

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY AGENDA**

**Thomas Fields, Chair
Neil McCrabb, Vice Chair
William Baker, Member
Diane Arnold, Member**



**MONDAY, FEBRUARY 13, 2006
COUNCIL CHAMBER
333 W. OCEAN BLVD., 9:00 AM**

**Terry Jensen, Member
Rick Meghiddo, Member
Vivian M. Tobias, Member**

FINISHED AGENDA & DRAFT MINUTES

ROLL CALL

Roll Call

Present: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent/Excused: Thomas Fields, Chair

Also Present: Councilmember Colonna, Third District; Patrick H. West, Executive Director; Barbara A. Kaiser, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Michael Conway, Property Services Bureau Manager; Lisa Fall, Redevelopment Consultant; Jae Von Klug, Redevelopment Project Officer; Jan Pittman, City Clerk Specialist; Jerryl Soriano, City Clerk Specialist

Chair Pro Tempore McCrabb presiding.

FLAG SALUTE

Boardmember Baker.

**APPROVAL OF MINUTES FOR NOVEMBER 28, 2005, DECEMBER 26, 2005 AND
JANUARY 23, 2006 MEETINGS**

Motion: Approve minutes for November 28, 2005, December 26, 2005 and January 23, 2006 meetings.

Moved by Diane Arnold, seconded by Vivian Tobias.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

PROJECT AREA COMMITTEE REPORTS

There were no Project Area Committee Reports.

PUBLIC PARTICIPATION

Dennis Monfett spoke regarding providing housing solutions for the disabled and seniors.

Kristen Autry, P. O. Box 20378, spoke regarding public art at the Edgewater project.

Barbara A. Kaiser, Assistant Executive Director, responded to Ms. Autry.

CONSENT CALENDAR (1 - 4)

Motion: Approve Consent Calendar Items 1-4.

Moved by Diane Arnold, seconded by Vivian Tobias.

Vote: Motion carried 5-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo

Absent: Thomas Fields, Chair; Vivian Tobias

1. (06-015R) 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 5822 Linden Avenue for a purchase price of \$450,000 plus closing costs.
(North - District 9)

2. (06-016R) 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 5836 Linden Avenue for a purchase price of \$745,000 plus closing costs.
(North - District 9)

3. (06-017R) 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 5874 Linden Avenue for a purchase price of \$520,000 plus closing costs.
(North - District 9)

4. (06-018R) 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 5892 Linden Avenue for a purchase price of \$480,000 plus closing costs.
(North - District 9)

REGULAR AGENDA (5 - 12)

5. (06-020R) Receive and file a presentation on solar energy in Redevelopment Projects by Councilmember Frank Colonna.

Councilmember Colonna, Third District, presented a verbal report.

Boardmember Jensen spoke.

Boardmember Meghiddo spoke.

Boardmember Baker spoke.

Boardmember McCrabb spoke.

Pat Berghdahl, Central Project Area Committee member, spoke.

6. (06-021R) 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 2085 Atlantic Avenue, APN 7209-001-031; and 2155 Atlantic Avenue, APN 7208-030-009; including land, improvements and fixtures and equipment. (Central - District 6)

Chair Pro Tempore McCrabb opened the hearing.

Michael Conway, Property Services Bureau Manager, advised that staff was recommending Item No. 6 for property at 2085 and 2155 Atlantic Avenue be continued to the March 13, 2006.

It was unanimously agreed that Item No. 6 for the property at 2085 Atlantic Avenue and 2155 Atlantic Avenue be continued until the March 13, 2006 Redevelopment Agency Board meeting.

7. (06-022R) 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)

Chair Pro Tempore McCrabb opened the hearing.

Michael Conway, Property Services Bureau Manager, presented the staff report.

2525 Atlantic Avenue

Nathaniel Henderson, 2525 Atlantic Avenue business owner, spoke.

Ken Yeargin, 2525 Atlantic Avenue flower shop co-owner, spoke.

Motion: Approve 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 2525 Atlantic Avenue, Assessor Parcel Number 7208-006-029 within the Central Long Beach Redevelopment Project Area; including land, improvements and fixtures and equipment; and adopt Resolution No. R.A. 07-2006.

Moved by William Baker, seconded by Vivian Tobias.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

2527 Atlantic Avenue

Motion: Approve 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 2527 Atlantic Avenue, Assessor Parcel Number 7208-006-028 within the Central Long Beach Redevelopment Project Area, including land, improvements and fixtures and equipment; and adopt Resolution No. R.A. 8-2006.

