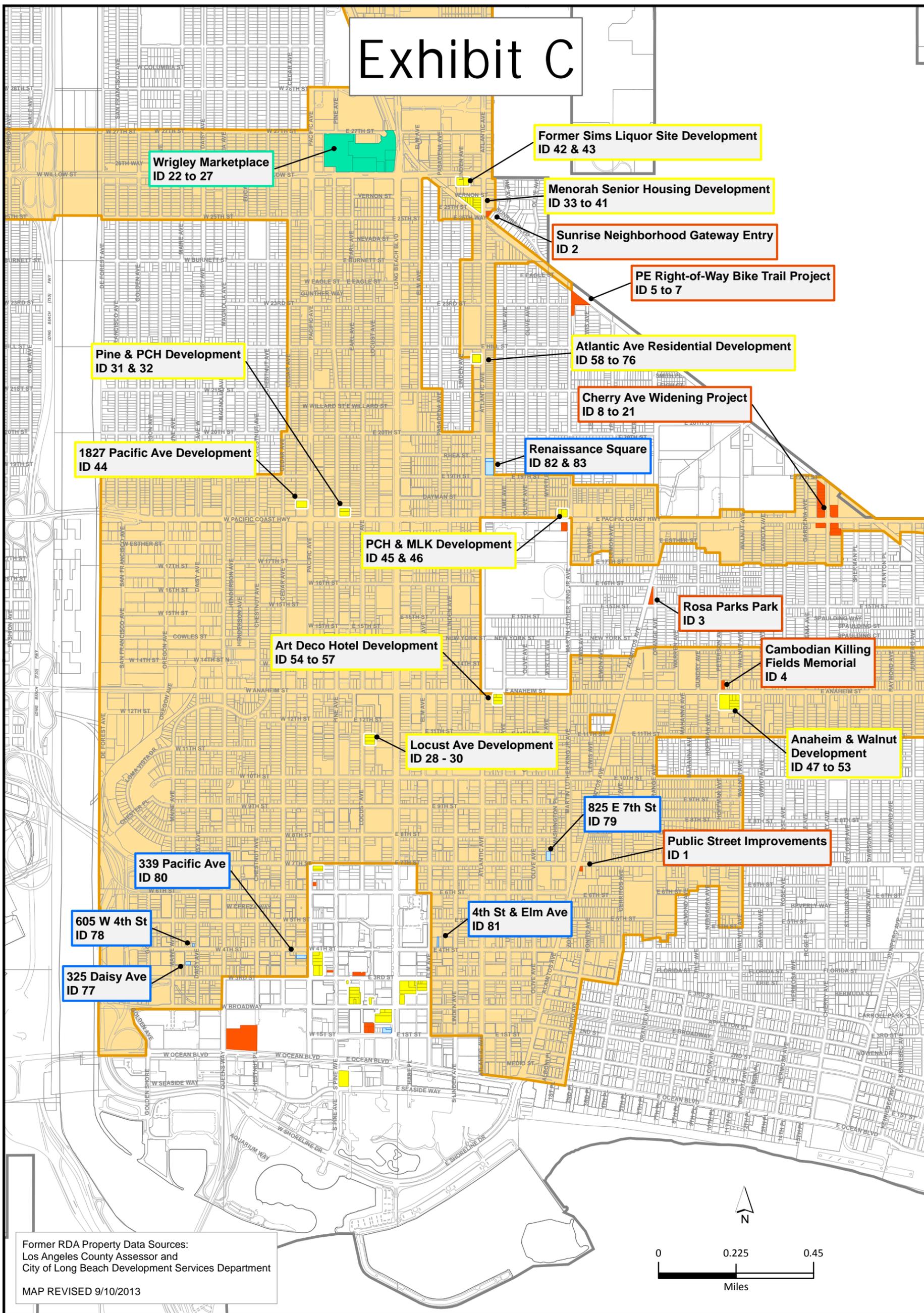


Exhibit C



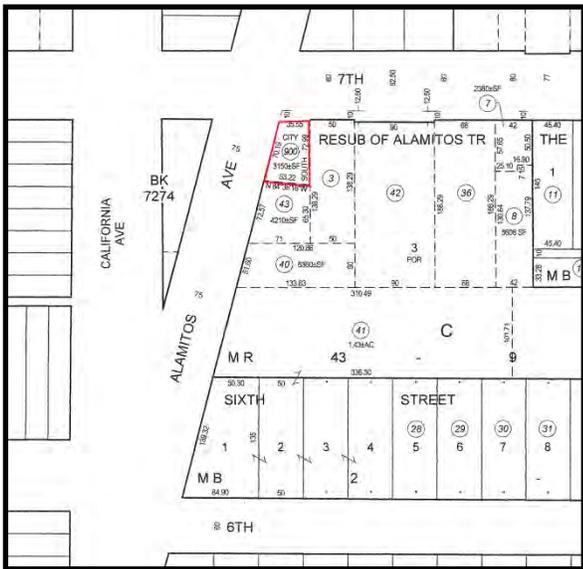
Department of
Technology Services
GIS

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

MAP FEATURES

- Government Use
- Enforceable Obligation
- Future Development
- Sale of Property
- Central Long Beach Redevelopment Area

1). Public Street Improvement



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Governmental Use
Property Address:	652 ½ Alamos Ave/ 1007 E. 7th Street
Assessor ID Number(s):	7266-006-900
Lot Size (SF):	3,150
Zoning:	LBCO
Council District:	2
Strategic Plan:	Central Long Beach Redevelopment Plan

One of the goals of the Central Long Beach Redevelopment Plan is to improve the pedestrian and vehicular circulation within the Central Long Beach Redevelopment Project Area. The acquisition of the parent property located at 652 ½ Alamos Avenue/1007 E. 7th Street allowed initial traffic improvements including a sidewalk with access ramp compliant with the Americans with Disabilities Act. It also facilitated a northbound right-turns at the traffic signal and a bus stop. The remainder of the property is slated for additional public street improvements to further enhance the intersection and traffic circulation in the area.

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





Building A Better Long Beach

October 19, 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 a portion of 652 Alamos Avenue for a purchase price of \$550,000 plus closing costs. (Central – District 2)

DISCUSSION

One of the goals of the Central Long Beach Redevelopment Project Area (Project Area) is to improve the pedestrian and vehicular circulation within the Project Area. The property located at 652 Alamos Avenue (Subject Property) is within this area (Exhibit A – Site Map).

The Subject Property is located at the southeast corner of Alamos Avenue and 7th Street. The northerly portion of the property contains a two-story commercial/residential building of 3,696 square feet. The southerly portion is utilized for surface parking (Exhibit B – Site Photograph). Staff proposes to acquire the northerly portion of the site. Ownership of the southerly portion will remain with the current owner and continue to be utilized for parking purposes in connection with the Museum of Latin American Art. An independent appraisal of the northerly portion of the lot was conducted and determined the fair market value to be \$525,000.

The acquisition of this property will allow the eventual implementation of traffic improvements, including a sidewalk with an access ramp that is compliant with the Americans with Disabilities Act. It will also facilitate northbound right-turns at the intersection while providing additional room for pedestrians waiting on the corner for the traffic signal and bus stop. The timing of these improvements will be dependent upon completion of design and engineering. Since the Subject Property can be purchased without the use of eminent domain, Redevelopment Agency staff is recommending acquisition at the purchase price of \$550,000. The property owner concurs with this purchase price.

REDEVELOPMENT AGENCY BOARD MEMBERS

October 19, 2009

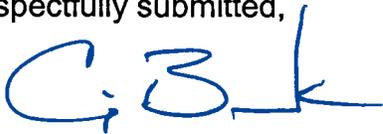
Page 2 of 2

The Central Project Area Committee approved the acquisition as a Fiscal Year 2010 expenditure. Sufficient funding is budgeted for this activity in the Central Long Beach Redevelopment Project Area budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

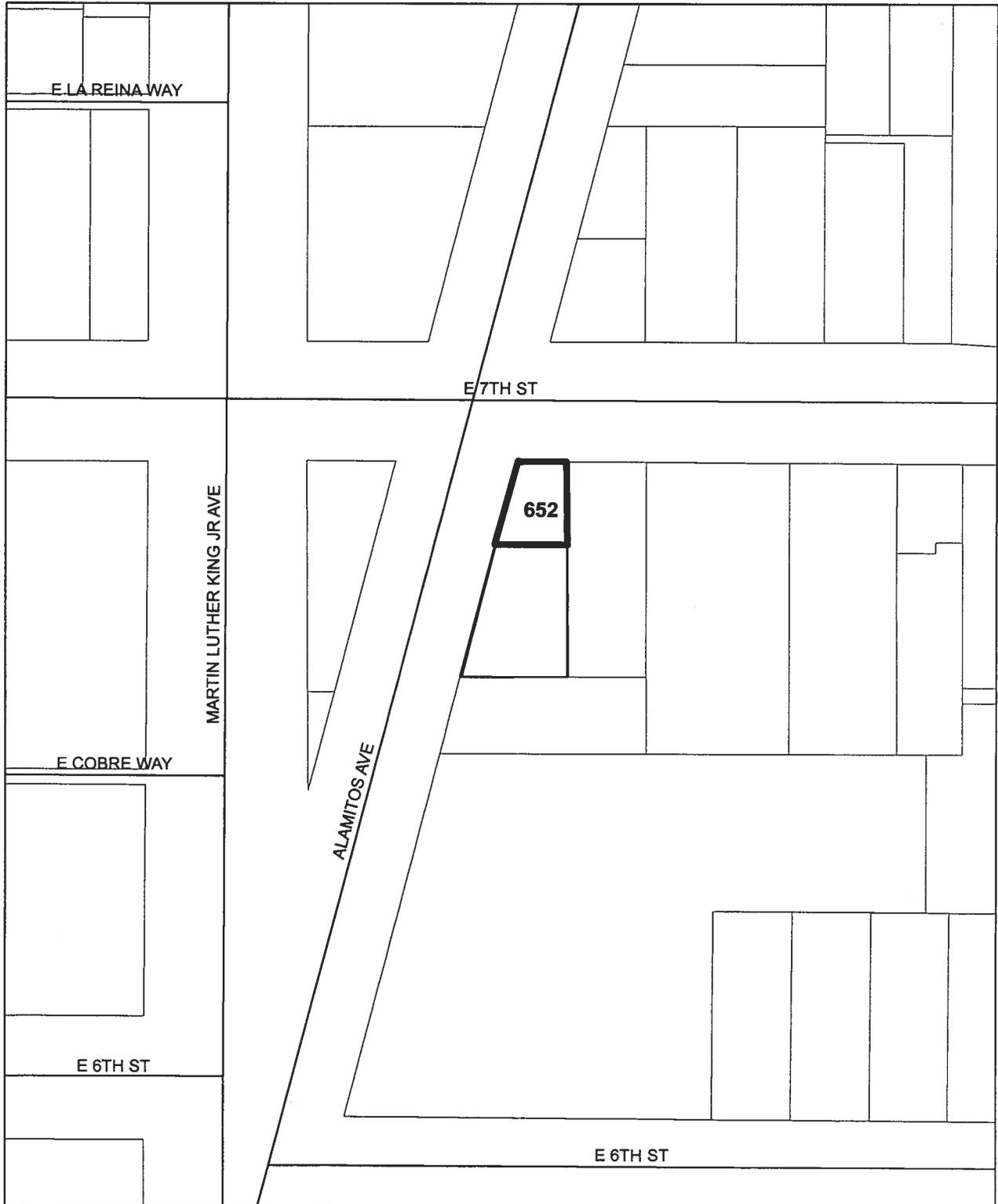
CB:AJB:SR:dc

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

EXHIBIT A



652 Alamos Ave



SUBJECT PROPERTY



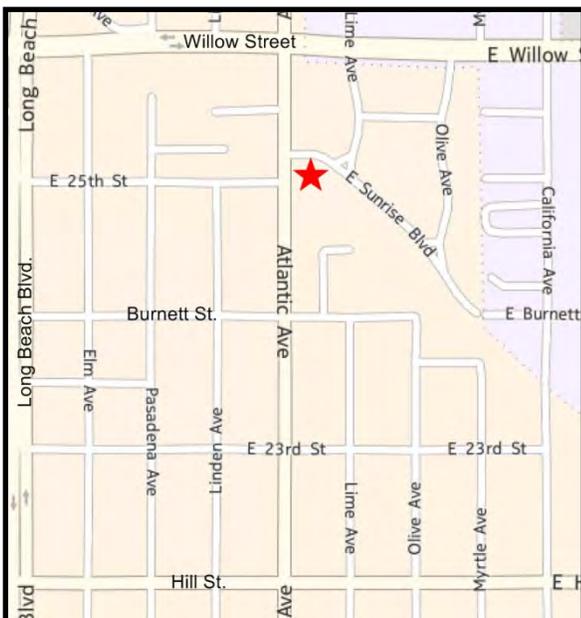
View looking southeasterly at the subject property from the intersection of Alamos Avenue and 7th Street. See additional photographs in the Addenda Section.

2). Sunrise Neighborhood Gateway Entry



Parcel Data:

Property Type:	Park
Permissible Use:	Governmental Use
Property Address:	612 E. Sunrise Blvd.
Assessor ID Number(s):	7211-006-900
Lot Size (SF):	4,914
Zoning:	LBPD25
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



The Central Long Beach Strategic Guide for Development identifies the importance of revitalizing neighborhood centers and highlighting the historic fabric of residential neighborhoods. The property located at 612 E. Sunrise Boulevard is at the entry to the Sunrise Boulevard Historic District. The former Redevelopment Agency (Agency) acquired the property for blight removal and subsequent development into a landscaped gateway into the historic district. The Agency was able to acquire the property and accomplish removal of a billboard located on the parcel but was unable to commence demolition of the blighted remaining structure prior to dissolution.

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





Building A Better Long Beach

Item 1

May 5, 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 to complete the purchase of property at 612 E. Sunrise Boulevard for \$332,700 plus closing costs. (Central – District 6)

DISCUSSION

The Central Long Beach Strategic Guide for Development (Guide) identifies the importance of revitalizing neighborhood centers and highlighting the historic fabric of residential neighborhoods. The Redevelopment Agency (Agency) has continued to pursue projects in the Long Beach Memorial Neighborhood Center that further the goals of the Guide. The current projects located at Atlantic Avenue and Willow Street include construction of the Long Beach Senior Housing facility, site assembly on Willow Street, and development of the Long Beach Ronald McDonald House (Current Projects). In order to build on the success of the Current Projects, Agency staff continues to pursue development opportunities.

The site at 612 E. Sunrise Boulevard (Site) (Exhibit A – Site Map) is located across from the Current Projects on Atlantic Avenue and is currently for sale. The property owner has offered this parcel for sale to the Agency for the purchase price of \$332,700. An independent appraisal report dated March 26, 2008 concluded the fair market value to be \$345,000.

The 4,914-square-foot Site is improved with a vacant building containing a 400-square-foot residential unit over a workshop. Two large free-standing commercial billboards are located along the Site's Atlantic Avenue frontage. The Site is also at the entry to the Sunrise Boulevard Historic District. Agency staff proposes to remove the billboards and pursue the development of a landscaped gateway into this historic district.

REDEVELOPMENT AGENCY BOARD MEMBERS

May 5, 2008

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

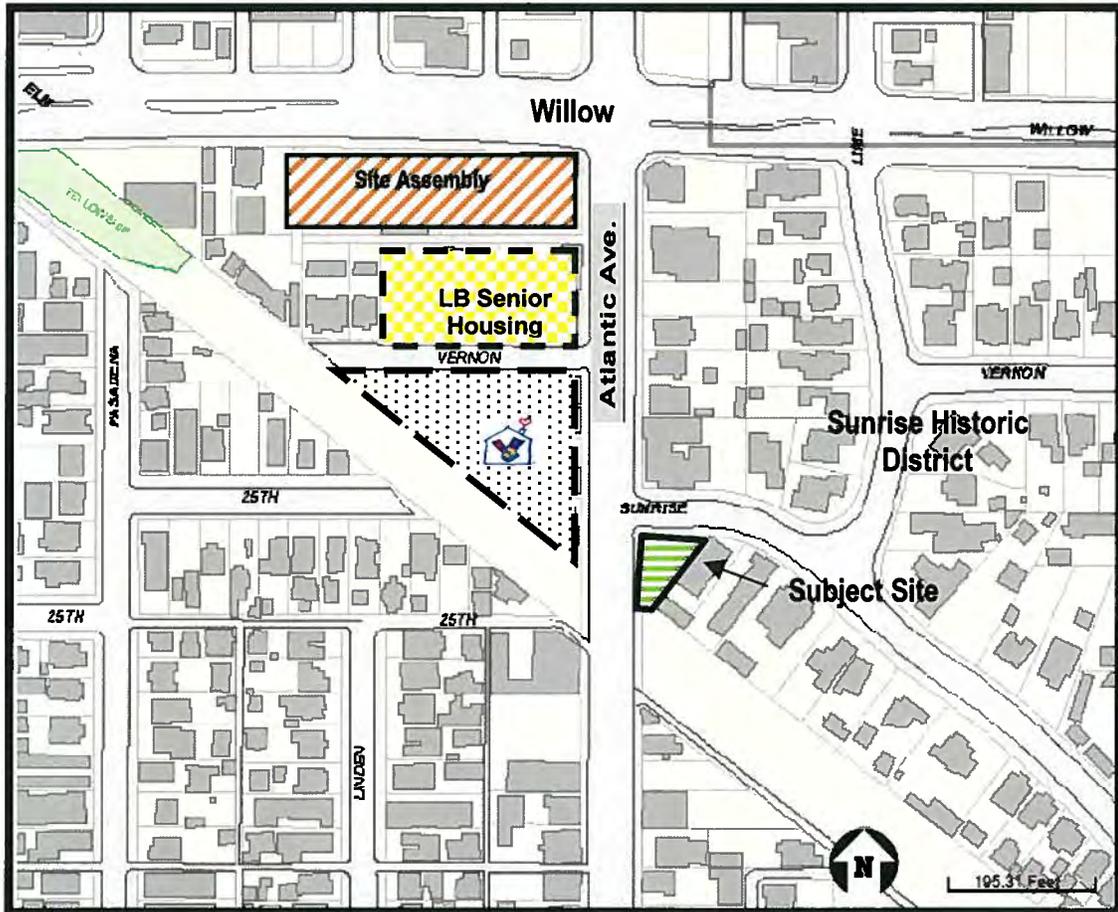


CRAIG BECK
EXECUTIVE DIRECTOR

CB:DSW:JMV:jmv

Attachment: Exhibit A – Site Map

Site Map 612 Sunrise Blvd.



Project Summary

-  612 Sunrise Blvd.
-  L.B. Senior Housing
-  Ronald McDonald House
-  Atlantic Ave. & Willow St. Phase III

3).

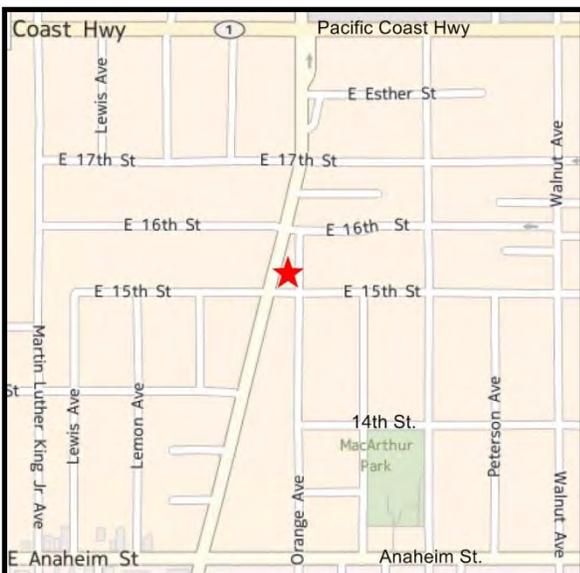
Rosa Parks Park



Parcel Data:

Property Type:	Park
Permissible Use:	Governmental Use
Property Address:	1195 E. 15 th Street
Assessor ID Number(s):	7268-022-910
Lot Size (SF):	11,451
Zoning:	LBR4R
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development

The Department of Finance approved Oversight Board action OB 14-2014 transferring the 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

January 23, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1195 E. 15th Street and 1519 Orange Avenue for \$495,000 plus closing costs. (Central - District 6)

DISCUSSION

The Central Long Beach Strategic Guide for Development (Strategic Guide) has identified that the Central Long Beach Redevelopment Project Area (Project Area) is far underserved in terms of recreational and open space opportunities. Redevelopment staff, in collaboration with Parks, Recreation and Marine (Parks), has identified open space development opportunities throughout the Project Area to address this need. One such opportunity is located at the northeast corner of 15th Street and Alamitos Avenue.

The properties proposed for acquisition are 1195 E. 15th Street and 1519 Orange Avenue (Property) (Exhibit A – Site Map and Photos). The Property is 11,318 square feet and improved with a 2,200 square-foot vacant commercial structure. The existing commercial building has been vacant for approximately 20 years and suffers from extensive deferred maintenance and physical deterioration. In addition, the Property has a legal nonconforming billboard that would be removed if acquired and developed.

Along with the development of the neighborhood park, the Department of Public Works has proposed intersection improvements that will allow for better traffic circulation and create a more pedestrian friendly environment along Orange and Alamitos Avenues.

REDEVELOPMENT AGENCY BOARD MEMBERS

January 23, 2006

Page 2

The following summarizes the proposed transaction:

- Tea and Tan, LLC owns the property;
- A formal appraisal was conducted by Lidgard and Associates, Inc. on June 10, 2005, which concluded the fair market value to be \$440,000;
- The Agency's purchase price for the property will be \$495,000 or approximately \$43 per square-foot. This is 12% above the property's appraised fair market value of \$440,000;
- The property is vacant and does not require relocation; and
- This is a voluntary sale, avoiding eminent domain.

On June 27, 2005, the Agency Board approved an appropriation in the Central Long Beach Redevelopment Project Area fiscal year 2005-2006 budget for the acquisition of the Property. Subsequently on September 12, 2005, the Agency Board approved a resolution making certain findings for public improvements on the Property.

The Central Project Area Committee approved a recommendation to support the acquisition of this Property at its July 7, 2005, meeting.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:BAK:JV

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map and Photo



PHOTO NO. 1: View looking south across the rear portion of the subject building.

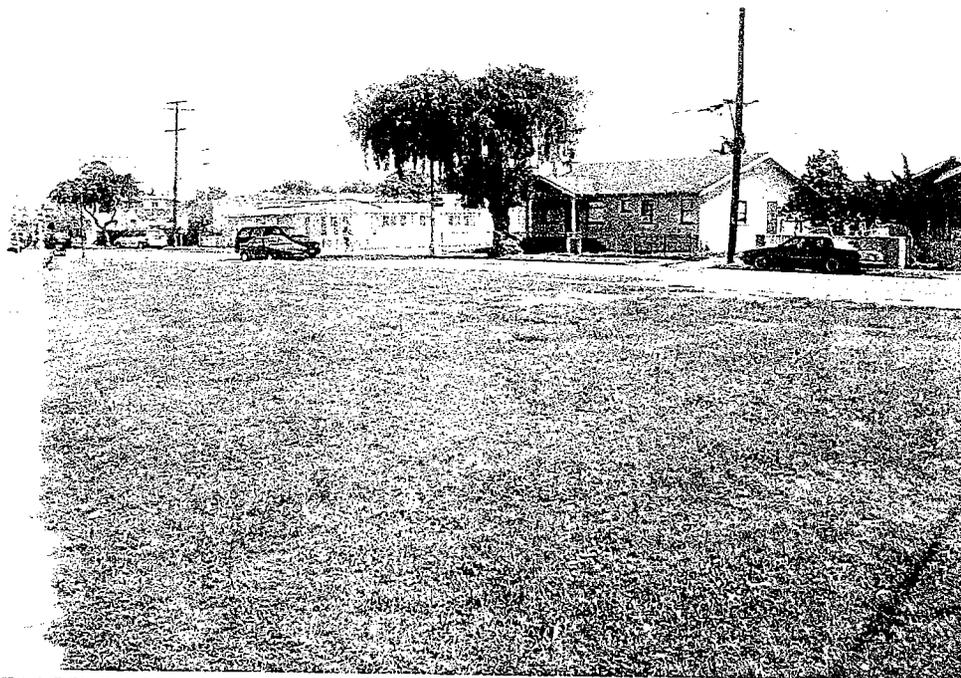


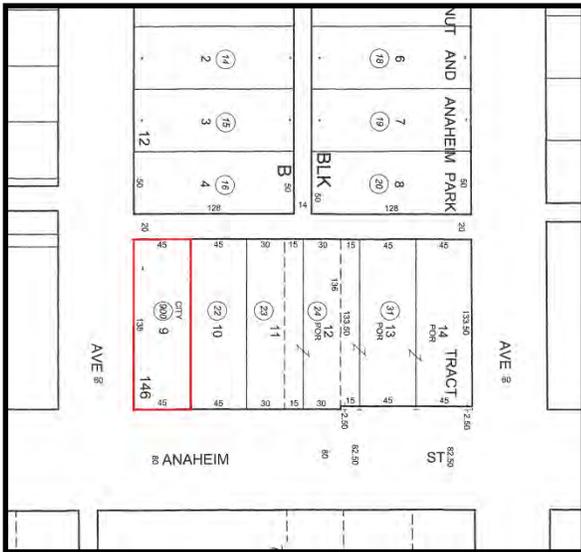
PHOTO NO. 2: View looking north across the northerly portion of the subject property.

4). Killing Fields Memorial Garden

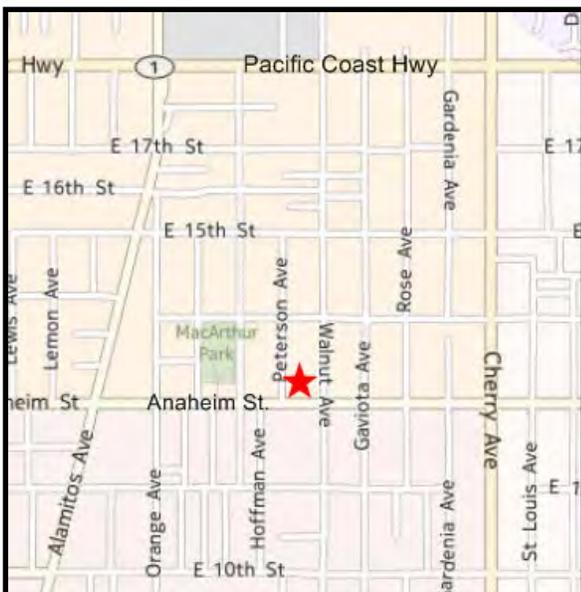


Parcel Data:

Property Type:	Park
Permissible Use:	Governmental Use
Property Address:	1501 E. Anaheim St.
Assessor ID Number(s):	7268-040-900
Lot Size (SF):	6,120
Zoning:	LLBCCP
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



The Central Long Beach Strategic Guide for Development (Guide) identifies the Central Long Beach Project Area (Area) as being underserved in recreational and open space opportunities. Within the Area, the East Anaheim Street Neighborhood Center (Center) is located on East Anaheim Street between Alamitos Avenue and Gaviota Avenue and is ethnically diverse with a mix of Asian and Hispanic populations as well as being the hub of one of the largest concentrations of the Cambodian community in Southern California. The former Redevelopment Agency (Agency) acquired the property located at 1501 E. Anaheim Street as part of a larger acquisition of parcels located at 1409 E. Anaheim Street needed for the construction of the new MacArthur Park Library. Upon completion of construction and in keeping with the Guide’s goal of providing more open space and parks, this site was identified as the location for the Killing Fields Memorial Garden to commemorate the victims of the Cambodian genocide. The Agency has been in discussions with a non-profit organization, Killing Fields Memorial Center, Inc., to develop the park as a memorial garden. However, an agreement could not be put into place prior to dissolution.



**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 enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1501 E. Anaheim Street and 1500 E. Anaheim Street for \$2,127,000 plus closing costs. (Central - District 2 and 6)

DISCUSSION

On June 26, 2003, the Long Beach Redevelopment Agency (Agency) entered in agreement with AbilityFirst, formerly Community Rehabilitation Industries (CRI), to purchase property located at 1409 East Anaheim Street. The property is needed for the construction of the new MacArthur Park Library. Per the agreement, the Agency was to build a replacement facility to be adjacent to CRI's main site located at 1500 East Anaheim Street (Main Building).

Due to changed circumstances, AbilityFirst no longer has the funding necessary to operate the replacement facility or continue operations at their Main Building. They indicated their desire to terminate the Purchase Agreement and enter into an agreement to sell the Main Building and associated parking lot, located at 1501 E. Anaheim Street, to the Agency.

On August 22, 2005, the Redevelopment Agency Board approved a revised Purchase and Sale Agreement that terminated the previous Purchase Agreement. The Revised Purchase and Sale Agreement sets forth the responsibilities of both parties for the acquisition of AbilityFirst's properties (Exhibit A – Site Map).

The 1500 East Anaheim Street Property has a lot size of 33,602 square feet and is improved with a 22,518-square-foot building. The appraisal has determined the fair market value of the Property to be \$1,920,000, or \$57 per square foot (Exhibit B – Site Photo).

REDEVELOPMENT AGENCY BOARD MEMBERS

November 14, 2005

Page 2

The 1501 East Anaheim Street Property has a lot size of 6,802 square feet and is improved as a surface parking lot. The appraised fair market value of both properties for the property is \$207,000, or \$30 per square foot (Exhibit C – Site Photo).

The acquisition of the Properties in addition to the Agency-owned land at the southwest corner of Anaheim Street and Walnut Avenue will create a development site of close to one acre of land.

The following summarizes the proposed transaction:

- AbilityFirst owns both of the properties;
- A formal appraisal was conducted by R.P. Laurain and Associates on August 9, 2005, which concluded the fair market value to be \$2,127,000;
- The Agency's purchase price for the properties will be \$2,127,000 plus closing costs; and
- This is a voluntary sale, avoiding eminent domain.

Funds that were budgeted for the construction of the AbilityFirst replacement facility will be used for the acquisition of all the identified sites.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map
Exhibit B – Site Photo – 1500 East Anaheim Street
Exhibit C – Site Photo – 1501 East Anaheim Street

Send To Printer

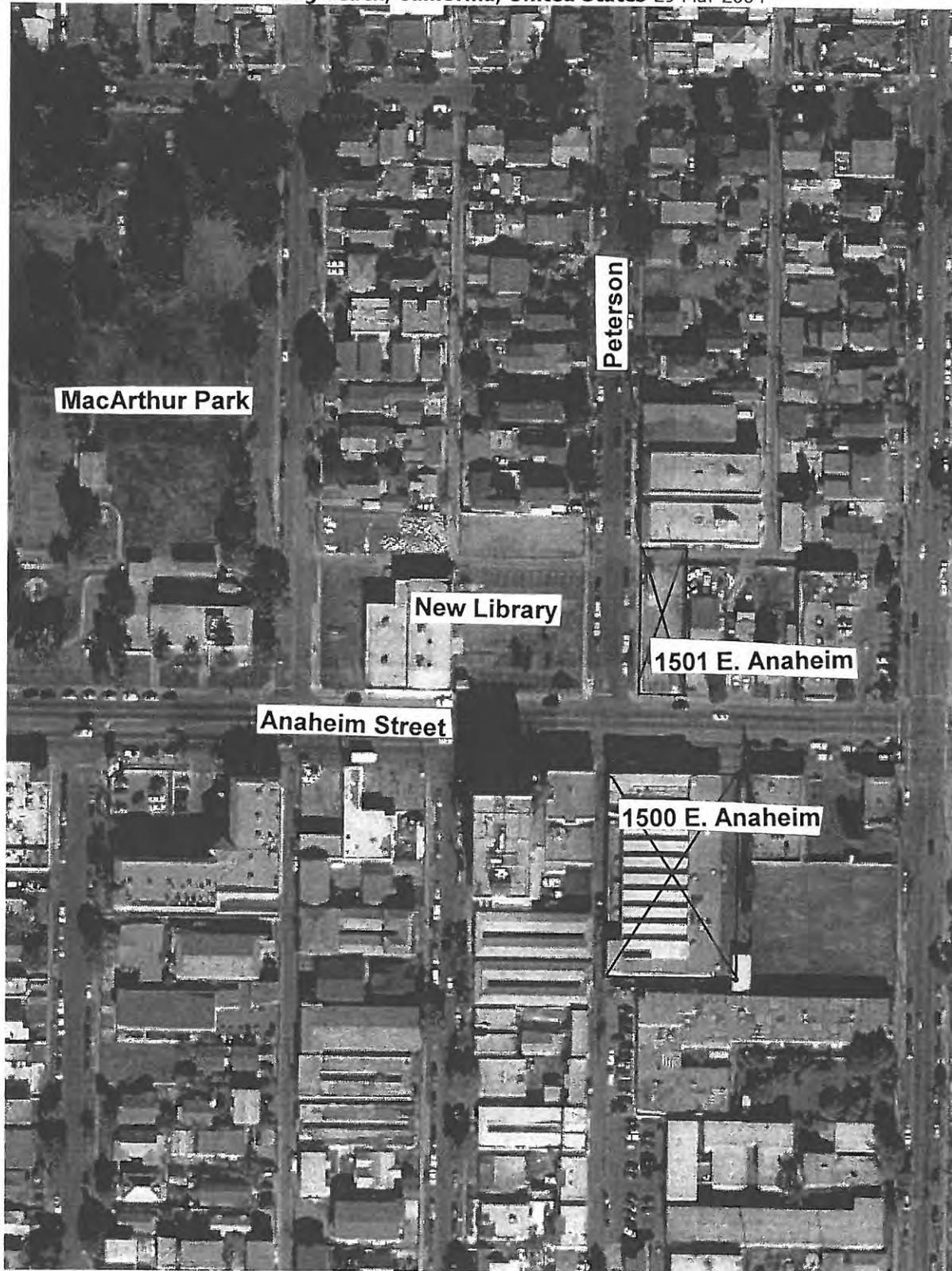
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Change to 11x17 Print Size

Show Grid Lines

Change to Landscape

USGS Long Beach, California, United States 29 Mar 2004

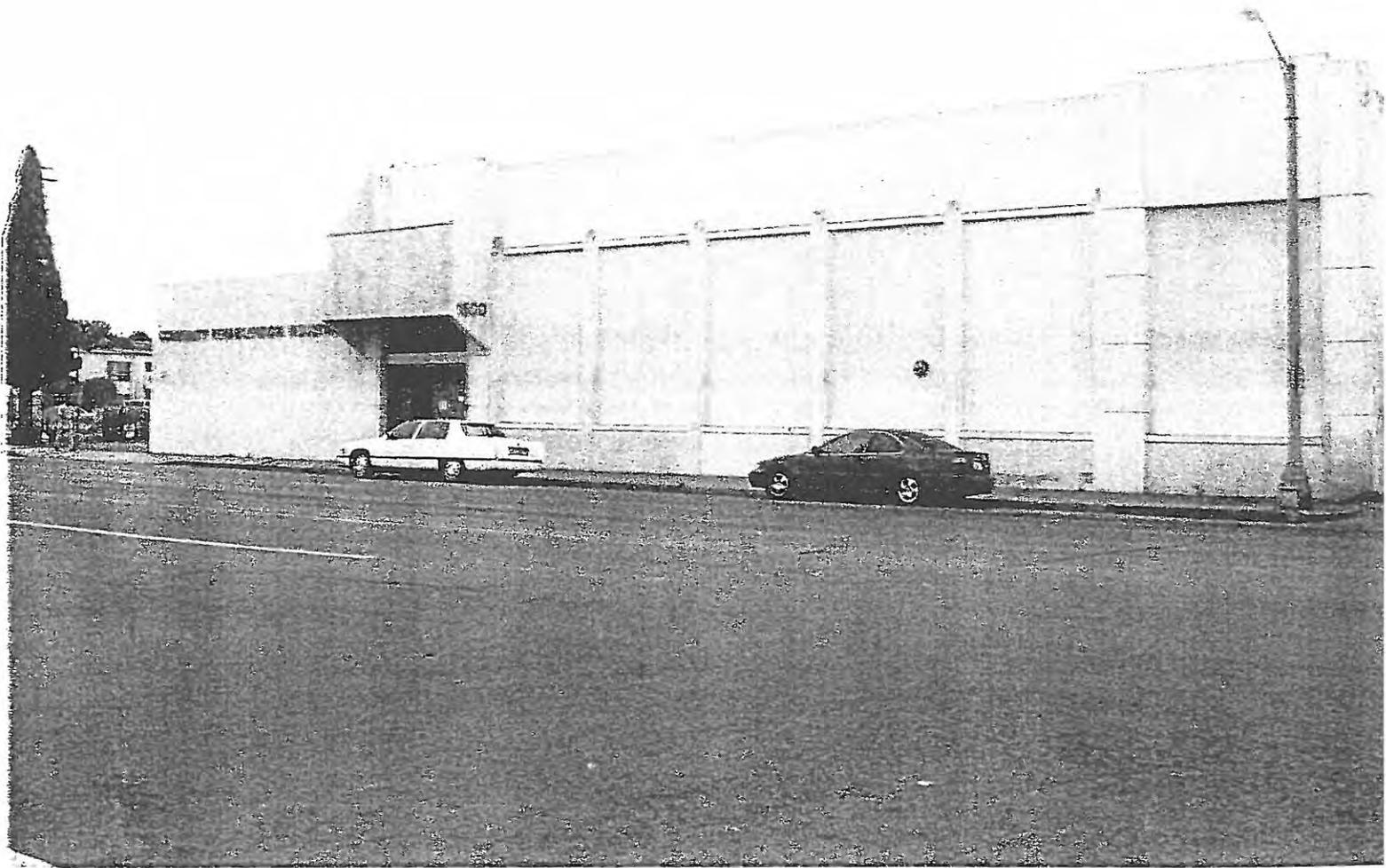


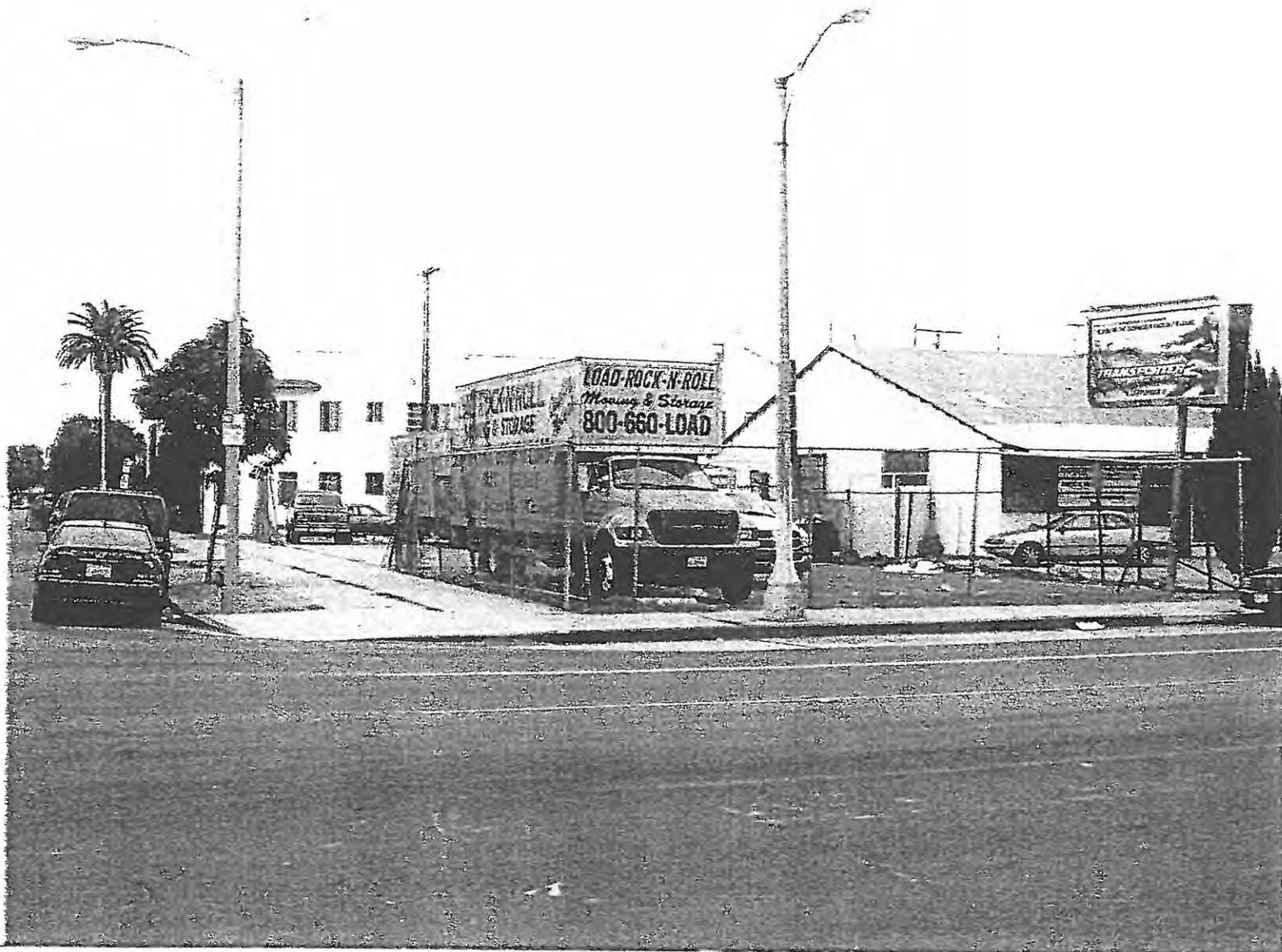
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Image courtesy of the U.S. Geological Survey

© 2004 Microsoft Corporation. **Terms of Use** **Privacy Statement**





5-7). PE Right-Of-Way Bike Trail Project



Parcel Data:

Property Type:	Park
Permissible Use:	Governmental Use
Property Address:	2300 Martin Luther King Jr. Ave
Assessor ID Number(s):	7211-016-900, -901, -902
Lot Size (SF):	40,246
Zoning:	LBGS
Council District:	6
Strategic Plan:	2006 Open Space Bonds

The Department of Finance approved Oversight Board action OB 05-2014 transferring this property to the City.



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





Building A Better Long Beach

Item 4

April 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 to complete the acquisition of property at 2300 Martin Luther King Jr. Avenue, for the purchase price of \$4,200,000 plus closing costs and subsequent sale to the City of Long Beach. (Central – District 6)

DISCUSSION

In July 2007, the Redevelopment Agency (Agency) and the City of Long Beach (City) entered into a loan agreement whereby the City loaned the Agency the proceeds from the 2006 Open Space Revenue Bonds (Open Space Loan Agreement). The proceeds are to be expended for the expansion and development of parks and open space in underserved communities. As part of the bond issue, several potential park projects were identified including the Pacific Electric Right-of-Way Bike Trail Project (Project) (Exhibit A). To allow for the development of the Project, the acquisition of property at 2300 Martin Luther King Jr. Avenue is required (Property) (Exhibit B).

Acquisition of the Property would contribute approximately 2.76 acres of open space in the underserved Central Long Beach Redevelopment Project Area. Of the 2.76 acres, 1.83 acres is comprised of the former Pacific Electric Right-of-Way (PE ROW) extending from Martin Luther King Jr. Avenue to Lemon Avenue. The PE ROW will be included in the development of a bicycle trail extending from the Blue Line Transportation Terminal at Willow Street and Long Beach Boulevard to the Long Beach City College Pacific Coast Campus and Chittick Field (Exhibit B). The uses on the remaining .93 acres have not been identified; however, it is anticipated to include passive uses such as walking, picnicking, cycling, etc. Additionally, the remaining property has been identified as a replacement park for the southern site expansion at the Aquarium of the Pacific.

THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

333 West Ocean Blvd., Long Beach, CA 90802 T: 562.570.6615 F: 562.570.6215 rda.longbeach.gov

REDEVELOPMENT AGENCY BOARD MEMBERS

April 7, 2008

Page 2

The property owner has agreed to sell the Property for \$4,200,000, which is three percent below the fair market value as determined by an independent appraisal. An additional amount of \$30,000 will be expended for escrow and closing fees for a total acquisition cost of \$4,230,000.

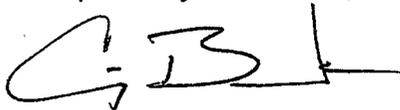
To expedite the acquisition of the Property, staff is recommending that the Agency act on the City's behalf, as the City's agent, to purchase the Property. The City has secured grant funding to acquire this Property, which provides for the reimbursement of \$3,355,000 of the purchase price. The City will purchase the Property from the Agency for the amount of the grant funding. The net fiscal impact to the 2006 Open Space Bond Fund budget is \$875,000.

Once the City has purchased the Property from the Agency, it is appropriate to transfer the fee title of the Property to the City. Once the transfer is complete, the City will take the appropriate steps to develop and dedicate the Property as permanent parkland.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

CB:DSW:MFT:mft

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

Exhibit "A" - Project Map

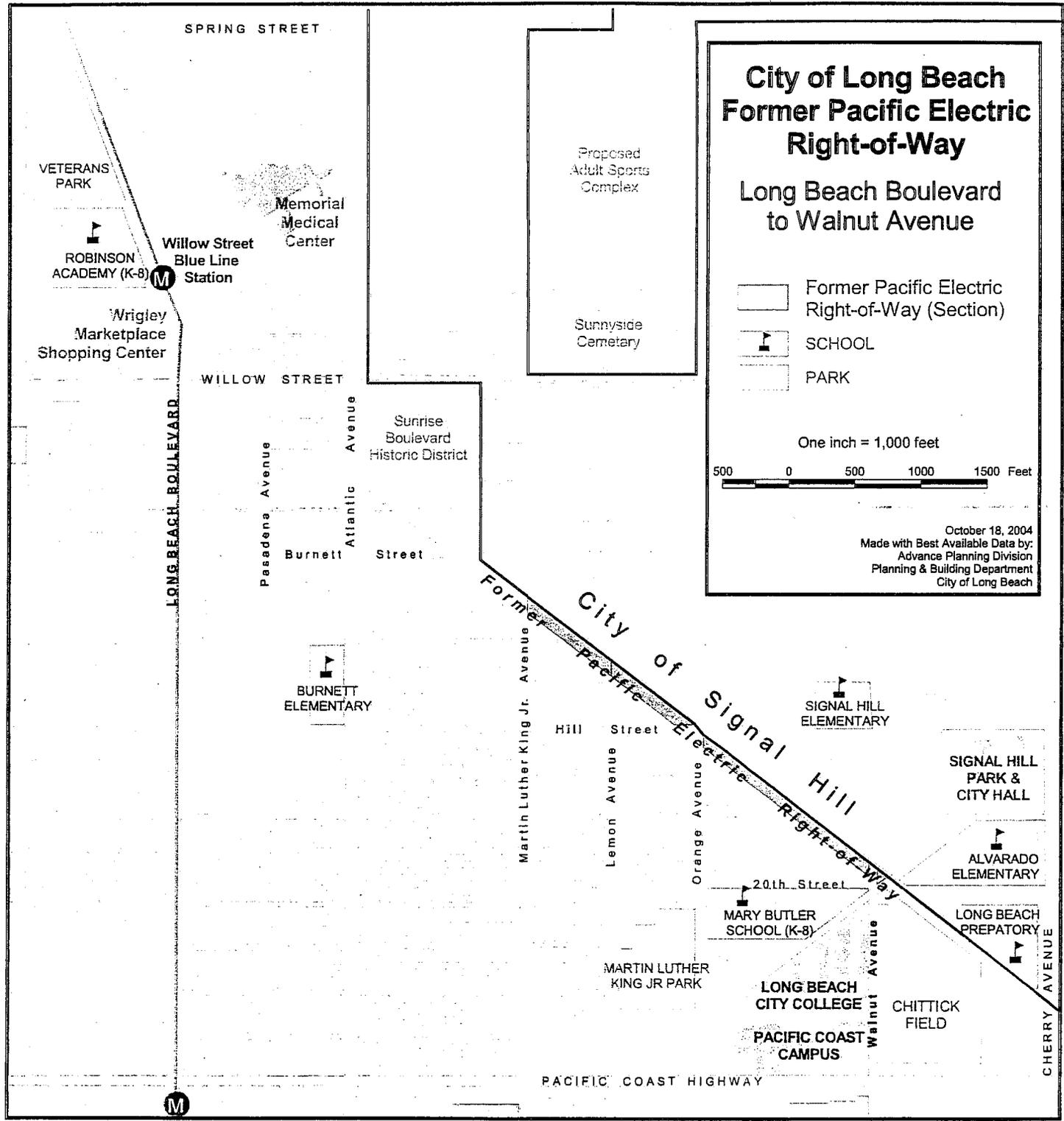
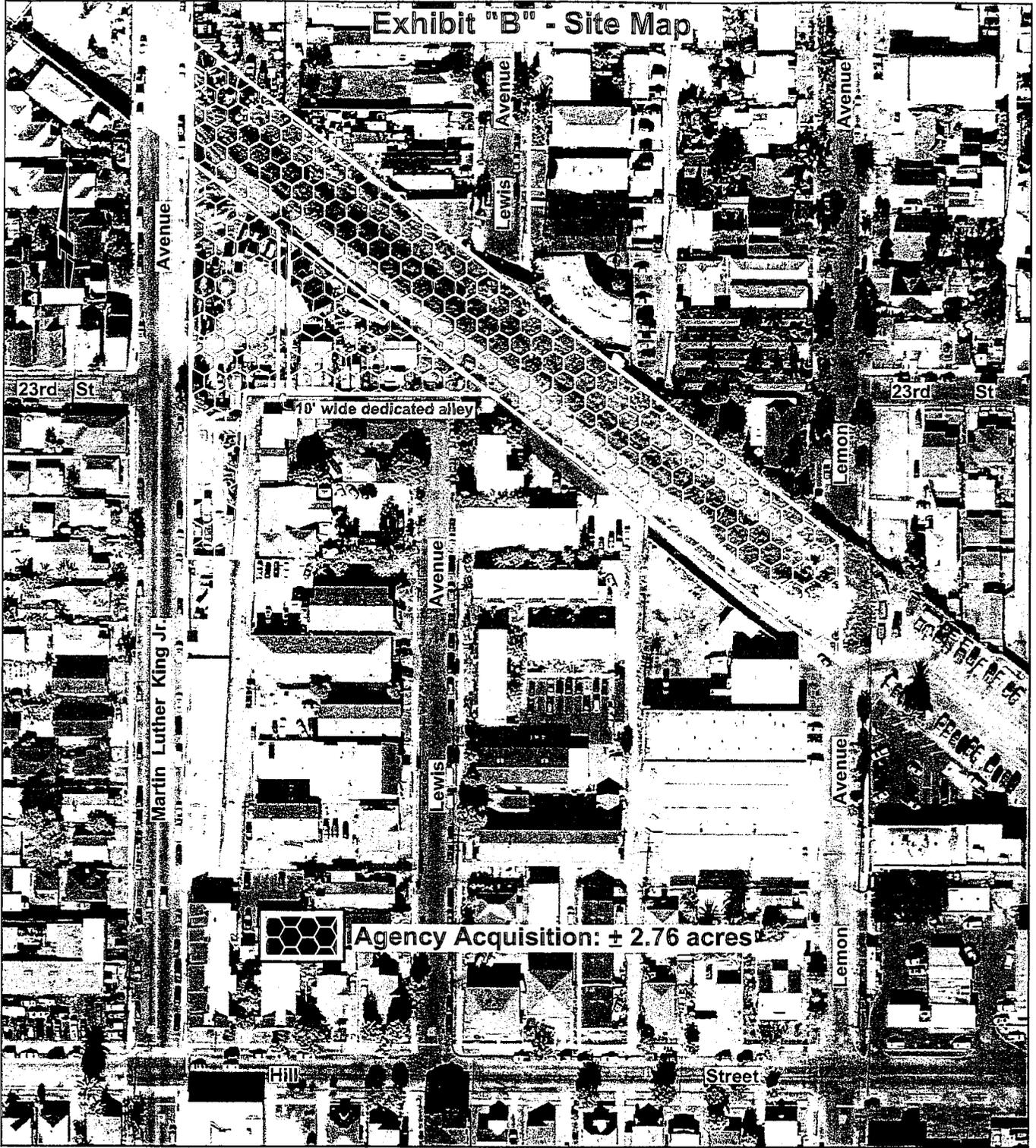


Exhibit "B" - Site Map



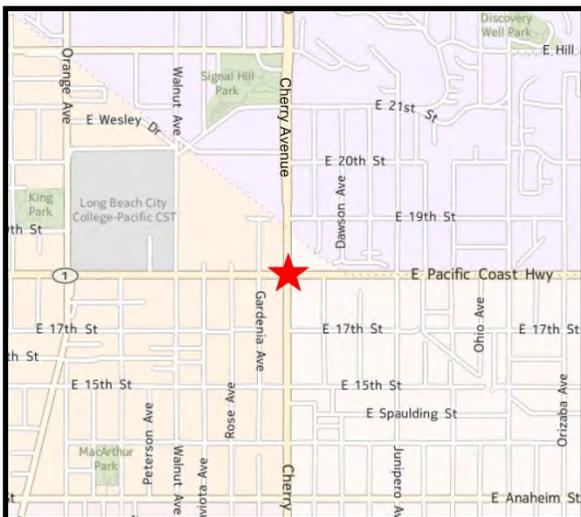
s.amith/public works/engineering - 4/1/08

CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

Vicinity Map for
2300 Martin Luther King Jr. Avenue

apn's: 7211-016-(014,017,019) and 7211-017-037

8-21). Cherry Avenue Widening Project



Parcel Data:

Property Type: Roadway/Walkway
 Permissible Use: Governmental Use
 Property Address: Frontage from 1766, 1772, 1815-1875 Cherry Avenue, 1922 & 1925 E. PCH, & 2001 & 2002 E. PCH
 Assessor ID Number(s): Portions of 7216-032-022 through -030, 7261-006-030, -031, -032, 7261-004-022, & 7216-031-005
 Lot Size (SF): 126,962 (total sq. ft.)
 Zoning: LBCNR, LBCHW
 Council District: 6
 Strategic Plan: Central Project Area Redevelopment Plan

One of the major goals of the Central Project Area Redevelopment Plan is to correct environmental deficiencies in the Project Area including inadequate or deteriorated public improvements. The City of Long Beach's General Plan Update identified the intersection of Cherry Avenue and Pacific Coast Highway as one with negative traffic conditions such as high volume, speed and cut-through traffic through the surrounding neighborhood. The Level of Service Analysis for this intersection concluded that it operated at a deficient level of service and improvements would improve the level of service and intersection efficiency. The former Redevelopment Agency (Agency), in partnership with the City of Signal Hill, entered into a Memorandum of Understanding whereby the Agency would acquire the property needed for street widening while Signal Hill would manage construction. Signal Hill is seeking approval from CalTrans to proceed with construction, anticipated to commence in the beginning of 2014.

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





Building A Better Long Beach

December 14, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute Purchase and Sale Agreements and all other related documents for the partial acquisition of portions of 1766 through 1851 Cherry Avenue, and 1922 and 2001 East Pacific Coast Highway, plus closing costs, to facilitate the Cherry Avenue Widening Project. (Central – District 4)

DISCUSSION

On August 3, 2009, the Redevelopment Agency (Agency) Board authorized staff to enter into a Memorandum of Understanding (MOU) with the City of Signal Hill to construct street improvements on Cherry Avenue between 19th Street and Pacific Coast Highway (PCH) in the City of Long Beach.

