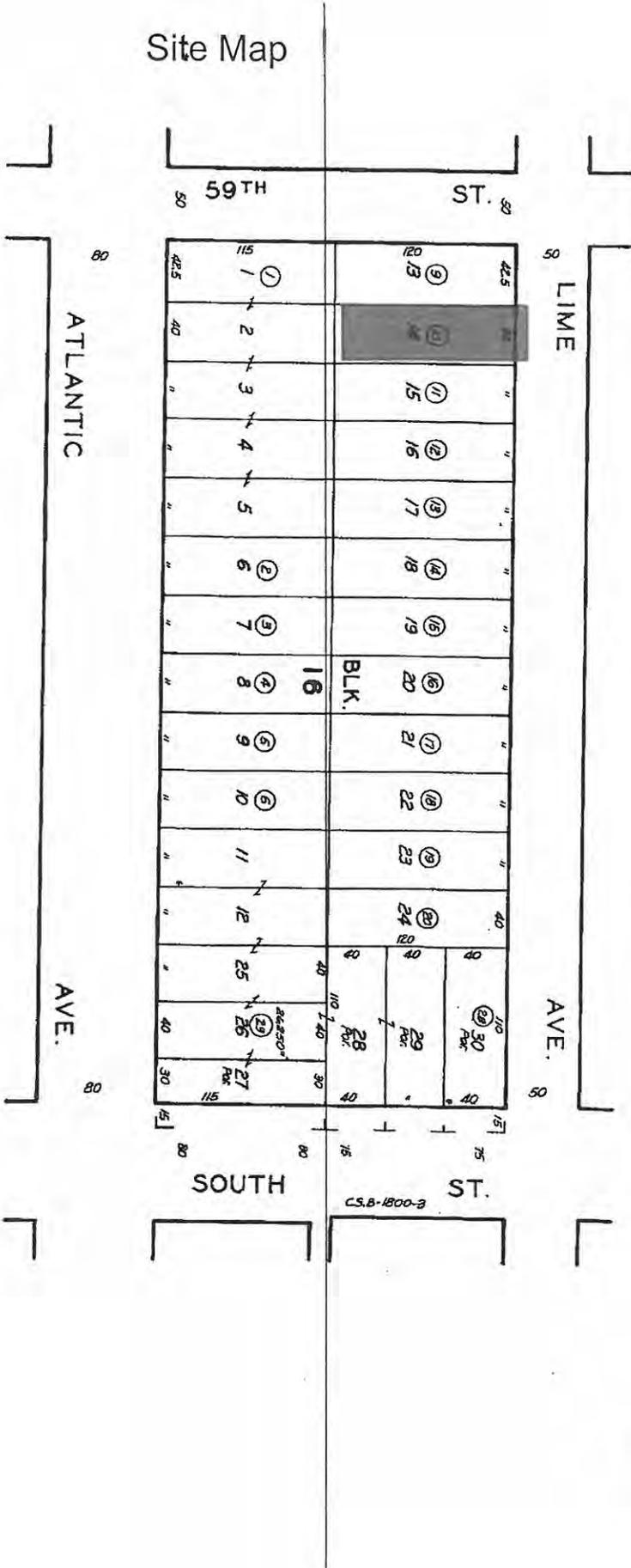
Exhibit B
5885 Lime Avenue



Exhibit A
Site Map

7124 32 1997
SCALE 1" = 60'

County of Los Angeles: Rick Auerbach, Assessor



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR PREV. ASSMT. SEE: 1060-32

Rev/Sec
10-29-64
10-27-66
960912
7202/441

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

October 10, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5881 Lime Avenue for a purchase price of \$500,000 plus closing costs. (North – District 9)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5881 Lime Avenue (APN 7124-032-011) is located within this area (Exhibit A). This parcel has 4,800 square feet of land. The parcel includes two dwellings, a single family residence, which serves as the primary residence of the property owner, with a building size of 588 square feet, and a one bedroom, one bathroom apartment, used as a rental unit, with a building size of 500 square feet (Exhibit B). The tenant will be relocated according to state relocation law.

The following summarizes this proposed transaction:

- Paul & Cynthia Desatoff own the property;
- The property was appraised at \$480,000 by Lidgard & Associates, in an appraisal report dated August 9, 2005;
- The Agency's purchase price for the property will be \$500,000 or \$459 per square foot. This is within 4.25% percent of the property's appraised fair market value of \$480,000; and
- This is a voluntary sale, avoiding eminent domain.

October 10, 2005

Page 2

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their September 22, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

BAK:aes

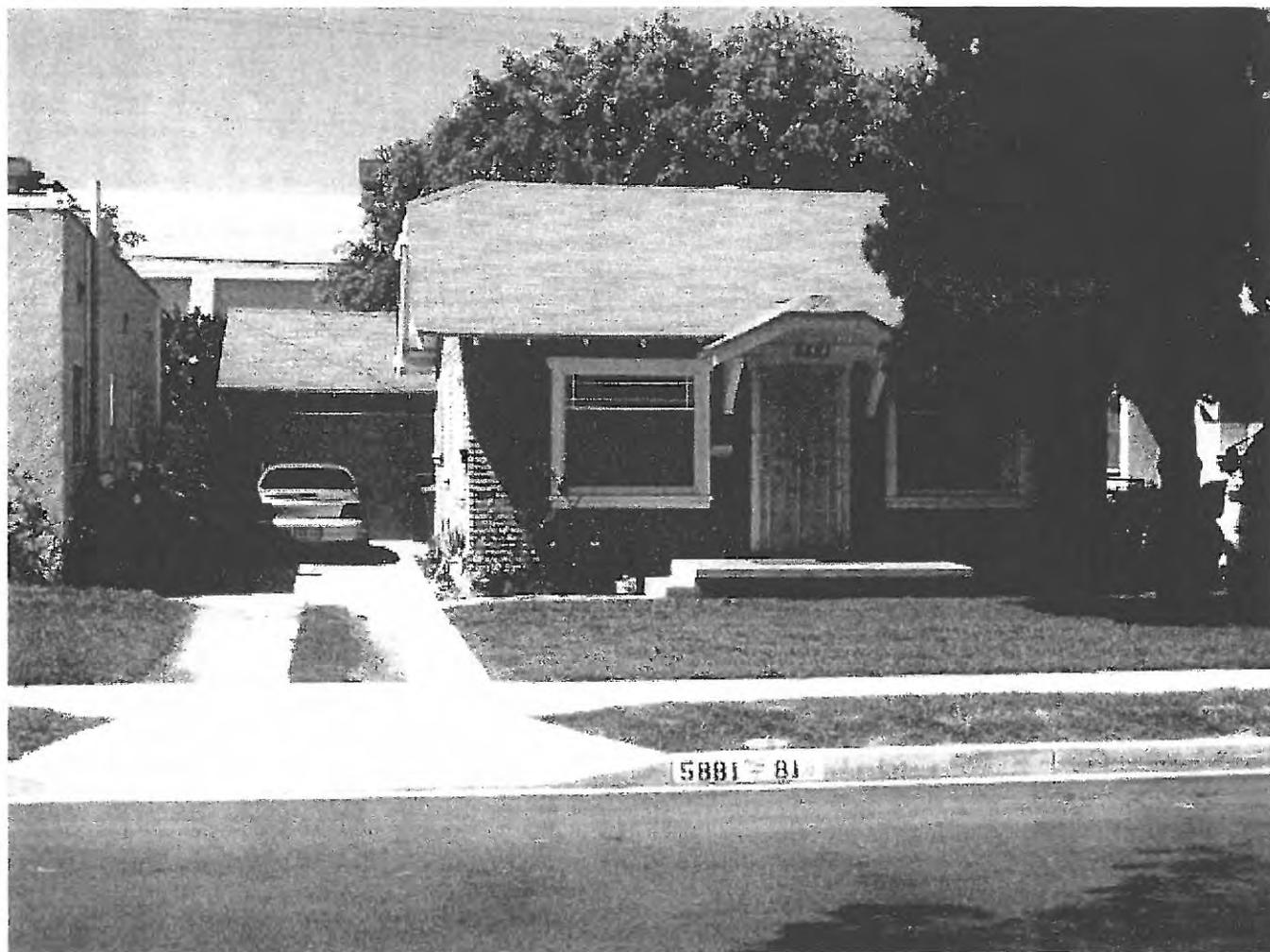
APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

Exhibit B
5881 Lime Avenue





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

March 13, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 5709-5711 Lime Avenue, APN 7127-006-021; 5721-5723 Lime Avenue, APN 7217-006-019; 5837 Lime Avenue, APN 7124-032-018; 5841-5843 Lime Avenue, APN 7124-032-017; 635 East South Street, APN 7124-032-028, including land, improvements and fixtures and equipment; (North – Districts 8, 9)

DISCUSSION

The Redevelopment Plan for the North Long Beach Redevelopment Project Area (Project Area) was adopted on July 16, 1996. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and uneconomic land uses and small and irregular lots.
- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- The replanning, redesign and development of portions of the Project Area which are stagnant or improperly utilized.

The proposed redevelopment actions contemplated under the Redevelopment Plan include:

- The acquisition of certain real property and the assembly of adequate sites for the development and construction of residential, commercial and industrial facilities.
- The demolition or removal of certain buildings and improvements.
- The disposition of property for uses in accordance with the Redevelopment Plan.

If it is in the public interest and is necessary in order to eliminate conditions requiring redevelopment and in order to implement the goals of the Redevelopment Plan, the

Agency may exercise its power of eminent domain to acquire real property in the Project Area.

Property Information (Exhibit A – Site Map)

The property located at 5709-5711 Lime Avenue, APN 7127-006-021, contains approximately 4,700 square feet of land, a tenant occupied single-family residence, and a second residence, which is owner occupied, above a double garage.

The property located at 5721-5723 Lime Avenue, APN 7217-006-019, contains approximately 4,700 square feet of land, a tenant occupied single-family residence, and a second tenant occupied residence above a double garage.

The property located at 5837 Lime Avenue, APN 7124-032-018, contains approximately 4,800 square feet of land, an owner-occupied single-family residence and a detached garage.

The property located at 5841-5843 Lime Avenue, APN 7124-032-017, contains approximately 4,800 square feet of land, a single-family residence and a second residence over a four-car garage.

The property located at 635 East South Street, APN 7124-032-028, contains approximately 4,400 square feet of land, and a single tenant commercial retail building occupied by a judo studio.

California Environmental Quality Act

Pursuant to the California Environmental Quality Act (CEQA), the acquisition of these properties is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists. Any future development on the properties will be subject to a separate environmental review process under CEQA.

Resolutions of Necessity

An appraisal of land and improvements for the properties was prepared by an independent appraiser, Lidgard and Associates, on December 22, 2005.

An offer to purchase the property at 5709-5711 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006, was submitted to the owner. The Fair Market Value of the land and improvements was \$670,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 5721 – 5723 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$800,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 13, 2006

Page 3

An offer to purchase the property at 5837 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$425,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 5841-5843 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$645,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 635 East South Street at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$410,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

Notices of the hearing on the Resolutions of Necessity were mailed on February 24, 2006 by certified mail, return receipt requested, and by First Class Mail to the owners of record. Said owners were notified that if they wished to appear at the hearing and be heard, they must file a written request to appear with the City Clerk within fifteen (15) days from the date the notice was mailed. The Resolutions of Necessity are attached.

Code of Civil Procedure Section 1245.230 requires the Resolution of Necessity be adopted after a hearing at which time the governing body of the public entity must find and determine each of the following:

1. Whether the public interest and necessity require the acquisition of real property;
2. Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the property sought to be acquired is necessary for the proposed project; and
4. Whether the offer required by Government Code section 7267.2(a) has been made to the property owner or owners of record, or the offer has not been made because the owner(s) cannot be located with reasonable diligence.

Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 5709-5711 Lime Avenue, 5721-5723 Lime Avenue, 5837 Lime Avenue, 5841-5843 Lime Avenue, and 635 East South Street are as follows:

1. Public interest and necessity require acquisition of real property.

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include replanning,

redesign, and assembly of property into parcels suitable for modern, integrated development.

2. The proposed project is planned and located in such a way as to do the greatest public good and the least private injury.

The fundamental purpose of the Redevelopment Plan is to improve the quality of life for residents and business enterprises within the North Long Beach Redevelopment Project Area. The assembly of land into parcels suitable for modern, integrated development affects a greater public good with minimal private injury.

3. The property sought to be acquired is necessary for the proposed project.

The assembly of land into parcels suitable for modern, integrated development is the proposed project. It is in the public interest to acquire the properties in order to assemble land into parcels suitable for modern, integrated development, allowing for future replanning, redesign and development of the properties.

4. The offer of just compensation has been made to the property owners.

The properties were appraised by an independent appraiser, Lidgard and Associates on December 22, 2005. Offers at Fair Market Value were presented to the property owners. The offers have been rejected by the property owners. Due to the refusal of the owners to accept the Agency's offer of just compensation based on the Fair Market Value, the properties cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

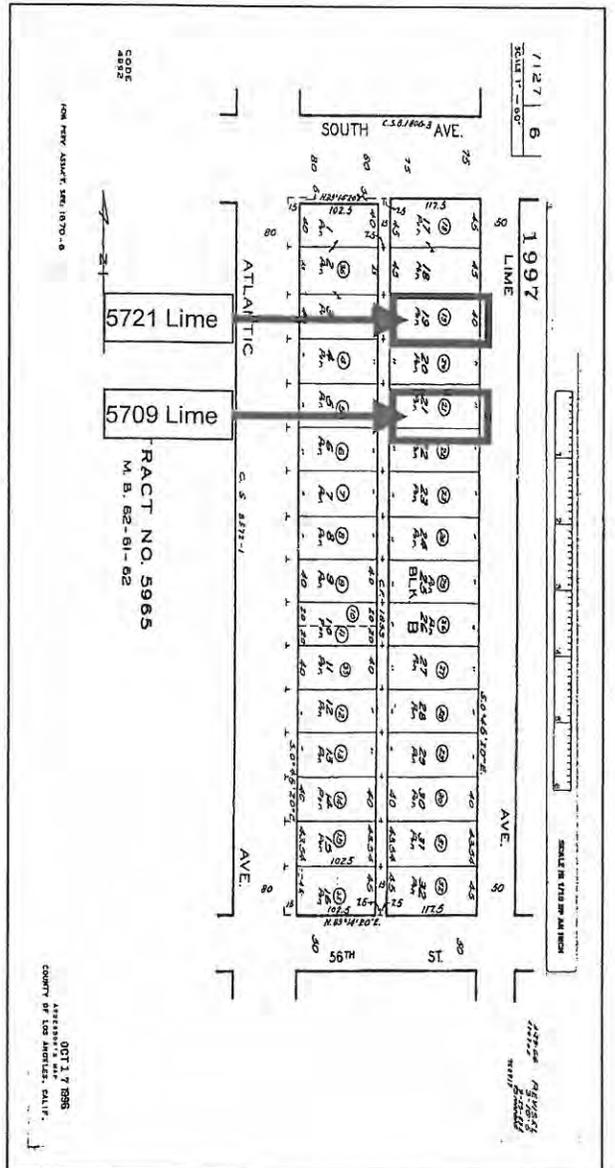
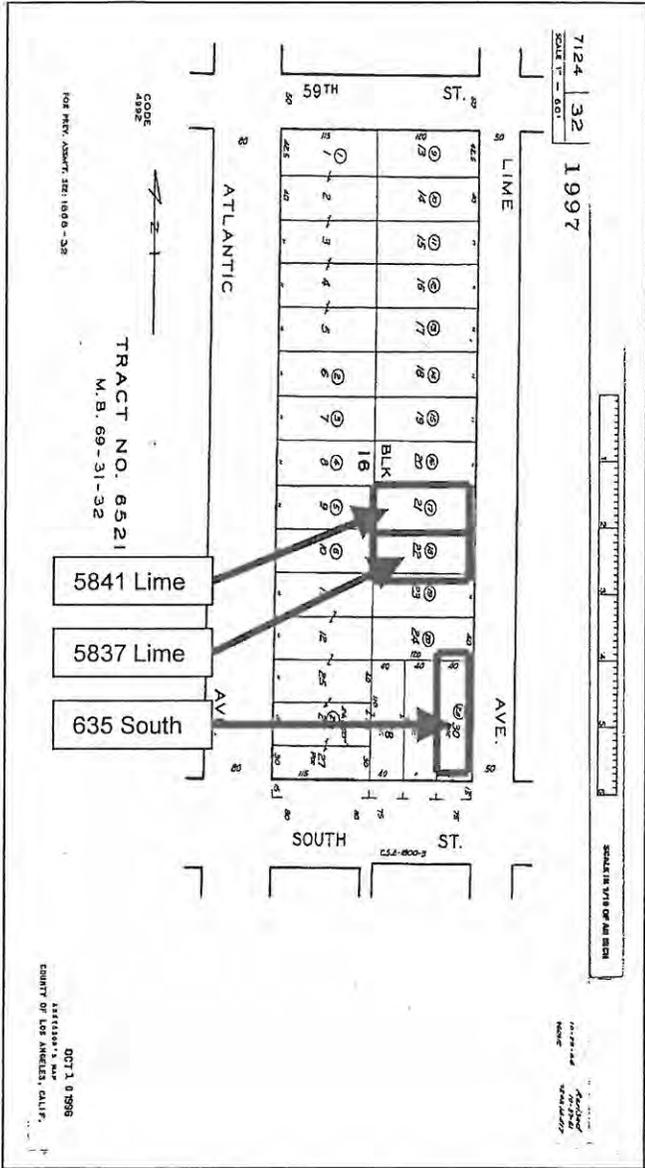
APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Photographs
Resolutions

EXHIBIT A



North Village Center

5709-5711 Lime Avenue



5721-5723 Lime Avenue



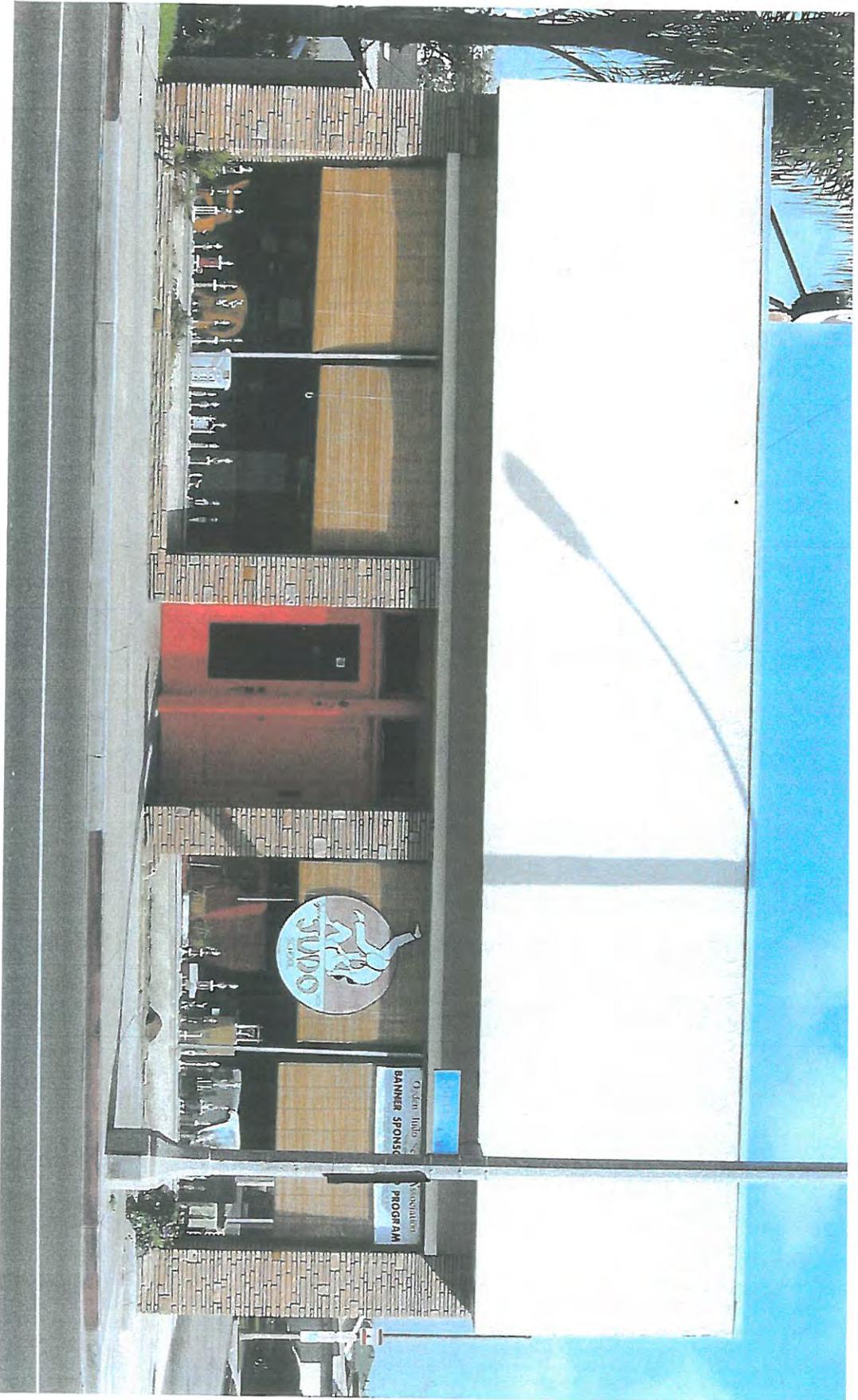
5837 Lime Avenue



5841-5843 Lime Avenue



635 E. South Street



RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5709–5711 LIME AVENUE) WITHIN THE NORTH
VILLAGE REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the North Village Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5709–5711 Lime Avenue, Long Beach, California more particularly described as:

PORTION OF LOT 21, BLOCK B OF TRACT 5965 IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 62, PAGES 61 AND 62 OF MAPS IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

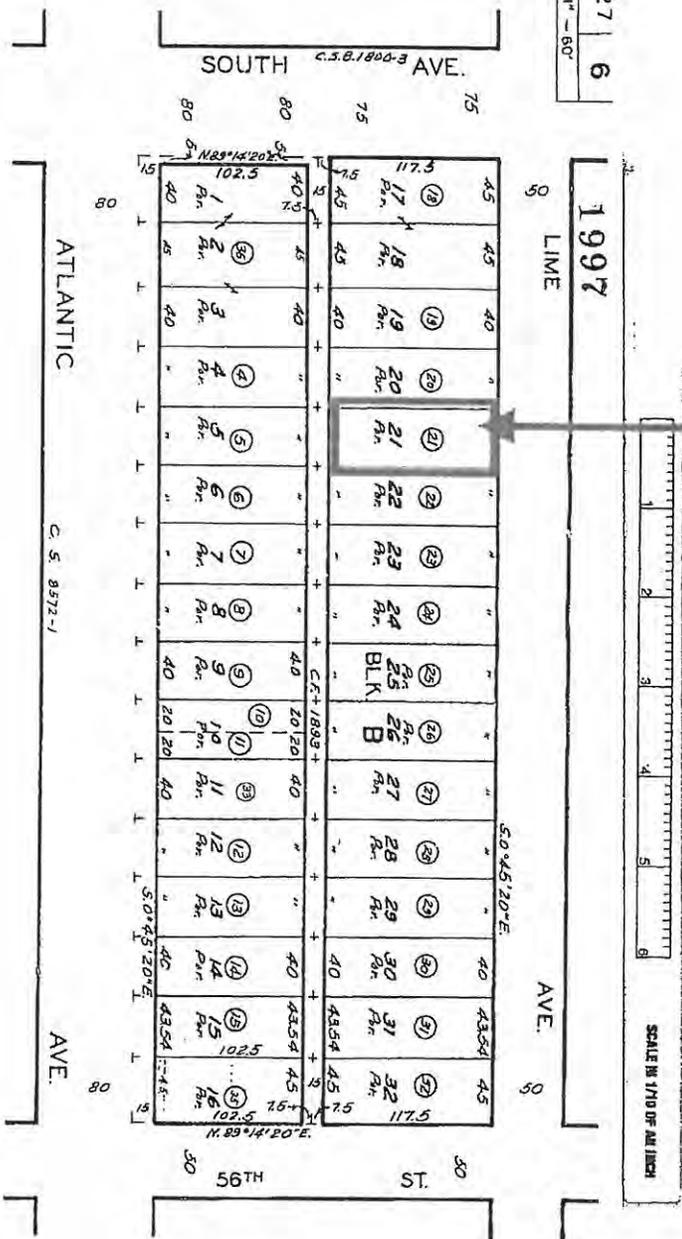
Executive Director/Secretary

APPROVED:

Chair

EXHIBIT A

7127 6
SCALE 1" = 60'



5709-5711
Lime Street

CODE
48922

FOR PREV. ASSMT. SEE 1870-6

TRACT NO. 59665
M. B. 62-61-62

OCT 17 1956
COUNTY OF LOS ANGELES, CALIF.

