



CITY OF LONG BEACH

H-3

DEPARTMENT OF DEVELOPMENT SERVICES

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September 16, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Open the public hearing on the adoption of the Proposed Amendment to the North Long Beach Redevelopment Plan and the Negative Declaration related thereto, receive supporting documentation (Exhibits A-J), receive and/or hear testimony related to the adoption of said amendment and Negative Declaration and conclude the hearing. (Districts 1, 3, 5, 6, 7, 8 and 9)

DISCUSSION

The Redevelopment Agency (Agency) has proposed a Second Amendment to the North Long Beach Redevelopment Plan (Proposed Amendment) to extend the Agency's authority to acquire property through eminent domain in the North Long Beach Redevelopment Project Area. The California Community Redevelopment Law (Health and Safety Code Sections 33000 et. seq.) limits a redevelopment agency's authority to acquire property by eminent domain to twelve years. A redevelopment agency may extend that authority for an additional twelve years if a redevelopment plan amendment is adopted. The Agency's authority to acquire property through eminent domain in the North Long Beach Redevelopment Project Area expired in July 2008.

The Proposed Amendment would extend the Agency's authority to use eminent domain for another twelve years throughout the North Long Beach Redevelopment Project Area with the exclusion of the majority of Sub-Area 5, which comprises the Port of Long Beach (Port). The Port has been excluded due its economic growth over the last twelve years thereby making it difficult to demonstrate that blight remains in that area (a requirement of plan amendment process). Furthermore, it is highly unlikely that the Agency would ever exercise its eminent domain authority within the Port given the Port's own authority related to its tenants and building conditions.

In June 2008, California voters passed Proposition 99. Proposition 99 prohibits public agencies from acquiring single-family residences that have been occupied by the owner for more than one year for the purpose of transferring that property to a private entity. It should be noted that public agencies may still acquire single-family owner-occupied homes with eminent domain to further public improvement projects.

In the past twelve years, the Agency has made sparing use of eminent domain to eliminate nuisance uses and to assemble adequate development sites. In many instances the fact that the Agency possesses the power of eminent domain facilitated reaching agreement on a voluntary purchase of the property. The Agency has never acquired an owner-occupied home through an eminent domain action in the North Long Beach Redevelopment Project Area.

The Agency approved the Proposed Amendment as well as the related Report to City Council and negative declaration at a public hearing on September 15, 2008. On July 17, 2008, the Planning Commission of the City of Long Beach (City) attested to the amendment's compliance with the City's General Plan and recommended approval of the Proposed Amendment. On July 24, 2008, the North Long Beach Redevelopment Project Area Committee recommended approval of the Proposed Amendment.

During August 2008, Agency staff discussed the Proposed Amendment and met with the following community groups: North Long Beach Community Action Group, Good Neighbors of North Long Beach, and the Grant School Chapter, the Coolidge Triangle Chapter, DeForest Park Chapter, and the Executive Committee of the North Long Beach Neighborhood Association.

Documentation is being submitted in support of today's public hearing. Supporting documentation includes the Report to City Council, Supplement to the Report to City Council, Second Amendment to the North Long Beach Redevelopment Plan, Affidavits of Publication and Certificates of Mailing. The public hearing will be closed but no action will be taken because at least one written objection has been received from a property owner as of the date of this letter. In such a case, California Community Redevelopment Law requires a written response be prepared and that the City Council not take action until a later Council date following the public hearing.

This letter was reviewed by Assistant City Attorney Heather A. Mahood on August 22, 2008, and by Budget Management Officer Victoria Bell on August 27, 2008.

TIMING CONSIDERATIONS

City Council action, in the form of the public hearing, is requested on September 16, 2008, in order to renew the Agency's authority to acquire property through eminent domain as soon as possible.

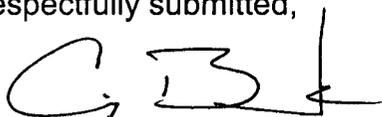
FISCAL IMPACT

There is no fiscal impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:AJB:LAF:laf
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- Attachments:
- Exhibit A – Report to City Council
 - Exhibit B – Supplement to the Report to City Council
 - Exhibit C – Negative Declaration
 - Exhibit D – Second Amendment to the North Long Beach
Redevelopment Plan
 - Exhibit E – Written Comments on the Second Amendment
 - Exhibit F – Affidavit of Publication
 - Exhibit G – Certificate of Mailing-Property Owners
 - Exhibit H – Certificate of Mailing-Residents and Business Owners
 - Exhibit I – Certificate of Mailing-Taxing Entities
 - Exhibit J – Certificate of Official Actions

APPROVED:



PATRICK H. WEST
CITY MANAGER

- Redevelopment Agency Public Hearing, September 15, 2008
- City Council Public Hearing, September 16, 2008

Proposed Amendment to the Redevelopment Plan for the North Long Beach Redevelopment Project Area and Negative Declaration Related Thereto



*If you are not in need of these materials following the Public Hearing, please feel free to return binder and materials to the Redevelopment Bureau.

Proposed Amendment to the Redevelopment Plan for the North Long Beach Redevelopment Project Area and Negative Declaration Related Thereto

Redevelopment Agency Public Hearing, September 15, 2008

City Council Public Hearing, September 16, 2008

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<u>Exhibit</u>	<u>Document</u>
A	Report of the Agency to the City Council
B	Supplement to the Report of the Agency to the City Council
C	Negative Declaration
D	Second Amendment to the Redevelopment Plan
E	Written Comments on the Second Amendment
F	Affidavits of Publication
G	Certificate of Mailing – Property Owners
H	Certificate of Mailing – Residents and Business Owners
I	Certificate of Mailing – Taxing Entities
J	Certification of Certain Official Actions

Exhibit A

**REPORT TO THE CITY COUNCIL
FOR THE PROPOSED SECOND AMENDMENT
TO THE REDEVELOPMENT PLAN
FOR THE NORTH LONG BEACH
REDEVELOPMENT PROJECT**

Prepared for the:

**REDEVELOPMENT AGENCY OF THE
CITY OF LONG BEACH**

August 19, 2008

**REPORT TO THE CITY COUNCIL
FOR THE PROPOSED SECOND AMENDMENT
TO THE REDEVELOPMENT PLAN
FOR THE NORTH LONG BEACH
REDEVELOPMENT PROJECT**

Prepared for the:

**REDEVELOPMENT AGENCY OF THE
CITY OF LONG BEACH**

August 19, 2008

Prepared by:

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- Appendix B – North Long Beach Redevelopment Project Area Five-Year Implementation Plan
- Appendix C – Planning Commission Report and Recommendation
- Appendix D – PAC Report and Recommendation
- Appendix E – Notice of Intent (NOI), Proof of Publication of NOI, and Initial Study/Negative Declaration
- Appendix F – Courtesy Letter Sent to Affected Taxing Agencies

I. INTRODUCTION

A. PURPOSE

This Report to the City Council ("Report") for the proposed adoption of the second amendment ("Second Amendment" or "Amendment") to the existing Redevelopment Plan ("Redevelopment Plan" or "Plan") for the North Long Beach Redevelopment Project ("Project Area") has been prepared for the Redevelopment Agency of the City of Long Beach ("Agency") in accordance with Community Redevelopment Law ("CRL") Section 33352. As discussed in the following section, the purpose of the proposed Amendment is to extend the Agency's authority to use eminent domain within the Project Area for an additional 12 years with the exception of a certain portion of Sub-Area 5.

The Report is one of the legally required documents leading to the consideration of the proposed Amendment. The purpose of the Report is to provide the information, documentation, and evidence required by CRL Section 33352 to accompany the proposed Amendment when these documents are submitted by the Agency to the City Council of the City of Long Beach ("City Council") for review. Such information, documentation, and evidence is provided to assist the City Council in its consideration of the proposed Amendment and in making the various findings associated with the adoption of the proposed Amendment.

The Report is divided into ten sections that generally correspond to the subdivisions contained in CRL Section 33352 (subject to CRL Section 33457.1), which specify the required contents of the Report pertaining to the proposed Amendment as described below:

Organization of the Report to the City Council

<u>CRL Section</u>		<u>Report Section</u>
33352 (a)	The reasons for the selection of the Project Area, a description of the specific projects proposed by the Agency, a description of how these projects will improve or alleviate the conditions described in subdivision (b). <i>[The reasons for the selection of the Project Area were defined at the time of Plan adoption. This Amendment includes the reasons for extending eminent domain authority within the Project Area for 12 additional years.]</i>	Section II
33352 (b)	A description of the physical and economic conditions specified in Section 33031 that exist in the area that cause the Project Area to be blighted. The description shall include a list of the conditions described in Section 33031 that exist within the Project Area and a map showing	Section III

CRL
Section

Report
Section

where in the project the conditions exist. *[This Report identifies significant remaining blighting conditions within the Project Area.]*

- | | | |
|-----------|---|-------------------|
| 33352 (c) | An Implementation Plan that describes the specific goals and objectives of the Agency, specific projects then proposed by the Agency, including a program of actions and expenditures proposed to be made within the first five years of the plan, and a description of how these projects will improve or alleviate the conditions described in Section 33031. <i>[Included is the existing Five-Year Implementation Plan (2005-2009) which is not proposed for amendment as a result of the adoption of the Amendment.]</i> | Section IV |
| 33352 (d) | An explanation of why the elimination of blight and the redevelopment of the Project Area cannot reasonably be expected to be accomplished by private enterprise acting alone or by the legislative body's use of financing alternatives other than tax increment financing. <i>[The proposed Amendment will not affect project financing or the collection of tax increment. This Report includes a description of why eminent domain is needed to eliminate remaining blight.]</i> | Section III |
| 33352 (e) | The proposed method of financing the redevelopment of the Project Area in sufficient detail so that the legislative body may determine the economic feasibility of the plan. <i>[The Amendment will not affect the financing of the Agency's redevelopment program.]</i> | Not
Applicable |
| 33352 (f) | A method or plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project Area. <i>[Included within this Report.]</i> | Section V |
| 33352 (g) | Analysis of the Preliminary Plan. <i>[Not applicable. Only required when adopting a new project area or adding territory.]</i> | Not
Applicable |
| 33352 (h) | The report and recommendations of the Planning Commission. <i>[Included within this Report.]</i> | Section VI |
| 33352 (i) | The summary referred to in Section 33387 (Project Area Committee [PAC] and consultations with residents, businesses and community organizations). <i>[Includes the North Long Beach Project Area Committee report and recommendations to the Agency and City Council on the adoption of the proposed Amendment. In addition, owners and occupants within the Project Area will be notified of the joint public hearing on the Amendment.]</i> | Section VII |
| 33352 (j) | The report required by Section 65402 of the Government Code <i>[Included</i> | Section VI |

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in this Report is the Planning Commission's report on the conformity of the Amendment with the General Plan of the City.]

- | | | |
|-----------|---|-------------------|
| 33352 (k) | The report required by Section 21151 of the Public Resources Code. <i>[Based on an Initial Study it was determined that a Negative Declaration could be prepared. The Initial Study/Negative Declaration is included as an appendix to this Report.]</i> | Section VIII |
| 33352 (l) | The report of the County Fiscal Officer per Section 33328 of the CRL (base year report). <i>[Not applicable. Only required when adopting a new project area or adding territory.]</i> | Not
Applicable |
| 33352 (m) | Neighborhood Impact Report. <i>[Included within this Report.]</i> | Section IX |
| 33352 (n) | An analysis by the Agency of the report submitted by the County as required by Section 33328 (base year report), which shall include a summary of the consultations of the Agency with each of the affected taxing entities. <i>[A base year report is only required when adopting a new project area or adding territory. A summary of consultations with affected taxing entities is included.]</i> | Section X |

II. REASONS FOR SELECTION OF THE PROJECT AREA AND PREPARATION OF THE PROPOSED SECOND AMENDMENT

A. PROJECT BACKGROUND

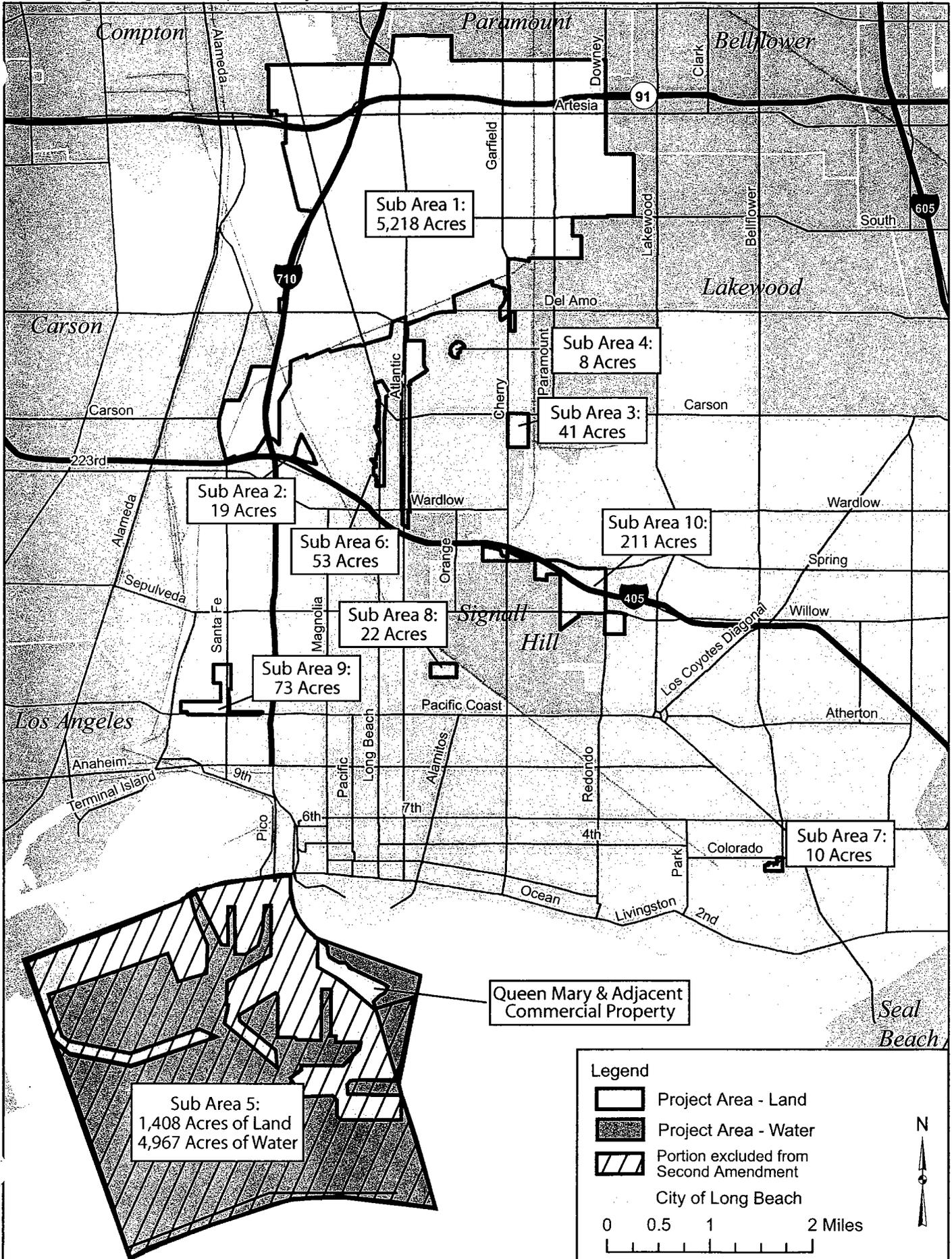
The Agency is considering amending the redevelopment plan for the North Long Beach Redevelopment Project Area to extend eminent domain authority for 12 years as provided by the Community Redevelopment Law (CRL). The proposed amendment is the Second Amendment to the Redevelopment Plan. The plan was first amended on April 6, 2004 to extend the time limit on the effectiveness of the Redevelopment Plan by one year until July 16, 2027 and extend receipt of tax increment/repayment of debt until July 16, 2037, per SB 1045 in recognition of the Educational Revenue Augmentation Fund payment made in fiscal year 2003-2004. The Project Area was adopted on July 16, 1996 and eminent domain authority will expire on July 16, 2008. The Project Area consists of 10 non-contiguous areas, referred to as Sub-Areas 1 through 10, totaling approximately 12,507 acres and including 6,375 acres within the harbor district. **Map 1** shows the boundaries of the Project Area.

B. HISTORY AND REASONS FOR ADOPTION OF THE PROJECT AREA

The following summary of existing conditions noted at the time of adoption of the Project Area is summarized from the Report on the Redevelopment Plan for the North Long Beach Redevelopment Project prepared by Katz Hollis in May 1996.

In North Long Beach, the desire for redevelopment originated in the community. For many years, property owners, business tenants, and residents had been concerned about the deteriorating physical and economic conditions along the commercial corridors that extend throughout the area, and the negative impact these conditions have had on the surrounding residential areas. Problems such as increased commercial vacancies, crime, a high business turnover, and declining property values had made many segments of the commercial corridors undesirable and unsafe. The declining commercial corridors had begun to impact the neighborhoods as evidenced by a decline in property values, a decrease in owner occupied units and deferred maintenance. A contributing factor to the decline in the Project Area was a shift in the local economy from one based on military/industrial facilities and industries to one based on international trade. The Port of Long Beach was included within the Project Area to address conditions which constrained its growth and ability to operate at its highest capacity. These conditions included the substandard design of existing terminal facilities for modern container-based traffic, the remediation of hazardous waste, and a lack of infrastructure to accommodate the increasing volume of truck and train traffic traveling into and out of the Port.

Map 1
 Project Area Boundaries
 North Long Beach Redevelopment Project



Another factor inhibiting the viability of the Port was the closure of both the Long Beach Naval Station and Naval Shipyard, both located adjacent to the Port. Defective design, infrastructure deficiencies, and hazardous waste contamination severely limited the potential commercial reuse of these facilities.

C. REASONS FOR THE PREPARATION OF THE PROPOSED SECOND AMENDMENT

In the past, the Agency used eminent domain to acquire nuisance sites, motels, particularly which were noted locations for crime. In other instances, the Agency used eminent domain to assemble sites for commercial uses that the community identified as a priority including several sites ranging in size from one to three acres for future development anticipated to require sites ranging in size from one to three acres. A major project in the planning process that has required the use of eminent domain is the "Village Center." The first phase of the proposed project is on an approximately 6.3-acre site encompassing two full City blocks on both sides of Atlantic Avenue between South Street and 59th Street all of which has been acquired but one property. The project proposal would provide up to approximately 150 for-sale multi-family dwelling units, up to 50,000 square feet of neighborhood serving commercial/retail space, a public library and community center totaling approximately 30,000 square feet, and approximately 600 off-street parking spaces. The subsequent phases of the project may also require the use of eminent domain to complete the project. In a few instances, eminent domain was used to create sites for affordable and market rate housing such as the Grisham project, which has 96 housing units including 94 very low income units and two manager units and the Manila/Bayshore project, which has approximately 42 market rate for-sale family homes. The Second Amendment would continue the Agency's eminent domain over properties in the Project Area for a 12-year period following adoption of the Second Amendment. The Second Amendment excludes the majority of Sub-Area 5 which comprises the Port of Long Beach. The following is an excerpt from the Redevelopment Plan for the Project Area as it relates to eminent domain authority:

"It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to implement this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date of adoption of this Plan."

The proposed Second Amendment would amend the Redevelopment Plan as follows:

D. [Section 307] Property Acquisition

1. [Section 308] Acquisition of Real Property

"Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date of adoption of the Second Amendment to this Plan" except that in Sub Area 5 shown on Exhibit A as not subject to the Agency's power of eminent domain shall be commenced prior to July 16, 2008.

The Agency is proposing to exclude the Port from the Second Amendment due to the significant improvements made to the Port since Plan adoption, and the unlikelihood that Agency assistance, particularly site acquisition, would be necessary to complete the full renovation of the Port. The Queen Mary and adjacent City property are proposed to be included within Second Amendment. The City owns the Queen Mary and adjacent land and leases the property. The City leases the Queen Mary to an operator that is responsible for improvements and making the ship a viable business. The Queen Mary has had a history of financial problems including the prior operator declaring bankruptcy in 2007. The City has secured a new operator but wants to retain the right to condemn the lease through eminent domain should problems arise again over the operation and maintenance of the ship.

As noted at the time of adoption of the Redevelopment Plan, a major factor inhibiting redevelopment of the Project Area, and in particular the commercial corridors, was the existence of parcels of irregular shape and inadequate size in multiple ownership (adjacent parcels owned by separate entities). Based on current Assessor data, 95% of the 17,404 parcels in the Project Area are under separate ownership including 74% of the commercial parcels.¹ Eminent domain may be necessary to assemble parcels of inadequate size in multiple ownership to provide parcels of adequate size and regular shape for contemporary development. In addition, eminent domain may be necessary to acquire other nuisance uses and provide sites for affordable housing.

¹ Adjoining parcels under the same ownership were counted as a single parcel.

D. AGENCY GOALS AND OBJECTIVES

As stated in the Redevelopment Plan, the Agency's goals and objectives of the redevelopment program in the Project Area are as follows:

1. 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, incompatible and uneconomic land uses and small and irregular lots.
2. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
3. The replanning, redesign and development of portions of the Project Area which are stagnant or improperly utilized.
4. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial and industrial expansion, employment and social and economic growth.
5. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
6. The expansion, improvement and preservation of the community's supply of housing available to low-and-moderate income persons and families.

E. AGENCY ACCOMPLISHMENTS

The following description of Agency activities and accomplishments was downloaded from the City's website in November 2007. Additional information on specific projects was provided by Agency staff.