The City of Signal Hill received \$6 million in grant funding from the Metropolitan Transportation Authority and the Federal Highway Administration to eliminate the traffic queuing in the southbound lanes on Cherry Avenue.

The Cherry Avenue Widening Project (Project) (Exhibit A) will provide for two southbound and two northbound through-lanes on Cherry Avenue at PCH with the addition of a right-turn lane for the southbound approach and dedicated left-turn lanes for both northbound and southbound approaches. A continuous two-way, left-turn lane will be provided between the intersections for access to existing businesses. Right-of-Way acquisition will be required primarily along the west line of Cherry Avenue with a few minor acquisitions along the east line (Exhibit B). On-street parking on Cherry Avenue south of PCH will be removed by the proposed improvements.

The MOU states that the City of Signal Hill will reimburse the Agency for all real property acquired to construct the Project, as well as pay all costs associated with the Project including eminent domain proceedings, appraisals, tenant relocation, acquisition consultants, and other professional services as necessary.

REDEVELOPMENT AGENCY BOARD MEMBERS

December 14, 2009

Page 2 of 2

Staff has negotiated voluntary acquisitions for the necessary right-of-way for each acquisition, which consists of obtaining approximately 10 feet of frontage in order to widen Cherry Avenue. The following acquisitions are the subject of this request:

1. 1766 Cherry Avenue from Tan Trinh and Toan Trinh, for a purchase price of \$4,675 plus closing costs.
2. 1772 Cherry Avenue from Mau Thi Nguyen, Jonathon Nguyen, Samantha Lan Nguyen, Phong Van Nguyen and Tan Nguyen, for a purchase price of \$25,685 plus closing costs.
3. 1815 Cherry Avenue from Binh V. Nguyen and Huong T. Nguyen, for a purchase price of \$120,000 plus closing costs.
4. 1825 Cherry Avenue from Uriel Villegas and Rosalba Villegas, for a purchase price of \$105,000 plus closing costs.
5. 1835 Cherry Avenue from Norberta Ramirez, for a purchase price of \$139,215 plus closing costs.
6. 1851 Cherry Avenue from Steven Seng and Kimberly Seng, for a purchase price of \$52,765 plus closing costs.
7. 1922 East Pacific Coast Highway from Alexander Hirschfeld, Mary Hirschfeld, Robert E. Petkin and Shirley Mae Petkin, and Celia Petkin, for a purchase price of \$44,774 plus closing costs.
8. 2001 East Pacific Coast Highway from Nikolaos G. Savvas, for a purchase price of \$8,000 plus closing costs.

Since the purchase of the properties is consistent with the MOU and the Cherry Avenue Widening Project, Agency staff is recommending the acquisitions.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



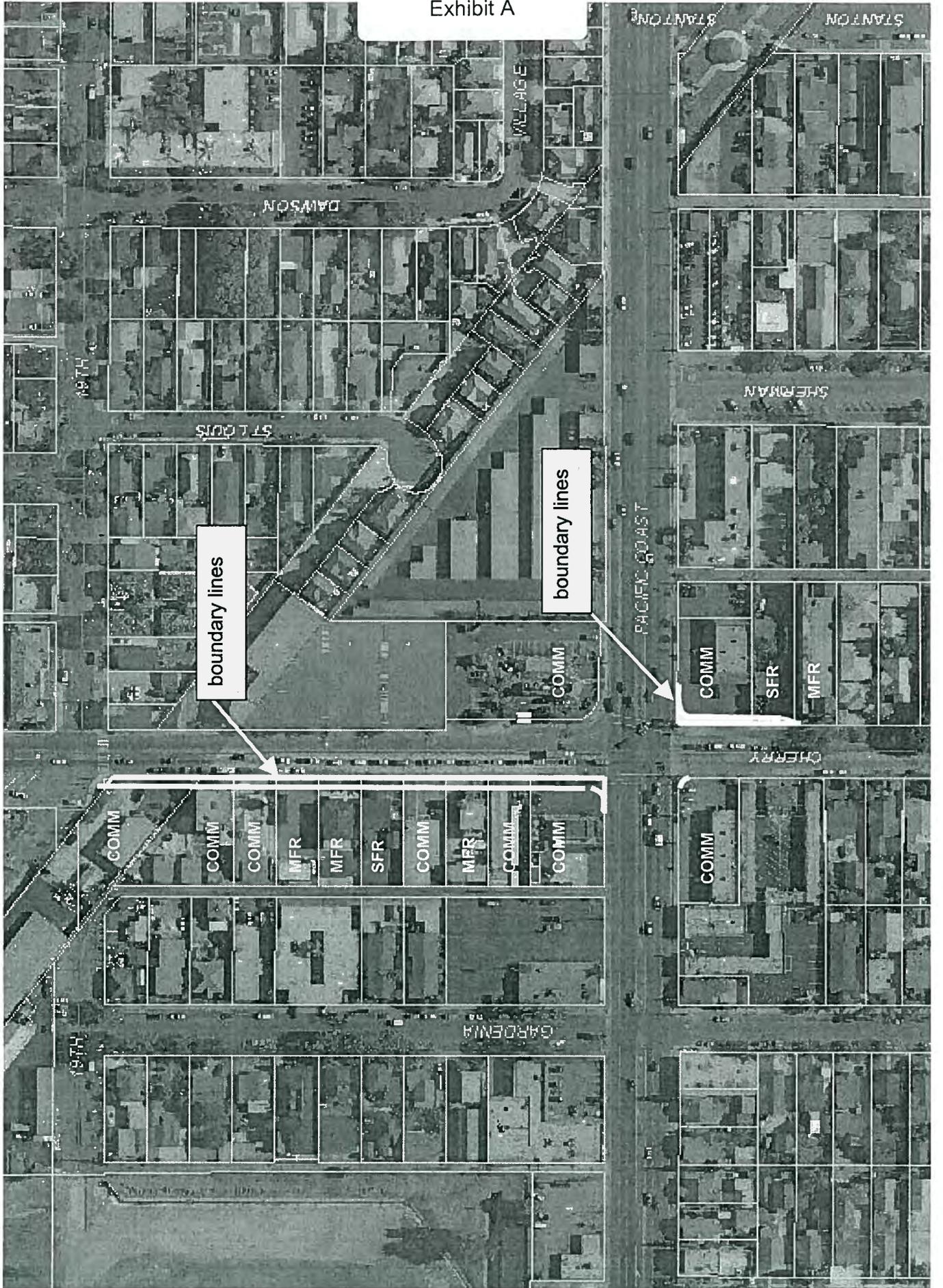
CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:SR:sr

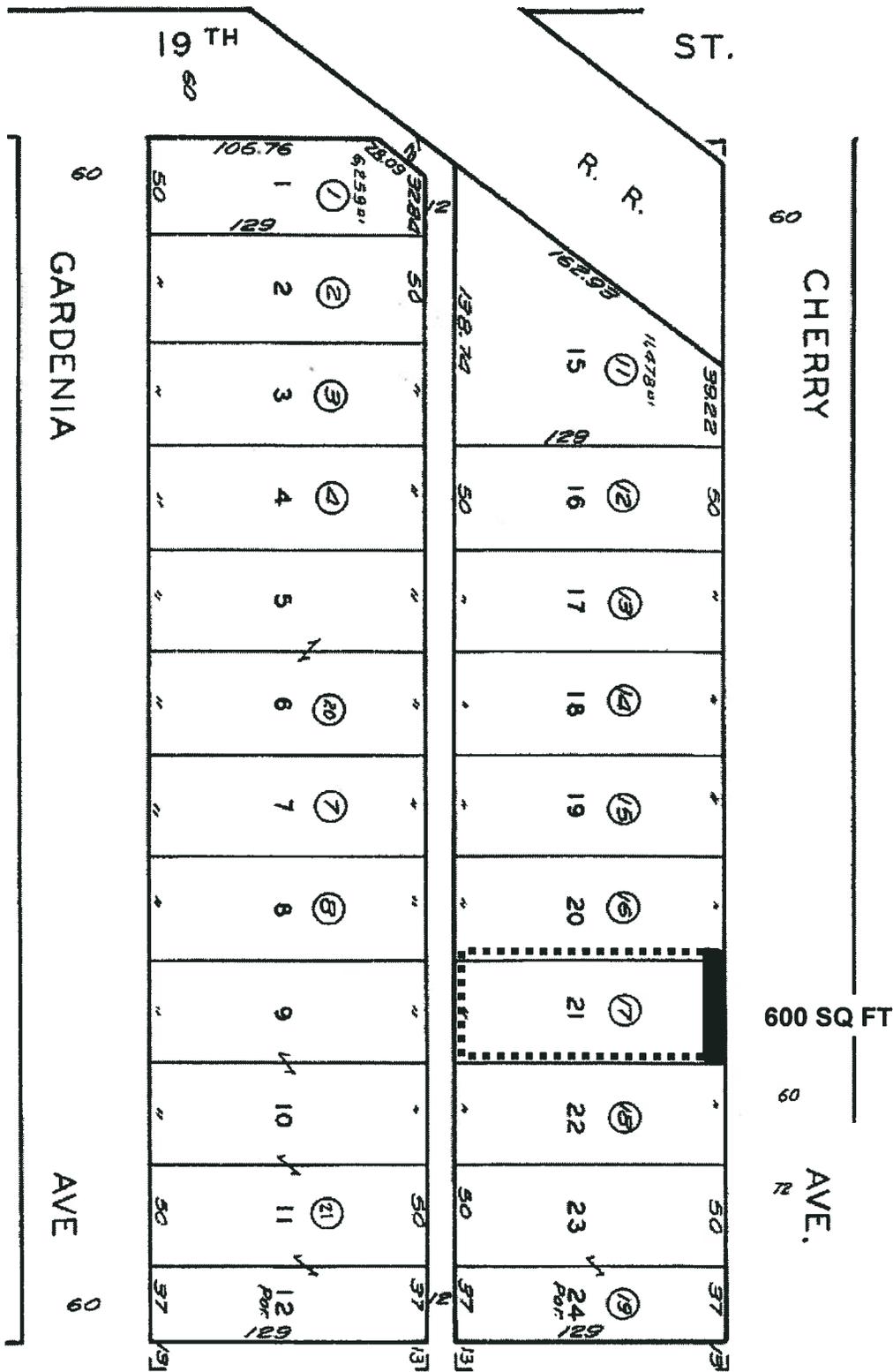
Attachments: Exhibit A – Cherry Avenue Widening Project
Exhibit B – Parcel Maps

CHERRY AVENUE WIDENING PROJECT

Exhibit A



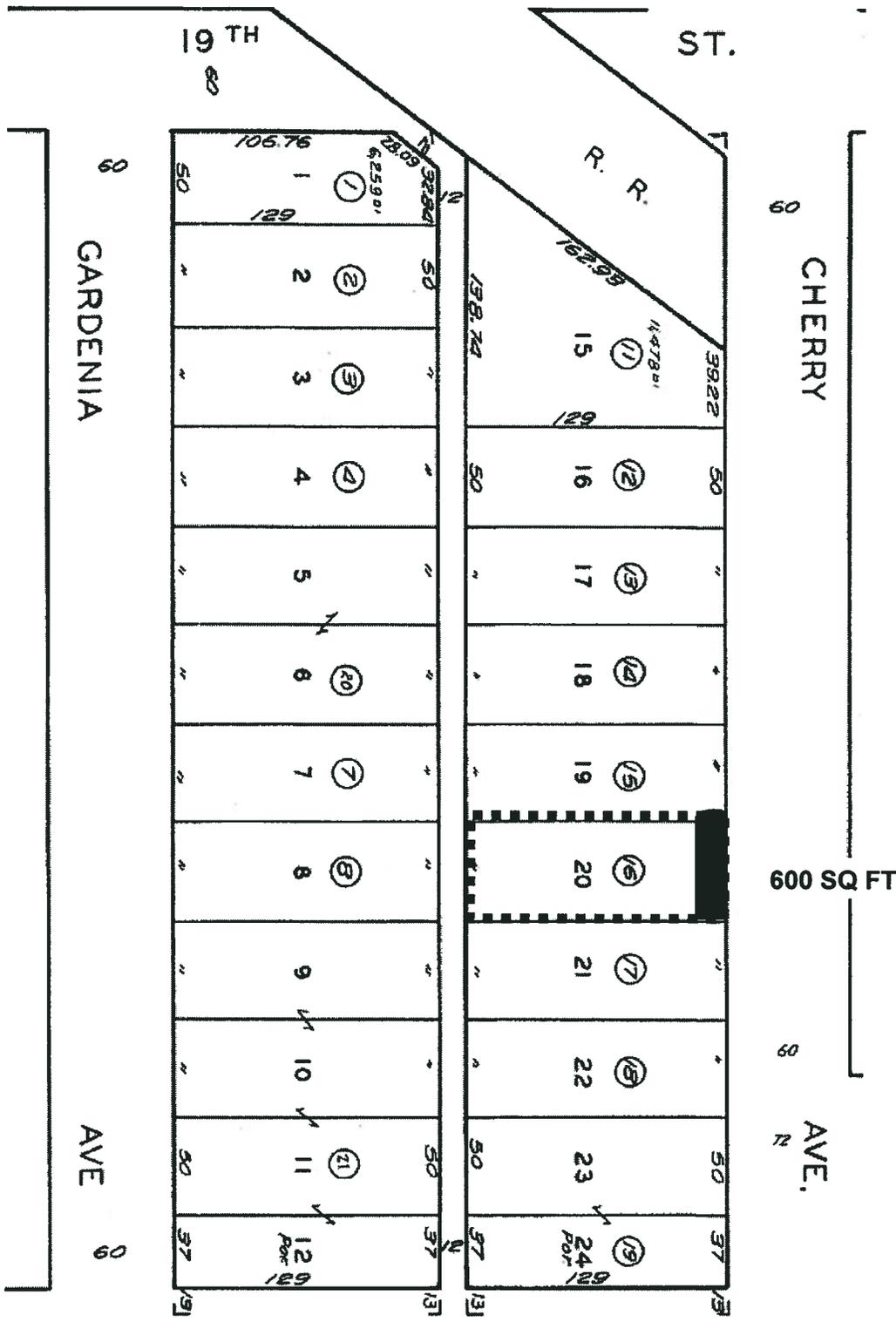
1825 Cherry Avenue - 7216-032-017



LEGEND

- Subject Parcel
- Portion of parcel to be acquired

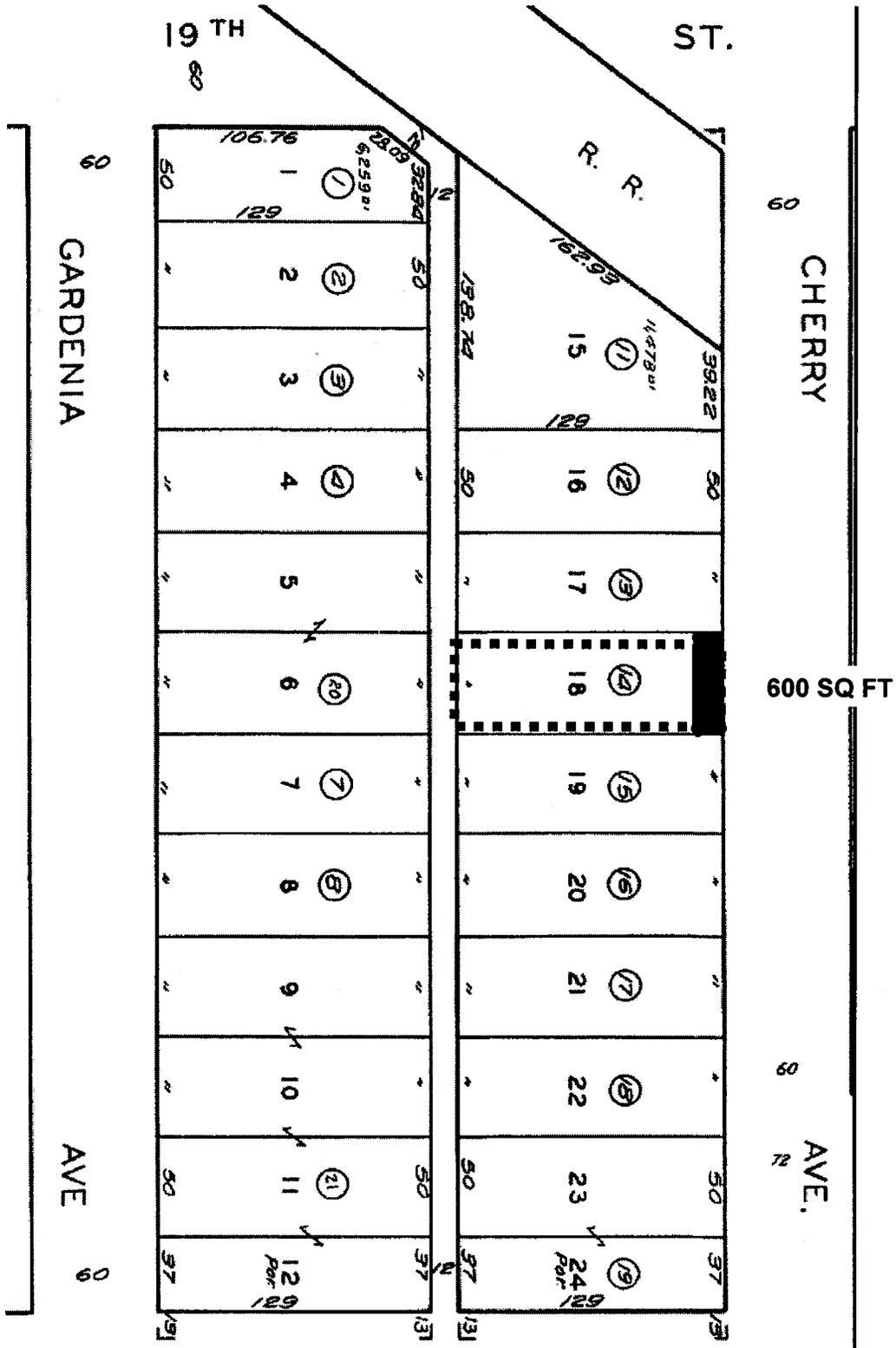
1835 Cherry Avenue - 7216-032-016



LEGEND

- Subject Parcel
- Portion of parcel to be acquired

1851 Cherry Avenue – 7216-032-014

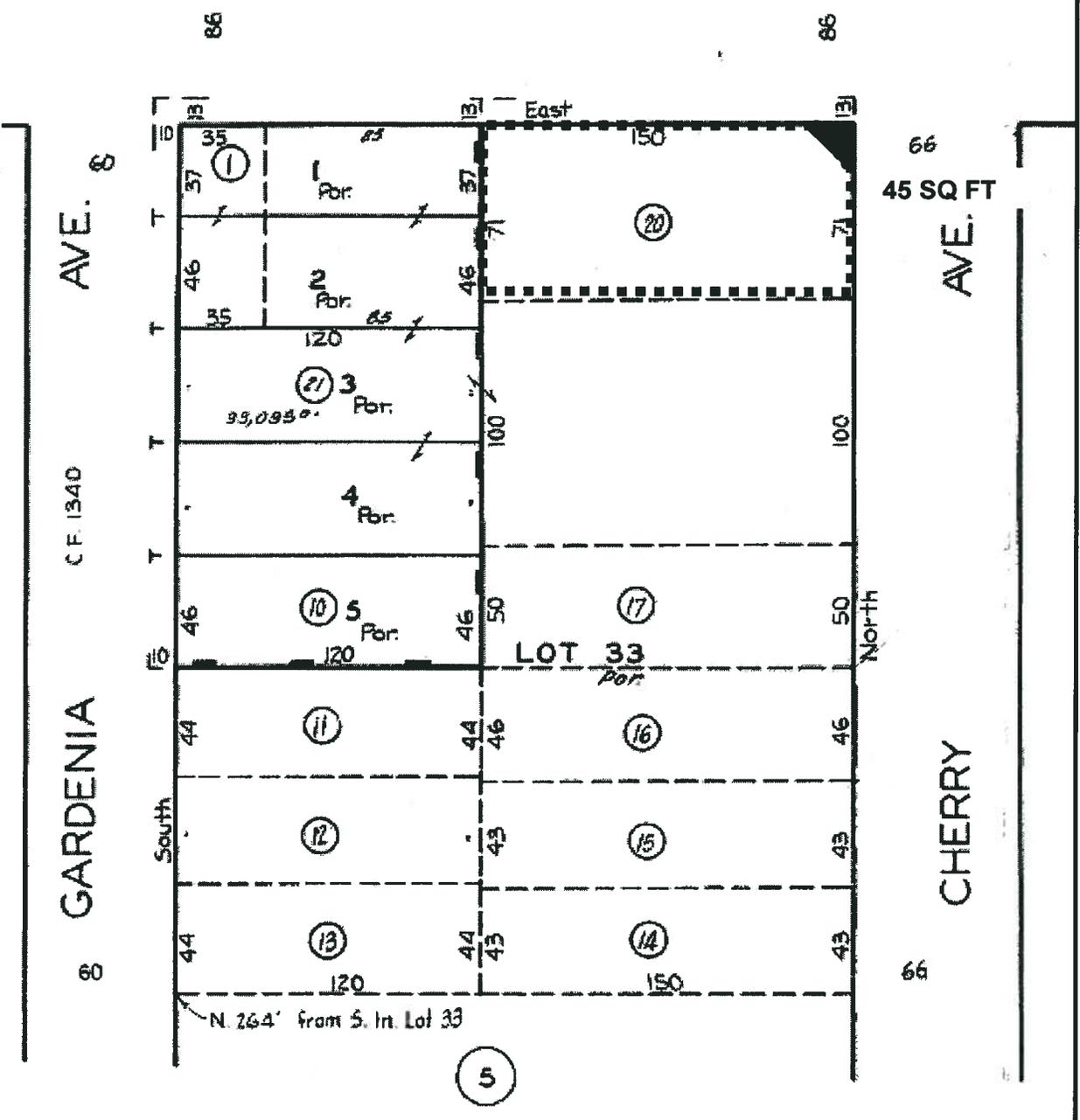


LEGEND

- Subject Parcel
- Portion of parcel to be acquired

1922 E. Pacific Coast Highway – 7261-004-020

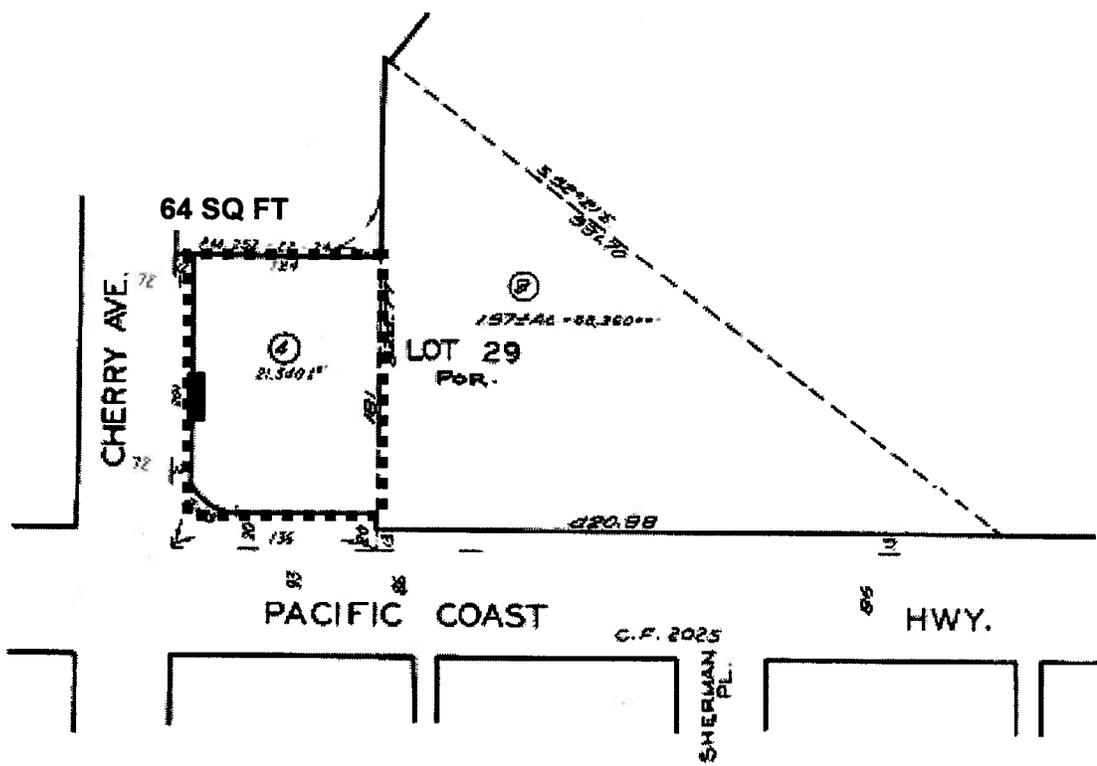
PACIFIC COAST HWY.



LEGEND

- Subject Parcel
- Portion of parcel to be acquired

2001 E. Pacific Coast Highway – 7216-031-004



LEGEND

- ■ ■ ■ Subject Parcel
- Portion to be acquired



Building A Better Long Beach

February 1, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute Purchase and Sale Agreements and all other related documents for the partial acquisition of portions of 1861 Cherry Avenue and 2002 East Pacific Coast Highway, plus closing costs, to facilitate the Cherry Avenue Widening Project. (Central – District 4)

DISCUSSION

On August 3, 2009, the Redevelopment Agency (Agency) Board authorized staff to enter into a Memorandum of Understanding (MOU) with the City of Signal Hill to construct street improvements on Cherry Avenue between 19th Street and Pacific Coast Highway (PCH) in the City of Long Beach.

The City of Signal Hill received \$6 million in grant funding from the Metropolitan Transportation Authority and the Federal Highway Administration to eliminate the traffic queuing in the southbound lanes on Cherry Avenue.

The Cherry Avenue Widening Project (Project) will provide for two southbound and two northbound through-lanes on Cherry Avenue at PCH with the addition of a right-turn lane for the southbound approach and dedicated left-turn lanes for both northbound and southbound approaches. A continuous two-way, left-turn lane will be provided between the intersections for access to existing businesses. Right-of-Way acquisition will be required primarily along the west line of Cherry Avenue with a few minor acquisitions along the east line (Exhibit A). On-street parking on Cherry Avenue south of PCH will be removed by the proposed improvements.

The MOU states that the City of Signal Hill will reimburse the Agency for all real property acquired to construct the Project, as well as pay all costs associated with the Project including eminent domain proceedings, appraisals, tenant relocation, acquisition consultants, and other professional services as necessary.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 1, 2010

Page 2 of 2

Staff has negotiated voluntary acquisitions for the necessary right-of-way for each acquisition, which consists of obtaining approximately 10 feet of frontage in order to widen Cherry Avenue. The following acquisitions are the subject of this request:

- 1861 Cherry Avenue from Elre holdings, LLC, for a purchase price of \$70,010 plus closing costs (Exhibit B).
- 2002 East Pacific Coast Highway from Joyce Frazier, Trustee of the Joyce Frazier 1999 Trust, for a purchase price of \$105,000 plus closing costs (Exhibit C).

Since the purchase of the properties is consistent with the MOU and the Cherry Avenue Widening Project, Agency staff is recommending the acquisitions.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

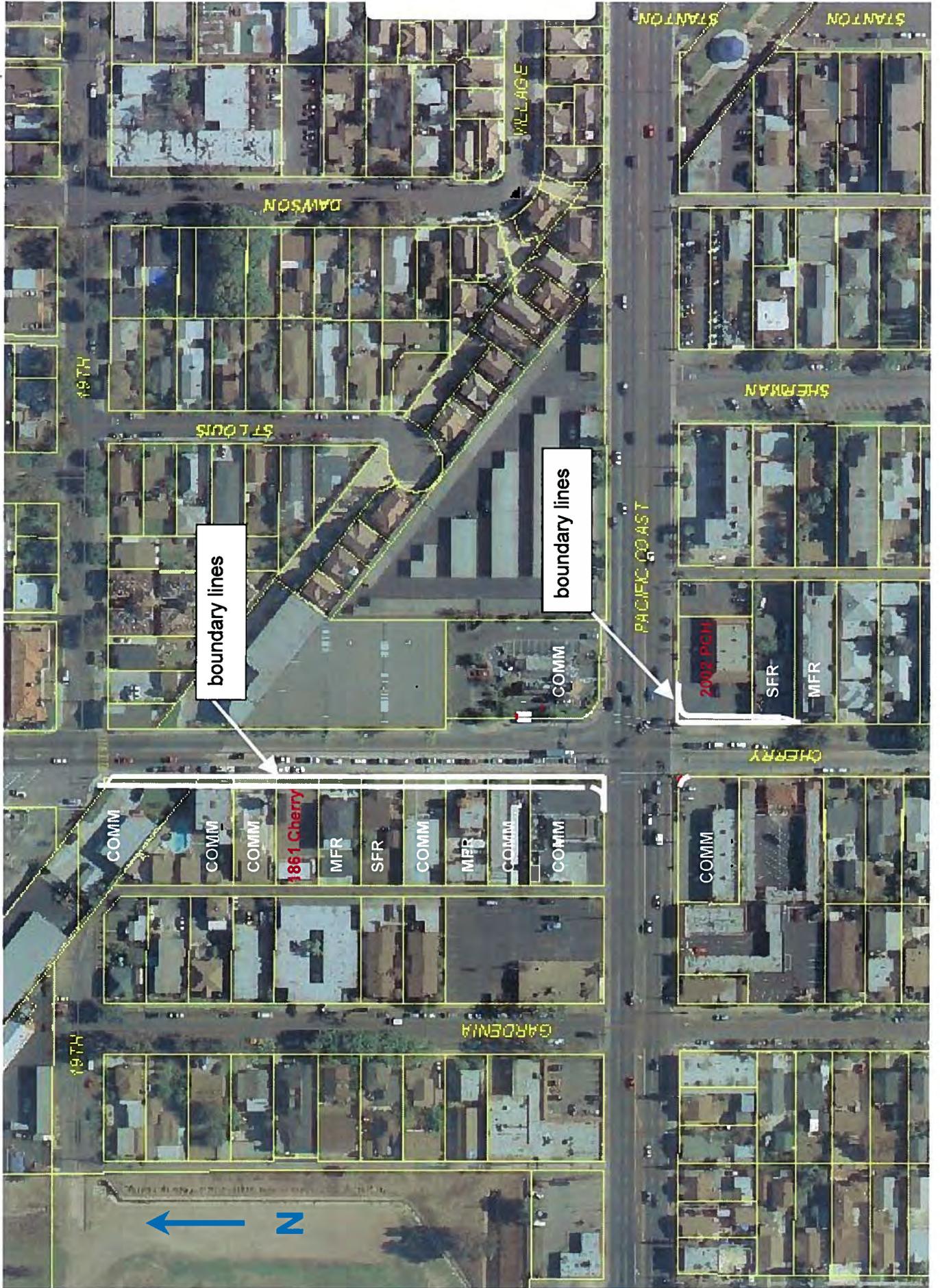


AMY J. BODEK
EXECUTIVE DIRECTOR

AJB:SR:dc

Attachments: Exhibit A – Cherry Avenue Widening Project
Exhibit B – Parcel Map
Exhibit C – Parcel Map

CHERRY AVENUE WIDENING PROJECT





Building A Better Long Beach

March 15, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute Purchase and Sale Agreements and all other related documents for the partial acquisition of portions of 1845 Cherry Avenue and 1869-1875 Cherry Avenue, plus closing costs, to facilitate the Cherry Avenue Widening Project. (Central – District 4)

DISCUSSION

On August 3, 2009, the Redevelopment Agency (Agency) Board authorized staff to enter into a Memorandum of Understanding (MOU) with the City of Signal Hill to construct street improvements on Cherry Avenue between 19th Street and Pacific Coast Highway (PCH) in the City of Long Beach.

The City of Signal Hill received \$6 million in grant funding from the Metropolitan Transportation Authority and the Federal Highway Administration to eliminate the traffic queuing in the southbound lanes on Cherry Avenue.

The Cherry Avenue Widening Project (Project) will provide for two southbound and two northbound through-lanes on Cherry Avenue at PCH with the addition of a right-turn lane for the southbound approach and dedicated left-turn lanes for both northbound and southbound approaches. A continuous two-way, left-turn lane will be provided between the intersections for access to existing businesses. Right-of-Way acquisition will be required primarily along the west line of Cherry Avenue with a few minor acquisitions along the east line (Exhibit A). On-street parking on Cherry Avenue south of PCH will be removed by the proposed improvements.

The MOU states that the City of Signal Hill will reimburse the Agency for all real property acquired to construct the Project, as well as pay all costs associated with the Project including eminent domain proceedings, appraisals, tenant relocation, acquisition consultants, and other professional services as necessary.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 1, 2010

Page 2 of 2

Staff has negotiated voluntary acquisitions for the necessary right-of-way for each acquisition, which consists of obtaining approximately 10 feet of frontage in order to widen Cherry Avenue. The following acquisitions are the subject of this request:

- 1845 Cherry Avenue from Elre holdings, LLC, for a purchase price of \$115,000 plus closing costs (Exhibit B).
- 1869-1875 Cherry Avenue from KKR Investments, for a purchase price of \$195,000 plus closing costs (Exhibit C).

Since the purchase of the properties is consistent with the MOU and the Cherry Avenue Widening Project, Agency staff is recommending the acquisitions.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



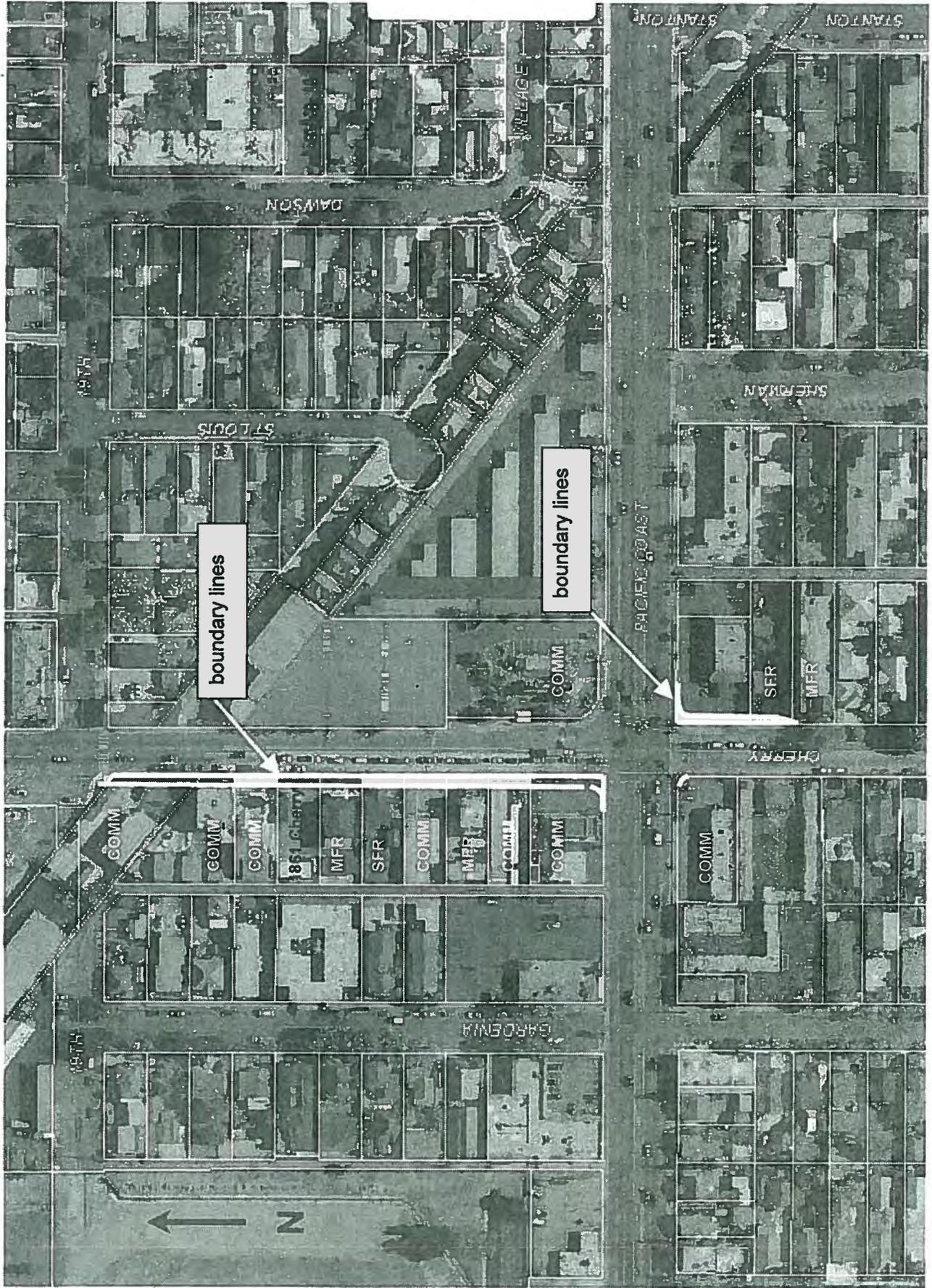
AMY J. BODEK
EXECUTIVE DIRECTOR

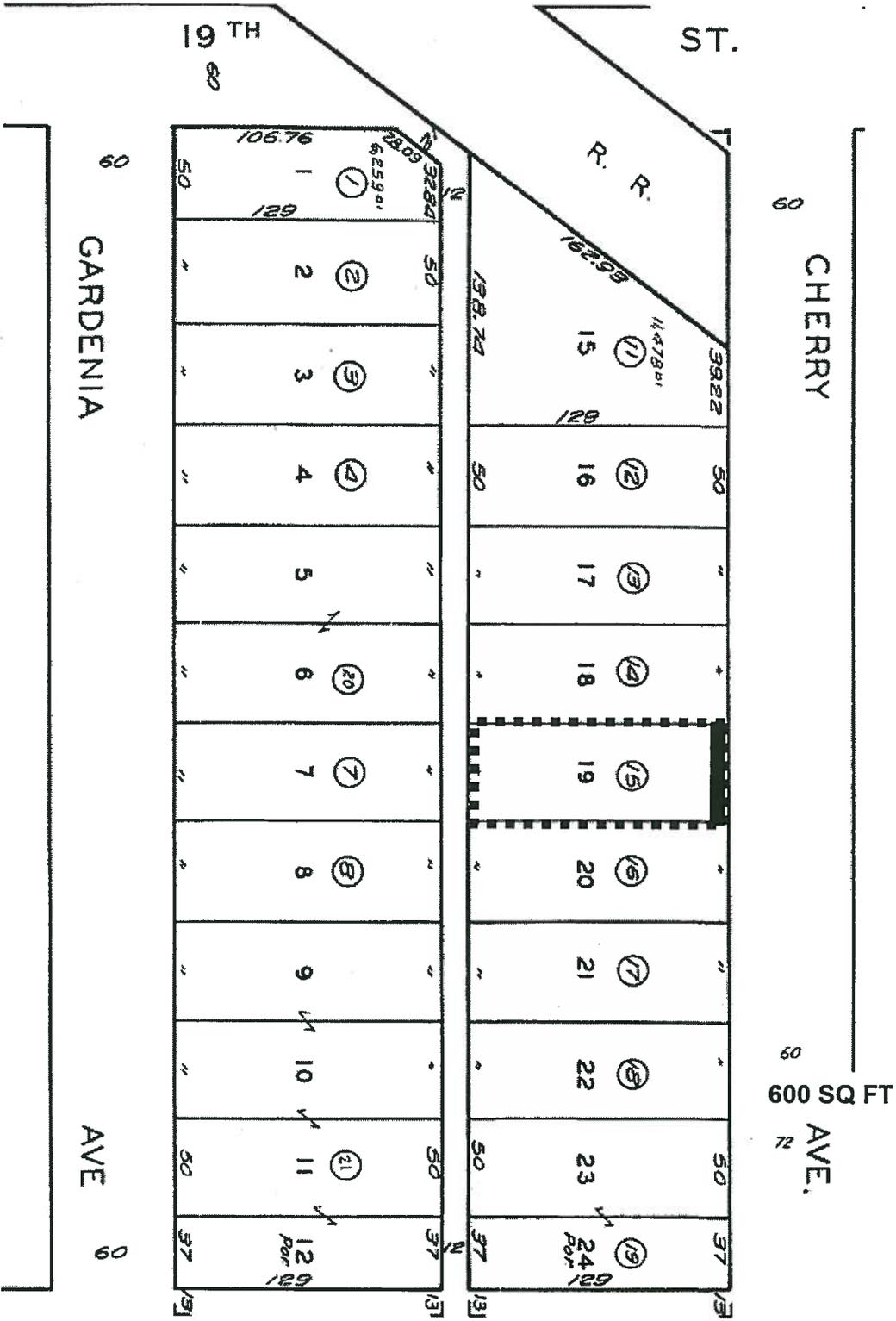
AJB:LAF:SR:dc

Attachments: Exhibit A – Cherry Avenue Widening Project
Exhibit B – Parcel Map
Exhibit C – Parcel Map

CHERRY AVENUE WIDENING PROJECT

Exhibit A





LEGEND

- Subject Parcel
- Portion of parcel to be acquired



Building A Better Long Beach

December 6, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and adopt a new resolution to determine the public interest and necessity for acquiring and authorizing the condemnation of additional temporary construction easement rights at 1925 East Pacific Coast Highway, a portion of Assessor Parcel Number 7216-032-019, including improvements, for the Cherry Avenue Widening Project. (Central – District 6)

DISCUSSION

The Redevelopment Plan (Plan) for the Central Long Beach Redevelopment Project Area (Project Area) was adopted on March 6, 2001. The Plan's fundamental purpose is to improve the quality of life for residents and business enterprises within the Project Area. Major goals of the 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; small and irregular lots; obsolete and aged building types; shifting uses or vacancies; incompatible and uneconomic land uses; substandard alleys; and inadequate or deteriorated public improvements, facilities and utilities.

The proposed redevelopment actions contemplated under the Plan include the acquisition of temporary construction easement rights to allow for the reconstruction of streets, utilities and other public improvements, such as the Cherry Avenue Widening Project (Project). The Project provides for the construction of roadway, intersection and other related improvements to Cherry Avenue between 19th Street and approximately 250 feet south of Pacific Coast Highway (PCH). The City of Long Beach's General Plan Update indicates that the intersection of Cherry Avenue and PCH is a location with negative traffic conditions such as high volume, speed and cut-through traffic through the surrounding neighborhood. The City of Signal Hill has prepared a Level of Service Analysis for this intersection, which concluded that the intersection operates at a deficient level of service and the improvements included in the Project would greatly improve the level of service and intersection efficiency.

REDEVELOPMENT AGENCY BOARD MEMBERS

December 6, 2010

Page 2 of 4

On February 1, 2010, the Redevelopment Agency (Agency) adopted a Resolution of Necessity approving the acquisition of 986 square feet of temporary construction easement rights located at 1925 East Pacific Coast Highway near the northwest corner of Pacific Coast Highway and Cherry Avenue (Exhibit A – Site Map). Subsequent engineering and planning reviews determined that additional area is required to ensure the Project is compliant with the Americans with Disabilities Act of 1990 (ADA). Advancement of the Project requires the acquisition of the larger area of temporary construction easement rights, which is approximately 1,602 square feet (Subject Property) (Exhibit B – Subject Property). Existing improvements within the Subject Property include business signs, which would be relocated as part of the Project (Exhibit C – Site Photos).

California Environmental Quality Act

As the lead agency, the City of Signal Hill prepared and certified Mitigated Negative Declaration No. 12/13/06 for the Cherry Avenue Widening Project as required under the California Environmental Quality Act (Exhibit D – Mitigated Negative Declaration).

Resolution of Necessity

Lidgard and Associates, Inc., an independent appraiser, performed an appraisal of the Subject Property on September 1, 2010. On October 8, 2010, pursuant to Government Code Section 7267.2(a), an offer to purchase the Subject Property at fair market value was submitted to the owners of record. The fair market value was determined to be \$6,170. The initial offer was rejected by the owners and negotiations have continued without success. The acquisition of the Subject Property will not be possible without the use of the Agency's power of eminent domain.

A Notice of Hearing on the Resolution of Necessity was mailed on November 18, 2010, by certified mail, return receipt requested, and by first class mail to the owners of record of the Subject Property as shown on the latest equalized tax rolls. 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 proposed Resolution of Necessity is attached.

The Code of Civil Procedure, Section 1245.230, requires that 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

REDEVELOPMENT AGENCY BOARD MEMBERS

December 6, 2010

Page 3 of 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 Agency as they relate to the condemnation of the Subject Property at 1925 East Pacific Coast Highway, a portion of Assessor Parcel Number 7216-032-019, are as follows:

1. Public interest and necessity require the proposed project.

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area was adopted on March 6, 2001. The goals of the Redevelopment Plan include the correction of environmental deficiencies in the Project Area including inadequate or deteriorated public improvements. The City of Long Beach's General Plan Update and associated studies all indicate that the intersection of Cherry Avenue and PCH is affected by negative traffic conditions such as high volume, speed and cut-through traffic through the surrounding neighborhood. Further, a Level of Service Analysis for this intersection concluded that the intersection operates at a deficient level of service and the improvements included in the Project would greatly improve the level of service and intersection efficiency. Acquisition of the Subject Property is consistent with the Plan's strategic objectives and necessary for the construction of the roadway, intersection and other related improvements.

2. Whether the proposed project is planned and located in a manner that will be most compatible with the greatest public good and least private injury.

The fundamental purpose of the Plan is to improve the quality of life for residents and business enterprises within the Project Area. Acquisition of the Subject Property includes approximately 1,602 square feet of temporary easement rights for the purposes of construction of roadway, intersection and all associated improvements. The acquisition has been planned in a manner that ensures it will have a minimal impact on the current use of the affected private property and will permit the current use to continue after the Project has been constructed. Acquisition and construction of roadway, intersection and other related improvements affects a greater public good with only minimal private injury or impact upon the affected property by increasing the safety and flow of traffic in the surrounding areas.

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

The proposed project is the acquisition of the Subject Property consistent with the Plan's strategic objectives resulting in the reconstruction of streets, utilities and other public improvements. Further, acquisition of the Subject Property will ensure the Project is constructed in compliance with ADA requirements. The intersection of Cherry Avenue and Pacific Coast Highway is a location with negative traffic conditions such as high volume, speed and cut-through traffic

REDEVELOPMENT AGENCY BOARD MEMBERS

December 6, 2010

Page 4 of 4

through the surrounding neighborhood and is operating at a deficient level of service. It is in the public interest to acquire the Subject Property in order to upgrade deteriorated public improvements consistent with the Plan. The construction of roadway, intersection and other related improvements resulting in improved level of service and increased intersection efficiency cannot be achieved without acquisition of the Subject Property.

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

Lidgard and Associates, Inc., an independent appraiser, performed an appraisal of the property on September 1, 2010. An offer at fair market value was presented to the owners of record. The offer was rejected. Due to the refusal of the owners to accept the Agency's offer of just compensation based on the fair market value, the temporary construction easement rights cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

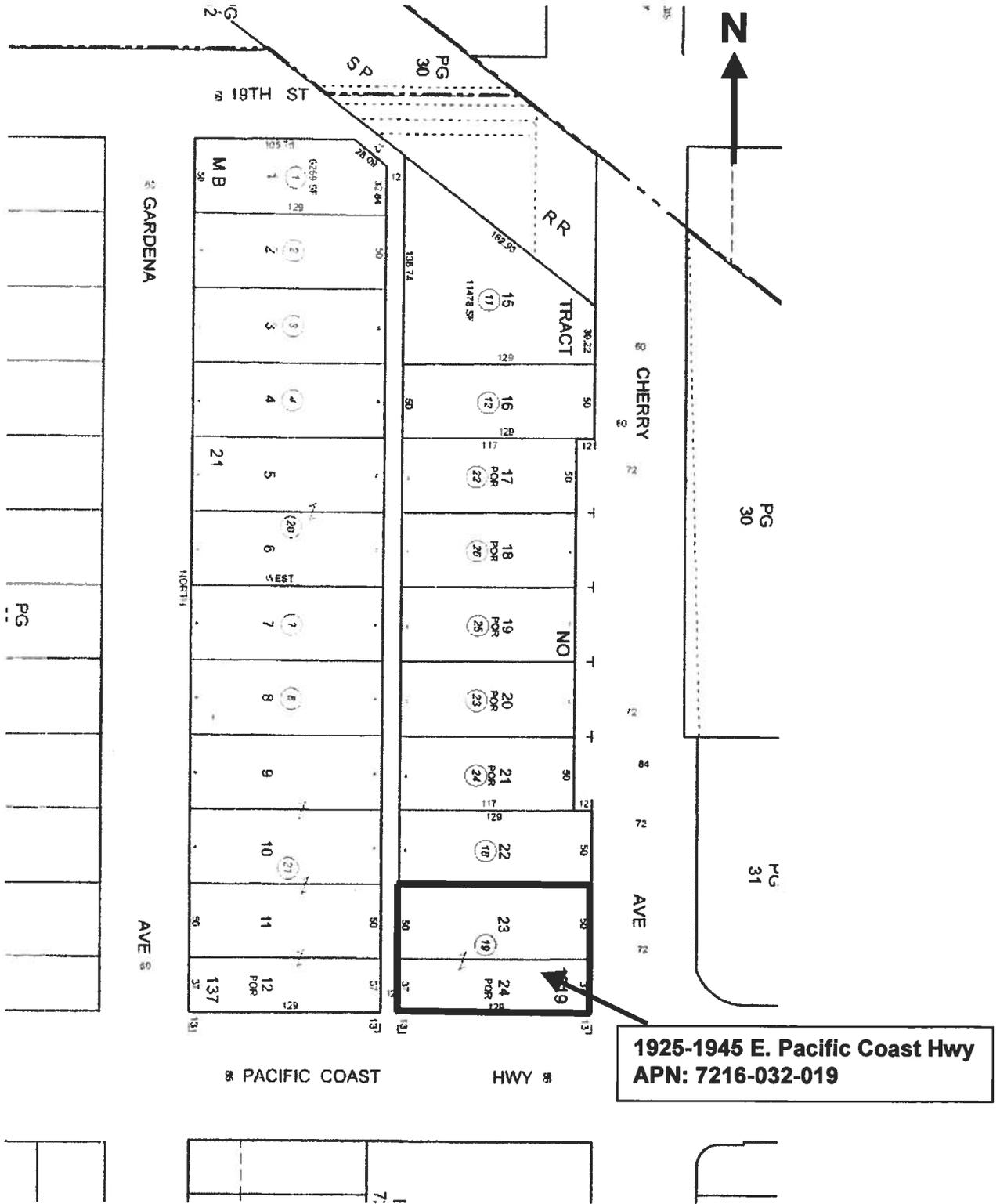


AMY J. BODEK
EXECUTIVE DIRECTOR

AJB:VSG:mft

Attachments: Exhibit A – Site Map
Exhibit B – Subject Property
Exhibit C – Site Photos
Exhibit D – Mitigated Negative Declaration
Redevelopment Agency Resolution

EXHIBIT "A" SITE MAP



**1925-1945 E. Pacific Coast Hwy
APN: 7216-032-019**

EXHIBIT C

Site Photos



**1925 East Pacific Coast Highway
Northwesterly view**



Northeasterly view



Southwesterly view

EXHIBIT "D"
MITIGATED NEGATIVE DECLARATION

CEQA INITIAL STUDY
CHERRY AVENUE WIDENING PROJECT
SIGNAL HILL, CALIFORNIA

PREPARED FOR:



CITY OF SIGNAL HILL
PUBLIC WORKS DEPARTMENT
2175 CHERRY AVENUE
SIGNAL HILL, CALIFORNIA 90755

PREPARED BY:

RGP

RGP PLANNING AND DEVELOPMENT SERVICES
8921 RESEARCH DRIVE
IRVINE, CA 92618

DECEMBER 2006

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Section 1: Introduction

1.1 Project Summary

The City of Signal Hill is proposing the widening of Cherry Avenue from 19th Street in the City of Signal Hill to approximately 250 feet south of Pacific Coast Highway (PCH) in the City of Long Beach. The Project will include right-of-way acquisition, design, and construction.

1.2 Project Purpose and History

The purpose of the Project is to improve the level of service of the Cherry Avenue/PCH intersection and reduce the number of peak hours of delay per vehicle. The intersection of Cherry Avenue and Pacific Coast Highway is currently congested at peak periods resulting in queues and delays. This Project was identified as early as 1994 for the purpose of improving the intersection of PCH and Cherry.

The Project is located in two jurisdictions, the City of Signal Hill and the City of Long Beach. The City of Signal Hill is the sponsor and lead agency for the Project. The City of Signal Hill has been coordinating this Project with the City of Long Beach.

1.3 Document Organization

The organization of this document is according to the following sections:

- Section 1: Introduction
- Section 2: Project Description
- Section 3: Environmental Evaluation
- Section 4: Summary of Mitigation Measures
- Section 5: Sources

This document incorporates the Environmental Checklist Form from Appendix G of the State CEQA Guidelines. The environmental issue impact questions contained in Section 3 of this document also conform to the required contents of the Environmental Checklist Form.

1.4 Intended Use of this Document

This Initial Study will serve as an information document for applicable public agency decision-makers and the public regarding the objectives and components of the proposed project. The State CEQA Guidelines defines an Initial Study as a preliminary analysis prepared by a Lead Agency to determine whether an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR.¹

The Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000-21177);
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000-15387); and,

¹ California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines), Sections 15365 and 15367.



- City of Signal Hill's guidelines for the implementation of CEQA.

1.5 Environmental Checklist Form

As previously referenced in Section 1.2, this document incorporates the required contents from the Environmental Checklist. Subsections 1.6.1 through 1.9 conform to the format and include the required contents of the Environmental Checklist Form.

1.5.1 Project Title

Cherry Avenue Widening Project

1.5.2 Lead Agency Name and Address

City of Signal Hill
Public Works Department
2175 Cherry Avenue
Signal Hill, California 90755

1.5.3 Contact Person and Telephone Number

Charlie Honeycutt, Director of Public Works
City of Signal Hill, Public Works Department
Telephone: (562) 989-7356
Facsimile: (562) 989-7391

1.5.4 Project Location

The project site is located within both the cities of Signal Hill and Long Beach, in the County of Los Angeles (Figure 1). The Project occurs from 19th Street in the City of Signal Hill to approximately 250' south of Pacific Coast Highway in the City of Long Beach. (Figure 2 and Figure 3).