42866
REPLACED
5-16-54
5-15-54
30817

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5721–5723 LIME AVENUE) WITHIN THE NORTH
VILLAGE REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the North Village Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5721–5723 Lime Avenue, Long Beach, California more particularly described as:

PORTION OF LOT 19, BLOCK B OF TRACT 5965 IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 62, PAGES 61 AND 62 OF MAPS IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this ____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

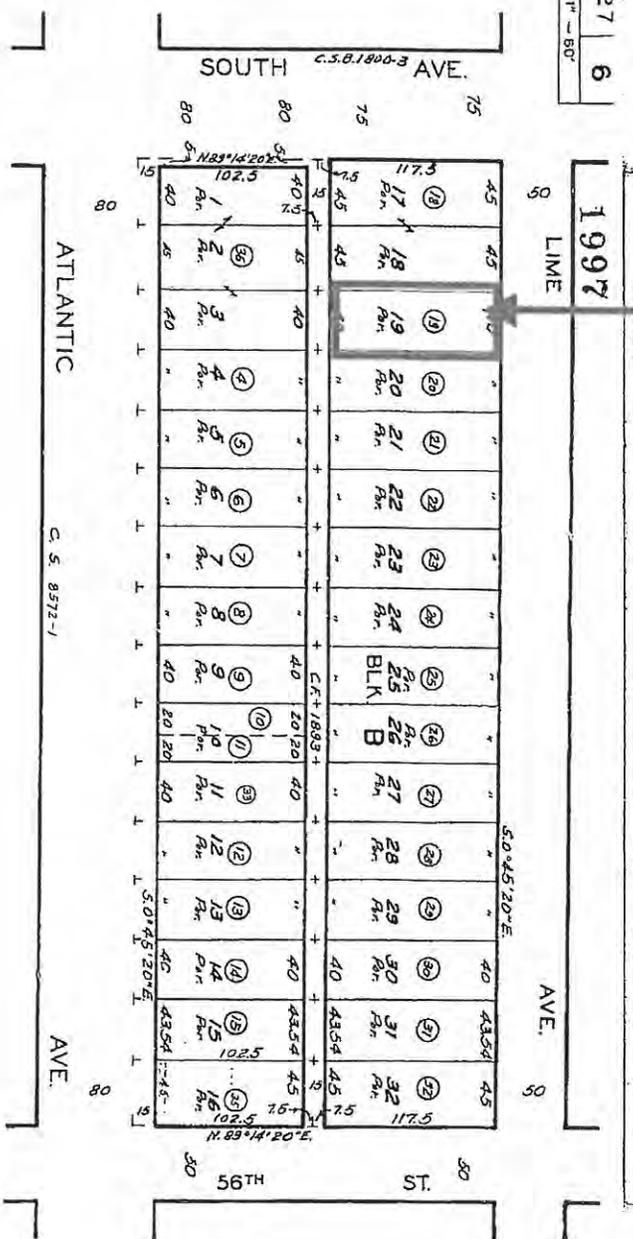
EXHIBIT A

7127 6
SCALE 1" = 80'

5721-5723
Lime St.



4-29-66 REVISIT
3-10-65
8-15-64
9-29-67



CODE
4892

FORM PREV. ASSM'T. SEE 1870-6



TRACT NO. 5965
M. B. 62-61-62

OCT 17 1966
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5837 LIME AVENUE) WITHIN THE NORTH VILLAGE
REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the North Village Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5837 Lime Avenue, Long Beach, California more particularly described as:

LOT 22, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

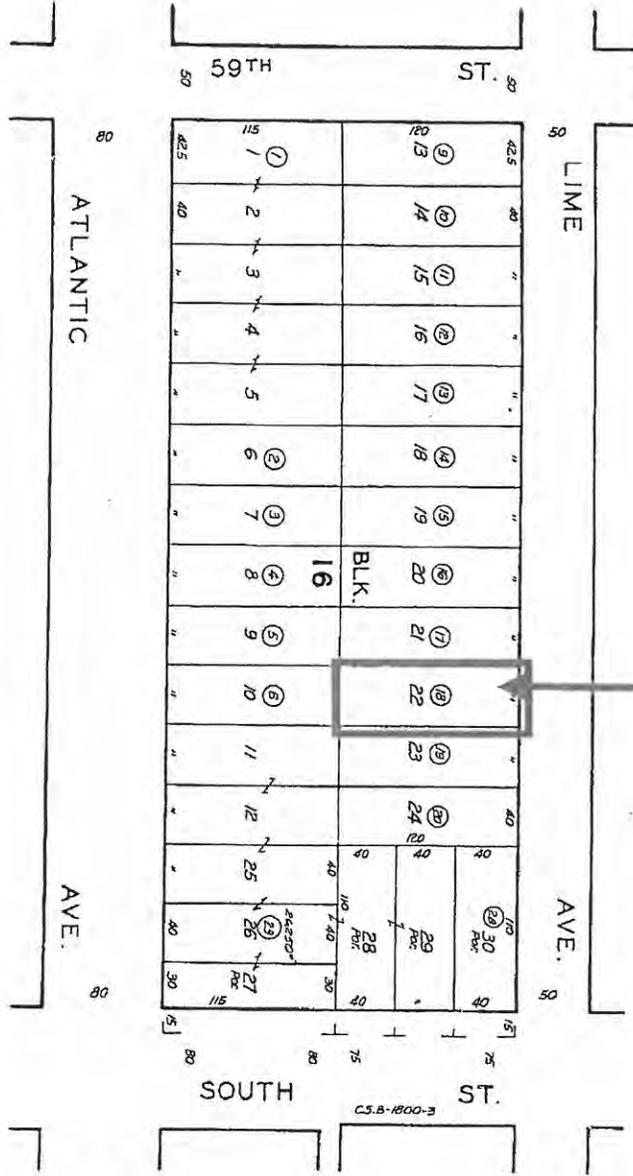
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2/27/06
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#06-00935

EXHIBIT A

7124 32 1997
SCALE 1" = 60'



5837 Lime Ave.



CODE
4392

TRACT NO. 6521
M.B. 69-31-32

FOR REV. ASSMT. SEE 1868-32

OCT 1 0 1936
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

10-29-64
10-29-64
30262
72021417

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5841–5843 LIME AVENUE) WITHIN THE NORTH
VILLAGE REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the North Village Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5841–5843 Lime Avenue, Long Beach, California more particularly described as:

LOT 21, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, FINDS, DETERMINES, DECLARES AND RESOLVES as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

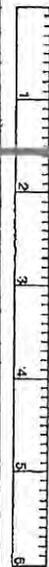
Chair

HAM:fl
2/27/06
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#06-00937

EXHIBIT A

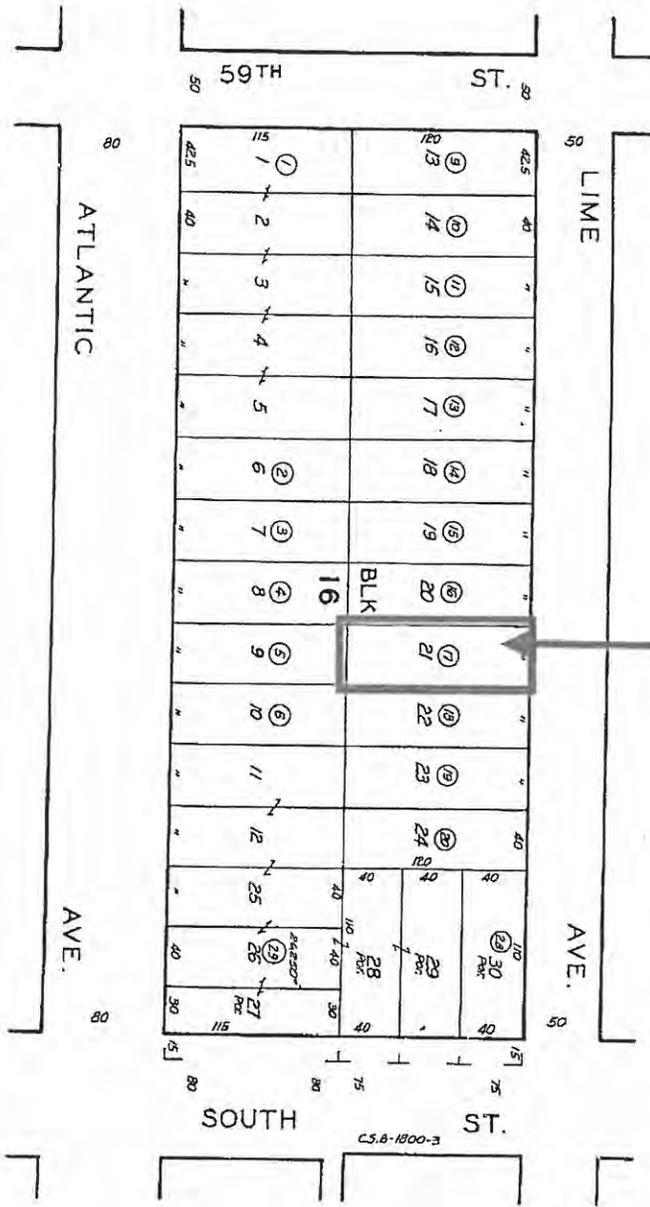
7124 32
SCALE 1" = 80'

1997



SCALE IN 1/10 OF AN INCH

5841-5843
Lime Ave.



CODE
4992

TRACT NO. 6521
M. B. 69-31-32

FOR REV. ASSMT. SEE: 1868-32

10-29-64
52012
Revised
10-29-61
220214/17

OCT 1 0 1936
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(635 EAST SOUTH STREET) WITHIN THE NORTH
VILLAGE REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach,
California ("Agency"), pursuant to the provisions of the Community Redevelopment Law
of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in
redevelopment activities necessary for the execution of the Redevelopment Plan
("Redevelopment Plan") for the North Village Redevelopment Project Area
("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for
the Redevelopment Project by acquiring and assembling certain parcels of real
property, including the real property located at 635 East South Street, Long Beach,
California more particularly described as:

LOT 30, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF
LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 69
PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

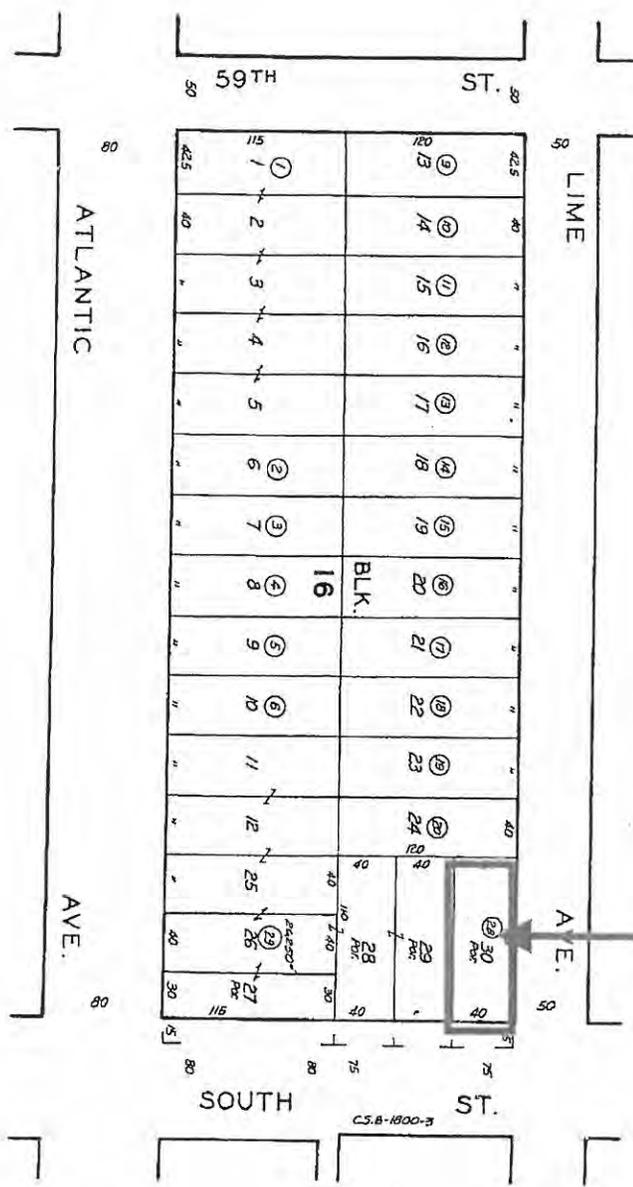
EXHIBIT A

7124 32 1997
SCALE 1" = 80'



635 E. South St.

10-29-64
10-30-64
2202/4417
Revised



CODE
4992

TRACT NO. 6521
M. B. 69-31-32

FOR PREV. ASSMT. SEE: 1868-32

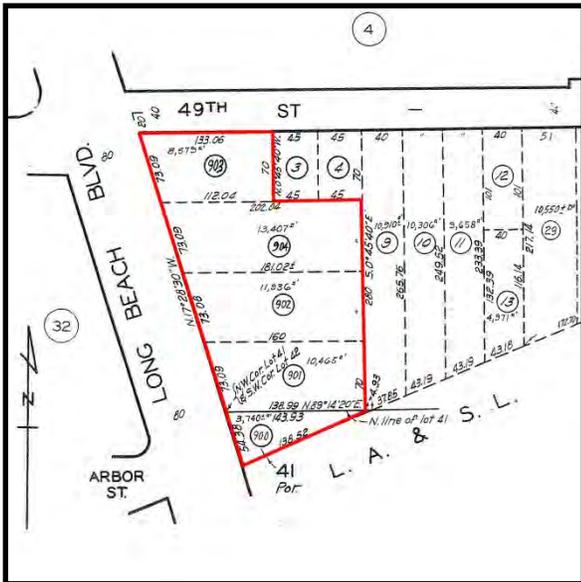
OCT 1 0 1996
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

161-165). 4800 Long Beach Blvd. Development

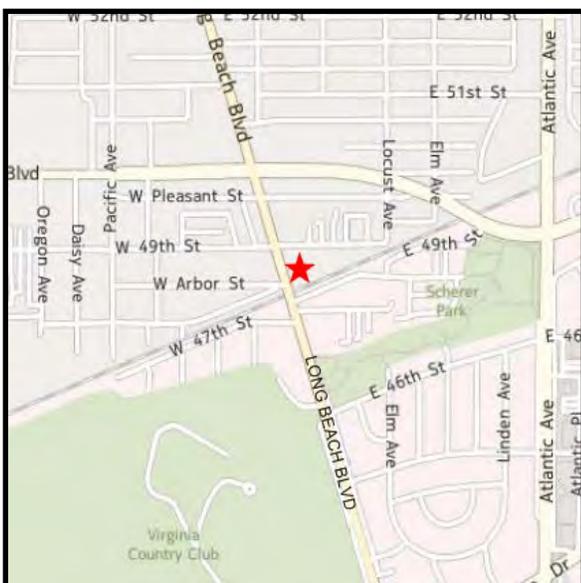


Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	4800-4870 Long Beach Blvd.
Assessor ID Number(s):	7133-010-900, -901, -902, -903, -904
Lot Size (SF):	48,127
Zoning:	LBCCA
Council District:	8
Strategic Plan:	North Long Beach Strategic Guide for Redevelopment



The goals of the North Long Beach Project Area Redevelopment Plan (Plan) include improving the quality of life for North Long Beach residents through the replanning, redesign, and development of properties that are stagnant or improperly utilized, eliminating blighting influences, and correcting environmental deficiencies. The acquisition and demolition of the property located at 4800-4870 Long Beach Boulevard eliminated blighting influences as well as assembly of property into parcels suitable for modern, integrated development. Development options were being considered at the time of dissolution. It is intended to dispose of the site through a competitive RFP process upon the approval of this Plan.



**Successor Agency to the
Redevelopment Agency of
the City of Long Beach**



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215



February 13, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 4800 Long Beach Boulevard, APN 7133-010-001 and 7133-010-007; 4856 Long Beach Boulevard, APN 7133-010-006; 4860 Long Beach Boulevard, APN 7133-010-027; and 4870 Long Beach Boulevard, APN 7133-010-008; including land, improvements and fixtures and equipment. (North – District 8)

DISCUSSION

The Redevelopment Plan for the North Long Beach Redevelopment Project Area (North Project Area) was adopted on July 16, 1996. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the North Project Area, including buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and uneconomic land uses, and small and irregular lots.
- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the North Project Area.
- The replanning, redesign and development of portions of the North Project Area that are stagnant or improperly utilized.

The proposed redevelopment actions contemplated under the Redevelopment Plan include:

The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 2

- The acquisition of certain real property and the assembly of adequate sites for the development and construction of residential, commercial and industrial facilities.
- The demolition or removal of certain buildings and improvements.
- The disposition of property for uses in accordance with the Redevelopment Plan.

The current project involves the acquisition of properties and ultimate assembly into parcels of adequate size to make available for future development (Exhibit A – Site Map). If it is in the public interest and is necessary in order to eliminate conditions requiring redevelopment, and in order to implement the goals of the Redevelopment Plan, the Agency may exercise its power of eminent domain to acquire real property in the North Project Area.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to the California Environmental Quality Act (CEQA), the acquisition of these properties is categorically exempt pursuant to Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists. Any future development on the properties will be subject to a separate environmental review process under CEQA.

RESOLUTION OF NECESSITY

An appraisal of the subject properties was prepared by an independent appraiser, Lidgard and Associates, Inc., on July 29, 2005. Offer letters were presented to the respective property owners based on the fair market value for the properties discussed below.

The property located at 4800 Long Beach Boulevard contains approximately 14,205 square feet of land and is occupied by two one-story commercial buildings, a single-family residence and various out structures. The first commercial building contains approximately 948 square feet and is operated as an automotive service business. The second commercial building contains approximately 477 square feet and was previously operated as a fast taco restaurant. The residence contains approximately 1,405 square feet. In the 2005 calendar year, this site has generated six calls for police assistance. On August 29, 2005, an offer to purchase the property at 4800 Long Beach Boulevard at fair market value, pursuant to Government Code Section 7267.2(a), was submitted to the owner. The fair market value of the land and improvements was \$585,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property located at 4856 Long Beach Boulevard contains approximately 11,936 square feet occupied by three residential buildings. One building contains four residential units, one building contains two residential units and the last building is a single family residence. In the 2005 calendar year, this site has generated 20 calls for police service. An offer to purchase the property at 4856 Long Beach Boulevard at fair

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 3

market value pursuant to Government Code section 7267.2(a), dated August 29, 2005, was submitted to the owner. The fair market value of the land and improvements was \$825,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property located at 4860 Long Beach Boulevard contains approximately 13,407 square feet and is occupied by a two-story, 32-unit motel building containing 7,800 square feet, and a single-family residence containing 890 square feet, used as a manager's unit and office. In the 2005 calendar year, this site has generated 29 calls for police assistance. On August 29, 2005, an offer to purchase the property at 4860 Long Beach Boulevard at fair market value, pursuant to Government Code Section 7267.2(a), was submitted to the owner. The fair market value of the land and improvements was \$2,000,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property located at 4870 Long Beach Boulevard contains approximately 8,579 square feet and is occupied by a one-story, 7-unit motel building containing 1,504 square feet; a one-story, 2-unit motel building containing 505 square feet, and a two-story, single-family residence containing 1,985 square feet, used as a single motel room, a manager's unit and office. In the 2005 calendar year, this site has generated 20 calls for police assistance. On August 29, 2005, an offer to purchase the property at 4870 Long Beach Boulevard at fair market value, pursuant to Government Code Section 7267.2(a), was submitted to the owner. The fair market value of the land and improvements was \$1,225,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

Notices of the Hearing on the Resolutions of Necessity were mailed on January 27, 2006, by certified mail, return receipt requested, and by First Class Mail to the owners of record. Said owners were notified that if they wished to appear at the hearing and be heard, they must file a written request to appear with the City Clerk within fifteen (15) days from the date the notice was mailed. The Resolutions of Necessity are attached.

