



Building A Better Long Beach

Item 7

May 5, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve Stage III design for a new retail and façade project in the Bixby Knolls Shopping Center; and approve and authorize the Executive Director to execute an Owner Participation Agreement with GGF, LLC. (North – District 8)

DISCUSSION

Community Development staff working with GGF, LLC (GGF), developed a revitalization plan for the Bixby Knolls Shopping Center (Exhibit A – Site Map) in the North Long Beach Redevelopment Project Area. The former Robert's Department Store, an obsolete retail building, has remained vacant on the site for over 12 years. GGF recently negotiated a lease with Marshall's Department Store that requires GGF to demolish the existing 52,661-square-foot structure and replace it with a new modern retail facility of 43,355 square feet.

To make the transaction financially feasible for GGF, Community Development staff negotiated and recommended for Redevelopment Agency (Agency) approval a loan to GGF for \$3.7 million and a façade improvement grant for up to \$500,000 to renovate the existing retail buildings east and across the parking lot from the new building. On October 15, 2007, the Agency approved a budget allocation to support the loan and façade improvement grant. The full terms of the development and responsibilities of the parties will be specified in an Owner Participation Agreement.

Design Review

Agency and Planning staff have reviewed the project design for both the new retail project and the façade project. The project design is consistent with the North Long Beach Design Guidelines and was approved by the North Long Beach Project Area Committee on September 27, 2007. GGF recently submitted revised elevations (Exhibit B – Elevations) that reflect the detailed changes requested by staff.

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The City's Environmental Planning Officer previously determined the project to be categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15064 (a)(3).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
EXECUTIVE DIRECTOR