1.5.5 Project Sponsor's Name and Address

City of Signal Hill, Department of Public Works
2175 Cherry Avenue
Signal Hill, CA 90744-3799

1.5.6 General Plan Designation - Existing

The City of Signal Hill General Plan designates its portion of the project site as PI - Public Institutional and 1.1 - Low Density Residential.²

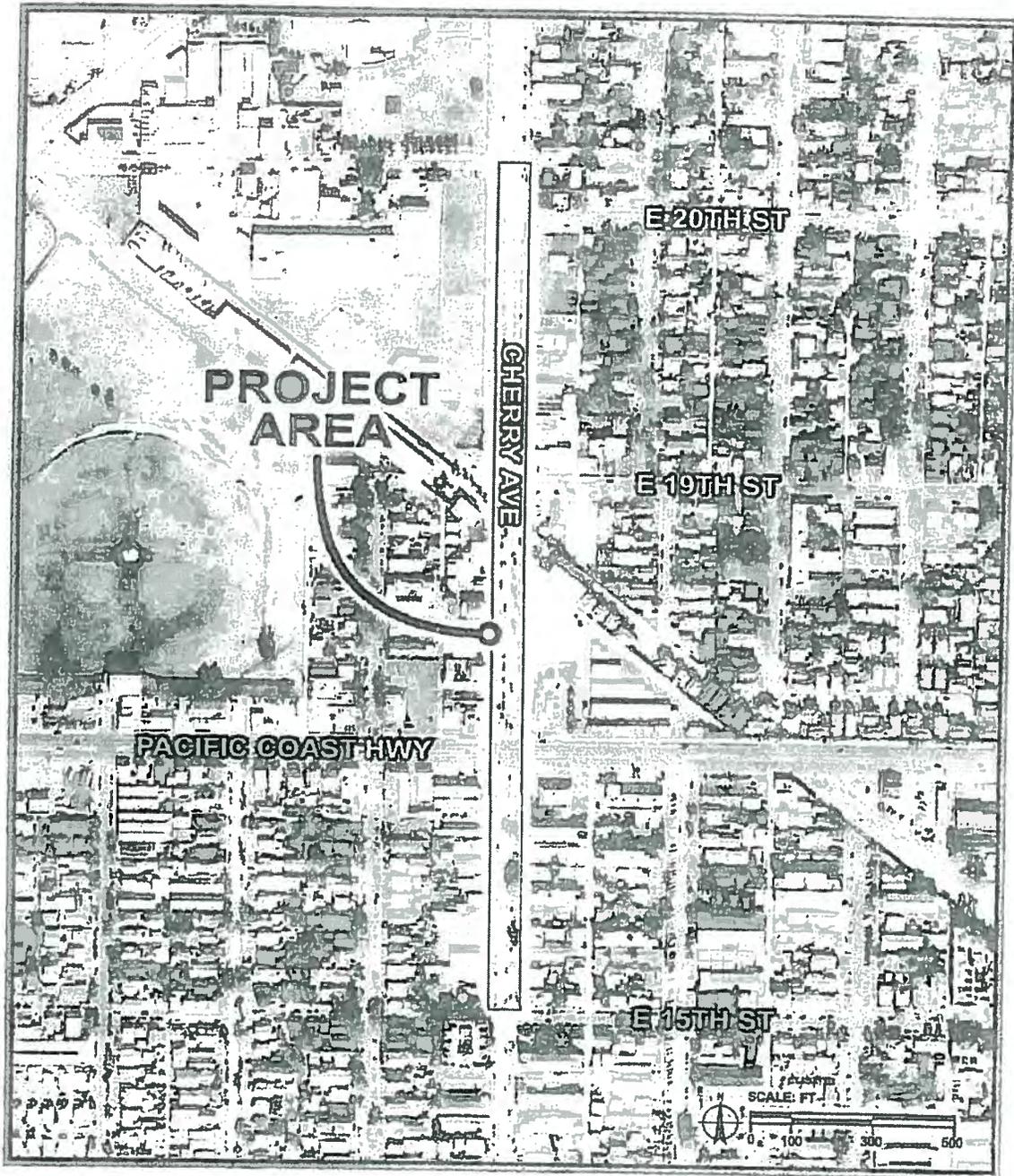
The City of Long Beach General Plan designates its portion of the project site as 8M - Mixed Office/Residential, 9R - Restricted Industry, and 2 - Mixed Style Homes.³

² City of Signal Hill General Plan, Generalized Land Use Map.

³ City of Long Beach General Plan,



Figure 3: Aerial View



1.5.7 Zoning - Existing

The Signal Hill Official Zoning Map, revised January 2006, classifies the project site as CG (Commercial General).⁴

The City of Long Beach Zoning designates its portion of the project site as CNR - Neighborhood Commercial and Residential and CS - Commercial Storage.

1.5.8 Description of Project

The City of Signal Hill is proposing the widening of Cherry Avenue from 19th Street in the City of Signal Hill to approximately 250 feet south of Pacific Coast Highway (PCH) in the City of Long Beach. The Project will include right-of-way acquisition, design, and construction. Refer to Section 2 of this document for a complete description of the proposed project.

1.5.9 Surrounding Land Uses and Setting

The cities of Signal Hill and Long Beach are located in the South Bay area of the greater Los Angeles region. Land uses in the Project area include mixed commercial and residential uses in the City of Long Beach's portion of the Project area and public institutional and residential uses in the City of Signal Hill's portion. Section 3 of this document provides descriptions of the existing environmental setting conditions.

1.5.10 Other Public Agencies Approvals Required

The following table provides a summary of public agency approvals that are associated with the proposed project.

Table 1: Public Agency Approvals

Agency	Permit or Approval
City of Signal Hill	Adoption of CEQA document
Caltrans	Encroachment Permit and Programmatic Categorical Exclusion with Technical Studies
City of Long Beach	Encroachment Permit
Source:	City of Signal Hill, Community Development Department, application materials (various dates). City of Signal Hill, Project Development Guide.

1.6 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. The following table provides a summary of these environmental issue areas.

⁴ City of Signal Hill Official Zoning Map, revised January 2006.



Table 2: Environmental Factors Potentially Affected

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Population and Housing	

1.7 Environmental Determination

Based on this initial evaluation, the following table identifies the environmental determination.

Table 3: Environmental Determination

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	<input checked="" type="checkbox"/>
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	<input type="checkbox"/>
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	<input type="checkbox"/>


 Signature

12-7-06
 Date

Charlie Honeycutt, Director of Public Works
City of Signal Hill, Public Works Department



1.8 Evaluation of Environmental Impacts Description

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to a less than significance.

Section 2: Project Description

2.1 Existing Conditions

Cherry Avenue is designated a Major Highway in the City of Signal Hill Circulation Element. Cherry Avenue is a four- to six-lane highway from I-405 to 21st Street where it then transitions to one lane in each direction between 21st and 20th Streets. However, the width of this portion of Cherry Avenue is the same as a four-lane highway until 19th Street. From 19th Street in the City of Signal Hill past Pacific Coast Highway (PCH), Cherry Avenue has one through lane and one left-turn lane in each direction. Cherry Avenue is also a bus and truck route through the City of Signal Hill from the I-405 to the City of Long Beach just north of PCH. Per the City of Long Beach General Plan Update⁵, Cherry Avenue is functioning as a Major Arterial north of PCH and a Minor Arterial south of PCH. In addition, the City of Long Beach General Plan Update indicates that Cherry Avenue is a location with negative traffic conditions (high volume, speed, or cut through traffic).⁶

PCH is a state highway (State Highway 1), owned and operated by the California Department of Transportation (Caltrans). PCH serves as a Regional Arterial at the Project site. PCH provides three through lanes and one left-turn pockets in each direction. Per the City of Long Beach General Plan Update, PCH also is a location with negative traffic conditions (high volume, speed, or cut through traffic).⁷

The City of Signal Hill prepared a level of service (LOS) analysis for this intersection. This analysis concluded that the addition of the through and right turn lanes on Cherry Avenue would greatly improve the LOS at the Cherry Avenue/PCH intersection. In addition, maintaining the compound, or protective/permissive phase, greatly improves the intersection efficiency.⁸

2.2 Project Characteristics

The Project is the widening of Cherry Avenue from 19th Street in the City of Signal Hill to approximately 250 feet south of PCH in the City of Long Beach. The Project will include right-of-way acquisition, design, utility relocation, landscape removal, and construction. Figure 4, Cherry Avenue Widening Project shows the project characteristics.

The Cherry Avenue Widening Project will provide for two southbound and two northbound through-lanes on Cherry Avenue at PCH with the addition of a right turn lane for the southbound approach and dedicated left turn lanes for both northbound and southbound approaches. A continuous two-way left-turn lane will be provided between the intersections for access to existing businesses. Right-of-way acquisition will be required primarily along the west line of Cherry Avenue with a few minor acquisitions along the east line. On-street parking on Cherry Avenue south of PCH will be removed by the proposed improvements. Local businesses and homeowners will be able to preserve the number of parking spots on-site as required by the City. A landscape median will be installed in Cherry Avenue between 19th and 20th Streets north of PCH.

The Project will be constructed in one phase. It is estimated that construction will take 8 months.

⁵ City of Long Beach General Plan Update, Technical Background Report, Figures and Maps, Figure 4.1.2, Existing Functional Classification.

⁶ Ibid., Figure 4.2-1, Negative Traffic Conditions.

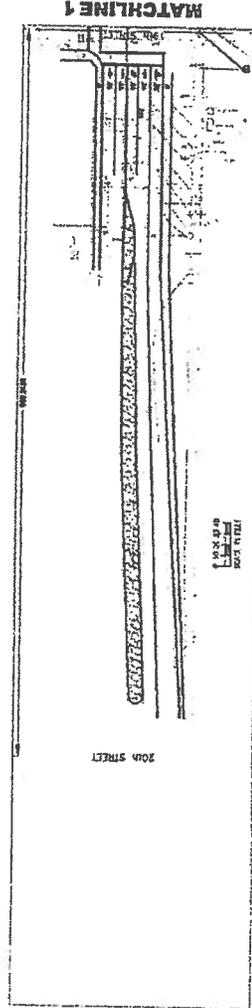
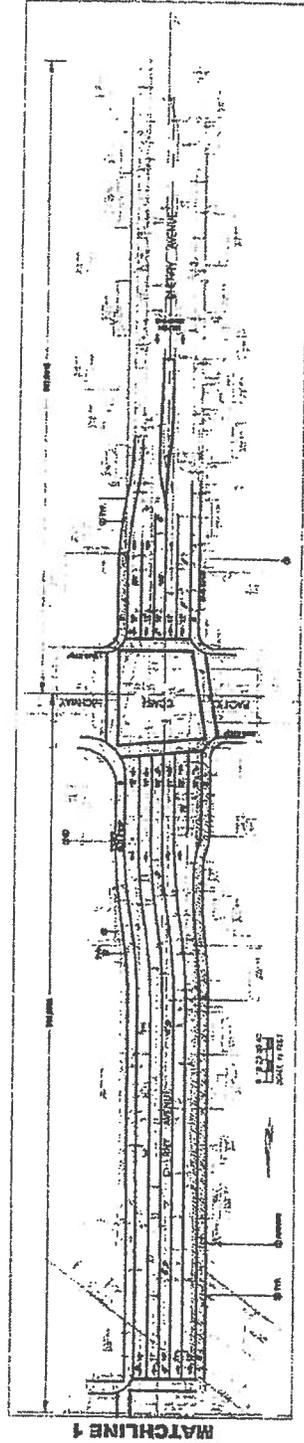
⁷ Ibid.

⁸ W.G. Zimmerman Engineering, Inc., Pacific Coast Highway Intersection LOS Analysis, April 20, 2005.



Figure 4: Cherry Avenue Widening Plan

CITY OF SIGNAL HILL
CHERRY AVE. WIDENING PROJECT



REVISIONS

NO.	DATE	DESCRIPTION

REFERENCES

NO.	DATE	DESCRIPTION

DATE _____ **BY** _____

PROJECT NO. _____ **SCALE** 1" = 40'

CITY OF SIGNAL HILL
CHERRY AVE. WIDENING PROJECT
CITY OF SIGNAL HILL

DATE _____ **BY** _____

PROJECT NO. _____ **SCALE** 1" = 40'

CITY OF SIGNAL HILL
CHERRY AVE. WIDENING PROJECT
CITY OF SIGNAL HILL



Section 3: Environmental Evaluation

3.1 Aesthetics

3.1.1 Existing Conditions

The Project site is located in an urbanized setting with mixed commercial, residential, industrial, and public institutional uses.

3.1.2 Project Impact Evaluation

a) Would the project have a substantial adverse effect on a scenic vista?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to a): Cherry Avenue and PCH at this location are not designated a scenic vista in either the Signal Hill or Long Beach General Plans. Therefore, there will be no Project-related impacts to a scenic vista.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to b): PCH and Cherry Avenue are not designated a State scenic highway at the Project site.⁹ Therefore, implementation of the Project would not result in any impacts to a State scenic highway.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to c): The Project site and surrounding environment is urbanized with a mix of residential, commercial, industrial, and public institutional land uses. The widening of Cherry Avenue will not change the existing visual character because the existing land uses will not change. The Project will enhance the visual character by installing a landscaped median between 19th and 20th Streets. Therefore, Project implementation would not result in any impacts to the existing visual character of the Project area.

⁹ State of California, Department of Transportation (Caltrans), Scenic Highway Program, Caltrans website.



d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to d): The Project area is an existing urbanized area in a flat area of the cities of Long Beach and Signal Hill. The Project would not introduce a new source of light or glare which would adversely affect day or nighttime views in the Project area.

3.2 Agriculture Resources

No properties in the Project vicinity are designated by the Cities' General Plans or zoning for agricultural uses.

3.2.1 Project Impact Evaluation

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to a): The State of California, Department of Conservation's Farmland Mapping and Monitoring Program, does not identify land in the Cities as Important Farmland in California.¹⁰ Therefore, Project implementation would not result in any impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to b): The Project area is not zoned for agricultural uses by either Long Beach or Signal Hill. In addition, the Project site is not enrolled in a Williamson Act Contract. Therefore, no impacts associated with agricultural zoning or a Williamson Act contract will occur.

¹⁰ State of California, Department of Conservation, Farmland Mapping and Monitoring Program website (<http://www.consrv.ca.gov/DLRP/fmmp/index.htm>), October 2006.



c) Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to c): Refer to Responses a) and b), above.

3.3 Air Quality

3.3.1 Existing Conditions

The Project site is in the South Coast Air Basin (SCAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Project is located in the SCAQMD Source Receptor Area (SRA) 4, South Coastal Los Angeles County Air Monitoring Subregion. Projects located in the same SRA are subject to similar weather patterns and ambient emission levels. The one SCAQMD monitoring site within this SRA is located in North Long Beach.

Per the North Long Beach monitoring data, State particulate (PM₁₀) standards are violated on a regular basis. The federal standard for particulates has not been exceeded in the last 6 years. Of the other pollutants, particularly those related to vehicular source emissions, CO levels have not exceeded either California 1- or 8-hour standards in the last 6 years of monitoring. Furthermore, NO₂ levels have not exceeded either California or federal standards over the past 6 years.

3.3.2 Project Impact Evaluation

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
---	--	---	--	--

Response to a): The 2003 Air Quality Management Plan (AQMP) was adopted by the SCAQMD Governing Board of on August 1, 2003. The purpose of the 2003 Revision to the AQMP for the SCAB is to set forth a comprehensive program that will lead to compliance with all federal and state air quality planning requirements. Specifically, the 2003 AQMP revision is designed to satisfy the California Clean Air Act tri-annual update requirements and fulfill the SCAQMD's commitment to update transportation emission budgets based on the latest approved motor vehicle emissions model and planning assumptions. The 2003 AQMP sets forth programs that require the cooperation of all levels of government: local, regional, state, and federal. The AQMP represents each level of government by the appropriate agency or jurisdiction that has the authority over specific emissions sources. Accordingly, each agency or jurisdiction is associated with specific planning and implementation responsibilities. The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. The Project is the improvement Cherry Avenue to improve traffic flow. The Cherry Avenue Widening Project received transportation improvement funding through the 2001 Call-For-Projects. This funding was initially suspended by the State in response to the State's budget problems. The State recognized that this

project will relieve traffic congestion and improve air quality. Therefore, the State reinstated the funds to help the State meet air quality goals. Therefore, implementation of the proposed project would not conflict with or result in an obstruction to the AQMP and no short-term construction-related or long-term operational-related impacts would result.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to b): The construction activity emissions associated with the Project are expected to be minor. Construction activities will occur in increments along Cherry Avenue to minimize disruption of traffic operations. All construction activities will conform to the current SCAQMD's rules and regulations for transportation-related construction activities (i.e., Rule 403, Fugitive Dust.) Implementation of the Project would not result in any project-level long-term operational-related impacts related to air quality because it would improve traffic flow and subsequently air quality. Therefore, Project impacts would be less than significant.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to c): Refer to Response b) above.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to d): Refer to Response b) above.

e) Would the project create objectionable odors affecting a substantial number of people?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to e): Odors associated with the proposed project would result primarily from the use of diesel-powered equipment and secondarily from construction materials during construction phase. Any odors

associated with the short-term construction activities would cease at the termination of the construction phase because the construction vehicles, materials, and construction activities would no longer be located on the project site. Because this is short-term and temporary in nature, less than significant project-level odors impacts related to short-term construction activities would result from implementation of the proposed project.

3.4 Biological Resources

Information in this section is based upon the Biological Technical Report of Findings for the Cherry Avenue Widening Project prepared by Chambers Group, Inc. in August 2005. This Report is on file at the City of Signal Hill, Planning Department.

3.4.1 Existing Conditions

The Project site is a paved road with adjacent developed areas along with sparse ornamental landscaping.

3.4.2 Project Impact Evaluation

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to a): The reconnaissance-level survey and literature search determined there was no suitable habitat for any sensitive plant species and no sensitive plant or wildlife species were observed or detected. The Project site is not located within lands designated as "Critical Habitat" by the U. S. Fish and Wildlife Service (USFWS) for any federally listed threatened or endangered plant or wildlife species. The site also does not fall within the boundaries of any lands considered as "Wilderness Area" or "Wildlife Preserve." No impacts will occur.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
---	--	---	--	--

Response to b): See Response to a) above.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to c): The project site does not contain any wetlands.¹¹ Therefore, no impacts would result from implementation of the Project.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to d): See Response to a) above.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
---	--	---	--	--

Response to e): There are no specific policies or ordinances related to the protection of biological resources associated with the Project site.¹² Therefore, no impacts would result from implementation of the Project.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to f): There are no habitat conservation plans or natural community conservation plans associated with the Project site. No impacts would occur.

¹¹ United States Department of the Interior, U.S. Fish and Wildlife Service, National Wetlands Inventory, website, July 24, 2006.

¹² City of Signal Hill, General Plan, Environmental Resources Element, Page 36.



3.5 Cultural Resources

3.5.1 Existing Conditions

The LOPEZGARCIA Group, Inc. performed cultural resources studies (archaeological, paleontological, and architectural) for the Project area in September 2006. These Section 106 studies included an Archaeological Survey Report (ASR), a Historic Resources Evaluation Report (HRER), and a Historic Property Survey Report (HPSR). These reports are on file at the City of Signal Hill Planning Department. Eight pre-1950 structures are located in the Project area.

3.5.2 Project Impact Evaluation

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to a): The literature review determined that no resources in the Project area have been previously listed in the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR). A records search of the Office of Historic Preservation's Historic (OHPH) Property Data File showed one previously recorded resource (a commercial structure) within ½-mile radius surrounding the Project area. A field survey of the 8 pre-1950 structures determined that none met either the NRHP or the CRHR criteria for inclusion in the National Register or are Historic Resources for the purposes of CEQA. None are classified as historical resources under CEQA. Therefore, no impacts will occur to historical resources.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
---	--	---	--	--

Response to b): No previously recorded archaeological resources were identified by the records search to be within the Project Area of Potential Effects (APE). No archaeological resources were located during the survey of the APE. A records search by the Native American Heritage Commission (NAHC) failed to indicate the presence of Native American cultural resources in the Project area. Therefore, no impacts will occur to archaeological resources.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
---	--	---	--	--



Response to c): A records search by the Natural History Museum of Los Angeles County for the Project vicinity¹³ indicated surficial deposits of older Quaternary terrace deposits, primarily terrestrial but also containing some marine components. There were three vertebrate fossil localities in the Project vicinity (approximately ½ to 1 mile from the Project site); LACM 7497, LACM 3260, and LACM 6746. Due to the developed and disturbed nature of the soils in the Project area, the Project will not impact any unique paleontological resource or geologic features.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
--	--	---	---	---------------------------------------

Response to d): There are no known human remains in the Project area. In accordance with State of California Health and Safety Code Section 7050.5, disturbance of the immediate area near encountered remains shall be immediately halted until the Los Angeles County Coroner has made a determination regarding the origin and disposition as required by California Public Resources Code Section 5097.98. If encountered remains are determined to be of Native American origin, the Native American Heritage Commission shall be notified within one business day of discovery and the Gabrielinos/Tongva Tribal Nation shall be notified within one business day of discovery. Therefore, less than significant impacts to unanticipated human remains would result from implementation of the proposed project during the short-term construction-related phase of the project.

3.6 Geology and Soils

3.6.1 Existing Conditions

The existing topography of the Project vicinity was created by regional uplift and local folding and faulting. The topography of the Project vicinity is also relatively flat, with the ground surface elevation generally less than 100 feet. Per the Seismic Safety Element, the soils in the Project vicinity are predominantly granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths.¹⁴

3.6.2 Project Impact Evaluation

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
j) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹³ Final Program EIR for the Long Beach City College Pacific Coast Campus Master Plan, January 2005.

¹⁴ City of Long Beach General Plan. Seismic Safety Element.



Response to a-f): The Newport-Inglewood Fault System cuts diagonally across the Cities of Signal Hill and Long Beach. However, the Project site is not located within a State of California or Los Angeles County designated Earthquake Fault Rupture Hazard Zone for active surface faulting. The Project site is also not in a special study zone (e.g., active or potentially active faults) or designated hazard zone (i.e., liquefaction or seismically induced landslide) as defined by the Alquist-Priolo Earthquake Fault Zone (APEFZ) and Seismic Hazards Mapping Program (SHMP). Therefore, implementation of the Project would not expose structures or persons working on the project site to fault rupture and would result in less than significant project-level impacts during the short-term construction period.

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to a-ii): The Safety Element of the City of Signal Hill General Plan identified seismic ground shaking as having the potential to cause structural damage within 100 miles of a fault depending on variables such as the actual distance from the fault, structure design, soil type, and intensity and duration of a seismic event.¹⁵ The Project is improvements to an existing street, Cherry Avenue. Therefore, any impacts associated with the Project will be less than significant.

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response to a-iii): The Safety Element of the City of Signal Hill General Plan states that the necessary conditions for seismically induced liquefaction and seismically induced ground settlement are not present within the City of Signal Hill and that chance for occurrence is slight.¹⁶ Therefore, less than significant project-level impacts would occur from implementation of the proposed project.

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to a-iv): The project site is generally level. Therefore, no impacts will result from landslides.

¹⁵ City of Signal Hill, General Plan, Safety Element, Pages S-26 and S-27.

¹⁶ City of Signal Hill, General Plan, Safety Element, Pages S-28 and S-29.



b) Would the project result in substantial soil erosion or the loss of topsoil?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
---	--	---	--	--

Response to b): The Project is improvements to an existing street. Therefore, there will be no soil erosion or loss of topsoil. No impacts will occur.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
--	--	---	---	---------------------------------------

Response to c): Refer to Responses a) and b) above.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to d): The Project is improvements to an existing street, Cherry Avenue. Construction of the street improvements will be according to Caltrans and the Cities street standards. No Project impacts are expected to occur related to expansive soils.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to e): The Project is improvements to an existing street, Cherry Avenue. No septic tanks or alternative wastewater disposal systems are associated with this project. No impacts will occur.

3.7 Hazards and Hazardous Materials

3.7.1 Project Impact Evaluation

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to a): The project does not propose the use, transport, or disposal of hazardous materials during the short-term construction period. Therefore, no impacts related to hazardous materials would result from Project implementation.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
---	--	--	--	---------------------------------------

Response to b):

An Initial Site Assessment (ISA) was performed in general conformance with the Caltrans Environmental Branch Guidelines for Hazardous Waste Studies. Four sites were found to be potential sources of contamination from petroleum hydrocarbon contamination due to present and past land uses. The ISA recommended the following mitigation measure to reduce impacts to less than significant.

MM-HM-1 A Site Investigation (SI) shall be performed in accordance with Caltrans Guidelines for Hazardous Waste Studies to quantify potential lead and hydrocarbons impacts near surface soil. Any mitigation measures identified in the SI will be implemented as part of the Project.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to c): Refer to Response b) above. There are two schools within one-quarter mile of the project site; Whittier Elementary School at 1761 Walnut Avenue in the City of Long Beach and Alvarado Elementary School at 1900 E. 21st Street in the City of Signal Hill. Implementation of any mitigation measures identified in the SI will reduce impacts to less than significant with mitigation incorporated.



d) Would the project be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input checked="" type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input type="checkbox"/>
---	--	--	--	---

Response to d): Refer to Response b) above. One site adjacent to the Project site (1945 E. Pacific Coast Highway) is an open case according to the Regional Water Quality Control Board and is being assessed and monitored to determine the status of the contamination. Implementation of any mitigation measures identified in the SI will reduce impacts to less than significant with mitigation incorporated.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
--	--	---	---	---

Response to e): The project site is within two miles of the Long Beach Municipal Airport, a public use airport, but is outside of the adopted Planning Boundary/Airport Influence Area.¹⁷ Over-flights of the Project site by commercial and private aircraft will occur. However, most air traffic accidents occur during approaches and departures within the established flight zones. Therefore, exposure to persons working on the project site from aircraft operations during the short-term construction phase would result in less than significant impacts.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
---	--	---	--	--

Response to f): The project site is not located near a private airstrip. Refer to Response e), above, for a discussion on impacts related to public use airports. Therefore, no impacts associated with operations of a private airstrip would occur.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to g): The Project is improvements to Cherry Avenue. These improvements will improve emergency access in the Project vicinity. No long-term impacts will occur to emergency response plans or

¹⁷ County of Los Angeles, Department of Regional Planning, Los Angeles County Airport Land Use Commission, Airport Influence Area - Long Beach Airport, May 13, 2003.



evacuation plans. During construction, emergency access may be impeded. However, this short-term impact will be less than significant.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to h): There are no wildlands adjacent to or in close proximity to the project site.¹⁸ Therefore, there are no risks wildland fires. No impacts will occur.

3.8 Hydrology and Water Quality

3.8.1 Existing Conditions

Regional flood controls for the Cities and all of Los Angeles County are under the jurisdiction of the Los Angeles County Flood Control District (LACFCD). The LACFCD has responsibility over the rivers, streams and washes in the County that are designated as major water courses and for establishing standards for local drainage. The Project site is located in the West Coast Subbasin (Groundwater Basin Number 4-11.03) of the Los Angeles Basin Coastal Plain. The level of groundwater in the vicinity of the Project site is approximately 20 feet below ground surface.¹⁹

Surface water quality at the Project is affected by the urbanized nature of the area. Every day urban pollutants with the potential to affect surface water quality include: hydrocarbons and heavy metals (e.g., oils, greases, gasoline) from automobile traffic and parking areas; pesticides and fertilizers from landscaping activities; paints, cleaners, and industrial materials from maintenance activities; sediments from soils, walkways, and streets; and trash.

Drainage at the Project site is through curbs and storm drains.

3.8.2 Project Impact Evaluation

a) Would the project violate any water quality standards or waste discharge requirements?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to a): Construction activities could contribute pollutants to surface water. The Federal Clean Water Act (Section 402[p]) requires discharges of storm water associated with industrial and construction activity to be regulated by National Pollution Discharge Elimination System (NPDES) permits. NPDES compliance involves understanding the nature and feasibility of BMPs for water quality control.

¹⁸ State of California, Teale Data Center, Natural Hazard Disclosure (Fire) Maps, Map NHD-10, January 2006.

¹⁹ City of Long Beach General Plan, Public Safety Element, Groundwater Contours, Plate 9, pp. 65, 1975.



e) Would the project create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to e): The Project is improvements to an existing street. Cherry Avenue has primarily impervious surfaces. There will be no significant change in the rate and quantity of run-off from the street improvements. Therefore, impacts from run-off will be less than significant.

f) Would the project otherwise substantially degrade water quality?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to f): The Project is an improvement to an existing street and will not substantially degrade water quality. Therefore, impacts to water quality will be less than significant.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to g): The Project site is not within a 100-year flood zone and does not involve housing. Therefore, no impacts related to flooding will result from the Project.

h) Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to h): The Project site is not located in a 100-year flood hazard area. The Project also does not include structures that impede or redirect flood flows. No impacts will occur.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--



Response to j): There are no nearby levees or dams in the Project vicinity. Therefore, no impacts to the Project site would result from the failure of a dam or levee.

j) Would the project inundation by seiche, tsunami, or mudflow?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to j): The City of Long Beach Public Safety Element does not identify a seiche, tsunami, or mudflow as a significant or imminent threat to public safety.²¹

3.9 Land Use and Planning

3.9.1 Existing Conditions

The cities of Signal Hill and Long Beach are located in the South Bay area of the greater Los Angeles region. The Project site is located within both cities with the majority of the improvement area within the City of Long Beach. However, the City of Signal Hill is sponsoring the project and is the lead agency under CEQA. Land uses in the Project area include mixed commercial and residential uses in the City of Long Beach's portion of the Project area and public institutional and residential uses in the City of Signal Hill's portion.

The City of Signal Hill's General Plan classifications are PI – Public Institutional and 1.1 – Low Density Residential. The City's zoning classifications are CR – Commercial Residential, SP-13 – Cherry Avenue Corridor Residential Specific Plan, and LI – Light Industrial.

The City of Long Beach General Plan classifications are 8M – Mixed Office/Residential, 9R – Restricted Industry, and 2 – Mixed Style Homes. The City's zoning classifications are CNR – Neighborhood Commercial and Residential and CS – Commercial Storage. Long Beach designates this portion of the City as the Central Area.

3.9.2 Project Impact Evaluation

a) Would the project physically divide an established community?	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to a): The Project is improvements to an existing street, Cherry Avenue, in an urbanized area of the cities of Signal Hill and Long Beach. The Project would not physically divide an established community. No impacts will occur.

²¹ City Of Long Beach General Plan, Public Safety Element, pp. 67-70.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to b): The Project does not conflict with either cities' General Plan and/or zoning. The Project is improvements to an existing street and will not change the existing land uses. No impacts to land use planning will occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to c): The Project area is not identified on any adopted habitat conservation plan or natural community conservation plan. Therefore, no impacts will occur.

3.10 Mineral Resources

3.10.1 Existing Conditions

Oil deposits are a major mineral resource in the cities of Long Beach and Signal Hill.

3.10.2 Project Impact Evaluation

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to a): The Project is the improvement of an existing street, Cherry Avenue. There are no oil wells in the Project site. The City of Long Beach General Plan Conservation Element does not identify the Project site as a locally important mineral resource recovery site. The City of Signal Hill General Plan, Land Use Element also does not identify the Project site for mineral resource recovery. Therefore, no impacts to a known mineral resource will occur.



b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to b): The City of Long Beach General Plan Conservation Element does not identify the Project site as a locally important mineral resource recovery site. The City of Signal Hill General Plan, Land Use Element also does not identify the Project site for mineral resource recovery. Therefore, implementation of the Project would not result in any impacts to mineral resources.

3.11 Noise

3.11.1 Existing Conditions

A variety of noise sources presently occur at the Project site. Mobile noise sources produce a major effect on the ambient noise environment. The primary noise source is automotive traffic along Cherry Avenue and PCH. A number of stationary sources associated with local businesses also generate noise.

3.11.2 Project Impact Evaluation

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
---	--	---	---	---------------------------------------

Response to a): Construction activities may generate short-term noise levels in excess of the ambient noise level in the Project area. However, these construction activities will conform to the Cities' noise ordinances. Therefore, any construction-related noise levels will be reduced to less than significant.

b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to b): Construction activities may generate short-term groundborne vibration or groundborne noise levels in excess of the ambient noise level in the Project area. However, these construction activities will conform to the Cities' noise ordinances. Therefore, any groundborne vibration or groundborne noise levels will be reduced to less than significant.



c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to c): Existing ambient noise levels are primarily the result of transportation and business related activities. The Project will improve traffic flow in the Project area. This will not result in a substantial permanent increase in ambient noise levels. Any impacts to existing ambient noise levels will be less than significant.

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to d): Refer to Responses a) and b) above. Any temporary and/or periodic impacts to the ambient noise level will be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to e): As previously discussed in Section 3.7.2, e), the project site is located within two miles of the Long Beach Municipal Airport. The project site is located outside of both the 65 and 70 dB CNEL noise contour lines as identified on Airport Influence Area map.²² The City of Signal Hill General Plan Noise Element identifies a 65 dB CNEL contour line as the threshold for restrictions on development of noise-sensitive land uses and a 60 dB CNEL contour line as the threshold for noise-related mitigation on noise-sensitive land uses. Due to the fact that the project site is located outside of the 60 dB CNEL contour line and is not considered a noise-sensitive land use, the Project will result in less than significant impacts related to excessive noise levels from an airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to f): Refer to Response e) above.

²² County of Los Angeles, Department of Regional Planning, Los Angeles County Airport Land Use Commission, Airport Influence Area - Long Beach Airport, May 13, 2003.



3.12 Population and Housing

3.12.1 Existing Conditions

The Project area is predominantly a mix of residential and commercial uses with some industrial uses.

3.12.2 Project Impact Evaluation

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to a): The Project area is already developed with a mixture of residential, commercial, and industrial land uses. The Project is the improvement of an existing street, Cherry Avenue. No new development or redevelopment is planned for the Project area. No growth-inducing impacts will occur.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to b): The Project does not displace any existing housing or other land uses. Therefore, no impacts will occur.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to c): See Response to b), above.

3.13 Public Services

3.13.1 Existing Conditions

Police

The cities of Long Beach and Signal Hill provide police services to their respective jurisdictions.



Fire

The City of Signal Hill contracts with the Los Angeles County Fire Department for fire protection services. County Fire Station No. 60 located at 2300 East 27th Street is approximately 1¼ mile from the Project area.

The Long Beach Fire Department (LBFD) provides fire protection and paramedic services to the City of Long Beach. Fire Station No. 12 at 6509 Gundry Avenue is the closed fire station (approximately ½ mile) to the Project area.

Schools

The Project area is within the boundaries of the Long Beach Unified School District.

Parks

Parks in the Project area include Chittick Field Park, Martin Luther King Jr. Park, Signal Hill Park, Hillbrook Park, Raymond Arbor Park, Rotary Centennial Park, MacArthur Park, and the California Recreation Center.

3.13.2 Project Impact Evaluation

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response to a):

Police Protection

Improvements to Cherry Avenue will improve traffic flow in the Project vicinity and improve response times for police services. No adverse impacts associated with police services will occur.

Fire Protection

Improvements to Cherry Avenue will improve traffic flow in the Project vicinity and improve response times for fire protection and emergency services. No adverse impacts associated with fire protection will occur.

Schools

The Project is improvements to Cherry Avenue. No impacts will occur related to existing schools.

Parks

The Project is improvements to Cherry Avenue. No parks are affected by the Project. No impacts will occur.

Other Public Facilities

There are no other public facilities that would be potentially impacted by the Project.

3.14 Recreation

3.14.1 Existing Conditions

Parks in the Project area include Chittick Field Park, Martin Luther King Jr. Park, Signal Hill Park, Hillbrook Park, Raymond Arbor Park, Rotary Centennial Park, MacArthur Park, and the California Recreation Center.

3.14.2 Project Impact Evaluation

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to a): The Project is the improvement of Cherry Avenue and has no impact on any increased usage of existing parks.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
--	--	---	--	--

Response to b): The Project is the improvement of Cherry Avenue and has no impact upon existing and/or future recreational facilities.



3.15 Transportation/Traffic

3.15.1 Existing Conditions

Cherry Avenue is a heavily traveled north/south major arterial. Cherry Avenue is designated a Major Highway in the City of Signal Hill Circulation Element. Cherry Avenue is a four- to six-lane highway from I-405 to 21st Street where it then transitions to one lane in each direction between 21st and 20th Streets. However, the width of this portion of Cherry Avenue is the same as a four-lane highway until 19th Street. From 19th Street in the City of Signal Hill past PCH, Cherry Avenue has one through lane and one left-turn lane in each direction. Cherry Avenue is also a bus and truck route through the City of Signal Hill from the I-405 to the City of Long Beach just north of PCH. Per the City of Long Beach General Plan Update²³, Cherry Avenue is functioning as a Major Arterial north of PCH and a Minor Arterial south of PCH. In addition, the City of Long Beach General Plan Update indicates that Cherry Avenue is a location with negative traffic conditions (high volume, speed, or cut through traffic).²⁴ PCH is a state highway (State Highway 1), owned and operated by the California Department of Transportation (Caltrans). PCH serves as a Regional Arterial at the Project site. PCH provides three through lanes and one left-turn pockets in each direction. Per the City of Long Beach General Plan Update, PCH also is a location with negative traffic conditions (high volume, speed, or cut through traffic).²⁵

The intersection of Cherry Avenue and PCH is currently congested at peak periods resulting in queues and delays. Without the Project, queues and delays will increase and thereby increase congestion on the adjacent residential streets.²⁶

3.15.2 Project Impact Evaluation

a) Would the project cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
---	--	---	---	---

Response to a): The Project will greatly improve LOS and intersection efficiency of the Cherry Avenue and PCH intersection.²⁷ Therefore, any impacts associated with the load and capacity of the street system will be less than significant.

²³ City of Long Beach General Plan Update, Technical Background Report, Figures and Maps, Figure 4.1.2, Existing Functional Classification.

²⁴ Ibid., Figure 4.2-1, Negative Traffic Conditions.

²⁵ Ibid.

²⁶ City of Signal Hill/City of Long Beach. *Cherry Avenue Widening- Project Study Report Equivalent*. February 1, 2001, p. 1.

²⁷ W.G. Zimmerman Engineering, Inc., *Pacific Coast Highway Intersection LOS Analysis*. April 20, 2005.



b) Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to b): The purpose of the Project is to improve the LOS at the Cherry Avenue and PCH intersection. Therefore, no adverse impacts will occur to the LOS standard.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to c): The Project is a street improvement and has no impact upon air traffic patterns.

d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to d): The Project is an improvement to Cherry Avenue and does not result in any dangerous design features.

e) Would the project result in inadequate emergency access?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to e): The Project improvements will reduce congestion at this intersection and thereby improve emergency access.

f) Would the project result in inadequate parking capacity?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to f): On-street parking on Cherry Avenue south of PCH will be removed by the Project. Local businesses and homeowners will be able to preserve the number of parking spots on-site as required by the City of Long Beach. Impacts associated with parking will be less than significant. The Long Beach Redevelopment Agency is planning to acquire a property on Cherry Avenue and construct a parking lot for neighborhood use.

g) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to g): Both Cherry Avenue and PCH serve as multiple bus routes in the Project vicinity. PCH is also a bike route. The Project would not affect this alternative transportation. No impacts to alternative transportation will occur.

3.16 Utilities and Service Systems

3.16.1 Existing Conditions

Several service providers serve the Cities in the Project area. They are:

- Central Basin Municipal Water District
- City of Long Beach
- County Sanitation Districts of Los Angeles County
- Los Angeles County Flood Control District
- City of Signal Hill
- Southern California Edison
- City of Long Beach
- EDCO Disposal
- Verizon
- Charter Communications

3.16.2 Project Impact Evaluation

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to a): The street improvement project will not exceed the wastewater treatment requirements because of compliance with the City's NPDES Permit. No impacts will occur.



b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to b): Refer to Response a), above. No impacts will occur.

c) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to c): The Project is improvements to an existing street. This will not require the construction of new or expanded storm water facilities. There will be slight modifications to the existing drainage system to improve drainage. Project-related impacts will be less than significant.

d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to d): The Project is the improvement of an existing street. No entitlements are granted by the Project. Therefore, no impacts to water supplies will occur.

e) Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to e): The Project involves street improvements and has no impact upon wastewater capacity. No impacts will occur.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to f): The City contracts with EDCO Disposal (dba Signal Hill Disposal) for municipal solid waste collection services to residents and businesses. Depending on the type and content of the load, Signal Hill Disposal would utilize various State-permitted landfills and/or material recovery facilities as appropriate for disposal of demolition materials. The construction contractor will be required to submit a plan detailing the recycling of construction and demolition debris. Impacts will be less than significant.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to g): The City contracts with EDCO Disposal (dba Signal Hill Disposal) for municipal solid waste collection services to residents and businesses. The collection and transfer of municipal solid waste complies with Title 8, Section 8.08 and 8.10 of the City Municipal Code. Therefore, no impacts related to lack of compliance with applicable solid waste laws would result from Project Implementation.

3.17 Mandatory Findings of Significance

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to a): The Project site is a paved road with adjacent developed areas along with sparse ornamental landscaping. The reconnaissance-level survey and literature search for the Project site determined there was no suitable habitat for any sensitive plant species and no sensitive plant or wildlife species were observed or detected. The Project site is not located within lands designated as "Critical Habitat" by the U. S. Fish and Wildlife Service (USFWS) for any federally listed threatened or endangered plant or wildlife species. The site also does not fall within the boundaries of any lands considered as "Wilderness Area" or "Wildlife Preserve." No impacts will occur.



b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Response to b): The Project will improve negative traffic conditions in the Project vicinity. This improvement will not result in growth-inducing impacts due to the limited vacant land in the Project vicinity. Any cumulative impacts will be less than significant.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant With Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Response to c): Project impacts will not cause substantial adverse effects, either directly or indirectly, on human beings. No substantial adverse effects will occur.

Section 4: Summary of Mitigation Measures

Project impacts and required mitigation (if necessary) are discussed in the environmental issue areas in Section 3 – Environmental Evaluation. The only environmental issue area requiring mitigation is Hazards and Hazardous Materials.

Hazards and Hazardous Materials Environmental Issue Area

- MM-HM-1** A Site Investigation (SI) shall be performed in accordance with Caltrans Guidelines for Hazardous Waste Studies to quantify potential lead and hydrocarbons impacts near surface soil. Any mitigation measures identified in the SI will be implemented as part of the Project.

Section 5: Sources

The following sources were consulted in the preparation of this initial study.

- Chambers Group, Inc., January 2005. Final Program EIR for Long Beach City College Program EIR for Pacific Coast Campus Master Plan, SCH No. 2004051061.
- City of Long Beach, Historic Districts Map
- City of Long Beach, Long Beach Transit System Map
- City of Long Beach General Plan
- City of Long Beach General Plan Update
- City of Signal Hill, General Plan
- City of Signal Hill, Municipal Code
- City of Signal Hill, Project Development Guide
- City of Signal Hill Public Works Department, February 1, 2001. Project Study Report Equivalent for Cherry Avenue Widening – 19th Street to Pacific Coast Highway.
- County of Los Angeles, Department of Regional Planning, Los Angeles County Airport Land Use Commission
- LopezGarcia Group, Inc., September 2006. Archaeological Survey Report for the Cherry Avenue Improvement Project (1,280 feet) between 20th and 19th Street – Cities of Signal Hill and Long Beach, County of Los Angeles, California.
- LopezGarcia Group, Inc., September 2006. Historic Resources Evaluation Report for the Cherry Avenue Improvement Project (1,280 feet) between 20th and 19th Street – Cities of Signal Hill and Long Beach, County of Los Angeles, California.
- LopezGarcia Group, Inc., September 2006. Historic Property Survey Report for the Cherry Avenue Improvement Project.
- RKA Consulting Group, January 2006. Preliminary Environmental Studies (PES) Form for Cherry Avenue Improvement Project.
- Robert Bein, William Frost & Associates, December 1, 1994. Draft Intersection Improvements – Pacific Coast Highway at Cherry Avenue, City of Long Beach.
- Robert Bein, William Frost & Associates, February 1995. Permit Engineering Evaluation Report – State Route 1/Cherry Avenue Intersection Improvement Project.
- South Bay Cities Council of Governments
- State of California, California Code of Regulations
- State of California, Department of Conservation, California Geological Survey
-



State of California, Department of Conservation, Division of Mines and Geology

State of California, Department of Conservation, Farmland Mapping and Monitoring Program

State of California, Department of Transportation (Caltrans), Scenic Highway Program

State of California, Teale Data Center

United States Department of the Interior, U.S. Fish and Wildlife Service, National Wetlands Inventory

United States Federal Emergency Management Agency

W. G. Zimmerman Engineering, Inc., April 20, 2005. *Pacific Coast Highway Intersection LOS Analysis.*



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 INTERESTS IN CERTAIN REAL
PROPERTY (1925 EAST PACIFIC COAST HIGHWAY)
LOCATED WITHIN THE CENTRAL LONG BEACH
REDEVELOPMENT PROJECT AREA

WHEREAS, the Redevelopment Agency of the City of Long Beach, California (the "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 Central Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring interests in real property necessary for the construction of roadway, intersection and related improvements at the intersection of Cherry Avenue and East Pacific Coast Highway, commonly known as 1925 East Pacific Coast Highway, in the City of Long Beach, State of California, more particularly described as follows:

Temporary Construction Easement

THOSE PORTIONS OF LOTS 23 AND 24 OF TRACT NO. 1319, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 21, PAGE 137 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24;

THENCE ALONG THE SOUTH LINE OF SAID LOT 24, SOUTH 90°00'00" WEST, A DISTANCE OF 63.30 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°00'00" EAST, A DISTANCE OF 13.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.00 FEET TO A LINE THAT IS PARALLEL WITH AND 58.00 FEET NORTHERLY OF THE CENTERLINE OF PACIFIC COAST HIGHWAY AS SHOWN ON THE MAP OF SAID TRACT NO. 1319;

THENCE NORTH 90°00'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 36.30 FEET TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 2.00 FEET AND BEING CONCAVE TO THE NORTHWEST;

THENCE EASTERLY AND NORTHERLY ALONG SAID TANGENT CURVE THROUGH AN INTERNAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.14 FEET TO A LINE THAT IS PARALLEL WITH AND 55.00 FEET WESTERLY OF THE CENTERLINE OF CHERRY AVENUE AS SHOWN ON THE MAP OF SAID TRACT NO. 1319;

THENCE NORTH 00°00'00" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 70.00 FEET TO THE NORTH LINE OF SAID LOT 23;

THENCE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, A DISTANCE OF 13.00 FEET TO A LINE THAT IS PARALLEL WITH AND 42.00 FEET WESTERLY OF THE CENTERLINE OF SAID CHERRY AVENUE;

THENCE SOUTH 00°00'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 15.00 FEET AND BEING CONCAVE TO THE NORTHWEST;

THENCE SOUTHERLY AND WESTERLY ALONG SAID TANGENT CURVE THROUGH AN INTERNAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 23.56 FEET TO A LINE THAT IS PARALLEL WITH AND 45.00 FEET NORTHERLY OF THE CENTERLINE OF SAID PACIFIC COAST HIGHWAY;

THENCE NORTH 90°00'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 12.89 FEET;

THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 2.00 FEET TO A LINE THAT IS PARALLEL WITH AND 43' NORTHERLY OF THE CENTERLINE OF SAID PACIFIC COAST HIGHWAY;

THENCE NORTH 90°00'00" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 23.41 FEET TO THE **TRUE POINT OF BEGINNING**.

Approximately 1,602 square feet.

Said temporary easement shall extend for a period of six (6) months commencing forty eight (48) hours after Agency provides notice to the

owner of the area of its intent to commence construction.

APN: 7216-032-019

(Depicted in Addendum 3 hereto.)

Hereinafter together referred to as the "Subject Property."

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 interest is to be acquired by eminent domain; 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 for a public use, to wit, the construction of roadway, intersection and related improvements at the intersection of Cherry Avenue and East Pacific Coast Highway in the City of Long Beach.

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

Section 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.

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

Section 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 the Subject Property, 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).

Section 6. The Agency is hereby authorized and empowered to acquire the Subject Property by condemnation in its name to be used for said public 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.

Section 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. 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 _____, 2010.

Executive Director/Secretary

APPROVED:

Chair



LOT 23
TRACT NO. 1319
MB 21/137

LOT 24
TRACT NO. 1319
MB 21/137

CHERRY AVENUE

SOUTH LINE
LOT 24

PACIFIC COAST HIGHWAY

N90°00'00"E
13.00'

N00°00'00"E
70.00'

S00°00'00"W
70.00'

13'

12'

30'

EAST LINE
LOTS 23 & 24

R=2.00'
D=90°00'00"
L=3.14'

N90°00'00"E
36.30'

R=15.00'
D=90°00'00"
L=23.56'

N00°00'00"E
15.00'

T.P.O.B.

N00°00'00"E
13.00'

23.41'
N90°00'00"W

N90°00'00"W
12.89'

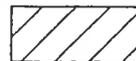
N00°00'00"E 2.00'

S90°00'00"W 63.30'

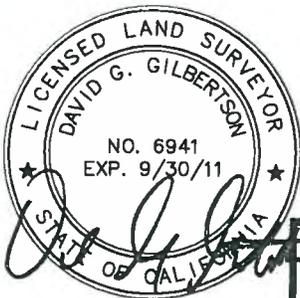
45'

S/E COR.
LOT 24
P.O.B.

LEGEND



PROPOSED TEMPORARY
CONSTRUCTION EASEMENT



RKA
CONSULTING GROUP
398 S. LEMON CREEK DRIVE - SUITE E - WALNUT - CA - 91789
(909) 594-9702 • (626) 331-8323 • FAX (909) 594-2658
WWW.RKAGROUP.COM

PLAT MAP
1925 EAST P.C.H.
LONG BEACH, CA

DATE: 07/22/2010 SCALE: 1"=20' DRAWN BY: J.C.W. SHEET: 1 OF 1



Building A Better Long Beach

August 3, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Memorandum of Understanding with the City of Signal Hill for the right-of-way acquisition, design, and construction of roadway improvements to Cherry Avenue between 19th Street and Pacific Coast Highway. (Central – District 1)

DISCUSSION

The City of Signal Hill has requested to enter into a Memorandum of Understanding (MOU) with the Long Beach Redevelopment Agency (Agency) to construct street improvements on Cherry Avenue between 19th Street and Pacific Coast Highway (PCH) in the City of Long Beach.

The City of Signal Hill received \$6 million in grant funding from the Metropolitan Transportation Authority and the Federal Highway Administration to eliminate the traffic queuing in the southbound lanes on Cherry Avenue.

The Cherry Avenue Widening Project (Project) (Exhibit A) will provide for two southbound and two northbound through-lanes on Cherry Avenue at PCH with the addition of a right-turn lane for the southbound approach and dedicated left-turn lanes for both northbound and southbound approaches. A continuous two-way left-turn lane will be provided between the intersections for access to existing businesses. Right-of-way acquisition will be required primarily along the west line of Cherry Avenue with a few minor acquisitions along the east line. On-street parking on Cherry Avenue south of PCH will be removed by the proposed improvements.

The proposed MOU states that the City of Signal Hill will reimburse the Agency for all land purchased to construct the Project, as well as pay all costs associated with the Project including eminent domain actions, appraisals, tenant relocation, acquisition consultants, and other professional services as necessary.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 3, 2009

Page 2 of 2

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

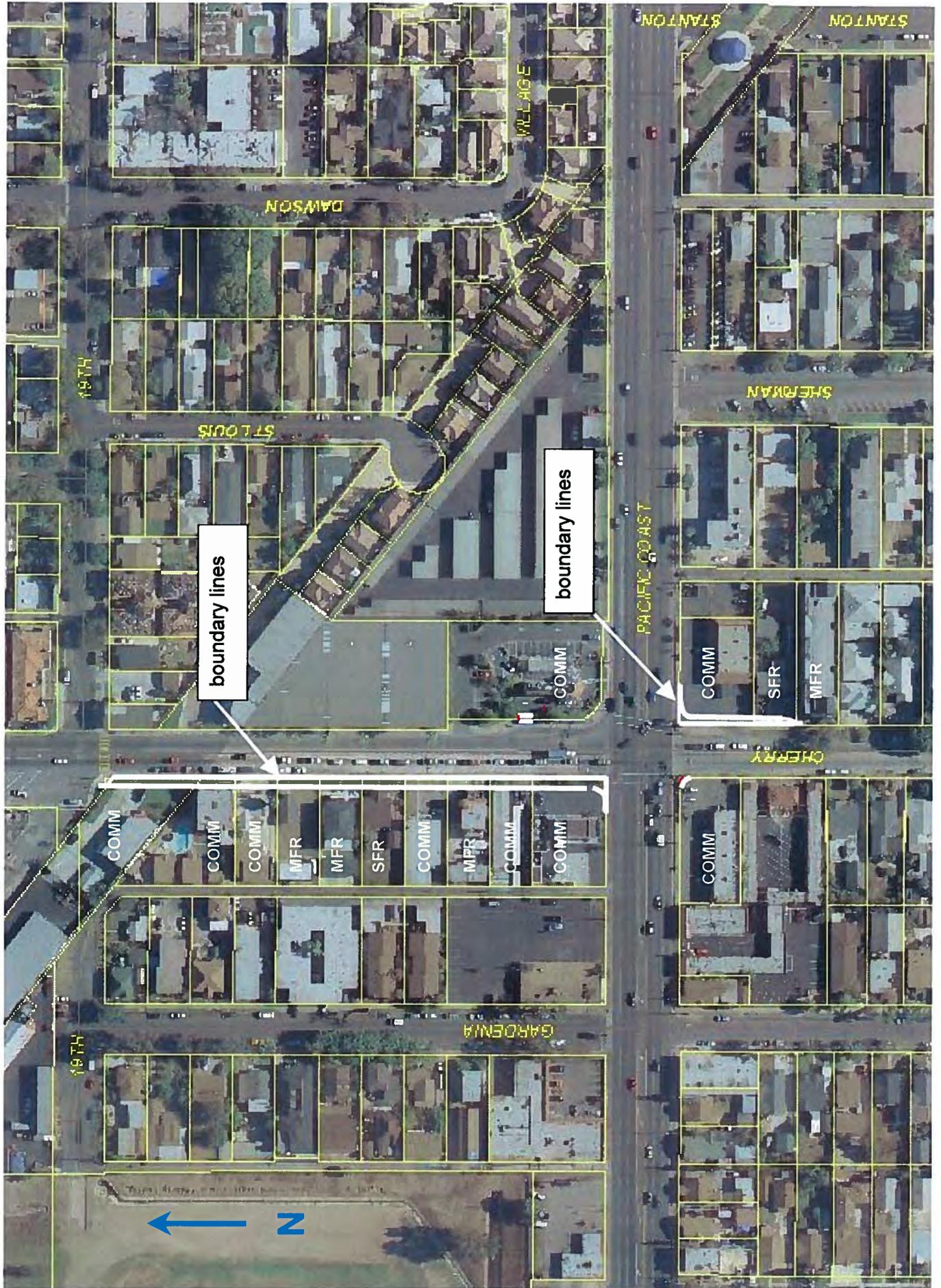
A handwritten signature in blue ink, appearing to read 'C. Beck', with a stylized flourish at the end.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:SR

Attachment: Exhibit A – Site Map

CHERRY AVENUE WIDENING PROJECT



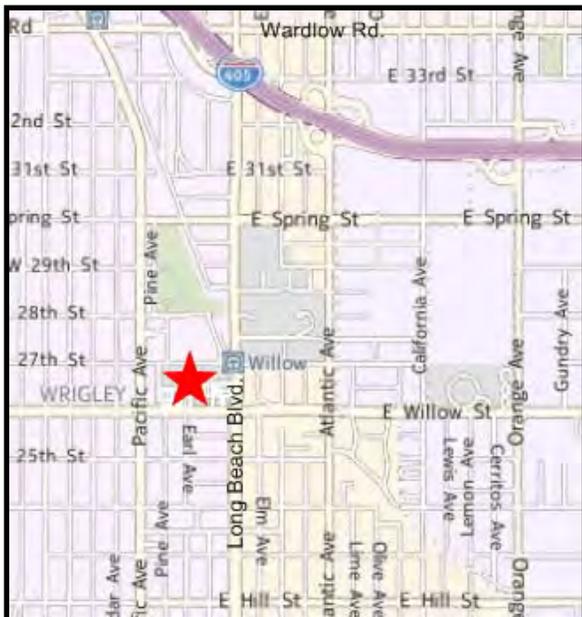
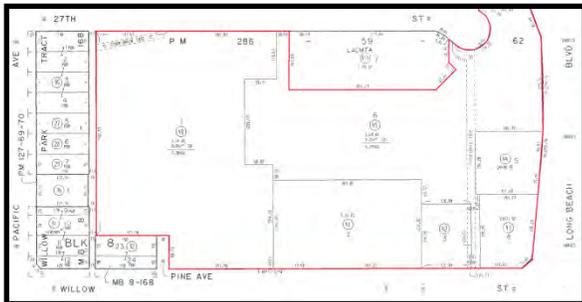
22-27).