Code of Civil Procedure Section 1245.230 requires that the Resolutions of Necessity be adopted after a hearing at which time the governing body of the public entity must find and determine each of the following:

1. Whether the public interest and necessity require the proposed project;
2. Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the property sought to be acquired is necessary for the proposed project; and

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 4

4. Whether the offer required by Government Code Section 7267.2(a) has been made to the property owner or owners of record, or the offer has not been made because the owner(s) cannot be located with reasonable diligence.

Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 4800 Long Beach Boulevard, APN 7133-010-001 and 7133-010-007; 4856 Long Beach Boulevard, APN 7133-010-006; 4860 Long Beach Boulevard, APN 7133-010-027; and 4870 Long Beach Boulevard, APN 7133-010-008; including land, improvements, and fixtures and equipment are as follows:

1. Public interest and necessity require the proposed project.

The Redevelopment Plan for the North Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include replanning, redesign, and development of properties that are stagnant or improperly utilized, eliminating blighting influences, and correcting environmental deficiencies. The proposed project involves the removal of blighting influences and the replanning, redesign and development of stagnant or improperly utilized properties through acquisition, demolition and subsequent assembly of property into parcels suitable for modern, integrated development.

2. The proposed project is planned and located in such a way as to do the greatest public good and the least private injury.

The fundamental purpose of the Redevelopment Plan is to improve the quality of life for residents and business enterprises within the North Project Area. The property owners have been given a reasonable opportunity to participate in the redevelopment of the North Project Area consistent with the objectives of the Redevelopment Plan. The elimination of blighting influences and the assembly of land into parcels suitable for modern, integrated development affects a greater public good with minimal private injury.

3. The property sought to be acquired is necessary for the proposed project.

The elimination of blighting influences and the assembly of land into parcels suitable for modern, integrated development is the proposed project. It is in the public interest to acquire the properties in order to eliminate blighting influences and to assemble land into parcels suitable for modern, integrated development, allowing for future replanning, redesign and development of the properties.

4. The offer of just compensation has been made to the property owners.

The properties were appraised by an independent appraiser, Lidgard and Associates, on July 29, 2005. Offers at fair market value were presented to the property owners. The offers have been rejected by the property owners. Due to the refusal of the owners to accept the Agency's offer of just compensation based

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 5

on the fair market value, the properties cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

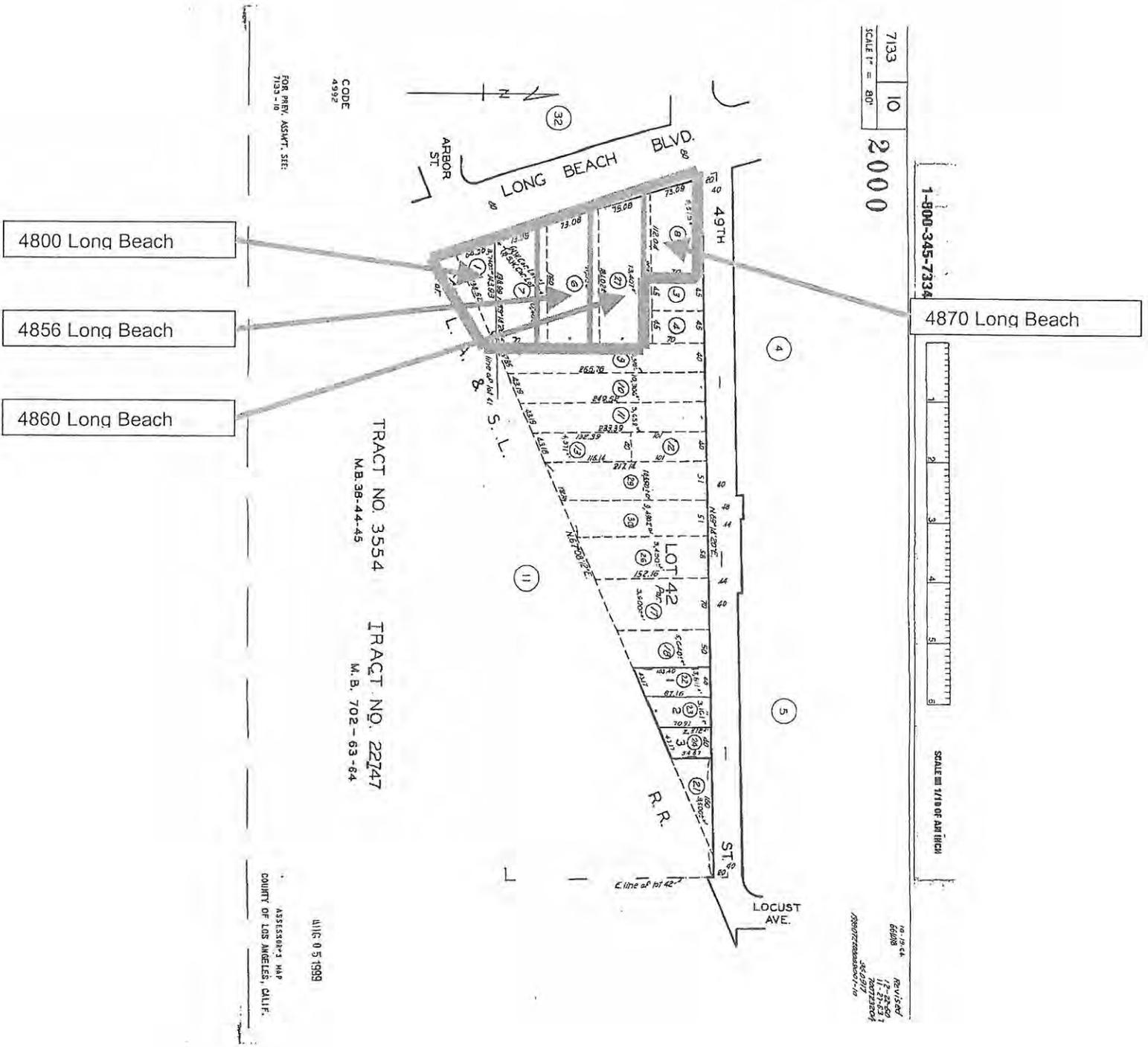
PHW:BAK:MPC



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Photographs of Subject Properties
Resolutions

EXHIBIT A SITE MAP

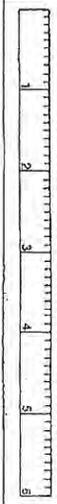


- 4800 Long Beach
- 4856 Long Beach
- 4860 Long Beach

4870 Long Beach

7133 10
SCALE 1" = 200'

1-900-345-7334



SCALE 1/16" OF AN INCH

10/18/24
68088
12-22-2021
11-27-2021
36/07/2021
2020/07/2021-10

CODE
4932

FOR PREV. ASMT. SEE:
7133-10

TRACT NO. 3554
M.B. 38-4-4-45

TRACT NO. 22747
M.B. 702-63-64

4/1/19 0 5 1999

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
4800 Long Beach Boulevard



4856 Long Beach Boulevard



4860 Long Beach Boulevard



4870 Long Beach Boulevard



RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(4800-4810 LONG BEACH BOULEVARD) WITHIN THE
NORTH LONG BEACH REDEVELOPMENT PROJECT
AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the North Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at: 4800-4810 Long Beach Boulevard, Long Beach, California more particularly described as:

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PARCEL 1:

THAT PORTION OF LOT 41, OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 41, THENCE EASTERLY 143.97 FEET ALONG THE NORTHERLY LINE OF SAID LOT 41 TO A POINT IN THE NORTHERLY LINE OF THE 135 FOOT RIGHT OF WAY OF THE LOS ANGELES AND SALT LAKE RAILROAD COMPANY; THENCE WESTERLY IN A DIRECT LINE 138.52 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT IN THE WESTERLY LINE OF SAID LOT 41, DISTANT SOUTHERLY THEREON 54.38 FEET FROM THE POINT OF BEGINNING; THENCE NORTHERLY 54.38 FEET ALONG THE SAID WESTERLY LINE TO THE POINT OF BEGINNING.

EXCEPTING THERE FROM ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE FIRST PARTY, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF SAID LAND AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LAND OR TO INTERFERE WITH THE USE THEREOF BY THE SECOND PARTY, ITS SUCCESSORS OR ASSIGNS, AS EXCEPTED AND RESERVED BY LOS ANGELES AND SALT LAKE RAILROAD COMPANY, A CORPORATION, IN DEED RECORDED APRIL 15, 1953 AND AS EXCEPTED AND RESERVED BY UNION PACIFIC RAILROAD COMPANY, A CORPORATION, IN DEED RECORDED APRIL 15, 1953.

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PARCEL 2:

THAT PORTION OF LOT 42, TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 42; THENCE NORTH 17°28'30" WEST 73.09 FEET; THENCE NORTH 89°14'20" EAST 160 FEET; THENCE SOUTH 0°45'40" EAST 70 FEET' THENCE WEST 138.99 FEET TO THE POINT OF BEGINNING.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

////

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California

Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this _____ day of _____, 2006.

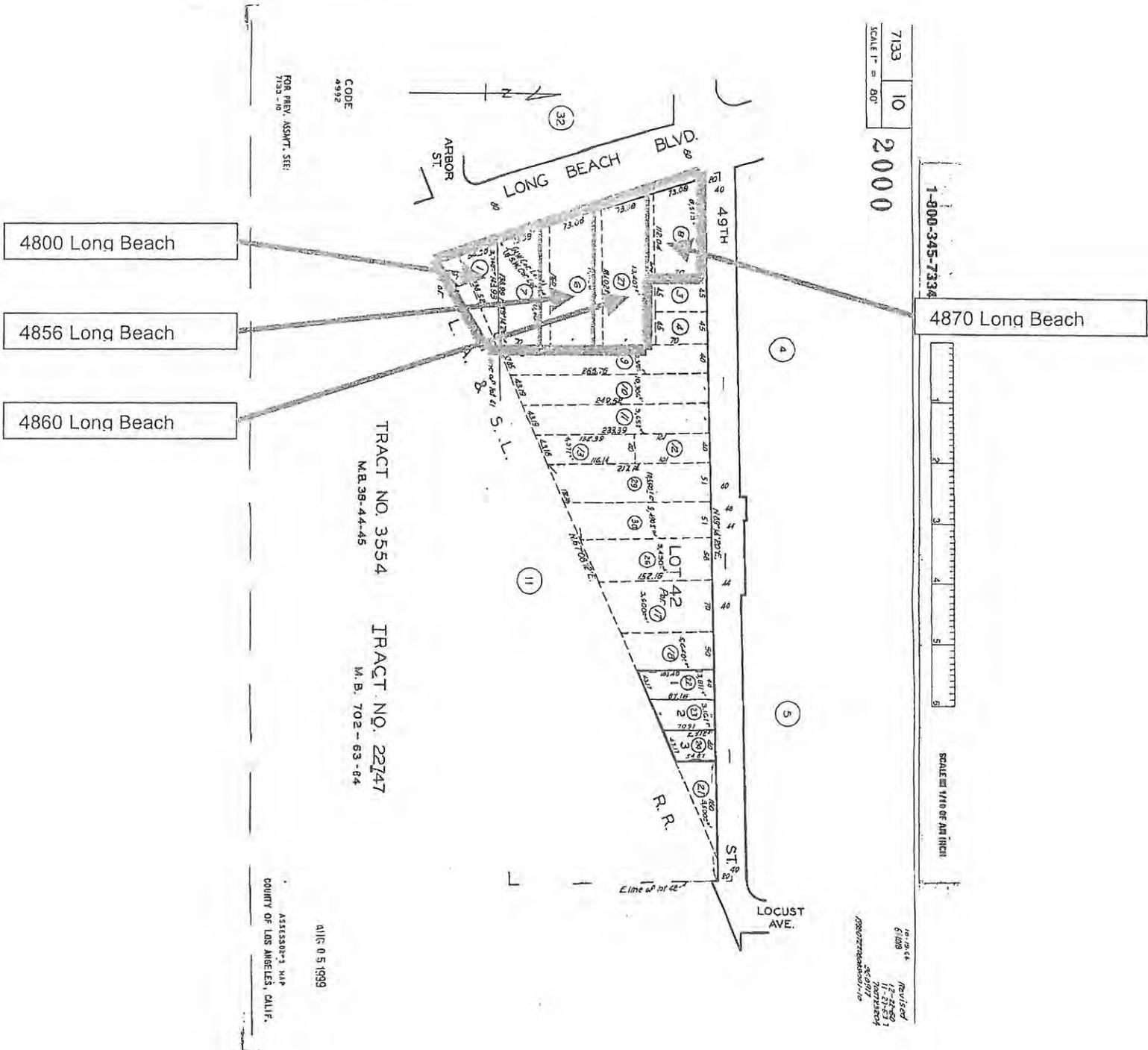
Executive Director/Secretary

APPROVED:

Chair

HAM:fl
2/8/06
L:\APPS\CtyLaw32\WPDOCS\ID008\I005\00085359.WPD
#06-00649

EXHIBIT A
SITE MAP



RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(4856 LONG BEACH BOULEVARD) WITHIN THE NORTH
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the North Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at: 4856 Long Beach Boulevard, Long Beach, California more particularly described as:

THAT PORTION OF LOT 42, OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 73.09 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 160 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 73.08 FEET TO THE POINT OF BEGINNING.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements

thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this _____ day of _____, 2006.

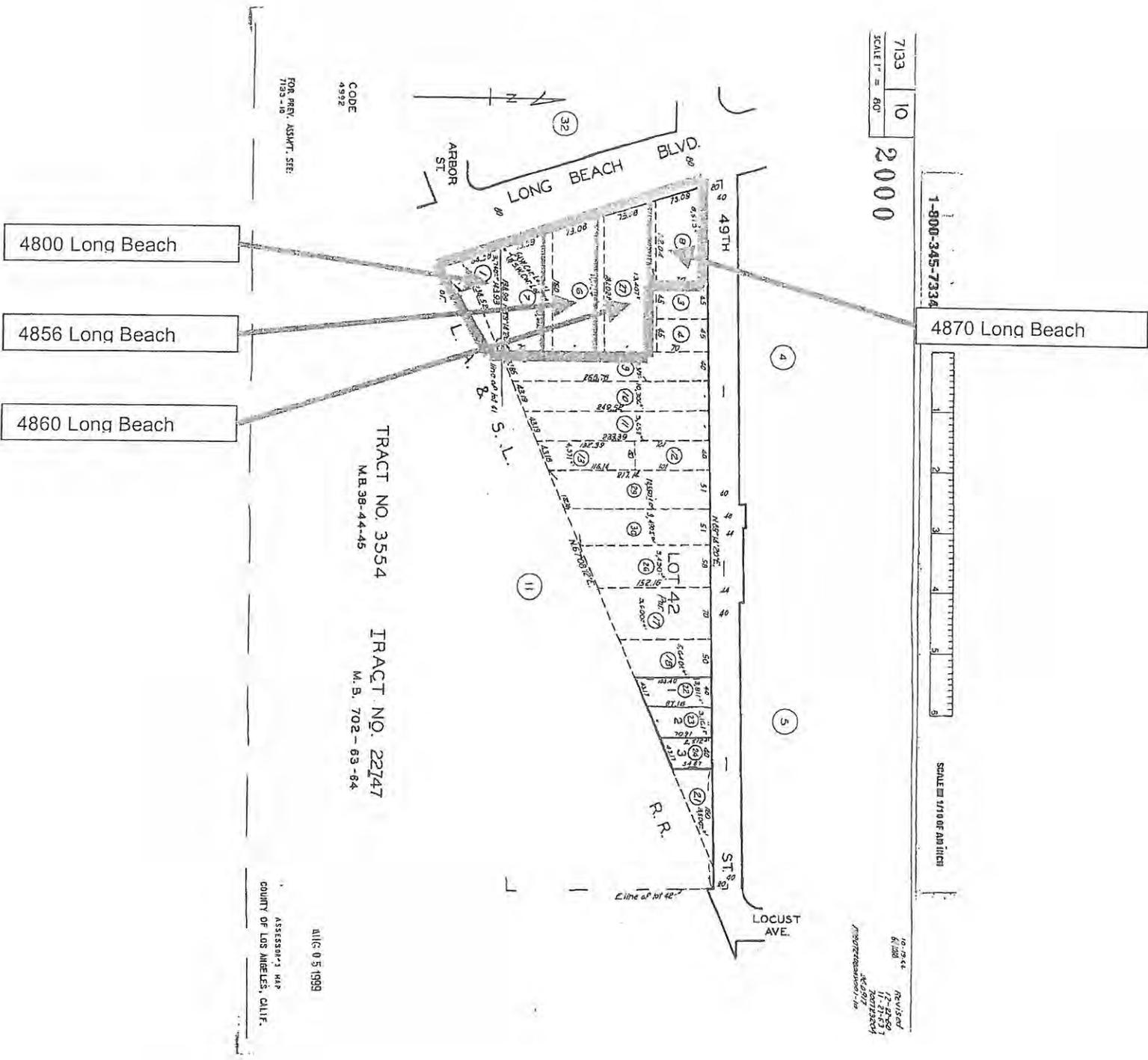
Executive Director/Secretary

APPROVED:

Chair

HAM:fl
2/8/06
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#06-00649

EXHIBIT A
SITE MAP

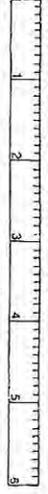


7133 10

SCALE 1" = 2000'

1-800-345-7334

4870 Long Beach



10, 7133, 61, 17, 21, 53, 1, 2012, 2013, 2014

4800 Long Beach

4856 Long Beach

4860 Long Beach

TRACT NO. 3554
M.B. 38-44-45

TRACT NO. 22147
M.B. 702-63-64

FOR PART ASSMPT. SEE
7133-10

ASSIGNED MAP
COUNTY OF LOS ANGELES, CALIF.

ALLIC 0 5 1999

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(4860 LONG BEACH BOULEVARD) WITHIN THE NORTH
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the North Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at: 4860 Long Beach Boulevard, Long Beach, California more particularly described as:

PARCEL 1:

THAT PORTION OF LOT 42, OF TRACT NO. 3554, IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN

BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF: THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 73.09 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 25 FEET THEREOF.

PARCEL 2:

THE NORTH 25 FEET OF THE EAST 72.04 OF THAT PORTION OF LOT 42 OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF: THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 73.09 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE NORTH 25 FEET OF THAT PART OF LOT 42 TRACT NO. 3554, IN THE CITY OF LONG BEACH COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38 PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID LOT, DISTANT 146.17 FEET NORTHWESTERLY FROM THE SOUTHWEST CORNER THEREOF: THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 181.02 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT, 70 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 202.04 FEET TO THE WESTERLY LINE THEREOF; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 73.09 FEET TO THE POINT OF BEGINNING.

EXCEPT THERE FROM THE EASTERLY 72.04 FEET THEREOF.

EXCEPT ALL RIGHT, TITLE AND INTEREST IN AND TO ALL CRUDE, OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND MINERALS UNDER SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO PARCELS 1, 2, AND 3 MENTIONED HEREIN BY DEED RECORDED AUGUST 23, 2966 AS INSTRUMENT NO. 2897, IN FAVOR OF MARIAN WILLIAMS, AS A MARRIED WOMAN AND WALTER T. STARKEY AND FREDA M. STARKEY, HUSBAND AND WIFE – MOTHER, SON AND HIS WIFE, ALL AS JOINT TENANTS.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear

and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record,

which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this _____ day of _____, 2006.