In the 12 years since adoption of the Redevelopment Plan Project Area, the Agency has supported the revitalization of commercial and residential sites. The Agency has assisted in retaining and attracting successful businesses by improving the commercial corridors in North Long Beach through street reconstruction and beautification of public improvements. In the various non-contiguous areas, the Agency facilitates the redevelopment and development of underutilized sites for contemporary commercial, industrial and residential uses through private

sector assistance and in development public facilities such as parks. Some of the specific projects the Agency has implemented include:

Business Attraction and Retention

- Smokey's BBQ (relocation and retention)
- Vons (business attraction)
- Orchard Supply Hardware (business attraction)
- Trader Joes (business attraction)
- Sushi West (business attraction)
- Coffee Bean and Tea Leaf (business attraction)
- Long Beach Historical Society (attracted tenant)
- Office Depot (business attraction)

Commercial Rehabilitation

- Twenty-six commercial façade rehabilitations

Public Improvement Projects – Infrastructure

- Salt Lake Avenue alley paving
- Long Beach Boulevard repaving and median installation
- Santa Fe median replanting
- Atlantic Avenue northern gateway median installation
- Cherry Avenue northern gateway median installation
- Long Beach Boulevard northern gateway median installation
- Paramount Boulevard northern gateway median installation
- Jordan High median installation
- Artesia Boulevard eastern and western gateway median replanting
- Del Amo Boulevard western gateway median replanting
- Paving of every dirt alley (1.25 miles)
- Repaving or reconstruction of 50 streets (13.79 miles)

Public Improvement Projects- Facilities

- Construction of North Long Beach Police Station
- Construction of the Admiral Kidd Teen Center
- Acquisition of land for the Admiral Kidd Park expansion
- Burton Chace Park development
- Grace Park development
- Pop's Davenport Park development
- North Library Parking Lot development

Housing

- Agency assisted, through eminent domain, with the construction of 42 single-family, market-rate homes in the Manila/Bayshore project.
- Agency assisted rehabilitation of 96 units for the Grisham project (94 very low income units and two manager units).
- Agency assisted rehabilitation of 36 units known as Evergreen Apartments (four very low income units, 13 low income units, and 19 moderate income units).
- Agency assisted rehabilitation in cooperation with Habitat for Humanity of four single-family homes for very low income households.
- Agency assisted rehabilitation of 528 rental units known as Northpointe (107 very low income, 419 low income and two manager units).
- Agency assisted rehabilitation of four units for the Andy Street apartment building.

On-going Projects

- Village Center (see description below)
- Virginia Village (see description below)
- Atlantic and Artesia commercial development—estimated 10,000 to 12,000 square feet of restaurant and retail uses
- Fire Station No. 12
- Former Long Beach Boulevard motel site (5000 block)—single-family market rate housing, number of units to be determined
- Former Atlantic motel site—reuse to be determined
- Former Long Beach Boulevard motel site (4800 block)—reuse to be determined

In addition to specific projects, the Redevelopment Agency and the North Long Beach Project Area Committee (PAC) have worked closely together to create the North Long Beach Strategic Guide to Redevelopment and the North Long Beach Street Enhancement Master Plan. The Street Enhancement Master Plan complements the Strategic Guide and addresses: 1) infrastructure improvements, such as pavement reconstruction and restructuring, concrete reconstruction, and storm drain improvements; and 2) streetscape improvements, such as street trees, medians, traffic calming and pedestrian amenities.

The Strategic Guide is a comprehensive set of strategies for the overall revitalization of that portion of the North Long Beach Project Area generally located north of Del Amo Boulevard. The Strategic Guide describes what the residents of North Long Beach want their community to become. The Area Wide Plan and Target Site Strategies presented in the Guide are the priority objectives that the Redevelopment Agency and the City of Long Beach, community leaders and residents will work to achieve in the coming years.

The development of economically vital retail centers is a significant aspect of the Area-Wide Plan. Retail centers that serve local residents and workers, as well as contribute to a community sense of identity, are essential to the revitalization of North Long Beach. Two areas

in North Long Beach have been identified as important community-serving centers. The first is the North Long Beach Village Center at the intersection of Atlantic Avenue and South Street. The existing character and mix of retail stores around the intersection of Atlantic Avenue and South Street suggest that the area be developed as a focal point or center for North Long Beach. Pedestrian-oriented retail uses will be expanded along street frontages, streetscape and parking improvements will be implemented and public uses and pocket parks will be developed as appropriate. The area has the potential to be a mixed-use area including shopping, restaurants/cafes and community facilities with housing located nearby or in the Village Center itself. The second area identified as a vital community-serving center is the Historic Core, also known as Virginia Village. A revitalized, pedestrian-oriented historic area is envisioned for the blocks adjacent to the intersection of Market Street and Long Beach Boulevard. The primary focus will be on streetscape improvements, façade improvements, historic preservation and, where possible, the provision of public parking.

Stable and enhanced residential neighborhoods that contain appropriate and viable housing opportunities for residents is a key focus of the Area-Wide Plan and is the foundation of a revitalized North Long Beach community. A strong opportunity for the development of new housing, particularly residential units with three or more bedrooms, along portions of Atlantic Avenue, Long Beach Boulevard, Artesia Boulevard, Market Street, and South Street have been identified. Additionally, development of opportunities for senior housing is recommended and encouraged. Higher-density housing (more than 24 dwelling units per acre) is not appropriate for the area and is strongly discouraged; furthermore, all proposed housing should integrate into the existing fabric of adjacent residential areas. The Guide identifies five categories of strategies for residential uses in North Long Beach:

- Implement design principles for pedestrian areas.
- Convert certain existing commercial corridors to residential uses.
- Convert mixed commercial and residential minor arterial roadways into consistent residential zones.
- Create opportunities for home ownership.
- Improve/maintain the quality of existing residential areas.

One of the programs the Agency is implementing to improve and maintain the quality of existing residential areas is the Neighborhood Enhancement Area program. This program provides a reimbursement of up to \$2,000 to eligible property owners in certain target areas to improve the exterior of their residential properties. Since 2004, the Agency has spent approximately \$3.2 million on the program, assisting property owners.

F. CONTINUED NEED FOR REDEVELOPMENT ASSISTANCE INCLUDING THE USE OF EMINENT DOMAIN AND INCLUSION OF NON-BLIGHTED PROPERTIES

1. Need for Inclusion of Non-Blight Properties

Based on building permits issued in the Project Area since Redevelopment Plan adoption 12 years ago, only 4% of the parcels outside of the Port have been redeveloped or have been substantially rehabilitated (rehabilitation value estimated at 25% of the average assessed value of similar properties by use type). Although these 4% of the parcels and other properties are not blighted, their continued inclusion in the Project Area is necessary to attract uses and additional development to continue the revitalization effort. Furthermore, these non-blighted properties will continue to benefit from public improvements. The Agency has expended in excess of \$53.93 million² for major public improvement projects. These projects include Long Beach Boulevard repaving and median installation, South Street streetscape and paving, Atlantic Avenue median, Grace Park development, acquisition of land for the Admiral Kidd Park expansion and Ed "Pops" Davenport Park. These improvements and projects alleviate blighting conditions and enhance the Project Area as a place to live and conduct business.

2. Need for Eminent Domain Authority

As outlined above, the Agency has assisted in the rehabilitation, construction or attraction of businesses at 49³ different sites and has facilitated the rehabilitation or development of 714⁴ residential units. Combined, the Agency has directly assisted in the improvement of 86 properties. Of these 86 properties, the Agency acquired 11 sites at \$6.96 million. The Agency has acquired an additional 72 sites at a cost of \$54.8 million for "on-going projects" described above. In total, the Agency has spent \$61.76 million on acquisition. As described in detail in Section III D. "Inability of the Private Sector Without Agency Assistance to Eliminate Blighting Conditions in the Project Area and the Need for the Second Amendment," in the past it has been necessary for the Agency to acquire properties through eminent domain to eliminate nuisance uses such as acquisition of motels that were not used for legitimate transient occupancy and were the sources of numerous calls for police service. In other instances, the use of eminent

² North Long Beach expenditures 1995 – 2007 Prepared by the City of Long Beach. The total public improvement expenditures (\$53.93 million) includes \$9.39 million for acquisition, which was also reported in the total acquisition expenditure amount (\$61.76 million).

³ Includes 26 façade rehabilitations, 7 public facilities projects including both the improvement of the teen facility and land acquisition for expansion of the Admiral Kidd Park, the attraction of 8 businesses on 6 different properties.

⁴ Includes 42 units at Manila/Bayshore, 96 units at Grisham, 36 at Evergreen, 4 at Habitat for Humanity, 528 at Northpointe, and 4 at Andy Street.

domain was necessary to facilitate housing and beneficial commercial uses. For the Manila/Bayshore project, the developer was able to assemble the majority of the site, but the Agency needed to use eminent domain to assemble the remaining vacant sites including parcels with abandoned oil wells. The entire site Manila/Bayshore site was successfully assembled and 42 single-family homes were built. The Agency is in the process of assembling two full City blocks for the development of the "Village Center" that is anticipated to provide 150 residential units, up to 58,000 square feet of neighborhood serving commercial/retail space, a library and community center. Without the ability to assemble property through eminent domain, redevelopment will be severely compromised and the conditions of blight within the Project Area will continue to exist.

III. SIGNIFICANT REMAINING PHYSICAL AND ECONOMIC BLIGHTING CONDITIONS IN THE PROJECT AREA

A. AMENDMENT PROCEDURES AND REQUIRED FINDINGS

1. Amendment Procedures

Section 33457.1 of the CRL provides that “[t]o the extent warranted by a proposed amendment to a redevelopment plan, (1) the ordinance adopting an amendment to the redevelopment plan shall contain the findings required by Section 33367...” Therefore, because the Agency is not adding territory or adopting a new project area, the Agency will follow applicable provisions, to the extent warranted, of CRL Sections 33320.1, *et seq.* and 33450, *et seq.*, pursuant to Section 33457.1. Specifically, the Agency will not have to adopt a Survey Area or amend the Preliminary Plan or declare a base year, which are required actions for the adoption of a new project area or the addition of territory.

As required by CRL Section 33333.4 (a)(3), every redevelopment plan that provides eminent domain authority must include a time limit not to exceed 12 years. As noted in Section I - Introduction to this Report, eminent domain authority will expire on July 16, 2008. As provided by law, this limit may be extended by 12 years by amendment of the Redevelopment Plan after the Agency finds, based on substantial evidence, both of the following:

- That significant blight remains within the Project Area; and
- That this blight cannot be eliminated without the use of eminent domain.

As described in the preceding Section II - F, only 4% of the properties in the Project Area have been substantially improved or redeveloped since Plan adoption, and as described below in this Section III, 49% of the properties continue to be impacted by physical blighting conditions. In addition, it is estimated that 21% of the properties are underserved by supermarkets and/or banks. Although economic blighting conditions cannot be attributed to any specific parcel, economic blighting conditions impact all of the Project Area. Therefore, significant blight remains within the Project Area.

A significant condition of blight is the existence of subdivided lots that are under multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes given present market conditions. These conditions impact 45% of

the total Project Area properties and approximately 60% of the commercial parcels. Approximately 95% of the Project Area's parcels are under separate ownership; 74% of the commercial parcels are under separate ownership. Most of the Project Area's retail properties are too small for contemporary uses. Approximately 64% of the retail parcels are unable to accommodate most contemporary tenants.⁵ Inadequate parking is also a large problem, affecting 34% of the commercial parcels. Due to the prevalence of these conditions, the market demand for larger parcels, and the lack of investment, it is anticipated that the use of eminent domain authority may be necessary to eliminate this blighting condition as well as acquiring nuisance uses and providing sites for affordable housing.

2. Existing Land Uses

Table 1 provides the composition of the existing land uses within the Project Area by acreage, number of parcels and the number of buildings. Although the greatest portion (46%) of the Project Area outside of the Port is developed with residential uses, commercial uses representing 8% of the Project Area have been the focus of much of the Project Area's residents as a source of crime and deterioration. The balance of the Project Area outside the Port totaling 14% of the area is developed with industrial, mixed uses, and approximately 214 acres are vacant land. A large portion (26%) of the Project Area is devoted to public/quasi public land uses which include government offices, schools, hospitals, water and flood control-related uses, and the Los Angeles River. In addition, 1,430 acres (almost equivalent to the portion of the Project Area developed with single-family homes) is dedicated to public right-of-way. **Maps 2a, 2b and 2c** show the distribution of land uses within the Project Area.

3. Urbanization Status of the Project Area

As defined in CRL, Section 33320.1, to qualify as a redevelopment project, an area must be both blighted and predominantly urbanized. At the time the Redevelopment Plan was adopted in 1996, the Project Area was determined to be predominantly urbanized. Since the proposed Amendment does not include adding territory to the Project Area, no further analysis of urbanization or findings must be made.

⁵ Minimum parcel size was set by examining business profiles of prospective tenants in categories of retail in which the City of Long Beach experiences significant sales leakage.

**TABLE 1
EXISTING LAND USE
NORTH LONG BEACH REDEVELOPMENT PROJECT**

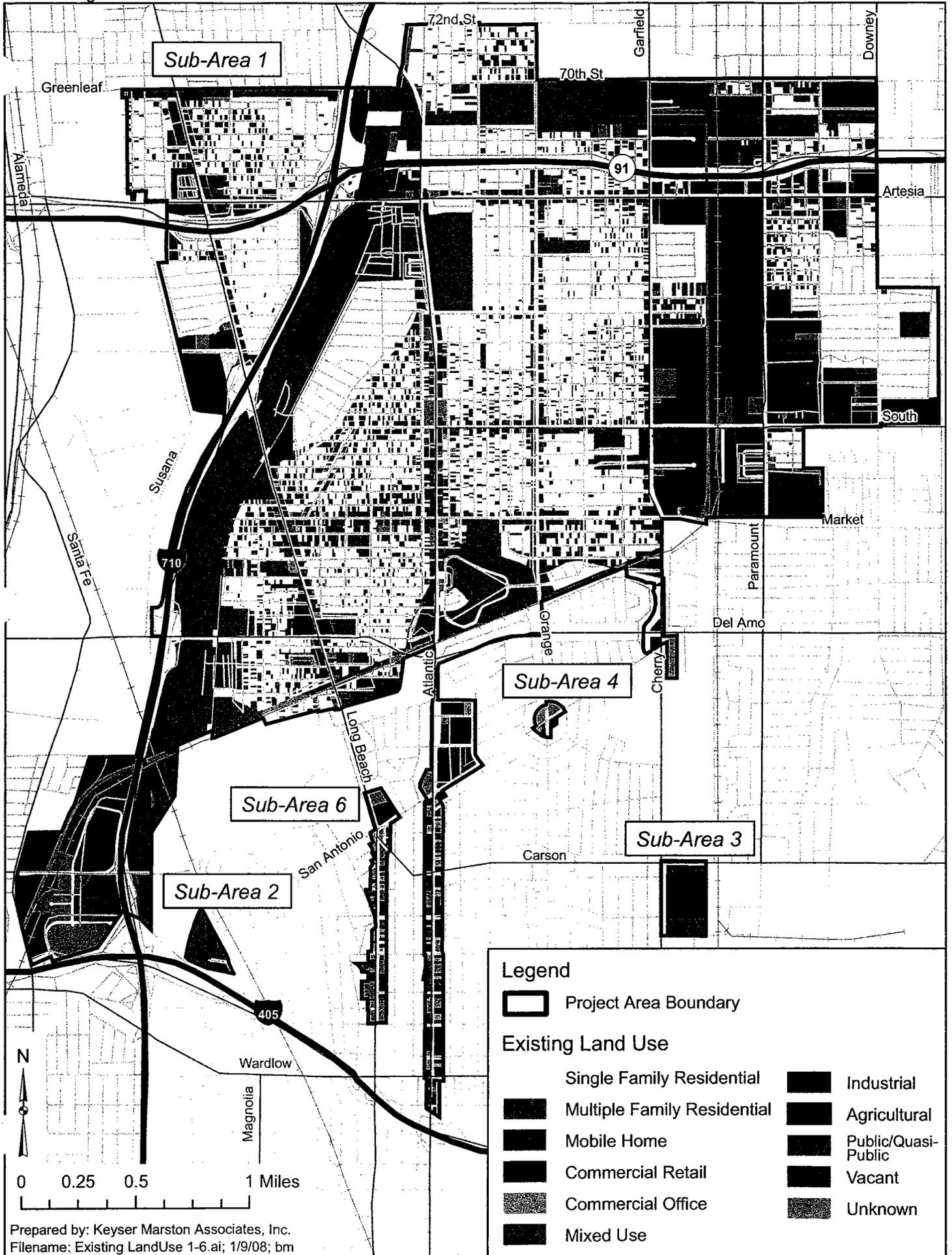
Existing Land Use	No. Acres	% of Total	No. Parcels	% of Total
Residential - Single Family	1,445.36	31%	11,805	68%
Residential - Multi Family	630.71	13%	3,267	19%
Residential - Mobile Home	93.41	2%	12	0%
Commercial - Office	106.19	2%	179	1%
Commercial - Retail	294.11	6%	727	4%
Mixed Use*	30.68	1%	198	1%
Industrial	629.75	13%	287	2%
Public/Quasi Public	1,198.54	26%	314	2%
Vacant	213.87	5%	409	2%
Unknown**	53.31	1%	163	1%
Subtotal	4,695.92	100%	17,361	100%
Port - Land	1,407.76	22%	43	100%
Port - Bay	4,967.00	78%	0	0%
Subtotal	6,374.76	100%	43	100%
Public Right-of-Way	1,430.32	100%	0	100%
Total	12,501	100%	17,404	100%

Source: MetroScan assessor data. Lot acreages were recorded from assessor data.
(includes updates based upon KMA windshield survey February, 2008)

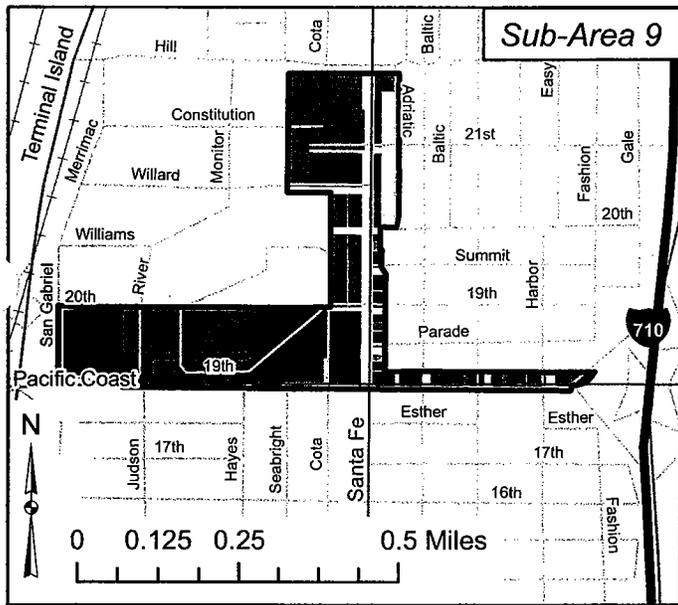
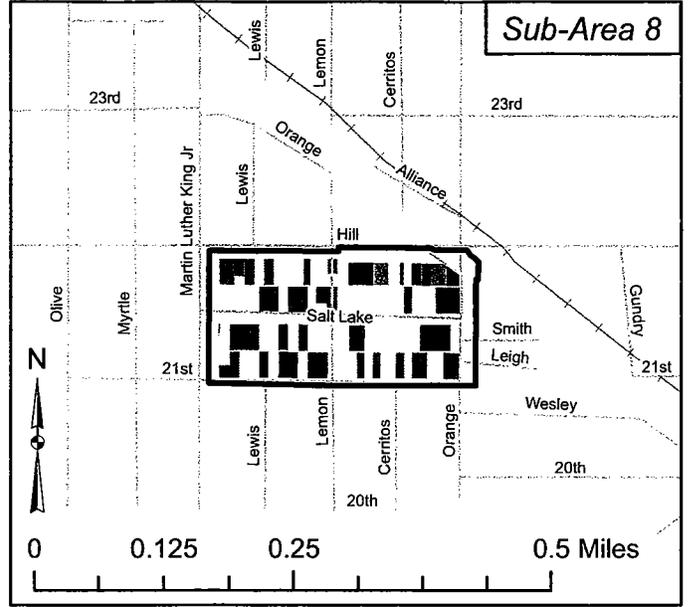
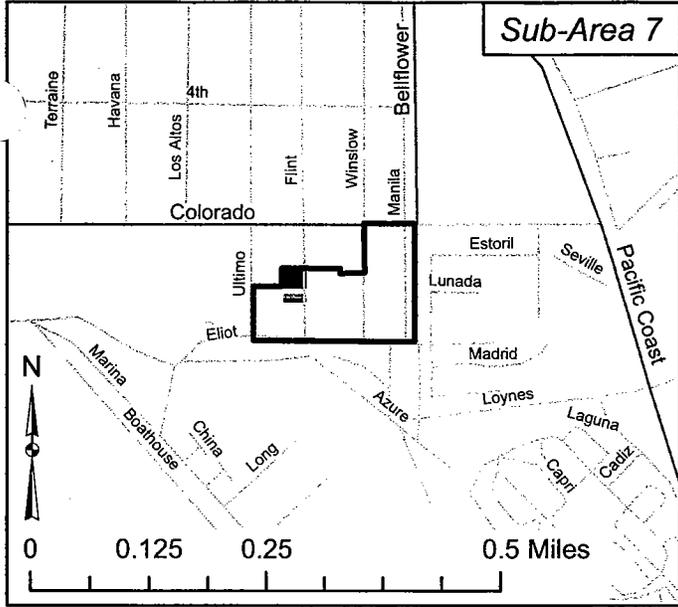
*Mixed Use includes Residential/Commercial and Commercial/Industrial uses

*Unknown land uses were derived from assessor land use data which were either blank or marked "Unknown."