Wrigley Marketplace



Parcel Data:

Property Type:	Mixed Use
Permissible Use:	Enforceable Obligation
Property Address:	101 E. Willow Street
Assessor ID Number(s):	7206-025-040, -041, -042, -043, -044 & -045
Lot Size (SF):	541,011
Zoning:	LBPD29
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



Wrigley Marketplace (Center) is an established neighborhood shopping center located at the northwest corner of Willow Street and Long Beach Boulevard. The Center has Albertson's as an anchor tenant and includes a variety of retail and food stores such as CVS, Starbucks, Fashion Bug, Verizon, and Carl's Jr. In keeping with the goals of the Central Long Beach Redevelopment Plan and the Central Long Beach Strategic Guide for Development, Wrigley Marketplace services the densely populated area of West and Central Long Beach and as well as Signal Hill. Nearly 300,000 people live within 3-miles of the Center and is closely situated to Long Beach Memorial Hospital and the Metro Blue Line. The Center is currently under a Ground Lease to American Stores Properties, Inc. through February 1, 2033. American Stores also has ten separate 5-year options extending the Enforceable Obligation through 2083.

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





RECEIVED
CITY CLERK
LONG BEACH, CALIF.

94 FEB 11 PM 2:47

Date: February 14, 1994
To: Redevelopment Agency Board Members
From: Susan F. Shick, Executive Director
Subject: Resolution of Necessity Regarding Property at Willow and Long Beach Boulevard

RECOMMENDED ACTION:

Adopt 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 within the Central Long Beach Project Area.

BACKGROUND:

In March, 1993, the City Council and the Redevelopment Agency authorized the filing of a Grant Application of the Metropolitan Transportation Authority (MTA) to partially fund a proposed joint venture between the City, the Agency and the MTA for a development located on 13 acres at the northwest corner of Long Beach Boulevard and Willow Street (Attachment A). Development components include a neighborhood shopping center of approximately 135,000 square feet of leasable area, a 500 car parking structure for use by Blue Line patrons and a possible residential component.

MTA approved the project for a grant amount not to exceed \$9,117,000. On October 25, a Memorandum of Understanding (MOU), formalizing the terms and conditions of the grant, was approved by the Redevelopment Agency.

On December 13, 1993, the Redevelopment Agency authorized a Cooperation Agreement with the City of Long Beach. The Cooperation Agreement transferred title of the old Health Department Building located at 2655 Pine Avenue for a fair market value of \$2,100,000 less demolition and remediation costs.

To date, 40% of the development site is owned by the joint venture participants: the City, the Agency and the MTA. These joint venture properties include: the old Health Department Building, the City street right-of-way, and MTA Blue Line property.

The Redevelopment Agency has been negotiating with the owners of Willow Trailer Park for the purchase of a 4 acre parcel located at 233 East Willow Street. This parcel comprises 31% of the development site. An offer of \$7.2 million representing the appraised value of the site has been made to and accepted by the Willow Trailer Park owners. A purchase agreement has been executed by the owners.

This project falls within the boundaries of the Central Long Beach Redevelopment Plan, which was adopted in October, 1993. The Plan allows the Redevelopment Agency to adopt a resolution of necessity enabling use of the Agency's condemnation authority for Willow Trailer Park. The adoption of a resolution of necessity is consistent with the wishes of the property owners and is thus considered a friendly condemnation.

The adoption of a resolution of necessity requires that the Agency finds the following to be true:

1. That the public interest and necessity require the proposed project;
2. That the project is planned and located in such a way as to do the greatest public good and the least private injury;
3. That the property sought to be acquired is necessary for the project; and
4. That the offer of just compensation has been made to the property owner.

Recommended findings of the Agency as they relate to the Willow Trailer Park and the proposed Long Beach Boulevard/Willow Street Retail Center development are as follows:

1. Public interest and necessity require the proposed project.

In a 1-1/2 mile radius of the development site, there are only three grocery stores of more than 10,000 square feet. None of these three stores are more than 25,000 square feet. During the civil disturbances, many smaller stores in the vicinity of the development site were severely damaged or destroyed, leaving the surrounding residential neighborhood with too few stores to service the area.

The proposed project calls for the development of a supermarket. A typical supermarket may range from 40,000 to 60,000 square feet. The construction of a new supermarket and a companion drug store has been a priority for the Wrigley Neighborhood.

A companion element of the retail center is the construction of a parking structure to accommodate an additional 500 parking spaces to the current 300 space lot for the Metro Blue Line commuters. Presently, there is inadequate parking for the commuters at the Willow Street Station. The current 300 space parking lot reaches capacity on a daily basis, forcing many commuters to park on the street. This situation causes traffic congestion in the area and an unsafe condition for the new elementary school being constructed immediately north of the proposed project. The new parking facility will have the capability to park all Metro commuter cars off the street.

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

The development site is located adjacent to the neighborhood in need of a supermarket and drug store.

The site is directly adjacent to the Metro Blue Line Willow Street Station enabling the development to service commuters.

Close to 70% of the 13 acre development site is owned by public agencies. Thus assembling the acreage necessary will require minimal displacement of private parties relative to other sites of this size in this area.

The Agency has prepared a Relocation Plan for the displaced tenants of Willow Trailer Park. The Plan indicates that there are spaces available in other trailer parks to relocate displacees. All of the tenants who are eligible to receive relocation benefits are being offered relocation benefits.

3. Property sought to be acquired is necessary for the project.

The Willow Trailer Park parcel is between the properties currently owned by the City of Long Beach, the Redevelopment Agency and the MTA. Exclusion of this parcel will make the development of the project impossible.

Redevelopment Agency Board Members
February 14, 1994
Page 4

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

The property has been appraised by Ron Laurain, R. P. Laurain & Associates, who has placed a value of \$7,200,000 on the Willow Trailer Park property. This value has presented to and accepted by the property owners.

A hearing is required prior to any action on this matter by the Agency. A notice of this hearing was sent to the Willow Trailer Park owners of record and to the tenants of said park on January 24, 1994.

Heather A. Mahood, Principal Deputy City Attorney, and David Robinson, Hahn and Hahn, Agency Counsel, have been assisting the Agency on this matter.

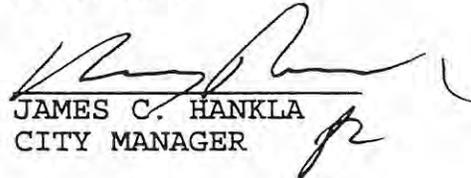
It is recommended that the Board adopt a Resolution of the Redevelopment Agency of the City of Long Beach, California, finding and determining the public interest and necessity for acquiring and authorizing the condemnation of certain real property within the Central Long Beach Project Area.

Respectfully submitted,


SUSAN F. SHICK
Executive Director

SFS/RTM:js

APPROVED:


JAMES C. HANKLA
CITY MANAGER

a:resnec.ltr

PROCEDURE FOR
HEARING BY
REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH CALIFORNIA
on
Resolution of Necessity for Acquiring and
Authorizing Condemnation of Certain Real Property
in the Central Long Beach Redevelopment Project

February 14, 1994

1. Opening of Hearing

AGENCY
CHAIRMAN: I will now call to order the hearing on the
Resolution of necessity for Acquiring and
Authorizing Condemnation of Certain Real Property
located at 233 East Willow Street in the Central
Long Beach Redevelopment Project. May we have the
roll call of the Agency Board?

CLERK: (Roll call.)

AGENCY
CHAIRMAN: Now we will have the staff report on this matter.

STAFF: (Gives staff report.)

AGENCY
CHAIRMAN: All persons who have submitted a written request
to the Redevelopment Agency to appear and be heard
may now have the opportunity to speak.

PUBLIC: (Testimony regarding the Resolution of Necessity.)

AGENCY
CHAIRMAN: I now declare the hearing closed.

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 WITHIN
THE CENTRAL 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 Sections 33000, et seq., is engaged in redevelopment activities necessary for the execution of the Redevelopment Plan ("Redevelopment Plan") for the Central Long Beach Redevelopment Project Area ("Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Project by acquiring and assembling certain parcels of real property, including the real property described in Exhibit "A" attached to this resolution and incorporated by reference, and commonly known as the Willow Trailer Park, 233 East Willow Street, Long Beach, California, and as shown on the site plan marked Exhibit "A-Attachment" attached to this resolution and incorporated by reference; and

WHEREAS, the Agency has given written notice at least

fifteen 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 was sent to those persons by first class mail; and

WHEREAS, the Agency's notice to those persons sets forth the intent of the Agency to adopt the resolution, and further provides that such persons shall have a right to appear and to be heard on the matters referred to in the 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 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 Section 1245.235 of the Code of Civil Procedure.

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

Section 1. That the public interest and necessity require the acquisition of the real property described in Exhibit "A" attached to this resolution including the improvements thereon and the fixtures and equipment therein, for a public use, to wit: for redevelopment purposes in connection with and located in the Project, pursuant to the Redevelopment Plan for the Project and the California Community Redevelopment Law. The Agency is authorized to acquire the real property described in Exhibit "A" attached to

this resolution, including the improvements thereon and the fixtures and equipment therein, pursuant to the Community Redevelopment Law of the State of California, including but without limitation, Health and Safety Code Section 33391(b).

Sec. 2. The Agency finds and determines that:

(a) The public interest and necessity require the proposed Project;

(b) The proposed Project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;

(c) The real property, or interest in the real property, described in Exhibit "A" attached to this resolution, including the fixtures and equipment therein, is necessary for the proposed Project; and

(d) The offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record.

Sec. 3. The Agency is authorized and empowered to acquire by condemnation in its name to be used for these redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the Community Redevelopment Law of the State of California and the Constitution of California relating to eminent domain, the fee title or interest in the real property described in Exhibit "A" attached, including the improvements thereon and fixtures and equipment therein.

Sec. 4. The law firm of Hahn & Hahn, as the Agency's special counsel ("special counsel"), is authorized to prepare and

prosecute in the name of the Agency such proceeding or proceedings in the proper court having jurisdiction thereof as are necessary for such acquisition; and to prepare and file such pleadings, documents, briefs, and other instruments and to make such arguments and generally to take such action as may be necessary in the opinion of special counsel to acquire for the Agency the real property, including the improvements thereon and the fixtures and equipment therein. Special counsel is specifically authorized to take whatever steps and/or procedures available to them under the eminent domain law of the State of California (Code of Civil Procedure, Title 7, Chapters 1-12, Section 1230.010 - 1273.050).

APPROVED AND ADOPTED by the Redevelopment Agency of the City of Long Beach, California, on this _____ day of _____, 1994.

Executive Director/Secretary

APPROVED:

Chairman

HAM:VMH
2/4/94
A:R161Res.nec

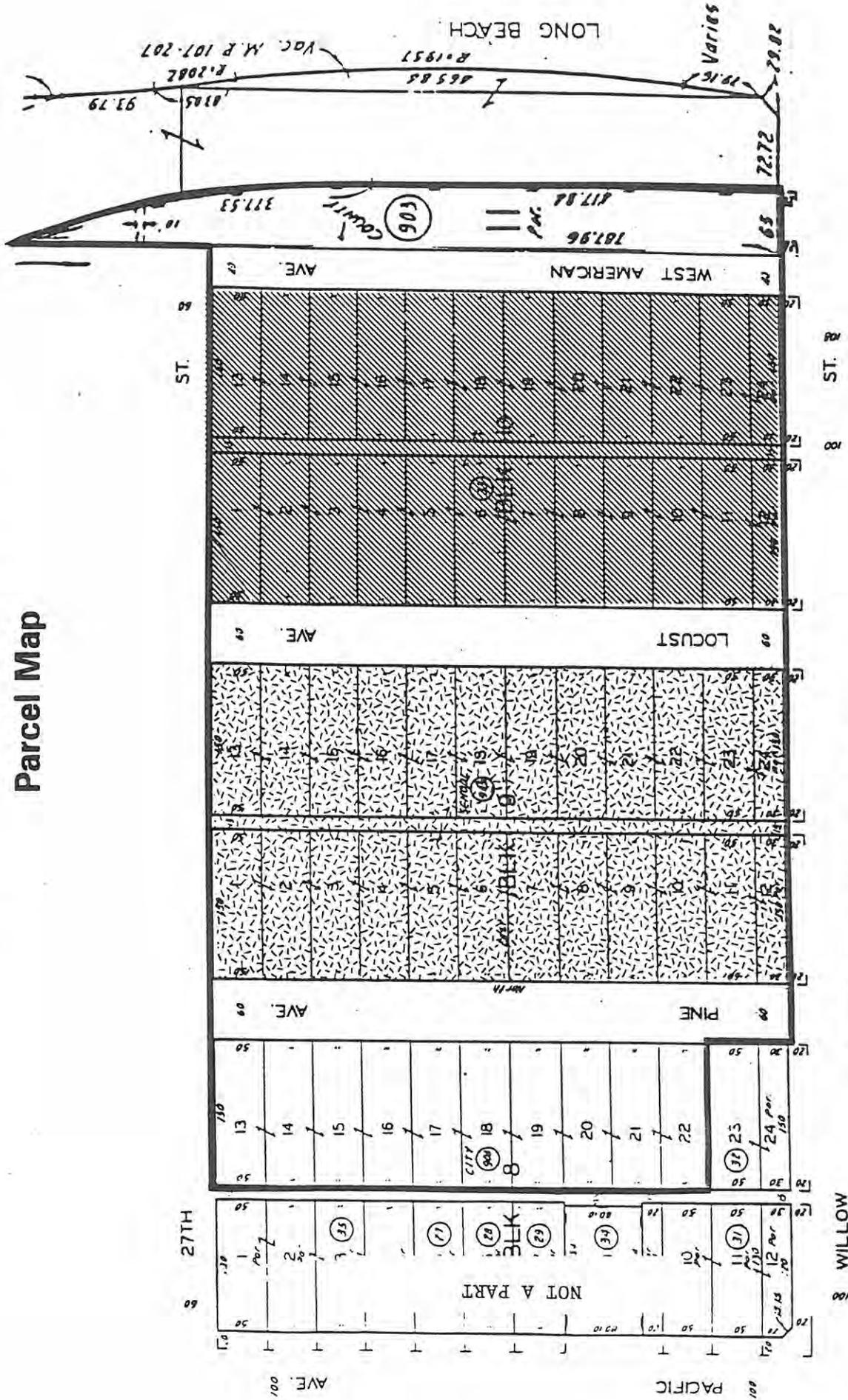
Exhibit "A"

The land referred to herein is situated in the County of Los Angeles, State of California, and is described as follows:

Lots 1 to 24, inclusive in Block 10 of Willow Park Tract, in the City of Long Beach, as per map recorded in Book 8 Page 166 of Maps, in the office of the County Recorder of said County.

Willow Street / Long Beach Boulevard

Parcel Map

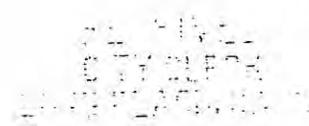


WILLOW TRAILER PARK

LBUSD Property

City of Long Beach, Long Beach Redevelopment Agency or MTA





95 JAN 20 PM 3:02

Date: January 23, 1995

To: Redevelopment Agency Board Members **AGENDA ITEM No. 4 C**

From: Susan F. Shick, Executive Director

Subject: Purchase Agreement and Cooperation Agreement between the Long Beach Redevelopment Agency and Long Beach Unified School District for the LBUSD Transportation Facility

RECOMMENDED ACTION:

It is recommended that the Redevelopment Agency Board authorize the purchase of the LBUSD Transportation Facility located at 2611-2655 Locust Avenue; the execution of a Cooperation Agreement with Long Beach Unified School District for the construction of a new transportation facility at the northwest corner of 27th Street and Pine Avenue; and authorize the Executive Director to execute all documents pertaining to the Purchase and Cooperation Agreements.

BACKGROUND:

On October 25 and November 9, 1993, respectively, the Redevelopment Agency Board and the City Council authorized the execution of a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (MTA) for the joint development of a site located on the northwest corner of Long Beach Boulevard and Willow Street. The general project boundaries are Willow Street, West American Avenue, 27th Street, and Pine Avenue, in the Central Long Beach Redevelopment Project Area (Attachment A).

The joint project calls for the development of a neighborhood shopping center of not less than 120,000 square feet of leasable area and a 500 car parking structure for use by MTA Blue Line patrons. Previously, the Agency Board and the City Council authorized a Cooperation Agreement for the transfer of title for the former Health Department building located at 2655 Pine Avenue from the City to the Agency, and the Agency Board authorized a Purchase Agreement for the Willow Trailer Park located at 233 East Willow Street. With these two actions, the Agency assembled more than 55% of the development site. In November, 1994, the Redevelopment Agency selected American Stores Properties, Inc. as the developer for the project.

Over the past year, the Redevelopment Agency has been negotiating with the Long Beach Unified School District (LBUSD) for the purchase of a 4-acre parcel located at 2611-2655 Locust Avenue to complete the site assembly for the joint

development project. This parcel comprises more than 35% of the proposed development site. The remaining 10% of the development site is currently City right-of-way.

A Phase I environmental assessment was conducted on the 2611-2655 Locust Avenue property and some additional testing was done as a result of the assessment. Hydraulic fluids were found near the lift and some petroleum clean up will be required, although petroleum was not found in the soil. The site did undergo a major clean up five years ago. The maximum estimated cost to complete the soil remediation is \$62,000.00.

Purchase Agreement

An offer of \$3,735,000 representing the appraised value of the site has been made to and accepted by LBUSD.

The Purchase Agreement (Attachment B) includes the following deal points:

- * A purchase price of \$3,735,000, with funds being loaned by the various project areas for this acquisition at an interest rate comparable to that achieved on the City's investment;
- * LBUSD will credit the Agency up to \$62,000 for the estimated cost of soil remediation;
- * The Agency will provide LBUSD with an indemnification for any currently unidentified hazardous substances found in the property; and
- * The Agency will be entitled to possession of the property as of July 1, 1995.

The final execution of the Purchase Agreement is subject to the approval of the Agency Board, the LBUSD Board of Education, and the State Allocation Board.

Cooperation Agreement

In order to achieve the specified July 1, 1995 Agency possession date, LBUSD requires the assistance of the Agency for the reconstruction of a replacement Transportation Facility. The new transportation facility site is the former Pine Kitchen site, located at the northwest corner of 27th Street and Pine Avenue.

The Cooperation Agreement would provide the following:

- * Using LBUSD plans and specifications, the Long Beach Redevelopment Agency will demolish existing structures and

reconstruct the former Pine Kitchen site to serve as the new LBUSD Transportation Facility; and

- * The cost of construction will be funded by LBUSD from the proceeds of the sale of 2611-2655 Locust Avenue to the Agency.

It is recommended that the Redevelopment Agency Board authorize the purchase of the LBUSD Transportation Facility located at 2611- 2655 Locust Avenue; the execution of a Cooperation Agreement with Long Beach Unified School District for the construction of a new transportation facility at the northwest corner of 27th Street and Pine Avenue; and authorize the Executive Director to execute all documents pertaining to the Purchase and Cooperation Agreements.

Respectfully submitted,

Susan F. Shick for

SUSAN F. SHICK
Executive Director

SFS:RTM:klw
a:acqagre2.ltr

APPROVED:

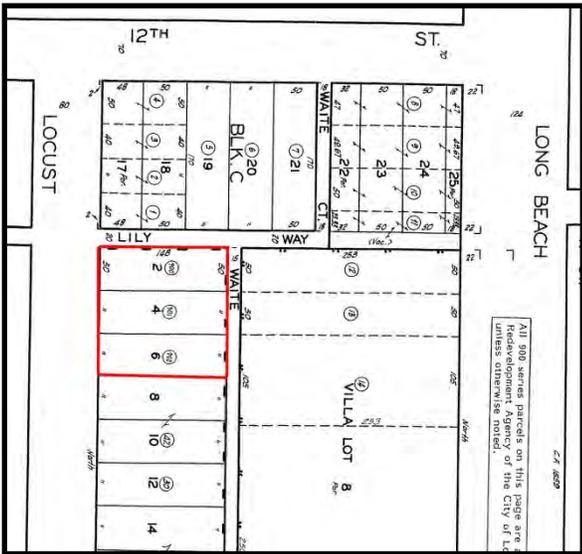

JAMES G. HANKLA
City Manager

28-30). Locust Avenue Development

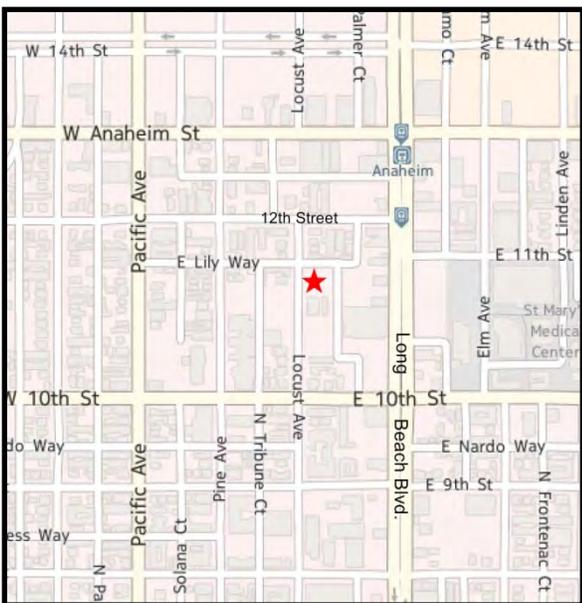


Parcel Data:

Property Type: Parking Lot
 Permissible Use: Future Development
 Property Address: 1112-1130 Locust Ave.
 Assessor ID Number(s): 7273-007-900, -901 & -902
 Lot Size (SF): 22,200
 Zoning: LBPD30
 Council District: 1
 Strategic Plan: Central Long Beach Strategic Guide for Development



The Central Long Beach Strategic Guide for Development (Guide) identifies several major arterial corridors within the city as targeted areas for long term revitalization, one of which is Long Beach Boulevard. Long Beach Boulevard is a major gateway through the city and has been a subject of major planning efforts by the City to re-plan and revitalize a distressed corridor. The property located at 1112-1130 Locust Avenue is within the boundaries of the St. Mary and Downtown Adjacent Subarea of the Long Beach Boulevard corridor, which encourages development of a mix of living, shopping and working opportunities. The former Redevelopment Agency acquired the property with the intent to develop the parcel into one of the uses consistent with the Guide’s goals and priorities.



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





Date: May 12, 2003
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: Purchase and Sale Agreement for 1112, 1124 and 1130 Locust Avenue – Central Redevelopment Project Area

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1112, 1124 and 1130 Locust Avenue for \$400,000.

BACKGROUND

In 1993, the Long Beach Housing Development Company (LBHDC) purchased properties at 1112, 1124 and 1130 Locust Avenue with redevelopment set-aside funds for the purpose of developing housing for low-income and moderate-income persons. The properties were subsequently included in the Central Long Beach Redevelopment Project Area and became a part of a larger development site called "American Marketplace." The Redevelopment Agency solicited development proposals for the American Marketplace twice. In both cases, the proposals received were not viable because of substantial financial assistance required by the project developers. Therefore, the properties have not been developed.

California Redevelopment Law requires that property acquired with redevelopment housing set-aside funds be developed for low- and moderate-income within five years, unless such time period is extended by the City Council. On July 28, 1998, the City Council adopted a resolution extending the deadline for development of the properties until March 1, 2000.

Since the properties have not been developed during the extended time period, Redevelopment Law requires that the properties be sold and that the sales proceeds be deposited back into the Low- and Moderate-Income Housing Fund.

LBHDC does not intend to proceed with development of this site for affordable housing at this time. They would prefer that the Agency acquire the property

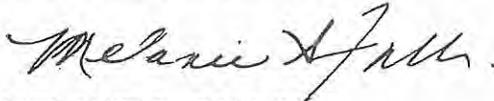
Redevelopment Agency Board Members
May 12, 2003
Page 2

and hold it for future development, rather than risk the property being acquired by a private party.

R.P. Laurain and Associates appraised the three parcels at a value of \$400,000, as of July 10, 2002. The Long Beach Housing Development Company on November 20, 2002 authorized the sale of the LBHDC-owned properties for at least the appraised value of \$400,000.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1112, 1124 and 1130 Locust Avenue for \$400,000.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
ACTING CITY MANAGER

MSF:bec

Attachment: Map

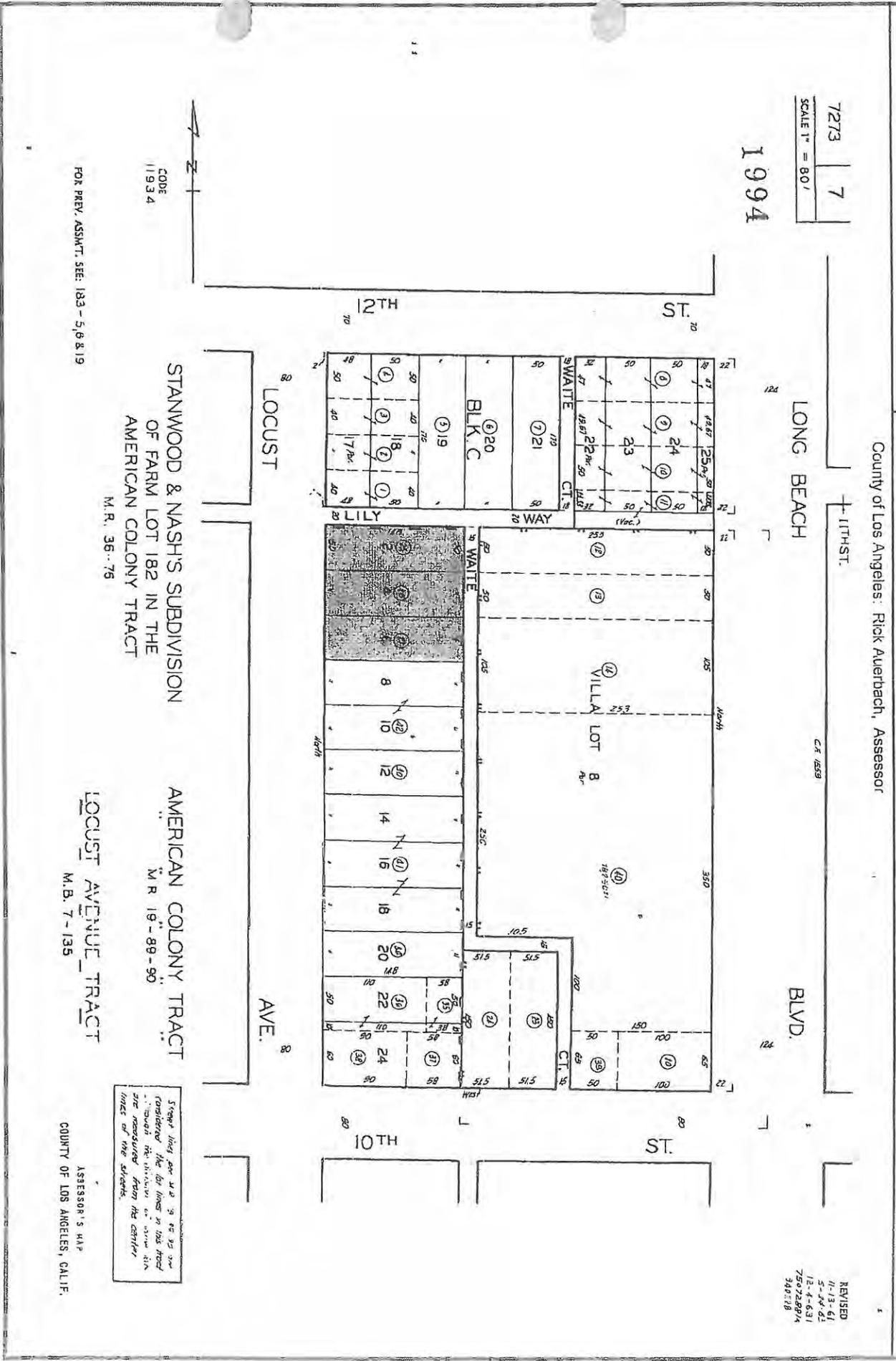
C:\My Documents\Projects\Locust Ave Acquisition Memo.doc

County of Los Angeles: Rick Auerbach, Assessor

7273 7
SCALE 1" = 80'

1994

REVISED
11-13-61
5-24-62
12-4-63
750728914
348-118



Streets shown on this map are considered the lay lines in this tract... such as this... are shown in lines of the streets.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

AMERICAN COLONY TRACT
M.R. 19-89-90

STANWOOD & NASH'S SUBDIVISION
OF FARM LOT 182 IN THE
AMERICAN COLONY TRACT
M.R. 36-76

CODE
11934
FOR PREV. ASSM'T. SEE: 183-5, 6 & 19

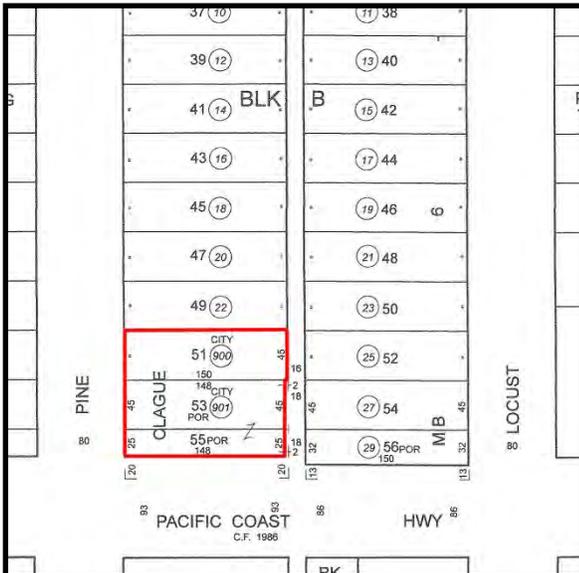
31-32).

Pine/PCH Development



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	1814 Pine Ave/ 101 E. PCH
Assessor ID Number(s):	7209-016-900 & -901
Lot Size (SF):	17,110
Zoning:	LBR4R, LBCHW
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development & Central Long Beach Redevelopment Plan



The Central Long Beach Strategic Guide for Development identifies the neighborhood along Pacific Avenue between Pacific Coast Highway (PCH) and Hill Street as a focus area for concentrated redevelopment activity, including the goals of reuse of non-conforming/underutilized properties and regional focused retail along PCH. One major goal of the Central Long Beach Redevelopment Plan includes the assembly of land into parcels suitable for modern, integrated development allowing for future replanning, redesign and development of the properties. The former Redevelopment Agency acquired the site and subsequently entered an Exclusive Negotiation Agreement with a developer to bring neighborhood serving retail to the community. Dissolution of the Agency occurred prior to the ENA being extended and/or negotiation of the terms and conditions of a Disposition and Development Agreement. It is our intent to restart negotiations upon 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

July 24, 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 1814 Pine Avenue for a purchase price of \$735,000 plus closing costs. (Central – District 6)

DISCUSSION

The Central Long Beach Strategic Guide for Development (Guide) identifies the neighborhood along Pacific Avenue between Pacific Cost Highway (PCH) and Hill Street as a focus area for concentrated redevelopment activity. Some of the goals prioritized by the community is the reuse of non-conforming/underutilized properties, the development of new neighborhood serving retail along Pacific Avenue, and regional focused retail along PCH.

In conjunction with the Guide, the Long Beach Housing Development Company (LBHDC) has developed a Housing Action Plan (HAP) that also identifies this neighborhood as a focus area for significant housing rehabilitation and new affordable housing development opportunities. LBHDC has specifically targeted Pine and Locust Avenues between PCH and 20th Street as critical areas for investment.

In an effort to support the goals of both plans, staff has identified 1814 Pine Avenue, in conjunction with adjacent parcels, as a target site for redevelopment. Staff proposes the development of a commercial center on the site that is consistent with the goals of the Guide, the HAP and current zoning. In addition, the redevelopment of the site will leverage LBHDC's investment in the neighborhood.

The property is a 6,750 square foot lot located on the east side of Pine Avenue. The parcel is improved with a multi-family structure with a nonconforming billboard (Exhibit A-Site Map and Photos).

REDEVELOPMENT AGENCY BOARD MEMBERS

July 24, 2006

Page 2

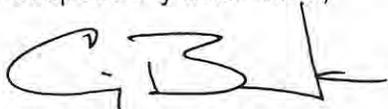
The acquisition of 1814 Pine Avenue was presented to the Central Project Area Committee (CPAC) at its January 5, 2006 meeting. The CPAC approved a recommendation to support the acquisition of the property.

Funds are available for this acquisition in the FY 2005-06 budget for the Central Redevelopment Project Area.

SUGGESTED ACTION:

Approve recommendation.

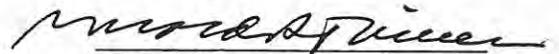
Respectfully submitted,



PH PATRICK H. WEST
EXECUTIVE DIRECTOR

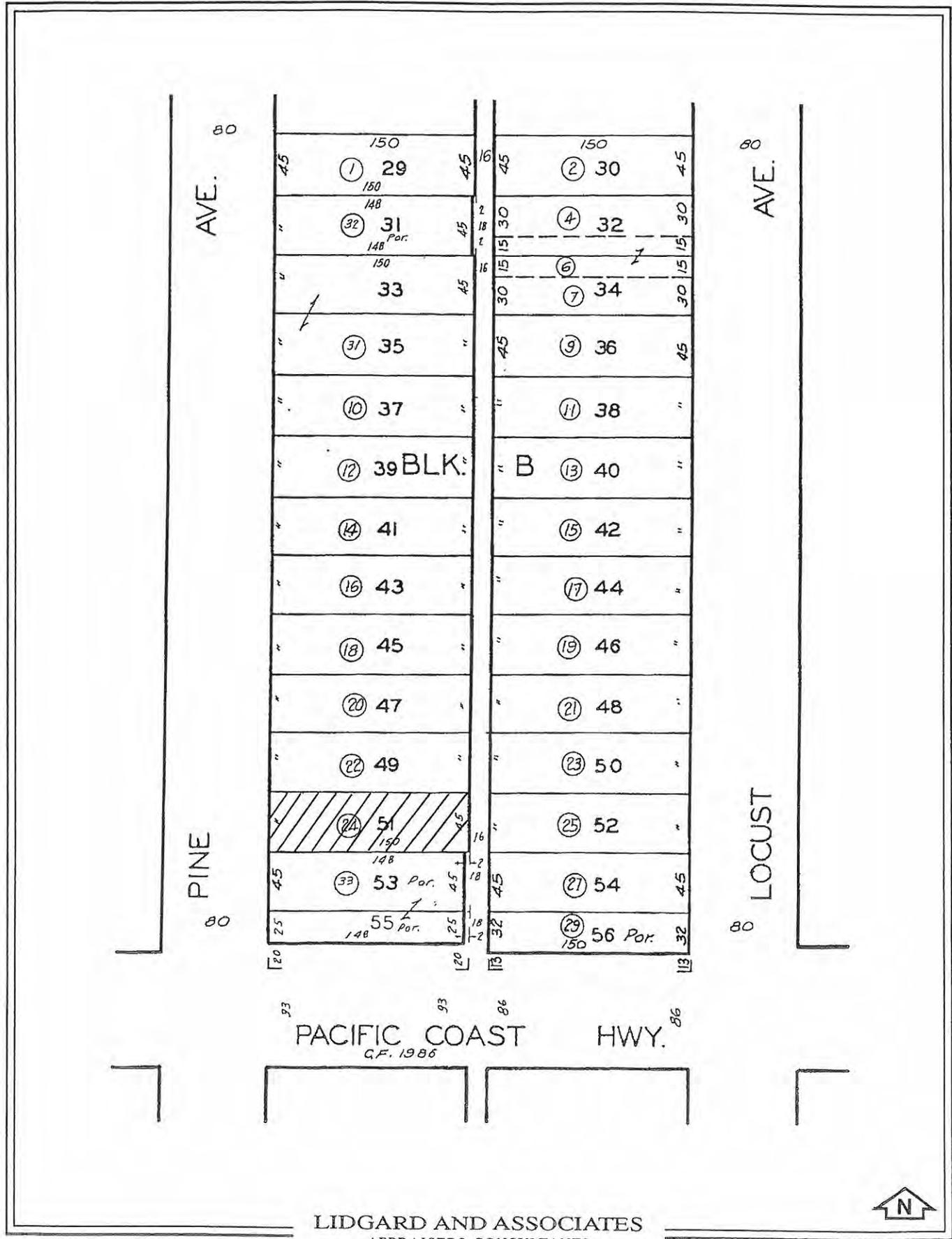
PHW:DSW:JR

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map and Photo





LONG BEACH REDEVELOPMENT AGENCY

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

August 21, 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 Resolution of Necessity for acquiring and authorizing the condemnation of real property at 101 East Pacific Coast Highway, APN 7209-016-033, including land, improvements and fixtures and equipment. (Central – District 1)

DISCUSSION

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area (Project Area) was adopted on March 6, 2001. 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 improvement of the quality of life in Project Area neighborhoods.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 21, 2006

Page 2

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.

The Agency may exercise its power of eminent domain to acquire real property in the Project Area if it is in the public interest, is necessary in order to eliminate blighting influences, and is necessary to implement the goals of the Redevelopment Plan.

Property Information (See Exhibit A – Site Map)

The property located at 101 East Pacific Coast Highway contains approximately 10,360 square feet of land and is improved with a one-story commercial building used for a recycling business.

California Environmental Quality Act

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

Resolution of Necessity

An appraisal of land and improvements for the properties was prepared by an independent appraiser, Lidgard and Associates, on May 15, 2006.

An offer to purchase the property at 101 East Pacific Coast Highway at Fair Market Value pursuant to Government Code Section 7267.2(a), dated June 2, 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.

A notice of the hearing on the Resolution of Necessity was mailed on August 3, 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 Resolution of Necessity is attached.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 21, 2006

Page 2

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.

The project under consideration is assembly of land suitable for modern, integrated development. Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of property located at 101 East Pacific Coast Highway is as follows:

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

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area was adopted on March 6, 2001. 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 Central 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.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 21, 2006

Page 2

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

The property was appraised by an independent appraiser, Lidgard and Associates on May 15, 2006. An offer at Fair Market Value was presented to the property owner. The property owner has rejected the offer. Due to the refusal of the owner to accept the Agency's offer of just compensation based on Fair Market Value, the property cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PHW PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:BAK:MPC

APPROVED:



GERALD R. MILLER
CITY MANAGER

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

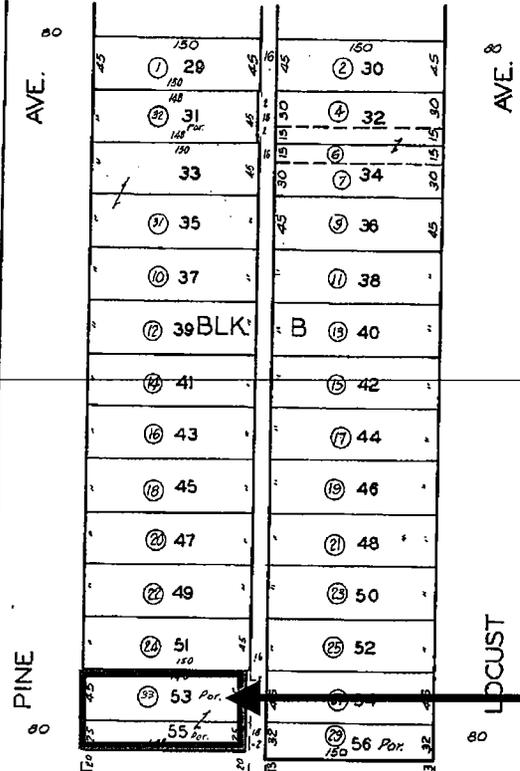
Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7209 16
SCALE 1" = 80'

1991

*Revised
660916
8809080800
10/10/91 11:16 AM*



CODE 5501

FOR PREV. ASSMT. SEE: 187-22 & 23

PACIFIC COAST HWY. C.F. 1986

CLAGUE TRACT
M. B. 6-73

101 East Pacific Coast Highway

ASSESSOR'S
COUNTY OF LOS ANGELES

Exhibit B

101 E. Pacific Coast Highway



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
(101 EAST PACIFIC COAST HIGHWAY) WITHIN THE
CENTRAL 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 Central 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: 101 East Pacific Coast Highway, Long Beach, California more particularly described as:

LOTS 53 AND 55, BLOCK B OF THE CLAGUE TRACT, IN
THE CITY OF LONG BEACH, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP

RECORDED IN BOOK 6, PAGE 73, 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 public 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
8/2/06
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#06-03816

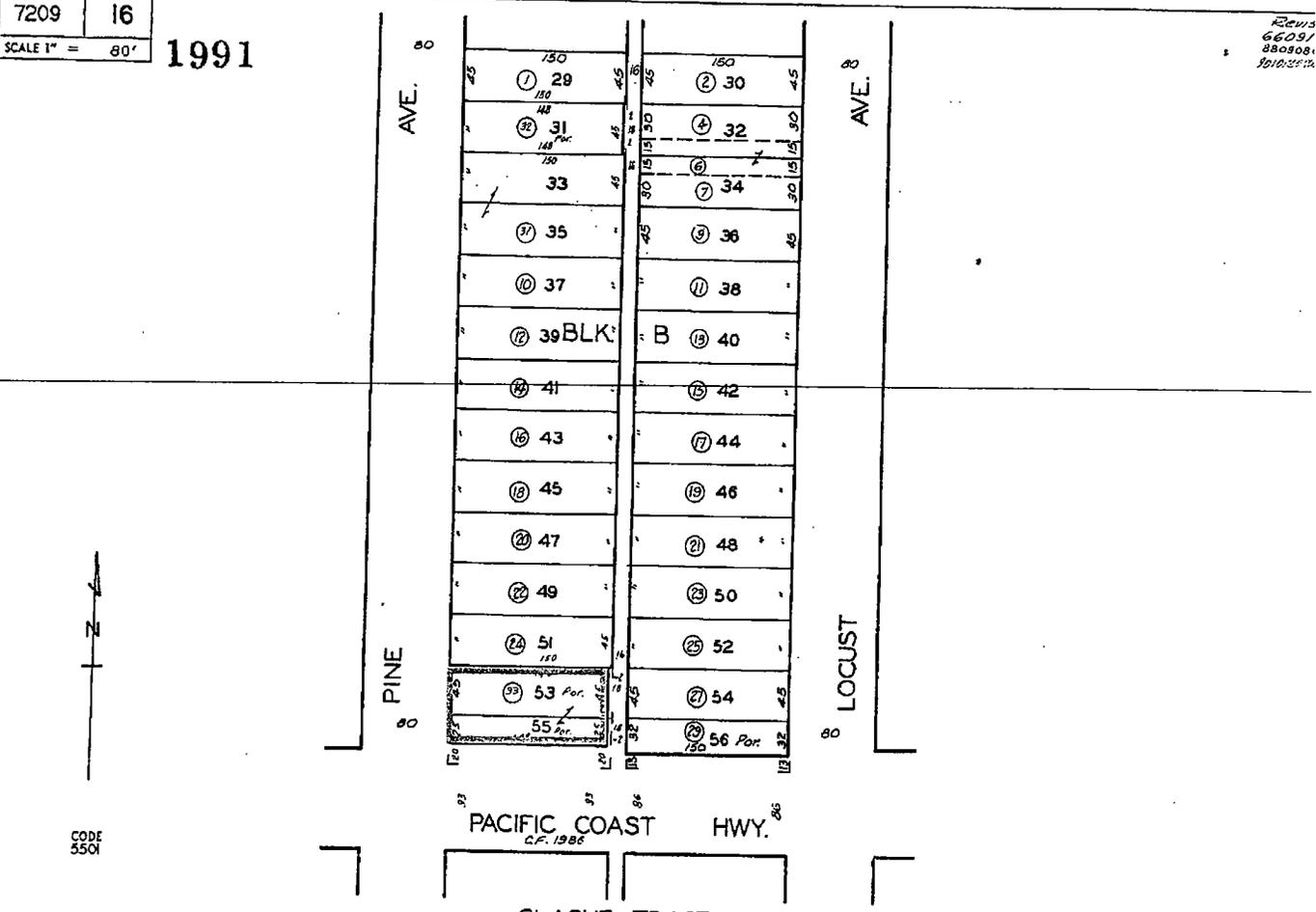
Exhibit A

County of Los Angeles: Rick Auerbach, Assessor

7209 16
SCALE 1" = 80'

1991

REVIS
66091
880908
10/10/21/22



CODE 5501

FOR PREV. ASSM'T. SEE: 187-22 & 23

CLAGUE TRACT
M. B. 6-73

ASSESS
COUNTY OF LOS

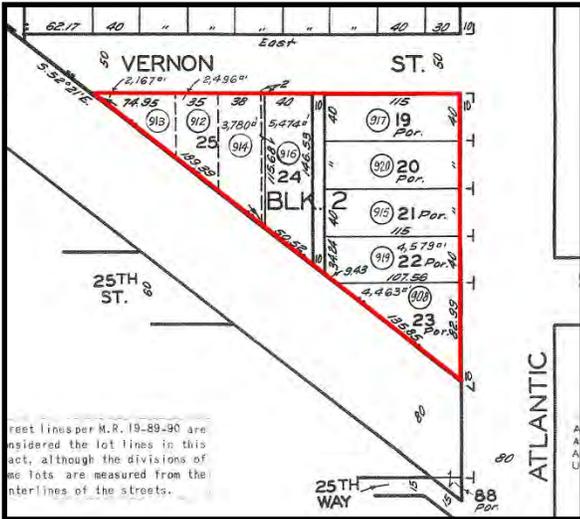
101 E PCH

33-41). Menorah Senior Housing Development



Parcel Data:

Property Type: Lot/Land
 Permissible Use: Future Development
 Property Address: 550-572 E. Vernon Street & 2515-2545 Atlantic Avenue
 Assessor ID Number(s): 7208-006-908, -912, -913, -914, -915, -916, -917, -919, & -920
 Lot Size (SF): 36,780
 Zoning: LBPD25
 Council District: 6
 Strategic Plan: Central Long Beach Strategic Guide for Development



The Central Long Beach Strategic Guide for Development (Guide) identifies Atlantic Avenue as an area that carries a high volume of traffic and includes a mix of uses. The goals of the Guide include conversion of remaining commercial uses into residential uses that would complement the residential character already developing. The former Redevelopment Agency pursued a variety of projects with the Long Beach Memorial Neighborhood Center including acquisition of the parcels at Vernon Avenue and Atlantic for development consistent with the goals identified in the Guide. Prior to dissolution, the Agency maintained an Agreement to Negotiate Exclusively (ENA) with a developer to develop the site as affordable senior housing consistent with the Guide. However, the terms and conditions of a Disposition and Development Agreement could not be negotiated prior to AB1484. It is our intent to restart negotiations upon 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

April 11, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 2515-2517 Atlantic Avenue for \$400,000 plus closing costs. (District 6)

DISCUSSION

On October 11, 2004, the Redevelopment Agency Board approved a Disposition and Development Agreement (Agreement) with Menorah Housing Foundation, Inc., for the development of an affordable senior housing project. Subsequently, the City Council approved the Agreement on October 19, 2004.

The property proposed for acquisition is a 4,461-square-foot lot located at 2515-2517 Atlantic Avenue (Property) (Exhibit A – Site Map and Photos). The Property is included in the approved Menorah Senior Housing Project. The Property is improved with two detached one-story residential units, totaling approximately 1,214 square feet, and a one-car garage. One of the units is vacant and the other is tenant occupied. The tenants will be relocated in accordance with state relocation law.

The following summarizes the proposed transaction:

- Leila Rad owns the property;
- A formal appraisal was conducted by Integra Realty Resources on November 20, 2004, and reviewed on January 7, 2005, which concluded the fair market value to be \$380,000;
- The Agency's purchase price for the property will be \$400,000 or \$329 per square foot, which is 5% above the property's appraised fair market value; and
- This is a voluntary sale, avoiding eminent domain.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 11, 2005

Page 2

On February 3, 2005, the Central Project Area Committee approved a recommendation to appropriate Central Revenue Bond proceeds to support the acquisition of the Property. Subsequently, the Redevelopment Agency Board and the City Council approved the bond expenditure on February 14, 2005, and March 1, 2005, respectively.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

MSF:BAK:JV

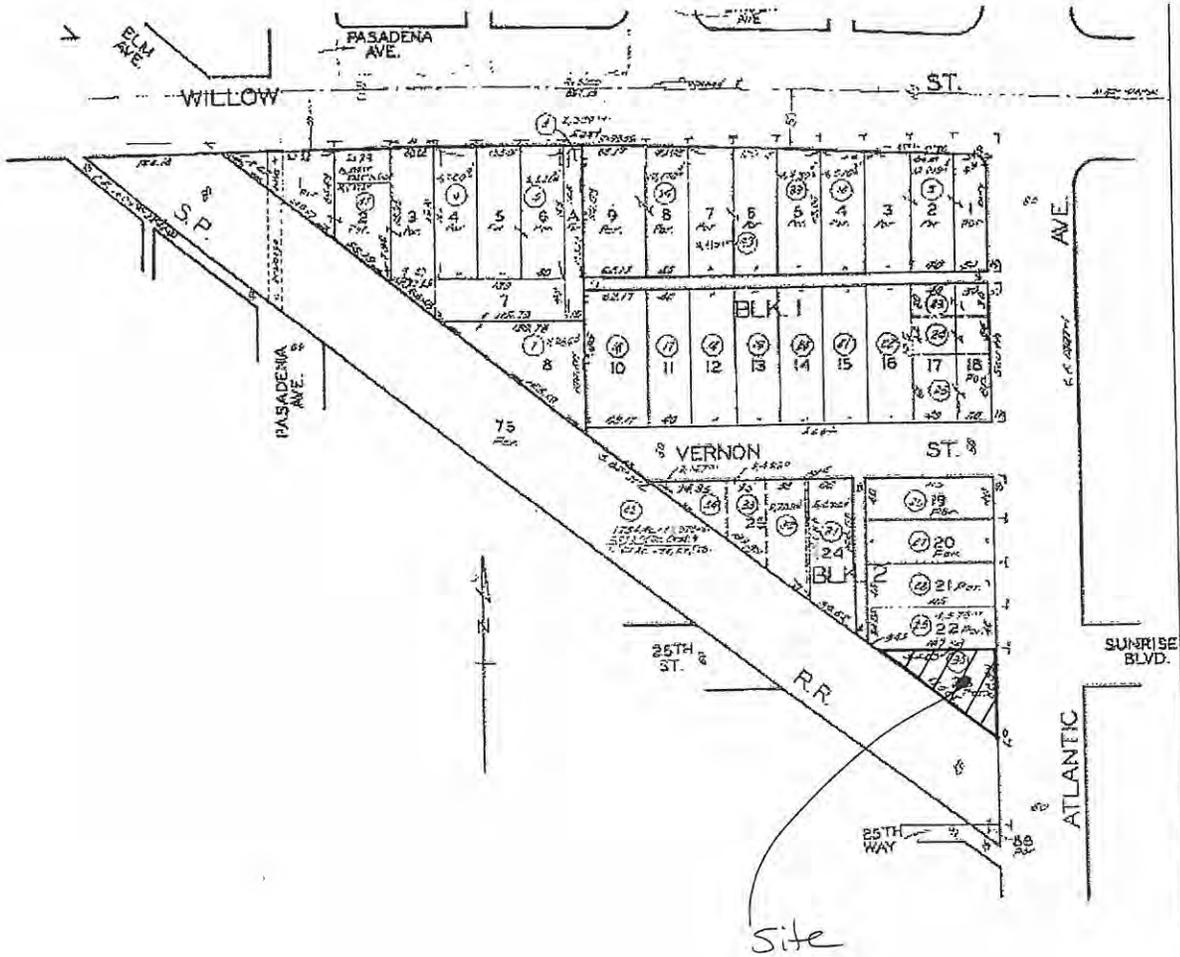
APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map and Photos

PLAT MAP

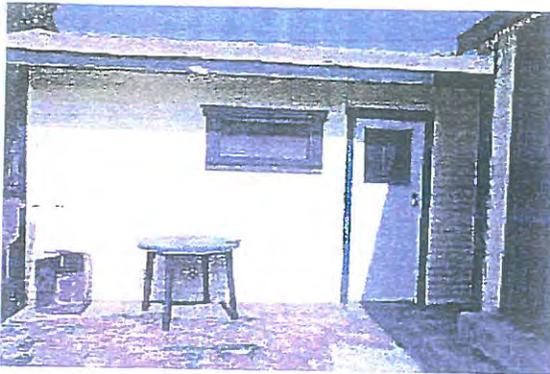




View northwesterly of front and side elevations of 2517 Atlantic Ave.



View southerly of side elevation of 2517 Atlantic Ave.



View easterly of rear elevation of 2517 Atlantic Ave. garage.



View northerly of front yards of 2515 & 2517 Atlantic Ave.



View westerly of front elevation of 2515 Atlantic Ave.



View northwesterly of side elevation of 2515.



LONG BEACH REDEVELOPMENT AGENCY

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

December 12, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 550 E. Vernon Street for \$319,000 plus closing costs. (Central - District 6)

DISCUSSION

On October 11, 2004, the Redevelopment Agency Board approved a Disposition and Development Agreement (Agreement) with Menorah Housing Foundation, Inc., for the development of an affordable senior housing project along Atlantic Avenue at Vernon Street (Project Site). Subsequently, the City Council approved the Agreement on October 19, 2004.

The Project Site includes properties on the northwest corner of Vernon Street and Atlantic Avenue, known as Sites A and B, as well as properties on the southwest corner, known as Site C. Subsequent to approval of the Agreement, the Project Site has been reduced to Sites A and B and excludes Site C. Staff has recently completed the acquisition of Sites A and B.

Due to the deteriorated condition of the properties in Site C, which is adjacent to the proposed Project, staff has continued the acquisition of the subject properties. Staff concludes that the concentration of redevelopment activity in this neighborhood, coupled with the proposed improvements to Memorial Hospital will catalyze the revitalization of the area. Once assembled, it is proposed to redevelop Site C with a development consistent with the goals identified in the Central Long Beach Strategic Guide for Development.

One of the Site C properties proposed for acquisition is a 2,167-square-foot lot located at 550 E. Vernon Street (Property) (Exhibit A – Site Map and Photo). The Property is improved with a one-story single-family residence totaling approximately 550 square feet of livable space. The residence is owner-occupied.