Moved by William Baker, seconded by Diane Arnold.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

2535 Atlantic Avenue

Dorothy Nguyen, 2535 Atlantic Avenue property owner, spoke.

William Ho Nguyen, 2535 Atlantic Avenue property owner, spoke.

Barbara A. Kaiser, Assistant Executive Director, advised that a second appraisal was ordered.

Boardmember Jensen spoke.

Motion: Approve recommendation to receive the supporting documentation into the record; conduct and conclude a hearing; and adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 2535 Atlantic Avenue, Assessor Parcel Number 7208-006-027 in the Central Redevelopment Project Area, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 09-2006.

Moved by William Baker, seconded by Diane Arnold.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

2545 Altantic Avenue

Michael Baker, 2545 Atlantic Avenue business owner, spoke.

Barbara A. Kaiser, Assistant Executive Director, commented regarding the need for non-relocation maps.

Motion: Approve recommendation to receive the supporting documentaiton into the record; conduct and conclude the hearing; and adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 2545 Atlantic Avenue, Assessor Parcel Number 7208-006-026 in the Central Redevelopment Project Area, including land, improvements, fixtures and equipment; and adopt Resolution R.A. 10-2006.

Moved by William Baker, seconded by Diane Arnold.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

572 Vernon Street

Motion: Approve 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 572 Vernon Street, Assessor Parcel Number 7208-006-031 in the Central Redevelopment Project Area; including land, improvements and fixtures and equipment; and adopt Resolution R.A. 11-2006.

Moved by William Baker, seconded by Vivian Tobias.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

8. (06-023R) 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 225-237 East 1st Street, APN 7280-028-026, 7280-028-025 and 7280-028-024; and 115 North Long Beach Boulevard, APN 7280-028-023; including land, improvements and fixtures and equipment. (Downtown - District 1)

Chair Pro Tempore McCrabb opened the hearing.

Michael Conway, Property Services Bureau Manager, presented the staff report.

Boardmember Jensen spoke

Motion: Approve 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 225-237 East 1st Street, APN 7280-028-026, 7280-028-025 and 7280-028-024; and 115 North Long Beach Boulevard, APN 7280-028-023 in the Downtown Long Beach Redevelopment Project Area; including land, improvements and fixtures and equipment; and adopt Resolution R.A. 12-2006.

Moved by William Baker, seconded by Diane Arnold.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

9. (06-024R) Recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 4800-4810 Long Beach Boulevard, APN 7133-010-001 and 7133-010-007; 4856 Long Beach Boulevard, APN 7133-010-006; 4860 Long Beach Boulevard, APN 7133-010-027; and 4870 Long Beach Boulevard, APN 7133-010-008; including land, improvements and fixtures and equipment. (North - District 8)

Chair Pro Tempore McCrabb opened the hearing.

Michael Conway, Property Services Bureau Manager, presented the staff report.

4800-4810 Long Beach Boulevard

Elizabeth Garibay, 4800-4810 Long Beach Boulevard owner, spoke.

Barbara A. Kaiser, Assistant Executive Director, spoke.

Michael Williams, son-in-law, spoke.

Boardmember Baker spoke.

Motion: Approve recommendation to receive the supporting documentation into the record; conduct and conclude the hearing; and adopt the Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 4800-4810 Long Beach Boulevard, APN 7133-010-001 and 7133-010-007 in the North Long Beach Redevelopment Project Area, including land, fixtures, and equipment and adopt Resolution No. R.A. 13-2006.

Moved by William Baker, seconded by Diane Arnold.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

4856 Long Beach Boulevard

Motion: Approve 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 4856 Long Beach Boulevard, APN 7133-010-006 in the North Long Beach Redevelopment Project Area, including land, improvements, fixtures, and equipment; and adopt Resolution No. R.A. 14-2006.

Moved by Vivian Tobias, seconded by Diane Arnold.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

4860 Long Beach Boulevard

Gaurang Patel, 4860 Long Beach Boulevard property owner, spoke.

Motion: Approve 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 4860 Long Beach Boulevard, APN 7133-010-027 in the North Long Beach Redevelopment Project Area, including land, improvements, fixtures and equipment; and adopt Resolution No. R.A. 15-2006.