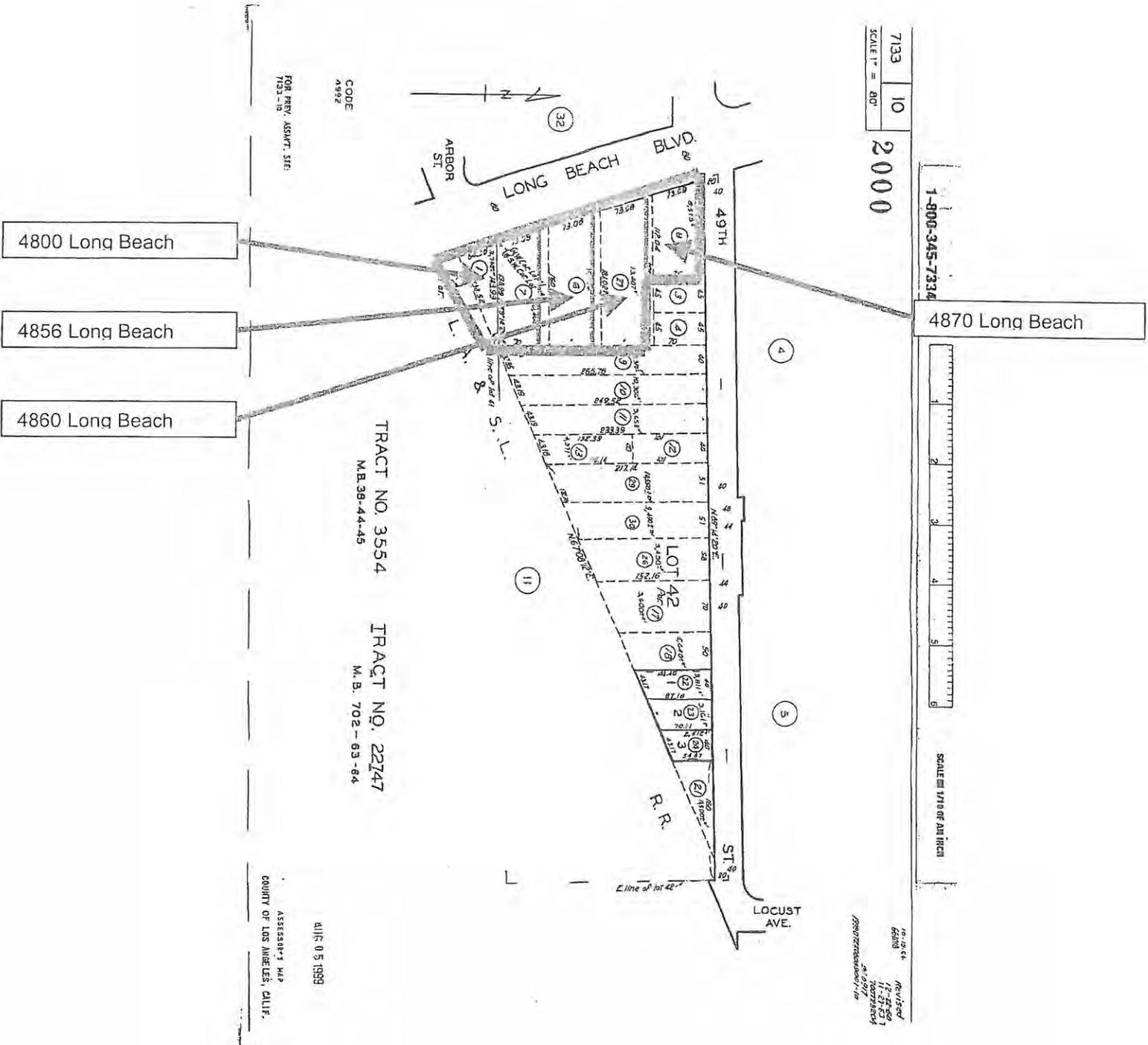
Executive Director/Secretary

APPROVED:

Chair

HAM:fl
2/8/06
L:\VAPPS\CtyLaw32\WPDOCS\D008\IP005\00085366.WPD
#06-00649

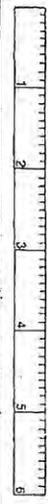
EXHIBIT A
SITE MAP



7133 10
SCALE 1" = 200'

2000

1-800-345-7336



SCALE IS 1/10 OF AN INCH

Revised
12-21-83
10/23/84
2-12-87
Revised/1-88

4800 Long Beach

4856 Long Beach

4860 Long Beach

4870 Long Beach

TRACT NO. 3554
M.B. 38-44-45

TRACT NO. 22747
M.B. 702-63-64

FOR PERRY ASSAULT SEE:
153-15

APR 05 1999

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(4870 LONG BEACH BOULEVARD) WITHIN THE NORTH
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the North Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at: 4870 Long Beach Boulevard, Long Beach, California more particularly described as:

THAT PORTION OF LOT 42, OF TRACT NO. 3554, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,

DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 229.07 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 90 FEET TO THE NORTHEAST CORNER OF THE LAND CONVEYED TO THE MUTUAL BUILDING SAVINGS AND LOAN ASSOCIATION OF LONG BEACH, A CORPORATION, BY DEED RECORDED IN BOOK 2346 PAGE 103 OF OFFICIAL RECORDS; THENCE WEST ALONG THE NORTH LINE OF THE LAND SO CONVEYED, 202.04 FEET TO THE WESTERLY LINE OF SAID LOT' THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 93.07 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 90 FEET.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California

Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this _____ day of _____, 2006.

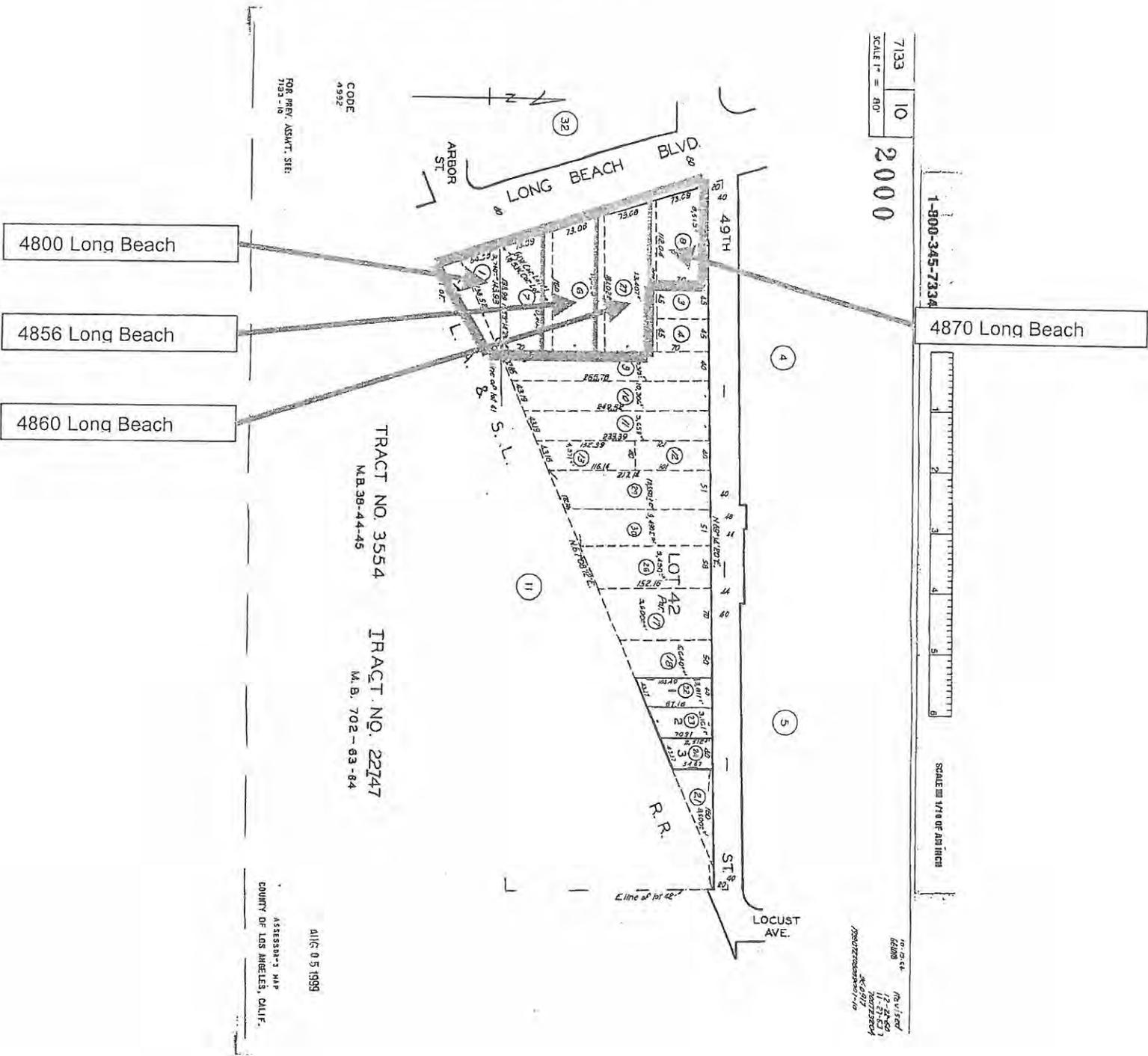
Executive Director/Secretary

APPROVED:

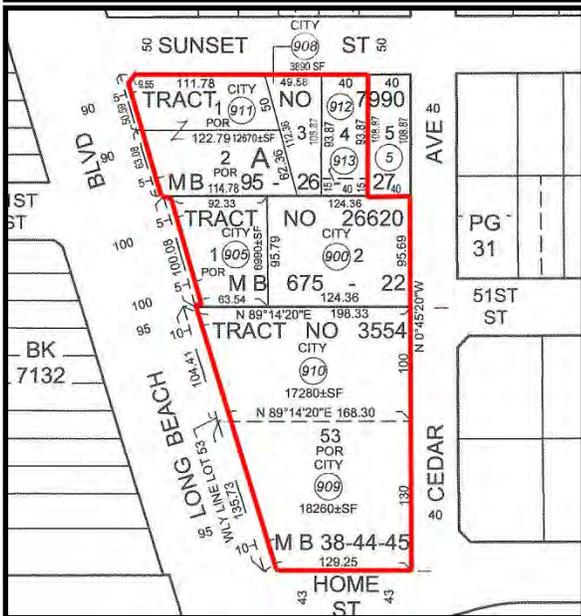
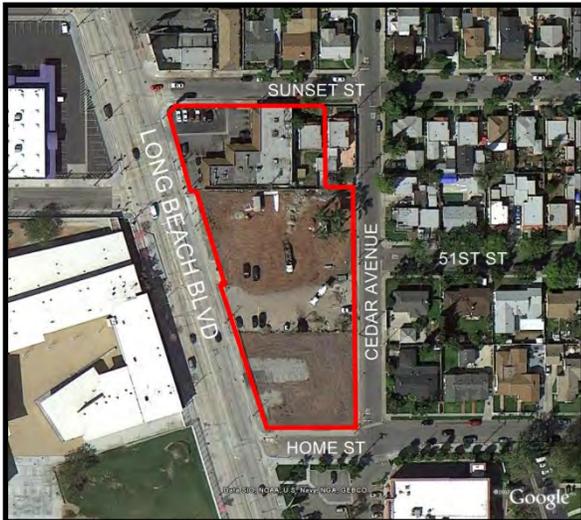
Chair

HAM:fl
2/8/06
L:\APPS\CityLaw32\WPDOCS\D008\IP005\00085367.WPD
#06-00649

EXHIBIT A SITE MAP



166-173). 5100 Long Beach Blvd. Development



Parcel Data:

Property Type: Lot/Land & Residential
 Permissible Use: Future Development
 Property Address: 5060-5100 Long Beach Blvd./5101 Cedar Ave./34 Sunset St.
 Assessor ID Number(s): 7131-032-900, -905, -908, -909, -910, -911, -912 & -913
 Lot Size (SF): 75,376
 Zoning: LBCCA, LBR1N
 Council District: 8
 Strategic Plan: North Long Beach Strategic Guide for Redevelopment

One of the key strategies identified in the North Long Beach Strategic Guide for Redevelopment (Guide) regarding commercial uses along major arterials is to re-orient these areas from the existing linear pattern to concentrated commercial uses at key intersections or “nodes.” As identified in the Guide, one of the primary issues facing North Long Beach is the existence of underused, vacant, and often blighted commercial structures along major arterials. This fact, along with the demand for housing, creates the opportunity to provide housing along these corridors through the removal of existing blighted commercial properties and replacing them with residential units. The properties at 5100 Long Beach Boulevard were significantly blighted and considered a targeted site for the re-orientation from commercial to residential development. To that end, the former Redevelopment Agency acquired the properties and had been negotiating with a developer for a residential project prior to dissolution. It is intended that negotiations would re-start, and if this does not result in a development agreement, the site will be disposed through a competitive RFP process.

**Successor Agency to the
 Redevelopment Agency of
 the City of Long Beach**





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

November 14, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5101 Cedar Avenue for a purchase price of \$780,000 plus closing costs. (North – District 8)

DISCUSSION

The North Long Beach Strategic Guide for Redevelopment (Strategic Guide) identifies a framework of strategies to be used by the Redevelopment Agency when making decisions regarding development opportunities in North Long Beach. The key strategy of the Strategic Guide regarding commercial uses along major arterials is to re-orient these areas from the existing linear pattern of development along arterial corridors and instead concentrate commercial uses at key intersections or “nodes.” As identified in the Strategic Guide, one of the primary issues facing North Long Beach is the existence of underused, vacant, and often blighted commercial structures along major arterials. This fact, coupled with the high demand for housing in the region, creates an opportunity to provide housing along these corridors through the removal of existing commercial properties and replacing them with residential units. The strategy of developing residential structures along the existing commercial corridors serves as a corollary for the concentration of commercial development at nodes. The resulting land use pattern will be one of consistent residential areas throughout North Long Beach with small areas of concentrated commercial development, as opposed to the existing pattern of linear commercial development along major arterials.

The primary land use change that will significantly alter the character of North Long Beach and serve its overall revitalization is the removal and replacement of blighted commercial corridors with market-rate housing. This serves two objectives: (1) existing blighted commercial areas are removed and (2) an overall need for additional quality housing in Long Beach is obtained. It is recognized that busy arterial roadways are not

REDEVELOPMENT AGENCY BOARD MEMBERS

November 14, 2005

Page 2

the most ideal location for residential uses; however it is also acknowledged that these areas provide some of the last areas of land available for residential development and that with proper site and building design, the negative aspects of housing on arterials can be mitigated.

The Waite Motel block, located on the east side of Long Beach Boulevard between Home and Sunset Streets, has been identified as a target housing development site. The site currently contains a liquor store, motel, vacant commercial building, and a discount furniture store facing Long Beach Boulevard, and a 6-unit apartment complex on the backside of the block facing Cedar Avenue. All buildings on this site are in poor condition. If the site is assembled, it would have excellent potential for residential development. The site is immediately adjacent to new redevelopment including a CVS Pharmacy and McDonalds. Moreover, the site is across Long Beach Boulevard from an elementary school currently under construction, and is just north of the Grisham Community Housing Project and Camelot Center, wherein significant Agency funds have and will continue to be invested.

The property at 5101 Cedar Avenue (APN 7131-032-011) is located within this area (Exhibit A – Site Map). This parcel has 11,906 square feet of land. The 6-unit apartment building (Exhibit B – Site Photograph) on this property occupies 3,210 square feet. The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- The property is owned by the Euclid Group;
- The property was appraised at \$780,000, by Lidgard & Associates, in an appraisal report dated June 10, 2005;
- The Agency's purchase price for the property will be \$780,000 or \$65.51 per square foot, the exact appraised market value of the property; and
- This is a voluntary sale, avoiding eminent domain.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the North Long Beach corridors as outlined in the Strategic Guide, staff recommends the site be purchased for future development opportunities.

Once the Agency has acquired all properties located at this target housing development site and demolition has occurred, a Request for Proposals will be released to the development community for a market-rate, for-sale housing project.

Funds are available for this acquisition in the FY 2006 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their October 27, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

BAK:mm

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph

WAITE MOTEL BLOCK

EXHIBIT A

 5101 Cedar Ave

100 0 100 200 300 Feet







Building A Better Long Beach

February 2, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of properties at 5100-5110 Long Beach Boulevard for a purchase price of \$2,400,000 plus closing costs. (North – District 8)

DISCUSSION

The property located at 5100-5110 Long Beach Boulevard (Subject Property) is adjacent to the Redevelopment Agency's (Agency) future market-rate housing development site on Long Beach Boulevard. This area has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) as a potential development node for the creation of market-rate housing for North Long Beach. The long-term reuse of the Subject Property is to combine it with the market-rate housing development planned for that block.

The Subject Property contains approximately 17,150 square feet of land area (Exhibit A – Site Map). The building is a single-story, multi-tenant commercial retail building. The building contains 7,747 square feet (Exhibit B – Site Photograph) that is comprised of five individual tenancies. Lidgard & Associates, Inc. appraised the Subject Property at \$2,300,000 in an appraisal report dated April 14, 2008. The tenants will be relocated according to state relocation law.

Since the Subject Property can be purchased without the use of eminent domain and its purchase is consistent with the future development of the Long Beach Boulevard corridor as outlined in the Strategic Guide, Agency staff is recommending acquisition at the purchase price of \$2,400,000.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 2, 2009

Page 2 of 2

The acquisition of the Subject Property was presented to the North Long Beach Project Area Committee at its December 15, 2008 meeting, and they recommend the acquisition. The funds to acquire the Subject Property are available in the North Long Beach Redevelopment Project Area FY 2009 budget.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:AES:ajw

Attachments: Exhibit A – Site Map
Exhibit B – Site Photograph



5100-5110 Long Beach Boulevard



Exhibit B

5100-5110 Long Beach Boulevard





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

January 23, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Hold the hearing on the Resolutions of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 5060 Long Beach Boulevard, APN 7131-032-009; 5096 Long Beach Boulevard, APN 7131-032-008; and 5098 Long Beach Boulevard, APN 7131-032-010, including land, improvements and fixtures and equipment;

Receive testimony from staff and property owner(s) with interest in the property; and

Adopt the Resolutions of Necessity making the findings required by law, including determining the public interest and necessity for acquiring, and authorizing the condemnation of certain real property within the North Long Beach Redevelopment Project Area. (North – District 8)

DISCUSSION

Background

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and uneconomic land uses and small and irregular lots.
- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- The replanning, redesign and development of portions of the Project Area which are stagnant or improperly utilized.

The proposed redevelopment actions contemplated under the Redevelopment Plan include:

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 2

- The acquisition of certain real property and the assembly of adequate sites for the development and construction of residential, commercial and industrial facilities.
- The demolition or removal of certain buildings and improvements.
- The disposition of property for uses in accordance with the Redevelopment Plan.

If it is in the public interest and is necessary in order to eliminate conditions requiring redevelopment and in order to implement the goals of the Redevelopment Plan, the Agency may exercise its power of eminent domain to acquire real property in the Project Area.

Property Information

The property located at 5060 Long Beach Boulevard contains approximately 19,341 square feet of land, a one story commercial building containing approximately 1,761 square feet and operated as a liquor store, and a 10 unit, plus manager's unit, one and two story building operated as a hotel containing approximately 3,909 square feet, all located on the northeast corner of Long Beach Boulevard and Home Street (Exhibit A – Site Map). The commercial building contains a business identified as Mohawk Liquor.

The property located at 5096 Long Beach Boulevard contains approximately 18,332 square feet of land and a one story commercial retail building containing approximately 5,270 square feet located approximately 135 lineal feet northerly of the northeast corner of Long Beach Boulevard and Home Street. The building appears to be vacant

The property located at 5098 Long Beach Boulevard contains approximately 7,465 square feet of land, a one story commercial retail building operated as a discount furniture store, containing approximately 4,894 square feet and a one story storage building containing approximately 1,044 square feet, located approximately 240 lineal feet north of the northeast corner of Long Beach Boulevard and Home Street.

Owner Participation letters were sent out to the property owners on January 28, 2005, requesting that any proposals to develop the property be submitted by April 1, 2005. No submittals were received.

California Environmental Quality Act

Pursuant to the California Environmental Quality Act (CEQA), the acquisition of these properties are categorically exempt pursuant to Public Resources Code, Division 13, Section 15332 as the acquisition activities contemplated are consistent with the General Plan, contain no more than five acres, are substantially surrounded by urban uses and have no value as habitat for endangered species. The scope of the project is currently limited to blight removal through acquisition activities only. Any future construction on the properties will be subject to a separate environmental review process under CEQA.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 3

Resolutions of Necessity

An appraisal of land and improvements for the properties was prepared by an independent appraiser, Lidgard and Associates, on June 10, 2005.

An offer to purchase the property at 5060 Long Beach Boulevard at Fair Market Value pursuant to Government Code section 7267.2(a), dated July 5, 2005 was submitted to the owner. The Fair Market Value of the land and improvements was \$1,250,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

An offer to purchase the property at 5096 Long Beach Boulevard at Fair Market Value pursuant to Government Code section 7267.2(a), dated July 5, 2005 was submitted to the owner. The Fair Market Value of the land and improvements was \$925,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

An offer to purchase the property at 5098 Long Beach Boulevard at Fair Market Value pursuant to Government Code section 7267.2(a), dated July 5, 2005 was submitted to the owner. The Fair Market Value of the land and improvements was \$710,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

Notices of the hearing on the Resolutions of Necessity were mailed on January 6, 2006 by certified mail, return receipt requested, and by First Class Mail to the owners of record. Said owners were notified that if they wished to appear at the hearing and be heard, they must file a written request to appear with the City Clerk within fifteen (15) days from the date the notice was mailed. The Resolutions of Necessity are attached.

Code of Civil Procedure Section 1245.230 requires the Resolution of Necessity be adopted after a hearing at which time the governing body of the public entity must find and determine each of the following:

1. Whether the public interest and necessity require the proposed project;
2. Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the property sought to be acquired is necessary for the proposed project; and
4. Whether the offer required by Government Code section 7267.2(a) has been made to the property owner or owners of record, or the offer has not been made because the owner(s) cannot be located with reasonable diligence.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 4

Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 5060 Long Beach Boulevard, 5096 Long Beach Boulevard and 5098 Long Beach Boulevard are as follows:

1. Public interest and necessity require acquisition of real property.

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include replanning, redesign, and development of properties which are stagnant or improperly utilized, eliminating blighting influences, and correcting environmental deficiencies. The proposed project involves the removal of blighting influences and the replanning, redesign and development of stagnant or improperly utilized properties through acquisition, demolition and subsequent assembly of property into parcels suitable for modern, integrated development.

2. The proposed project is planned and located in such a way as to do the greatest public good and the least private injury.

The fundamental purpose of the Redevelopment Plan is to improve the quality of life for residents and business enterprises within the North Long Beach Redevelopment Project Area. The property owners have been given a reasonable opportunity to participate in the redevelopment of the North Long Beach Redevelopment Project Area consistent with the objectives of the Redevelopment Plan. The elimination of blighting influences and the assembly of land into parcels suitable for modern, integrated development affects a greater public good with minimal private injury.

3. The property sought to be acquired is necessary for the proposed project.

The elimination of blighting influences, assembly of land into parcels suitable for modern, integrated development is the proposed project. It is in the public interest to acquire the properties in order to eliminate blighting influences and to assemble land into parcels suitable for modern, integrated development, allowing for future replanning, redesign and development of the properties.