REDEVELOPMENT AGENCY BOARD MEMBERS

December 12, 2005

Page 2

The following summarizes the proposed transaction:

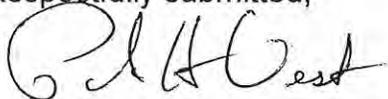
- Djanuwati Duran owns the property;
- A formal appraisal was conducted by Integra Realty Resources on November 20, 2004, and reviewed on September 12, 2005, which concluded the fair market value to be \$300,000;
- The Agency's purchase price for the property will be \$310,000 or \$564 per square foot of livable space. This is within 4% of the property's appraised fair market value of \$300,000;
- The owner is entitled to a relocation benefit of \$9,000; and
- This is a voluntary sale, avoiding eminent domain.

On February 3, 2005, the Central Project Area Committee approved a recommendation to appropriate Central Revenue Bond proceeds to support the acquisition of the Property. Subsequently, the Redevelopment Agency Board and the City Council approved the bond expenditure on February 14, 2005 and March 1, 2005, respectively.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:JV



GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map and Photo

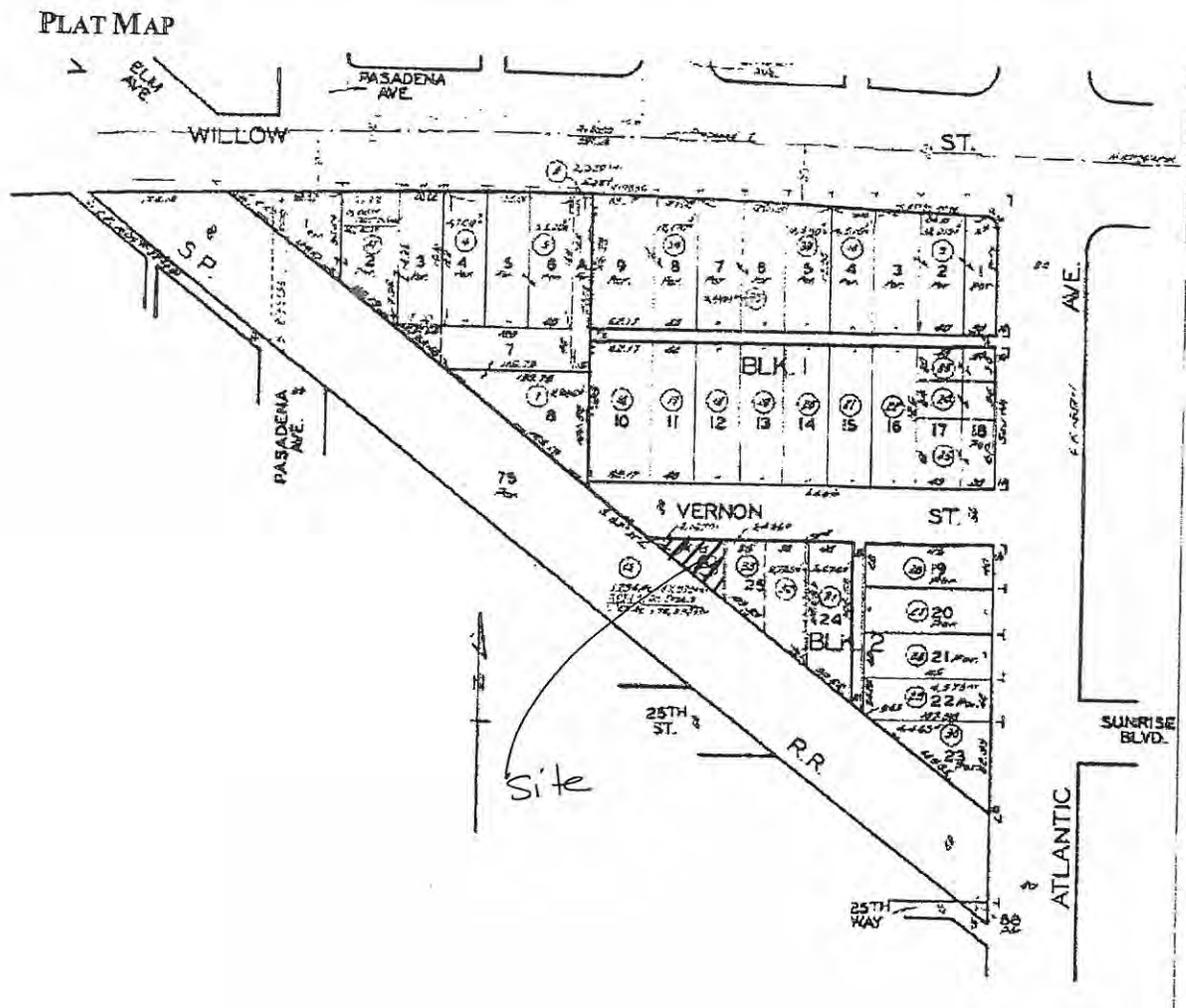
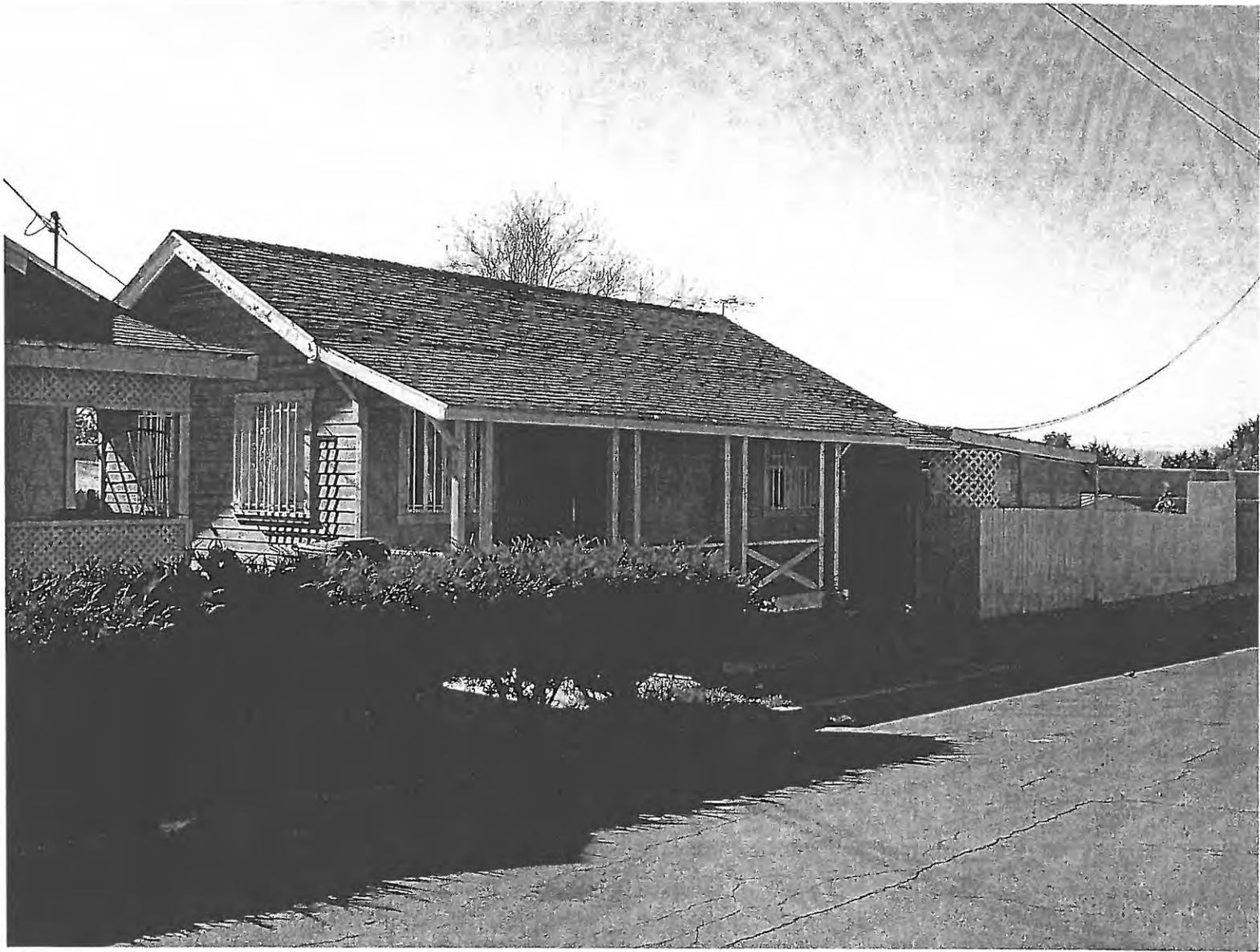


Exhibit A
550 E. Vernon Street





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 enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 560 E. Vernon Street for \$290,000 plus closing costs. (Central - District 6)

DISCUSSION

On October 11, 2004, the Redevelopment Agency Board approved a Disposition and Development Agreement (Agreement) with Menorah Housing Foundation, Inc., for the development of an affordable senior housing project. Subsequently, the City Council approved the Agreement on October 19, 2004.

The property proposed for acquisition is a 2,496-square-foot lot located at 560 E. Vernon Street (Property) (Exhibit A – Site Map and Photos). The Property is improved with a one-story, single-family residence totaling approximately 810 square feet. The residence is owner-occupied.

The following summarizes the proposed transaction:

- Rudencio M. and Aleli M. Belen own the property;
- A formal appraisal was conducted by Integra Realty Resources on November 20, 2004, which concluded the fair market value to be \$290,000;
- The Agency's purchase price for the property will be \$290,000 or \$362 per square foot, which is the property's appraised fair market value;
- The owner is entitled to a purchase price differential of \$95,000; and
- This is a voluntary sale, avoiding eminent domain.

On February 3, 2005, the Central Project Area Committee approved a recommendation to appropriate Central Revenue Bond proceeds to support the acquisition of the Property. Subsequently, the Redevelopment Agency Board and the City Council approved the bond expenditure on February 14, 2005 and March 1, 2005, respectively.

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

June 27, 2005

Page 2

SUGGESTED ACTION:

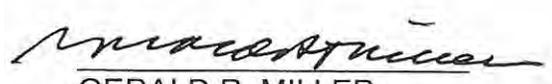
Approve recommendation.

Respectfully submitted,

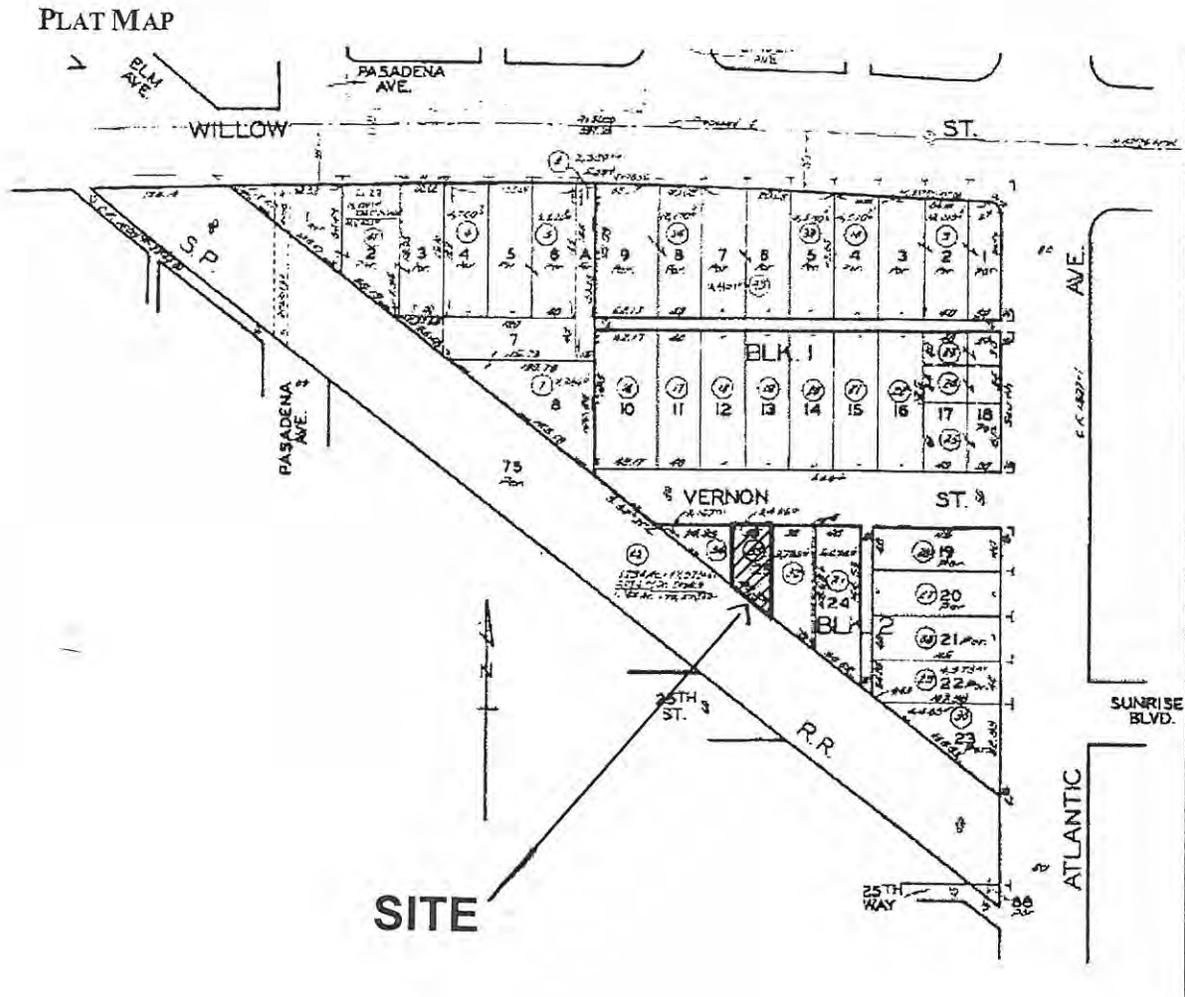

BARBARA A. KAISER
EXECUTIVE DIRECTOR

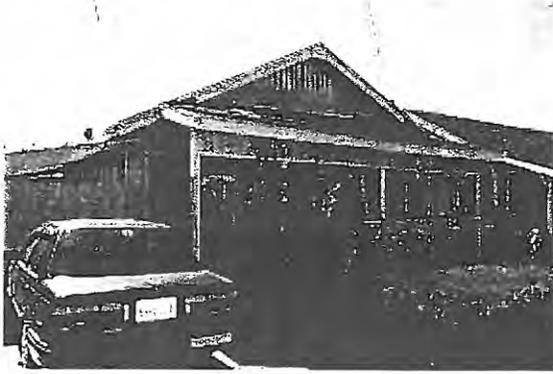
BAK:JV

APPROVED:

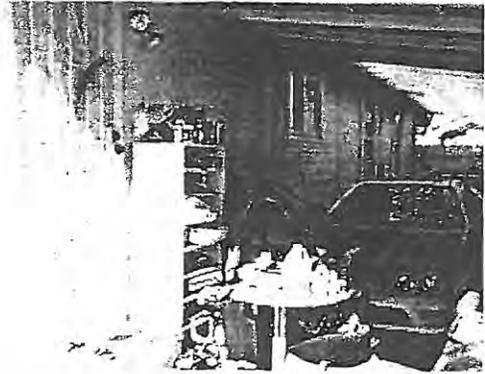

GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map and Photos

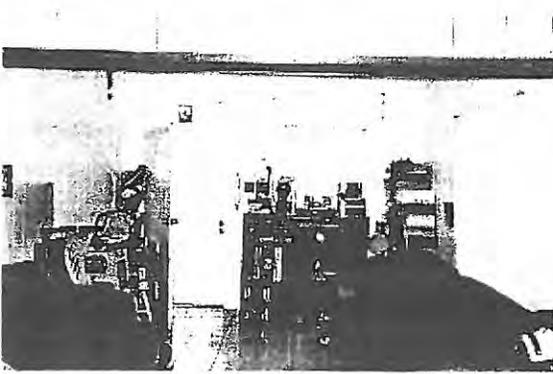




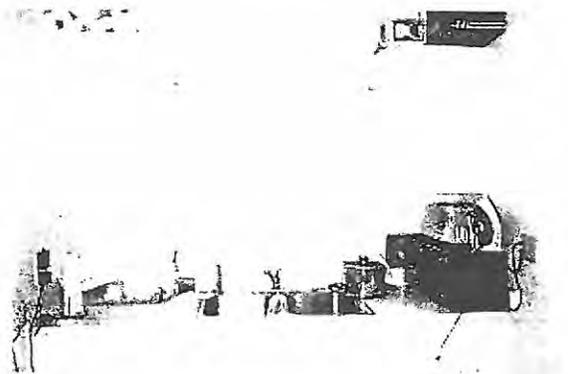
View southwesterly of front elevation



View northwesterly, from rear yard, of side elevation



Interior view of living room



Interior view of kitchen.



LONG BEACH REDEVELOPMENT AGENCY

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

December 12, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 566 E. Vernon Street for \$425,000 plus closing and relocation costs. (Central - District 6)

DISCUSSION

On October 11, 2004, the Redevelopment Agency Board approved a Disposition and Development Agreement (Agreement) with Menorah Housing Foundation, Inc., for the development of an affordable senior housing project along Atlantic Avenue at Vernon Street (Project Site). Subsequently, the City Council approved the Agreement on October 19, 2004.

The Project Site includes properties on the northwest corner of Vernon Street and Atlantic Avenue, known as Sites A and B, as well as properties on the southwest corner, known as Site C. Subsequent to approval of the Agreement, the Project Site has been reduced to Sites A and B and excludes Site C. Staff has recently completed the acquisition of Sites A and B.

Due to the deteriorated condition of the properties in Site C, which is adjacent to the proposed project, staff has continued the acquisition of the subject properties. Staff concludes that the concentration of redevelopment activity in this neighborhood, coupled with the proposed improvements to Memorial Hospital will catalyze the revitalization of the area. Once assembled, it is proposed to redevelop Site C with a development consistent with the goals identified in the Central Long Beach Strategic Guide for Development.

One of the Site C properties proposed for acquisition is a 3,780-square-foot lot located at 566 E. Vernon Street (Property) (Exhibit A – Site Map and Photo). The Property is improved with a one-story, single-family residence and a non-permitted studio attached

REDEVELOPMENT AGENCY BOARD MEMBERS

December 12, 2005

Page 2

to the one-car garage, totaling approximately 859 square feet of livable space. The main house and studio are owner-occupied.

The following summarizes the proposed transaction:

- Enrique Hernandez owns the property;
- A formal appraisal was conducted by Integra Realty Resources on November 20, 2004, and reviewed on September 12, 2005, which concluded the fair market value to be \$360,000;
- The Agency's purchase price for the property will be \$375,000 or \$436 per square foot of livable space. This is within 5% of the property's appraised fair market value of \$360,000;
- The owner is entitled to a relocation benefit of \$50,000; and
- This is a voluntary sale, avoiding eminent domain.

On February 3, 2005, the Central Project Area Committee approved a recommendation to appropriate Central Revenue Bond proceeds to support the acquisition of the Property. Subsequently, the Redevelopment Agency Board and the City Council approved the bond expenditure on February 14, 2005, and March 1, 2005, respectively.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:

BAK:JV



GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map and Photo

PLAT MAP

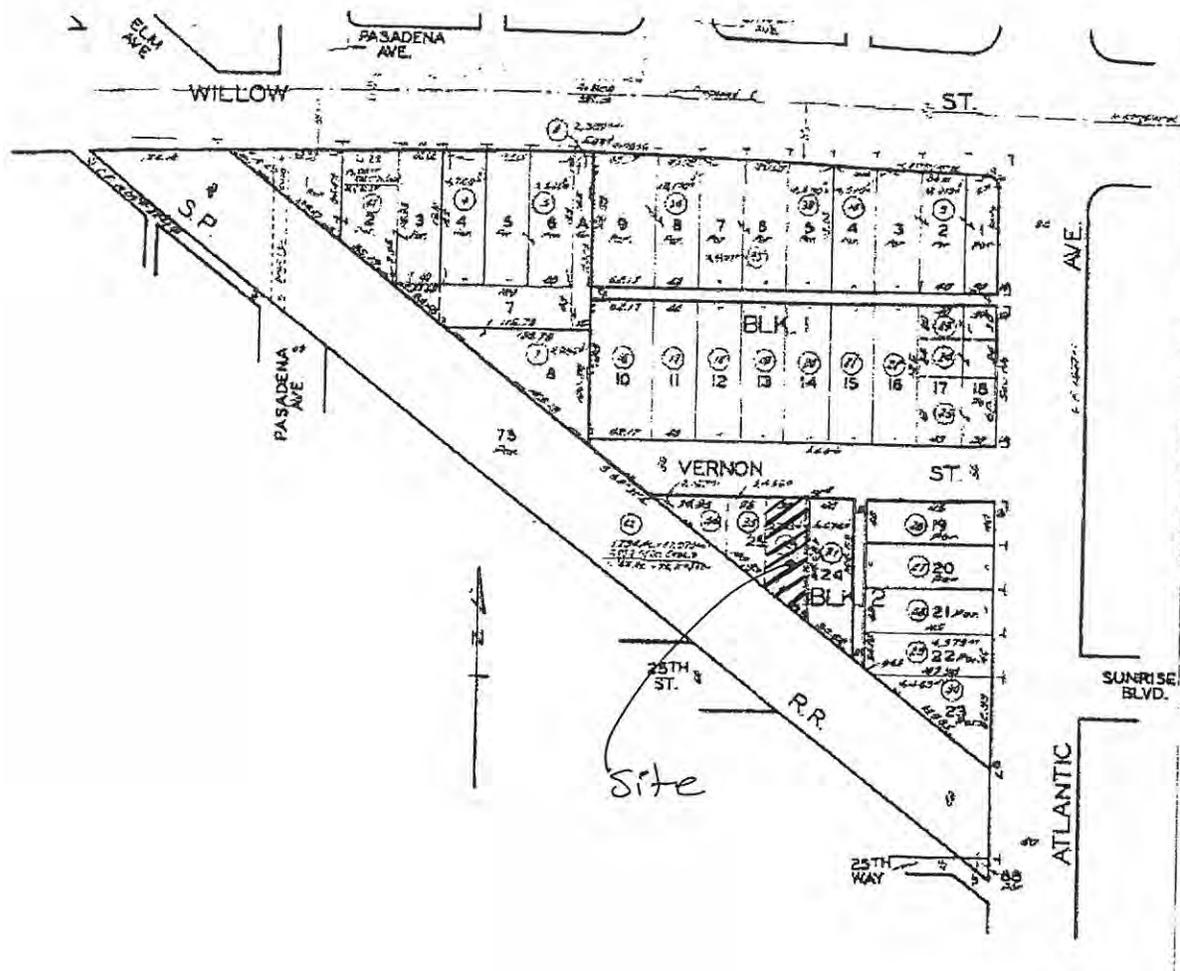


Exhibit A
566 E. Vernon Street





LONG BEACH REDEVELOPMENT AGENCY

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

February 13, 2006

23 9

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 2525 Atlantic Avenue, Assessor Parcel Number 7208-006-029; 2527 Atlantic Avenue, Assessor Parcel Number 7208-006-028; 2535 Atlantic Avenue, Assessor Parcel Number 7208-006-027; 2545 Atlantic Avenue, Assessor Parcel Number 7208-006-026; and 572 Vernon Street, Assessor Parcel Number 7208-006-031; including land, improvements and fixtures and equipment. (Central – District 6)

DISCUSSION

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area (Central Project Area) was adopted on March 6, 2001. A fundamental purpose of this Redevelopment Plan is to improve the quality of life for residents and business enterprises within the Central Project Area.

The major goals of this Redevelopment Plan are:

- The elimination of blighting influences and the correction of environmental deficiencies in the Central Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, obsolete and aged building types, shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities and utilities.
- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Central Project Area.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 2

- The replanning, redesign and redevelopment of portions of the Central Project Area that are stagnant or improperly utilized.
- The expansion and improvement of the community's supply of housing, particularly housing available to low- and moderate-income persons and families.

The actions necessary to achieve the goals of 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.
- Demolition or removal of certain buildings and improvements.
- The redevelopment of land by private enterprise or public agencies for uses in accordance with this Redevelopment Plan.

On October 11, 2004, the Redevelopment Agency Board approved a Disposition and Development Agreement (DDA) with Menorah Housing Foundation, Inc. for the development of an affordable senior housing project containing sixty-six (66) housing units, a recreation center, a manager's unit and common open space, located at Vernon Street and Atlantic Avenue in the Central Project Area. Each of the residential units will be restricted to seniors of very low income as determined by the United States Department of Housing and Urban Development (HUD). Subsequently, the City Council approved the DDA on October 19, 2004. The Agency has been recently notified that the application to HUD for \$8.2 million in construction funds has been approved. As a result, the Agency has a significant investment in the area.

The current project involves the acquisition of properties and ultimate assembly into parcels of adequate size to make them available for future development (Exhibit A – Site Map).

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 the subject properties and improvements was prepared by an independent appraiser, Integra Realty Resources, on November 20, 2004. This appraisal was updated on September 12, 2005, for those properties in which

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 3

settlements had not been reached. Offer letters were presented to the respective property owners based on the fair market value as follows:

The property located at 2525 Atlantic Avenue contains 4,578 square feet and is occupied by a freestanding commercial building containing 731 square feet used as a flower shop. Additionally, the property contains a single-family residence containing 812 square feet and a converted garage containing 658 square feet. On February 1, 2005, an offer to purchase the property at fair market value, pursuant to Government Code Section 7267.2(a), was submitted to the owner of the property. The fair market value of the property and improvements was \$345,000. The owner rejected the offer. Negotiations continued without success. The appraisal was updated as of September 12, 2005, reflecting a fair market value of \$375,000. Subsequent negotiations have been unsuccessful. Since the Notice of Hearing letters were sent, a possible settlement was reached with the owner. However, staff requests that the Agency Board continue to consider adopting a Resolution of Necessity to ensure that the acquisition process will continue.

The property located at 2527 Atlantic Avenue is a vacant lot containing 4,600 square feet, and occupied by two signboards. On January 10, 2005, an offer to purchase the property at fair market value, pursuant to Government Code Section 7267.2(a), was submitted to the owner of the property. The fair market value of the property and improvements was \$150,000. The owner rejected the offer. The appraisal was updated as of September 12, 2005, and a revised offer dated November 17, 2005, was submitted to the owner. The revised fair market value was \$160,000. This offer was also rejected. Since the Notice of Hearing letters were sent, a possible settlement was reached with the owner. However, staff requests that the Agency Board continue to consider adopting a Resolution of Necessity to ensure that the acquisition process will continue.

The property located at 2535 Atlantic Avenue contains 4,600 square feet, and is occupied by a freestanding commercial building containing 1,692 square feet with unknown occupancy, a single-family residence containing 378 square feet and a separate garage containing 324 square feet. On January 10, 2005, an offer to purchase the property at fair market value, pursuant to Government Code Section 7267.2(a), was submitted to the owner of the property. The fair market value of the property and improvements was \$310,000. The owner rejected the offer. Subsequent negotiations have been unsuccessful. This property cannot be acquired without the Agency's use of its power of eminent domain.

The property located at 2545 Atlantic Avenue contains 4,600 square feet, and is occupied by a freestanding commercial building containing 734 square feet occupied by a barbershop and office space, a single-family residence containing 1,136 square feet, and a four-unit residence containing 1,460 square feet. On February 1, 2005, an offer to purchase the property at fair market value, pursuant to Government Code Section 7267.2(a), was submitted to the owner of the property. The fair market value of the

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 4

property and improvements was \$635,000. The owner rejected the offer. Subsequent negotiations have been unsuccessful. This property cannot be acquired without the Agency's use of its power of eminent domain.

The property located at 572 Vernon Street contains 5,474 square feet, and is occupied by a single-family residence containing 1,136 square feet and a four-unit residence containing 2,024 square feet, including a garage. On March 16, 2005, an offer to purchase the property at fair market value, pursuant to Government Code Section 7267.2(a), was submitted to the owner of the property. The fair market value of the property and improvements was \$425,000. The owner rejected the offer. The appraisal was updated as of September 12, 2005, reflecting a revised fair market value of \$495,000. A revised offer to purchase the property at fair market value, dated November 17, 2005, was submitted to the owner. Subsequent negotiations have been unsuccessful. This property cannot be acquired 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 U.S. mail to the owners of record. Said owners were notified that if they wish to appear at the hearing and be heard, they must file a written request to appear with the City Clerk 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
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 property at 2545 Atlantic Avenue, Assessor Parcel Number 7208-006-026; 2535 Atlantic Avenue, Assessor Parcel Number 7208-006-027; 2527 Atlantic Avenue, Assessor Parcel Number 7208-006-028; 2525 Atlantic Avenue, Assessor Parcel Number 7208-006-029; and 572 Vernon Street, Assessor Parcel Number 7208-006-031 including land and improvements are as follows:

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 5

1. Public interest and necessity require the proposed project.

The Redevelopment Plan for the Central Project Area was adopted on March 6, 2001. The goals of the Redevelopment Plan include the elimination of blighting influences and the correction of environmental deficiencies, including buildings in which it is unsafe or unhealthy for persons to live or work, obsolete and aged building types and incompatible and uneconomic land uses. The assembly of this site into a parcel suitable for modern, integrated development is consistent with and furthers the goals of the Redevelopment Plan.

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.

The fundamental purpose of the Redevelopment Plan is to improve the quality of life for residents and business enterprises within the Central Project Area. Additionally, persons who are owners of real property within the Site have been given a reasonable opportunity to participate in the redevelopment of the Central Project Area consistent with the objectives of the Redevelopment Plan.

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

This action will further the goals and objectives of the Redevelopment Plan for the Central Long Beach Redevelopment Project. The subject properties are integral to the future redevelopment of the Project Area. Additionally, it is in the public interest to acquire the subject property in order to eliminate blighting influences, correct land use deficiencies and assemble land into parcels suitable for modern, integrated development within the Central Project Area.

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

The subject properties were appraised by an independent appraiser, Integra Realty Resources, on November 20, 2004, and updated September 12, 2005. Due to the refusal of the owners to accept the Agency's offers 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.

REDEVELOPMENT AGENCY BOARD MEMBERS

February 13, 2006

Page 6

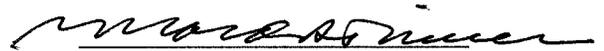
Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:BAK:MPC

APPROVED:



GERALD R. MILLER
CITY MANAGER

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

EXHIBIT A
SITE MAP

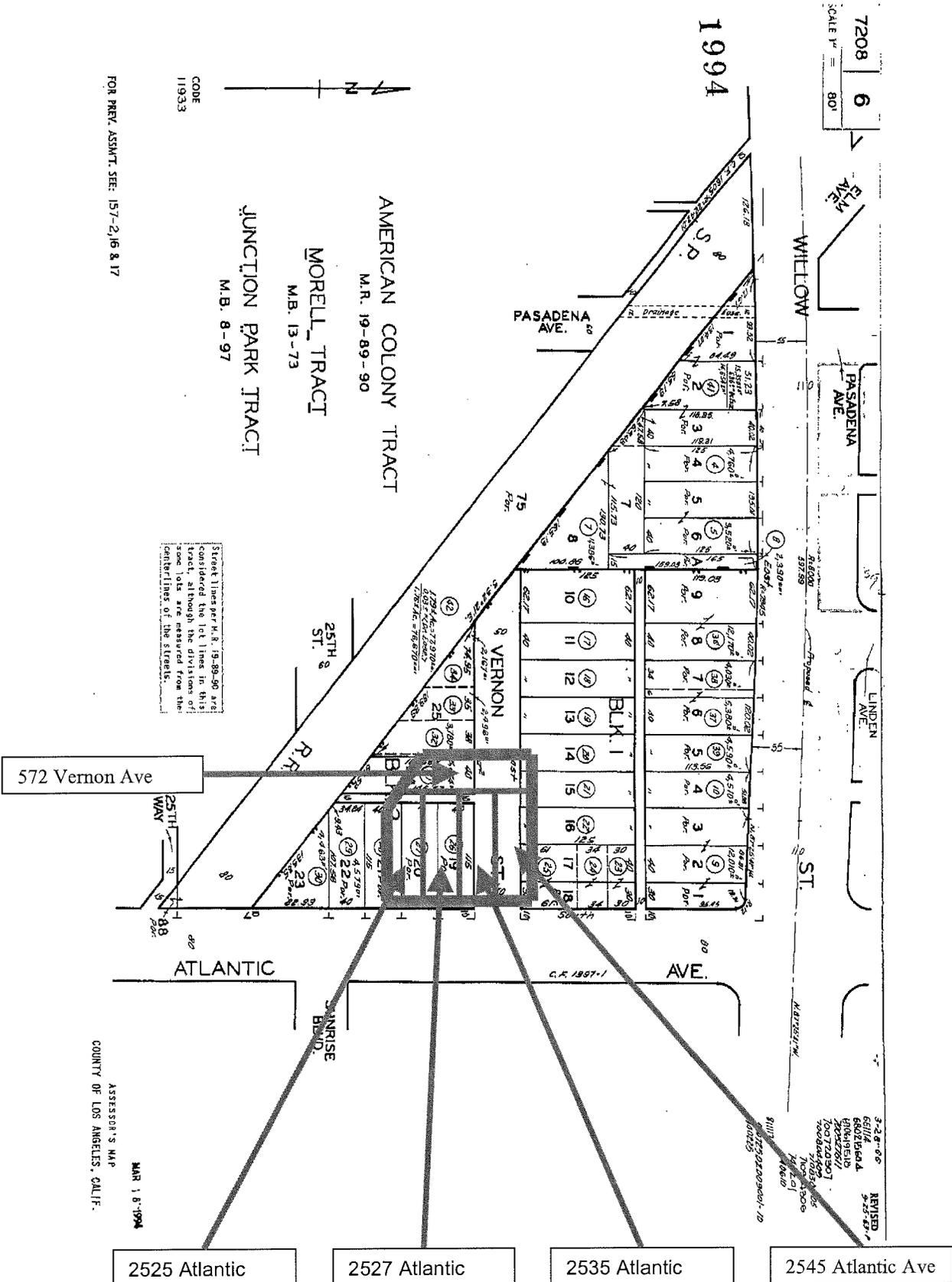


Exhibit B
2525 Atlantic Avenue



2527 Atlantic Avenue



2535 Atlantic Avenue



2545 Atlantic Avenue



2545 Atlantic Avenue



572 Vernon 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
(2525 ATLANTIC AVENUE) WITHIN THE CENTRAL 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 Central 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: 2525 Atlantic Avenue, Long Beach, California more particularly described as:

LOT 22 IN BLOCK 2 OF THE JUNCTION PARK TRACT, IN
THE CITY OF LONG BEACH, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP

RECORDED IN BOOK 8, PAGE 97, 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, on this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

HAM:fl
2/8/06
L:\APPS\CtyLaw32\WPDOCS\D008\PO05\00085329.WPD
#06-00646

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
(2527 ATLANTIC AVENUE) WITHIN THE CENTRAL 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 Central 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: 2527 Atlantic Avenue, Long Beach, California more particularly described as:

LOT 21 IN BLOCK 2 OF THE JUNCTION PARK TRACT, IN
THE CITY OF LONG BEACH, COUNTY OF LOS
ANGELES, STATE OF CALIFORNIA, AS PER MAP
RECORDED IN BOOK 8, PAGE 97, 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

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

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).

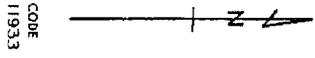
Sec. 6. The Agency is hereby authorized and empowered to acquire by condemnation in its name to be used for said redevelopment purposes in accordance with the provisions of the Code of Civil Procedure, the California Community Redevelopment Law, and the Constitution of California relating to eminent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

EXHIBIT A
SITE MAP

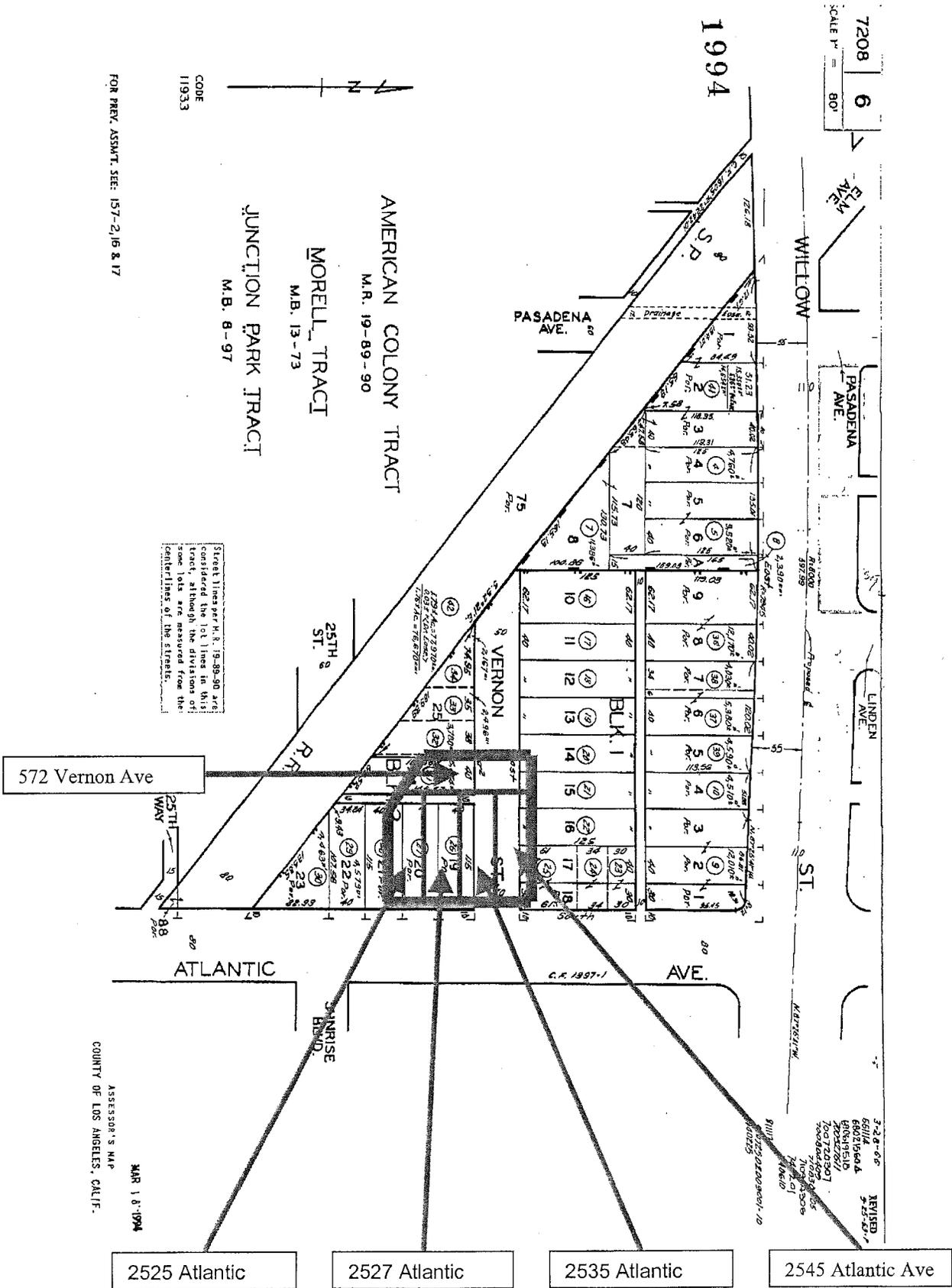
7208 6
SCALE 1" = 80'

1994



CODE
1/1933

FOR PREV. ASSWT. SEE: 157-2,16 & 17



Street lines per M.R. 19-89-90 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.
MAR 18 1994

2525 Atlantic

2527 Atlantic

2535 Atlantic

2545 Atlantic Ave

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
(2535 ATLANTIC AVENUE) WITHIN THE CENTRAL 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 Central 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: 2535 Atlantic Avenue, Long Beach, California more particularly described as:

THE WEST 115 FEET OF LOT 20 IN BLOCK 2 OF THE
JUNCTION PARK TRACT, IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 8, PAGE 97, 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, on this _____ day of February, 2006.

Executive Director/Secretary

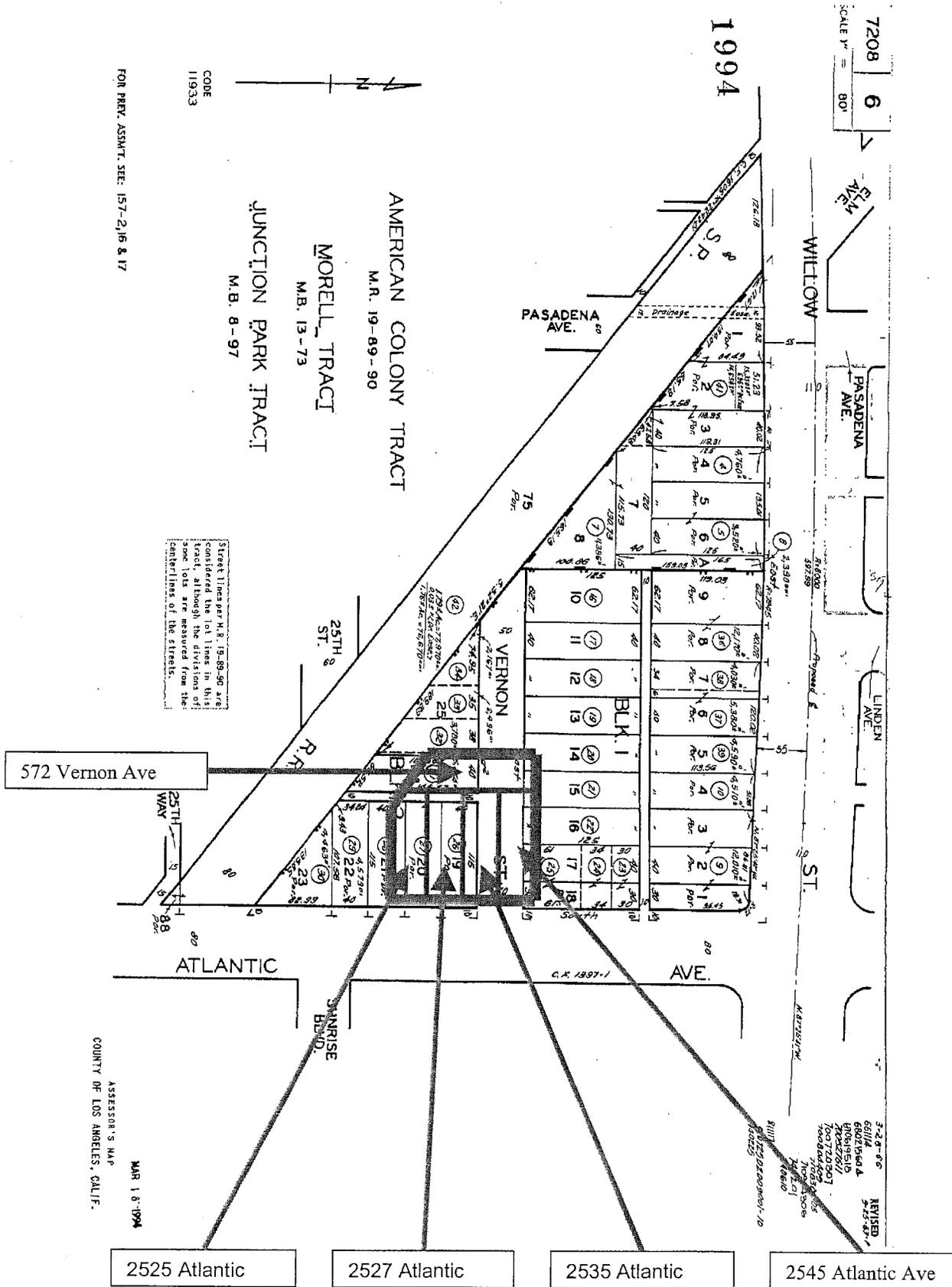
APPROVED:

Chair

HAM:fl
2/8/06
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#06-00646

EXHIBIT A

SITE MAP



FOR PREP. ASSM'T. SEE: 157-2,16 & 17

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.
MAR 18 1994

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
(2545 ATLANTIC AVENUE) WITHIN THE CENTRAL 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 Central 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: 2545 Atlantic Avenue, Long Beach, California more particularly described as:

THE WEST 115 FEET OF LOT 20 IN BLOCK 2 OF THE
JUNCTION PARK TRACT, IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 8, PAGE 97, 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, on this ____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

HAM:fl
2/8/06
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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
(572 VERNON STREET) WITHIN THE CENTRAL 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 Central 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: 572 Vernon Street, Long Beach, California more particularly described as:

LOT 24 AND THE EAST 2 FEET OF LOT 25 BLOCK 2
JUNCTION PARK TRACT, IN THE CITY OF LONG BEACH,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 8, PAGE 97, 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, on this _____ day of _____, 2006.

Executive Director/Secretary

APPROVED:

Chair

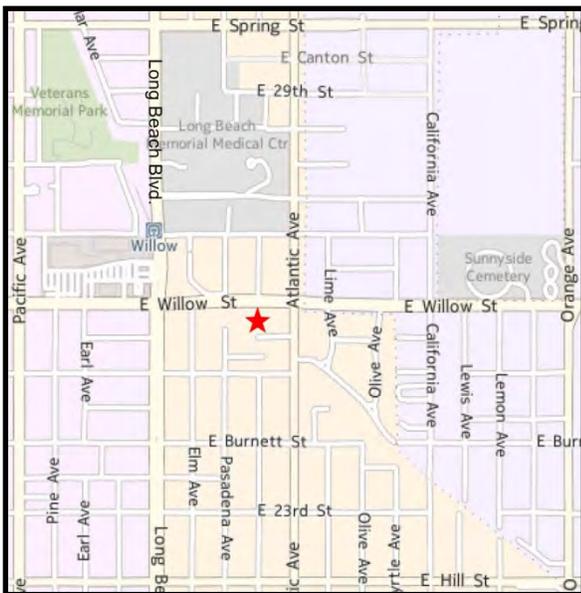
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#06-00646

42-43). Former Sims Liquor Site Development



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	540-558 E. Willow St.
Assessor ID Number(s):	7208-006-909 & -918
Lot Size (SF):	21,580
Zoning:	LBDP25
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



The Memorial Hospital Neighborhood Center (Center) is identified in the Central Strategic Guide for Development (Guide) as a target area for concentrated redevelopment activity. One of the priorities for this Center is to encourage a high-intensity retail and commercial node that would serve Long Beach Memorial Medical Center (LBMMC). The former Redevelopment Agency (Agency) acquired the property at 540-558 E. Willow Street as part of its revitalization efforts within the Center to remove blight and re-plan improperly utilized and non-conforming commercial properties. In addition to recent improvements within the Center such as Wrigley Marketplace, Fellowship Park and the Menorah Senior Housing Development, the Agency was in the process of reviewing development proposals for this parcel prior to dissolution. It is our intent to dispose of the site through a competitive RFP process.

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





Date: March 14, 2005
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for 530-542 East Willow Street – Central Long Beach Redevelopment Project Area (CD 6)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 530-542 East Willow Street for \$1,200,000 plus closing costs.

BACKGROUND

The property proposed for acquisition is a 12,170-square-foot lot that is improved with a two-story 9,729-square-foot structure located at 530-542 East Willow Street (Property) (Exhibit A – Site Map and Photo). The Property has 102 linear feet of street frontage along Willow Street and a public alley to the rear. The ground floor of the structure contains six retail units totaling 4,636 square feet. The second floor contains eight one-bedroom residential dwellings that are approximately 640 square feet each. All of the retail and residential units are currently occupied.

A formal appraisal was conducted on September 15, 2004, and concluded the fair market value of the Property to be \$1,200,000, excluding relocation, demolition and goodwill costs.

The Property is located within the Memorial Hospital Neighborhood Center (Center), which is identified in the draft Central Long Beach Strategic Guide for Development as a target area for concentrated redevelopment activity. Recent improvements within the Center include the Wrigley Marketplace, Fellowship Park and new commercial developments (i.e. Rite Aid, Sketchers and Yoshinoya). In addition, the proposed Menorah Senior Housing Development is located adjacent to the Property. The redevelopment of the Property will further the improvement of the area.

Redevelopment Agency Board Members
March 14, 2005
Page 2

On February 3, 2005, the Central Project Area Committee approved a recommendation to appropriate Central Revenue Bond proceeds to support the acquisition of the Property. Subsequently, the Redevelopment Agency Board and the City Council approved the bond expenditure on February 14, 2005, and March 1, 2005, respectively.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 530-542 East Willow Street for \$1,200,000 plus closing costs.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

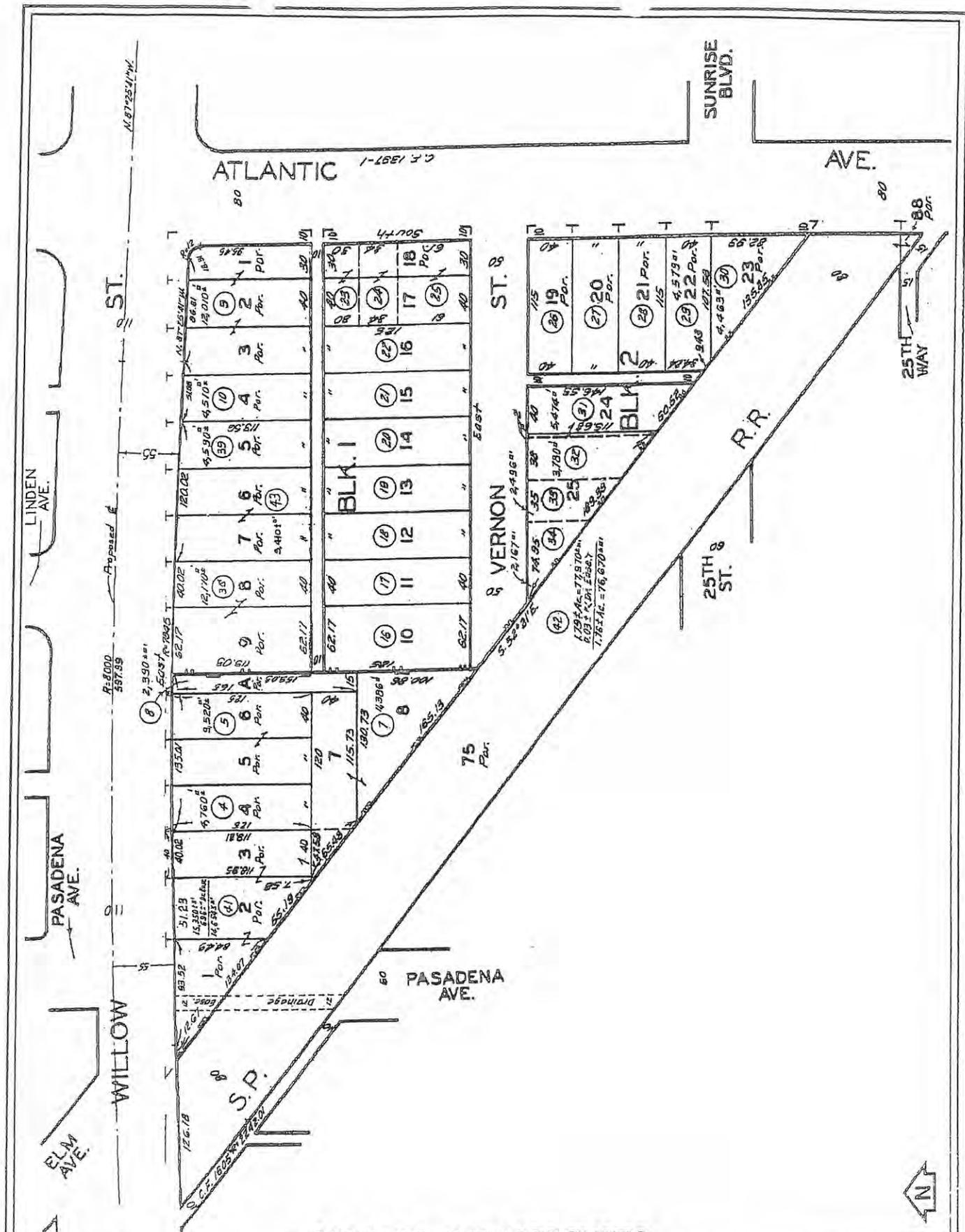
APPROVED:



GERALD R. MILLER
CITY MANAGER

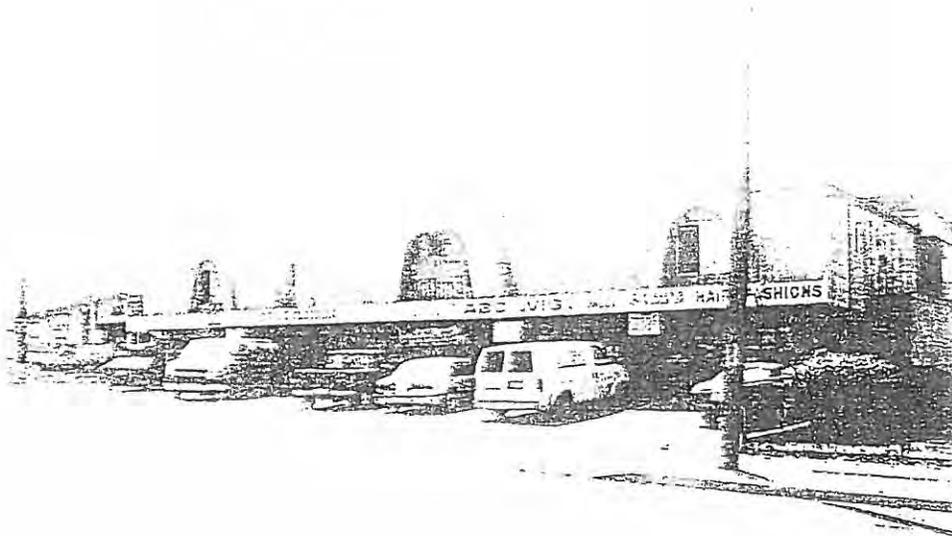
MSF:DSW

Attachments: Exhibit A – Site Map and Photo



LIDGARD AND ASSOCIATES
APPRAISERS-CONSULTANTS

SUBJECT PROPERTY



View looking southeasterly at the subject property from Willow Street. See additional photographs in the Addenda Section.

APPARENT VESTEE: Joseph Grana, trustee of the Grana Trust
Mailing Address: 1657 Candlewood Drive
Upland, CA 91784
Telephone: (909) 608-0411

PROPERTY ADDRESS: 530-542 East Willow Street
Long Beach, California

LEGAL DESCRIPTION: Lots 8 and 9, Block 1, Junction Park Tract, per map recorded in Book 8, Page 97 of Maps, in the office of the County Recorder, County of Los Angeles, California, except of street.