Map 2a
 Existing Land Uses: Sub-Areas 1-6 (Excluding the Port)
 North Long Beach



Map 2b
Existing Land Uses: Sub-Areas 7-10
North Long Beach

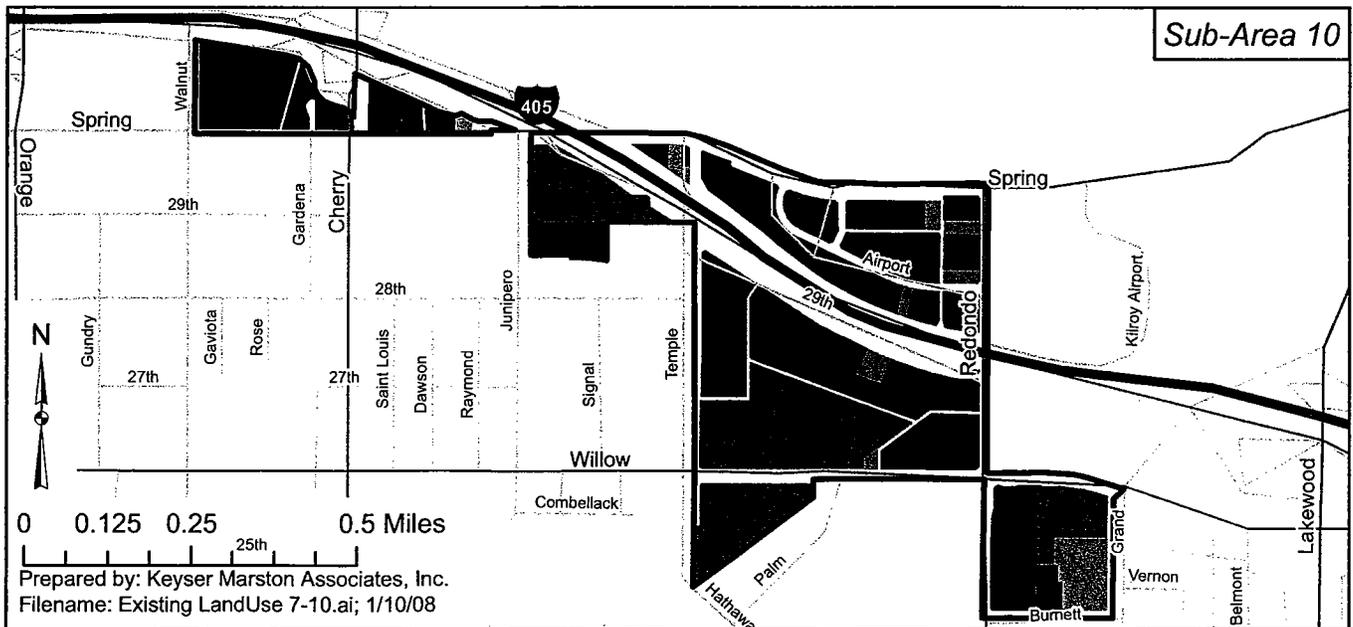


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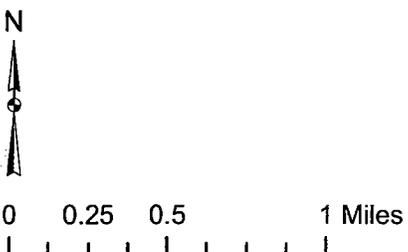
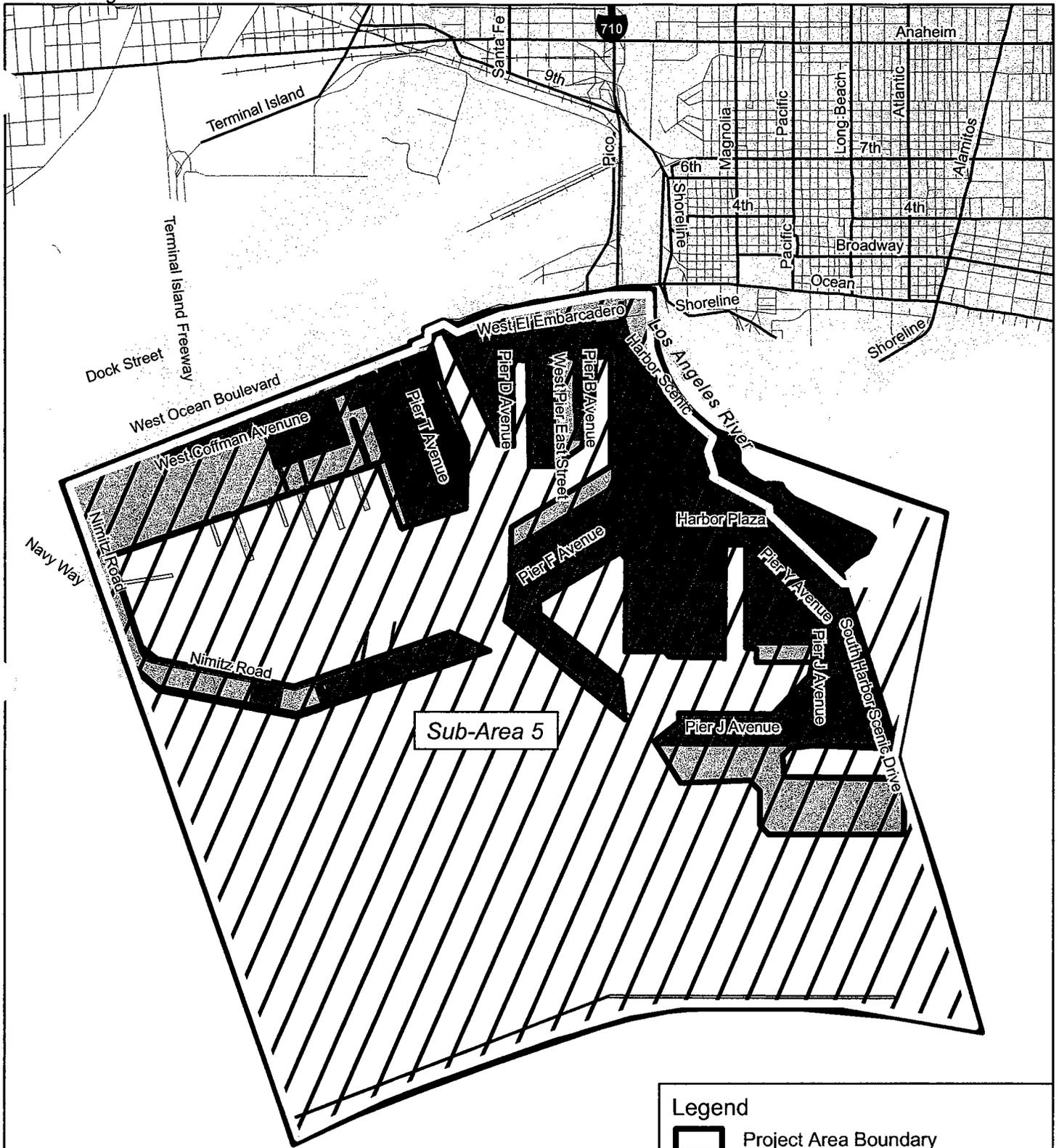
Project Area Boundary

Existing Land Use

Single Family Residential	Industrial
Multiple Family Residential	Public/Quasi-Public
Commercial Retail	Vacant
Commercial Office	Unknown
Mixed Use	



Map 2c
 Existing Land Uses: Sub-Area 5 (Port of Long Beach)
 North Long Beach



Prepared by: Keyser Marston Associates, Inc.
 Filename: Existing LandUse 5.ai; 5/6/08; bm

Legend

- Project Area Boundary
- Portion of Sub Area 5 excluded from Second Amendment
- City of Long Beach

Existing Land Use

- Industrial
- Public/Quasi Public
- Unknown

Source: MetroScan Assessor Data

4. Definition of Remaining Blight

The following is the definition of blight as currently presented in Section 33031 of the CRL.

PHYSICAL BLIGHTING CONDITIONS

1. Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
2. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard design, defective or obsolete design or construction, given the present general plan, zoning or other development standards.
3. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the Project Area.
4. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

ECONOMIC BLIGHTING CONDITIONS

1. Depreciated or stagnant property values.
2. Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).
3. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
4. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

5. Serious residential overcrowding that has resulted in significant public health and safety problems.
6. An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety or welfare problems.
7. A high crime rate that constitutes a serious threat to the public safety and welfare.

The blight criteria at the time the Redevelopment Plan was adopted in 1996 consisted of the following:

PHYSICAL BLIGHTING CHARACTERISTICS

1. Buildings in which it is unsafe or unhealthy for persons to live or work. Serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or similar factors can cause these conditions.
2. Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by substandard design, inadequate building size given present standards and market conditions, lack of parking, or other similar factors.
3. Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the Project Area.
4. The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership.

ECONOMIC BLIGHTING CHARACTERISTICS

1. Depreciated or stagnant property values or impaired investments, including but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority.
2. Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.

3. A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
4. Residential overcrowding or an excess of bars, liquor stores, or businesses that cater exclusively to adults that has led to problems of public safety and welfare.
5. A high crime rate that constitutes a serious threat to the public safety and welfare.

The Report analyzes remaining blight under both definitions of blight. Significant blight remains in the Project Area under either definition. A notation is included indicating whether the definition of blight analyzed is as defined at Plan adoption or under the current definition of blight.

PHYSICAL CONDITIONS THAT CAUSE BLIGHT

1. Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious seismic or geologic hazards, and faulty or inadequate water or sewer utilities.

A. Serious Deterioration and Dilapidation (current definition of blight)

Background

In August and September 1995, Katz Hollis conducted a survey of all commercial and industrial properties in the Project Area (excluding the Port) and selected residential areas that were most impacted by deterioration. Within the surveyed area, totaling 7,540 acres or approximately 60% of the area outside the Port, 1,883 buildings (approximately 22%) were identified as having conditions in which it was unsafe or unhealthy for persons to live or work. One component of the field survey was the rating of building conditions in one of four categories: Sound, Deferred Maintenance, Moderate Rehabilitation and Extensive Rehabilitation. Generally, buildings rated as Sound were well maintained with no repairs needed. Structures rated as Deferred Maintenance had one or two indicators of minor damage or deterioration, such as chipped or peeling paint or a broken window. A rating of Moderate Rehabilitation was given to buildings that required significant maintenance work (i.e., showing five or more characteristics of deferred maintenance or one indicator of moderate rehabilitation), such as exposed

wiring, broken or deteriorated roofing material, minor foundation damage or deterioration, etc. Finally, a rating of Extensive Rehabilitation was given to buildings that had evidence of multiple characteristics needing moderate rehabilitation or that had severe structural damage, including buckled or missing foundation, a sagging roof or missing or leaning walls. Ratings of Moderate and Extensive Rehabilitation are consistent with potential safety problems and fall under the CRL definition of "deteriorated or dilapidated". Of the 8,678 buildings surveyed, 1,398 buildings, or approximately 16%, were in need of Moderate to Extensive Rehabilitation.

Improvements since Plan Adoption

To estimate the number of buildings by use type that continue to be in a deteriorated or dilapidated condition resulting in potentially unsafe or unhealthy conditions for persons to live or work, the properties issued building permits for major rehabilitation and new construction were analyzed by use type (single-family residential, multiple-family residential, commercial, industrial and other) since Project adoption (August 1996-September 2005). In instances where multiple permits were issued for new construction or major rehabilitation at a single property, the permits were counted as a single permit. For purposes of this analysis, major rehabilitation is defined as 25% or greater of the average assessed value of properties by type. **Table 2** shows the number of buildings by use type identified as in need of "Major" or "Extensive Rehabilitation" at the time of Project adoption, and the number of properties issued permits for major rehabilitation or new construction by use type. As mentioned above, in total, 1,398 buildings surveyed or (16%) were in need of Moderate to Extensive Rehabilitation. Since Project adoption, 689 parcels have been issued permits for major rehabilitation or new construction Project Areawide (excluding the Port). Assuming that all the permits were issued for the properties identified as in need of Moderate to Extensive Rehabilitation, 4% of the properties have been improved or 12% of the parcels surveyed continue to be in a deteriorated or dilapidated condition. On the average, in almost 12 years, approximately 1/3 of 1% of the properties are substantially improved annually. Commercial properties were cited as having the largest percentage of deteriorated buildings. In total, 167 out of 770 commercial buildings or approximately 22% were deteriorated or dilapidated. In total, 81 commercial properties have been issued permits for major rehabilitation or new construction indicating that 46% of the commercial properties identified as in need of moderate to extensive rehabilitation remain in a deteriorated or dilapidated condition. As shown on the graph inset on **Table 2**, over the 10-year period from 1996 – 2005, the total value of construction permits in one year peaked at around \$86 million in 2002 and dropped 72% over the next three years to \$24 million in 2005. **Maps 3a** and **3b** shows the location of properties issued permits for major rehabilitation or new construction.

**TABLE 2
BUILDING PERMIT ACTIVITY (AUGUST 1996 - SEPTEMBER 2005)
NORTH LONG BEACH REDEVELOPMENT PROJECT**

Parcels in Project Area	Parcels Surveyed at Adoption	Properties in Need of Moderate to Extensive Rehabilitation ¹	% of Total Properties Surveyed	Total New and Major Rehab Permits Issued	% of Total	Properties w/New Construction ²	% of Total Properties in PA	Properties w/Major Rehab ^{2,3}	% of Total Properties in PA	Total Properties Improved ²	% of Total Properties in PA
Single Family Residential	11,805	5,831	12%	513	4%	102	0.9%	398	3.4%	500	4.2%
Multiple Family Residential ⁴	3,279	1,490	25%	56	2%	12	0.4%	35	1.1%	47	1.4%
Commercial	906	770	22%	140	15%	28	3.1%	63	7.0%	91	10.0%
Industrial	285	211	9%	82	29%	15	5.3%	17	6.0%	32	11.2%
Other ⁵	1,129	376	12%	377	33%	25	2.2%	304	26.9%	329	29.1%
TOTAL	17,404	8,678	16%	1,168	7%	182	1.0%	817	4.7%	999	5.7%

¹ Based on a 60% survey conducted at Project adoption by KatzHollis, totalling 8,678 buildings

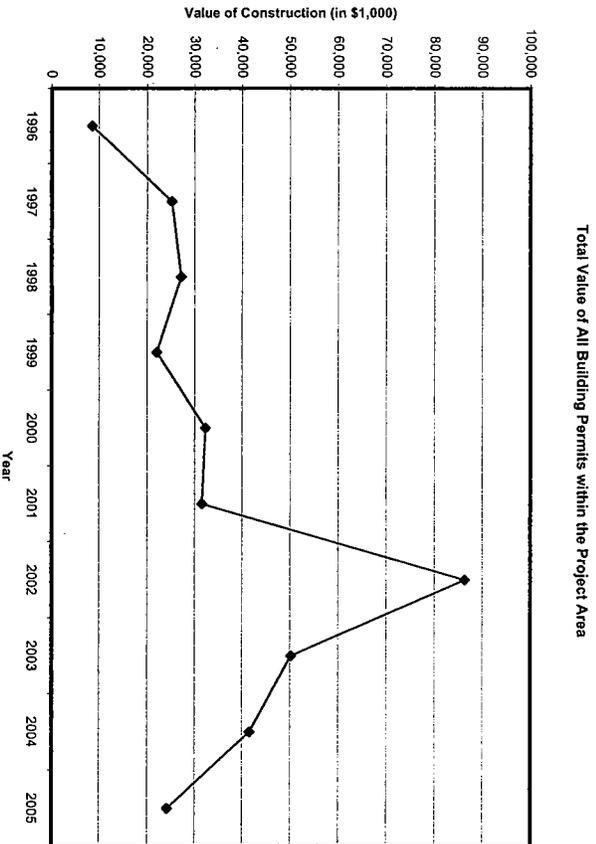
² Properties are based upon APN numbers. Parcels with multiple buildings and multiple permits were counted as one.

³ Major rehabilitation defined as 25% of the citywide average assessed value of uses by type as listed below:

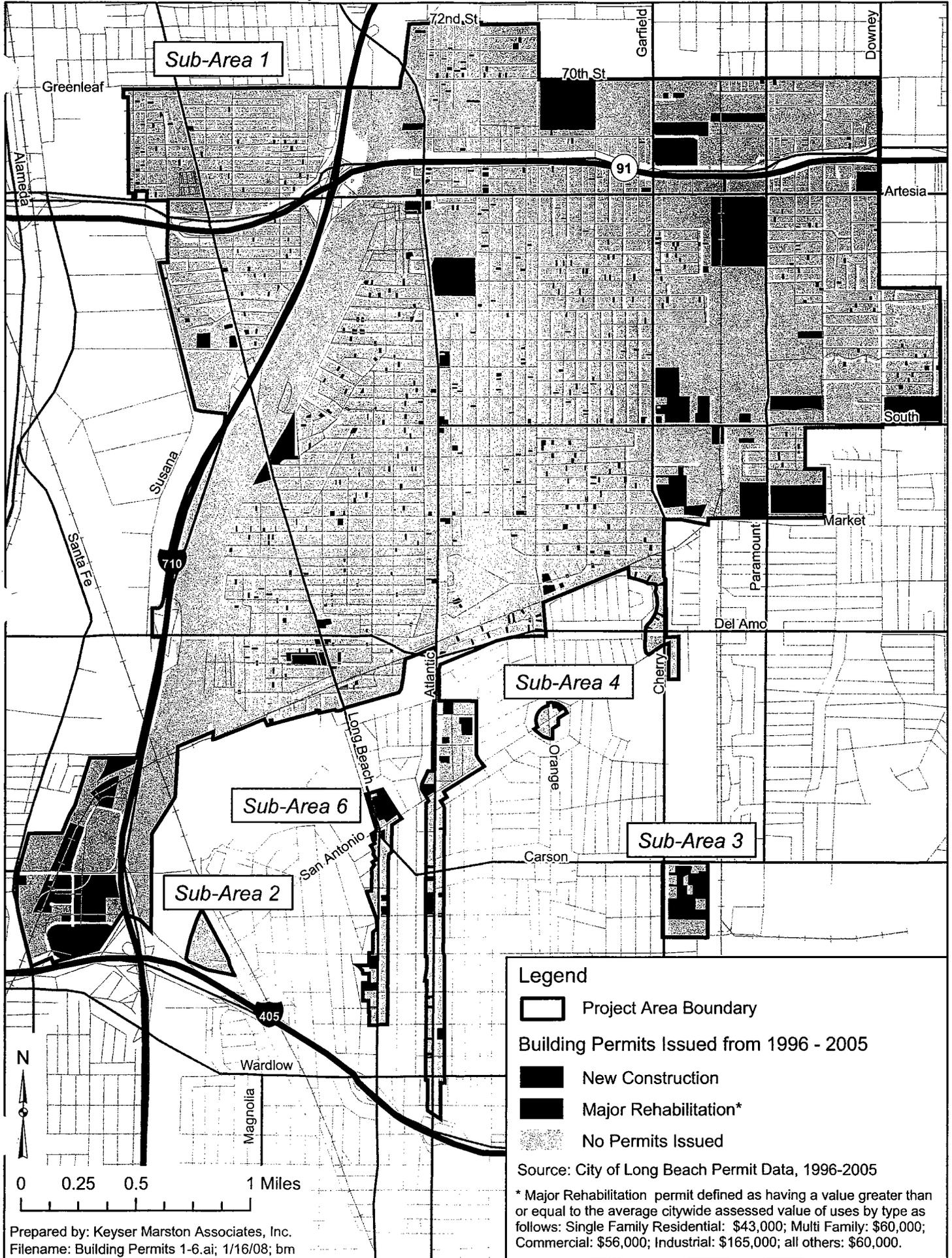
Land Use	Avg. Assessed Value	Approx. 25% of Avg. Value
Single Family Residential	\$172,853	\$43,000
Multiple Family Residential	\$242,299	\$60,000
Commercial	\$227,314	\$56,000
Industrial	\$661,396	\$165,000
Other	\$253,267	\$60,000

⁴ Multiple Family Residential includes group living facilities, such as senior citizen homes.

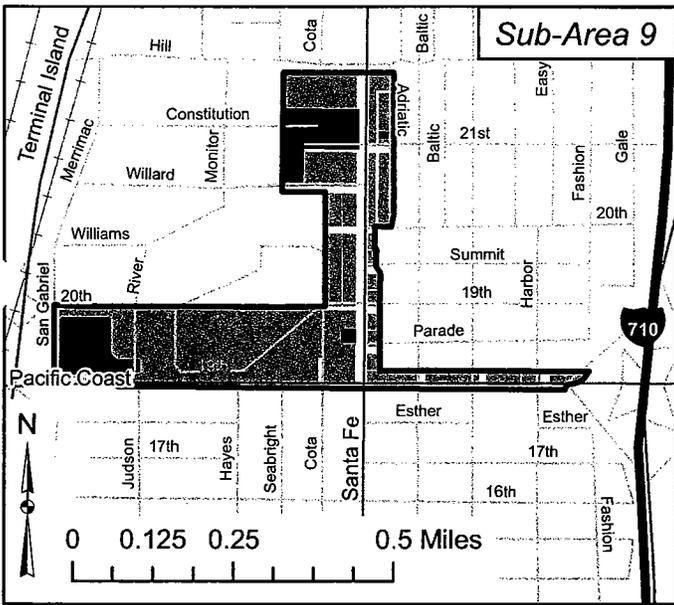
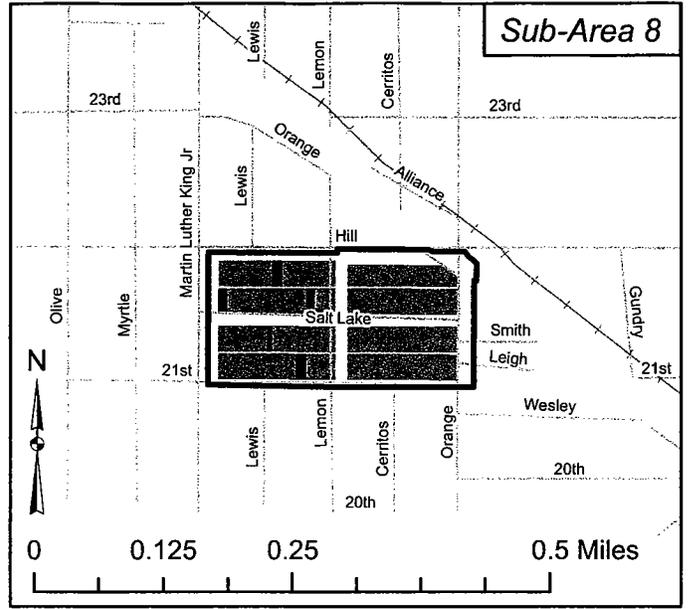
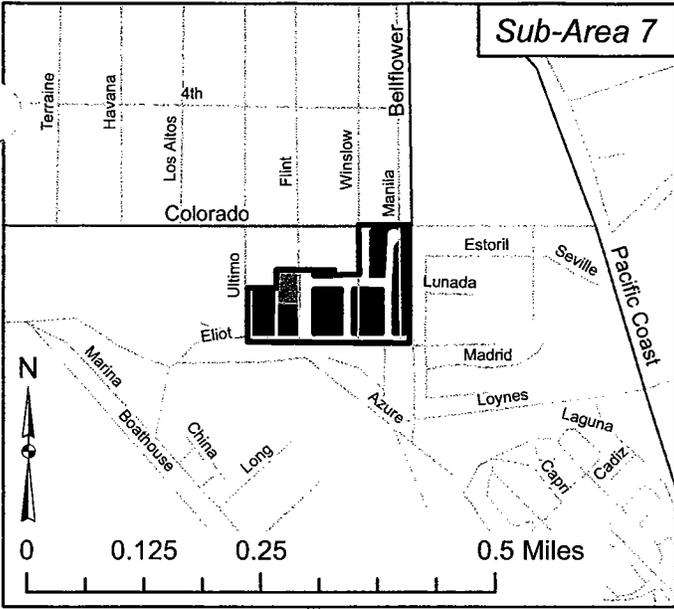
⁵ Includes institutional, vacant, mixed use, and other miscellaneous properties.