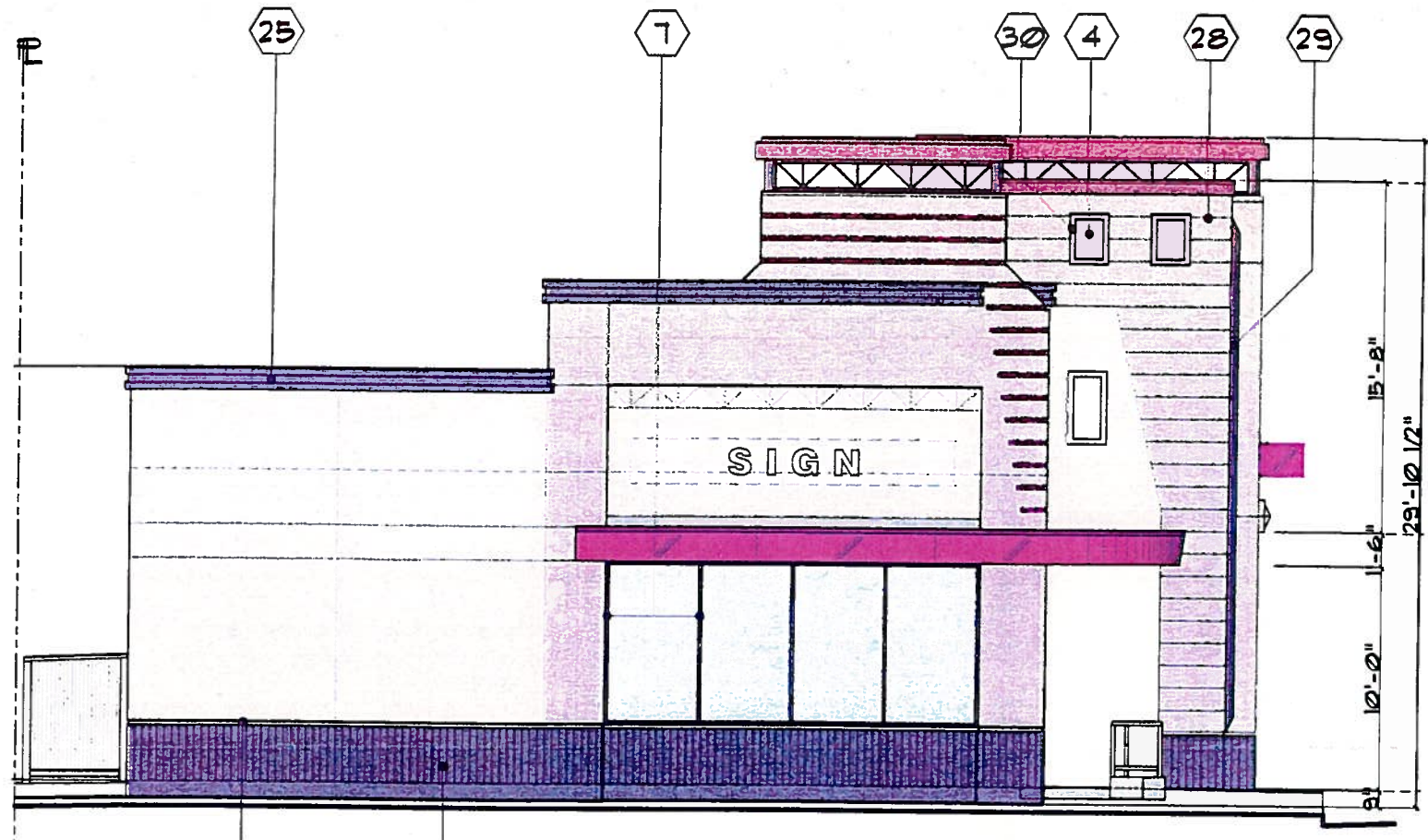
CB:DSW:LAM

Attachments: Exhibit A – Site Map
Exhibit B – Elevations

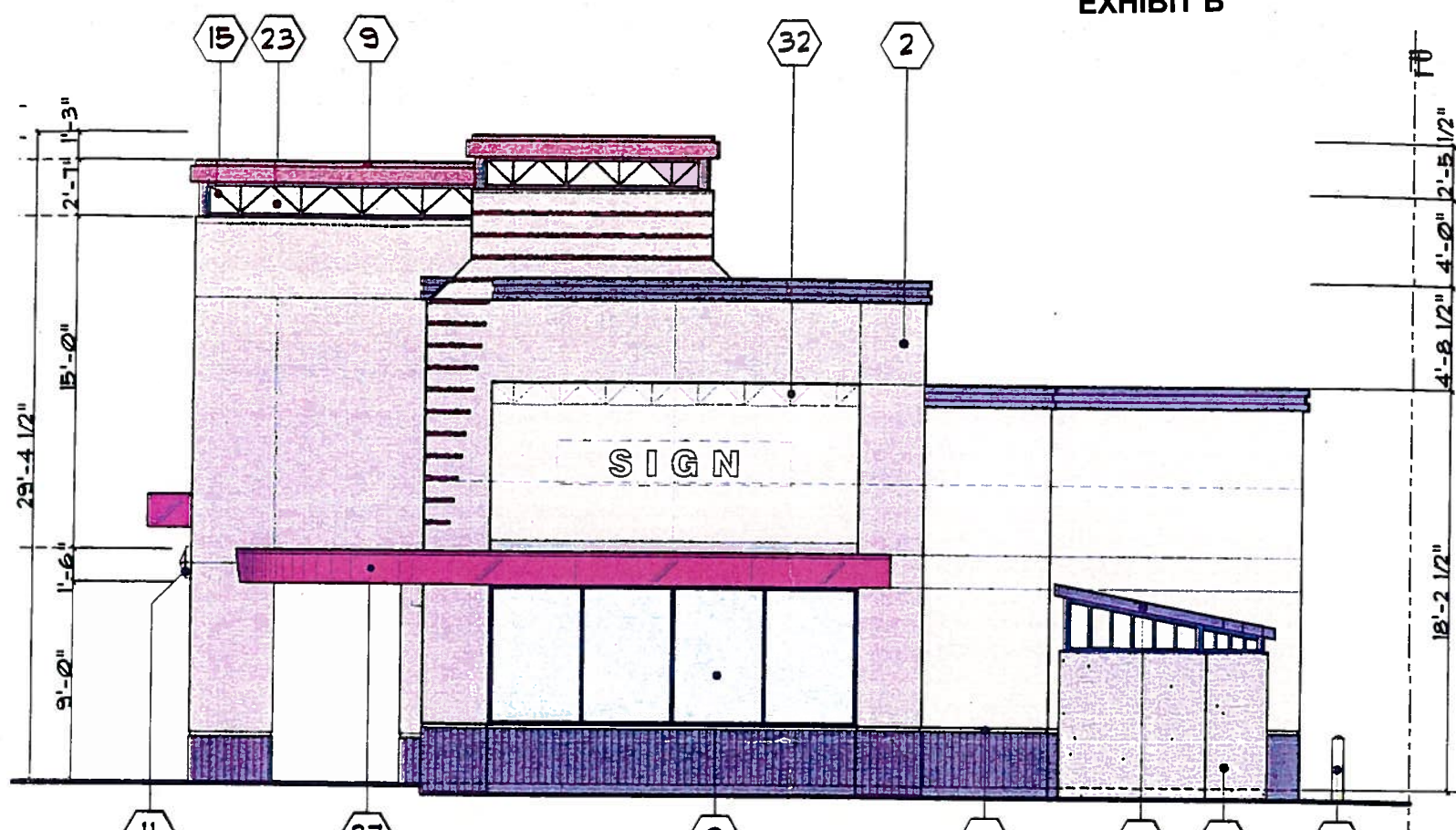
EXHIBIT A

N
Site Map





NORTH ELEVATION
SCALE: 1/8"=1'-0"



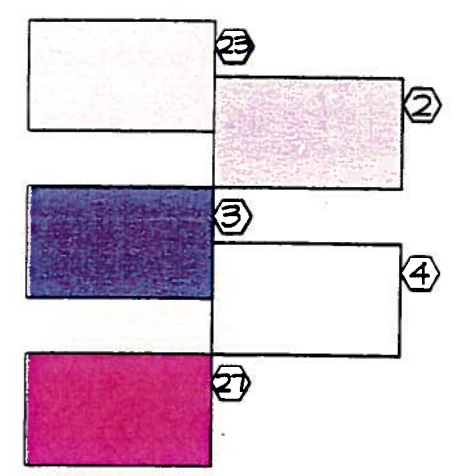
SOUTH ELEVATION
SCALE: 1/8"=1'-0"

LEGEND OF BUILDING MATERIALS / COLORS

1. EXTERIOR PLASTER PAINT COLOR: _____ "ICI" 444 (PEACH TREE)
2. EXTERIOR PLASTER PAINT COLOR: _____ "ICI" 381 (COASTAL BEIGE)
3. WALL WAINSCOT & COL. PEDESTAL, EXTERIOR PLASTER: _____ "ICI" 1037 (BIG RIVER)
4. EXTERIOR PLASTER PAINT COLOR: _____ "ICI" 2001 (ANTIQUÉ WHITE RM)
5. EXTERIOR PLASTER PAINT COLOR: _____ "ICI" 123 (SALSA)
6. EXTERIOR GUTTER: _____ PAINT TO MATCH #3
7. BRONZE ANODIZE ALUM. STOREFRONT DOOR FRAME / WINDOWS & DISPLAY WINDOW FRAMES:
8. CLEAR GLASS: _____ CLEAR FLOAT GLASS, TEMPERED AND/OR TINTED WHERE REQUIRED
9. BONDERIZED METAL CAPS, EXPANSION SCREEDS & FLASHING: _____ PAINT TO MATCH ADJACENT MATERIAL (UNLESS NOTED OTHERWISE)
10. ROOF TILES: _____ MONIERLIFETILE, L/W CONC. SLATE TILE CALIFORNIA MISSION BLEND (SEE MANUF. SPEC)
11. DECORATIVE LIGHT FIXTURES: _____ SEE ELEC. SPEC.
12. CERAMIC TILE MEDALLION ACCENT: _____ SEE DETAILS
13. METAL DOOR: _____ PAINT TO MATCH ADJ. MATERIAL COLOR (EXT. PAINT GRADE)
14. METAL CLADED MARQUEE: _____ PAINT TO MATCH #3
15. ORNAMENTAL METAL TRELLIS PIPE RAILS, ETC.: _____ PAINT TO MATCH #3
16. CORNICE MOLDING REDICOAT ADVANCED FOAM _____ PAINT TO MATCH #3
17. METAL BOLLARD: _____ PAINT TRAFFIC YELLOW