LONG BEACH REDEVELOPMENT AGENCY

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

July 2, 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 for the acquisition of property at 552-558 E. Willow Street for \$1,500,000 plus closing and relocation costs. (Central - District 6)

DISCUSSION

The Memorial Hospital Neighborhood Center is identified in the Central Strategic Guide for Development (Guide) as a target area for concentrated redevelopment activity. Proposed redevelopment projects in this area include the Menorah Senior Housing Project and the Long Beach Ronald McDonald House. The concentration of redevelopment activity in this neighborhood, coupled with the proposed improvements to Memorial Hospital will catalyze the revitalization of the area. To further the goals of the Guide, staff has continued to pursue land assembly in this area. One of the targeted sites is located at 552-558 E. Willow Street (Subject Property) (Exhibit A – Site Map).

The Subject Property is 9,410 square feet and improved with a 4,272 square foot commercial building. The building contains two commercial units that include a restaurant and a liquor store. Existing tenants will be relocated and compensated according to state relocation law.

The following summarizes the proposed transaction:

- Reinelt Family Trust owns the property;
- A formal appraisal was conducted by Lidgard and Associates on April 20, 2006, and reviewed on January 31, 2007, which concluded the fair market value to be \$1,375,000;

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

July 2, 2007

Page 2

- The Agency's purchase price for the property will be \$1,500,000 or \$159 per square foot of land. This is within 10% of the property's appraised fair market value of \$1,375,000; and
- This is a voluntary sale, avoiding eminent domain.

The Agency currently owns the 12,170 square foot lot located directly to the west at 530-548 E. Willow Street. Once assembled, it is proposed to redevelop the properties with a development consistent with the goals identified in the Guide. The Guide proposes transit-oriented development with medical uses in conjunction with residential development in this area.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PHW
PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:DSW:JMV

APPROVED:


GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map

EXHIBIT A

Site Map

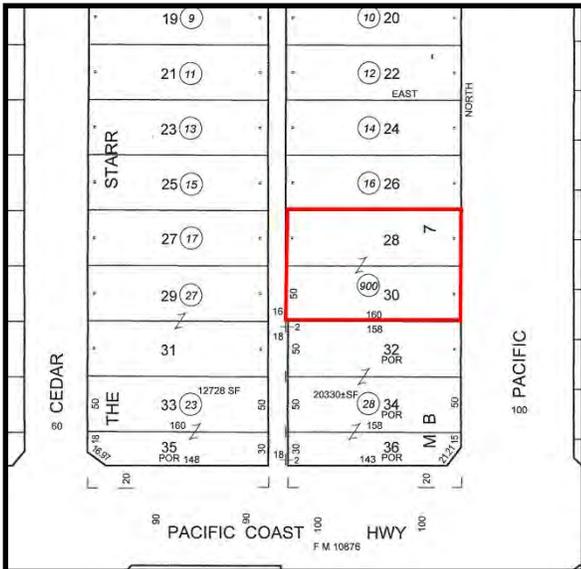


44). 1827 Pacific Avenue Development



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	1827 Pacific Avenue
Assessor ID Number(s):	7209-022-900
Lot Size (SF):	16,000
Zoning:	LBCCA
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



The Central Long Beach Strategic Guide for Development (Guide) identifies Pacific Avenue between Pacific Coast Highway and Willow Street as a priority district for redevelopment activities. The goal of the community is to create a vibrant pedestrian-oriented environment. In addition, the Guide discusses land assembly to attract new retailers and restaurants and the creation of public parking where possible. The former Redevelopment Agency acquired the site to remove blight along the corridor and to add public parking until a commercial development could proceed in the area suitable to attract a national retail tenant. The site will be disposed through a competitive RFP process upon approval of this Plan.



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





Building A Better Long Beach

Item 2

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 1827-1835 Pacific Avenue for a purchase price of \$1,603,000, plus closing costs. (Central – District 6)

DISCUSSION

The Central Long Beach Strategic Guide for Development (Guide) identifies Pacific Avenue between Pacific Coast Highway and Willow Street as a priority district for redevelopment activity. The goal of the community is to create a vibrant pedestrian-oriented environment. In addition, the Guide discusses land assemblage to attract new retailers and restaurants, and the creation of public parking where possible. Redevelopment Agency (Agency) staff has successfully negotiated the acquisition of 1827-1835 Pacific Avenue (Subject Property) (Exhibit A – Site Map). Acquisition of the Subject Property will remove blight along the corridor and help facilitate a land assemblage suitable to attract retailers and restaurants.

The Subject Property (APN 7209-022-019) is approximately 16,000 square feet and is currently a motel (Exhibit B – Site Photograph). The land will be used for off-street parking for neighborhood-serving retail until the development of a national retail tenant proceeds in the area. The following summarizes the proposed transaction:

- Raman Naran currently owns the Subject Property;
- A formal appraisal was conducted on March 10, 2008, by Lidgard and Associates to determine the fair market value;
- The Agency's purchase price for the Subject Property will be \$1,603,000 or \$100.19 per square foot of land. This is within the range of the Subject Property's appraised fair market value; and
- This is a voluntary sale, avoiding eminent domain.

THE CITY OF LONG BEACH REDEVELOPMENT AGENCY

333 West Ocean Blvd., Long Beach, CA 90802 T: 562.570.6615 F: 562.570.6215 rda.longbeach.gov

October 6, 2008

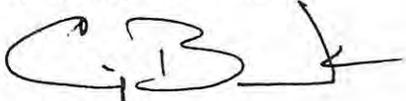
Page 2

The Central Long Beach Project Area Committee approved a recommendation to support the acquisition of the Subject Property.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Beck', with a horizontal line extending to the right and a vertical line crossing it.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:DSW:TF

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



Exhibit A - Site Map



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.

Exhibit B - Site Photograph



1827-1835 Pacific Avenue

Exhibit B - Site Photograph



1827-1835 Pacific Avenue

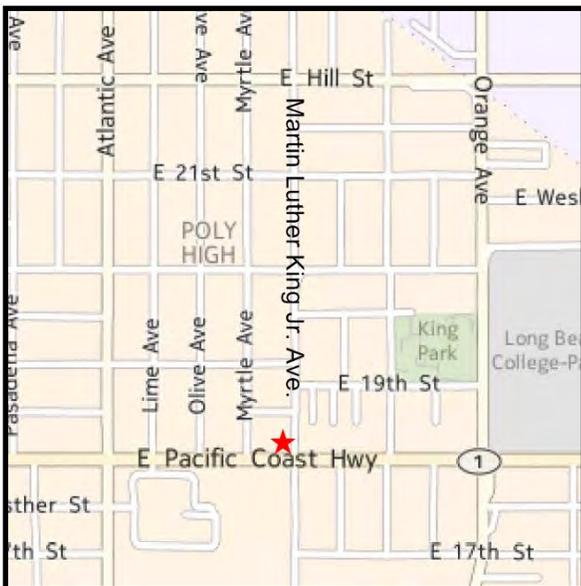
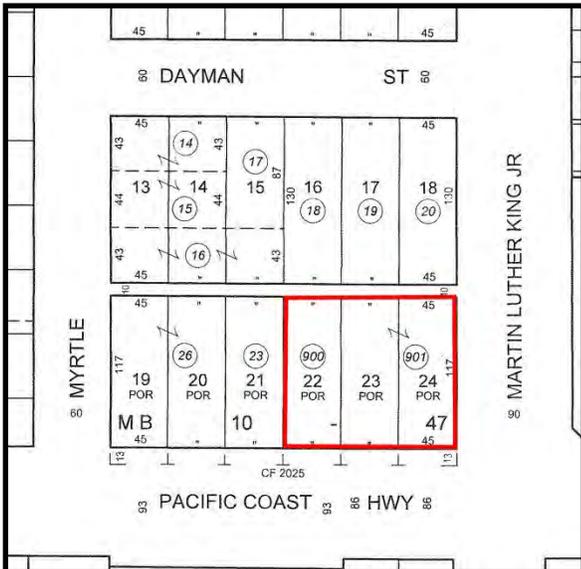
45-46).

PCH/MLK Development



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	925-941 E. PCH
Assessor ID Number(s):	7210-013-900 & -901
Lot Size (SF):	15,795
Zoning:	LBCHW
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



One of the priorities of the Central Long Beach Strategic Guide for Development (Guide) is the revitalization of key commercial corridors along Anaheim Street and Pacific Coast Highway. Pacific Coast Highway has been a regional street connecting the oceanfront communities of the South Bay area. Further, the busy commercial street is bordered on both sides with some of the densest residential neighborhoods in Long Beach. To that end, the former Redevelopment Agency (Agency) considered the property at 925-941 E. Pacific Coast Highway as an important component of the revitalization effort and acquired the property to eliminate blight and proceed with a development that would provide neighborhood-serving commercial uses. The Agency was in discussions with a developer, including design and selection of a national tenant, for a Disposition and Development Agreement but terms and conditions could not be completed prior to dissolution. It is intended that these negotiations would restart upon approval of this Plan.

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





Building A Better Long Beach

Item 6

June 2, 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 925 and 941 E. Pacific Coast Highway for \$1,300,000 plus closing and relocation costs. (Central – District 6)

DISCUSSION

One of the priorities of the Central Long Beach Strategic Guide for Development is the revitalization of key commercial corridors along Anaheim Street and Pacific Coast Highway. To that end, Redevelopment Agency (Agency) staff has identified property at 925 and 941 E. Pacific Coast Highway (Property) (Exhibit A – Site Map) as an important component of the revitalization effort.

The Property is a 15,782-square-foot commercial retail building (Exhibit B – Site Photograph). The tenant is a convenience/liquor store operator. In March 2007, the Agency offered the property owner \$1,185,000 to purchase the Property based on a market value appraisal dated December 3, 2007. After extensive negotiations, the property owner has agreed to sell the Property to the Agency for \$1,300,000. In addition, eligible tenants will receive relocation assistance pursuant to state relocation law.

If approved, the acquisition of the Property will enable the Agency to continue to eliminate blight and effect positive change in the Project Area. Recent Project Area successes in the Property's vicinity include completion of the Martin Luther King Jr. Avenue Median Island Project that incorporates newly constructed landscaped medians between Pacific Coast Highway and 20th Street. In addition, a passive park is under design just opposite the Property.

REDEVELOPMENT AGENCY BOARD MEMBERS

June 2, 2008

Page 2

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:LAF:MA:ma

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

EXHIBIT A



925 -941 E. Pacific Coast Hwy.



Disclaimer

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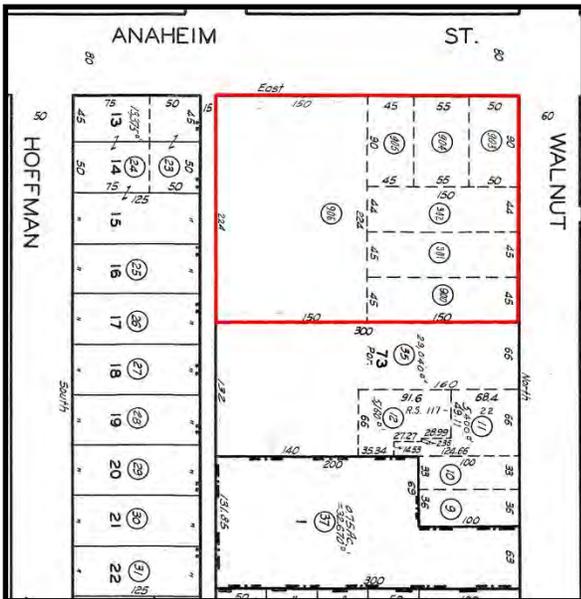
EXHIBIT B

47-53). Anaheim/Walnut Development

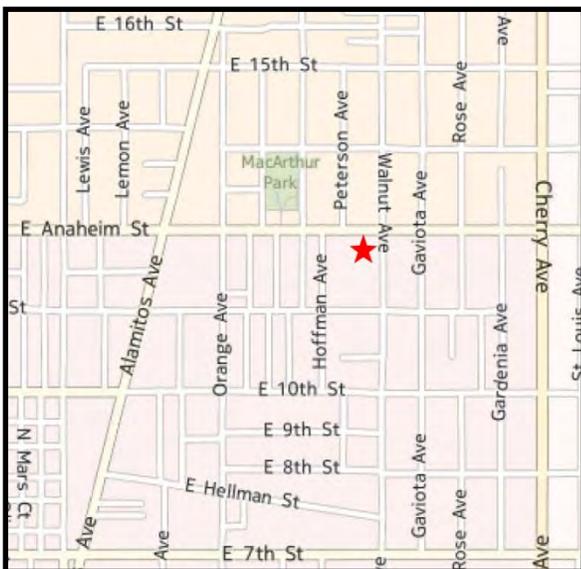


Parcel Data:

Property Type: Lot/Land
 Permissible Use: Future Development
 Property Address: 1205-1209 Walnut Avenue/1500-1546 E. Anaheim Street
 Assessor ID Number(s): 7267-001-900, -901, -902, -903, -904, -905 & -906
 Lot Size (SF): 67,200
 Zoning: LBR2N, LBCCP
 Council District: 6
 Strategic Plan: Central Long Beach Strategic Guide for Development



One of the priorities of the Central Long Beach Strategic Guide for Development (Guide) is the revitalization of key commercial corridor along Anaheim Street and Pacific Coast Highway (PCH). Anaheim Street carries some of the highest volumes of traffic within Long Beach mainly due to its connections with the 710 freeway and Port of Long Beach and its role in carrying east-west regional traffic. The former Redevelopment Agency (Agency) acquired the property at 1500-1546 E. Anaheim/1205-1209 Walnut Avenue for the purposes of removing blighted, incompatible commercial uses and replacing them with uses more compatible with the adjacent residential neighborhoods, including the construction of a new Fire Station No. 10. These parcels reside in the heart of a regional ethnic corridor along East Anaheim Street between Alamitos Avenue and Redondo Avenue. This area is ethnically diverse with an Asian and Hispanic population and is also the hub of one of the largest Cambodian communities in Southern California. This area has a great potential to enhance its cultural flavor and further develop as an Ethnic corridor with regional draw. This corridor would serve as a unique, regional destination center based on its planned multi-ethnic offerings of goods and food and its unique mix of Cambodian, Latino and African-American population. Future development alternatives include community serving, ethnically relevant retail uses. Prior to dissolution, the Agency was considering several projects to further the Guide's efforts to revitalize the economic vitality of this corridor. Development alternatives may include both public and private uses, but ultimately including neighborhood serving retail, such as a grocery store. The site would be disposed through a competitive RFP process upon approval of this Plan.



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





Date: January 13, 2003
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: Residential Purchase Agreements for Properties Located at 1205 Walnut Avenue, 1207 Walnut Avenue, and 1209 Walnut Avenue – Central Long Beach

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute Purchase and Sale Agreements and all other related documents for the acquisition of the following properties: 1205 Walnut Avenue (\$400,000), 1207 Walnut Avenue (\$208,000), and 1209 Walnut Avenue (\$340,000).

BACKGROUND

The Redevelopment Agency is currently moving forward with the purchase of property on the north side of East Anaheim Street for a new Mark Twain Library, including three parcels owned and used by Community Rehabilitation Industries (CRI) for non-profit community-based social services. This includes a 9,662 square foot building used primarily as a workforce training center and an off-street parking lot with 47 spaces. However, CRI's main facility is located on the opposite side of Anaheim.

Staff has been analyzing various locations on the south side of Anaheim Street for the relocation of the acquired facilities. The area located between the CRI main facility and Walnut Avenue has been identified as the most logical replacement location because it consolidates CRI's operations and is large enough to replace the acquired facilities.

Ron Laurain completed appraisals and offers to purchase were made on the three residential parcels and one commercial parcel comprising this site earlier this year. Negotiated agreements to purchase have been reached for the three residential properties while negotiations continue on the commercial parcel.

Staff believes it is prudent to proceed with the residential purchases. The land from the three lots is sufficient to replace the off-street parking area needed by CRI to operate its main facility. Since the land is adjacent to the main building, a much-needed loading dock area can also be incorporated into the site plan. This part of the CRI relocation is not controversial and ensures the replacement of a key facility needed to continue in operation.

The property at 1205 Walnut Avenue (APN 7267-001-015) consists of 6,750 square feet of land improved with a 1,388 square foot house built in 1919 and a 610 square foot detached garage and workshop. A family with a disabled head of household occupies the single-family residence, which has been substantially remodeled within the last five years to make it fully accessible. Any replacement dwelling will require similar improvements for accommodation. The fair market value of the property is \$360,000. The owner has agreed to accept \$400,000 for both acquisition and relocation benefits. The allocation of \$40,000 for relocation is reasonable given the need to retrofit replacement housing for accessibility.

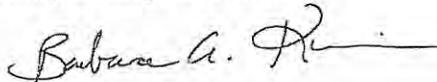
The property at 1207 Walnut Avenue (APN 7267-001-016) also consists of 6,750 square feet of land with a 1,093 square foot house built in 1919 and a 210 square foot detached garage. The property is tenant-occupied and the owner will sell the property for its fair market value of \$208,000. The tenant will receive relocation benefits in accordance with State law.

The property at 1209 Walnut Avenue (APN 7267-001-017) has 6,600 square feet of land improved with two single-family residences, one with 949 square feet and one with 492 square feet, and one duplex with two studio apartments totaling 735 square feet together. There is also one detached garage on the property. All the buildings were constructed in 1923. One house is tenant-occupied and the others are vacant. The fair market value of the parcel is currently appraised at \$330,000 and the owner has agreed to sell the property for \$340,000. The tenant will receive relocation benefits in accordance with State law.

Funds for these three acquisitions are available from Central Project FY 2003 tax increment revenues.

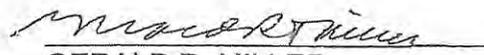
It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute Purchase and Sale Agreements and all other related documents for the acquisition of the following properties: 1205 Walnut Avenue (\$400,000), 1207 Walnut Avenue (\$208,000), and 1209 Walnut Avenue (\$340,000).

Respectfully Submitted,



for MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:


GERALD R. MILLER
ACTING CITY MANAGER

MSF:JVK:jvk
Attachments: Site Map and Photographs
My Documents/Mark Twain/CRI Houses Staff Report

CRI Relocation Option

(South of Anaheim Street)

CRI

Commercial Property

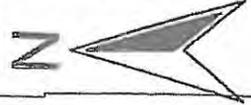
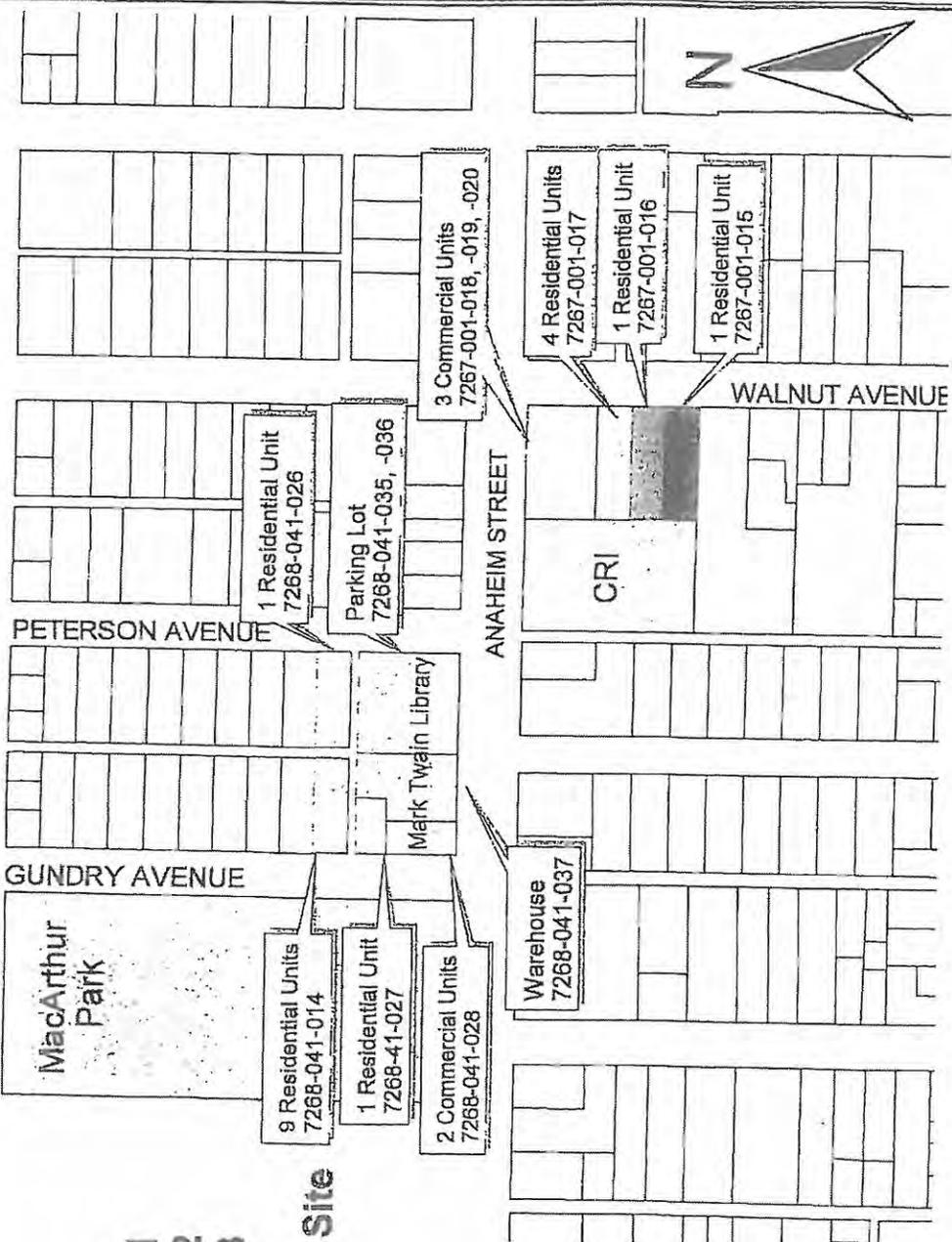
Residential Property #1

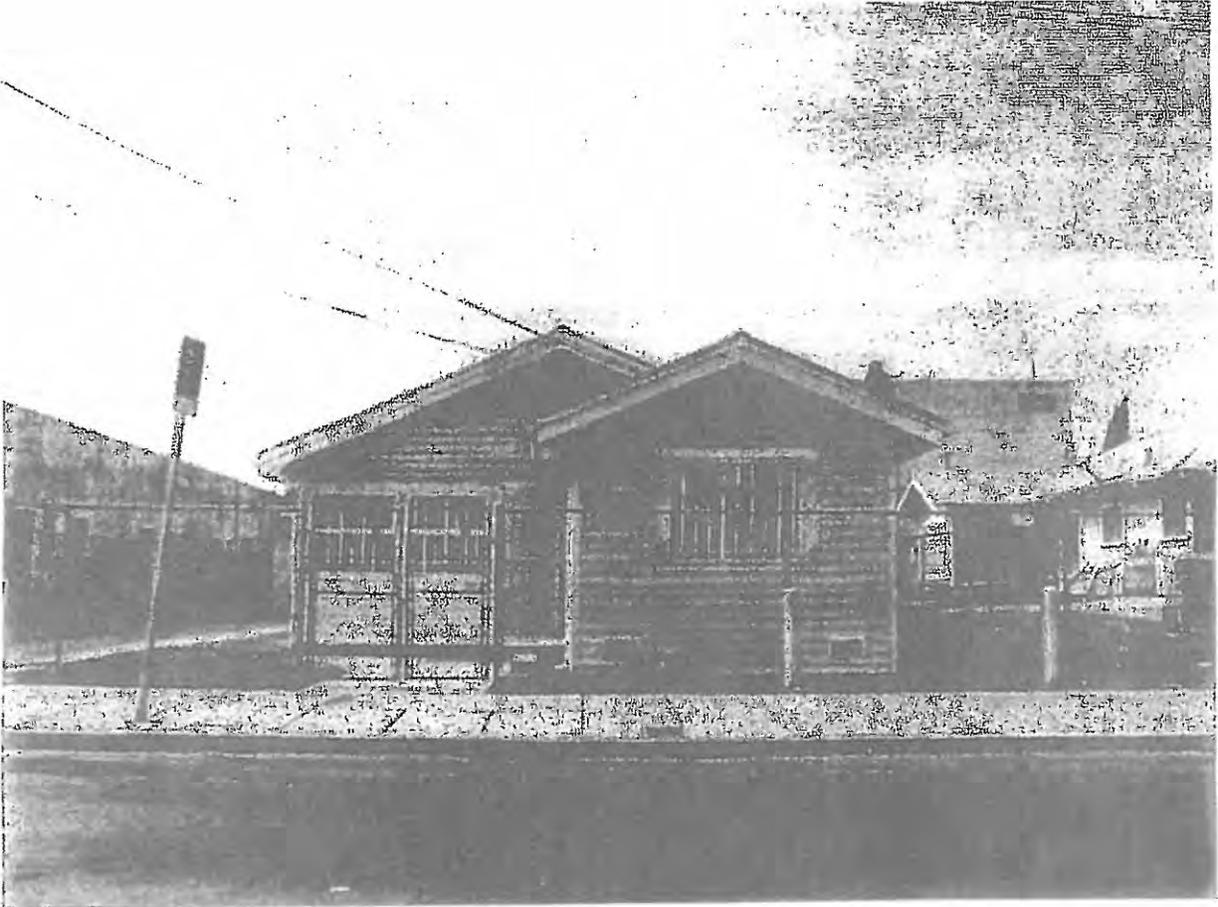
Residential Property #2

Residential Property #3

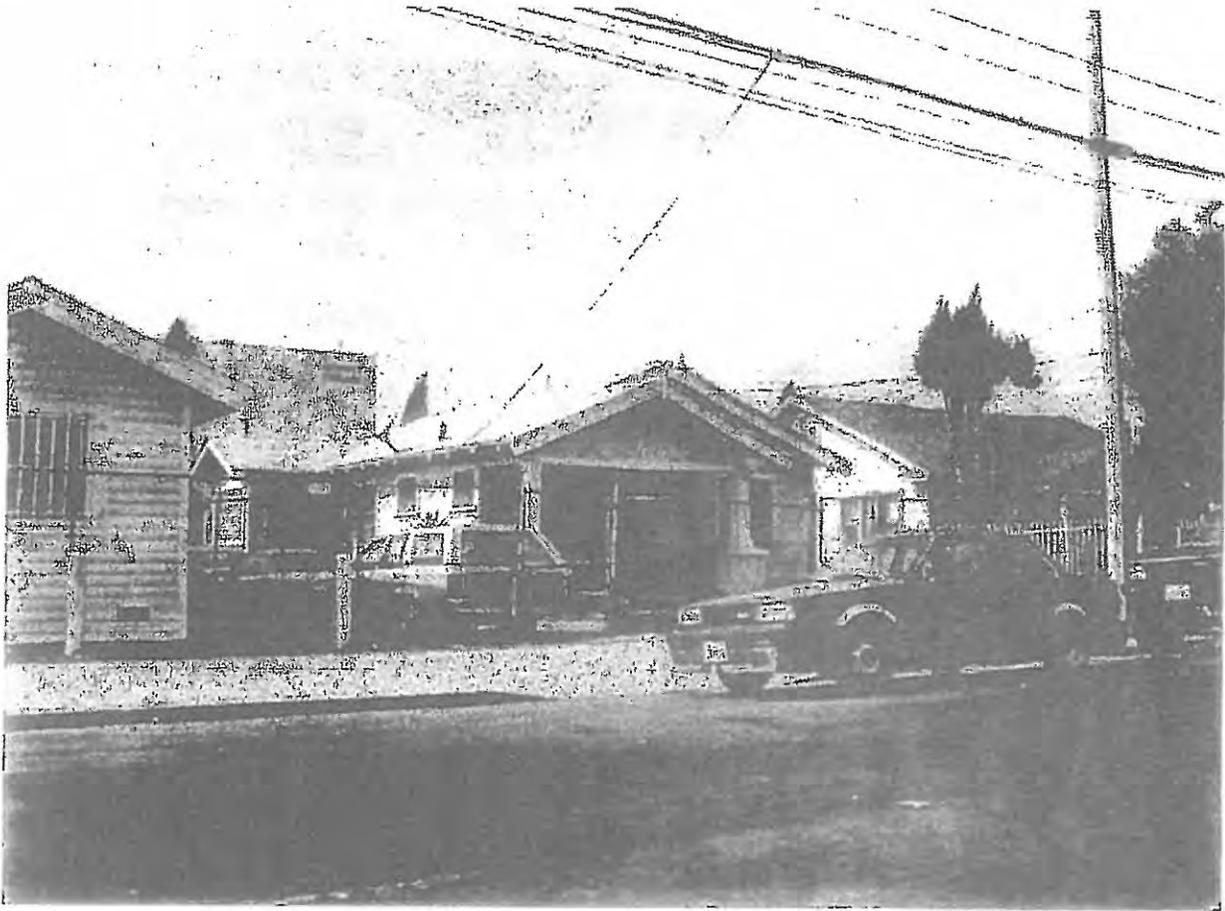
MacArthur Park

Mark Twain Expansion Site

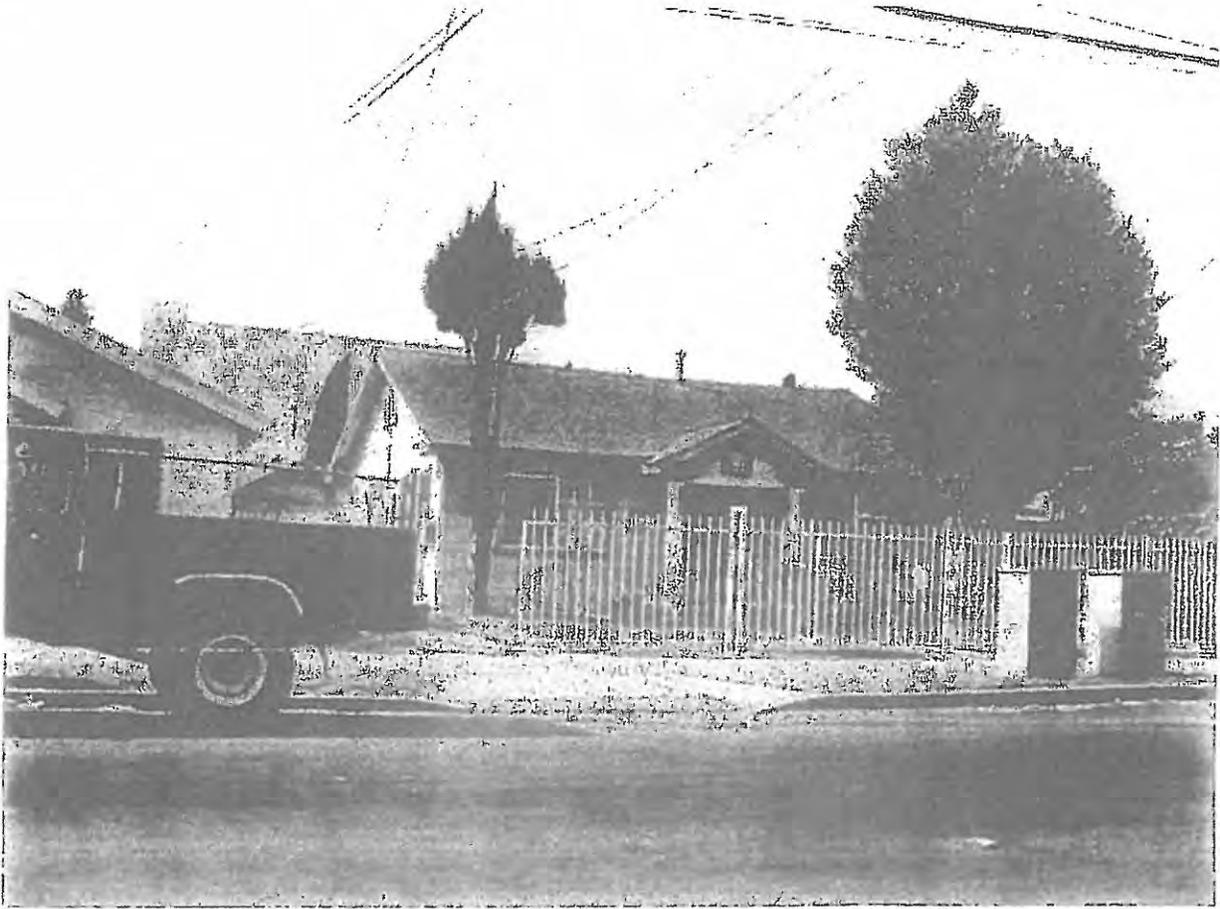




1205 Walnut Avenue



1207 Walnut Avenue



1209 Walnut Avenue



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 enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1501 E. Anaheim Street and 1500 E. Anaheim Street for \$2,127,000 plus closing costs. (Central - District 2 and 6)

DISCUSSION

On June 26, 2003, the Long Beach Redevelopment Agency (Agency) entered in agreement with AbilityFirst, formerly Community Rehabilitation Industries (CRI), to purchase property located at 1409 East Anaheim Street. The property is needed for the construction of the new MacArthur Park Library. Per the agreement, the Agency was to build a replacement facility to be adjacent to CRI's main site located at 1500 East Anaheim Street (Main Building).

Due to changed circumstances, AbilityFirst no longer has the funding necessary to operate the replacement facility or continue operations at their Main Building. They indicated their desire to terminate the Purchase Agreement and enter into an agreement to sell the Main Building and associated parking lot, located at 1501 E. Anaheim Street, to the Agency.

On August 22, 2005, the Redevelopment Agency Board approved a revised Purchase and Sale Agreement that terminated the previous Purchase Agreement. The Revised Purchase and Sale Agreement sets forth the responsibilities of both parties for the acquisition of AbilityFirst's properties (Exhibit A – Site Map).

The 1500 East Anaheim Street Property has a lot size of 33,602 square feet and is improved with a 22,518-square-foot building. The appraisal has determined the fair market value of the Property to be \$1,920,000, or \$57 per square foot (Exhibit B – Site Photo).

REDEVELOPMENT AGENCY BOARD MEMBERS

November 14, 2005

Page 2

The 1501 East Anaheim Street Property has a lot size of 6,802 square feet and is improved as a surface parking lot. The appraised fair market value of both properties for the property is \$207,000, or \$30 per square foot (Exhibit C – Site Photo).

The acquisition of the Properties in addition to the Agency-owned land at the southwest corner of Anaheim Street and Walnut Avenue will create a development site of close to one acre of land.

The following summarizes the proposed transaction:

- AbilityFirst owns both of the properties;
- A formal appraisal was conducted by R.P. Laurain and Associates on August 9, 2005, which concluded the fair market value to be \$2,127,000;
- The Agency's purchase price for the properties will be \$2,127,000 plus closing costs; and
- This is a voluntary sale, avoiding eminent domain.

Funds that were budgeted for the construction of the AbilityFirst replacement facility will be used for the acquisition of all the identified sites.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachment: Exhibit A – Site Map
Exhibit B – Site Photo – 1500 East Anaheim Street
Exhibit C – Site Photo – 1501 East Anaheim Street

Send To Printer

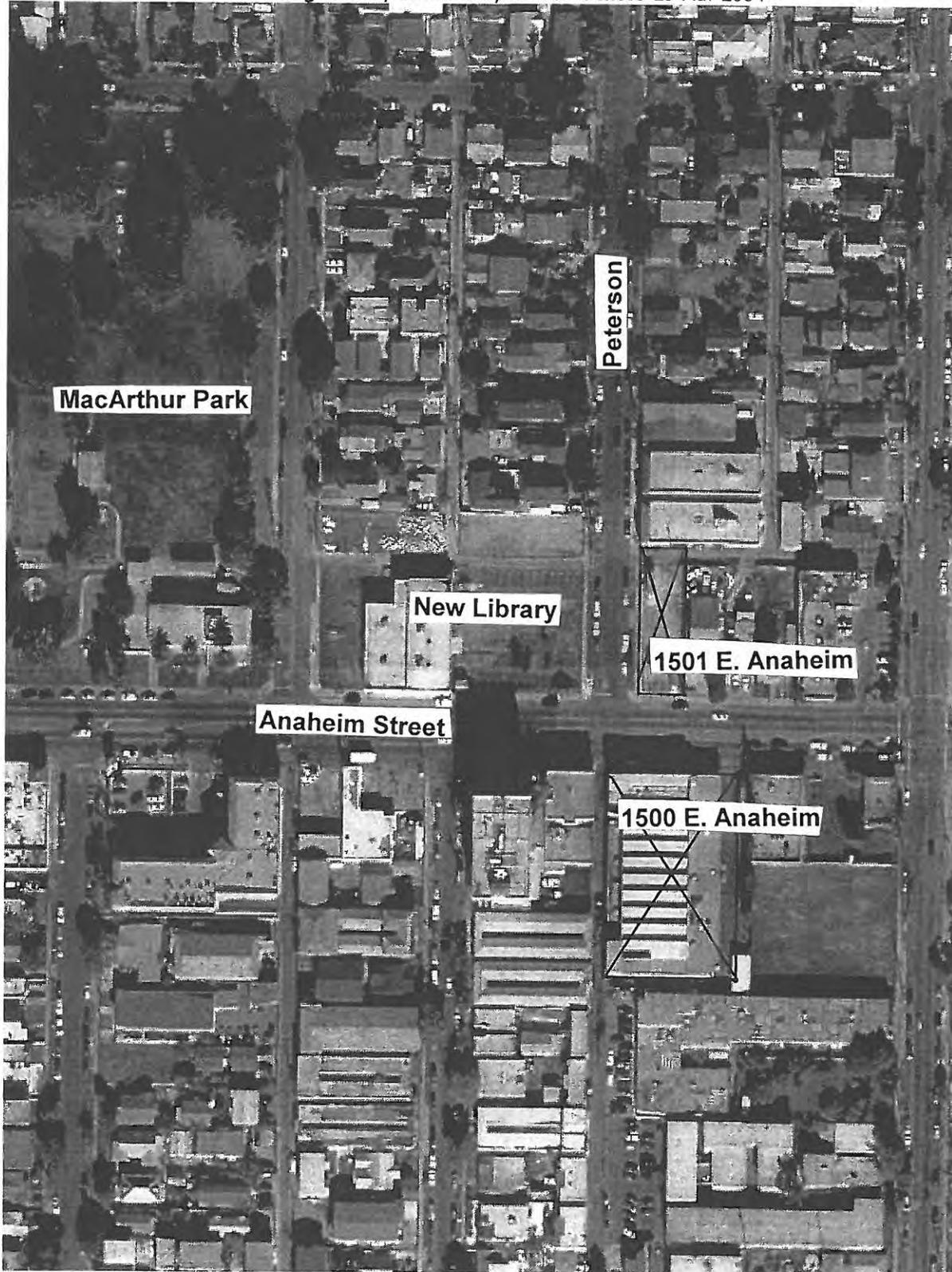
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Show Grid Lines

Change to Landscape

USGS Long Beach, California, United States 29 Mar 2004

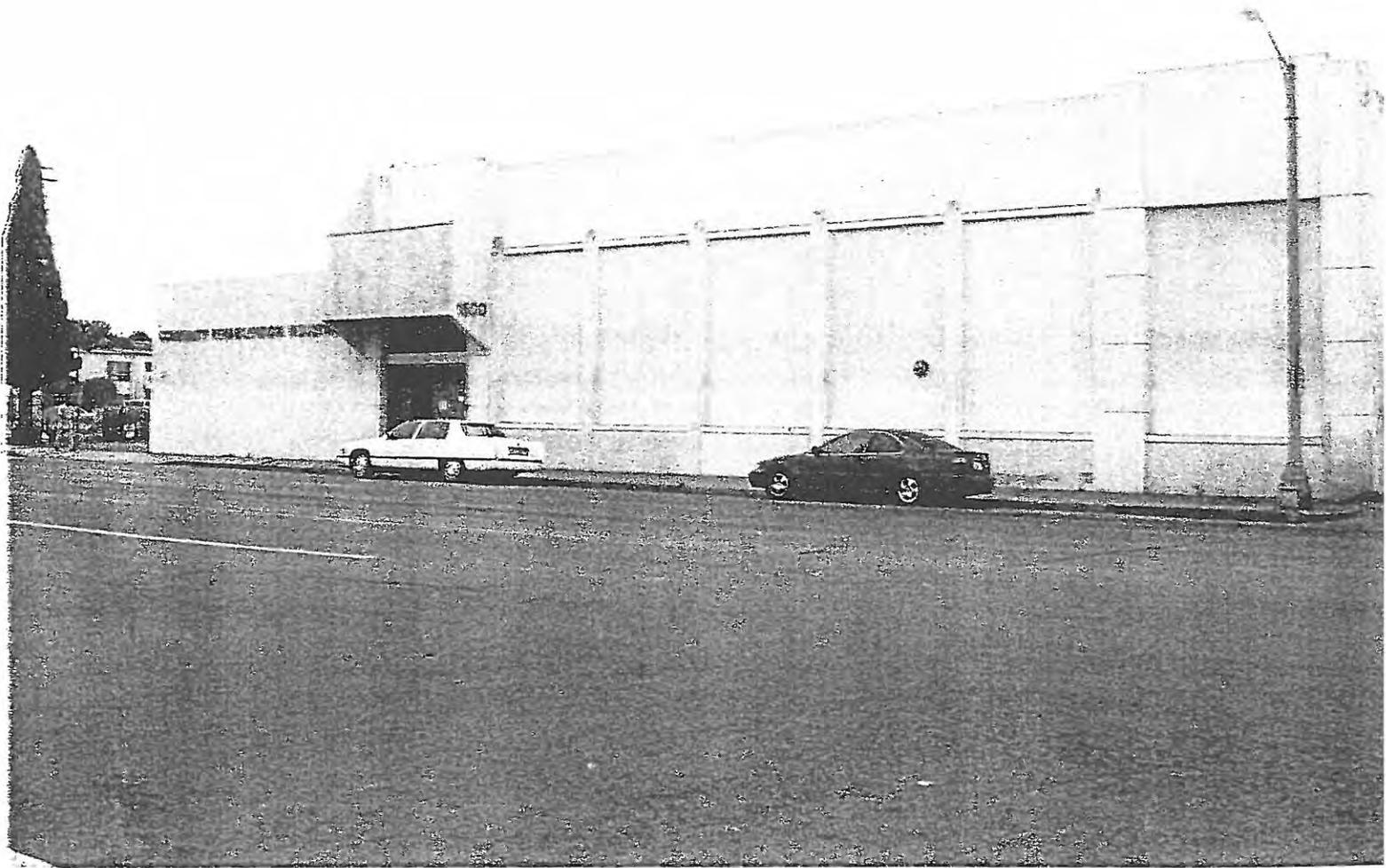


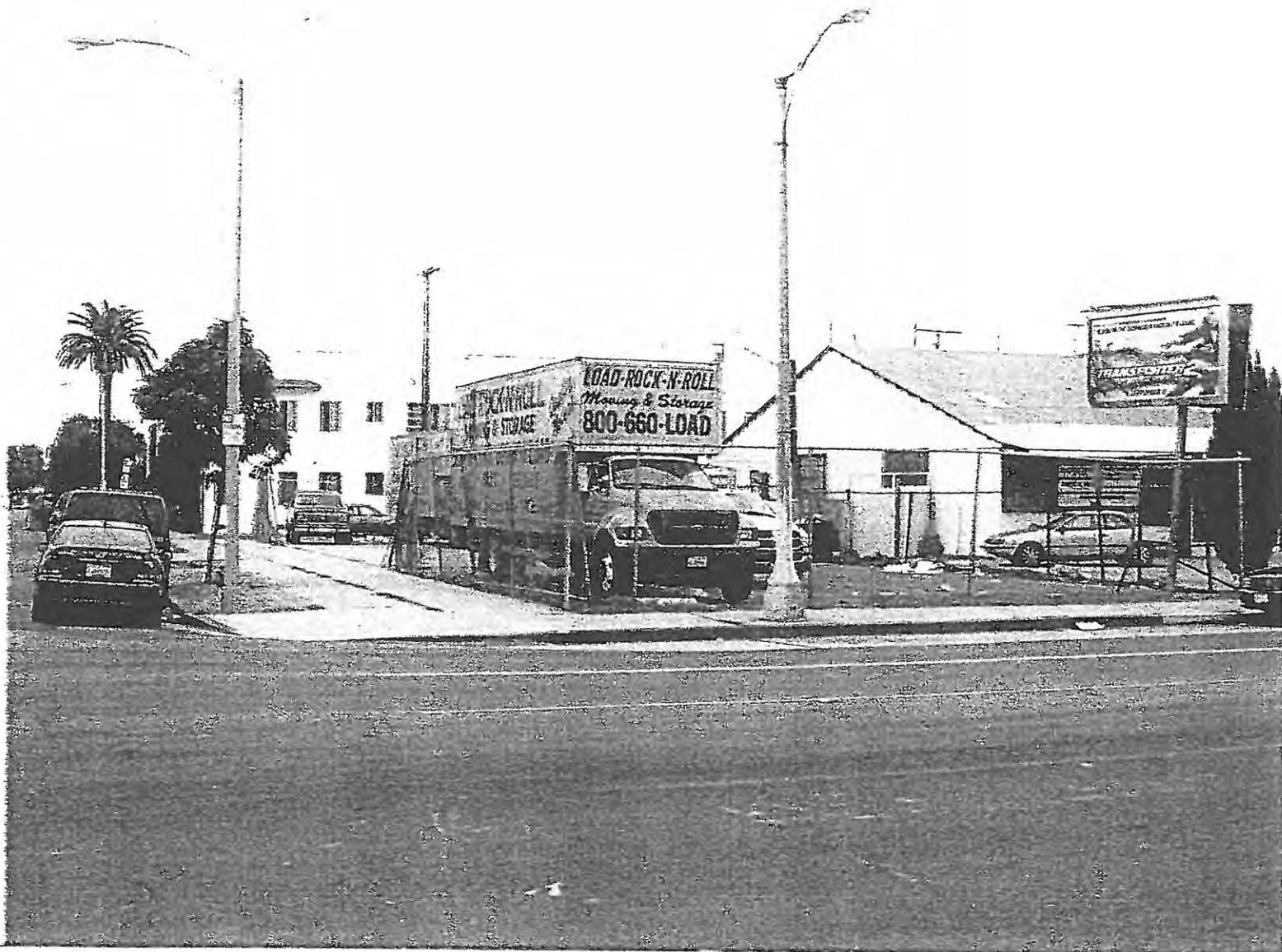
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Image courtesy of the U.S. Geological Survey

© 2004 Microsoft Corporation. **Terms of Use** **Privacy Statement**

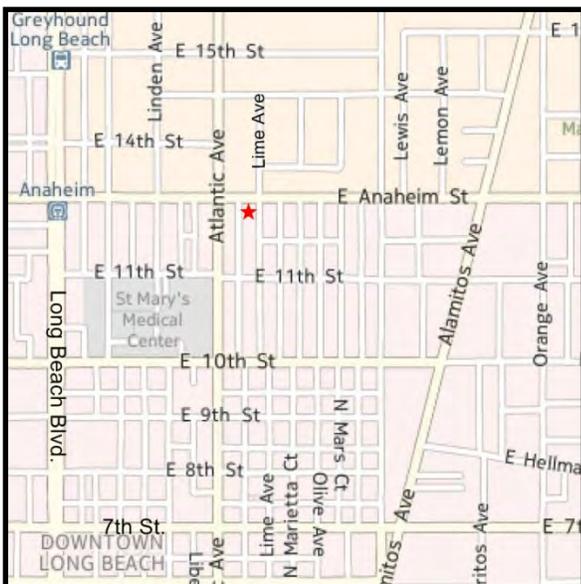
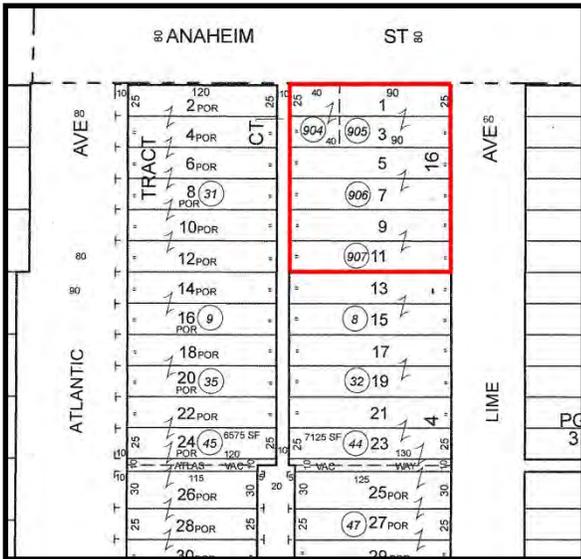




54-57). Art Deco Hotel Development



Parcel Data:
 Property Type: Commercial & Lot/Land
 Permissible Use: Future Development
 Property Address: 622-628 E. Anaheim Street / 1225-1235 Lime Avenue
 Assessor ID Number(s): 7274-002-904, -905, -906 & -907
 Lot Size (SF): 19,500
 Zoning: LBR4R, LBCHW
 Council District: 6
 Strategic Plan: Central Long Beach Strategic Guide for Development



One of the revitalization goals identified in the Central Long Beach Strategic Guide for Development (Guide) is the consolidation of commercial uses at designated neighborhood centers and major arterial corridor intersections, including the intersection at Atlantic Avenue and Anaheim Street. The property located at 622-628 E. Anaheim Street is located on the south side of Anaheim Street and was identified as a critical site for redevelopment. The former Redevelopment Agency (Agency) acquired the property with the purpose of allowing adaptive reuse of the existing art deco building on the property, which has been deemed a local historic resource. The Agency released a Request for Proposal to develop the property in accordance with the Guide but the process could not be completed prior to dissolution. It is intended that this competitive disposition process would be re-started upon approval of this Plan.

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





Date: January 10, 2005
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 622 and 628-638 East Anaheim Street and 1235 Lime Avenue – Central Long Beach Redevelopment Project Area (CD 6)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 622 and 628-638 East Anaheim Street and 1235 Lime Avenue for \$1,313,000, plus closing costs.

BACKGROUND

On March 27, 2004, in response to numerous developer inquiries into the property located at the southeast corner of Anaheim Street and Atlantic Avenue (Site) (Exhibit A – Site Map), staff released Owner Participation letters. The letter notified current property owners of the Agency's desire to redevelop the Site and offered the first right to develop a commercial retail or mixed-use development. Staff received only one letter dated July 26, 2004, which indicated the property owner's desire to sell 622 and 628-638 East Anaheim Street and 1235 Lime Avenue to the Agency (Exhibit B – Property Owner's Proposal).

In response, on October 21, 2004, formal appraisals of these properties were conducted and the analysis is as follows:

622 East Anaheim Street

The subject property is a 2,000 square-foot vacant lot located between Lime Avenue and Anaheim Street and adjacent to a public alley. The purchase price for the property is \$50,000, which is the appraised fair market value.

628-638 East Anaheim Street

The property is a 4,500 square-foot lot located adjacent to 622 East Anaheim Street. The property is improved with a vacant 7,658 square foot structure that includes a 16-unit hotel over retail units. The property is zoned CHW (regional highway commercial), which allows for retail and office uses. Based on the

current development standards, the existing hotel development represents a pre-existing legal nonconforming use.

The valuation analysis determined the fair market value to be \$880,000 and the highest and best use is a commercial development. The purchase price is \$968,000, which is 10% more than the appraised fair market value.

1235 Lime Avenue

The property is a 6,500 square-foot lot with a 1,146 square-foot, single-family residence. The purchase price of the property is \$295,000, which is the appraised fair market value. Replacement housing and relocation plans will be recommended for adoption by resolution, prior to the demolition of the occupied dwelling unit.

The total acquisition cost for 622 and 628-638 East Anaheim Street and 1235 Lime Avenue is \$1,313,000, plus closing costs. As previously stated, 628-638 East Anaheim Street is currently vacant and listed for sale; therefore, postponing the purchase could potentially involve the relocation of a hotel and three retail tenants.

Central Long Beach Project Area tax increment funds (FY 04-05) will be utilized to fund the acquisition of the subject properties. The acquisition of the remainder of the Site has been identified as a proposed project expenditure under the Central bond issuance.

The Site is located on a prominent corner in the Central Long Beach Redevelopment Project Area and at the juncture of two major commercial revitalization efforts along the Anaheim Street and Atlantic Avenue corridors. Both initiatives have been successful in improving existing structures and constructing new commercial and residential developments that have been a catalyst for private investment.

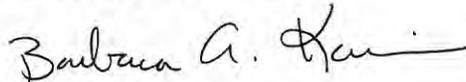
Upon acquisition of the Site, staff will release a Request for Proposals (RFP) to develop the Site in accordance with the redevelopment plan and the Strategic Guide. The Site will also be included in the Agency's Target Development Sites book, which will be distributed to prospective developers.

The proposed acquisition was presented to the Central Project Area Committee (CPAC) at its January 6, 2005, meeting.

Redevelopment Agency Board Members
January 10, 2005
Page 3

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to enter into a Purchase and Sale Agreement and all other related documents for the acquisition of property at 622 and 628-638 East Anaheim Street and 1235 Lime Avenue for \$1,313,000, plus closing costs.

Respectfully submitted,



fw MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

MSF:DSW

Attachments: Exhibit A – Site Map
Exhibit B – Property Owner's Proposal

ANI, LLC
Nicholas Frudakis, managing partner
5160 Birch Street, Suite 200
Newport Beach, CA 92660

Barbara A. Kaiser, Redevelopment Bureau Manager
Long Beach Redevelopment Agency
333 West Ocean Boulevard, 3 rd floor
Long Beach, CA 90802

July 26, 2004

REGARDING: March 27, 2004 NOTIFICATION TO SUBMIT DEVELOPMENT
PROPOSAL FOR SOUTHWEST CORNER OF ATLANTIC AVENUE AND
ANAHEIM STREET (COPY ATTACHED)

Dear Ms. Kaiser,

As property owners of 622 & 628 E. Anaheim and 1235 Lime we request that our property be removed from the project area or our property be purchased at this time. We already have a building at 628 East Anaheim which is a "commercial and /or mixed use development". The Redevelopment agencies delay in purchasing our property has caused us undue emotional distress and financial loss.

The last time we were sent a notification for a development proposal was February 6, 1998. We waited for your agency to act and nothing was done for years while we were left in limbo. We also sent letters regarding our interest in being part of the developed site on June 4, 1998 with attachments (copy attached). On April 6, 2000 we received a letter from your agency stating that no formal proposals were pending but there were still interest in developing the site (copy attached). Since then and in reliance that the agency would not acquire our parcels, we have spent considerable time and money improving our properties. This was done after evicting tenants.

The property is currently for sell. Potential buyers are made aware that we are in a redevelopment area and it has had a chilling affect on the marketing of the property. In light of your current threat of a proposed development, the possibility of receiving a serious offer is unlikely. We have sustained financial losses because of the Redevelopment agencies failure to develop this site after notification for proposals as well as the cloud created in the last 14 years that we were designated a Redevelopment project area.

This letter is our formal development proposal requesting that your agency incorporate our existing building in the "new" project. If this is not acceptable purchase our property at fair market value. We also request payment for reasonable adverse condemnation claims.

Please respond immediately. I do not think making us wait two years (i.e. 4/6/00) in the past is the way you should treat property owners in your project area.

Sincerely, *Nicholas Frudakis*

13 Pages Attached



LONG BEACH REDEVELOPMENT AGENCY

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

March 19, 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 1225 Lime Avenue for a purchase price of \$650,000 plus closing costs. (Central – District 6)

DISCUSSION

One of the revitalization goals identified in the Central Long Beach Strategic Guide for Development (Strategic Guide) is the consolidation of commercial uses at designated neighborhood centers and major arterial corridor intersections. One intersection that was identified is Atlantic Avenue and Anaheim Street. To that end, the underutilized properties located on the south side of Anaheim Street between Atlantic and Lime Avenues have been identified as a critical site for redevelopment (Project Site) (Exhibit A – Site Map).