Map 3a
 Properties Issued Permits for Major Rehabilitation and New Construction - Sub Areas 1-6 (Excluding the Port)
 North Long Beach Redevelopment Project



Map 3b
 Properties Issued Permits for Major Rehabilitation and New Construction - Sub Areas 7-10 (Excluding the Port)
 North Long Beach Redevelopment Project

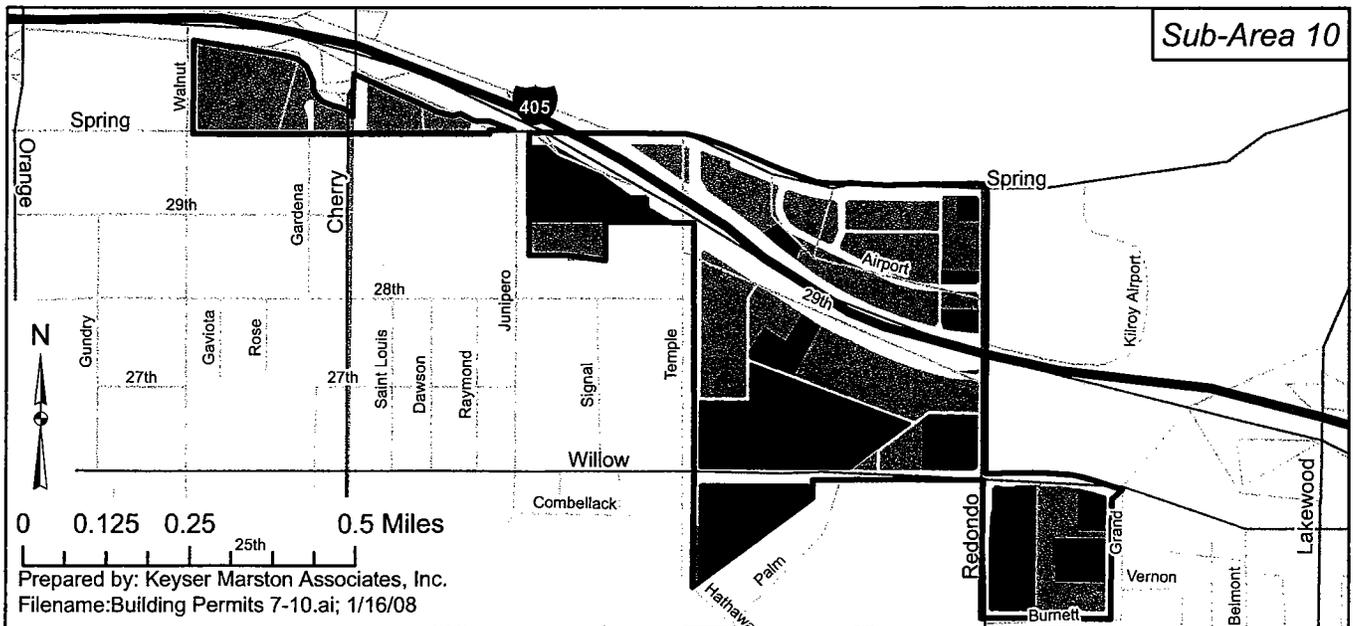


Legend

- Project Area Boundary
- Building Permits Issued from 1996 - 2005**
- New Construction
- Major Rehabilitation*
- No Permits Issued

Source: City of Long Beach Permit Data, 1996-2005

* Major Rehabilitation permit defined as having a value greater than or equal to the average citywide assessed value of uses by type as follows: Single Family Residential: \$43,000; Multi Family: \$60,000; Commercial: \$56,000; Industrial: \$165,000; all others: \$60,000.



B. Serious Building Code Violations (current definition of blight)

Project Adoption

The City's Planning and Building Department investigates code violations when complaints are received by residents or others. At the time of Plan adoption, building code violation data was analyzed for the City and the Project Area for an approximately six-year period from 1990 through 1995. In the six-year period, the City had a total of 16,039 severe building code violations compared to 4,026 (or 25%) severe building code violations in the Project Area. These severe building code violations affected approximately 2,768 different properties (16% of all properties) in the Project Area excluding the Port.

Serious Building Code Violations Defined

The City of Long Beach reports code violations by geographic area. The North Long Beach Project Area is primarily coterminous with the North reporting area. The City reports violations within 20 categories. KMA selected seven of the 20 categories for analysis, which represent the categories that most directly relate to serious building code violations that result or cause buildings to be unsafe or unhealthy for persons to live or work. The title of the categories and summary descriptions of violations within the serious code violation categories are presented below:

- **Substandard Buildings** – the whole of the building not just a component was deteriorated causing a hazardous condition. Chapter 18 of the Long Beach Municipal Code (LBMC) defines substandard building as any building or structure which has conditions that endangers the life, limb, health, property or welfare of the occupants thereof, or the public.
- **Violation Notice** – a specific condition or element of the building had deteriorated causing a hazardous condition such as failed plumbing. The hazardous conditions are the same conditions that collectively define a substandard building.
- **Property Maintenance** – property impacted by debris that may harbor rodents or insects. Section 8.76.020 of the LBMC defines impacted properties as any property that is maintained in manner that is in violation of the LBMC.

- **Special Cases** – unpermitted construction that may result in hazardous conditions. Special Cases includes additions and structures built without permits (excluding garage conversions) such as room addition.
- **Zone Enforcement** – violations of land use such as a commercial business in a residential area that caused hazardous conditions to work, live or visit. Includes unpermitted conversion of a single-family residential unit to multiple units (excluding garage conversions) and other unpermitted conversions.
- **Environmental Health** – includes dangerous conditions as determined by Code Enforcement Inspectors. Can include abandoned buildings, buildings with long term decay resulting in deterioration, lack of property maintenance resulting in dangerous conditions, or nuisances that cause detriment to neighboring properties or property values.
- **Administrative Citations** – include a wide variety of violation ranging from zoning use-violations (auto repair in a residential zone), to garage conversions and conditions causing sanitation violations such as filth, rubbish, garbage, rodents, insects, etc.

Current Code Violations

In 2005, the City changed its code violation reporting system and the categories in which code violations were reported. Therefore, a comparison of code violations at Project adoption to current years is not possible due to the change in reporting methods, categories and shorter available timeframe for code violation data (three years compared to the previous five years). In the three-year period since the City changed its reporting system, 7,419 violations were reported in the North area within the seven categories identified above or approximately 25% of the violations reported for the seven categories for the balance of the City during the same period. Although the Agency has increased code enforcement activity in the Project Area and, therefore, it is anticipated that there would be an increase in reported violations, the percentage of violations is still notably higher in the Project Area than citywide. Excluding the Port, the Project Area totals approximately 19% of the City area, but accounts for 24% of all serious code violations as defined above. As shown on **Table 3**, five categories had the largest number of violations including: (1) "Administrative Citations" (3,251) which includes a wide variety of violations ranging from illegal garage conversions to sanitary violations resulting from an accumulation of rubbish and garbage; (2) "Environmental Health" (2,121) including dangerous conditions that cause detriment to neighboring properties or

**TABLE 3
 BUILDING CODE VIOLATIONS- PROJECT AREA AND CITY (2005-2007)
 NORTH LONG BEACH REDEVELOPMENT PROJECT**

Category of Violations	Project Area				Balance of City				Project Area % of Total
	2005	2006	2007	Total	2005	2006	2007	Total	
Environmental Health	686	687	748	2,121	3,074	3,107	2,373	8,554	19.9%
Substandard Buildings	12	10	28	50	45	35	46	126	28.4%
Violation Notice	18	31	17	66	112	31	17	160	29.2%
Special Cases	177	142	269	588	215	304	238	757	43.7%
Property Maintenance	482	169	163	814	1,690	611	1,043	3,344	19.6%
Administrative Citations	371	1,296	1,584	3,251	811	3,741	4,337	8,889	26.8%
Zoning Enforcement	397	85	47	529	618	232	113	963	35.5%
TOTAL	2,143	2,420	2,856	7,419	6,565	8,061	8,167	22,793	24.5%

Source: City of Long Beach, November 2007

Notes: Project Area encompasses 7,540 acres or 12 square miles of land excluding water in the Port of Long Beach. The City of Long Beach totals 50 square miles including the Project Area. Excluding the Port bay area, the Project Area totals approximately 19% of the City.

property values; (3) "Property Maintenance" (814) which is property impacted by debris that may harbor rodents or insects; and (4) "Special Cases" (588) which includes buildings or improvements constructed without permits such as additions; and "Zoning Enforcement" violations (529), which are uses not permitted within the zone and includes conversions of single-family units or homes to multiple units, conversion of commercial storefronts to churches, and operating businesses from residential zones without approval.

Relative to the balance of the City, the most disproportionate number of violations that were cited in the Project Area were in "Special Cases". In total, 44% of the Special Case violations citywide were reported in the Project Area. Code violation staff noted that a large number of the Special Case violations related to illegal additions to retail storefronts as part of a conversion to storefront churches. Instances where non-retail uses occupy retail space is an indicator of a soft retail market. In residential areas, the illegal additions are primarily single-family dwellings. The reason for the large number of illegal home additions is not known. However, the median size of a single-family home in the Project Area is 1,082 square feet. While comparable in size to the balance of the City at 1,102 square feet, the percentage of persons living in overcrowded conditions in the Project Area is notably higher than the balance of the City. Based on 2000 census, 36% of the families in the Project Area are living in overcrowded conditions compared to 23% citywide. It is also likely that property owners are trying to avoid costs associated with permits and requirements for standard construction. Within the Project Area, 20% of the families live below federal poverty levels. The problems of code violations are persistent in the Project Area. Although the City is active in correcting violations, since the reporting changed in 2005, the number of violations has increased 25%.

In addition, a unique situation is the Queen Mary. The Queen Mary is currently undergoing significant upgrades to the fire/life safety system, due to existing code violations, and serious dilapidation and deterioration caused by long term neglect. The City is expecting to fund approximately \$1 million over the next year to upgrade the alarm system. The City's tenant, Save the Queen LLC, just invested a significant amount of money to upgrade the sprinkler system. These upgrades were triggered by failed fire inspections and by potential prosecution by the City Prosecutor's office.

2. Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard design, defective or obsolete design or construction, given the present general plan, zoning or other development standards.

- A. Inadequate Size for Contemporary Uses

Background – Retail Sales Leakage (current definition of blight)

Appropriate parcel size and dimension is necessary if land is to be effectively utilized. In order for property to be attractive to investors, parcels must be large enough to build a structure that not only meets building code standards, but also accommodates current industry standards. Furthermore, fragmented ownership within the Project Area also limits the development potential of the area because most of the small and irregularly shaped parcels are in single ownership.

The issue of retail sales leakage and lack of commercial development in the Project Area is affected by inadequate building and parcel dimensions, which hinder the viable use or capacity of buildings or lots. As discussed below, there is sufficient demand for certain categories of commercial uses, if these uses could be attracted to the City, but the existing building stock and parcel configuration cannot accommodate the larger contemporary retailers. Although the following retail sales leakage analysis is based upon citywide leakage, it indicates the target retailers that could be accommodated in the Project Area if contemporary building and size requirements could be met.

Targeted Retailers

The State Board of Equalization (SBE) reports retail sales tax generated in a city within seven categories:

- Apparel Stores
- General Merchandise Stores
- Food Stores
- Eating and Drinking Places
- Home Furnishing & Appliances
- Building Materials & Farm Implements
- Other Retail Stores

Retail sales leakage is determined by comparing the retail buying potential of a community by category to actual sales in that category. In categories where buying

potential is greater than sales, residents are shopping elsewhere for these goods. As shown on **Table 4**, although there is enough purchasing within the City from residents outside the City to indicate that the City is capturing its fair share of retail sales, three of the seven retail categories in the City of Long Beach experience significant retail sales leakage. Apparel stores are losing nearly half of their potential sales, while General Merchandise Stores and Home Furnishings & Appliances are losing 23% and 39% of their respective sales to businesses outside of the City.

One of the issues in attracting businesses to the City is the availability of buildings and more particularly sites large enough to accommodate the retailer's building and parking requirements. The following analysis compares the site requirements of regional retailers within the major categories of retail sales leakage to the existing commercial retail parcels within the Project Area. Retail parcel and building data for this analysis was obtained from MetroScan, an online source for Assessor data. Parcels which were adjacent to other parcels of common ownership were combined and counted as one, yielding a cumulative lot size. The buildings of these adjacent parcels were analyzed individually.

As mentioned above, there are three categories of retail sales leakage within the City of Long Beach. For purposes of identifying the needs for regional/national retailers within these categories, sample retailers have been identified for each of the retail sales categories including: Apparel Stores (i.e., Chico's, Gap, TJ Maxx); General Merchandise Stores (i.e., Longs, Walgreens, Big Lots); and Home Furnishings & Appliances (i.e., Best Buy, Bed Bath & Beyond, Linens N' Things).

With the exception of large apparel stores such as TJ Maxx, smaller specialty apparel stores could be accommodated on a comparatively large number (89%) of the retail parcels. However, the two remaining categories require parcel sizes ranging from 12,000 (General Merchandise) to 60,000 (Home Furnishings & Appliances) square feet. **Table 5** illustrates that prospective General Merchandise stores are limited to about 7% of the existing parcels in the Project Area, while Home Furnishings & Appliances businesses are limited to even less (4%).⁶ **Map 4a** shows the location of retail parcels in the Project Area and their sizes relative to the categories of retail sales leakage. **Map 4b** shows the location of parcels with existing structures that are of inadequate size for tenants in categories of retail sales leakage. You may notice by comparing the two maps

⁶ Assessor data available for 599 retail buildings representing an 82% sample.

TABLE 4
CITY OF LONG BEACH POTENTIAL RETAIL SALES
NORTH LONG BEACH REDEVELOPMENT PROJECT

Share of Income Spent on Retail Goods in Long Beach

Population in City of Long Beach ¹	483,165
Per Capita Income ¹	\$20,857
Gross City of Long Beach Income ¹	\$10,077,372,405

Establishment Type	Long Beach		Long Beach		Surplus/ (Leakage)	
	Sales ² (\$000s)	Income Share ³	Potential Sales ⁴ (\$000s)	Income Share ³	(\$000s)	(%)
Apparel Stores	\$125,663	1.2%	229,680	2.3%	(104,017)	-45%
General Merchandise Stores ⁵	469,487	4.7%	606,993	6.0%	(137,506)	-23%
Food Stores ⁶	632,263	6.3%	564,333	5.6%	67,930	12%
Eating & Drinking Places	660,516	6.6%	564,723	5.6%	95,794	17%
Home Furnishing & Appliances	113,665	1.1%	186,565	1.9%	(72,900)	-39%
Building Materials & Farm Imp.	753,289	7.5%	353,065	3.5%	400,224	113%
Other Retail Stores ⁷	849,514	8.4%	680,616	6.8%	168,898	25%
Retail Stores Total	3,706,959		3,663,066		43,893	1%
Retail Expenditures as Share of Income ³		36%		34%		

Source: State Board of Equalization, Claritas, US Census Bureau, California Department of Finance

¹ Population and income data taken from Claritas, September 2007.

² All sales data adjusted for inflation to September 2007 dollars via the consumer price index as defined by the Bureau of Labor Statistics.

³ Share of income determined from the gross income of the City of Long Beach.

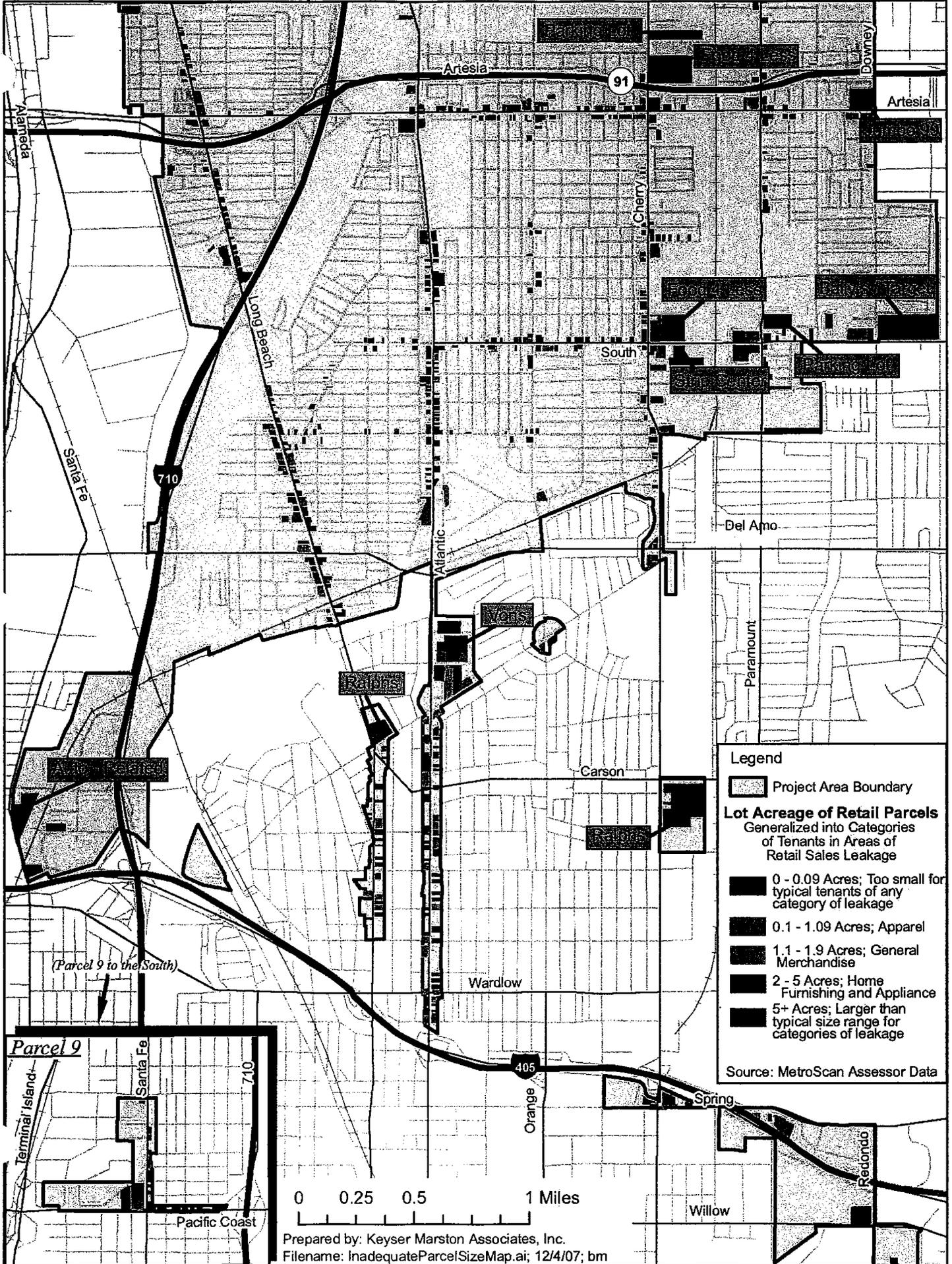
⁴ Long Beach potential sales is based on the income share percentages of Los Angeles County.

⁵ Assumes that general merchandise stores are 95% taxable.

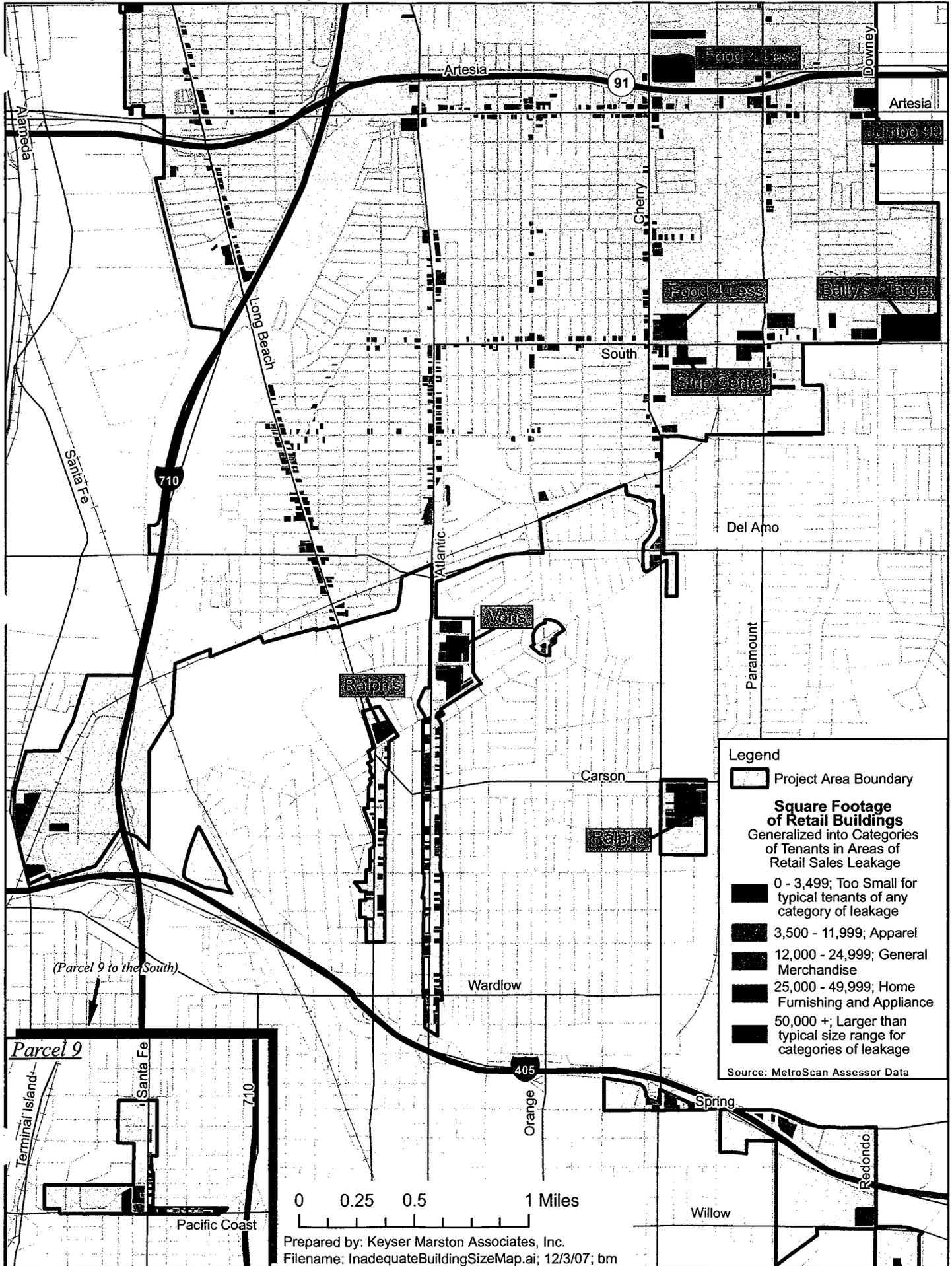
⁶ Assumes that food stores are 35% taxable.