Moved by William Baker, seconded by Diane Arnold.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

4870 Long Beach Boulevard

Yogesh Patel, 4870 Long Beach Boulevard property owner, spoke

Boardmember Meghiddo spoke.

Motion: Approve 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 4870 Long Beach Boulevard, APN 7133-010-008 in the North Long Beach Redevelopment Project Area including land, improvements, fixtures and equipment; and adopt Resolution R.A. 16-2006.

Moved by William Baker, seconded by Diane Arnold.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

10. (06-025R) Recommendation to approve the Addendum to Mitigated Negative Declaration No. 29-04 for the Cedar Court at Third Street Project. (Downtown - District 1)

Lisa Fall, Redevelopment Consultant, presented the staff report.

Barbara A. Kaiser, Assistant Executive Director, spoke.

Motion: Approve recommendation to approve the Addendum to Mitigated Negative Declaration No. 29-04 for the Cedar Court at Third Street Project in the Downtown Redevelopment Project Area.

Moved by Vivian Tobias, seconded by Terry Jensen.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

11. (06-026R) Recommendation to approve Stage III Design Review Plans for the Cedar Court at Third Street Project with Conditions. (Downtown - District 1)

Jae Von Klug, Redevelopment Project Officer, presented the staff report.

Boardmember Jensen spoke

Vince Chupka, Humpreheys & Partners Architects, L.P., spoke.

Boardmember Meghiddo spoke.

Boardmember Jensen spoke.

Barbara A. Kaiser, Assistant Executive Director, spoke.

Motion: Approve recommendation to approve Stage III Design Review Plans for the Cedar Court at Third Street Project subject to the review and approval of a mock up, the screening and detailing of the windows, and the interior finishes of the public areas.

Moved by Terry Jensen, seconded by Vivian Tobias.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

12. (06-027R) Recommendation to receive supporting documentation into the record; and adopt a resolution approving and authorizing the Executive Director to execute Program Supplement No. M060 to Administrating Agency-State Agreement No. 07-5108 (Long Beach Promenade Streetscape/Safety Improvements). (Downtown - District 2)

Lisa Fall, Redevelopment Consultant, presented the staff report.

Motion: Approve recommendation to receive supporting documentation into the record; and adopt a resolution approving and authorizing the Executive Director to execute Program Supplement No. M060 to Administrating Agency-State Agreement for Federal-Aid Projects No. 07-5108; and adopt Resolution No. R.A. 17-2006.

Moved by Diane Arnold, seconded by William Baker.

Vote: Motion carried 6-0.

Yes: Diane Arnold; William Baker; Terry Jensen; Neil McCrabb, Vice Chair; Rick Meghiddo; Vivian Tobias

Absent: Thomas Fields, Chair

COMMENTS FROM AGENCY BOARDMEMBERS

Boardmember Jensen spoke regarding downtown parking.

Barbara Kaiser, Assistant Executive Director, responded.

EXECUTIVE SESSION

A. (06-028R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an Executive Session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator Patrick H. West, Executive Director, and various property owners, regarding the Bixby Knolls Shopping Center.

B. (06-029R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator Patrick H. West, Executive Director, and various property owners, regarding Santa Fe Avenue and Willow Street Site Acquisition.

C. (06-030R) It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator Patrick H. West, Executive Director, and Coventry Long Beach Plaza LLC and Promenade Loft Partners, LLC, regarding the Promenade Lofts Project Update.

D. (06-031R) It was unanimously agreed that when the meeting adourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator Patrick H. West Executive Director, and Lyon Realty Advisors regarding Lyon Promenade Project Update.

E. (06-032R) It was unanimously agreed, that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator Patrick H. West, Executive Director, and the Redevelopment Agency, City of Long Beach, regarding the Menorah Senior Housing Project.

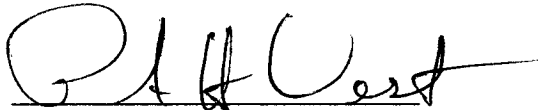
F. (06-033R) It was unanimously agreed, that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator Patrick H. West, Executive Director, and various property owners regarding the disposition of miscellaneous properties in North Village Center.

ADJOURNMENT

At 11:01 A.M., Boardmember Arnold moved, seconded by Boardmember Baker, that the meeting be adjourned. Carried by unanimous vote.



Thomas Fields
Chair



Patrick H. West
Executive Director