4. The offer of just compensation has been made to the property owners.

The properties were appraised by an independent appraiser, Lidgard and Associates on June 10, 2005. Offers at Fair Market Value were presented to the property owners. The offers have been rejected by the property owners. Due to the refusal of the owners to accept the Agency's offer of just compensation based on the Fair Market Value, the properties cannot be acquired except by the Agency's exercise of its power of eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 5

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:BAK:MPC

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Photographs
Resolution

EXHIBIT A

7131 32
SCALE 1" = 60'

1997



Revised:
5-11-51
9-7-61
948716

CODE
4992

FOR PREV. ASSM'T. SEE: 417 - 4 & 37

TRACT NO. 26620
M.B. 675 - 22

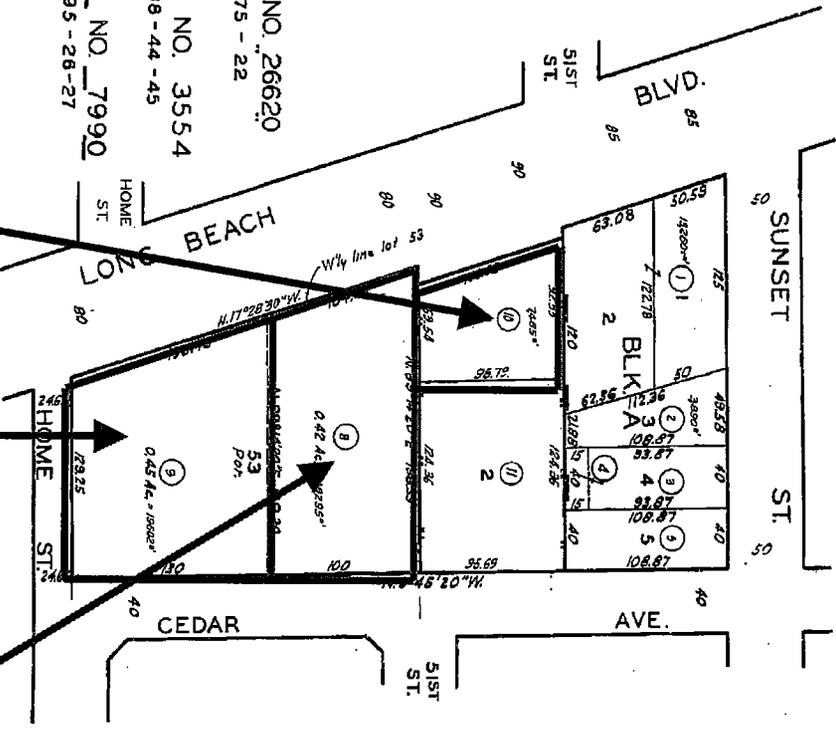
TRACT NO. 3554
M.B. 38 - 44 - 45

TRACT NO. 7990
M.B. 95 - 28 - 27

5098 Long Beach Boulevard

5060 Long Beach Boulevard

5096 Long Beach Boulevard

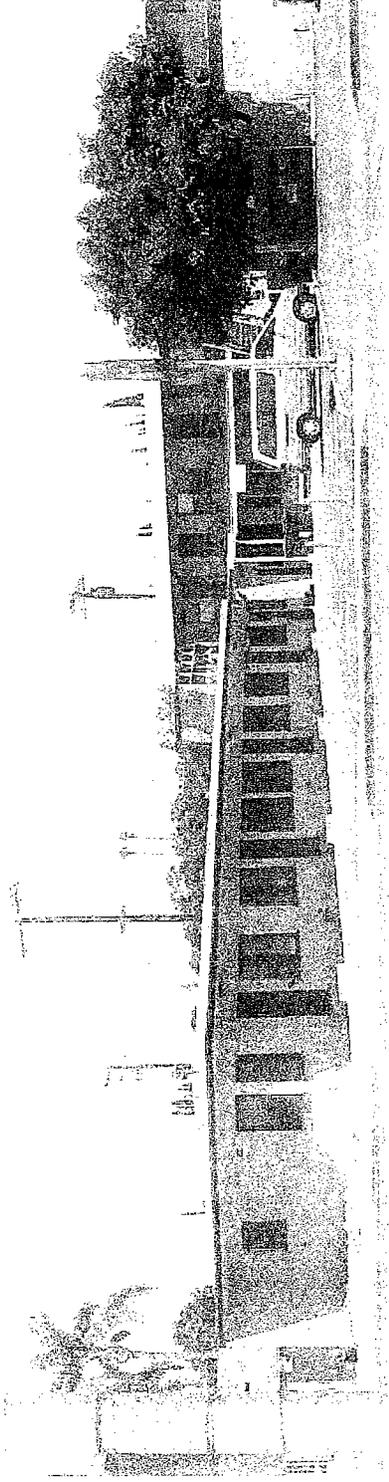


OCT 0 4 1996
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

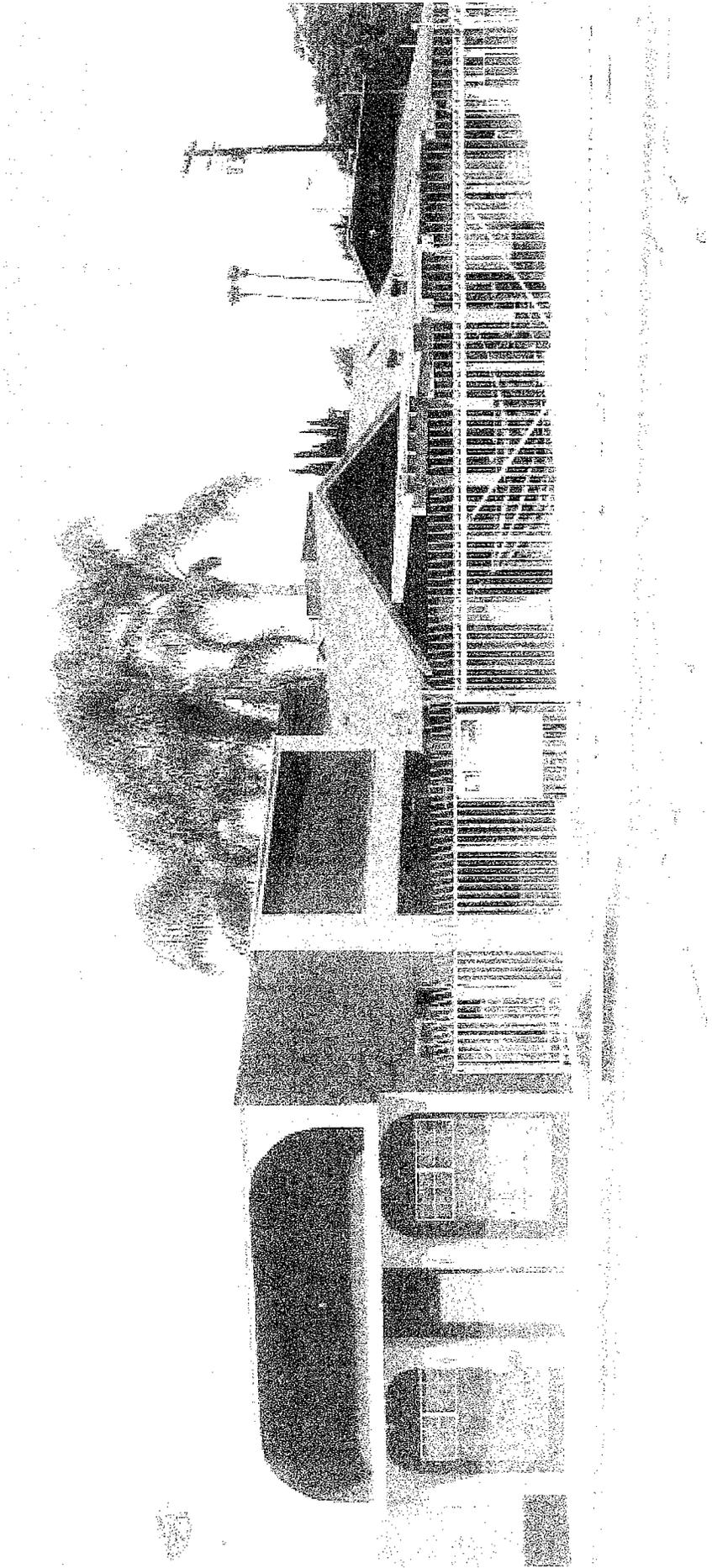
Exhibit B

Waite Motel Block

5057 Cedar Ave & 5060 Long Beach Blvd



5096 Long Beach Blvd



5098 Long Beach Blvd



RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5060 LONG BEACH BOULEVARD) WITHIN THE NORTH
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the North Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5060 Long Beach Boulevard, Long Beach, California more particularly described as:

LOT 53 OF TRACT NO. 3554, IN THE CITY OF LONG
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 38,
PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE NORTH 100 FEET OF THAT PORTION OF SAID LOT LYING WEST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF CEDAR AVENUE AS SHOWN ON TRACT NO. 7990 AS PER MAP RECORDED IN BOOK 95, PAGE 26 OF MAPS.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment

Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The law firm of Hahn & Hahn LLP, as the Agency's special counsel, is hereby authorized to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for

such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

HAM:fl
1/17/06
L:\APPS\CtyLaw32\WPDOCS\D017\P005\00084401.WPD
#06-00235

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5096 LONG BEACH BOULEVARD) WITHIN THE NORTH
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the North Long Beach Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5096 Long Beach Boulevard, Long Beach, California more particularly described as:

THE NORTH 100 FEET OF THAT PORTION OF LOT 53
OF TRACT NO. 3554, IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 38, PAGES 44 AND 45
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER

OF SAID COUNTY LYING WEST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF CEDAR AVENUE AS SHOWN ON TRACT NO. 7990 AS PER MAP RECORDED IN BOOK 95, PAGE 26 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project,

pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The law firm of Hahn & Hahn LLP, as the Agency's special counsel, is hereby authorized to prepare and prosecute in the name of the Agency such

proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this ____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

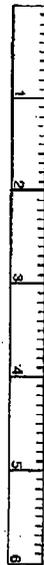
Chair

HAM:fl
1/17/06
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#06-00235

EXHIBIT A

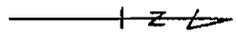
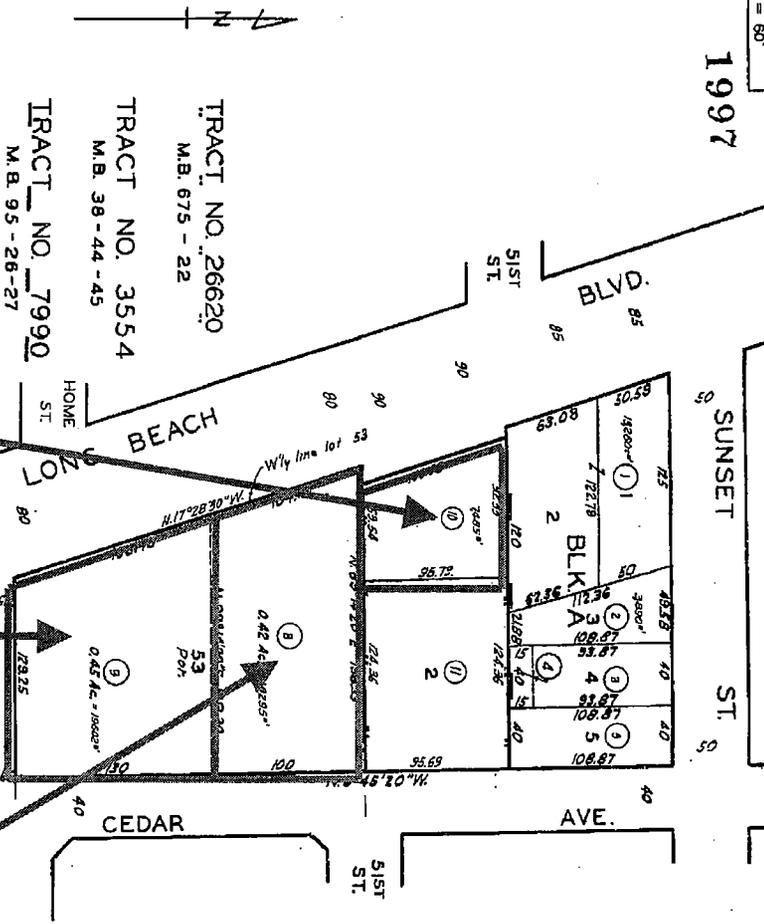
7131 32
SCALE 1" = 60'

1997



SCALE IN 1/10 OF AN INCH

Revised:
9/20/76
9-7-81



CODE
4992

FOR PREV. ASSM'T. SEE: 417 - 48,37

TRACT NO. 26620
M.B. 675 - 22

TRACT NO. 3554
M.B. 38 - 44 - 45

TRACT NO. 7990
M.B. 95 - 26 - 27

5098 Long Beach Boulevard

5060 Long Beach Boulevard

5096 Long Beach Boulevard

OCT 0 4 1996
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5098 LONG BEACH BOULEVARD) WITHIN THE NORTH
LONG BEACH REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the North Long Beach Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5098 Long Beach Boulevard, Long Beach, California more particularly described as:

LOT 1 OF TRACT NO. 26620, IN THE CITY OF LONG
BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 675,
PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, FINDS, DETERMINES, DECLARES AND RESOLVES as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The law firm of Hahn & Hahn LLP, as the Agency's special counsel, is hereby authorized to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to acquire for the Agency the Subject

Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

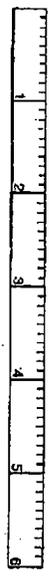
Chair

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#06-00235

EXHIBIT A

7131 32
SCALE 1" = 60'

1997



SCALE 1/16" OF AN INCH

Revised:
9-7-61
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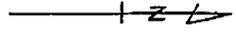
CODE
4992

FOR PREV. ASSMNT. SEE: 417 - 4 & 37

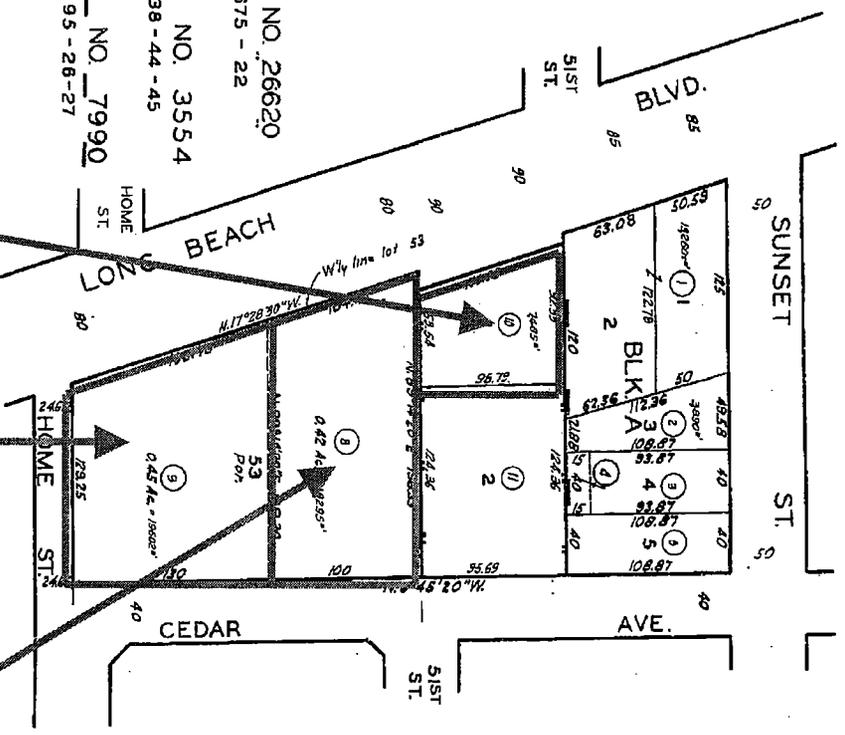
TRACT NO. 26620
M.B. 675 - 22

TRACT NO. 3554
M.B. 38 - 44 - 45

TRACT NO. 7990
M.B. 95 - 26 - 27



- 5098 Long Beach Boulevard
- 5060 Long Beach Boulevard
- 5096 Long Beach Boulevard



OCT 0 4 1996
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



Building A Better Long Beach

February 7, 2011

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 34 East Sunset Street for \$190,000 plus closing costs. (North – District 8)

DISCUSSION

One of the goals of the North Long Beach Redevelopment Plan is to improve the commercial corridors in the North Long Beach Redevelopment Project Area (Project Area) by acquiring and assembling adequate sites for the development of commercial facilities. The property located at 34 East Sunset Street (Subject Property) is within this area (Exhibit A – Site Map).

The Subject Property has approximately 3,760 square feet of land and is improved with a single-family residential structure. An independent appraisal was conducted and determined the fair market value to be \$190,000 with a date of value of January 19, 2011. The Subject Property is in foreclosure and is currently vacant, thus there are no displaced persons eligible for relocation. Redevelopment Agency (Agency) staff has negotiated the purchase price from mortgagor Fannie Mae.

The Subject Property constitutes one of two remaining privately held parcels on the proposed development site located on Long Beach Boulevard between Home Street and Sunset Street. The Agency-owned portion of the development site contains 1.3 acres. Staff is in negotiations with Golden Pacific Partners, LLC, for the development of a mixed-use project that includes 37 residential units including seven townhomes along Cedar Avenue, 30 condominiums, and 12,000 square feet of ground-level retail along Long Beach Boulevard.

The addition of the Subject Property will provide additional contiguous land offering a larger, more viable development site. The Agency's goal for the overall site is to provide a high-quality, residential and neighborhood-serving retail development that would serve the community of North Long Beach.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 7, 2011

Page 2 of 2

Since the purchase of the Subject Property is consistent with the goal of improving the commercial corridors by better enabling the development of a neighborhood-serving commercial and residential development projects, Agency staff is recommending acquisition.

The North Long Beach Project Area Committee (North PAC) determined that the acquisition of the Subject Property is consistent with the North PAC's adopted land acquisition policy, and recommended acquisition on January 27, 2011. Sufficient funding is budgeted for this activity in the Project Area's FY 2011 budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ROBERT M. ZUR SCHMEEDE, AICP
ASSISTANT EXECUTIVE DIRECTOR



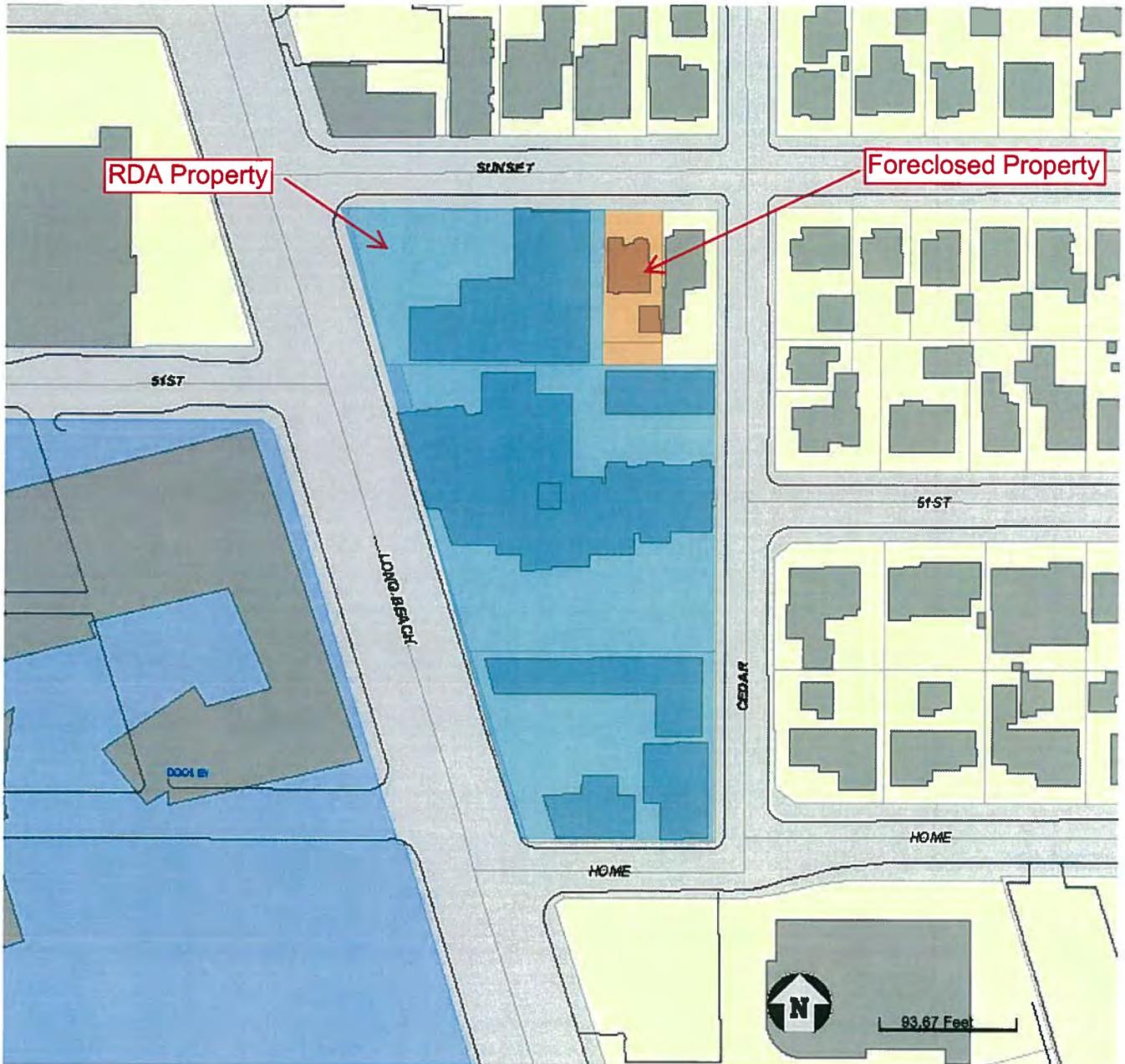
AMY J. BODEK, AICP
EXECUTIVE DIRECTOR

AJB:RZS:TF

Attachment: Exhibit A – Site Map



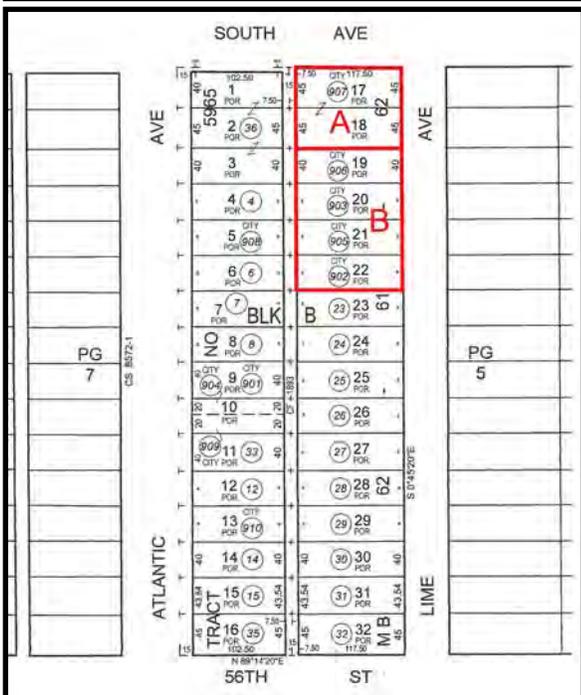
Long Beach Blvd. and Home Development Site



Disclaimer

DISCLAIMER OF DATA ACCURACY: The services provided on this web site are intended for informational purposes only and the GIS data used is compiled from various sources and is subject to constant change. While reasonable effort has been made to ensure the accuracy of the data, the information provided herein may be inaccurate or out of date.