In March 2005, the Long Beach Redevelopment Agency (Agency) purchased the vacant two-story art deco hotel with ground floor retail at 622-628 E. Anaheim Street and the property at 1235 Lime Avenue, which is currently vacant. The Agency also entered into an Owner Participation Agreement with the owners of the adjacent vacant lot at 602 E. Anaheim Street.

The property located at 1225 Lime is also within the Project Site (Exhibit B – Site Photograph). This parcel is 6,500 square feet and improved with two detached single family dwellings containing a gross building area of 2,356 square feet. Lidgard & Associates appraised the property at \$650,000 in an appraisal report dated January 22, 2007. The property is currently on the market and the property owner has offered to sell this parcel to the Agency for the appraised value. Existing tenants will be relocated and compensated according to state relocation law.

REDEVELOPMENT AGENCY BOARD MEMBERS

March 19, 2007

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 this intersection as outlined in the Strategic Guide, staff is recommending acquisition. The land will be assembled with adjacent property allowing for the adaptive reuse of the existing art deco building.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:DSW:jmv

APPROVED:



GERALD R. MILLER
CITY MANAGER

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

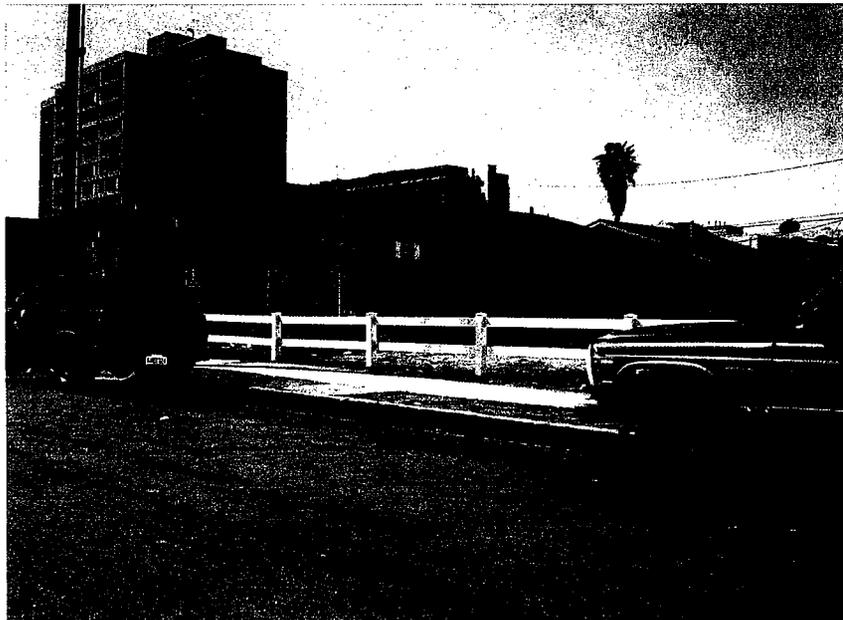
SITE MAP



-  602 E. Anaheim Street
-  622-628 E. Anaheim Street
-  1235 Lime Avenue
-  1225 Lime Avenue

SITE PHOTOS

1225 Lime Avenue

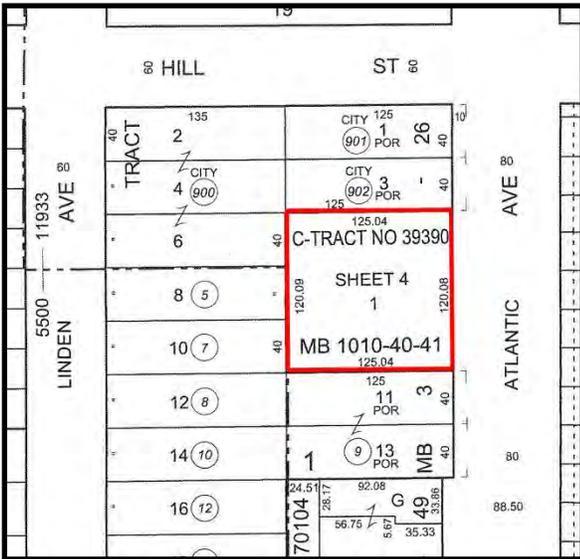


58-76). Atlantic Avenue Residential Development



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	2175 Atlantic Avenue
Assessor ID Number(s):	7208-030-906 through -921 & -925 through -927
Lot Size (SF):	13,990
Zoning:	LBPD25
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development & Central Redevelopment Plan



The Central Long Beach Strategic Guide (Guide) and the Atlantic Avenue Master Plan (Master Plan) discussed therein makes key recommendations for the neighborhood along both the east and west sides of Atlantic Avenue between 20th and Hill Streets, including building new workforce housing, improving infrastructure along Atlantic and Hill, expansion and façade improvement for civic institutions, existing commercial buildings and traffic calming measures. The site at 2175 Atlantic Avenue was acquired along with other properties along Atlantic in the Agency’s efforts to revitalize the Atlantic corridor with the development of Atlantic Villas Housing and Renaissance Walk Projects (Projects). The completed Projects have added 40 single-family homes with a childcare center and 15 townhouses. While the remaining parcel cannot be integrated directly into the Projects, it can be developed with consistent uses that complement and enhance the Projects. It is intended that the site would be disposed through a competitive RFP process upon approval of this Plan.



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





Date: July 28, 2003
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreement for Property Located at 2175 Atlantic Avenue #16 – Central Redevelopment Project Area**

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 acquire the condominium located at 2175 Atlantic Avenue #16 for \$46,575 plus closing costs.

BACKGROUND

In order to continue revitalization efforts along the Atlantic Avenue corridor, The Long Beach Housing Development Company (LBHDC) has been exploring potential housing development sites. The 2100 block of Atlantic Avenue (Phase IV) has been identified as a potential site for housing development (see the attached site map). Phase IV is on the west side of Atlantic Avenue across from the Renaissance Walk project. A Phase I Environmental Report has been prepared for Phase IV indicating no issues of concern.

The LBHDC has requested assistance from the Redevelopment Agency in purchasing property in Phase IV. Affordable housing is proposed to be constructed. The types of units, rental or ownership, and the architecture of the project will be determined once the parcels are conveyed to LBHDC. Owner Participation letters were prepared by the Redevelopment Agency and sent to the owners of the 19 condominiums located at 2175 Atlantic Avenue. No responses were received.

To date, the Redevelopment Agency has successfully negotiated the purchase of 14 of the 19 condominiums located at 2175 Atlantic Avenue. Mr. David Gomez Jr. is the owner of condominium #16. Mr. Gomez has agreed to sell his condominium to the Agency for \$46,575 plus closing costs. Negotiations to purchase the four remaining condominiums are ongoing.

July 28, 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 to acquire the condominium located at 2175 Atlantic Avenue #16 for \$46,575 plus closing costs.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:

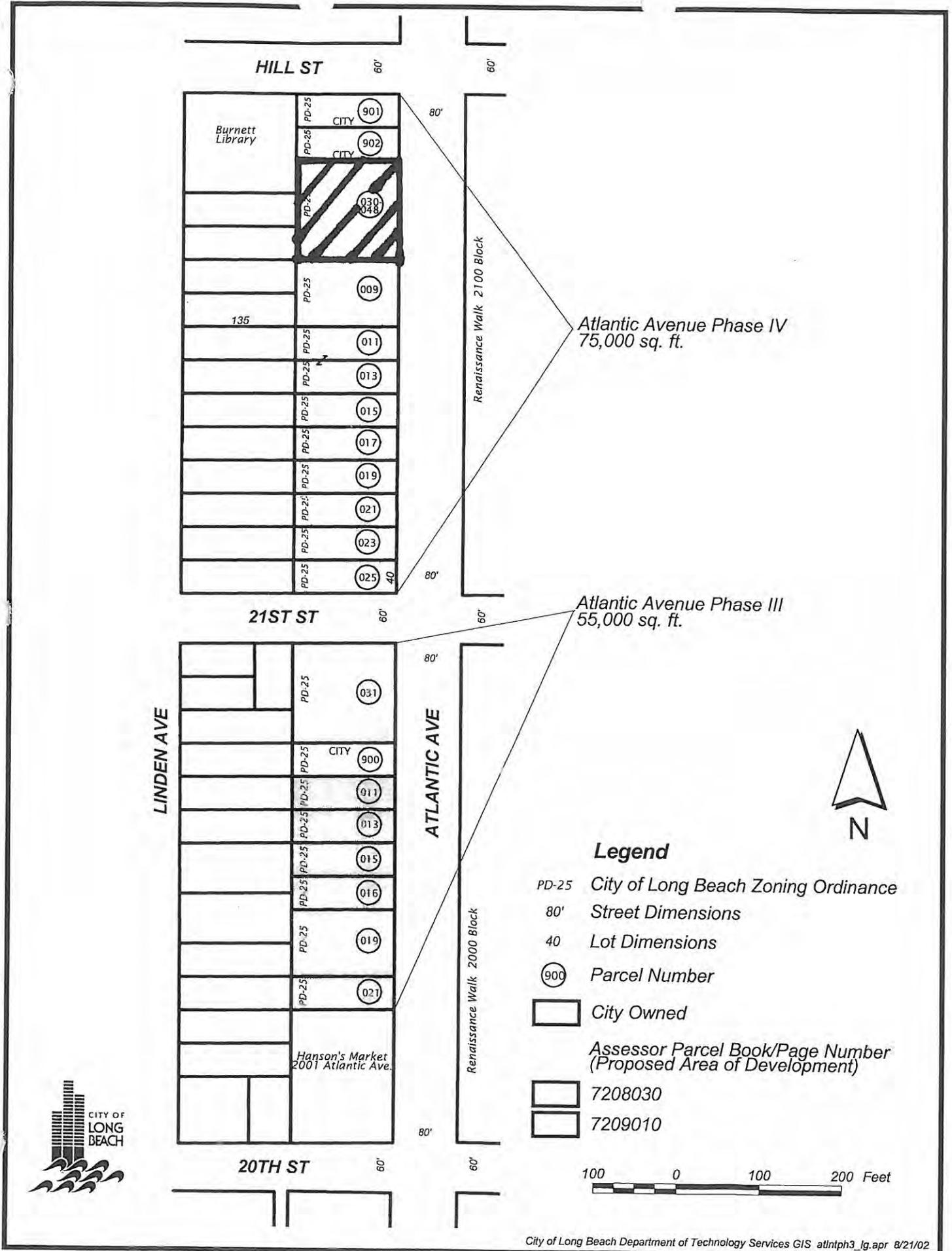


GERALD R. MILLER
CITY MANAGER

MSF:BAK:DCS

Attachments: Site Map

SITE MAP



HILL ST 60'

Burnett Library

CITY 901

CITY 902

030-048

PD-25 009

135

PD-25 011

PD-25 013

PD-25 015

PD-25 017

PD-25 019

PD-25 021

PD-25 023

PD-25 025 40

80'

Renaissance Walk 2100 Block

Atlantic Avenue Phase IV
75,000 sq. ft.

21ST ST 60'

LINDEN AVE

ATLANTIC AVE

PD-25 031

CITY 900

PD-25 911

PD-25 013

PD-25 015

PD-25 016

PD-25 019

PD-25 021

Hanson's Market
2001 Atlantic Ave.

80'

Renaissance Walk 2000 Block

Atlantic Avenue Phase III
55,000 sq. ft.



Legend

- PD-25 City of Long Beach Zoning Ordinance
- 80' Street Dimensions
- 40 Lot Dimensions
- 900 Parcel Number
- City Owned
- Assessor Parcel Book/Page Number (Proposed Area of Development)
- 7208030
- 7209010





Date: April 28, 2003
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase and Sale Agreements for Atlantic Avenue Phase IV – Central Redevelopment Project Area**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute the Purchase and Sale Agreements and other related documents to acquire certain properties within the Atlantic Avenue Phase IV residential project for The Long Beach Housing Development Company (LBHDC).

BACKGROUND

In order to continue revitalization efforts in the Atlantic Avenue corridor, the LBHDC has been exploring potential housing development sites along the Atlantic Avenue corridor. The 2100 block of Atlantic Avenue (Phase IV) has been identified as a potential site for housing development (see attached plat map). Phase IV is on the west side of Atlantic Avenue across from the Renaissance Walk housing project. A Phase I Environmental Report has been prepared for the site indicating no issues of concern.

Phase IV consists of 12 parcels as follows:

1.	City-owned Parcel	(901)	Parking
2.	City-owned Parcel	(902)	Parking
3.	2175 Atlantic Avenue	(030-048)	19-Unit Condominium
4.	2155 Atlantic Avenue	(009)	Church
5.	2149 Atlantic Avenue	(011)	Single Family Residence
6.	2143 Atlantic Avenue	(013)	Mixed Use
7.	2137 Atlantic Avenue	(015)	Multi-Family Residence
8.	2129 Atlantic Avenue	(017)	Single Family Residence
9.	2121 Atlantic Avenue	(019)	Multi-Family Residence
10.	2115 Atlantic Avenue	(021)	Single Family Residence
11.	2107 Atlantic Avenue	(023)	Mixed Use
12.	569 East 21 st Street	(025)	Mixed Use

The LBHDC has requested assistance from the Redevelopment Agency in purchasing property in Phase IV. Affordable housing is proposed to be constructed. The types of units, rental or ownership, and the architecture of the project will be determined once the parcels are conveyed to LBHDC. Owner Participation letters were prepared by the Redevelopment Agency and sent to

the owners of the above parcels. No responses were received. Letters of Intent to purchase have been prepared and delivered to the owners of the above parcels and negotiations are ongoing.

To date, owners of 14 units in the 19-unit condominium complex and owners of 4 other properties in Phase IV have entered into Purchase and Sale Agreements with the Redevelopment Agency. They are as follows:

	<u>ADDRESS</u>	<u>PRICE</u>	<u>OWNER</u>
1.	2175 Atlantic #1	\$79,350	Prince & Tommie Hargrove & Mary Fox
2.	2175 Atlantic #2	\$45,425	Scandia Investment Partners
3.	2175 Atlantic #4	\$45,000	Prince & Tommie Hargrove & Mary Fox
4.	2175 Atlantic #5	\$41,500	Geoffrey & Marsha Anderson
5.	2175 Atlantic #6	\$47,725	Prince & Tommy Hargrove
6.	2175 Atlantic #7	\$49,800	Finn & Lucila Bjerknes
7.	2175 Atlantic #9	\$49,450	Auxilladora Castillo
8.	2175 Atlantic #10	\$86,500	Finn & Lucila Bjerknes
9.	2175 Atlantic #12	\$39,500	Auxilladora Castillo
10.	2175 Atlantic #14	\$46,575	Prince & Tommy Hargrove
11.	2175 Atlantic #15	\$40,500	Magnus Rodberg
12.	2175 Atlantic #17	\$46,200	Finn & Lucila Bjerknes
13.	2175 Atlantic #18	\$47,725	Auxilladora Castillo
14.	2175 Atlantic #19	\$48,875	Scandia Investment Partners
15.	2143 Atlantic	\$209,000	Jorge Corona
16.	2137 Atlantic	\$352,000	Racy Pel
17.	2121 Atlantic	\$375,000	John Harvie & Melodi May Stendahl
18.	2107 Atlantic	515,000	Marie Johnson

The total acquisition cost is \$2,165,125.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to execute the Purchase and Sale Agreements and other related documents to acquire certain properties within the Atlantic Avenue Phase IV residential project for The Long Beach Housing Development Company (LBHDC).

Respectfully submitted,

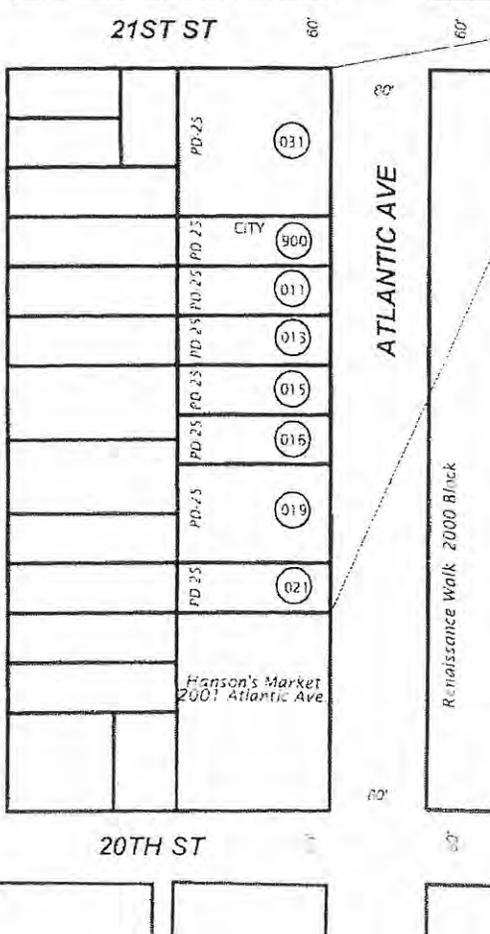
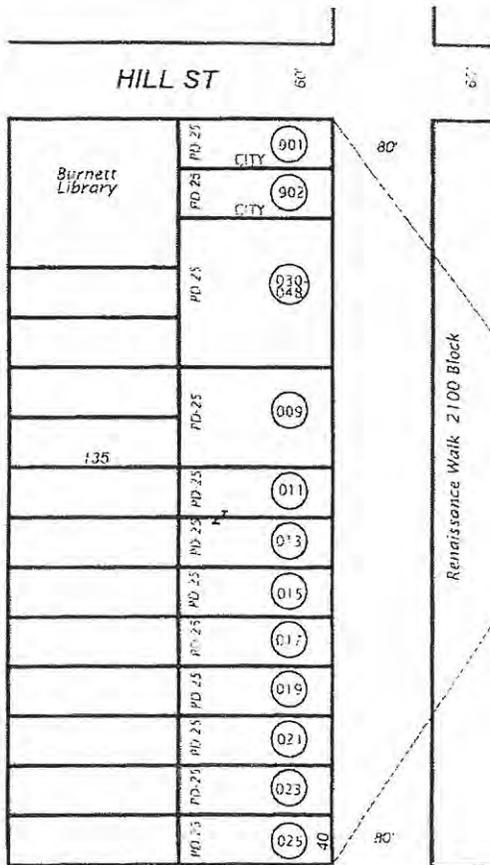

MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:


GERALD R. MILLER
ACTING CITY MANAGER

Attachments: Site Plan

Exhibit A – Site Map



Atlantic Avenue Phase IV
75,000 sq. ft.

Atlantic Avenue Phase III
55,000 sq. ft.



Legend

- PD-25 City of Long Beach Zoning Ordinance
- 80' Street Dimensions
- 40 Lot Dimensions
- 900 Parcel Number
- City Owned
- Assessor Parcel Book/Page Number (Proposed Area of Development)
- 7208030
- 7209010





Date: January 26, 2004

To: Redevelopment Agency Board Members

From: Melanie S. Fallon, Executive Director

Subject: **Resolutions of Necessity for Acquisition of Property at 2101 Atlantic Avenue and 569 East 21st Street; 2107-2111 Atlantic Avenue; 2115 Atlantic Avenue; 2129 Atlantic Avenue; 2149 Atlantic Avenue; 2175 Atlantic Avenue #3; 2175 Atlantic Avenue #8; 2175 Atlantic Avenue #11; and 2175 Atlantic Avenue #13 for the Atlantic Avenue Housing Project – Central Long Beach Redevelopment Project Area (CD 6)**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board:

- 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 2101 Atlantic Avenue and 569 East 21st Street, APN 7208-030-025; 2107-2111 Atlantic Avenue, APN 7208-030-023; 2115 Atlantic Avenue, APN 7208-030-021; 2129 Atlantic Avenue, APN 7208-030-017; 2149 Atlantic Avenue, APN 7208-030-011; 2175 Atlantic Avenue #3, APN 7208-030-032; 2175 Atlantic Avenue #8, APN 7230-030-037; 2175 Atlantic Avenue #11, APN 7208-030-040; and 2175 Atlantic Avenue #13, APN 7208-030-042 including land, improvements and fixtures and equipment;
- Receive testimony from staff and property owners(s) with interest in the property (if required written requests to be heard have been received); 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 Central Long Beach Redevelopment Project Area.

BACKGROUND

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area was adopted on March 6, 2001. A fundamental purpose of this plan is to improve the quality of life for residents and business enterprises within the Project Area. The major goals of this Plan are:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, buildings in which it is unsafe or unhealthy for persons to live or work, small and irregular lots, obsolete and aged building types, shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities and utilities.

- 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 redevelopment of portions of the Project Area, which are stagnant or improperly utilized.
- The expansion and improvement of the community's supply of housing, particularly housing available to low-and moderate-income persons and families.

The actions necessary to achieve the goals of 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.
- Demolition or removal of certain buildings and improvements.
- The management of property acquired by and under the ownership and control of the Redevelopment Agency.
- The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan.

The Department of Community Development has developed a draft Atlantic Avenue Master Plan (Plan) for blight elimination and revitalization of the Atlantic Avenue Corridor between Pacific Coast Highway and Willow Street. The Plan is intended to guide future development that will compliment the current residential developments that have been completed along the corridor. The completed projects are the Renaissance Walk and the Atlantic Villas Housing Projects, which have added forty single-family homes with a childcare center and fifteen townhouse units respectively. The Department of Community Development has also assisted Long Beach Unified School District in relocating the Head Start Facility to the 1800 block of Atlantic Avenue into what was once a vacant commercial building. Recently, the Renaissance Square project has been completed with Union Bank proposed as the primary tenant.

The proposed project is a phased implementation of the Central Redevelopment Plan through blight removal by acquiring the parcels on the west side of Atlantic Avenue, generally between 21st Street and Hill Street for land assembly (please see Exhibit 1). The existing buildings will be demolished and the land graded and fenced. The Agency has earlier approved both the Relocation Plan and the Replacement Housing Plan. The purpose of each phase of the project is to remove blight and blighting influences and land assembly. Upon completion, the land will be conveyed to the Long Beach Housing Development Company for construction of approximately 33 courtyard style residential units.

On December 15, 2003, the Agency certified Mitigated Negative Declaration No. ND-30-03 for land acquisition on Atlantic Avenue between 20th and Hill Street.

RESOLUTION OF NECESSITY

An appraisal of the subject properties and improvements was prepared by an independent appraiser, Ron Laurain & Associates on July 25, 2002. The appraisal was updated on July 26, 2003.

The property located at 2101 Atlantic Avenue and 569 East 21st Street contains a one-story commercial building and a tenant occupied one-story single-family dwelling. An offer to purchase the property at Fair Market Value pursuant to Government Code section 7267.2(a), dated October 9, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$275,000. The owner rejected the offer. Subsequent to ongoing negotiations since that date, the appraisal was updated on July 26, 2003 and a revised offer at Fair Market Value, dated August 4, 2003 was submitted to the owner of the property. The revised Fair Market Value of the property and improvements was \$335,000. The revised offer was rejected. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property at 2107-2111 Atlantic Avenue contains a mixed use commercial and residential tenant occupied building, a tenant occupied duplex and two signboards. An offer to purchase the property at Fair Market Value pursuant to Government Code section 7267.2(a), dated October 9, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$461,000. While the majority interest owner of the property expressed a desire to sell, the minority interest owners were not. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property at 2115 Atlantic Avenue contains an owner occupied single-family residence and guest quarters. An offer to purchase the property at Fair Market Value pursuant to Government Code section 7267.2(a), dated October 9, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$280,000. The owner rejected the offer. Subsequent to ongoing negotiations since that date, the appraisal was updated on July 26, 2003 and a revised offer at Fair Market Value, dated August 4, 2003 was submitted to the owner of the property. The revised Fair Market Value of the property and improvements was \$355,000. The revised offer was rejected. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property at 2129 Atlantic Avenue contains a single family residence converted to a commercial building. An offer to purchase the at Fair Market Value pursuant to Government Code section 7267.2(a), dated October 9, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$145,000. The owner rejected the offer. Subsequent to ongoing negotiations since that date, the appraisal was updated on July 26, 2003 and a revised offer at Fair Market Value, dated August 4, 2003 was submitted to the owner of the property. The revised Fair Market Value of the property and improvements was \$168,000. The revised offer was rejected. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property at 2149 Atlantic Avenue contains a rental single family residence. An offer to purchase the property at Fair Market Value pursuant to Government Code section 7267.2(a), dated October 9, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$160,000. The owner rejected the offer. Subsequent to ongoing negotiations since that date, the appraisal was updated on July 26, 2003 and a revised offer at Fair Market Value, dated August 4, 2003 was submitted to the owner of the property. The revised Fair Market Value of the property and improvements was \$202,000. The revised offer was rejected. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property at 2175 Atlantic Avenue #3 is a rental residential condominium. An offer to purchase the property at Fair Market Value pursuant to Government Code section 7267.2(a), dated November 6, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$41,000. The owner rejected the offer. Subsequent to ongoing negotiations since that date, the appraisal was updated on July 26, 2003 and a revised offer at Fair Market Value, dated August 4, 2003 was submitted to the owner of the property. The revised Fair Market Value of the property and improvements was \$49,000. The revised offer was rejected. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property at 2175 Atlantic Avenue #8 is a rental residential condominium. An offer to purchase the property at Fair Market Value pursuant to Government Code section 7267.2(a), dated November 6, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$48,000. The owner rejected the offer. Subsequent to ongoing negotiations since that date, the appraisal was updated on July 26, 2003 and a revised offer at Fair Market Value, dated August 4, 2003 was submitted to the owner of the property. The revised Fair Market Value of the property and improvements was \$56,500. The revised offer was rejected. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property at 2175 Atlantic Avenue #11 is a rental residential condominium. An offer to purchase the property at Fair Market Value pursuant to Government Code section 7267.2(a), dated November 6, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$39,500. The owner rejected the offer. Subsequent to ongoing negotiations since that date, the appraisal was updated on July 26, 2003 and a revised offer at Fair Market Value, dated August 4, 2003 was submitted to the owner of the property. The revised Fair Market Value of the property and improvements was \$48,000. The revised offer was rejected. Acquisition of this property will not be possible without the Agency's use of its power of eminent domain.

The property at 2175 Atlantic Avenue #13 is an owner occupied residential condominium. An offer to purchase the property at Fair Market Value pursuant to Government Code section 7267.2(a), dated November 6, 2002 was submitted to the owner of the property. The Fair Market Value of the property and improvements was \$47,500. The owner rejected the offer. Subsequent to ongoing negotiations since that date, the appraisal was updated on July 26, 2003 and a revised offer at Fair Market Value, dated August 4, 2003 was submitted to the owner of the property. The revised Fair Market Value of the property and improvements was \$56,000. The revised offer was rejected. 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 9, 2004 by certified mail, return receipt requested, and U.S. mail to the owners of record. Said owners were notified that if they wish to appear at the hearing and be heard, they must file a written request to appear with the City Clerk fifteen (15) days from the date the notice was mailed. The Resolutions of Necessity are attached as Exhibit 2.

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
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 property at 2101 Atlantic Avenue and 569 East 21st Street, APN 7208-030-025; 2107-2111 Atlantic Avenue, APN 7208-030-023; 2115 Atlantic Avenue, APN 7208-030-021; 2129 Atlantic Avenue, APN 7208-030-017; 2149 Atlantic Avenue, APN 7208-030-011; 2175 Atlantic Avenue #3, APN 7208-030-032; 2175 Atlantic Avenue #8, APN 7230-030-037; 2175 Atlantic Avenue #11, APN 7208-030-040; and 2175 Atlantic Avenue #13, APN 7208-030-042 including land, improvements and fixtures and equipment are as follows:

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

The Redevelopment Plan for the Central Long Beach Redevelopment Project Area was adopted on March 6, 2001. The goals of the Redevelopment Plan include the elimination of blighting influences and the correction of environmental deficiencies, including buildings in which it is unsafe or unhealthy for persons to live or work, obsolete and aged building types and incompatible and uneconomic land uses. The assembly of this site into a parcel suitable for modern, integrated development is consistent with and furthers the goals of the Redevelopment Plan.

2. 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.

The fundamental purpose of the Redevelopment Plan is to improve the quality of life for residents and business enterprises within the Central Project Area. Additionally, persons who are owners of real property in the Central Project Area have been given a reasonable opportunity to participate in the redevelopment of the Central Project Area consistent with the objectives of the Redevelopment Plan. Considerable investment has already occurred along the Atlantic Avenue corridor and the current project is intended to support and extend the success of this revitalization.

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

The subject properties are integral to the revitalization of the Atlantic Avenue corridor. Additionally, it is in the public interest to acquire the subject property in order to eliminate blighting influences, correct land use deficiencies and remove deteriorated buildings within the Central Project Area. This action will further the goals and objectives of the Redevelopment Plan for the Central Long Beach Redevelopment Project.

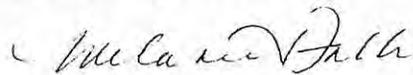
4. The offer of just compensation has been made to the property owners.

The subject properties were appraised by an independent appraiser, Ron Laurain & Associates on July 25, 2002 and again on July 26, 2003. Offers at Fair Market Value were presented to the owners. The offers were rejected. Due to the refusal of the owners to accept the Agency's offer of just compensation based on the Fair Market Value, the property cannot be acquired except by the Agency's exercise of its power of eminent domain.

It is recommended that the Redevelopment Agency Board:

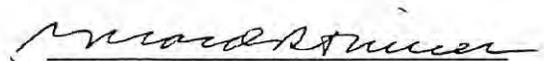
- Hold the hearing on the Resolutions of Necessity to determine the public interest and necessity for acquiring and authorizing the condemnation of real property at 2101 Atlantic Avenue and 569 East 21st Street, APN 7208-030-025; 2107-2111 Atlantic Avenue, APN 7208-030-023; 2115 Atlantic Avenue, APN 7208-030-021; 2129 Atlantic Avenue, APN 7208-030-017; 2149 Atlantic Avenue, APN 7208-030-011; 2175 Atlantic Avenue #3, APN 7208-030-032; 2175 Atlantic Avenue #8, APN 7230-030-037; 2175 Atlantic Avenue #11, APN 7208-030-040; and 2175 Atlantic Avenue #13, APN 7208-030-042 including land, improvements and fixtures and equipment;
- Receive testimony from staff and property owners(s) with interest in the property (if required written requests to be heard have been received); 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 Central Long Beach Redevelopment Project Area.

Respectfully Submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER
CITY MANAGER

MSF:MPC

Attachments:

Exhibit 1 – Site Map

Exhibit 2 – Resolutions of Necessity

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EXHIBIT 1

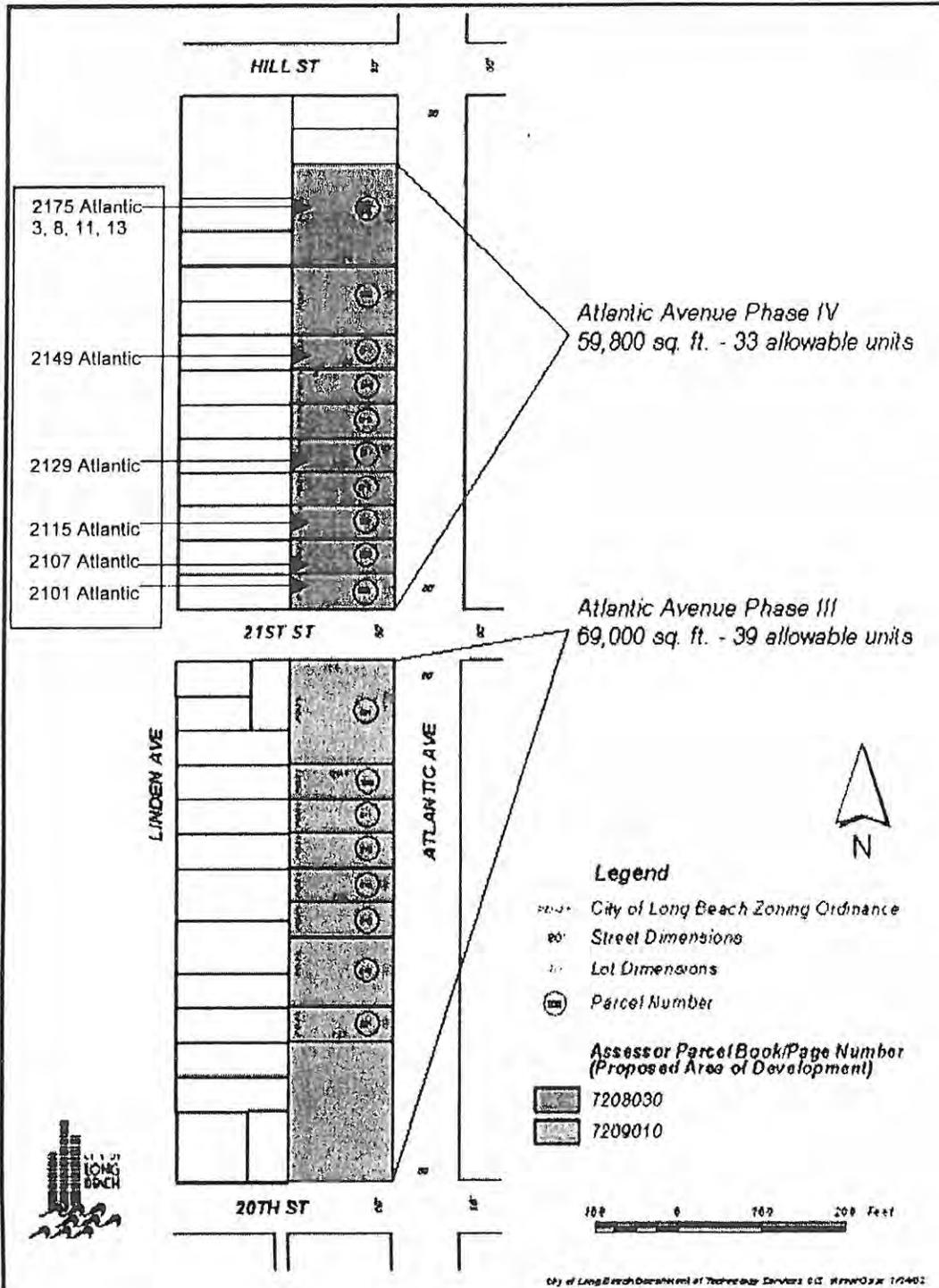


EXHIBIT 2

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
(2101 ATLANTIC AVENUE & 569 EAST 21ST STREET)
WITHIN THE CENTRAL 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 Central 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 2101 Atlantic Avenue & 569 East 21st Street, Long Beach, California (APN 7208-030-025), more particularly described on Exhibit "B" attached hereto, 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 require 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, this _____ day of _____, 2004.

Executive Director/Secretary

APPROVED:

Chair

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SHEET 1
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PERKIN'S TRACT
M. B. 3-26
CONDOMINIUM
TRACT NO. 39390
M. B. 1010 - 40-41

CODE
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HILL ST.

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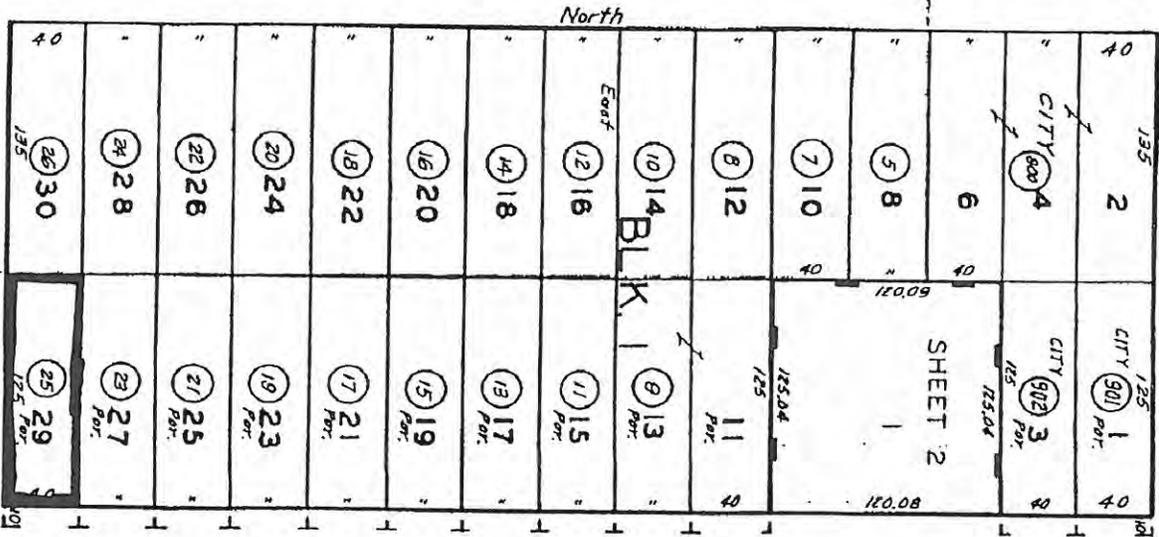


Exhibit A

EXHIBIT B

Legal Description:

THE WEST 125 FEET OF LOT 29 OF BLOCK 1 OF PERKINS TRACT, IN
THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 26 OF MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly know as 2101 Atlantic Avenue
Assessor Parcel Number 7208-030-025

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
(2107-2111 ATLANTIC AVENUE) WITHIN THE CENTRAL
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 Central Long Beach Redevelopment Project Area ("Redevelopment Project"); and

WHEREAS, the Agency desires to implement the Redevelopment Plan for the Redevelopment Project by acquiring the real property located at 2107-2111 Atlantic Avenue, Long Beach, California (APN 7208-030-023), more particularly described on Exhibit "B" attached hereto, and as shown on the site plan attached hereto as Exhibit "A", and incorporated herein by this reference (Subject Property):

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 require 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 offers 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 offers 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.

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APPROVED AND ADOPTED by the Redevelopment Agency of the City of
Long Beach, California, this _____ day of _____, 2004.

Executive Director/Secretary

APPROVED:

Chair

HAM:fl
1/22/04
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#04-00307

EXHIBIT B

Legal Description:

LOT 27 OF BLOCK 1 OF PERKINS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly know as 2107-2111 Atlantic Avenue
Assessor Parcel Number 7208-030-023

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
(2115 ATLANTIC AVENUE) WITHIN THE CENTRAL 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 Central 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 2115 Atlantic Avenue, Long Beach, California (APN 7208-030-021), more particularly described on Exhibit "B" attached hereto, 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 require 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, this _____ day of _____, 2004.

Executive Director/Secretary

APPROVED:

Chair

SHEET 1
80'

94

PERKIN'S TRACT
M.B. 3-26
CONDOMINIUM
TRACT NO. 39390
M. B. 1010 - 40-41

CODE
5500
11933

LINDEN AVE.

AVE.

HILL ST.

ATLANTIC AVE.

AVE.

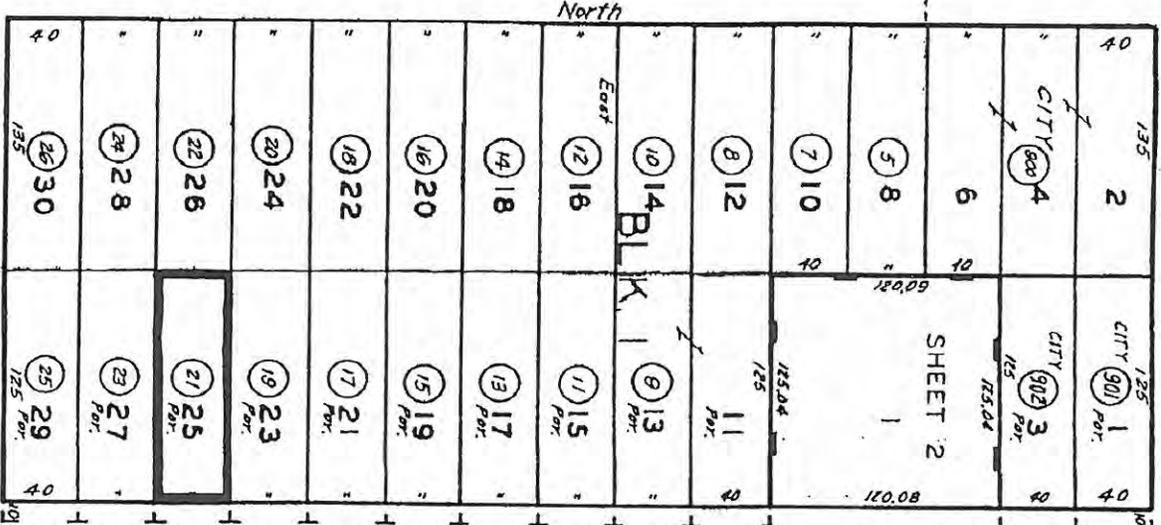


Exhibit A

EXHIBIT B

Legal Description:

LOT 25 OF BLOCK 1 IN PERKINS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly know as 2115 Atlantic Avenue
Assessor Parcel Number 7208-030-021

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
(2129 ATLANTIC AVENUE) WITHIN THE CENTRAL 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 Central 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 2129 Atlantic Avenue, Long Beach, California (APN 7208-030-017), more particularly described on Exhibit "B" attached hereto, 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 require 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 January, 2004.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT B

Legal Description:

LOT 21 IN BLOCK 1 OF PERKINS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE(S) 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly know as 2129 Atlantic Avenue
Assessor Parcel Number 7208-030-017

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
(2149 ATLANTIC AVENUE) WITHIN THE CENTRAL 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 Central 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 2149 Atlantic Avenue, Long Beach, California (APN 7208-030-011), more particularly described on Exhibit "B" attached hereto, 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 require 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, this _____ day of _____, 2004.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT B

Legal Description:

LOT 15 IN BLOCK 1 OF PERKINS TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 26 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly know as 2149 Atlantic Avenue
Assessor Parcel Number 7208-030-011

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
(2175 ATLANTIC AVENUE #3 and 2175 ATLANTIC
AVENUE #11) WITHIN THE CENTRAL 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 Central 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 the following parcels of real property (collectively the "Subject Property"):

1. 2175 Atlantic Avenue #3, Long Beach, California (APN 7209-001-032), more particularly described on Exhibit "B" attached hereto, and as shown on the site plan attached hereto as Exhibit "A", and incorporated

herein by this reference;

2. 2175 Atlantic Avenue #11, Long Beach, California (APN 7209-001-040), more particularly described on Exhibit "C" attached hereto, and as shown on the site plan attached hereto as Exhibit "A", and incorporated herein by this reference; 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 require 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 offers 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 offers 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, this _____ day of _____, 2004.

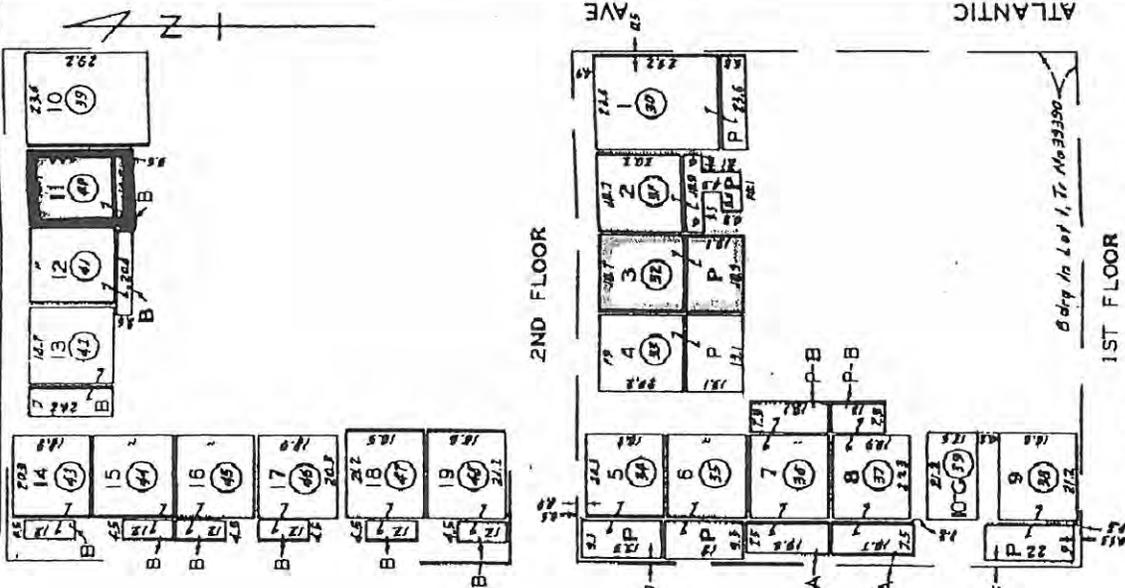
Executive Director/Secretary

APPROVED:

Chair

The assessment of units in the following Airspace Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Airspace Plan Reference	Common Area		Subdivision of Airspace
	Tract No.	Blk. Lots	
#261805 3-9-83	39390	---	Condo Sheet 2



SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 39390

For common area see sheet 1.
See Recorded Condominium Plans for elevations of units.

Exhibit A

EXHIBIT B

Legal Description:

PARCEL 1:

UNIT NO. 3 AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN FOR TRACT NO. 39390, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED MARCH 9, 1983 AS INSTRUMENT NO. 83-261805, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED 1/19TH INTEREST AS TENANT IN COMMON IN LOT 1 OF TRACT NO. 39390, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1010, PAGE(S) 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 TO 19 INCLUSIVE AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1.

ALSO EXCEPT THEREFROM EXCLUSIVE EASEMENTS FOR PARKING PURPOSES OVER THOSE AREAS DESIGNATED AS PARKING SPACES ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1.

**Commonly know as 2175 Atlantic Avenue, #3
Assessor Parcel Number 7208-030-032**

EXHIBIT C

Legal Description:

PARCEL 1:

UNIT NO. 11 AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN FOR TRACT NO. 39390, RECORDED ON MARCH 9, 1983 AS INSTRUMENT NO. 83-261805, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED 1/19TH INTEREST AS TENANT IN COMMON IN LOT 1 OF TRACT NO. 39390, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1010, PAGE(S) 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 TO 19 INCLUSIVE AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1.

Commonly know as 2175 Atlantic Avenue, #11
Assessor Parcel Number 7208-030-040

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
(2175 ATLANTIC AVENUE #8) WITHIN THE CENTRAL
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 Central 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 2175 Atlantic Avenue #8, Long Beach, California (APN 7208-030-037), more particularly described on Exhibit "B" attached hereto, 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 require 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, this _____ day of _____, 2004.

Executive Director/Secretary

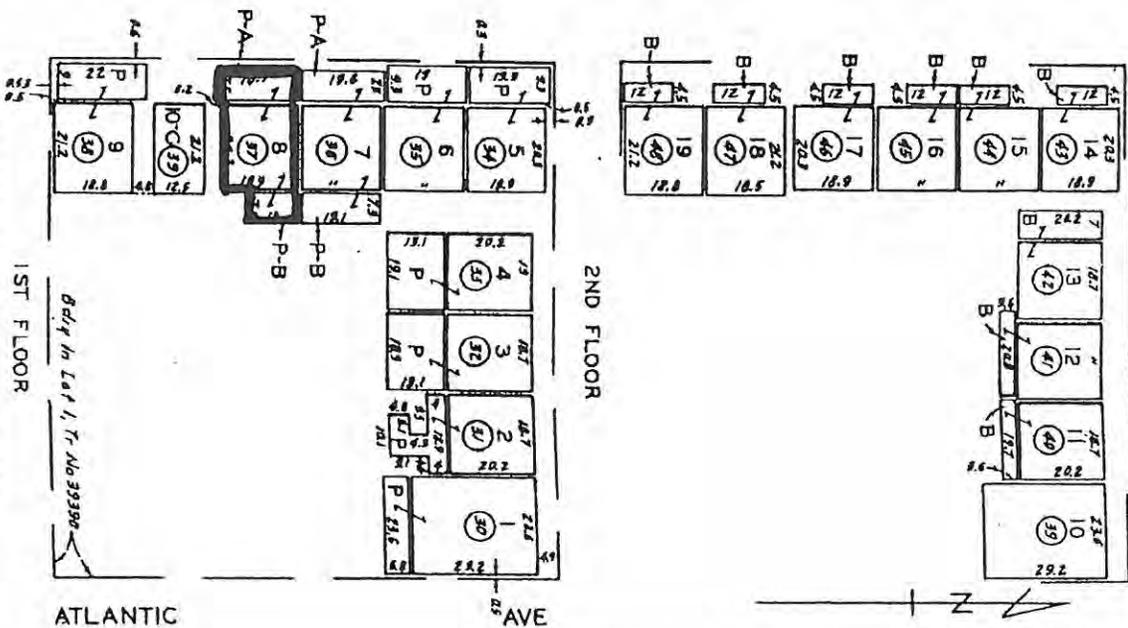
APPROVED:

Chair

ISSUED
02/06/03

The assessment of units in the following Airspace Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Airspace Plan Reference	Common Area Tract No.	Block	Units	Type of Airspace	Subdivision of Airspace Sheet
#261805-3-9-13	39390	---	1	Condo	Sheet 2



SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 39390
For common area see sheet 1.
See Recorded Condominium Plans for elevations of units.

OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES

SHEET 2

7208

EXHIBIT B

Legal Description:

PARCEL 1:

UNIT NO. 8 AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN FOR TRACT NO. 39390, RECORDED ON MARCH 9, 1983 AS INSTRUMENT NO. 83-26805, OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED 1/19TH INTEREST AS TENANT IN COMMON IN LOT 1 OF TRACT NO. 39390, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1010, PAGE(S) 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 TO 19 INCLUSIVE AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1.

Commonly know as 2175 Atlantic Avenue, #8
Assessor Parcel Number 7208-030-037

RESOLUTION NO. R. 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
(2175 ATLANTIC AVENUE #13) WITHIN THE CENTRAL
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 Central 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 2175 Atlantic Avenue #13, Long Beach, California (APN 7208-030-042), more particularly described on Exhibit "B" attached hereto, and as shown on the site plan attached hereto as Exhibit "A," and incorporated herein by this reference ("Subject Property"); and

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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 require 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, this _____ day of _____, 2004.

Executive Director/Secretary

APPROVED:

Chair

EXHIBIT B

Legal Description:

PARCEL 1:

UNIT NO. 13 AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN FOR TRACT NO. 39390, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN FOR TRACT NO. 39390, RECORDED ON MARCH 9, 1983 AS INSTRUMENT NO. 83-261805, OF OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED 1/19TH INTEREST AS TENANTS IN COMMON IN LOT 1 OF TRACT 39390, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1010, PAGE(S) 40 AND 41 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM UNITS 1 TO 19 INCLUSIVE AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1.

Commonly know as 2175 Atlantic Avenue, #13
Assessor Parcel Number 7208-030-042

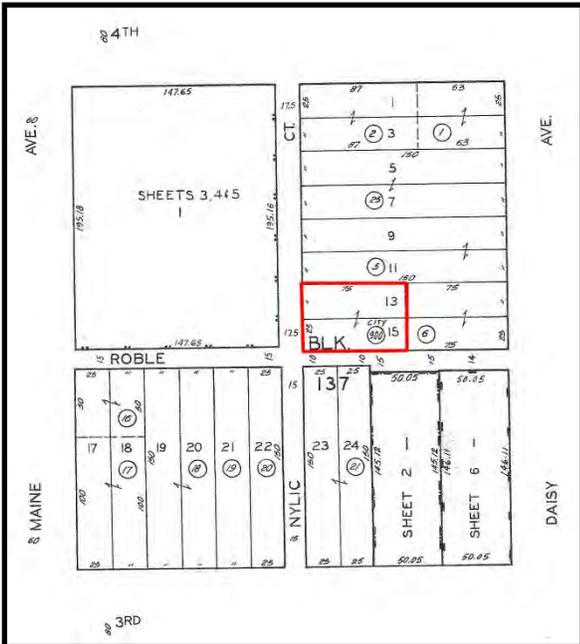
77).

325 Daisy Avenue

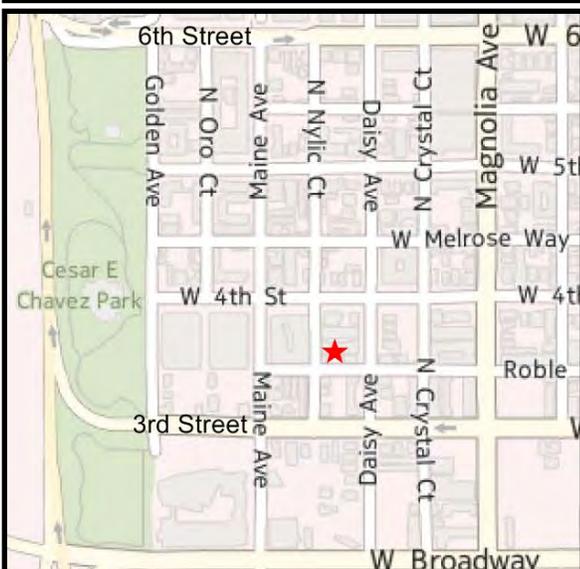


Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	325 Daisy Avenue
Assessor ID Number(s):	7278-022-900
Lot Size (SF):	3,750
Zoning:	LBP30
Council District:	1
Strategic Plan:	West Gateway Master Plan



Through the West Gateway Master Plan, the former Redevelopment Agency facilitated the development of West Gateway, a unique public/private economic development partnership that resulted in a transit-oriented urban neighborhood on eight (8) square blocks situated in the City's downtown core. This master planned effort included a new public elementary school, approximately 700 ownership and rental housing units, and incorporated resident-serving retail within this enhanced urban community. West Gateway is a critical element in the revitalization of greater downtown Long Beach. The property located at 325 Daisy Avenue is a remnant parcel from this development and will be disposed of upon approval of the Long Range Management Plan.



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





Date: March 25, 2002
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: **Purchase Agreement for 325 Daisy Avenue – Central Redevelopment Project Area**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to enter into a Purchase Agreement and all other related documents for the acquisition of property at 325 Daisy Avenue for \$125,000 plus closing costs.

BACKGROUND

John Maggiora (Seller) owns a small piece of property on the southeast corner of Nylic Court and Roble Way (Map – Attachment "A"). It is approximately 3,750 square feet and is currently occupied by a tenant of the seller.

The subject property is part of the 5 acres that was identified as infill property of the 13-acre West Gateway Master Plan. The acquisition of the property would allow for greater Agency control as the area develops.

John Maggiora offered the property to the Agency after receiving the West Gateway Request for Proposals as an Owner/Occupant in the Central Project Area. Mr. Maggiora has agreed to sell the property for \$125,000 (\$33.33 per square foot).

The Agency will retain the existing tenant on a month-to-month basis.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to enter into a Purchase Agreement and all other related documents for the acquisition of property at 325 Daisy Avenue for \$125,000 plus closing costs.