⁷ Includes auto dealers, auto supply, specialty retailers, and others.

Map 4a
Retail Parcel Sizes for Categories of Retail Sales Leakage
North Long Beach Redevelopment Project



Map 4b
 Retail Building Sizes for Categories of Retail Sales Leakage
 North Long Beach Redevelopment Project



**TABLE 5
SALES LEAKAGE CATEGORIES AND RELATED BUILDING AND PARCEL SIZE REQUIREMENTS
NORTH LONG BEACH REDEVELOPMENT PROJECT**

Apparel Store	Preferred Building Size Range (Sq Ft)	No. Buildings in Range or Above Minimum Req. ¹	% of Total ²	Minimum Parcel Req. (Acres)	No. Parcels > Minimum Req. ³	% of Total ⁴
Chico's	3,500 +	260	43%	0.1	493	89%
GAP	6,000 - 10,000	60	10%	0.2	314	57%
TJ Maxx	30,000 +	18	3%	2.07	23	4%
					Average	50%
General Merchandise Store	Preferred Building Size Range (Sq Ft)	No. Buildings in Range	% of Total	Minimum Parcel Req. (Acres)	No. Parcels > Minimum Req.	% of Total
Big Lots	20,000 - 60,000	27	5%	1.38	37	7%
Longs Drugs	16,000 - 23,000	16	3%	1.1	45	8%
Walgreens	12,000 - 18,000	26	4%	1.72	25	5%
					Average	6%
Home Furnishing & Appliances	Preferred Building Size Range (Sq Ft)	No. Buildings in Range	% of Total	Minimum Parcel Req. (Acres)	No. Parcels > Minimum Req.	% of Total
Bed, Bath & Beyond	35,000 - 50,000	5	1%	2.41	22	4%
Best Buy	30,000 - 45,000	3	1%	2.07	23	4%
Linens N' Things	25,000 - 37,500	7	1%	1.72	25	5%
					Average	4%

Source: Nadel Research Architects; Retail Tenant Profiles and Developer Advertising Sheets, ICSC Conference (March 17 -18);

KMA 2007 list of "Major Retailers with Expansion Plans in California."

Note: Retail Sales Leakage Categories based on Potential Retail Sales Table.

¹ Building area data from MetroScan assessor information.

² Based on a total of 555 retail parcels (83% of total) with assessor building square footage data.

³ Existing retail parcels identified by Metroscan assessor information, September 2007. Adjacent parcels under common ownership are counted as one.

⁴ Based on a total of 722 retail parcels (99% of total) with assessor lot square footage data.

that there are some parcels whose area may accommodate a larger tenant, but its building stock does not, or vice versa. The inadequate size of retail buildings within the Project Area also hinders the use and viability of properties. Less than half of them (260) are large enough for even the smallest prospective retailer (Chico's) requiring 3,500 square feet. Less than 5% (27 buildings) of the building stock is large enough to satisfy the 20,000 to 60,000 square foot size requirements of General Merchandise stores, while only 1% (7 buildings) is large enough for Home Furnishings & Appliances retailers ranging in size from 25,000 to 50,000 square feet.

In order to accommodate large retailers, it is likely that site assembly will be required. In other words, the vast majority of the retail parcels within the Project Area are of inadequate size to accommodate larger contemporary retailers within the categories of demand.

B. Inadequate Parking (definition of blight at the time of Plan adoption)

In the Report to the City Council prepared at the time of Project adoption, inadequate parking was determined from the field survey. Of the 965 commercial parcels surveyed, 151 (16%) were identified as having inadequate parking on-site to meet current zoning standards and modern consumer desires.⁷ The lack of adequate parking hinders the viable use or capacity of properties because the sites don't meet the needs of businesses. This is a contributing factor to the lack of investment in the Project Area and impacts business performance as indicated by low retail sales.

Effective January 1, 2007, the CRL was amended to delete inadequate parking as a specific condition that prevents or substantially hinders the viable use or capacity of buildings or lots. This discussion of inadequate parking is included because it was both a qualifying blighting condition at the time of adoption and is a factor that continues to hinder the use of retail properties in the Project Area.

To analyze the current status of inadequate parking in the Project Area, Assessor data for building area and parcel size were examined to determine the percent of the property covered by a building. The remainder of the property was assumed to be utilized for surface parking. Parcels identified by the Assessor as retail, were applied to the City's generalized zoning standards for retail parking and similar methods was used to identify office parcels with inadequate parking.

⁷ Note: No differentiation was made between retail and office uses. Report to City Council on the Redevelopment Plan for the City of Long Beach and North Long Beach Redevelopment Project, May 1996, page 24.

Retail

Within the City, most retail uses have requirements of 4-5 spaces per 1,000 square feet of gross floor area (see **Appendix A** for excerpts from the City of Long Beach Parking Code). Some retailers require a higher ratio such as restaurants which require 10 per 1,000.⁸ For example, a site coverage ratio (3:1) is typical for a neighborhood shopping center, which is equivalent to 75% of the site allocated to parking, services and setbacks.⁹

To identify retail properties with inadequate parking to meet minimum parking requirements, Assessor data was analyzed by the type of retail building on the property.¹⁰ The different uses were measured up to different standards ranging from 1 to 10 spaces per 1,000 square feet.¹¹ As shown on **Table 6**, based upon the above methodology, 38% of the parcels in retail use with available data have inadequate parking.¹²

Office

The measure used to determine inadequate surface area for parking was based upon a report prepared by the U.S. Department of Transportation. The report, entitled "Suburban Parking Economics and Policy" dated September 1992, identified 61% parcel coverage (building to parking area) as adequate to allow sufficient site area for provided parking for contemporary uses. The report was based upon case studies of office worksites in Southern California. The analysis prepared for this Report assumed a more conservative maximum coverage of 70%. Multiple adjacent parcels under the same ownership were counted as one.

As shown in **Table 7**, of the 189 parcels identified by the Assessor as commercial office or mixed-use office/residence, 160 or approximately 85% provided adequate area for parking. The remaining 29 commercial office sites or 15% of the total commercial office sites did not provide adequate area for parking. Unlike the retail parking analysis, the

⁸ Table 41-1C of the City of Long Beach Parking Code.

⁹ UCLA, The shopping Center Game, Steven Soboroff, December 14, 1993.

¹⁰ It was assumed that all retail buildings were single story.

¹¹ The zoning code specifies standard parking spaces for retail uses, with a size of 8.5' by 18' (153 sq.ft.) but does not specify the circulation space to reach the parking space. To determine area for circulation, the width of the parking space (8.5') and a depth of 11' was added to the parking area to allow for turning into the space. A parcel with four parking spaces per 1,000 square feet of building area thus equates to 50% coverage. An additional 5% was factored into the analysis to allow for curb cuts, driveway, enclosed trash storage, and loading requirements.

¹² Analysis based on a 93% sample of all retail parcels. Multiple adjacent parcels under the same ownership were counted as one.

**TABLE 6
EXISTING RETAIL PARKING - BUILDING TO SITE COVERAGE
NORTH LONG BEACH REDEVELOPMENT PROJECT**

Type of Land Use ¹	Number of Parcels ²	Parking Spaces Required per 1,000 Sq Ft ³	Maximum Building Coverage for Conformance ⁴	Number of Parcels with Inadequate Parking ⁵	% of Parcels with Inadequate Parking
Retail Stores	503	4	50%	194	39%
Discount Department Store, Supermarkets	9	5	45%	2	22%
Building Supply Stores and Warehouse Stores	3	4	50%	1	33%
Small Neighborhood Food Store	4	4	50%	1	25%
Neighborhood Shopping Centers	34	5	45%	4	12%
Regional Shopping Center	1	5	45%	0	0%
Restaurants/Bars/Fast Food	84	10	30%	47	56%
Banks	9	5	45%	1	11%
Repair Shops, Laundries, Auto Service Shops	19	4	50%	4	21%
Public Storage Mini- Warehouses	9	1	90%	0	0%
Bowling Alley	1	4	50%	0	0%
Ice Skating Rink	1	3	70%	0	0%
TOTAL	677			254	38%

Data source: MetroScan, July 2007

¹ As identified by assessor data.

² Parcels dedicated to parking lots and vacant parcels were excluded from this analysis.

³ Based on City Zoning Requirements

⁴ Parcel size was divided by building footprint to determine percent of lot covered by building. Parcel area not covered by building may not be allotted to parking therefore, the analysis provides a conservative estimate of parcels compliant with contemporary standards. In instances where building size data was not available building sizes were estimated from aerial photographs.

⁵ Parking Standard: Long Beach Zoning specifies parking requirements by number of spaces required per gross square feet of building. These standards were translated into a percentage of coverage. For example, when zoning mandated 4 parking spaces per 1,000 sq feet, this is roughly equal to a maximum building footprint of 50%, while 5 spaces necessitates maximum lot coverage at 55%, and 10 spaces allows maximum lot coverage of 30%. Working with the assessor percent improved data, with corrections based upon comparisons of data and aerial photos, and excluding multiparcel lots, non-conforming parcels were determined.

**TABLE 7
EXISTING COMMERCIAL OFFICE PARKING - BUILDING TO SITE COVERAGE
NORTH LONG BEACH REDEVELOPMENT PROJECT**

% of Parcel Available for Parking¹	Number of Parcels	% of Total Office Parcels	% of Parcels that Meet Contemporary Standards
0-9.9%	1	0.5%	15.3% of parcels exceed maximum site coverage and do not provide adequate parking
10-19.9%	6	3.2%	
20-29.9%	22	11.6%	
30-39.9%	40	21.2%	<i>(70% maximum preferred coverage)</i>
40-49.9%	43	22.8%	84.7% of the parcels meet preferred parking to building coverage
50-59.9%	36	19.0%	
60-69.9%	24	12.7%	
70-79.9%	10	5.3%	
80-89.9%	4	2.1%	
90-99.9%	3	1.6%	
TOTAL	189	100.0%	

Data source: MetroScan, July 2007

¹ The percent of lot coverage was derived from the "percent improved" feature of the Assessor's data. Where this data appeared incorrect (such as more than 100%), aerial photography was used to approximate the percent of coverage. Parcel area not covered by building may not be allotted to parking therefore, the analysis provides a conservative estimate of parcels compliant with contemporary standards.

Note: The 189 parcels surveyed also include 10 mixed-use (office with residence) parcels.

number of floors of the office buildings was taken into account, where applicable. The number of floors of each property was indicated in the Assessor data and divided into the building square footage to obtain a more accurate building footprint area.

3. Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the Project Area (current definition of blight)

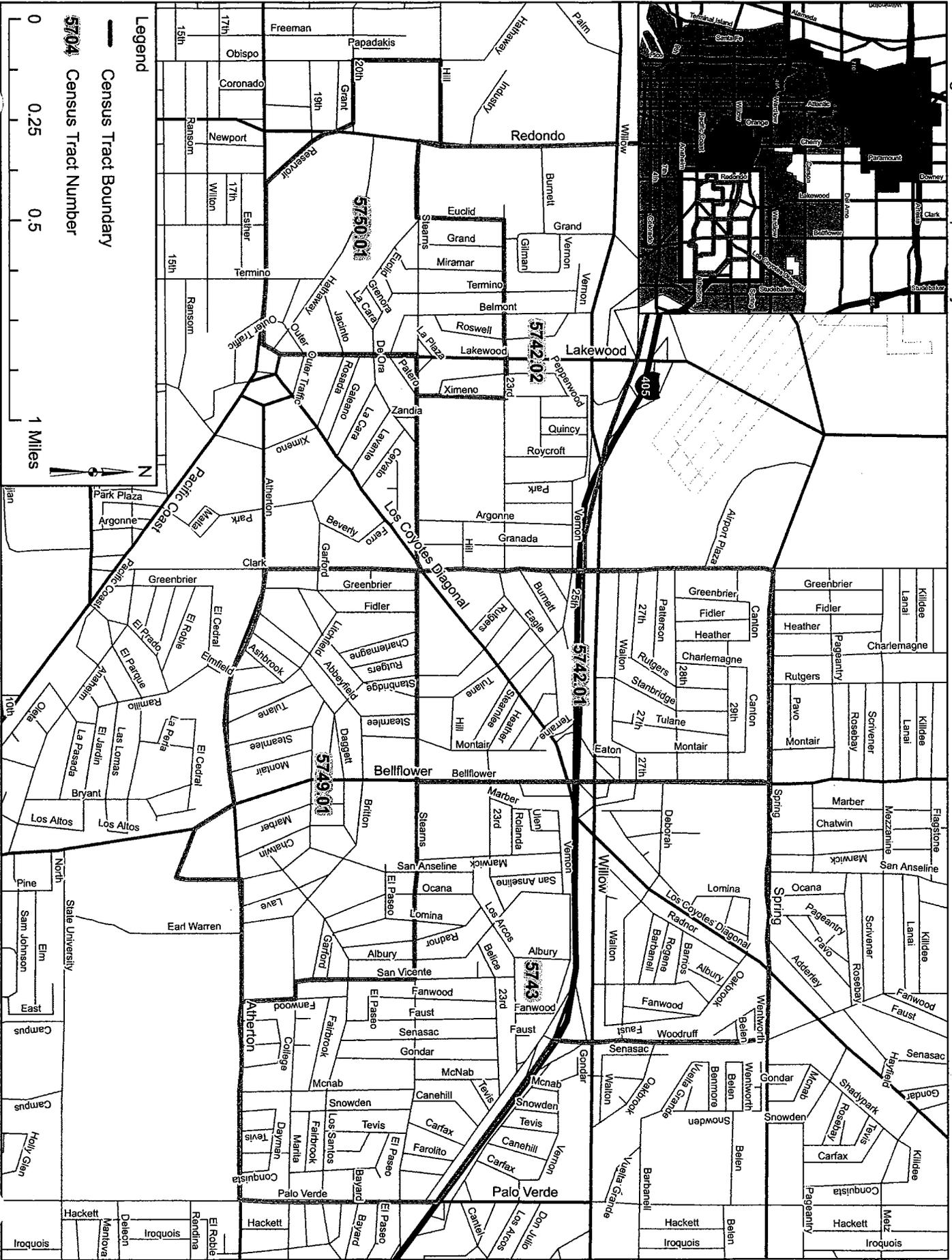
Background

One of the primary reasons for adopting the original redevelopment project was to address the deteriorating conditions along the commercial corridors that were negatively impacting the adjoining residential neighborhoods. To demonstrate the impact and incompatibility of the commercial corridors on the residential neighborhoods, a residential neighborhood with a similar character, the Eastside, was compared to the Project Area. Both areas were primarily developed with three-bedroom homes built during the 1950's. The difference between the two areas is that the Eastside adjoins a viable, more concentrated commercial area and is therefore less susceptible to commercial deterioration and blight—unlike the Project Area which is traversed with weak commercial corridors. To compare the relative economic health of the areas and what was perceived to be the negative impact of the declining commercial corridors, home ownership, median home value, residential rents, and overcrowding were compared between the two areas. At the time of Project adoption, approximately 41% of the housing in the Project Area was owner-occupied compared to 63% in the Eastside comparison area. In 1990 (1990 was chosen prior to the market slump in the mid 1990's) the median home value in the Project Area was \$162,424 compared to \$236,633 in the Eastside. The average rent of a unit in the Eastside was \$760/month compared to \$537/month in the Project Area.

Since Plan Adoption

Using the same measures of economic health resulting from incompatibility of the deteriorated commercial corridors with the adjoining residential neighborhoods, the same comparison points used at the time of Project Adoption were re-examined using current data. The results of the analysis indicated that relative to the Eastside area, there has been no comparative improvement in the Project Area since Project adoption. Across the board, the Project Area lags behind the Eastside comparison area. As shown on **Map 5**, the Eastside is composed of five census tracts totaling approximately 1,841 acres.

Map 5
 Eastside Comparison Area
 North Long Beach Redevelopment Project



Legend
 — Census Tract Boundary
 5704 Census Tract Number

0 0.25 0.5 1 Miles

Prepared by: 3r Marston Associates, Inc.
 Filename: E1 .ai; 12/17/07; bm

According to the 2000 census, 42% of the housing in the Project Area is owner-occupied, compared to 64% in the Eastside. Both areas are up one percent from their 1990 census figures. The comparatively low rate of ownership is one factor impairing investment in the Project Area. The median home and rental values of the Project Area also continue to lag far behind the Eastside analysis area. According to 2007 estimates from Claritas, a leading demographic statistics company, median home values in the Project Area are \$349,630 compared to \$580,560 in the Eastside. From 1990 to 2007, home values increased 115% in the Project Area, compared to 145% in the Eastside. According to the 2000 census, median rents have also continued to lag in the Project Area. Median rent in the Project Area is \$581/month; far below the Eastside's median of \$919/month. Median rent in the Project Area has increased by only 8% since 1990 (Less than 1% annually), whereas the Eastside has increased by 21%.

In addition to low property values, overcrowding is also an indicator that an area is impacted. From 1990 to 2000, the population in the Project Area grew by 23% (up from 15% increase from 1980-1990) compared to a fairly stable 3% increase in the Eastside (down from 5% increase from 1980-1990). According to Claritas, the Eastside is actually estimated to have decreased in population by 1.5% from 2000 to 2007, while the Project Area continues to increase (by 6%). However, the total number of housing units during the 1990's grew by only 2% in the Project Area and 1% in the Eastside. Unable to keep up with the surge in population, the lack of sufficient housing units within the Project Area continues to be a cause in the increasing number of overcrowded housing units within the Area. In 2000, 36% of the Project Area's housing units were overcrowded, an accelerated increase from 8% in 1980 and 20% in 1990. Residential overcrowding in the Eastside rose to only 6% of units from 2% in 1980 and 4% in 1990.

The aforementioned figures and trends continue to support the conclusions stated in the report by Katz Hollis at Project Adoption:

"The low levels of home ownership in the Project Area, low housing values and monthly rental rates, lack of new construction of housing units, and residential overcrowding as compared to the Eastside comparison area are all indicative of the relative weakness of the Project Area compared to other neighborhoods in Long Beach. These factors are also indicative of the impact of the declining commercial corridors in North Long Beach on the surrounding residential neighborhoods. The deterioration and blighting conditions prevalent in these commercial

corridors creates an incompatible mix of uses in the area that affects the well-being of the entire Project Area.”¹³

4. The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions (current definition of blight)

Background

In 1995 when the original Report was prepared for the Plan adoption, computer capabilities were not advanced to the point that it was easy to compare assessor parcel size data to the various zoning designations. Instead, areas were sampled for parcels that were less than minimum zoning sizes and estimates were made for the Project Area based upon samples. It was estimated that within the Single-Family Residential Zone (R-1-N) 4,265 parcels were less than the minimum lot size of 6,000 square feet. Within the Commercial Automobile –Oriented zone (CCA) 392 parcels were less than the minimum zoning designation of 10,000 square feet. Within the Light Industrial Zone, it was estimated that 131 industrial parcels were less than the 15,000 square foot minimum parcel size requirement. In total, it was estimated that 4,788 parcels (under multiple ownership) were less than the minimum zoning parcel size or 28% of all parcels in the Project Area.

Approach

To determine the degree to which parcels of inadequate size (based on minimum zoning size standards which have not changed since Plan adoption) continue to impact the Project Area, the zoning codes that were analyzed at Project adoption were re-evaluated. These zone categories include: R-1-N (Single-Family Residential), CCA (Commercial: Auto-Oriented), and IL (Light Industrial). R-1-N and CCA are the zones with the largest areas in the Project Area for their respective land uses. Cumulatively, the three zones contain 13,123 parcels (including 13,007 parcels, or 99% under separate ownership) meaning that this analysis is a 75% sample of the 17,404 total parcels within the Project Area. The previous Plan adoption report was based on a 2% survey of the Project Area, so it is assumed that the current analysis is more representative of the Project Area.

¹³ Report to City Council on the Redevelopment Plan for the North Long Beach Redevelopment Project, prepared by Katz Hollis, May 1996, page 26.

To identify how many parcels by zone classification are less than minimum size defined by zoning, the individual parcel sizes as reported by the Assessor were compared to the minimum parcel size defined by the City's zoning code.¹⁴ In instances where the parcel sizes are less than what is designated as the minimum parcel size in the zoning code, the parcels were determined to be inadequate in size. The minimum parcel size was based on the Long Beach Zoning Code, last updated in November of 2007 (Table 31-2A).

Since many of the parcels in the Project Area have lot sizes very close to the minimum zoning standard, and to allow for a margin of error within the Assessor data, the minimum parcel sizes identified by the zoning code were reduced by 5%. For example: the minimum square footage allowed for a parcel in zone R-1-N is 6,000, but for this analysis 5,700 square feet was used instead. The altered minimums for CCA and IL were 9,500 square feet and 14,250 square feet, respectively.

Analysis

Of the 11,934 separately owned, R-1-N zoned parcels, 7,224 (61%) of them are smaller than the minimum size requirement. Additionally, 560 (68%) of the 827 CCA zoned parcels are smaller than the minimum. Finally, 133 (54%) of the 246 IL zoned parcels are smaller than the minimum zoning size requirement. In total, there were 7,917 parcels (61%) identified which were smaller than their respective minimum zoning sizes. Even if this 75% sample of the Project Area is compared to the total parcel count of 17,404 parcels, and assuming all others meets the minimum parcel size requirement, at least 45% of the parcels within the Project Area are of inadequate size as defined by zoning code as shown on **Table 8**. **Map 6** shows the location of these parcels.