174-178). North Village Development-Block A & B



Parcel Data:

Property Type: Lot/Land & Commercial
 Permissible Use: Future Development
 Property Address: 620 E. South Street/
 5705-5721 Lime Avenue
 Assessor ID Number(s): 7127-006-902, -903,
 -905, -906, -907
 Lot Size (SF): 29,375
 Zoning: LBR3S, LBCCA
 Council District: 8
 Strategic Plan: North Long Beach
 Strategic Guide for
 Redevelopment & North
 Village Plan/EIR

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Guide) as a Target Site for potential new development related to the creation of a strong Village Center in North Long Beach. The vision of the Guide is for the area around the intersection of Atlantic Avenue and South Street be developed as the principal neighborhood center/town center for North Long Beach. Pedestrian-oriented retail uses would be expanded along street frontages, streetscape and parking improvements would be implemented, and public uses, arts and cultural facilities and pocket parks be developed as appropriate. The goal of developing a Village Center is to create a definable, unique center for North Long Beach to serve as the focal point for neighborhood identity and activity. While the property located at 620 E. South Street (Block A) is currently improved with a multi-tenant commercial retail building and appurtenant parking, the parcels to the South at 5705-5721 Lime Avenue (Block B) remain vacant, as development options were being considered at the time of dissolution. Upon approval of this Plan, it is intended to dispose of Block A and B through a competitive RFP process, either as a combined development site or individual development sites, depending on what would maximize development potential as well as remain consistent the vision of the Guide.

**Successor Agency to the
 Redevelopment Agency of
 the City of Long Beach**





Date: March 28, 2005
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5705 Lime Avenue – North Long Beach Redevelopment Project Area (CD 8)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5705 Lime Avenue for a purchase price of \$925,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5705 Lime Avenue (APN 7127-006-022) is located within this area (Exhibit A). This parcel has 4,700 square feet of land, with a two-story apartment building containing nine one-bedroom, one-bathroom units, and a total of 4,693 square feet of living area. The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Victor and Judy Peterson own the property;
- The property was originally appraised at \$900,000 by Lidgard & Associates, in an appraisal report dated December 14, 2004;
- The Agency's purchase price for the property will be \$925,000 or \$197 per square foot. This is within 2.75% percent of the property's appraised fair market value of \$900,000; and
- This is a voluntary sale, avoiding eminent domain.

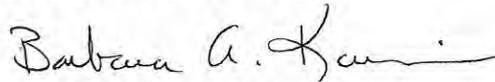
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. The site will be used for public parking.

Redevelopment Agency Board Members
March 28, 2005
Page 2

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 24, 2005 meeting.

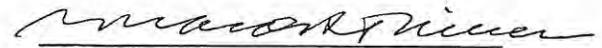
It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5705 Lime Avenue for a purchase price of \$925,000 plus closing costs.

Respectfully submitted,



for MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:


GERALD R. MILLER
CITY MANAGER

MSF:BAK:aes

Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit B
5705 Lime Avenue





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

May 9, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5715 Lime Avenue for a purchase price of \$435,000 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5715 Lime Avenue (APN 7127-006-020) is located within this area (Exhibit A). This parcel has 4,700 square feet of land, with a single family residence, and a total of 1,027 square feet of living area. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Yessica M. Olmos owns the property;
- The property was originally appraised at \$435,000 by Lidgard & Associates, in an appraisal report dated March 31, 2005;
- The Agency's purchase price for the property will be \$435,000 or \$423 per square foot;
- This is a voluntary sale, avoiding eminent domain; and
- No relocation cost will be incurred, as this is an all inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

May 9, 2005

Page 2

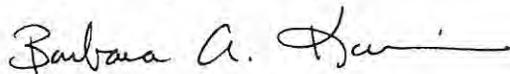
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. Long-term use is for development as parcels are assembled.

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their April 28, 2005 meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



BARBARA A. KAISER
EXECUTIVE DIRECTOR

BAK:aes

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
 Exhibit B – Site Photograph

7127 6
SCALE 1" = 60'

1997

County of Los Angeles: Rick Auerbach, Assessor

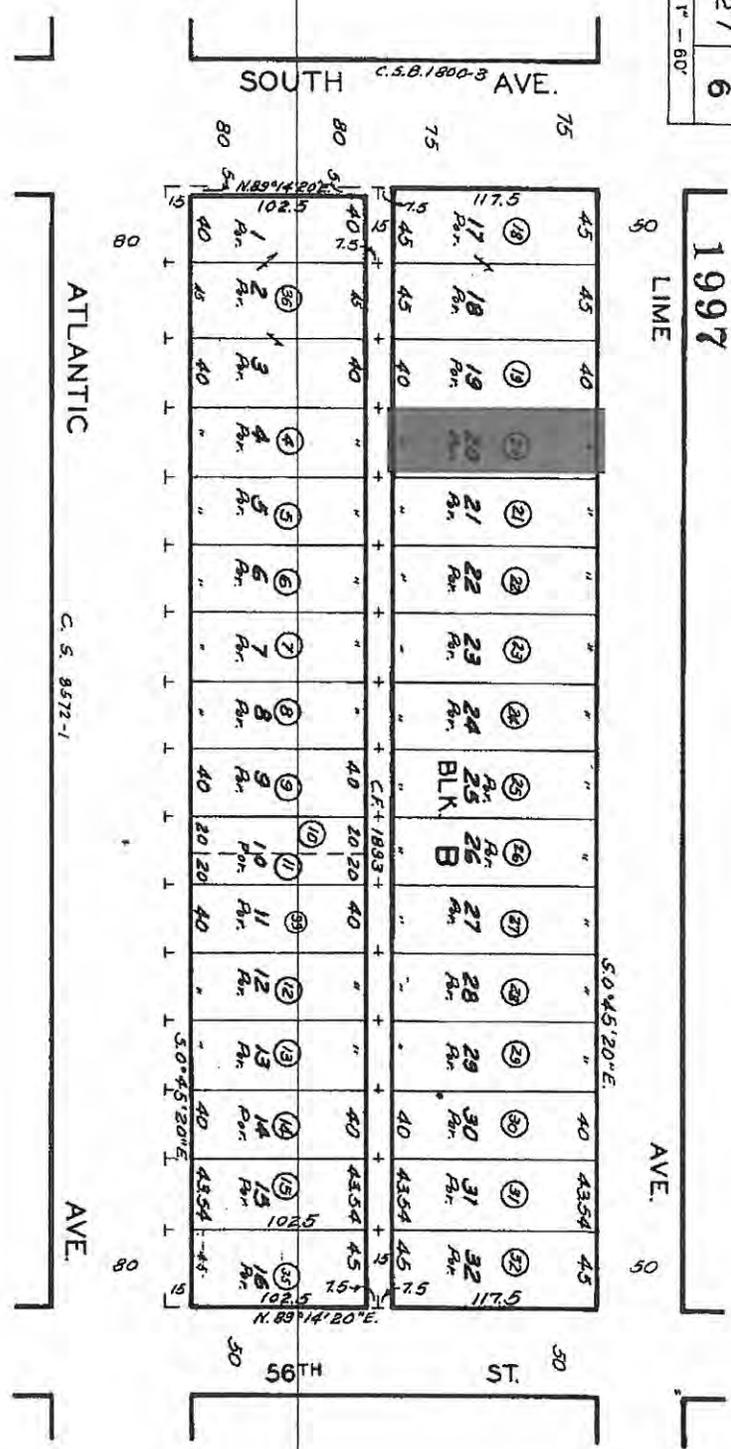
80 LIME

50 AVE.

4-29-66 REVISE
4-29-65 3-10-63
9-25-63
902917

Exhibit A

Site Map



CODE
4992



FOR PREV. ASSMT. SEE: 1870-6

TRACT NO. 5965
M. B. 62-61-62

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5715 Lime Ave.





LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

March 13, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 5709-5711 Lime Avenue, APN 7127-006-021; 5721-5723 Lime Avenue, APN 7217-006-019; 5837 Lime Avenue, APN 7124-032-018; 5841-5843 Lime Avenue, APN 7124-032-017; 635 East South Street, APN 7124-032-028, including land, improvements and fixtures and equipment; (North – Districts 8, 9)

DISCUSSION

The Redevelopment Plan for the North Long Beach Redevelopment Project Area (Project Area) was adopted on July 16, 1996. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, buildings in which it is unsafe or unhealthy for persons to live or work, incompatible and uneconomic land uses and small and irregular lots.
- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- The replanning, redesign and development of portions of the Project Area which are stagnant or improperly utilized.

The proposed redevelopment actions contemplated under the Redevelopment Plan include:

- The acquisition of certain real property and the assembly of adequate sites for the development and construction of residential, commercial and industrial facilities.
- The demolition or removal of certain buildings and improvements.
- The disposition of property for uses in accordance with the Redevelopment Plan.

If it is in the public interest and is necessary in order to eliminate conditions requiring redevelopment and in order to implement the goals of the Redevelopment Plan, the

Agency may exercise its power of eminent domain to acquire real property in the Project Area.

Property Information (Exhibit A – Site Map)

The property located at 5709-5711 Lime Avenue, APN 7127-006-021, contains approximately 4,700 square feet of land, a tenant occupied single-family residence, and a second residence, which is owner occupied, above a double garage.

The property located at 5721-5723 Lime Avenue, APN 7217-006-019, contains approximately 4,700 square feet of land, a tenant occupied single-family residence, and a second tenant occupied residence above a double garage.

The property located at 5837 Lime Avenue, APN 7124-032-018, contains approximately 4,800 square feet of land, an owner-occupied single-family residence and a detached garage.

The property located at 5841-5843 Lime Avenue, APN 7124-032-017, contains approximately 4,800 square feet of land, a single-family residence and a second residence over a four-car garage.

The property located at 635 East South Street, APN 7124-032-028, contains approximately 4,400 square feet of land, and a single tenant commercial retail building occupied by a judo studio.

California Environmental Quality Act

Pursuant to the California Environmental Quality Act (CEQA), the acquisition of these properties is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activities contemplated are not intended to expand the use beyond that which currently exists. Any future development on the properties will be subject to a separate environmental review process under CEQA.

Resolutions of Necessity

An appraisal of land and improvements for the properties was prepared by an independent appraiser, Lidgard and Associates, on December 22, 2005.

An offer to purchase the property at 5709-5711 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006, was submitted to the owner. The Fair Market Value of the land and improvements was \$670,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 5721 – 5723 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$800,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 13, 2006

Page 3

An offer to purchase the property at 5837 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$425,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 5841-5843 Lime Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$645,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 635 East South Street at Fair Market Value pursuant to Government Code section 7267.2(a), dated February 3, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$410,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

Notices of the hearing on the Resolutions of Necessity were mailed on February 24, 2006 by certified mail, return receipt requested, and by First Class Mail to the owners of record. Said owners were notified that if they wished to appear at the hearing and be heard, they must file a written request to appear with the City Clerk within fifteen (15) days from the date the notice was mailed. The Resolutions of Necessity are attached.

Code of Civil Procedure Section 1245.230 requires the Resolution of Necessity be adopted after a hearing at which time the governing body of the public entity must find and determine each of the following:

1. Whether the public interest and necessity require the acquisition of real property;
2. Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the property sought to be acquired is necessary for the proposed project; and
4. Whether the offer required by Government Code section 7267.2(a) has been made to the property owner or owners of record, or the offer has not been made because the owner(s) cannot be located with reasonable diligence.

Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 5709-5711 Lime Avenue, 5721-5723 Lime Avenue, 5837 Lime Avenue, 5841-5843 Lime Avenue, and 635 East South Street are as follows:

1. Public interest and necessity require acquisition of real property.

The Redevelopment Plan for the North Long Beach Redevelopment Project Area was adopted on July 16, 1996. The goals of the Redevelopment Plan include replanning,

redesign, and assembly of property into parcels suitable for modern, integrated development.

2. The proposed project is planned and located in such a way as to do the greatest public good and the least private injury.

The fundamental purpose of the Redevelopment Plan is to improve the quality of life for residents and business enterprises within the North Long Beach Redevelopment Project Area. The assembly of land into parcels suitable for modern, integrated development affects a greater public good with minimal private injury.

3. The property sought to be acquired is necessary for the proposed project.

The assembly of land into parcels suitable for modern, integrated development is the proposed project. It is in the public interest to acquire the properties in order to assemble land into parcels suitable for modern, integrated development, allowing for future replanning, redesign and development of the properties.

4. The offer of just compensation has been made to the property owners.

The properties were appraised by an independent appraiser, Lidgard and Associates on December 22, 2005. Offers at Fair Market Value were presented to the property owners. The offers have been rejected by the property owners. Due to the refusal of the owners to accept the Agency's offer of just compensation based on the Fair Market Value, the properties cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

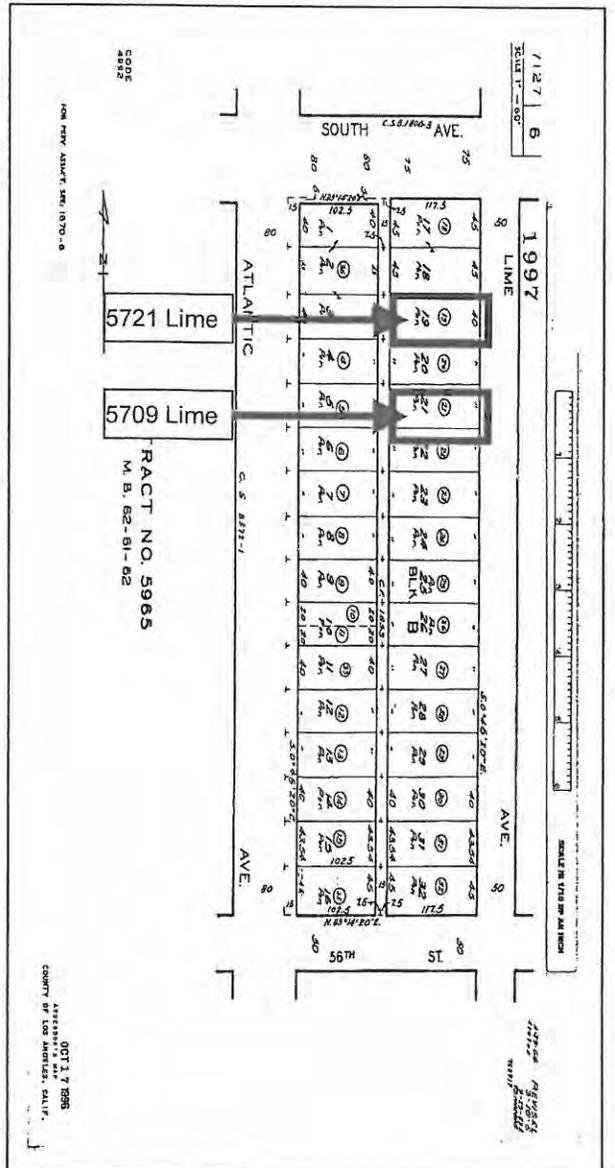
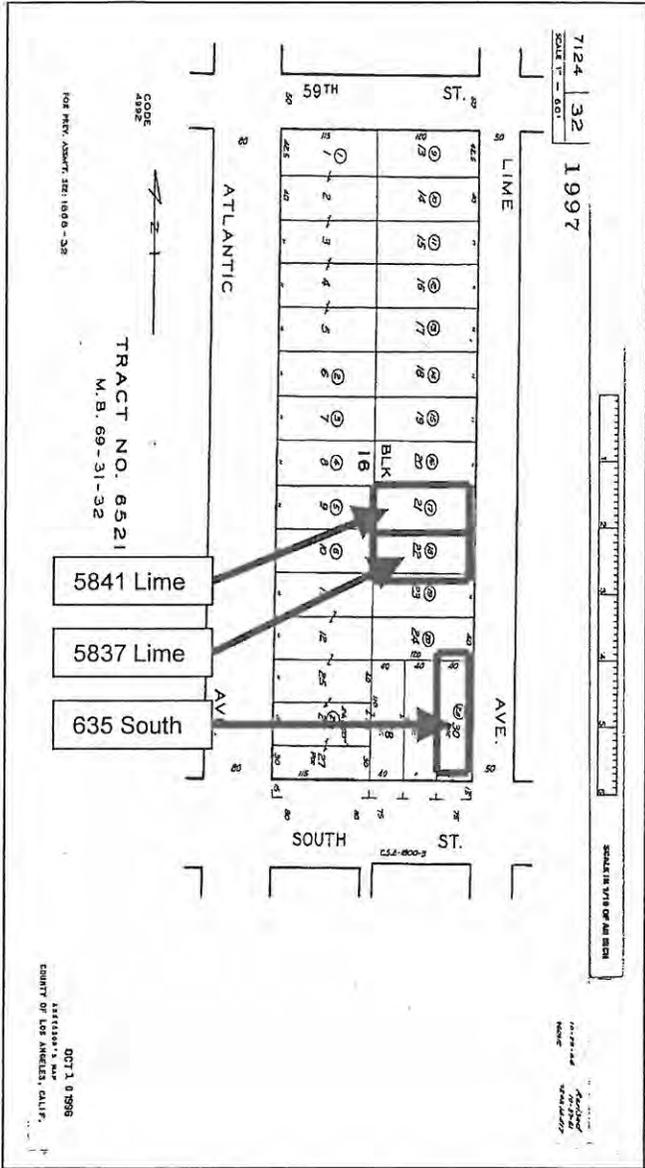
APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Photographs
Resolutions

EXHIBIT A



North Village Center

5709-5711 Lime Avenue



5721-5723 Lime Avenue



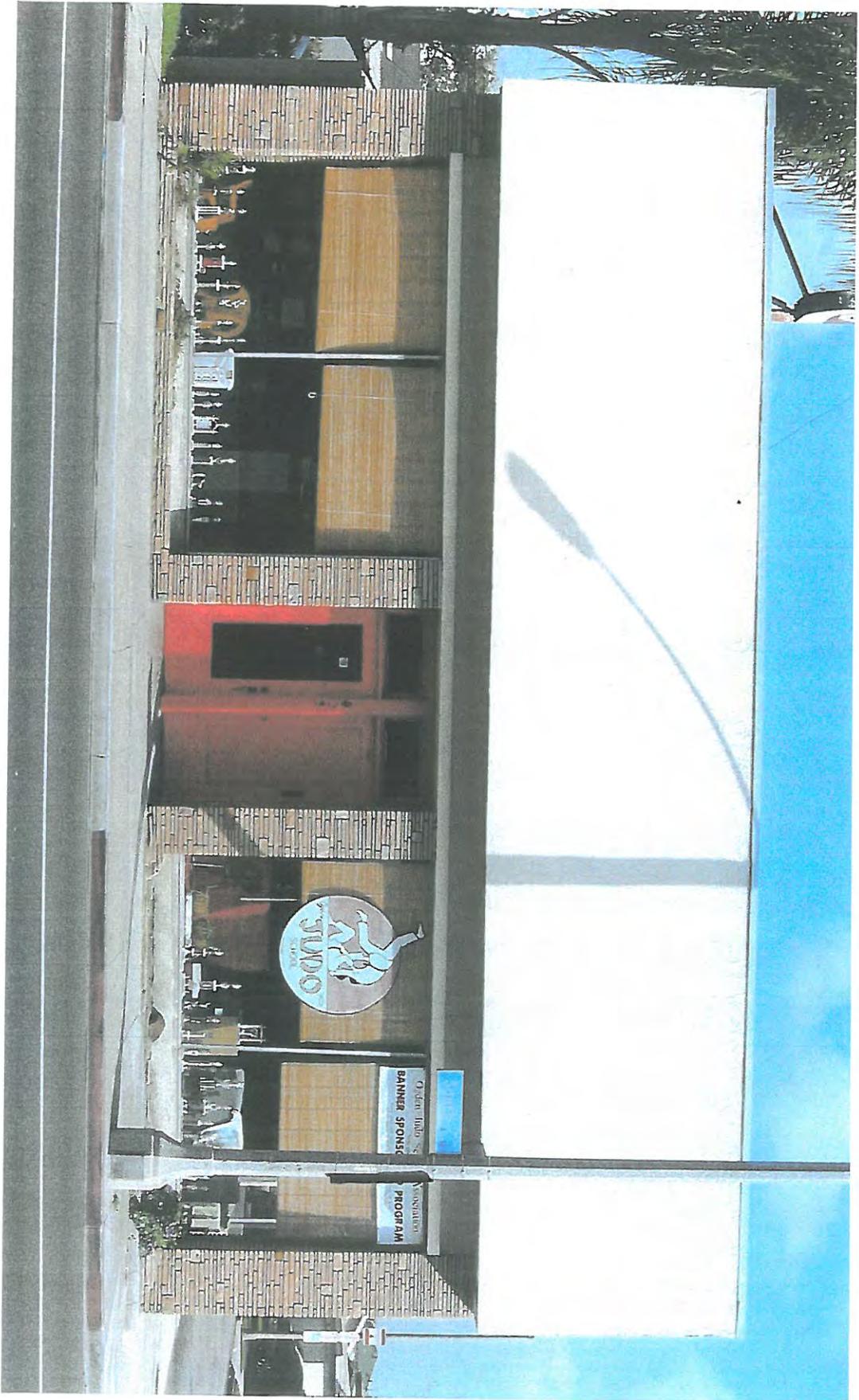
5837 Lime Avenue



5841-5843 Lime Avenue



635 E. South Street



RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5709–5711 LIME AVENUE) WITHIN THE NORTH
VILLAGE REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the North Village Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5709–5711 Lime Avenue, Long Beach, California more particularly described as:

PORTION OF LOT 21, BLOCK B OF TRACT 5965 IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 62, PAGES 61 AND 62 OF MAPS IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