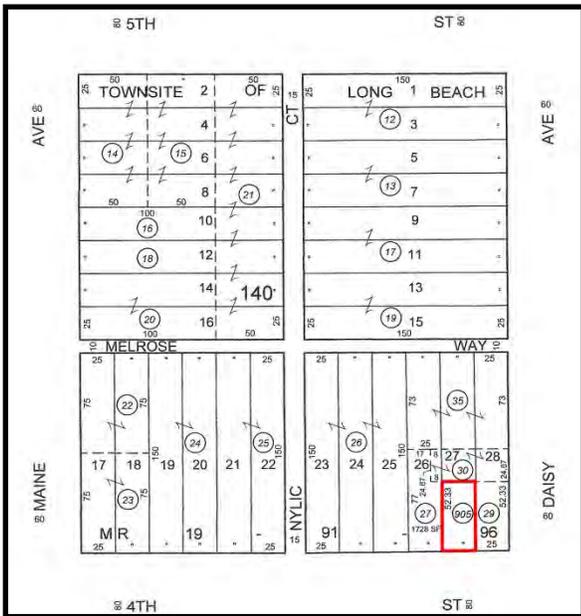
78).

605 W. 4th Street

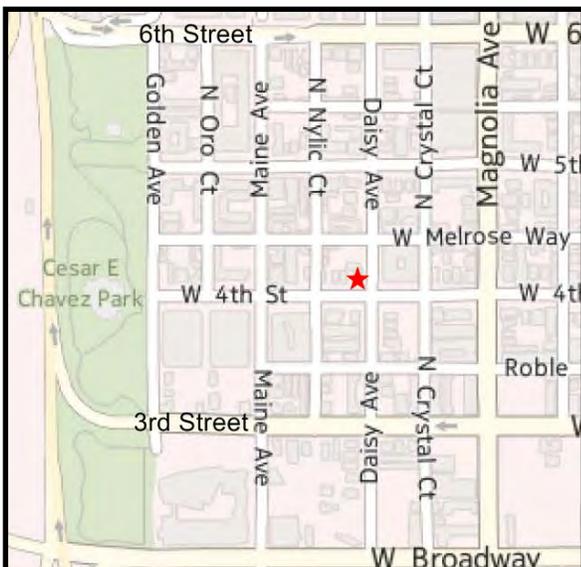


Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	605 W. 4 th Street
Assessor ID Number(s):	7278-025-905
Lot Size (SF):	1,308
Zoning:	LBPD30
Council District:	1
Strategic Plan:	West Gateway Master Plan



Through the West Gateway Master Plan, the former Redevelopment Agency facilitated the development of West Gateway, a unique public/private economic development partnership that resulted in a transit-oriented urban neighborhood on eight (8) square blocks situated in the City's downtown core. This master planned effort included a new public elementary school, approximately 700 ownership and rental housing units, and incorporated resident-serving retail within this enhanced urban community. West Gateway is a critical element in the revitalization of greater downtown Long Beach. The property located at 605 W. 4th Street is a remnant parcel from this development and will be disposed of upon approval of the Long Range Management Plan.



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



STAFF REPORT UNAVAILABLE

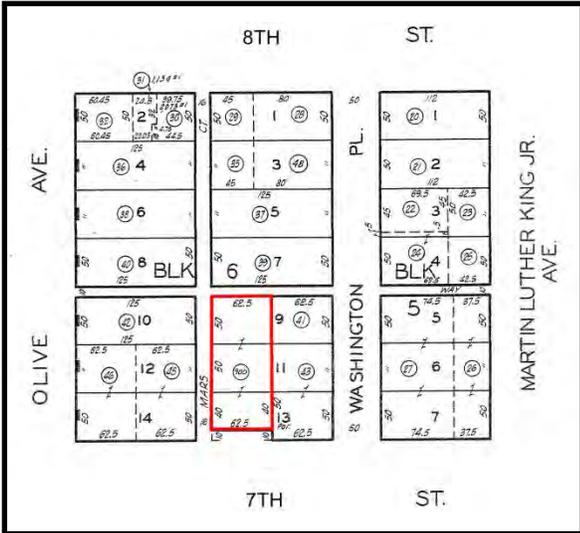
79).

825 E. 7th Street

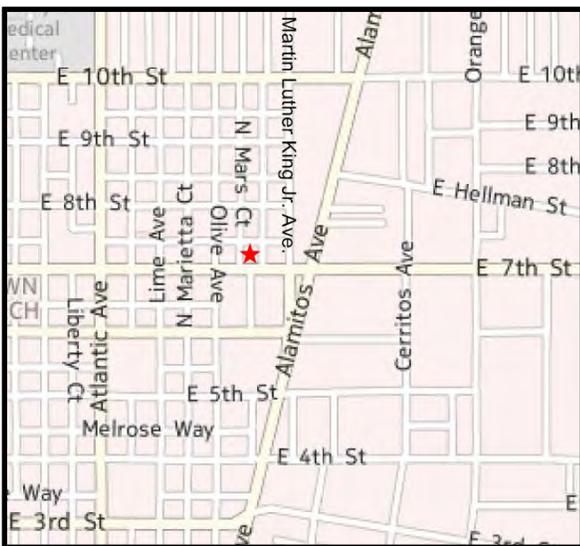


Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	825 E. 7 th Street
Assessor ID Number(s):	7274-020-900
Lot Size (SF):	8,750
Zoning:	LBPD30
Council District:	1
Strategic Plan:	East Village Arts District Guide for Development



The East Village Arts District Guide for Development (Guide) identifies comprehensive strategies to create a viable arts district that functions as a distinct activity center and neighborhood in the City of Long Beach. Some of the goals and strategies of the Guide include adaptive reuse of existing buildings for artist and professional live/work spaces and the desire for existing parking resources in the East Village to be substantially improved so that sufficient parking well situated to the former activity can be provided. The former Redevelopment Agency (Agency) acquired the property at 825 E. 7th Street for the dual purpose of removing an incompatible use with adjacent residential uses, as the property was formerly an automobile service shop, and to create an opportunity to develop residential lofts consistent with the Guide and the surrounding uses. In the interim, the Agency utilized their property as parking to accommodate existing live/work spaces in the immediate area until such time that development proposals could be considered.



**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 17, 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 for the acquisition of property at 825 E. 7th Street for \$686,000, plus closing costs and relocation costs. (Central - District 1)

DISCUSSION

The goals of the East Village Arts District Guide for Development (Guide) include the development of new housing and the adaptive reuse of vacant commercial structures to artist live/work residential or loft units. To further this goal, Redevelopment Agency (Agency) staff has identified an opportunity to create residential lofts at the property located at 825 E. 7th Street (Subject Property) (Exhibit A – Site Map).

The Subject Property is approximately 8,750 square feet and is currently used as an automobile service shop. The existing automobile service shop is incompatible with adjacent residential uses, including the recently completed Jet Studios and Munson Lofts. These are examples of successful Agency-assisted projects that are currently occupied by East Village artists. On the opposite side of the Subject Property is a privately owned vacant commercial building that is currently being renovated into live/work units.

The proposed use of the Subject Property is to create a contemporary loft style development that compliments the adjacent developments.

The removal of a use that is incompatible with the surrounding residential neighborhood and the addition of a well-designed residential development will have a positive impact in the East Village.

REDEVELOPMENT AGENCY BOARD MEMBERS

September 17, 2007

Page 2

The following summarizes the proposed transaction:

- Varnavas Stavrou owns the property;
- A formal appraisal was conducted by Lidgard and Associates on November 15, 2005, and reviewed on July 28, 2006, which concluded the fair market value to be \$625,000;
- The Agency's purchase price for the property will be \$686,000 or \$78 per square foot of land. This is within 10% of the property's appraised fair market value of \$625,000; and
- This is a voluntary sale, avoiding eminent domain.

The Central Project Area Committee approved a recommendation to support the acquisition of the Subject Property at its December 1, 2005, meeting.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



for PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CAB:DSW:JMV

Attachment: Exhibit A – Site Map

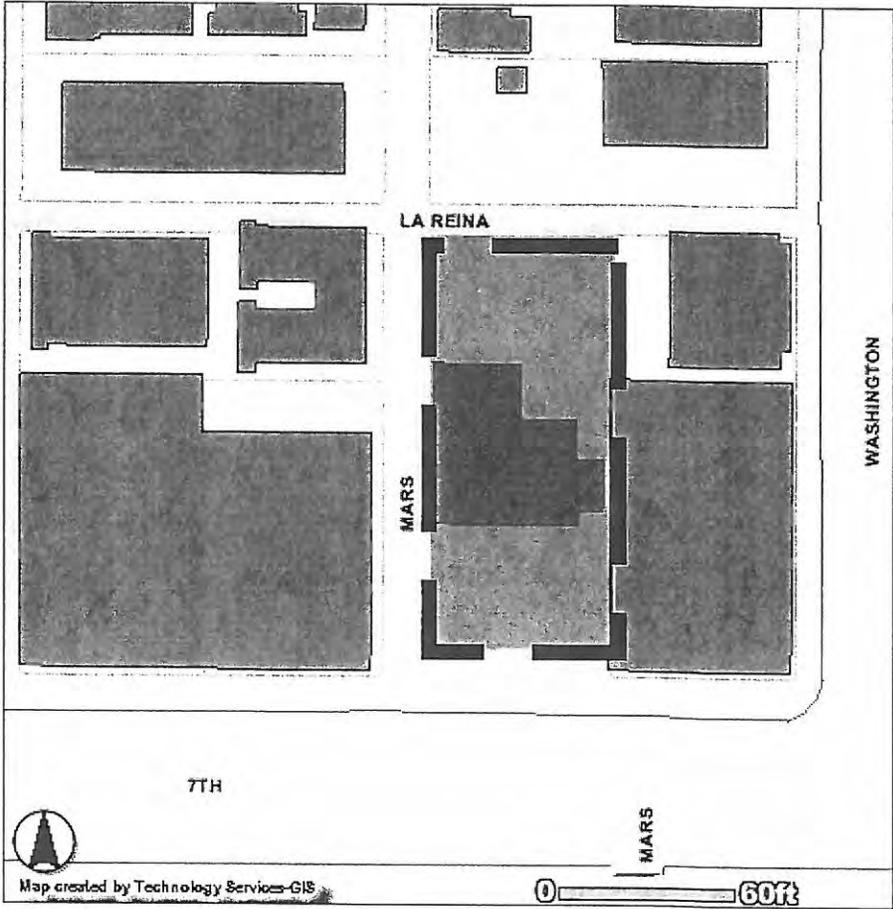
APPROVED:



for ANTHONY W. BATTS
CITY MANAGER

SITE MAP

825 E. 7th Street, Long Beach CA 90813



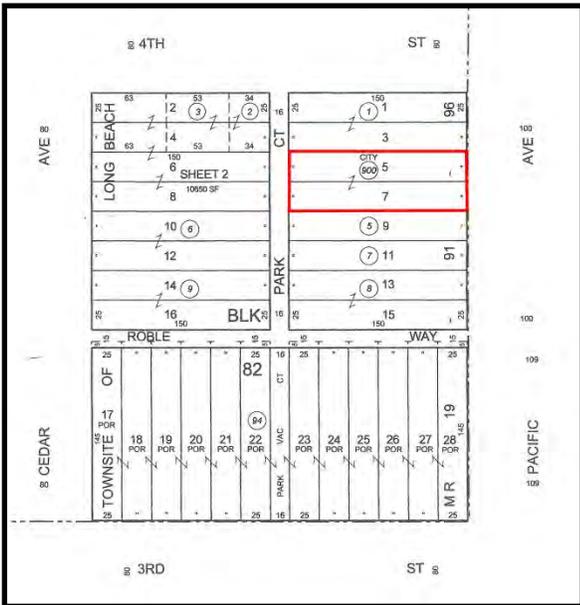
80).

339 Pacific Avenue

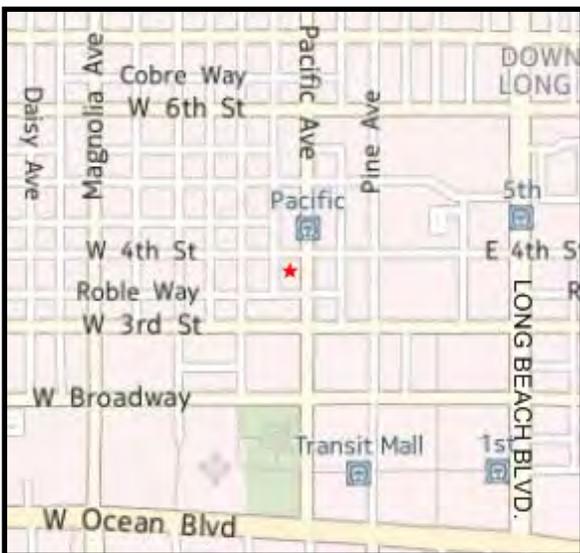


Parcel Data:

Property Type:	Commercial
Permissible Use:	Sale of Property
Property Address:	339 Pacific Avenue
Assessor ID Number(s):	7280-015-900
Lot Size (SF):	7,500
Zoning:	LBPD30
Council District:	1
Strategic Plan:	Central Long Beach Redevelopment Plan



One of the goals of the Central Long Beach Redevelopment Plan (Plan) is the provision of adequate land for parking and open spaces and the provision of opportunities for participation by owners and tenants in the revitalization of their properties. The property located at 339 Pacific Avenue is currently improved as a parking lot for use by the public when visiting local businesses, including the adjacent historic Dolly Varden Hotel (Hotel). The addition of these parking spaces adjacent to the Hotel has been an important component in the revitalization of this historic building. In order to keep consistent with the goals of the Plan and allow the Hotel to continue successful operation, it is our intent to work with the adjacent property owner for disposition.



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





Date: June 24, 2002

To: Redevelopment Agency Board Members

From: Melanie S. Fallon, Executive Director

Subject: **Grant of Fee Title to Redevelopment Agency-Owned Parcels to the City of Long Beach and Acceptance of Fee Title to City-Owned Parcels from the City of Long Beach – Various Long Beach Redevelopment Project Areas**

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to:

- Grant fee title to Redevelopment Agency-owned parcels to the City of Long Beach, and;
- Subject to City Council approval, accept fee title to City-owned parcels from the City of Long Beach.

BACKGROUND

In October 2001, as part of a review of City and Agency-owned property, staff identified five parcels that could provide greater public benefit if owned by the other entity. By exchanging or “swapping” the parcels, each entity would have enhanced site control and effectiveness in managing its land resources. The two Agency-owned sites and three City-owned sites are described below.

Redevelopment Agency-Owned Parcels

In February 2001, the Redevelopment Agency acquired 1854 Atlantic Avenue to facilitate the relocation of the Long Beach Unified School District’s Head Start Program from the Renaissance Walk development site (Exhibit “A”). Currently, the Head Start Program utilizes two parcels; one owned by the Agency and one by the City. Transferring fee ownership of this parcel to the City would enable consistent management of the property leased to the Head Start Program.

In November 1992, the Agency acquired a parcel located at California and Willow, in anticipation of the area being designated as a Redevelopment Agency Project Area (Exhibit “B”). However, the area was never designated and the City has since become the majority site owner. The parcel is located along the south border of the site and transferring fee ownership would enable the City to proceed with greater ease in developing the area as a sports park.

City-Owned Parcels

The City currently owns parcels located at 339 Pacific Avenue and at the southeast corner of 4th Street and Pacific Avenue (Exhibit "C" and "D", respectively). The Agency currently operates these sites through a subcontractor or through City parking meters for use as public parking lots. The parcel on the southeast corner of 4th Street and Pacific Avenue has been identified as a possible site for a parking structure consistent with the Downtown Parking Task Force recommendations. Accepting fee ownership to these parcels would enable the Agency to proceed with the goal of providing much needed parking in the downtown area.

Finally, the City owns a parcel located at 1501 West 14th Street, within the West Long Beach Industrial Redevelopment Project Area (Exhibit "E"). This site has been unpaved and vacant for many years. The Agency is currently negotiating an agreement with a buyer to develop this parcel. Accepting fee ownership for this property would allow the Agency to proceed with this agreement and enhance business expansion within the West Long Beach Industrial Redevelopment Project Area.

In order to facilitate better use of property for both the Agency and the City, staff recommends a land exchange of the above mentioned parcels. The total land size of the Redevelopment Agency-owned parcels to be transferred to the City is 90,387 square feet and a land value of \$947,000. The City-owned properties to be transferred to the Agency total 27,500 square feet and possess a land value of \$846,250 (Exhibit "F"). An exchange of properties would allow both entities to keep ownership of adjacent lots consistent and utilize property more efficiently. This item has been placed on the City Council's June 25, 2002 agenda for consideration.

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to:

- Grant fee title to Redevelopment Agency-owned parcels to the City of Long Beach, and;
- Subject to City Council approval, accept fee title to City-owned parcels from the City of Long Beach.

Respectfully submitted,



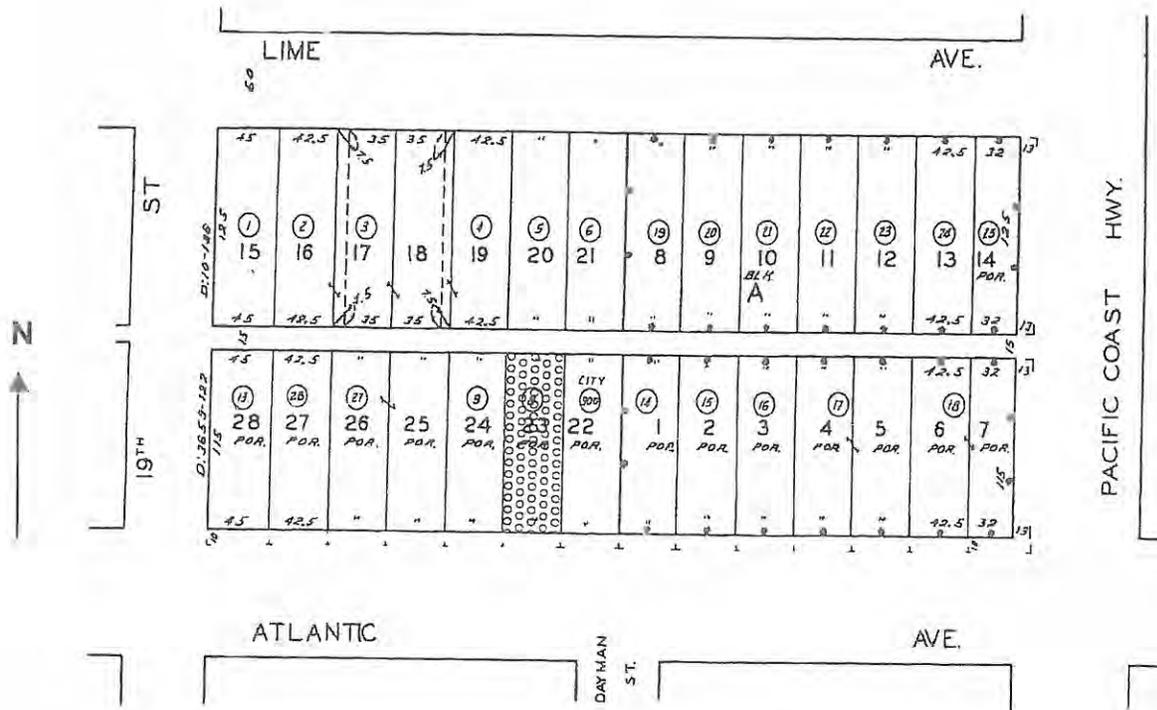
MELANIE S. FALLON
EXECUTIVE DIRECTOR

APPROVED:



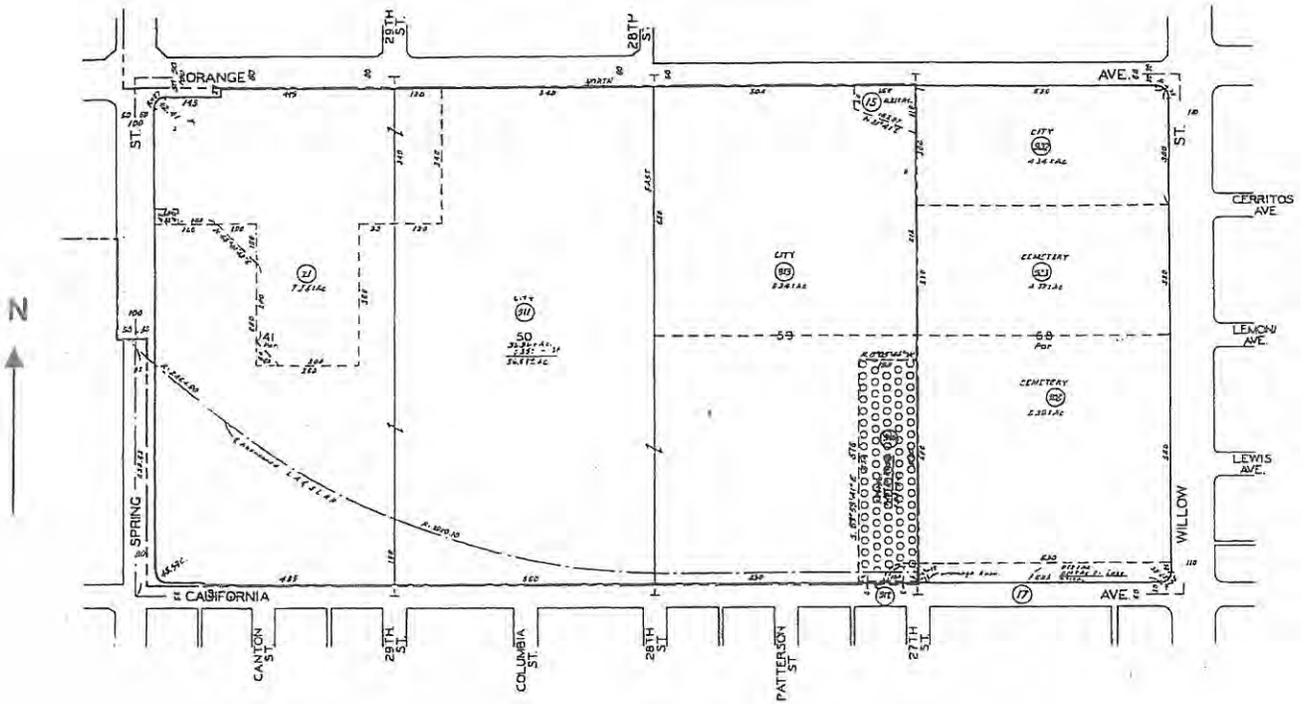
HENRY TABOADA
CITY MANAGER

Exhibit "A"
1854 Atlantic Avenue



Agency-owned property to be transferred to the City of Long Beach

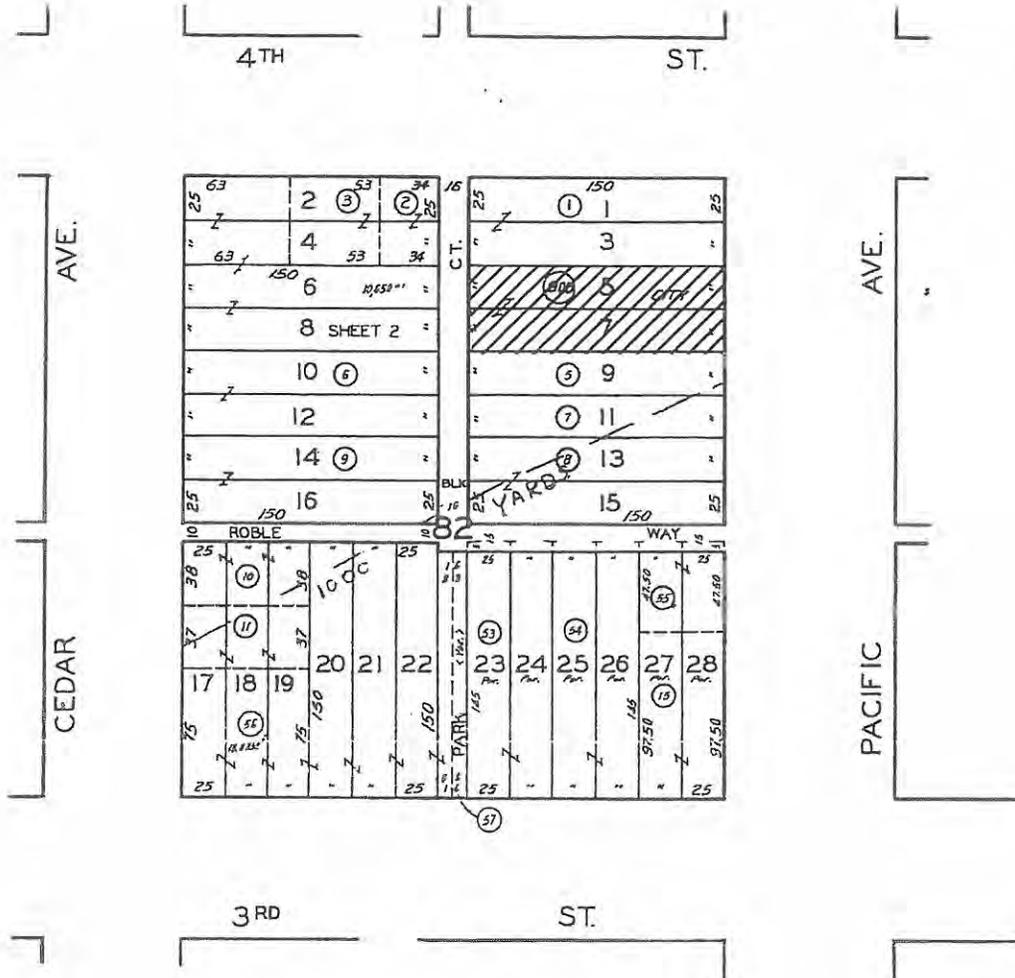
Exhibit "B" California and Willow



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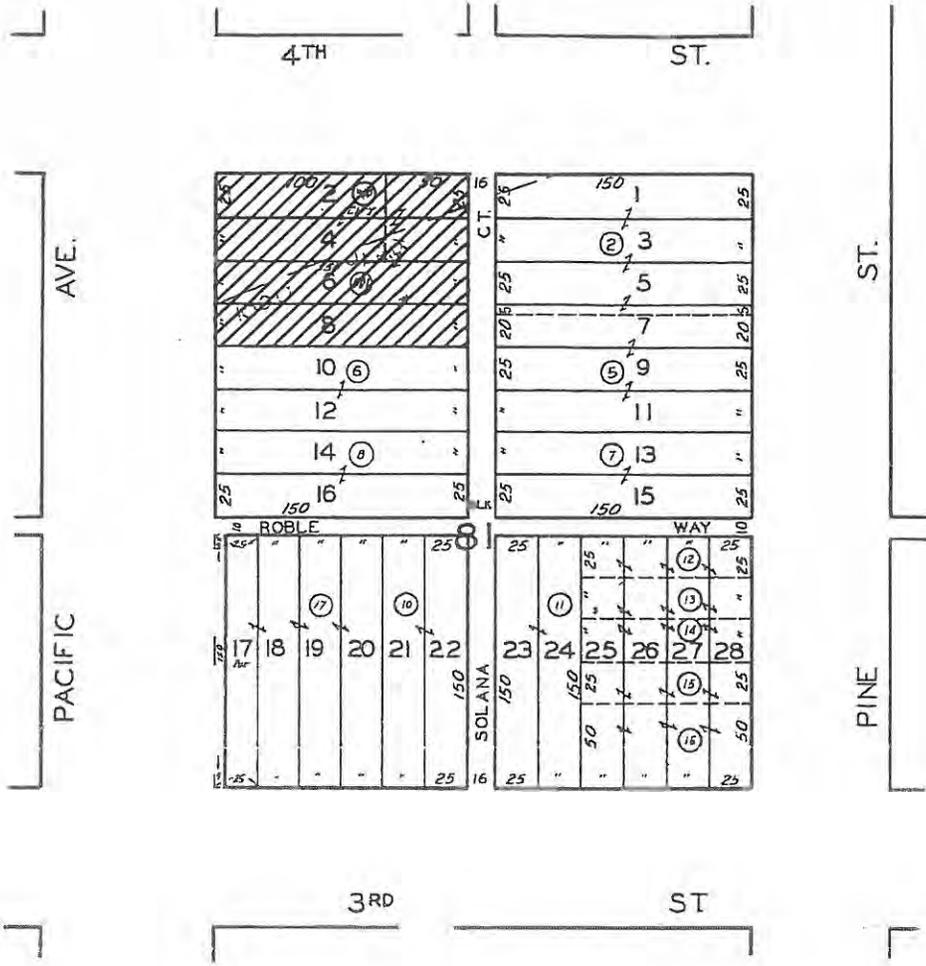
Agency-owned property to be transferred to the City of Long Beach

Exhibit "C"
339 Pacific Avenue



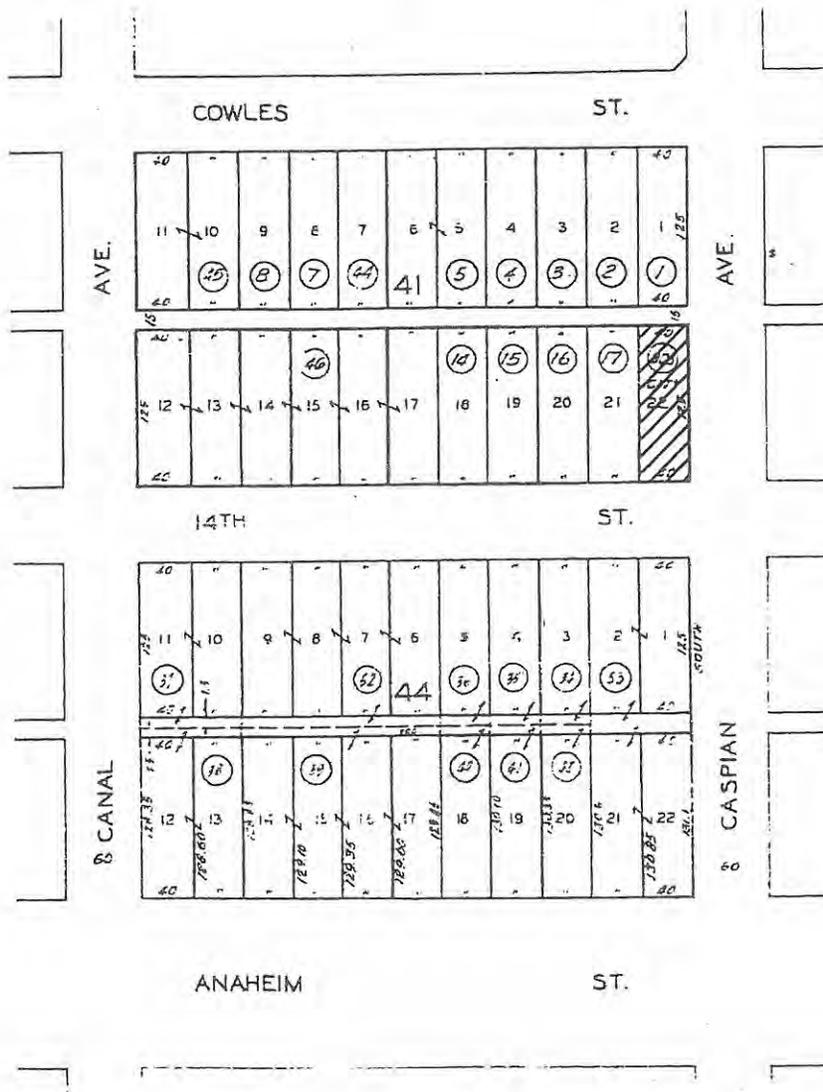
City-owned property to be transferred to the Redevelopment Agency

Exhibit "D"
4th Street and Pacific Avenue



City-owned property to be transferred to the Redevelopment Agency

Exhibit "E"
1501 West 14th Street



 City-owned property to be transferred to the Redevelopment Agency

Exhibit "F"

Agency-owned parcels to be transferred to the City:

Address	Size (Sq. Ft.)	Value	Current Use
1854 Atlantic	4,887	\$56,000	Head Start Facility
California at Willow	85,500	891,000	Sportspark
Total:	90,387	\$947,000	

City-owned parcels to be transferred to the Agency:

Address	Size (Sq. Ft.)	Value	Current Use
339 Pacific Avenue	7,500	\$190,000	Downtown Parking Lot
Pacific Avenue & 4th St.	15,000	600,000	Downtown Parking Lot
1501 West 14th St.	5,000	56,250	West Industrial Business
Total:	27,500	\$846,250	

22



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

June 25, 2002

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HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Acceptance of Fee Title to Redevelopment Agency-Owned Parcels From the Redevelopment Agency of the City of Long Beach and Grant of Fee Title to City-Owned Parcels to the Redevelopment Agency of the City of Long Beach (Districts 1, 6 and 7)

DISCUSSION

In January 2001, City staff assembled a database identifying all City-owned property and each parcel's current or proposed use. After careful review, staff identified three parcels that could provide greater benefit if fee ownership was conveyed from the City of Long Beach to the Redevelopment Agency of the City of Long Beach (Agency). Concurrently, Agency staff identified two sites that would be better utilized if conveyed from the Agency to the City of Long Beach. By exchanging or "swapping" the parcels, each entity would have enhanced site control and effectiveness in managing its land resources. The three City and two Agency-owned sites are described below.

City-Owned Parcels

The City of Long Beach currently owns parcels located at 339 Pacific Avenue and at the southeast corner of 4th Street and Pacific Avenue (Exhibits "A" and "B", respectively). The City leases both sites at no cost to the Redevelopment Agency for use as parking lots. The parcel on the southeast corner of 4th Street and Pacific Avenue is identified as a possible site for a parking structure consistent with the Agency's Redevelopment Plan. The City currently receives little, if any, benefit for ownership of these parcels and transferring fee ownership would enable the Agency to better implement strategies to provide much needed parking to the downtown area.

The City also owns a parcel located at 1501 West 14th Street, within the West Long Beach Industrial Redevelopment Project Area (Exhibit "C"). The Agency is negotiating an agreement with a buyer to develop this parcel. Transferring fee ownership to the Agency would allow it to proceed with the agreement, enhance development, and eliminate blight within the West Long Beach Industrial Redevelopment Project Area.

HONORABLE MAYOR AND CITY COUNCIL
June 25, 2002
Page 2

Redevelopment Agency-Owned Parcels

In February 2001, the Redevelopment Agency acquired 1854 Atlantic Avenue to facilitate the relocation of the Long Beach Unified School District's Head Start Program from the Renaissance Walk development site (Exhibit "D"). The Head Start Program utilizes two parcels: one owned by the Agency and one by the City. Accepting fee ownership to this parcel would enable the City to provide consistent management of the property resulting in enhanced service to the School District.

In November 1992, the Agency acquired a parcel located at California and Willow in anticipation of the area being designated as a Redevelopment Agency Project Area (Exhibit "E"). However, the area never received a redevelopment designation and the City has since become the owner of properties surrounding the Agency parcel. The parcel is located within the proposed Sports Park project site. Accepting this parcel would make it easier for the City to develop it as a sports park, thereby allowing for more youth programming in neighborhood parks.

The total size of the Redevelopment Agency-owned parcels to be transferred to the City is 90,387 square feet, valued at \$947,000. The City-owned properties to be transferred to the Agency total 27,500 square feet, valued at \$846,250 (Exhibit "F"). Exchanging or "swapping" the parcels would benefit both the City and the Agency.

The Redevelopment Agency Board approved conveyance of Agency-owned parcels to the City on June 24, 2002.

This item was reviewed by Assistant City Attorney Heather A. Mahood on June 12, 2002.

TIMING CONSIDERATIONS

City Council action on this item is requested at the June 25, 2002 meeting to facilitate the exchange of property between the City of Long Beach and the Redevelopment Agency.

FISCAL IMPACT

There is no fiscal impact associated with this item.

HONORABLE MAYOR AND CITY COUNCIL

June 25, 2002

Page 3

IT IS RECOMMENDED THAT THE CITY COUNCIL:

- 1) Authorize the City Manager to grant fee title to City-owned parcels located at 339 Pacific Avenue, 4th Street and Pacific Avenue and 1501 West 14th Street to the Redevelopment Agency of the City of Long Beach; and
- 2) Authorize the City Manager to accept fee title to Redevelopment Agency-owned parcels located at 1854 Atlantic Avenue and California and Willow from the Redevelopment Agency of the City of Long Beach.

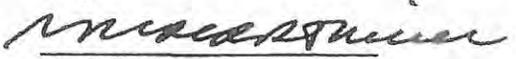
Respectfully submitted,



MELANIE S. FALLON
DIRECTOR OF COMMUNITY DEVELOPMENT

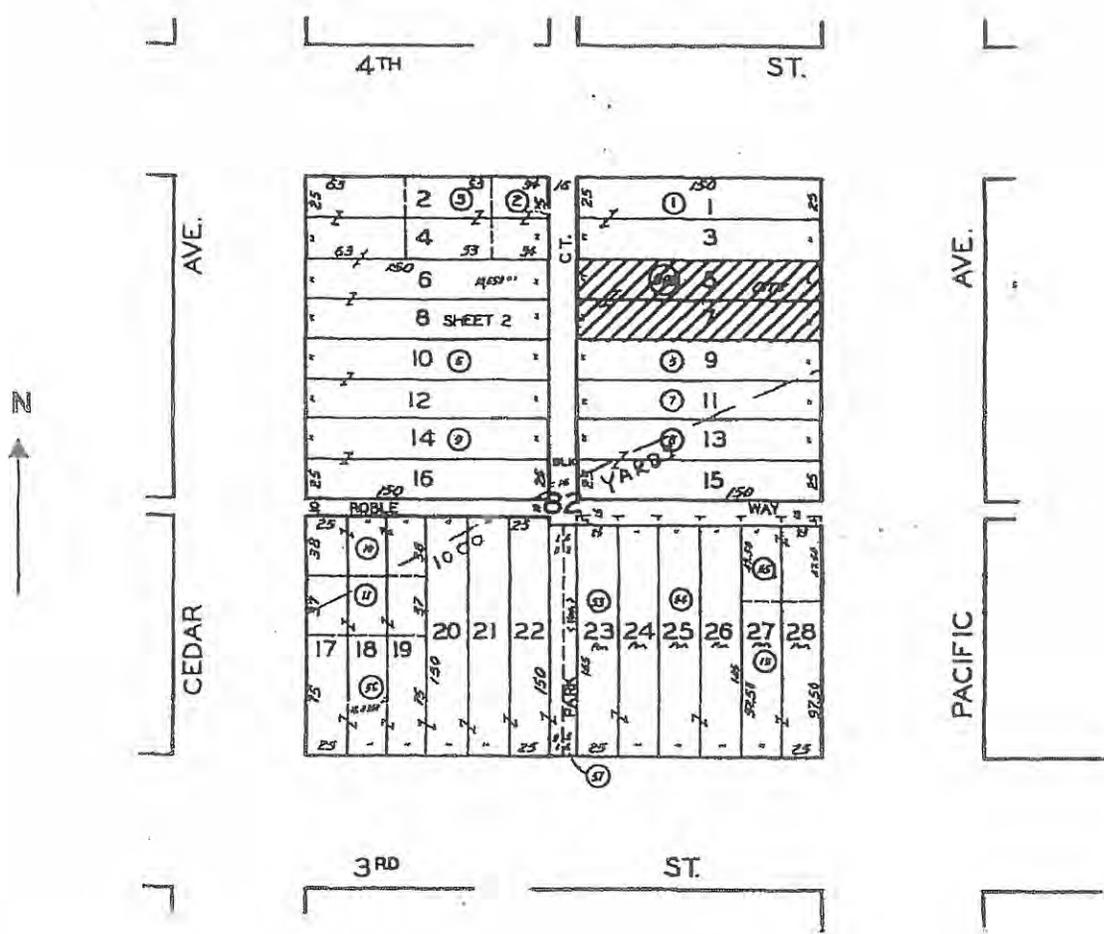
MSF:RMS:MFD
Attachments – Exhibits A - F

APPROVED:


HENRY TABOADA
CITY MANAGER 

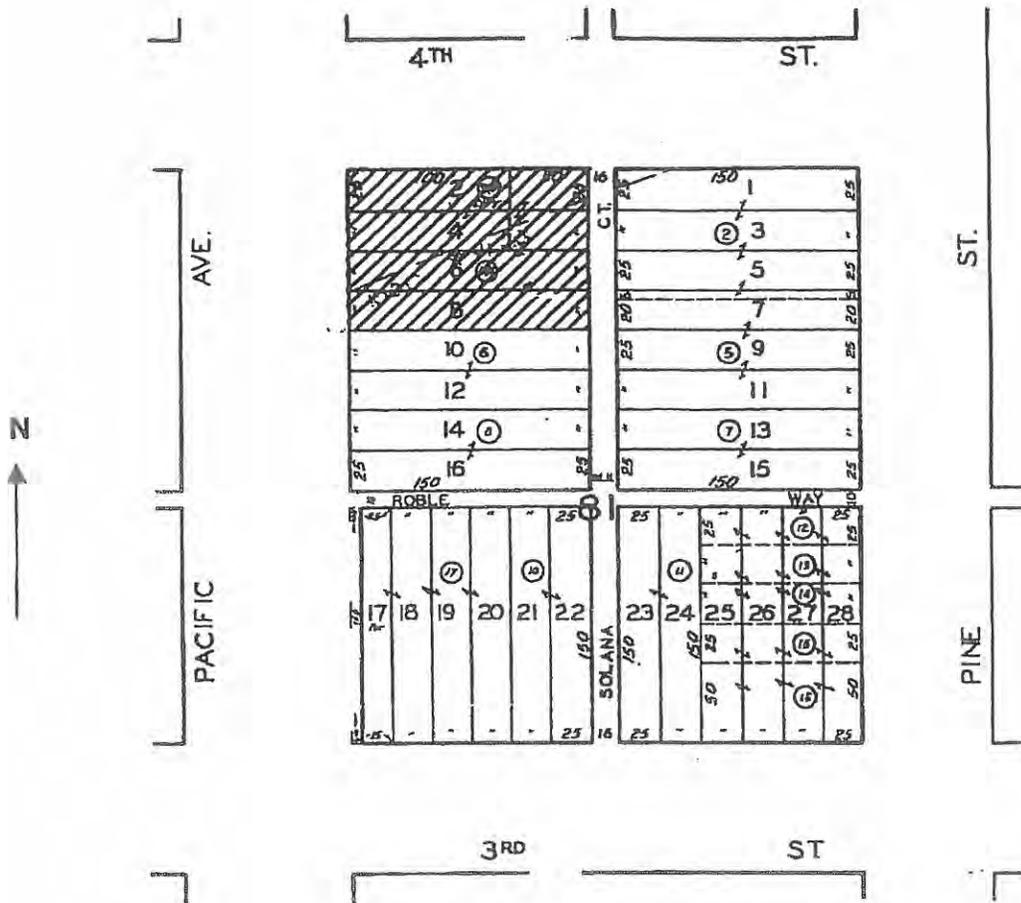
6.25.02ccltrLandSwap.doc

Exhibit "A" 339 Pacific Avenue



 City-owned property to be transferred to the Redevelopment Agency

Exhibit "B"
4th Street and Pacific Avenue



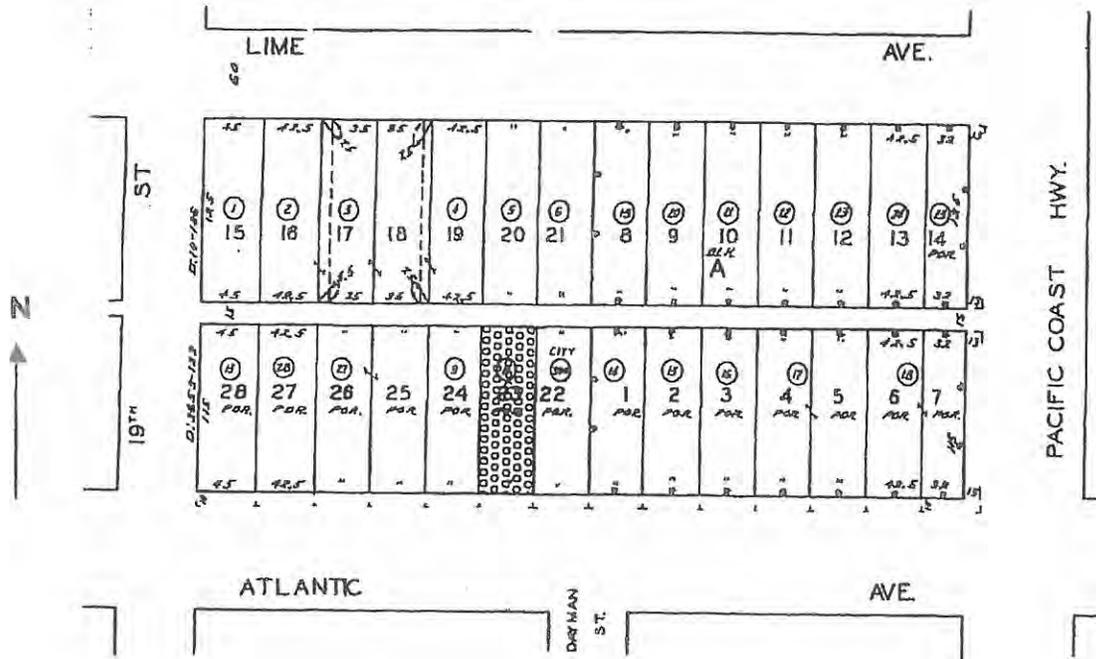
 City-owned property to be transferred to the Redevelopment Agency

Exhibit "C"
1501 West 14th Street



 City-owned property to be transferred to the Redevelopment Agency

Exhibit "D"
1854 Atlantic Avenue



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Agency-owned property to be transferred to the City of Long Beach

Exhibit "F"

Agency-owned parcels to be transferred to the City:

Address	Size (Sq. Ft.)	Value	Current Use
1854 Atlantic	4,887	\$56,000	Head Start Facility
California at Willow	85,500	891,000	Sportspark
Total:	90,387	\$947,000	

City-owned parcels to be transferred to the Agency:

Address	Size (Sq. Ft.)	Value	Current Use
339 Pacific Avenue	7,500	\$190,000	Downtown Parking Lot
Pacific Avenue & 4th St.	15,000	600,000	Downtown Parking Lot
1501 West 14th St.	5,000	56,250	West Industrial Business
Total:	27,500	\$846,250	

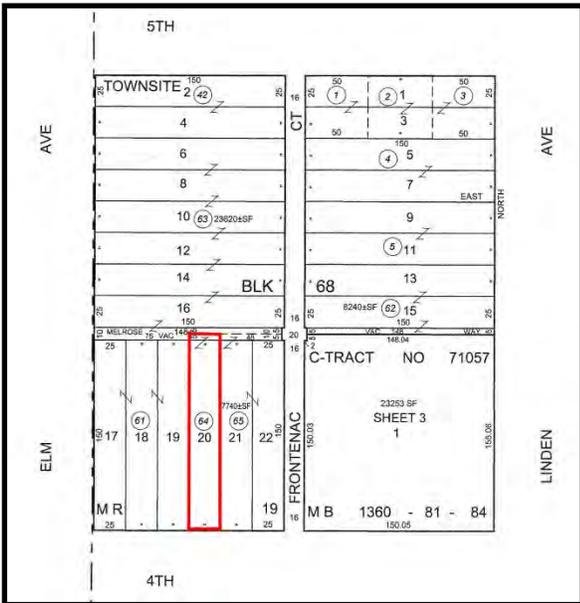
81).

4th Street & Elm Avenue



Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	4 th St & Elm Ave.
Assessor ID Number(s):	7281-007-064
Lot Size (SF):	3,875
Zoning:	LBPD30
Council District:	1
Strategic Plan:	Rejected Housing Asset



This property was acquired by the Agency for The Long Beach Housing Development Company (LBHDC), and was conveyed to the LBHDC in 1992. The parcel was part of the land assembly for the adjacent HUD funded affordable residential project, but this site was not needed for the project and became a remnant parcel. Although affordable housing funds were used to purchase the site, no deed restriction was recorded against the site, and the LBHDC has leased the property to the Housing Authority of the City of Long Beach for parking purposes for many years. The property was originally included on the Housing Asset Transfer List, but the State Department of Finance rejected it and required that it be returned to the SA for subsequent sale.



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



STAFF REPORT UNAVAILABLE

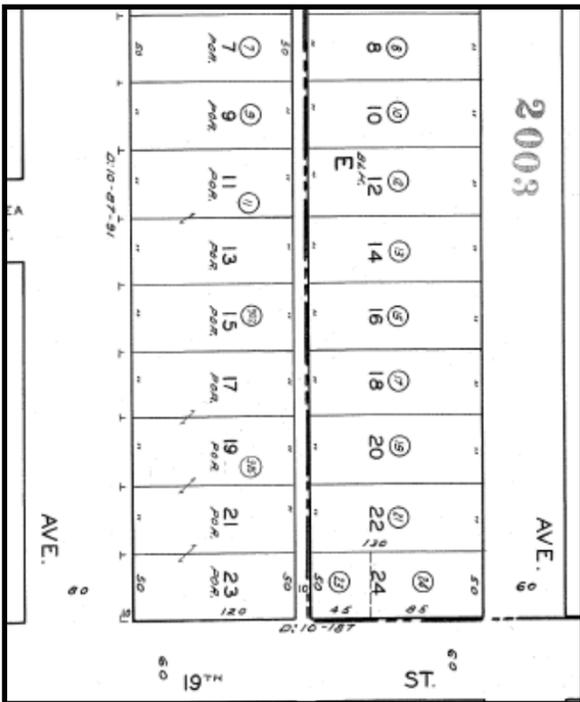
82-83).

Renaissance Square



Parcel Data:

Property Type:	Public Building
Permissible Use:	Sale of Property
Property Address:	1900-1934 Atlantic Avenue
Assessor ID Number(s):	7210-009-902 & -905
Lot Size (SF):	30,000
Zoning:	LBPD25
Council District:	6
Strategic Plan:	Central Long Beach Redevelopment Plan



One of the priorities of the Central Long Beach Redevelopment Plan (Plan) is to support the revitalization of commercial sites and to improve commercial corridors. In 2004, the former Redevelopment Agency assembled and subsequently constructed Renaissance Square (Project), a two-story, 12,000 square foot mixed-use building located at 1900-1934 Atlantic Avenue. The mission of the Project was to create a site of economic vitality for the community by offering a vast array of financial services and training programs to an underserved area in Central Long Beach. While the Project is currently an Enforceable Obligation as the first floor is under lease to Union Bank for the operation of a branch on site and the second floor is under lease to the City of Long Beach’s Workforce Development Bureau for the provision of placing workforce development social service programs in the building to serve the local community, it is our intent to sell the underlying fee interest upon approval of the LRPMP.



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





Date: June 10, 2002
To: Redevelopment Agency Board Members
From: Melanie S. Fallon, Executive Director
Subject: Acceptance of Quitclaim Deeds for Properties at 1900 and 1910 Atlantic Avenue for the Atlantic Avenue Retail Service Center - Central Long Beach Redevelopment Project Area

RECOMMENDED ACTION

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to accept Quitclaim Deeds from the City of Long Beach for property at 1900 and 1910 Atlantic Avenue, site of the proposed Atlantic Avenue Retail Service Center.

BACKGROUND

In 1994, the Atlantic Avenue Community Economic Development Corporation (ACED) was incorporated as a community-based catalyst to stimulate economic recovery for the surrounding neighborhood. ACED activities have focused on the development of employment opportunities, job training and improved access to social services. Participating citizens recognized the need for community services and neighborhood-serving retail along the Atlantic Avenue corridor and the Atlantic Avenue Retail Service Center (Project) was conceived.

The Project will consist of a new 10,000 square-foot building to accommodate neighborhood-serving retail tenants, a financial lending institution, or offices for City and social service agencies on five parcels located at the northeast corner of 19th Street and Atlantic Avenue (map attached). The Project is partially funded through a \$400,000 grant from the U.S. Department of Commerce – Economic Development Administration (EDA). The remainder of the \$2.1 million project budget will be funded through Community Development Block Grant funds administered by the City of Long Beach Neighborhood Services Bureau. Construction of the building is anticipated to begin in October 2002.

The EDA requires that a non-governmental body own the Project; therefore the Agency will retain ownership for at least 10 years. A management company will be retained to handle property management, operation and leasing. After 10 years, the Project will be conveyed to the City or to a private entity. The Agency acquired three of the parcels in 2001 in anticipation of the Project. The City owns two of the parcels for the Project at 1900 and 1910 Atlantic Avenue. Fee title will be conveyed to the Agency for no consideration in order to meet the EDA requirements. The request for authorization to execute Quitclaim Deeds for the benefit of the Agency will appear before the City Council on June 18, 2002.

Redevelopment Agency Board Members
June 10, 2002
Page 2

It is recommended that the Redevelopment Agency Board approve and authorize the Executive Director to accept Quitclaim Deeds from the City of Long Beach for property at 1900 and 1910 Atlantic Avenue, site of the proposed Atlantic Avenue Retail Service Center.

Respectfully submitted,



MELANIE S. FALLON
EXECUTIVE DIRECTOR

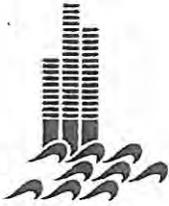
APPROVED:



HENRY TABOADA
CITY MANAGER

Attachment: Map

MSF:JMLR
19thAtlantic.RDAStaff Report.doc



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

June 18, 2002

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HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Quitclaim Deeds for the Conveyance of City-Owned Property at 1900 and 1910 Atlantic Avenue to the Redevelopment Agency of the City of Long Beach (District 6)

DISCUSSION

While coordinating the 1998 Empowerment Zone application, the Department of Community Development (CD) identified the need for community services and neighborhood-serving retail along the Atlantic Avenue corridor. The Atlantic Avenue Retail Service Center (Project) was conceived as a multi-service center to be located on five parcels at the northeast corner of 19th Street and Atlantic Avenue (Site). The Site is along a one-mile corridor of commercial and residential properties that have been vacant or underutilized for many years. The Project will consist of a new 10,000-square foot building to accommodate neighborhood-serving retail tenants, a financial lending institution, and/or offices for social service agencies.

The Redevelopment Agency of the City of Long Beach (Agency) is coordinating the Project, which is partially funded through a \$400,000 grant from the U.S. Department of Commerce Economic Development Administration (EDA). To utilize the grant, EDA requires that construction begin by September 2002 and that the Agency own the entire site. In 2001, three of the parcels were acquired by the Agency in anticipation of the Project. The City owns the remaining two vacant parcels located at 1900 and 1910 Atlantic Avenue (see Exhibit A). In accordance with EDA's requirement, the City Council is being asked to convey the City-owned properties to the Agency.

This letter was approved by Deputy City Attorney Donna F. Gwin on April 25, 2002 and Budget Bureau Manager Annette Hough on June 3, 2002.

TIMING CONSIDERATIONS

City Council action is requested at the June 18, 2002 meeting to allow construction to commence by September 2002 as required by the EDA Grant.

HONORABLE MAYOR AND CITY COUNCIL
June 18, 2002
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FISCAL IMPACT

There is no impact to the General Fund.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute Quitclaim Deeds for the conveyance of City-owned property at 1900 and 1910 Atlantic Avenue to the Redevelopment Agency of the City of Long Beach.

Respectfully submitted,

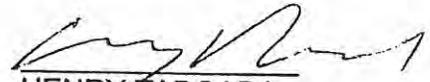


MELANIE S. FALLON
DIRECTOR OF COMMUNITY DEVELOPMENT

MSF:JMLR:neb
Attachments: Exhibit "A"

6.18.02ccltr19thAtlantic.doc

APPROVED:


HENRY TABOADA
CITY MANAGER