18. STEEL FABRICATED POSTS & BEAMS: _____ PAINT EXT. GRADE SEMI GLOSS (BLACK)
19. METAL RAFTERS & _____ PAINT EXT. GRADE SEMI GLOSS CARRING STEEL BEAMS: _____ TO MATCH "ICI" 123 (SALSA)
20. COLUMNS, WALLS (SEE DRAWINGS) _____ CORONADO STONE VENEER EASTERN LEDGE, COLOR: CARMEL MOUNTAIN (SEE CORONADO STONE PRODUCT SAMPLE)
21. WOOD TRELLIS _____ PAINT TO MATCH #3
22. REDICOAT ADVANCED FOAM _____ PAINT TO MATCH #4 PANELS:
23. SMOOTH FINISH STUCCO PAINT COLOR: _____ TO MATCH X-55 FRENCH VANILLA
24. STUCCO SCORED (COMBED) FINISH _____ TO MATCH #3 PAINT COLOR:
25. CORNICE MOLDING _____ TO MATCH #3 SMOOTH FINISH STUCCO PAINT COLOR:
26. 2" WIDE PLASTER CHANNEL SCREED
27. 22 GAGE GALV. MTL. BAKED ENAMEL _____ PAINT TO MATCH #3 FINISH:
28. SMOOTH FINISH STUCCO W/ 12" O.C. 1/4" WIDE RELIEVE
29. SMOOTH FINISH STUCCO PAINT COLOR: _____ TO MATCH #3
30. WOOD FRAME 2x3 PAINT COLOR: _____ TO MATCH #2
31. 6"x8" STEEL POST PAINT COLOR: _____ TO MATCH #4
32. ARCH. SHAPE MADE BY SMOOTH _____ TO MATCH #2 FINISH STUCCO, PAINT COLOR:
33. CONC. BLOCK (ANGELES BLOCK) _____ TO MATCH #2 COVERED W/ STUCCO, PAINT COLOR:
34. TRASH ENCLOSURE TRELLIS ROOF _____ TO MATCH #3 PAINT COLOR:
35. NEW METAL DOOR _____ TO MATCH #2 (EXCEPT NEWLY REPLACED DOORS) PAINT COLOR:
36. GA. RIBBED STL. DECK TRASH ENCL. _____ TO MATCH #2 PAINT COLOR:

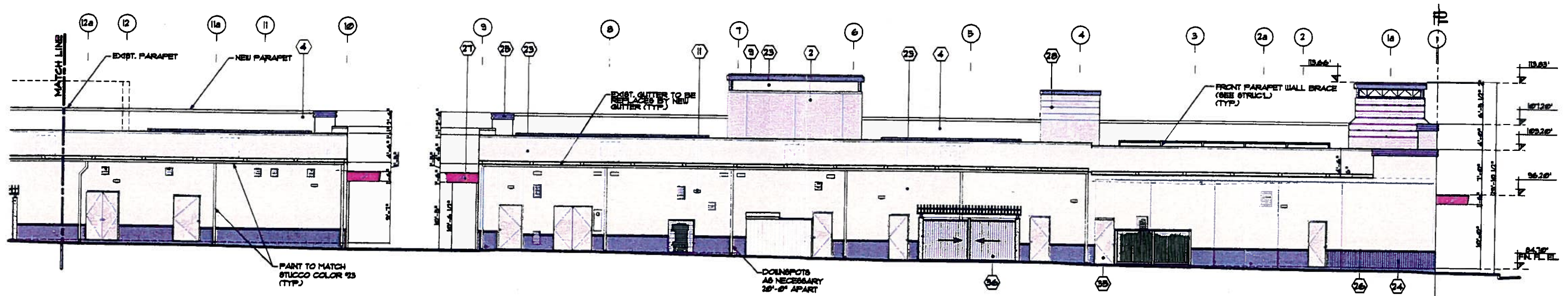
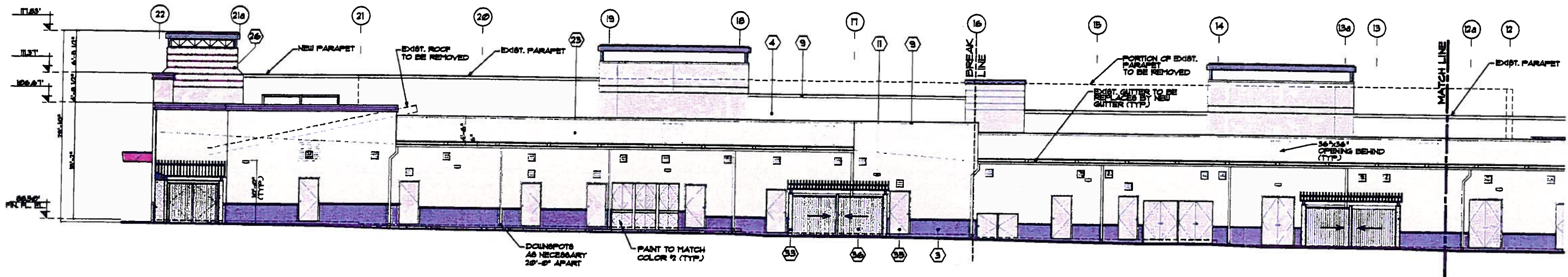
PRELIMINARY COLORS AND MATERIALS