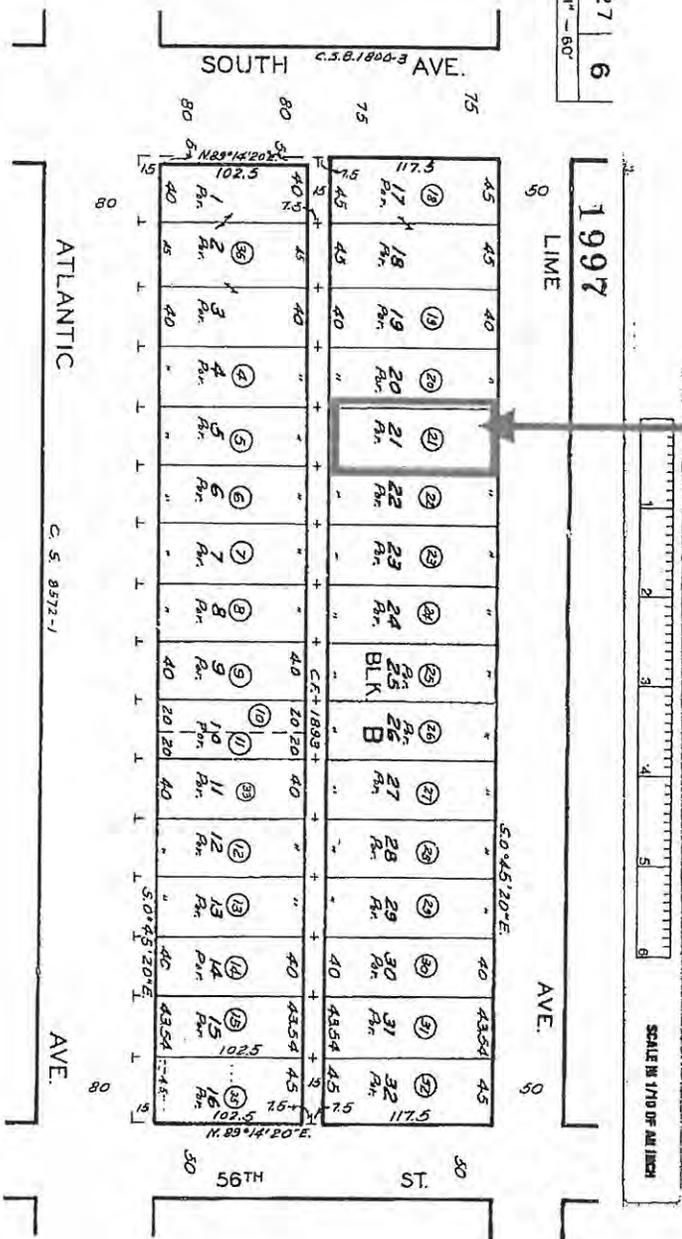
Executive Director/Secretary

APPROVED:

Chair

EXHIBIT A

7127 6
SCALE 1" = 60'



5709-5711
Lime Street

SCALE IN 1/10 OF AN INCH

428-66
REPLACED
5-16-64
5-15-64
30817

CODE
48922

FOR PREV. ASSMT. SEE 1870-6

TRACT NO. 59665
M. B. 62-61-62

OCT 17 1956
ASSessor's MAP
COUNTY OF LOS ANGELES, CALIF.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5721–5723 LIME AVENUE) WITHIN THE NORTH
VILLAGE REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach,
California (“Agency”), pursuant to the provisions of the Community Redevelopment Law
of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in
redevelopment activities necessary for the execution of the Redevelopment Plan
(“Redevelopment Plan”) for the North Village Redevelopment Project Area
(“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for
the Redevelopment Project by acquiring and assembling certain parcels of real
property, including the real property located at 5721–5723 Lime Avenue, Long Beach,
California more particularly described as:

PORTION OF LOT 19, BLOCK B OF TRACT 5965 IN THE
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN
BOOK 62, PAGES 61 AND 62 OF MAPS IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this ____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5837 LIME AVENUE) WITHIN THE NORTH VILLAGE
REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the North Village Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5837 Lime Avenue, Long Beach, California more particularly described as:

LOT 22, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

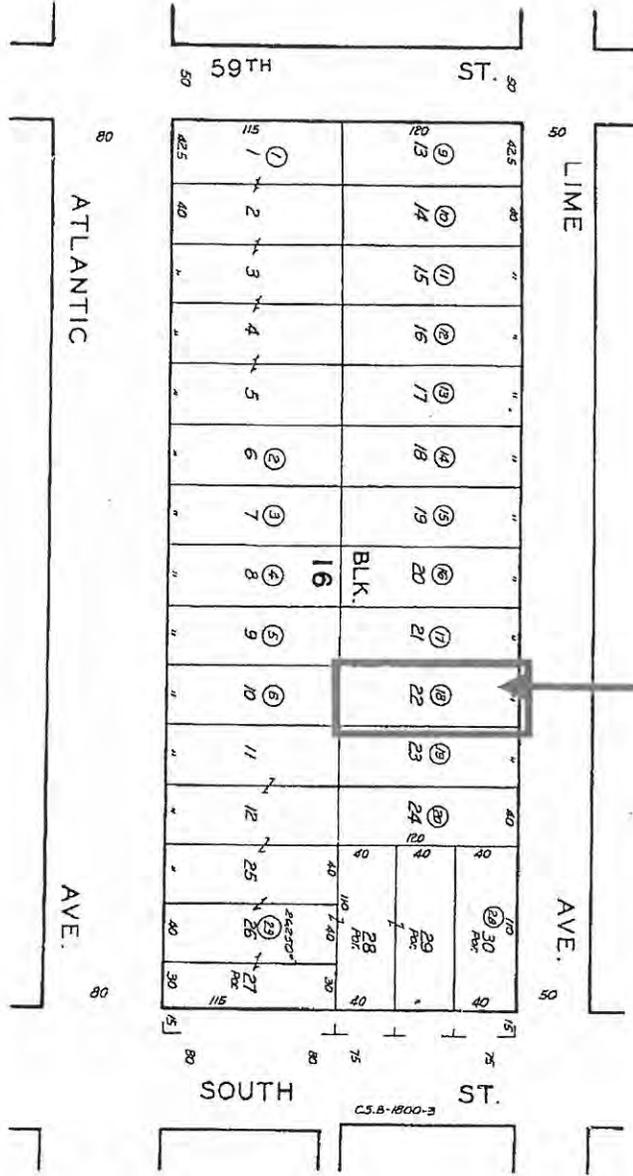
Chair

EXHIBIT A

7124 32 1997
SCALE 1" = 60'



5837 Lime Ave.



TRACT NO. 6521
M.B. 69-31-32

CODE
4392

FOR REV. ASSMT. SEE 1868-32

10-29-64
10-29-64
30262
72021417

OCT 1 0 1936
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(5841–5843 LIME AVENUE) WITHIN THE NORTH
VILLAGE REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (“Agency”), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan (“Redevelopment Plan”) for the North Village Redevelopment Project Area (“Redevelopment Project”); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 5841–5843 Lime Avenue, Long Beach, California more particularly described as:

LOT 21, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, FINDS, DETERMINES, DECLARES AND RESOLVES as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

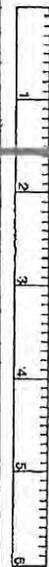
Chair

HAM:fl
2/27/06
L:\APPS\CtyLaw32\WPDOCS\ID023\P004\00085971.WPD
#06-00937

EXHIBIT A

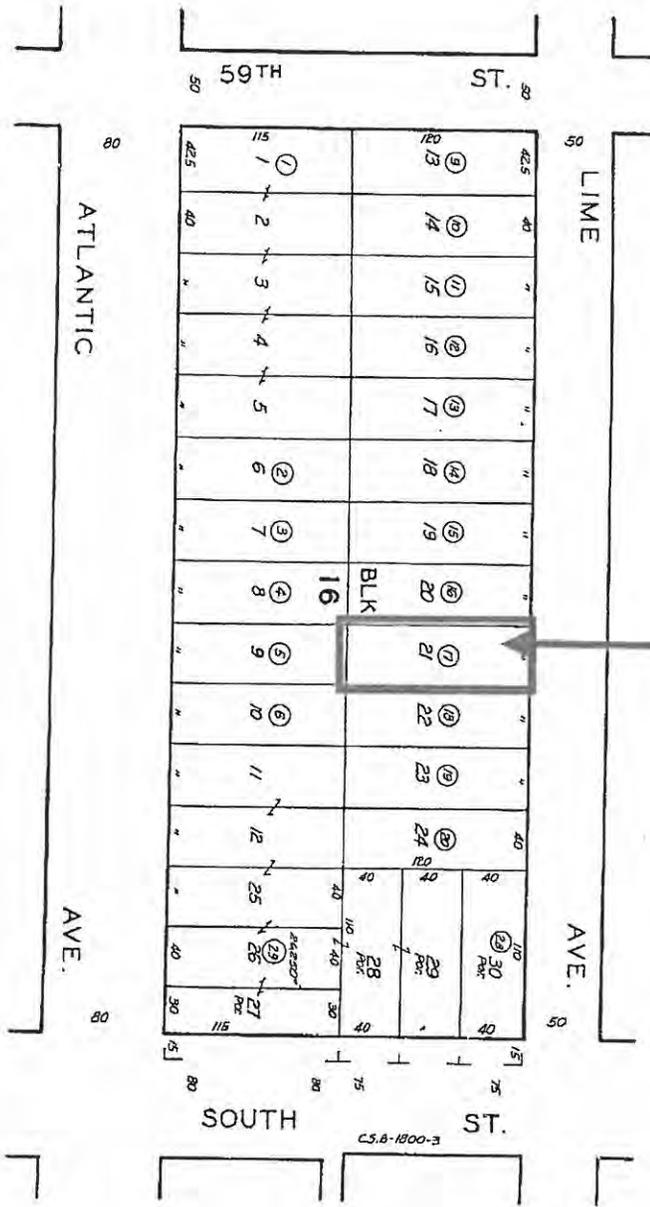
7124 32
SCALE 1" = 80'

1997



SCALE IN 1/10 OF AN INCH

5841-5843
Lime Ave.



CODE
4992

TRACT NO. 6521
M. B. 69-31-32

FOR REV. ASSMT. SEE: 1868-32

OCT 1 0 1936
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

10-29-64
Revised
10-29-61
220214417
52012

RESOLUTION NO. R. A.

A RESOLUTION OF THE REDEVELOPMENT
AGENCY OF THE CITY OF LONG BEACH, CALIFORNIA,
FINDING AND DETERMINING THE PUBLIC INTEREST
AND NECESSITY FOR ACQUIRING AND AUTHORIZING
THE CONDEMNATION OF CERTAIN REAL PROPERTY
(635 EAST SOUTH STREET) WITHIN THE NORTH
VILLAGE REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California ("Agency"), pursuant to the provisions of the Community Redevelopment Law of the State of California, Health and Safety Code Section 33000, *et seq.*, is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the North Village Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring and assembling certain parcels of real property, including the real property located at 635 East South Street, Long Beach, California more particularly described as:

LOT 30, IN BLOCK 16 OF TRACT 6521, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGES 31 AND 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

and as shown on the site plan attached hereto as Exhibit A, and incorporated herein by this reference ("Subject Property"); and

WHEREAS, the Agency has given written notice by first class mail at least fifteen (15) days prior to the date of this resolution to those persons whose property is to be acquired by eminent domain and whose names and addresses appear on the last equalized Los Angeles County assessment roll; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt a Resolution of Necessity for acquisition by eminent domain of the Subject Property, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in Code of Civil Procedure Section 1240.030, and further provides that failure of such persons to file a written notice of intent to appear and to be heard within fifteen (15) days following the date of mailing of the Agency's notice shall result in a waiver of such right, and further contained all of the other matters required by Code of Civil Procedure Section 1245.235;

NOW, THEREFORE, the Redevelopment Agency of the City of Long Beach, California, resolves as follows:

Section 1. The public interest and necessity requires the acquisition of the Subject Property, including the improvements thereon, for a public use, to wit, for redevelopment purposes in connection with and located in the Redevelopment Project, pursuant to the Redevelopment Plan and the California Community Redevelopment Law.

Sec. 2. The Agency is authorized to acquire the Subject Property, including the improvements thereon, pursuant to the California Community

Redevelopment Law, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 3. The Redevelopment Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.

Sec. 4. The Subject Property is necessary for the proposed project.

Sec. 5. The offer required by Government Code Section 7267.2(a), together with the accompanying statement of, and summary of the basis for, the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code Section 7267.2(a).

Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent domain, the fee title or interest in the Subject Property, including the improvements thereon.

Sec. 7. The Long Beach City Attorney's office, as the Agency's general counsel, is hereby authorized to engage special counsel to prepare and prosecute in the name of the Agency such proceeding or proceedings in the court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of said attorneys to

acquire for the Agency the Subject Property, including the improvements thereon. Said attorneys are specifically authorized to take whatever steps and/or procedures are available to them under the eminent domain law of the State of California.

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

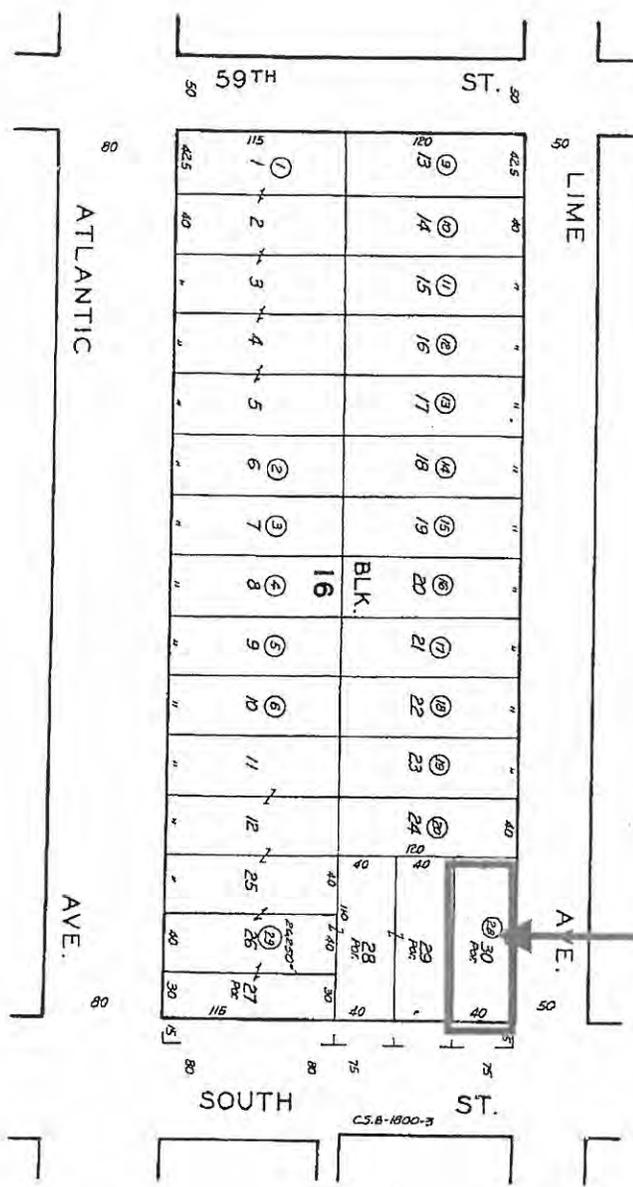
EXHIBIT A

7124 32 1997
SCALE 1" = 80'



635 E. South St.

Revised
10-29-64
10-29-64
2202/4417
92012



CODE
4992

TRACT NO. 6521
M. B. 69-31-32

FOR PREV. ASSMT. SEE: 1868-32

OCT 1 0 1996
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

August 6, 2007

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 620-632 E. South Street for \$1,150,250 plus closing costs. (North – District 8)

DISCUSSION

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Strategic Guide) for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 620-632 E. South Street (APN 7127-006-018) is within this area (Exhibit A – Site Map). This parcel has approximately 10,575 square feet of land and consists of a 6,003 square foot multi-tenant commercial retail building occupied by four commercial retail uses. Lidgard & Associates appraised the property at \$1,075,000 in an appraisal report dated April 5, 2007. The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency. The tenants will be relocated according to state relocation law.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff is recommending acquisition. Long-term re-use of the site is for future commercial development.

The North Project Area Committee (NPAC) found that acquisition of parcels within the North Village Center is consistent with the NPAC's adopted land acquisition policy, and recommended voluntary acquisition at their March 22, 2007 meeting. Sufficient funding is budgeted for this activity.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:AES:pu

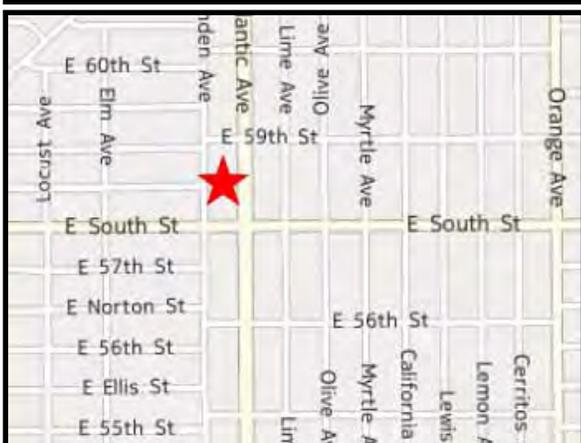
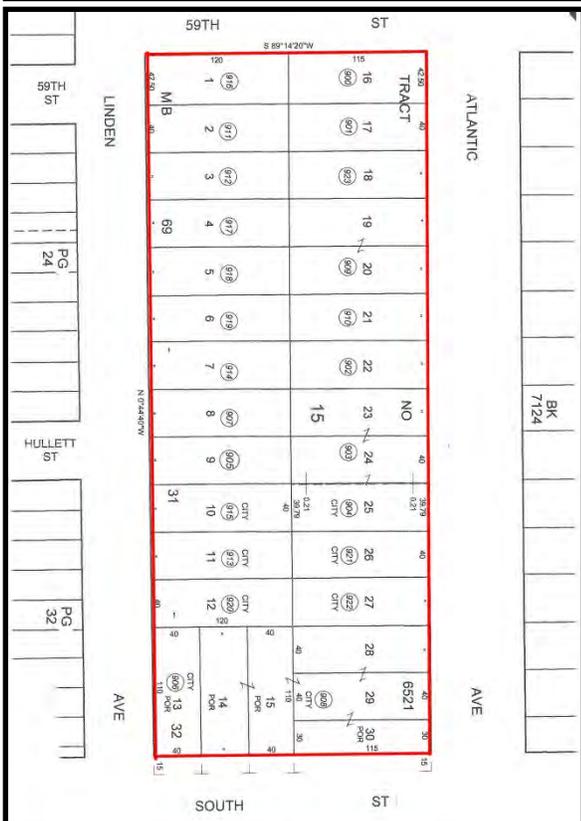
APPROVED:



ANTHONY W. BATTS
CITY MANAGER

Attachment: Exhibit A – Site Map

179-202). North Village Development – Block C



Parcel Data:

Property Type: Lot/Land & Commercial
 Permissible Use: Future Development
 Property Address: 5801-5893 Atlantic Ave./
 5836-5893 Linden Ave.
 Assessor ID Number(s): 7125-033-900 through
 -923
 Lot Size (SF): 139,238
 Zoning: LBCNA, LBR3T, LBCCA
 Council District: 9
 Strategic Plan: North Long Beach
 Strategic Guide for
 Redevelopment & North
 Village Plan/EIR

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment as a Target Site for potential new development related to the creation of a strong Village Center in North Long Beach. The vision of the Guide is for the area around the intersection of Atlantic Avenue and South Street be developed as the principal neighborhood center/town center for North Long Beach. Pedestrian-oriented retail uses would be expanded along street frontages, streetscape and parking improvements would be implemented, and public uses, arts and cultural facilities and pocket parks be developed as appropriate. The goal of developing a Village Center is to create a definable, unique center for North Long Beach to serve as the focal point for neighborhood identity and activity. The proposed project is a mixed-use village center to include multi-family housing, commercial retail space, a public library and a community center. An Environmental Impact Report for the project was completed in November 2009. It is intended to dispose of the site through a competitive RFP process upon the approval of this Plan.

**Successor Agency to the
 Redevelopment Agency of
 the City of Long Beach**





Date: May 10, 2004
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5893 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 9)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the property at 5893 Atlantic Avenue for \$307,125 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center.

The property located at 5893 Atlantic Avenue (APN 7125-033-016) is located within this area (Site Map). This parcel has 4,888 square feet of land. The building on this property is currently vacant and the property owner has listed this parcel for sale.

The following summarizes this proposed transaction:

- The purchase price for the property is \$307,125. This is within 2 percent of the property's appraised fair market value of \$300,000.
- This is a voluntary sale, avoiding eminent domain.
- The building on the property is currently vacant and no relocation costs will be necessary.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. The land can be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area. Funds are available for this acquisition in the FY 2004 budget for North Long Beach. The PAC found that acquisition of the parcel was consistent with the PAC's adopted land acquisition policy and recommended that the Agency acquire the site.

