

H-3
Additional
Landmarks

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Proposed Second Amendment North Long Beach Redevelopment Plan





Background

- **Redevelopment Plan for the North Long Beach Project Area was adopted in 1996**
- **Redevelopment Plan gave the Agency the authority to acquire property using eminent domain**
- **State law only allows eminent domain authority for 12 years**
- **Additional time allowed if Redevelopment Plan is amended**
- **Seeking to amend Redevelopment Plan to maintain this ability**



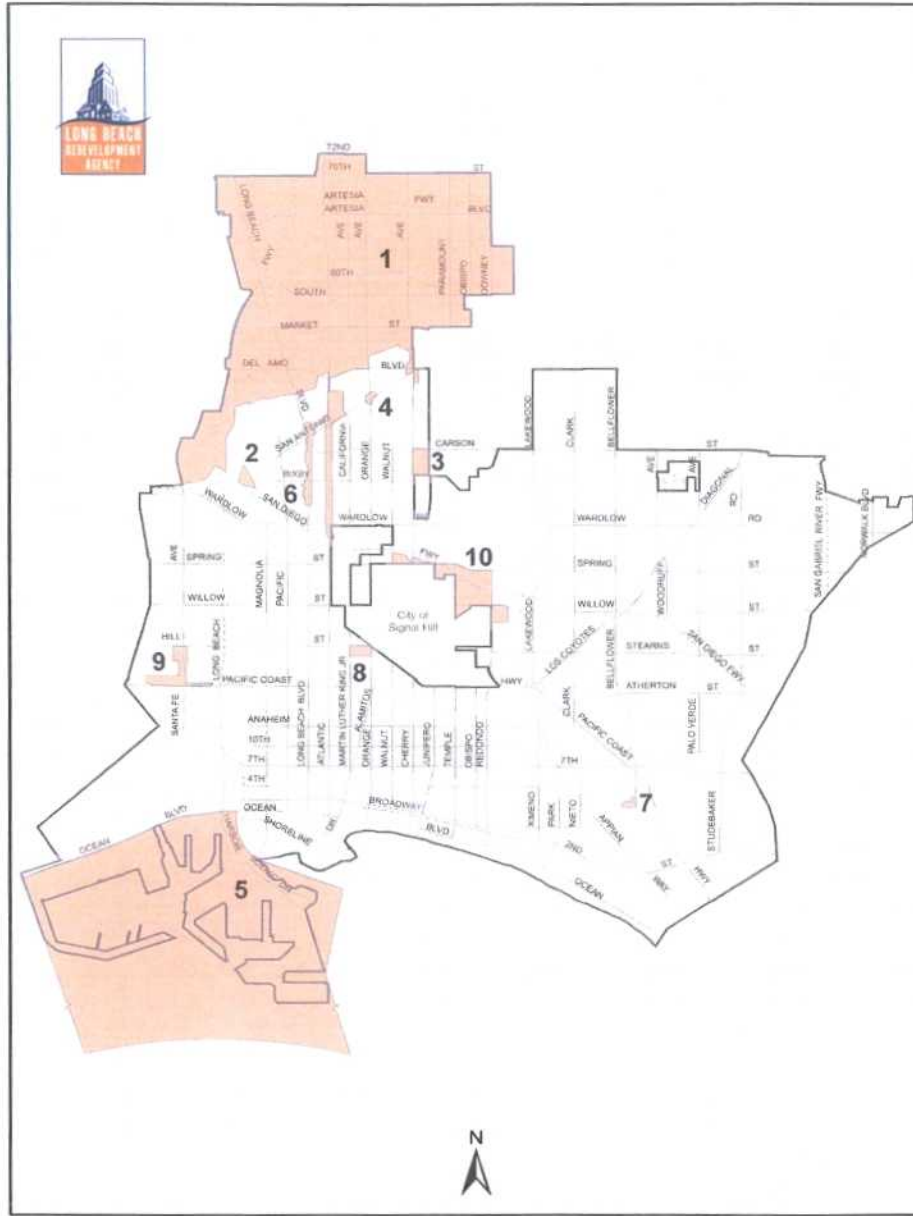
Build



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NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



Date of Adoption: 7/16/96
Size: 12,507 Acres
Source:NLB Redevelopment Plan

TECHNOLOGY SERVICES/GIS/CMUER
NORTHLB_REDEV_0508.MXD/PDF 6/1/06



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Proposed Second Amendment

- The proposed Second Amendment extends the Agency's ability to use eminent domain for 12 more years.
- The proposed Second Amendment will not change the land use controls, boundaries or any other time limits or aspects of the Redevelopment Plan.
- The proposed Second Amendment will apply to the entire Project Area, with the exclusion of the majority of Sub-Area 5 (Port of Long Beach).





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Existing Homeowner Protections

- **State Constitution (Proposition 99) prohibits the Agency from using eminent domain to acquire owner-occupied residences for private development.**
 - **Includes single-family residences, town homes and condominiums**
- **Homeowners can exempt their property from eminent domain through a Certificate of Conformance.**





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Why Eminent Domain Is Still Needed

- Eliminate blighting influences
- Assemble commercial properties
- Create new housing





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Blighting Conditions

•Physical Conditions

- Subdivided lots in multiple ownership whose physical development is impaired by inadequate size—retail and commercial uses cannot find adequate sites, requiring land assembly.

•Economic Conditions

- Serious lack of necessary commercial facilities normally found in neighborhoods—44 % of Project Area is not within 1 mile of a chain grocery store and 46% is not within 1 mile of a bank
- Abnormally low lease rates—rates range from 14% to 24% lower in Project Area than City, depending on use
- Residential Overcrowding—36% of homes are overcrowded in Project Area compared to 23% in the City and County



Blight Elimination



Morales Motel - 6101 Atlantic Avenue



Rocky's Liquor - 6620 Atlantic Avenue



Volcano Burger - 609 E. Artesia Boulevard



Performance Auto - 669 E. Artesia Boulevard





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Future Project: North Village Center



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Future Project: Artesia and Atlantic





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Accomplishments: Streetscapes



Cherry Avenue Median



Atlantic Avenue Gateway



Long Beach Boulevard Median



Atlantic Avenue Median



Accomplishments: Public Safety



North Division Station (8th District)



Fire Station No. 12



Fire Station No. 12 (Concept Design)





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Accomplishments: Crime Reduction

- Agency has acquired and demolished 10 problem properties in the Project Area
 - Six motels
 - Two liquor stores
 - Two commercial facilities
- Reduced annual calls for police service by more than 2,400
 - Violent crimes
 - Narcotics Violations
 - Property crimes
 - Other incidents





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Accomplishments: Open Space



Davenport Park



Davenport Park Expansion



Green Monster – Admiral Kidd Park Expansion



Admiral Kidd Teen Center



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Commercial Façade Improvements



5600 Block of Atlantic Avenue



3821 Atlantic Avenue



4343 Atlantic Avenue



4301 Atlantic Avenue



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Neighborhood Improvement



Before



After





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Public Outreach

- **North Long Beach Project Area Committee has recommended approval of the proposed Amendment**
- **Agency staff attended all of the major community groups' meetings**
- **Notices regarding the amendment were mailed to 17,000 property owners and 25,000 business and residential tenants.**





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Questions/Comments