PROJECT B:
CALIFORNIA PLACE
BIXBY KNOLLS SHOPPING CENTER SOUTH OF 45-TH STREET CITY OF LONG BEACH, CALIFORNIA

PREPARED FOR: GGF, LLC

HOVIK I. AGHAIAN AND ASSOCIATES
CONSULTING ARCHITECTS & PLANNERS
1415 East Colorado Street, Suite 100 Glendale, CA 91205
Phone: (818) 500-8525 Fax: (818) 545-9448



EAST ELEVATION
 SCALE: 1/16" = 1'-0"

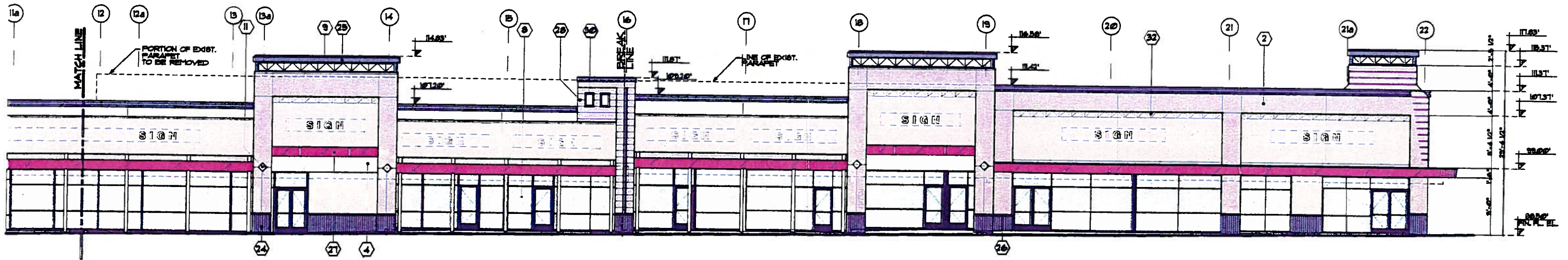
PROJECT B:
 CALIFORNIA PLACE
 BIXBY KNOLLS SHOPPING
 CENTER SOUTH OF 45-TH
 STREET CITY OF
 LONG BEACH, CALIFORNIA

PREPARED FOR: GGF, LLC

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DATE: APR-02-2008



WEST ELEVATION
SCALE: 1/16" = 1'-0"

PROJECT B:
CALIFORNIA PLACE
BIXBY KNOLLS SHOPPING
CENTER SOUTH OF 45-TH
STREET CITY OF
LONG BEACH, CALIFORNIA
PREPARED FOR: GGF, LLC

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DATE: APR-02-2008