Redevelopment Agency Board Members
May 10, 2003
Page 2

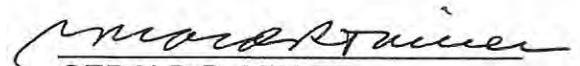
It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the property at 5893 Atlantic Avenue for \$307,125 plus closing costs.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:

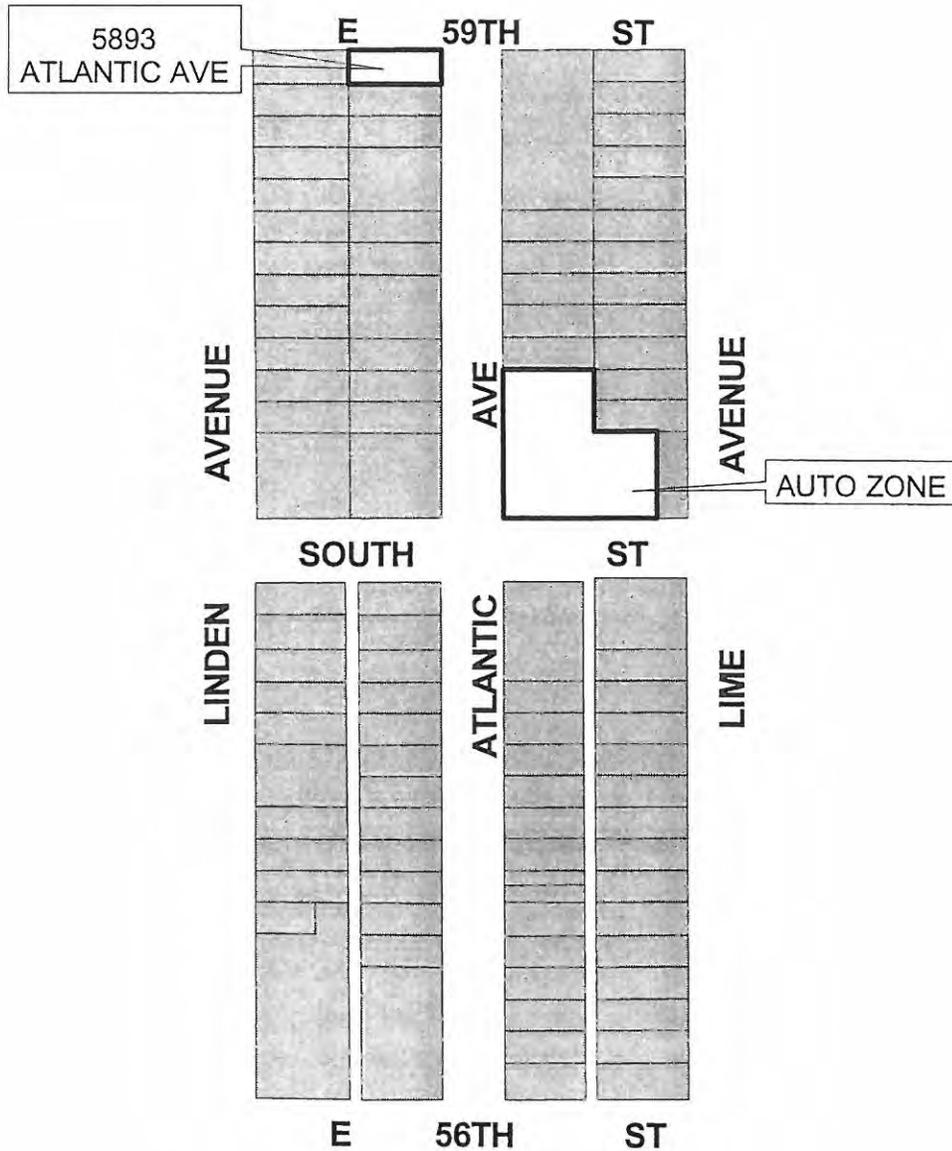


GERALD R. MILLER
CITY MANAGER

MSF/BAK/aes

Attachment: Site Map

SITE MAP





Date: November 8, 2004
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: Purchase and Sale Agreement for Property Located at 5887 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 9)

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5887 Atlantic Avenue for a purchase price of \$610,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5887 Atlantic Avenue (APN 7125-033-017) is located within this area (Exhibit A). This parcel has 4,600 square feet of land; the property consists of vacant first floor commercial space, and 5 occupied rental units on the second floor (Exhibit B). The tenants will be relocated according to state relocation law. The site is adjacent to another property the Agency recently acquired and will be used for interim public parking. Long-term use is for development as parcels are assembled. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Mr. Ramin Bral owns the property;
- The property was originally appraised at \$715,000 by Lidgard and Associates, Inc., in an appraisal report dated October 1, 2004;
- The Agency's purchase price for the property will be \$610,000 or \$86.85 per square foot; and
- This is a voluntary sale, avoiding eminent domain.

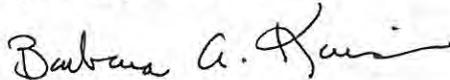
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased.

Redevelopment Agency Board Members
November 8, 2004
Page 2

The land can be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area. Funds are available for this acquisition in the FY 2004 budget for North Long Beach. The PAC found that acquisition of the parcel was consistent with the PAC's adopted land acquisition policy and recommended that the Agency acquire the site.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5887 Atlantic Avenue for a purchase price of \$610,000 plus closing costs.

Respectfully submitted,



 MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

MSF:BAK:aes

Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

7125 33
SCALE 1" = 60'

1997

County of Los Angeles: Rick Auerbach, Assessor

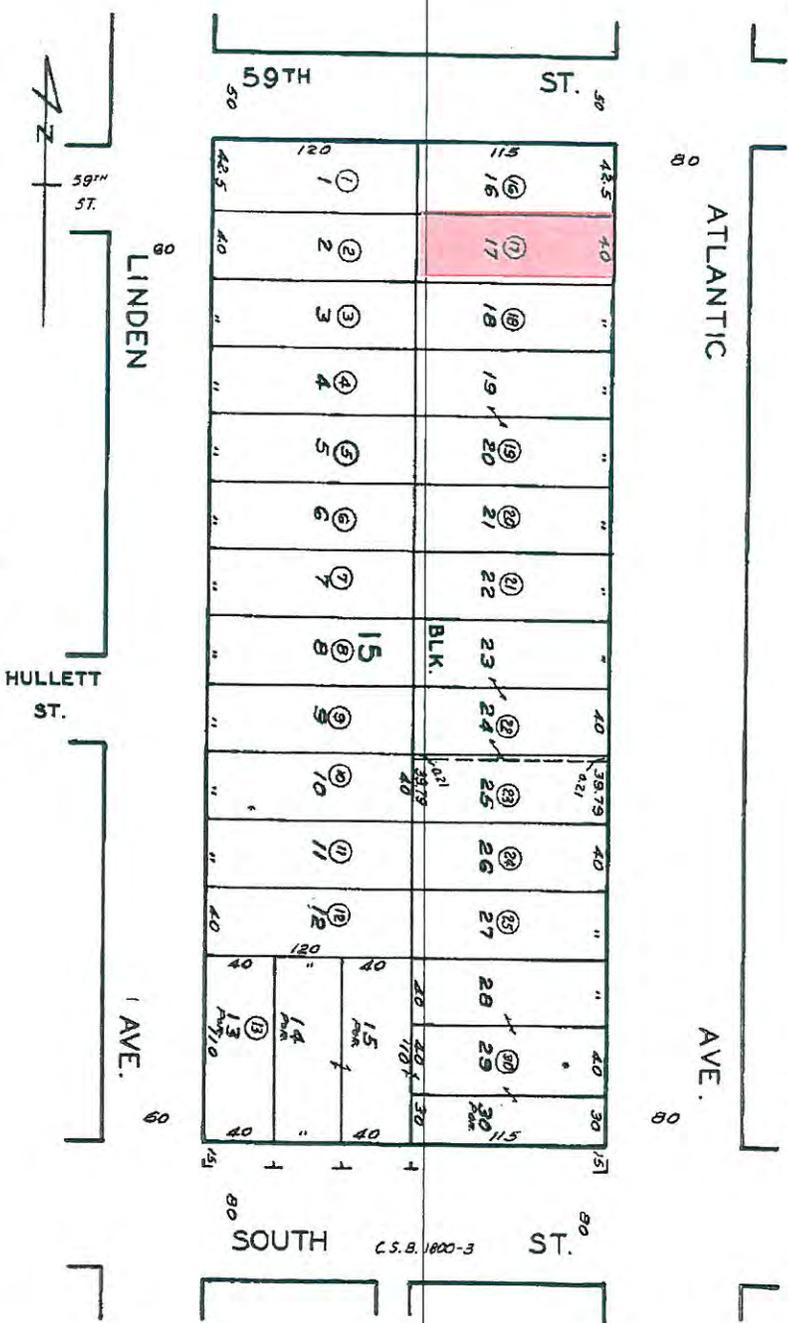
REVISIT
11-13-56
6207423900
960712

EXHIBIT A
SITE MAP

CODE
4992

FORM REV. 12/31/77, SEC. 18.67, 33

TRACT NO. 6521
M.B. 69-31-32



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5887 Atlantic Avenue

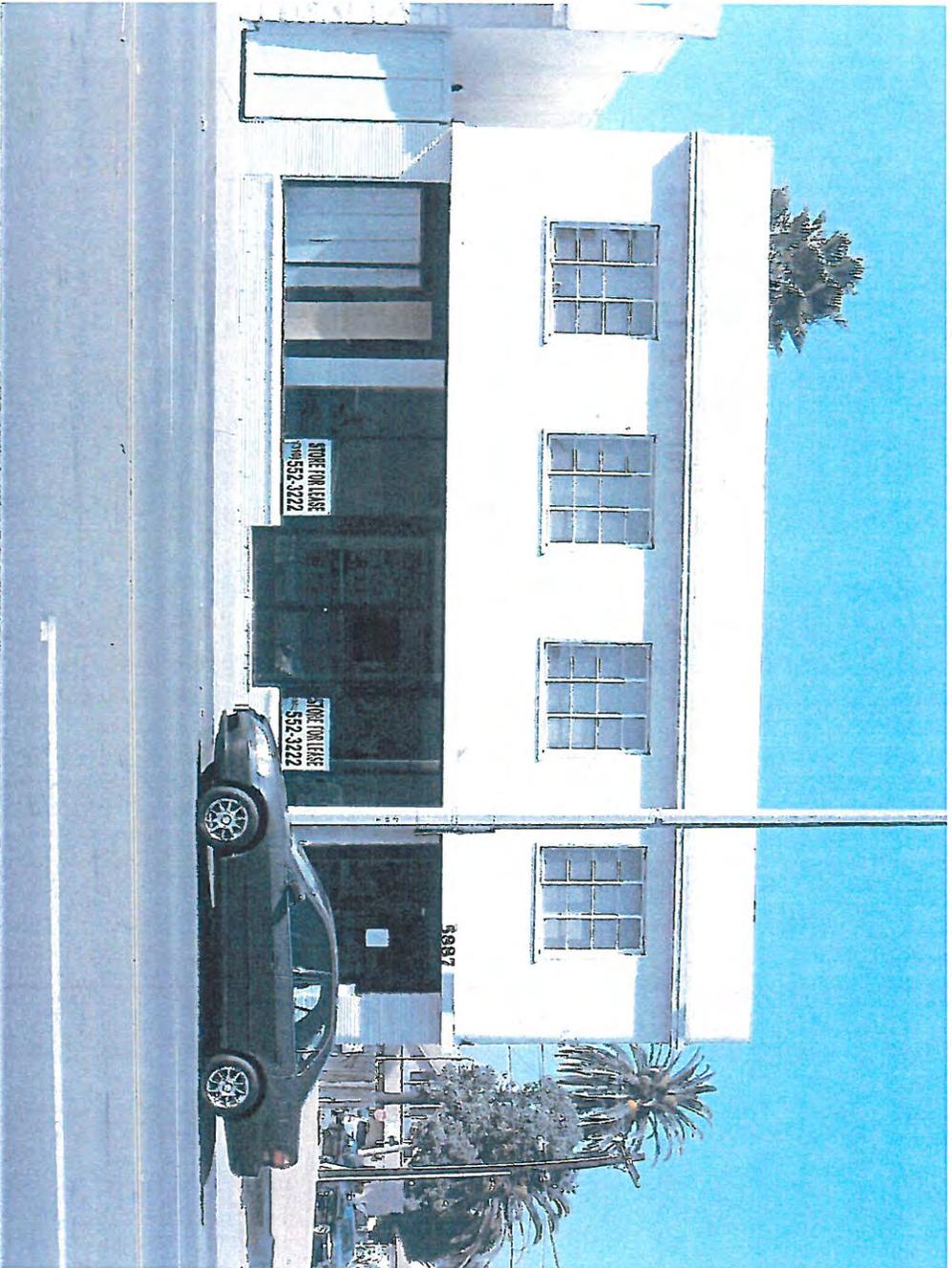


Exhibit B
5887 Atlantic Avenue





Date: March 28, 2005
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5855 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 9)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5855 Atlantic Avenue for a purchase price of \$350,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5855 Atlantic Avenue (APN 7125-033-021) is located within this area (Exhibit A). This parcel has 4,600 square feet of land, with a two-bedroom one-bathroom house, with 1,083 square feet of living area. The property is currently occupied and has a residential use in a commercial zoned area (CNA). This is a voluntary sale, avoiding eminent domain, and no relocation costs will be necessary. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- Saturnino Gonzalez and Nora Godinez own the property;
- The property was originally appraised at \$350,000 by Lidgard & Associates, in an appraisal report dated February 16, 2005;
- The Agency's purchase price for the property will be \$350,000 or \$323 per square foot; and
- This is a voluntary sale, avoiding eminent domain.

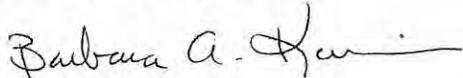
Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased. The land can be used for off-street parking for the retail-oriented Village Center until other development proceeds in the area.

Redevelopment Agency Board Members
March 28, 2005
Page 2

Funds are available for this acquisition in the FY 2005 budget for North Long Beach. The North Project Area Committee (NPAC) found that acquisition of the parcel was consistent with the NPAC's adopted land acquisition policy. The NPAC recommended the acquisition of this property at their March 24, 2005 meeting.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5855 Atlantic Avenue for a purchase price of \$350,000 plus closing costs.

Respectfully submitted,



for MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

MSF:BAK:aes

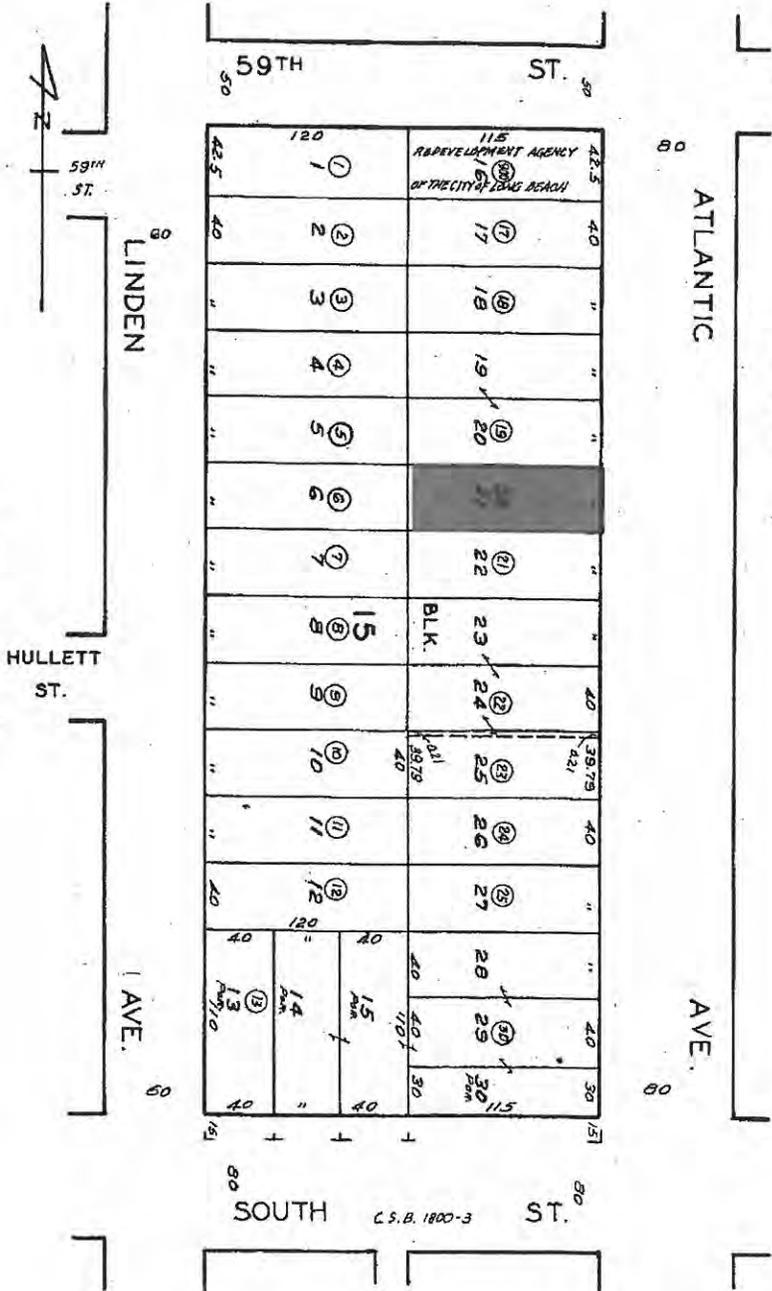
Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

Exhibit A
Site Map

7125 33
SCALE 1" = 60'

County of Los Angeles, Rick Auerbach, Assessor

2005



TRACT NO. 6521
M.B. 69-31-32

CODE
4992

FOR PREV. ASSMT. SEE: 1867-33

REVISED
11-19-58
10/22/2005
9/24/05
11/14/05

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5855 Atlantic Avenue





Date: November 8, 2004
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 5845 Atlantic Avenue – North Long Beach Redevelopment Project Area (CD 9)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5845 Atlantic Avenue for a purchase price of \$750,000 plus closing costs.

BACKGROUND

In the North Long Beach Redevelopment Project Area, the two-block area along Atlantic Avenue between 56th Street and 59th Street has been identified in the North Long Beach Strategic Guide for Redevelopment for potential new development related to the creation of a strong Village Center in North Long Beach.

The property located at 5845 Atlantic Avenue (APN 7125-033-022) is located within this area (Exhibit A). This parcel has 9,222 square feet of land; the property currently has a commercial use and two residential dwelling units (Exhibit B). The tenants will be relocated according to state relocation law. Upon acquisition interim use of the property will be for public parking. Long-term use is for development as parcels are assembled. The property owner has offered this parcel for sale to the Agency.

The following summarizes this proposed transaction:

- The property is owned by Roxbury Properties, LLC;
- The property was originally appraised at \$740,000 by Lidgard and Associates, in an appraisal report dated October 1, 2004;
- The Agency's purchase price for the property will be \$750,000 or \$156.28 per square foot; and
- This is a voluntary sale, avoiding eminent domain.

Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of the Village Center as outlined in the Strategic Guide, staff recommends the site be purchased.

Redevelopment Agency Board Members
November 8, 2004
Page 2

Funds are available for this acquisition in the FY 2004 budget for North Long Beach. The PAC found that acquisition of the parcel was consistent with the PAC's adopted land acquisition policy and recommended that the Agency acquire the site.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 5845 Atlantic Avenue for a purchase price of \$750,000 plus closing costs.

Respectfully submitted,



for MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

MSF:BAK:aes

Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

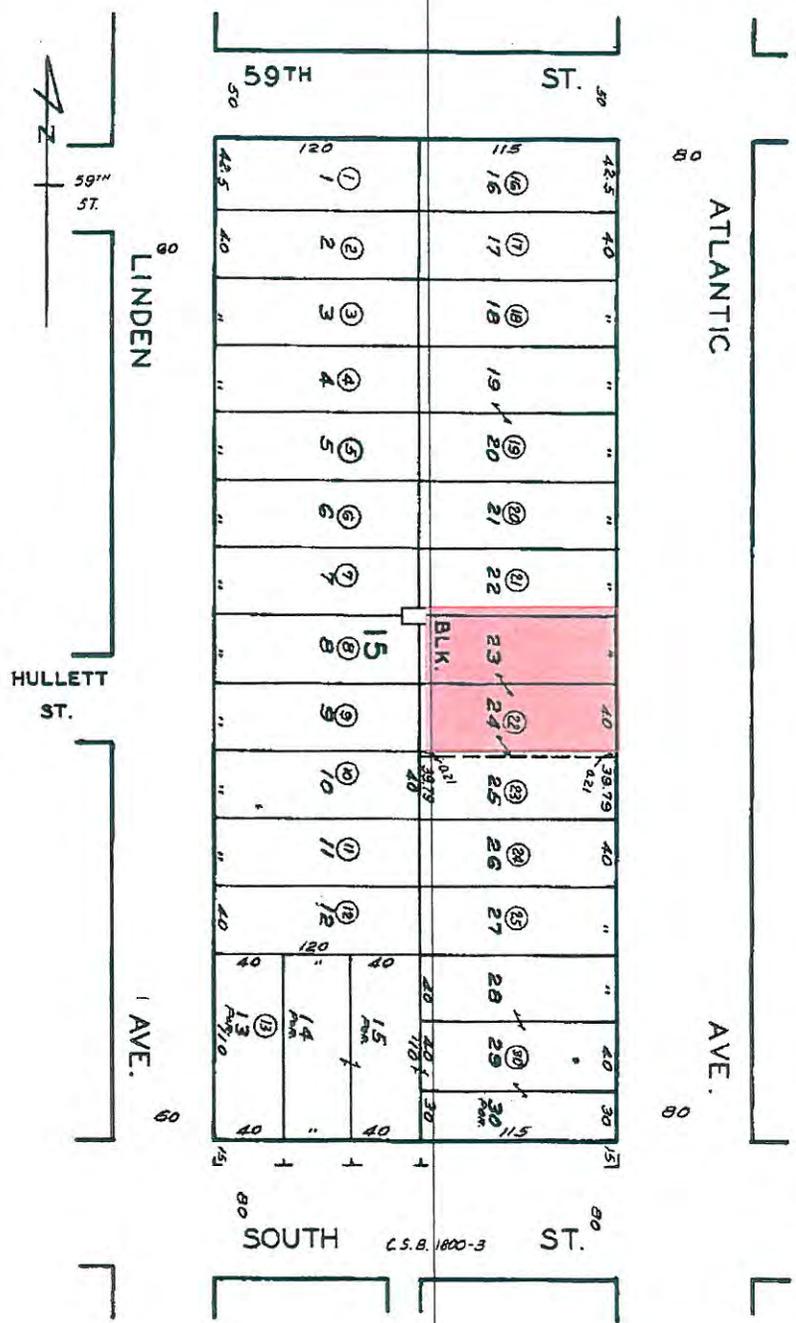
7125 33
SCALE 1" = 60'

1997

County of Los Angeles: Rick Auerbach, Assessor

REVISION
11-13-58
RECALCULATION
900912

EXHIBIT A SITE MAP



CODE
4992

TRACT NO. 6521
M.B. 69-31-32

FOR REEV. ASSMNT. SEE: 1987-33

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B
5845 Atlantic Avenue



Exhibit B
5845 Atlantic Avenue
(residential unit in rear of building)