Due to the large number of parcels that are smaller than the required minimum parcel size standards, it is difficult to determine the effect of the undersized parcels on development or reinvestment on these parcels. However, as previously discussed, only 4% of the parcels in the Project Area have been substantially rehabilitated or redeveloped with new structures since Project adoption. Also, as discussed in the following section, compared to citywide values on a square-foot-basis, property sales values for all use types trail the City average between 11% and 41%. It is interesting to note that commercial and industrial properties that have sold in the Project Area in the past year (2007) on the average are substantially larger than commercial and industrial parcels sold citywide. The average size of a retail parcel sold in the Project Area was 16,553 square feet and the average size of an industrial parcel sold in the Project Area was 130,680 square feet. These average parcel sizes are well above the minimum

¹⁴ If adjoining parcels are owned by the same person the parcel is treated as a single parcel.

**TABLE 8
 PARCELS SMALLER THAN ZONING DISTRICTS PERMIT
 NORTH LONG BEACH REDEVELOPMENT PROJECT**

Zoning District¹	Minimum Sq. Ft. Allowed²	Number of Districts within Project Area	Total Parcels within Zoning Districts³	No. of Parcels Smaller than Zoning Standard⁴	% of Parcels Smaller than Zoning Standards
R-1-N: Single Family Residential	6,000	30	11,934	7,224	61%
CCA: Commercial, Auto-Oriented	10,000	30	827	560	68%
IL: Light Industrial	15,000	15	246	133	54%
TOTAL		75	13,007	7,917	61%

Total Parcels Smaller than Zoning Standard within above Zones as a % of Total Project Area Parcels: 45%

Source: City of Long Beach Zoning GIS file, MetroScan Assessor data.

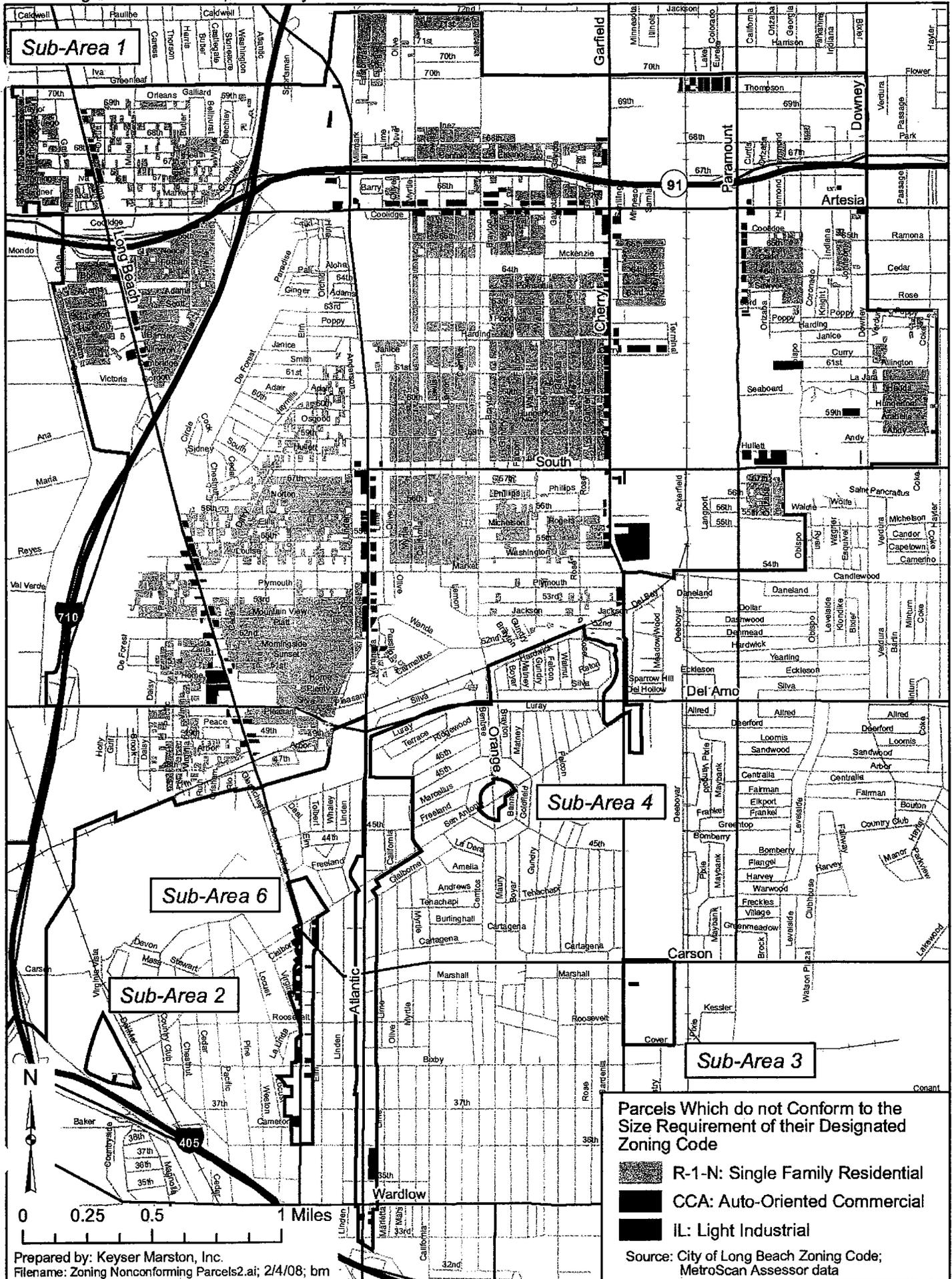
¹ Districts selected to compare to Katz Hollis' 1996 analysis.

² Based on Long Beach Zoning Code Table 31-2A, 3/20/2007.

³ Multiple adjacent parcels with similar ownership were counted as one.

⁴ To allow for inaccuracies in lot square footage figures as reported by the assessor, parcels were categorized based on a standard of 95% of the minimum square footage allowed, providing a 5% allowance for error. Therefore, the "minimum square footage allowed" for each analyzed zoning type is as follows: R-1-N: 5,700 sq. ft.; CCA: 9,500; sq. ft.; IL: 14,250 sq. ft.

Map 6
Parcels Less than Minimum Zoning Size Requirements
North Long Beach Redevelopment Project



zoning parcel size requirements of 10,000 and 15,000 square feet, respectively. This would indicate that most viable and marketable parcels in the Project Area are the larger parcels which represent a small percentage of the total parcels.

ECONOMIC BLIGHTING CONDITIONS

1. Depreciated or stagnant property values or impaired investments, including but not necessarily limited to, those properties containing hazardous wastes that require the use of agency authority
 - A. Property Sales (definition of blight at the time of Plan adoption)

The current state of property values was gauged by comparing recent sales within the Project Area to sales in the balance of the City over the last year (2007). As shown below, property sales in the Project Area lag behind the City indicating depreciated or stagnant project values. The sales data was obtained through CoStar Group (with the exception of Single Family Residential, which was supplied by DataQuick), a commercial real estate information company. The comparable sales data was selected for four land use categories: Single-Family Residential, Multiple-Family Residential, Industrial, and Commercial Retail which are representative of the uses within the Project Area.¹⁵

In analyzing the comparable sales data, it was discovered that all of the four land use categories sold below the citywide average price per square footage for land and buildings. In instances of multiple-family housing and industrial sales, the total sales price was higher than the citywide average. However, this was due to the large size of the properties. On a per-square-foot basis, the sales values were notably lower than the City average.

The average sales price of a single-family residential home in the Project Area was \$364,100; 36% below the average of the balance of the City. The average size of a single-family home in the Project Area in the past year is 20% smaller and the price per square foot is 17% less than sold in the balance of the City.

As mentioned above, multi-family residential sales in the Project Area had a higher average total sales price than sales outside of the Project Area. This was due to a 28%

¹⁵ For industrial property sales, only warehousing and other storage-related uses were considered because these were the only types of industrial uses sold in the Project Area during 2007. The commercial retail sales analysis excluded auto-related and fast-food uses. These uses tend to sell at disproportionately high values per square foot because of the small building area and relatively large sales volume, particularly fast food. Within the auto category gas stations often skew the retail analysis unless excluded or considered separately because the business may be included in the value of the land sale.

larger average building size and 40% larger average lot size that sold in the Project Area compared to the City. These larger buildings and lot sizes, however, are not attaining a competitive value per square foot. Multiple-family building values were 18% lower and land values were 42% lower per square foot than the balance of the City. Per unit, the multiple-family buildings sold at 22% lower than the City.

A similar case occurred with industrial property sales. The average sales price for an industrial property in the Project Area was much higher (53%) than the average outside of the Project Area, as were building and lot size (55% and 66%, respectively). However, the price per square foot of both buildings and land were 11% under the average for the balance of the City, again illustrating that industrial properties are also being sold at prices well below citywide averages.

The sales data for retail properties initially seems to indicate that retail sales prices were strong in the Project Area. However, the large number of older commercial properties both within and outside the Project Area and their varied sizes, quality and uses skewed the findings of the property sales. A more telling comparison is in comparing newer buildings in the Project Area with those citywide which are similar in size. As shown on **Table 9**, post 1980 construction sold in the Project Area at a significantly lower value than other properties of similar age citywide. While building sizes for post 1980, retail properties were similar in and outside of the Project Area, lot sizes were considerably smaller in the Project Area. The retail lot sizes in the balance of the City were nearly three times the average size of those inside the Project Area. The average price per square foot of land is also considerably lower in the Project Area (\$76.89) than in the balance of the City (\$90.18) with a difference of 17%. The potential sales price for modern retail properties in the Project area is not being met— due to inadequate parcel sizes, among other factors.

B. Retail Sales and Retail Sales Tax (definition of blight at the time of Plan adoption)

Low retail sales and retail sales tax is an indicator of impaired property values. If businesses are not competitive as indicated by low retail sales and sales tax, the rents that can be achieved are also lower, which ultimately affects property values. As previously discussed, retail property sales per square foot are considerably lower in the Project Area than the balance of the City, and as discussed later in Section 3, lease rates are also abnormally lower.

**TABLE 9
SUMMARY COMPARISON OF SINGLE FAMILY HOUSING, MULTIPLE FAMILY HOUSING, RETAIL, AND INDUSTRIAL SALES (2007)
NORTH LONG BEACH REDEVELOPMENT PROJECT**

Single Family Housing				Multiple Family Housing			
	Project Area	Balance of City	% Diff btwn PA and City		Project Area	Balance of City	% Diff btwn PA and City
Average Year Built	1942	1944	N/A	Average Year Built	1963	1949	N/A
Average Sale Price	\$364,100.87	\$496,021.21	-36%	Average Sale Price	\$1,569,042.24	\$1,333,453.05	15%
Average Building Sq. Ft.	1,136.11	1,368.79	-20%	Average Building Sq. Ft.**	11,369.53	8,168.13	28%
Average Price per Sq. Ft. of Bldg.*	\$320.48	\$376.27	-17%	Average Land Sq. Ft.	15,519.	9,266.31	40%
				Average Number of Units	16.63	11.63	30%
				Average Price per Sq. Ft. of Bldg.*	\$138.00	\$163.11	-18%
				Average Price per Sq. Ft. of Land*	\$101.10	\$143.90	-42%
				Average Price per Unit*	\$94,305.13	\$114,674.20	-22%

Note: This analysis excludes the two largest sales in the Project Area, since they do not accurately represent a trend.

Retail

	Project Area	Balance of City Built after 1980	% Diff btwn PA and City		Project Area	Balance of City	% Diff btwn PA and City
Average Year Built	1991	1996	N/A	Average Year Built	1983	1966	N/A
Average Sales Price	\$2,046,846	\$1,928,158	6%	Average Sales Price	\$4,376,364	\$2,061,201	53%
Average Building Size (sq ft)	6,075	6,248	-3%	Average Building Size (sq ft)	50,371	22,603	55%
Average Land Area (acres)	0.53	1.48	-64%	Average Land Area (acres)	3,0218	1.04	66%
Average Price per sq ft - bldg.*	\$359.34	\$308.57	14%	Average Price per sq ft - bldg.*	\$86.88	\$96.35	-11%
Average Price per sq ft - land*	\$76.89	\$90.18	-17%	Average Price per sq ft - land*	\$41.70	\$46.46	-11%

Note: Excludes auto-related uses and fast food uses.

Industrial

Source: CoStar Sales Comparables, DataQuick Custom Report (Single Family Housing only)

* Weighted Averages

** Multiple buildings in one sale are measured as one.

Note: Some industrial uses were not considered in this analysis, due to their uniqueness. These uses include transportation support, utility, landfill and salvage related uses.

Between 1990 and 1994, retail sales tax in the Project Area decreased by 20% compared to a 15% decrease citywide. The economy is stronger now than at Project adoption which is reflected in increased retail sales tax. As shown on **Table 10** in the past five years from fiscal year 2002-03 through 2006-07, retail sales tax increased by 21% in the Project Area and by 28% citywide. Although both areas have increased in sales tax, the sales tax growth in the Project Area is still 25% less than the balance of the City. It is worth noting that sales tax revenues peaked in 2004-05 at 9% growth from the previous year in the Project Area and 10% in the balance of the City. Since 2004-05, retail sales tax revenues have been declining. In the past year, growth in retail sales tax in the Project Area was down to 3% and 4% in the balance of the City.

The largest category generator of retail sales tax in the Project Area is Building Material/Farm at \$35,603,215. The bottom two generators are Apparel Stores at \$7,226,408 and Packaged Liquor Stores at \$1,564,870. Interestingly the revenues from Building Material/Farm only represent 6% of the total revenues within this category citywide. Revenues from Apparel Stores represents 5% of the revenues from all Apparel Stores citywide, but Packaged Liquor Stores represents 21% of all Packaged Liquor Stores citywide. There is not a particularly high concentration of liquor stores in the Project Area, so it can be assumed that volume of sales at liquor stores in the Project Area is high. Only two other categories of retail sales represent a higher proportional share of retail sales tax in the City, Auto Dealers & Auto at 22% and Service Stations at 24%.

As discussed earlier in section number 2 of the Physical Blight analysis, in terms of retail sales leakage, the three categories citywide in which there is retail sales leakage is Apparel Stores, General Merchandise Stores and Home Furnishings & Appliances. Within these categories, the majority of residents shop outside of the City for goods within these categories. As shown on **Table 10**, there is a 45% loss of sales revenues in the Apparel Store Category, 39% loss in the Home Furnishing & Appliances and 23% loss in General Merchandise category. Within these categories of retail sales leakage it can be assumed that the Project Area has few businesses or underperforming businesses as represented by the small percentage of retail sales tax compared to the balance of the City. The Project Area generates 5% of the retail sales tax from Apparel Stores, 7% of the Home Furnishings & Appliance sales and only 1% of the General Merchandise retail sales tax revenue. Comparatively, there are 294 acres of retail development in the Project Area which represents 24% of total retail acreage citywide.

**TABLE 10
RETAIL SALES TAX REVENUE TREND FY 2002-03 TO 2006-07
NORTH LONG BEACH REDEVELOPMENT PROJECT**

Retail Tax Revenue by Business Type

<u>Business Type</u>	<u>Project Area Tax Revenues (\$)</u>	<u>Long Beach City Tax Revenues (\$)</u>	<u>Project Area Revenues as % of City Revenues</u>
Apparel Stores	334,745	7,226,408	5%
General Merchandise	125,809	14,557,434	1%
Food Stores	2,013,344	10,588,514	19%
Eating & Drinking Places	3,589,970	30,094,727	12%
Packaged Liquor Store	333,921	1,564,870	21%
Drug Stores	365,013	3,520,515	10%
Home Furnishings & Appliances	312,128	4,649,490	7%
Bldg Materials & Farm Implements	1,993,799	35,603,215	6%
Auto-Related Retail	3,498,251	15,922,851	22%
Service Station	5,056,165	20,686,675	24%
Other Retail Stores	3,891,386	22,934,576	17%
All Other Outlets	5,931,197	43,305,829	14%
TOTAL	27,445,728	210,655,104	13%
Retail Tax Revenue 1990 - 1994	22,718,260	118,755,011	19%
Project Area Retail Parcels as % of City Retail Parcels:			19%

Retail Tax Revenue by Year

<u>Year (Fiscal)</u>	<u>North Long Beach Project Area</u>		<u>City of Long Beach</u>	
	<u>Value</u>	<u>Percent Change</u>	<u>Value</u>	<u>Percent Change</u>
2002-2003	4,964,419	N/A	37,012,575	N/A
2003-2004	5,053,154	2%	38,503,899	4%
2004-2005	5,531,008	9%	42,215,310	10%
2005-2006	5,874,878	6%	45,458,286	8%
2006-2007	6,022,269	3%	47,465,034	4%
TOTAL*	27,445,728	21%	210,655,104	28%

*Total values over 5 year period and total percent change from FY 2002-03 to 2006-07

Note: The totals above are adjusted numbers, and do not tie exactly to cash received, but to the cash attributed to each fiscal year. These totals also exclude state and county pool amounts.

In summary, retail sales tax growth trails the City by 25%, the businesses categories with the largest share of proportional revenues citywide include service stations and liquor sales. In terms of capturing a portion of the market where there is significant retail sales leakage in apparel, general merchandise and home furnishings, the Project Area only captures 5%, 1% and 7% of the revenues citywide, while accounting for 24% of the retail land area citywide.

C. Business Turnover and Growth (definition of blight at the time of Plan adoption)

Background

Instability or high turnover and low growth in businesses negatively impacts property income, property value, and is another indicator of impaired investments. From 1990 to 1994, both the City and Project Area experienced a decline in the number of business openings. Citywide the average annual rate of change was -2.8% compared to -7.4% in the Project Area.

The business license records include the date a license is issued, the date it is cancelled, its status (active or cancelled), and types of businesses. Active businesses are those businesses that are currently in operation. However, there are instances in which businesses have ceased operation prior to expiration of their annual license, and are still counted as active. A cancelled license may mean a business has relocated to another address, changed owners, has ended a temporary type of business, or several other possible events such as an owner's retirement. More often than not, however, a cancelled license represents a failed business. In some cases, a business owner may apply for a business license, but for some reason never starts the business, therefore the license would be cancelled. The time from which a license was issued until the license is cancelled, generally represents the tenure of business, or how long the business has been in operation.

Since Plan Adoption

An analysis of business license data was performed for the five-year period between 2002 through 2007. As was the case at Project adoption both the City and Project Area had a net loss in businesses (more closed than issued permits). As shown on **Table 11**, the average annual rate of decline was actually greater in the City at -8.2% compared to 4.3% in the Project Area. However, the difference over the five-year period was an 8%

TABLE 11
NUMBER OF BUSINESS LICENSES ISSUED (FY 2002 - 2007)
NORTH LONG BEACH REDEVELOPMENT PROJECT

<u>Fiscal Year</u>	<u>Project Area</u>		<u>City of Long Beach¹</u>		<u>Ratio (Issued/Closed)²</u>	
	<u>Issued</u>	<u>Closed</u>	<u>Issued</u>	<u>Closed</u>	<u>Project Area</u>	<u>City of Long Beach</u>
2002 - 03	726	803	5,846	5,829	0.90	1.00
2003 - 04	758	730	6,407	6,160	1.04	1.04
2004 - 05	727	721	6,612	6,445	1.01	1.03
2005 - 06	722	753	5,856	6,343	0.96	0.92
2006 - 07	600	809	3,933	5,919	0.74	0.66
Total	3,533	3,816	28,654	30,696	0.93	0.93
Average Annual Rate of Change	-4.34%	0.19%	-8.18%	0.39%		

¹Includes North Long Beach Project Area.

² Ratio of <1 indicates net business loss, "1" indicates no net business change, >1 indicates net business growth.

Source: City of Long Beach 2002-2007

Note: 2006-2007 data ends September 30, 2007 (end of City's fiscal year).

loss of businesses in the Project Area compared to a 7% loss citywide. In other words, the rate of decline was comparable. More telling is the lack of business growth in the Project Area since adoption. At the time of adoption, 3,526 permits were issued in the five-year period prior to adoption compared to 3,533 over the most recent five-year period, less than a 1% growth or essentially no difference. In the balance of the City, the number of permits issued for the five-year period prior to Project adoption totaled 20,899 compared to 28,654 or an overall increase in permits issued by 27%. This would indicate that in the City there has been significant business growth while business growth in the Project Area has been flat.

As shown on **Table 12**, the largest number of permits was issued in the service category. A total of 1,598 permits were issued with a net increase of 208 permits over the number closed. The next two categories with the greatest number of permits issued were retail with 903 permits issued and professionals with 155 permits issued. However, the later two categories had a net decrease in the number of permits by 40 and 48 permits, respectively. Service industries typically are not high paying jobs so an increase in this category, while decreases in other categories such as professionals, is not necessarily a positive trend for job opportunities in the Project Area. The categories with the largest net loss in the number of permits issued were in the residential rental and non-residential rental categories. There were 279 and 207 more closures than permits issued within these categories.

2. Impaired property values, due in significant part to hazardous wastes on property where the Agency may be eligible to use its eminent domain authority (current definition of blight)

Background

At the time of Project adoption a total of 333 underground storage tanks in the Project Area were identified by the Long Beach City Fire Department. As these tanks become older they are subject to leakage and result in soil and groundwater contamination. Of the 333 underground tanks, 123, or 37% were known to have caused some level of soil contamination. At the time of Project adoption according to the Base Realignment and Closure Environmental Coordinator, there were eight "< 90-day Hazardous Waste Storage Areas," two "Hazardous Waste Transfer, Storage, Disposal Facilities," one "Asbestos Storage and Handling Site," one "Industrial Wastewater Treatment Facility," and one "Oily Wastewater Treatment Plant." The level of contamination at these sites was not yet determined. Clean up of these sites had not been performed.

TABLE 12
 BUSINESS LICENSES ISSUED AND CLOSED BY TYPE AND FISCAL YEAR (2002 - 2007),
 NORTH LONG BEACH REDEVELOPMENT PROJECT

	2002-03		2003-04		2004-05		2005-06		2006-07		Total Permits		Net Change		Avg. No. of Permits	
	Issued	Closed	Issued	Closed	2002-2007	Issued	Closed									
Contractor	14	14	21	19	19	19	12	17	23	15	89	84	5	17.8	16.8	
Manufacturing	13	18	18	12	5	8	12	20	4	6	52	64	-12	10.4	12.8	
Professionals	44	52	24	33	33	38	30	29	24	51	155	203	-48	31	40.6	
Recreation/Entertainment	0	1	0	0	0	1	2	0	0	0	2	2	0	0.4	0.4	
Rental: Residential Property	47	106	45	90	11	91	12	69	7	45	122	401	-279	24.4	80.2	
Rental: Non-Residential Property	31	75	36	51	52	72	17	76	8	77	144	351	-207	28.8	70.2	
Retail	177	193	194	182	178	166	198	178	156	224	903	943	-40	180.6	188.6	
Services	313	273	315	280	342	253	348	275	280	309	1,598	1,390	208	319.6	278	
Vending	11	8	6	9	6	9	7	4	5	10	35	40	-5	7	8	
Wholesale Businesses	18	14	30	18	24	17	33	32	20	20	125	101	24	25	20.2	
Unique Businesses	10	5	25	6	1	8	4	7	9	7	49	33	16	9.8	6.6	
Bank/Insurance Businesses	4	4	0	2	0	0	0	1	1	2	5	9	-4	1	1.8	
Miscellaneous Mobile Businesses	44	40	44	28	56	39	47	45	63	43	254	195	59	50.8	39	
Oil Product Businesses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL	726	803	758	730	727	721	722	753	600	809	3,533	3,816	-283	706.6	763.2	

Source: City of Long Beach, 2007

Note: 2006-2007 data ends September 30, 2007 (end of City's fiscal year)

Since Plan Adoption

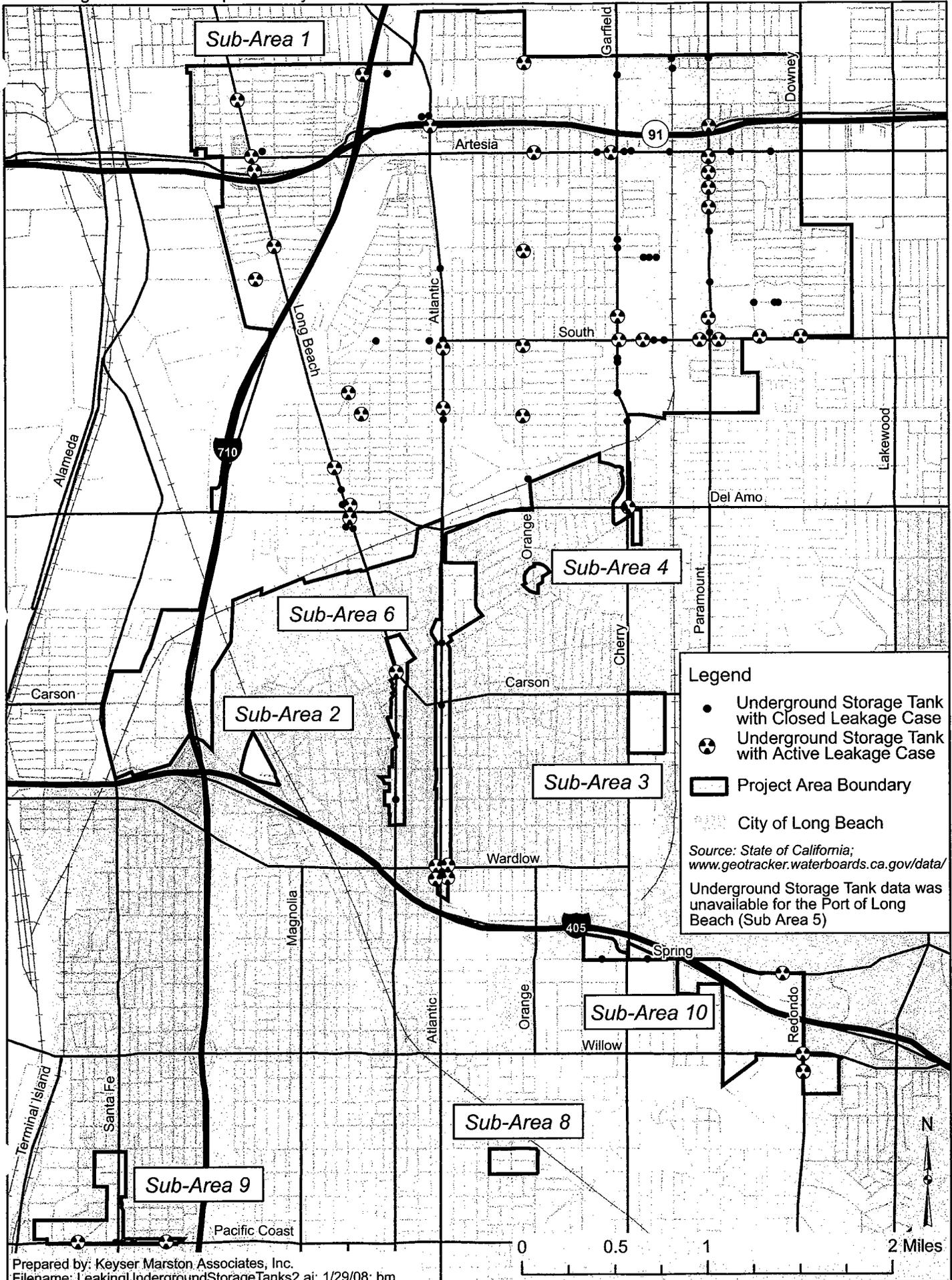
For this analysis, a database from the California State Water Resources Control Board was consulted, which tracks only those underground storage tanks which have a LUST (Leaking Underground Storage Tanks) case, active or closed. Therefore, tanks which have had no observed leakage were not counted or analyzed for this Report. Currently, according to the California State Water Resources Control Board, there are 106 underground storage tanks with a recorded incident of leakage in the Project Area (not including the Port). The location of these underground storage tanks can be seen on **Map 7**. Of the 106 tanks, 57 of the incidents have been resolved, leaving 49, or 46% of the tanks with active leakage problems. Conversely, within the balance of the City, 24, or 11% of the 225 underground storage tanks remain with open leakage cases. Of the 73 actively leaking underground storage tanks within the entire City of Long Beach, 63% (46) lie within the Project Area. The 46 actively leaking tanks occupy 41 of the Project Area parcels, which constitute approximately 250 acres—about 5% of the Project Area acreage (not including the Port or public right-of-way).

The following summary of impacts from Underground Storage Tanks (“USTs”) was taken from an article accessed through the Water Environment Federation website (February, 2008): Most USTs are used by the petroleum industry, predominantly within gas stations. Most gas stations have two to four 4,000 to 12,000 gallon tanks. USTs are also used by rural homeowners for farming or other miscellaneous purposes. Problems arise when USTs begin to leak. Most petroleum products used in UST’s contain hydrocarbons and other additives that pose health risks and harm the environment. Hydrocarbons can slowly break down naturally through bioremediation; however this process is far too slow to prevent serious damage to the environment and groundwater.

Around 51% of the nation’s population relies on groundwater as a source of drinking water. A contaminated water supply can have devastating and long-lasting effects. The remediation of a contaminated underground water supply can cost millions of dollars.

It was common practice in the twentieth century to place unprotected steel storage tanks and piping in the ground and forget about them. Unprotected steel can be highly subject to corrosion in addition to earthquake damage. According to an estimate in 1994, approximately 1.2 million USTs existed in the U.S., many of which were leaking or at high risk of leaking. There are now federal standards in place requiring new tanks and piping that are intended to prevent underground leakage.

Map 7
 Location of Leaking Underground Storage Tanks
 North Long Beach Redevelopment Project



The cost to remove leaking underground storage tanks and the subsequent cleanup of hazardous materials can lower the desirability and hinder the reuse of properties. The average cost for a single underground tank removal is about \$10,000.¹⁶ The soil and groundwater cleanup is a much more complex task, which can vary greatly in cost. A standard figure for the cleanup of leaking storage tanks is \$400,000. Therefore, in a standard scenario it would cost a land owner around \$410,000 to remove and clean up after one storage tank. According to this standard, it will cost nearly \$20 million to remove and clean up after all 46 remaining leaking underground storage tanks within the Project Area.

3. Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings

A. Abnormally Low Lease Rates (current definition of blight)

Background

Based on real estate broker interviews, commercial office and industrial space lease rates at the time of Project adoption were comparable to the balance of the City and the market area. However, retail lease rates were lower. The lease rates of neighborhood centers were compared within the City and the market area. Neighborhood centers were selected because they represented the dominant retail type. The average high-end monthly lease rate for a neighborhood strip center in the Project Area was \$1.00; the low end was \$0.48. Lease rates for the competitive market including downtown Long Beach, the South Bay Area, the Central Los Angeles Area, and Orange County ranged from \$1.00 to \$1.25 or between 25% and 108% higher. At the time, brokers that handled properties within the Project Area commented that the real estate market in North Long Beach was weak due to a low demand and the perception of crime in the area.

Current Lease Rates (current definition of blight)

The current analysis is based upon retail, office, and industrial lease comparables provided by CoStar Comps. The comparables indicate that all three lease categories are significantly lower in the Project Area, compared to the balance of the City. The

¹⁶ According to the Water Environment Federation, a non-profit organization.

average price per square foot per month for commercial retail tenant space is \$1.52 in the Project Area compared to \$1.99 in the balance of the City; a difference of 24%.¹⁷

At the time of Project adoption the lease rates for office and industrial space within the Project Area were deemed "similar" to those found in other parts of the City and in other market areas. Table 13 shows that the average lease rate for office tenant space is currently \$1.70 per square foot per month in the Project Area compared to \$2.13 within the remainder of the City, a difference of 20%. Industrial lease rates also lag behind the remainder of the City. The average lease rate in the Project Area for industrial tenant space is \$0.66 per square foot per month. This is 14% lower than the average of \$0.77 in the balance of the City. There is no definition of what constitutes abnormally low lease rates. However, at the time of Project adoption, office and industrial lease rates were comparable in the Project Area to the balance of the City. Now retail, office and industrial lease rates are substantially or abnormally lower in the Project Area than the balance of the City by a range of 14% to 24%.

A unique leasing situation is the Queen Mary. The City owns the land and ship and leases the ship to an operator. The operator is responsible for improvements to the ship to make it a viable business. The Queen Mary has been in financial trouble almost since its purchase by the City. The ship suffers from long term neglect and deterioration. The previous operator declared bankruptcy in 2005 due to the inability to economically run the ship, make improvements, or implement development. The bankruptcy case was resolved in August 2007 and a new tenant was put into place in November 2007. The City's continuing involvement will be necessary to ensure the preservation and viability of the ship as a tourist attraction.

4. A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions (current definition of blight)

As described by Agency staff, there is a perception in the North Long Beach Project Area that there is a lack of grocery stores and banks. In conducting an electronic search through Yahoo Yellow Pages and Switchboard.com, six regional or national chain grocery stores were identified in the Project Area. Four of the six were located south of Del Amo Avenue on Long Beach Boulevard, Atlantic Avenue and Orange Avenue. Therefore, the majority of the markets were not adjacent to the residential neighborhoods. There were 10 banks identified in the search. Similar to grocery stores,

¹⁷ This category did not include large uses or auto-related uses, since the number and characteristics of the properties in the Project Area were not comparable with the properties outside of the Project Area.

**TABLE 13
 RETAIL, OFFICE, AND INDUSTRIAL LEASE RATES
 NORTH LONG BEACH REDEVELOPMENT PROJECT**

	<u>Average Price per Square Foot per Month</u>		<u>Percent Difference Between Project Area and Balance</u>
	<u>Project Area</u>	<u>Balance of City</u>	
Retail*	\$1.52	\$1.99	24%
Office	\$1.70	\$2.13	20%
Industrial	\$0.66	\$0.77	14%

Source: Costar COMPS, 2007

*Auto-related and all retail properties with more than 15,000 square feet of available space were excluded for comparison purposes.

two were north of Del Amo Avenue and eight were south of Del Amo Avenue, and six of which were on Atlantic between Del Amo and Wardlow.

A grocery store typically services an area located within one to three miles.¹⁸ Part of the issue is a perception of convenience. Driving one mile to a grocery store may seem acceptable while driving three miles may be considered too far and inconvenient. **Map 8** shows the location of chain grocery stores in and around the Project Area with one mile radius indicating the preferred service area. As shown on **Map 8**, the western portion of the Project Area is outside of the one mile service radii of the various stores. In terms of acres, approximately 2,058 acres or 44% of the Project Area excluding the Port is outside of the one mile service area. This would be consistent with the perception that there is a serious lack of grocery stores in the North Long Beach Area. There is not a known comparable service area for banks. However, applying the same one mile service radius, an even larger portion of the Project Area (2,181 acres or 46% outside of the Port) is seriously underserved by Banks. **Map 9** shows the location of banks in and near the Project Area and one mile service areas.

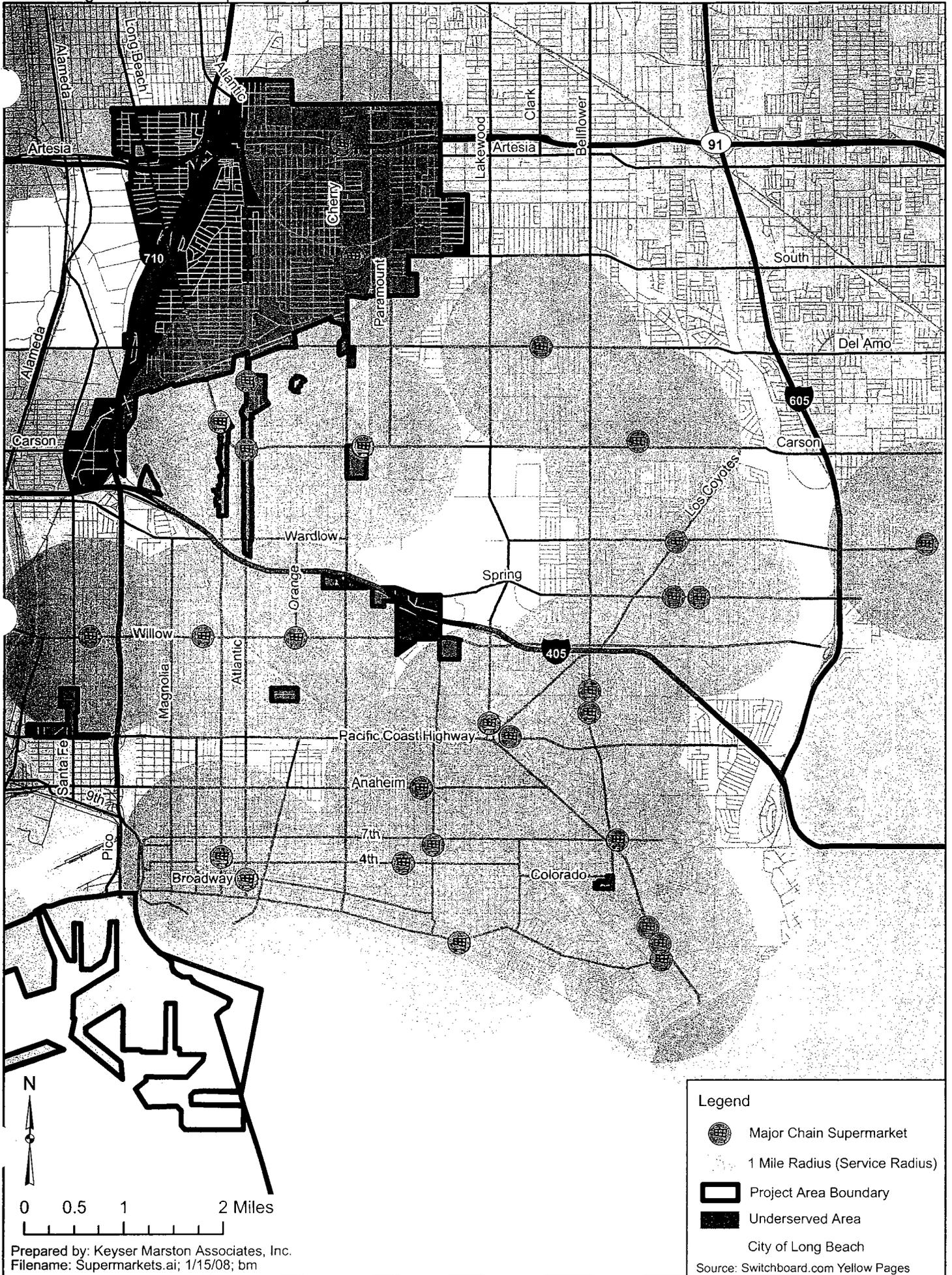
5. Serious residential overcrowding that has resulted in significant public health and safety problems (current definition of blight)

Background

The US Census reports overcrowding according to the basic unit standard used by the US Department of Housing and Urban Development (HUD), which is more than one person per room within a unit. A room is defined by HUD as a habitable room within a dwelling unit and can be any room except the hallway, kitchen and the bathroom. More specifically, ideal housing is an average of 1 person per room or less, overcrowding is between 1.01 and 1.50 persons per room, and severely overcrowded housing is more than 1.50 persons per room. At the time of Project adoption overcrowding was analyzed over a 10-year period from 1980 to 1990. Between 1980 and 1990, the average household size in the Project Area increased by 13% (from 2.3 to 2.6 persons): a rate significantly higher than the City increase of just over 9% and over double the County increase of approximately 6%. With the increase in household size overcrowding is also likely to increase. From 1980 to 1990, there was a 15% increase in population in the Project Area. The population in the balance of Long Beach over this period increased by 6% and by nearly 10% for the County of Los Angeles. The potential to offset the population increase by more and larger units has not kept pace with the growth in family

¹⁸ International Council of Shopping Centers, Industry News, "Supercenters Pose Quandary for Strip Centers", December 2001, page 2.

Map 8
 Location of Supermarkets within the Project Area and the City of Long Beach
 North Long Beach Redevelopment Project



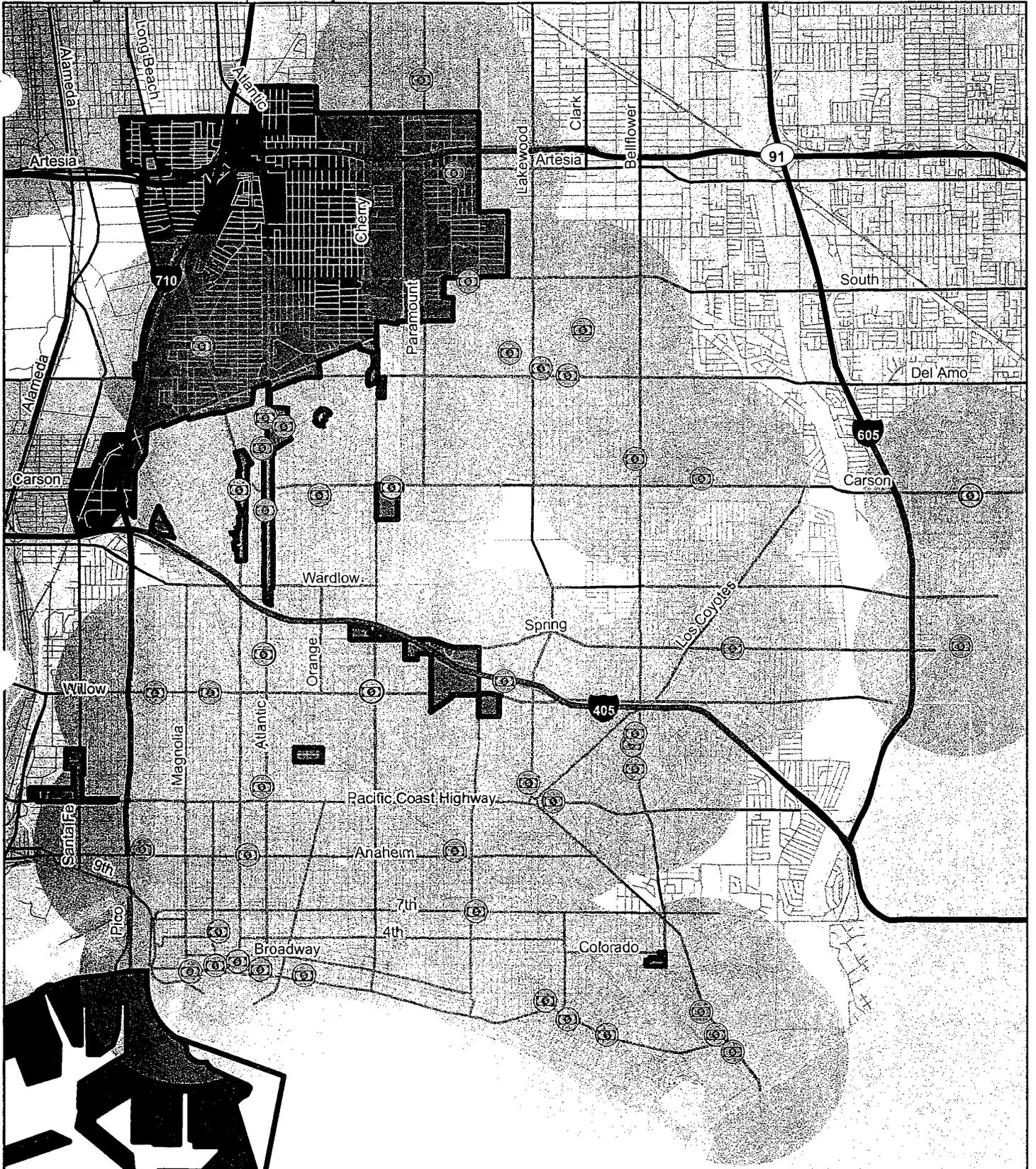
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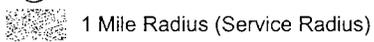
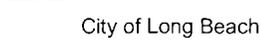
-  Major Chain Supermarket
-  1 Mile Radius (Service Radius)
-  Project Area Boundary
-  Underserved Area
-  City of Long Beach

Source: Switchboard.com Yellow Pages

Map 9
 Location of Banks within the Project Area and the City of Long Beach
 North Long Beach Redevelopment Project



Legend

-  Bank
-  1 Mile Radius (Service Radius)
-  Project Area Boundary
-  Underserved Area
-  City of Long Beach

Source: Switchboard.com Yellow Pages

size. During this period, there was only a 3% increase in the number of housing units in the Project Area.

Crowded housing lowers the quality of life and negatively impacts surrounding communities. As more residents move into a neighborhood, school overcrowding increases, traffic congestion and parking problems worsen, more waste is generated, and residents worry that property values will decrease. Having more people than intended living in single-family homes or apartments also strains services like trash collection, schools, and public safety. In addition, crowded housing is associated with the transmission of tuberculosis and respiratory infection, as well as increased risk of injury and death from fire hazards.¹⁹

Current Conditions

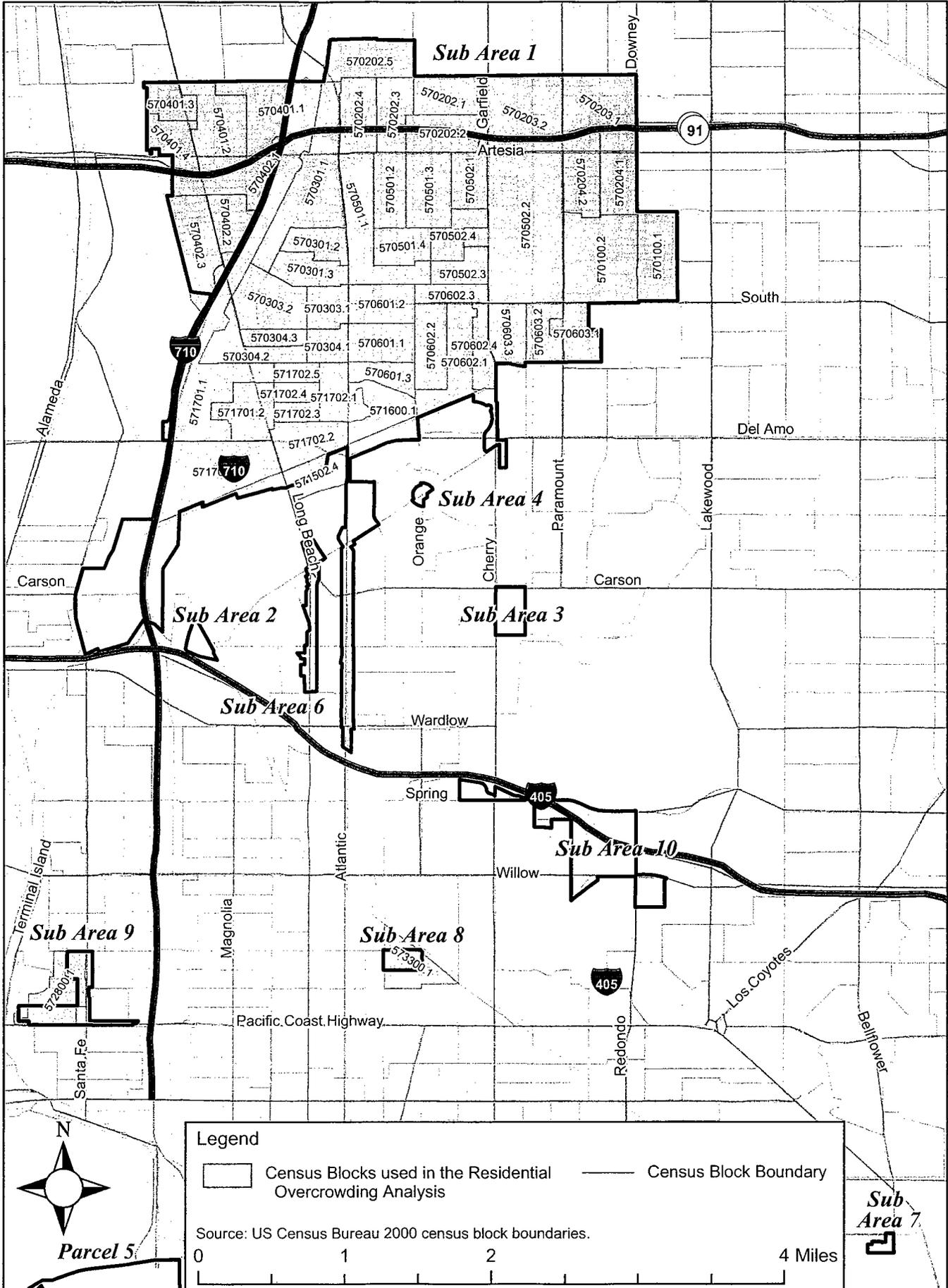
The following analysis is based upon a review of overcrowding data available from the 2000 US Census (the latest information available) for a total of 56 census blocks that best represented the residential properties of the Project Area. **Map 10** shows the parcels that were selected with their census tract and block numbers. Note that Sub-Areas 2, 3, 4, 5, 6, 10, and the southern Atlantic Avenue commercial corridor of Sub-Area 1 were not included because they included little or no residential property. Sub-Area 7, is made up of residential properties, but lies within a large census block in which it represents less than 10% of the area of the Project Area and was thus excluded from the analysis.

Table 13 presents living conditions as defined by HUD for the Project Area, its sub-areas, and for comparison purposes, the City of Long Beach and Los Angeles County. The analysis shows that residential overcrowding has continued to increase in the Project Area. The previous report indicated that overcrowded conditions in the Project Area increased from 8% of the residential units in 1980 to 20% in 1990. The 2000 census data indicates that approximately 36% of the units in the Project Area are overcrowded. More specifically, 23% of the units are severely overcrowded while the other 13% are simply "overcrowded."

Table 14 compares the 20-year trend of the Project Area with the City and Los Angeles County, and includes a graph illustrating the growth in the number of overcrowded units. Within the City of Long Beach, approximately 7% of the units are overcrowded and 15% severely overcrowded units for a total of 22% overcrowded units. Countywide, 8% of the units are overcrowded and 15% severely overcrowded units for a total of 23%

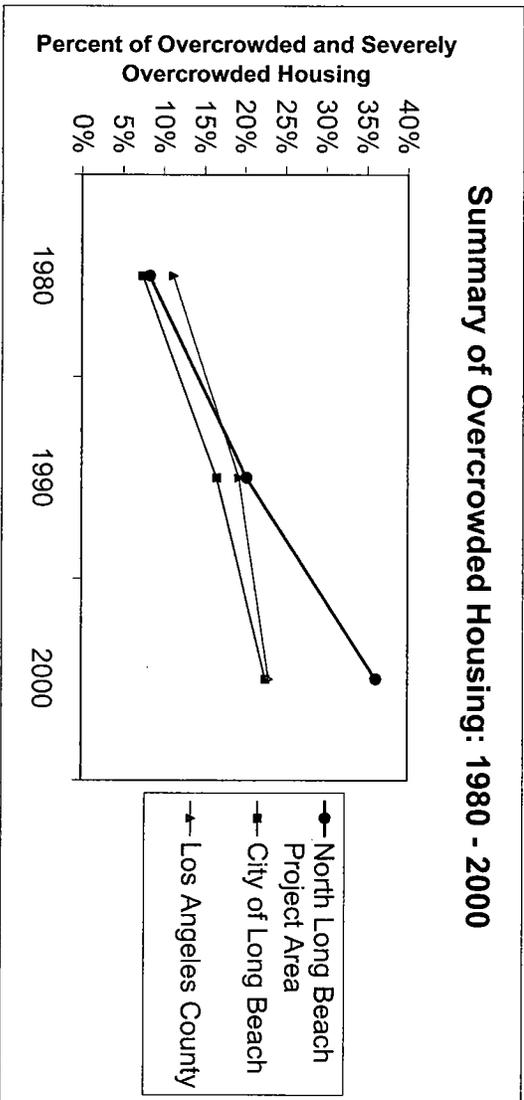
¹⁹ <http://www.fairus.org/site/PageServer?pagename=jjc.immigrationissuecentersbf0b?&printe...> 4/7/2008

Map 10
 Census Blocks Used to Analyze Residential Overcrowding
 North Long Beach Redevelopment Project



**TABLE 14
OVERCROWDED HOUSING WITHIN THE PROJECT AREA, CITY OF LONG BEACH, AND LOS ANGELES COUNTY FROM 1980 - 2000
NORTH LONG BEACH REDEVELOPMENT PROJECT**

Persons Per Room	North Long Beach Project Area				City of Long Beach				Los Angeles County			
	1980 # of Units % of Total	1990 # of Units % of Total	2000 # of Units % of Total	Total	1980 # of Units % of Total	1990 # of Units % of Total	2000 # of Units % of Total	Total	1980 # of Units % of Total	1990 # of Units % of Total	2000 # of Units % of Total	Total
1.00 or Less (ideal)	20,292	18,132	16,322	64%	140,431	132,762	126,331	77%	2,425,235	2,414,266	2,413,405	77%
1.01 - 1.50 (Overcrowded)	1,079	1,989	3,439	13%	5,364	8,905	11,996	7%	141,706	202,183	249,094	8%
1.51 or more (Severely Overcrowded)	737	2,590	5,781	23%	5,816	17,308	24,780	15%	163,528	373,103	471,275	15%
Total	22,108	22,711	25,542		151,611	158,975	163,107		2,730,469	2,989,552	3,133,774	
Percent of Units with Overcrowded Conditions: (Overcrowded + Severely Overcrowded)	8%	20%	36%		7%	16%	23%		11%	19%	23%	



Source: US Census Bureau, Census 1980, 1990, and 2000 Census Block Data
Note: 1980 and 1990 Census data taken from Katz Hollis report.

overcrowded units. The City's and County's growth in overcrowded units at 22% and 23%, respectively, is much lower than the Project Area at 36%.

Within the Project Area are two extremes of residential density. Sub-Area 9 (home to only 26 residential units) is entirely devoid of overcrowding, while Sub-Area 8 (home to 676 units) suffers from 27% overcrowded units and 26% severely overcrowded units, for a sum of 53%. The majority of the units in Sub-Area 8 are overcrowded. Both Sub-Areas 8 and 9 have about a 2:1 ratio of multiple-family-to-single-family housing units.

6. A high crime rate that constitutes a serious threat to the public safety and welfare (current definition of blight)

Background

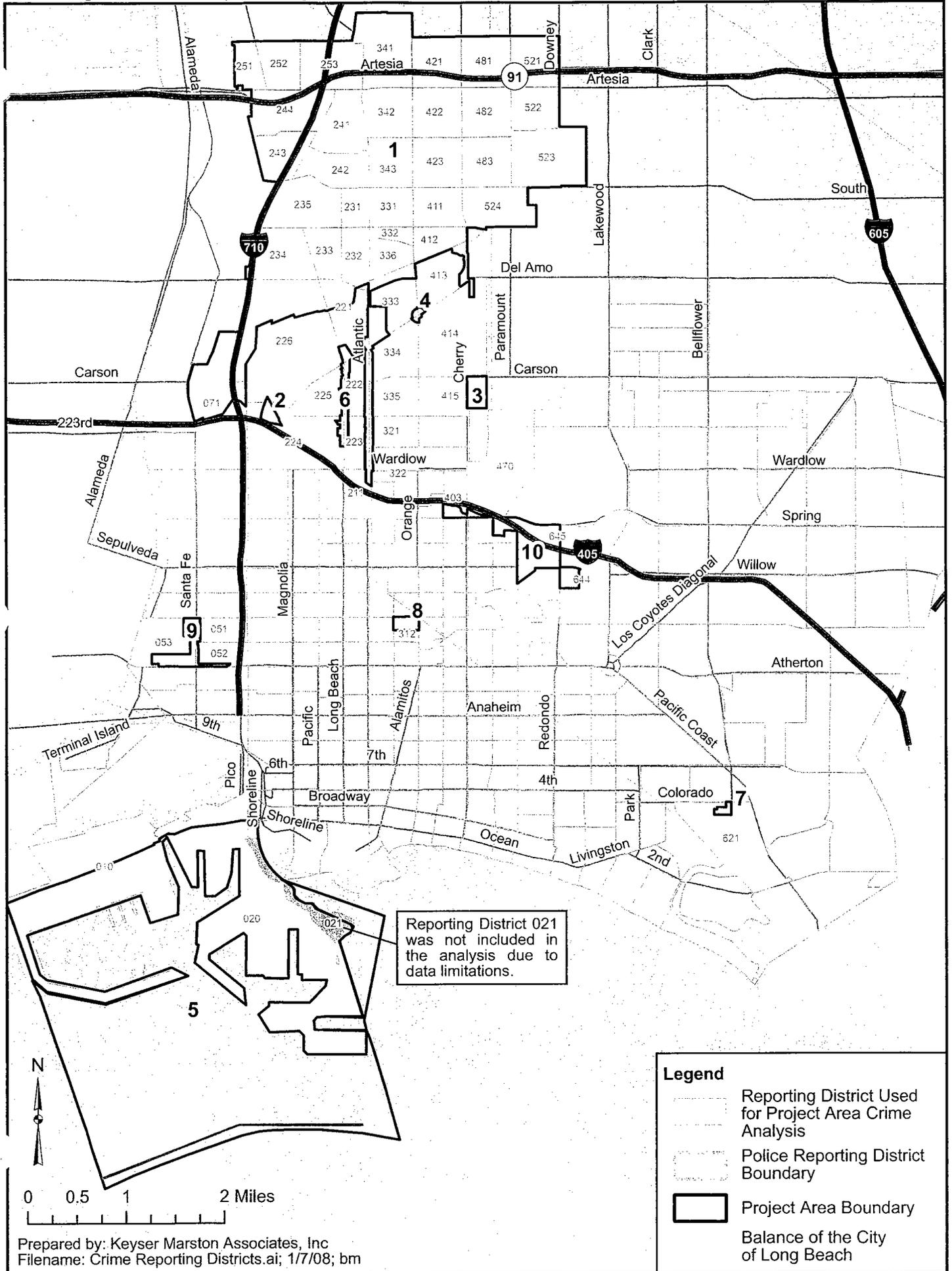
Of the 245 Police Reporting Districts within Long Beach, 57 Districts encompass the Project Area. The Long Beach Police Department categorizes crimes into two types: (1) crimes against persons (which include murder, manslaughter, rape, robbery, assault); and (2) crimes against property (which include residential burglary, commercial burglary, grand theft, petty theft, bike theft, auto theft, and arson).

At the time of Project adoption, crimes reported by the City of Long Beach Police Department occurring in and around the Project Area were analyzed from 1991 to 1994. Overall, during the four-year period the total number of crimes decreased by 6% in the Project Area and by 16.5% in the City of Long Beach. However, incidents of commercial burglary, auto burglary, auto theft, robbery, petty theft, and arson increased in the Project Area during this period of time.

Current Conditions

Using crime data from the same 57 reporting districts utilized at the time of Project adoption (**Map 11**), crimes were analyzed for the five-year period 2002 through 2006. Crimes in general decreased during the five-year period both in the Project Area and in the City. Within the Project Area crimes decreased by 11% and by 16% citywide. Citywide crimes decreased in all categories. However, as shown on **Table 15** within the Project Area there was an increase in robberies and aggravated assaults. Robberies increased by 7.4% and aggravated assaults increased by 2%. Problems with robberies and assaults were also identified at the time of Project adoption, which indicates that although these crimes have been decreasing, they are still a significant problem in the Project Area. At the time of Project adoption a questionnaire was sent to the watch commanders of the Long Beach Police Department's North Division. The response was

Map 11
 Police Reporting Districts used for Project Area Crime Analysis
 North Long Beach Redevelopment Project



**TABLE 15
INCIDENTS OF CRIME BY TYPE AND BY YEAR IN THE PROJECT AREA AND IN THE CITY (2002 - 2006)
NORTH LONG BEACH REDEVELOPMENT PROJECT**

Crime Type	North Long Beach Redevelopment Project Area*						City of Long Beach						
	2002	2003	2004	2005	2006	Total	2002	2003	2004	2005	2006	Total	% Change 2002 to 2006
Crimes Against Persons													
Murder	25	13	17	8	17	80	67	50	48	42	39	246	-41.8%
Manslaughter	0	0	0	0	0	0	0	0	0	0	0	0	0.0%
Rape	35	20	32	23	34	144	143	136	137	104	134	654	-6.3%
Robbery	406	386	401	430	436	2,059	1,499	1,411	1,531	1,403	1,437	7,281	-4.1%
Aggravated Assault	561	523	542	524	572	2,722	1,902	1,984	2,036	1,859	1,809	9,590	-4.9%
Crimes Against Property													
Residential Burglary	728	562	708	612	621	3,231	2,527	1,945	2,225	2,002	2,059	10,758	-18.5%
Commercial Burglary	250	271	341	283	247	1,392	869	1,057	1,019	951	837	4,733	-3.7%
Auto Burglary	893	969	824	786	721	4,193	4,130	3,523	3,179	3,063	3,157	17,052	-23.6%
Grand Theft	277	283	214	232	220	1,226	1,041	1,046	914	838	884	4,723	-15.1%
Petty Theft	655	711	630	539	568	3,103	2,793	3,029	2,850	2,515	2,260	13,447	-19.1%
Bike Theft	75	81	57	48	38	299	528	476	493	388	295	2,180	-44.1%
Auto Theft	1,112	1,188	1,184	1,221	1,024	5,729	3,720	3,749	3,825	3,739	3,279	18,312	-11.9%
Arson	78	68	44	41	32	263	196	207	169	110	91	773	-53.6%
TOTAL	5,095	5,075	4,994	4,747	4,530	24,441	19,415	18,613	18,426	17,014	16,281	89,749	-16.1%

* Includes Police Reporting Districts 010, 020, 051, 052, 053, 071, 211, 221, 222, 223, 224, 225, 226, 231, 232, 233, 234, 235, 241, 242, 243, 244, 251, 252, 253, 312, 321, 322, 331, 332, 333, 334, 335, 336, 341, 342, 343, 403, 411, 412, 413, 414, 415, 421, 422, 423, 470, 481, 482, 483, 521, 522, 523, 524, 621, 644, and 645.)
These Reporting Districts do not correspond exactly with the Project Area boundaries. Crime data was not included for Police Reporting District 021 (a new District since the previous Plan Adoption analysis), which encompasses the Shoreline Village/Queen Mary retail area along the southern bank of the Los Angeles River entrance within the Port of Long Beach.

** Includes all districts including those chosen to represent the North Long Beach Redevelopment Project Area

Source: December 30/10 Report for each year.

that most criminal activities occurred along the commercial corridors such as Artesia Boulevard, Atlantic Avenue, Long Beach Boulevard and South Streets. The watch commanders also said that the most prevalent crimes in the area are assaults, commercial burglaries, drugs, gang activities, prostitution, thefts and vandalism. When asked about current conditions in the Project Area, the Police Department responded by stating that assaults, thefts, vandalism were some of the most prevalent crimes in the area. Also, that most criminal activity in North Long Beach occurs on Paramount Boulevard between Market and South Street (mainly concentrating on the Parwood, Ackerfield, Southwood Apartment Buildings). Many of the commercial burglaries that occur in North Long Beach occur on the Atlantic corridor, mainly in the Bixby Knolls area.

In addition to the number of instances, crimes are typically reported by crime rate or crimes per 1,000 population. As shown on **Table 16**, the crime rate in the Project Area is 49.4 crimes per thousand compared to 37.2 crimes per thousand citywide. Of the 13 types of Part 1 crimes only bike theft was more prevalent citywide than in the Project Area. The crime rate for rapes in the Project Area was equal to that of the City but for all other types of crimes, the crime rate was higher in the Project Area. The violent crimes in which the crime rate in the Project Area was notably higher than the balance of the City include robbery (4.2 vs. 3 crimes per 1,000) and aggravated assault (5.5 vs. 4 crimes per 1,000). Crimes against properties that were notably higher than those citywide included residential burglary (6.5 vs. 4.5 crimes per 1,000), auto burglary (8.5 vs. 7.1 crimes per 1,000), petty theft (6.3 vs. 5.6 crimes per 1,000) and auto theft at 11.6 vs. 7.6 crimes per 1,000). The fact that the crime rate is 25% higher in the Project Area than the balance of the City and that the rate of decline in the number of instances of crime is 31% greater in the City than in the Project Area, indicates that serious crimes continue to be a serious threat to the public safety and welfare.

B. SUMMARY OF REMAINING BLIGHTING CONDITIONS

As described in this Section III of this Report, the Project Area continues to be affected by a number of serious blighting conditions. Only 4% of the properties in the Project Area have been substantially improved or redeveloped since Plan adoption, and 49% of the properties continue to be impacted by physical blighting conditions. In addition, it is estimated that 21% of the properties are underserved by supermarkets and/or banks. Because economic blighting conditions are not limited to specific parcels but rather impact large areas, the economic blighting conditions identified in this Report impact all of the Project Area. Therefore, significant blight remains within the Project Area. **Map 12** illustrates the mapable blighting conditions in the Project Area. In summary, these blighting conditions include the following:

**TABLE 16
CRIME RATE (PER 1,000 PERSONS) WITHIN THE PROJECT AREA AND THE CITY OF LONG BEACH (2002 - 2006)
NORTH LONG BEACH**

Crimes Per 1,000 Persons	North Long Beach Redevelopment Project Area*						City of Long Beach**					
	2002	2003	2004	2005	2006	Average	2002	2003	2004	2005	2006	Average
Crimes Against Persons												
Murder	0.3	0.1	0.2	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1
Manslaughter	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Rape	0.4	0.2	0.3	0.2	0.3	0.3	0.3	0.3	0.3	0.2	0.3	0.3
Robbery	4.1	3.9	4.1	4.3	4.4	4.2	3.1	2.9	3.2	2.9	3.0	3.0
Aggravated Assault	5.7	5.3	5.5	5.3	5.8	5.5	3.9	4.1	4.2	3.8	3.7	4.0
Crimes Against Property												
Residential Burglary	7.4	5.7	7.2	6.2	6.3	6.5	5.2	4.0	4.6	4.1	4.3	4.5
Commercial Burglary	2.5	2.7	3.4	2.9	2.5	2.8	1.8	2.2	2.1	2.0	1.7	2.0
Auto Burglary	9.0	9.8	8.3	7.9	7.3	8.5	8.5	7.3	6.6	6.3	6.5	7.1
Grand Theft	2.8	2.9	2.2	2.3	2.2	2.5	2.2	2.2	1.9	1.7	1.8	2.0
Petty Theft	6.6	7.2	6.4	5.4	5.7	6.3	5.8	6.3	5.9	5.2	4.7	5.6
Bike Theft	0.8	0.8	0.6	0.5	0.4	0.6	1.1	1.0	1.0	0.8	0.6	0.9
Auto Theft	11.2	12.0	12.0	12.3	10.3	11.6	7.7	7.8	7.9	7.7	6.8	7.6
Arson	0.8	0.7	0.4	0.4	0.3	0.5	0.4	0.4	0.3	0.2	0.2	0.3
TOTAL	51.5	51.3	50.4	47.9	45.8	49.4	40.2	38.5	38.1	35.2	33.7	37.2

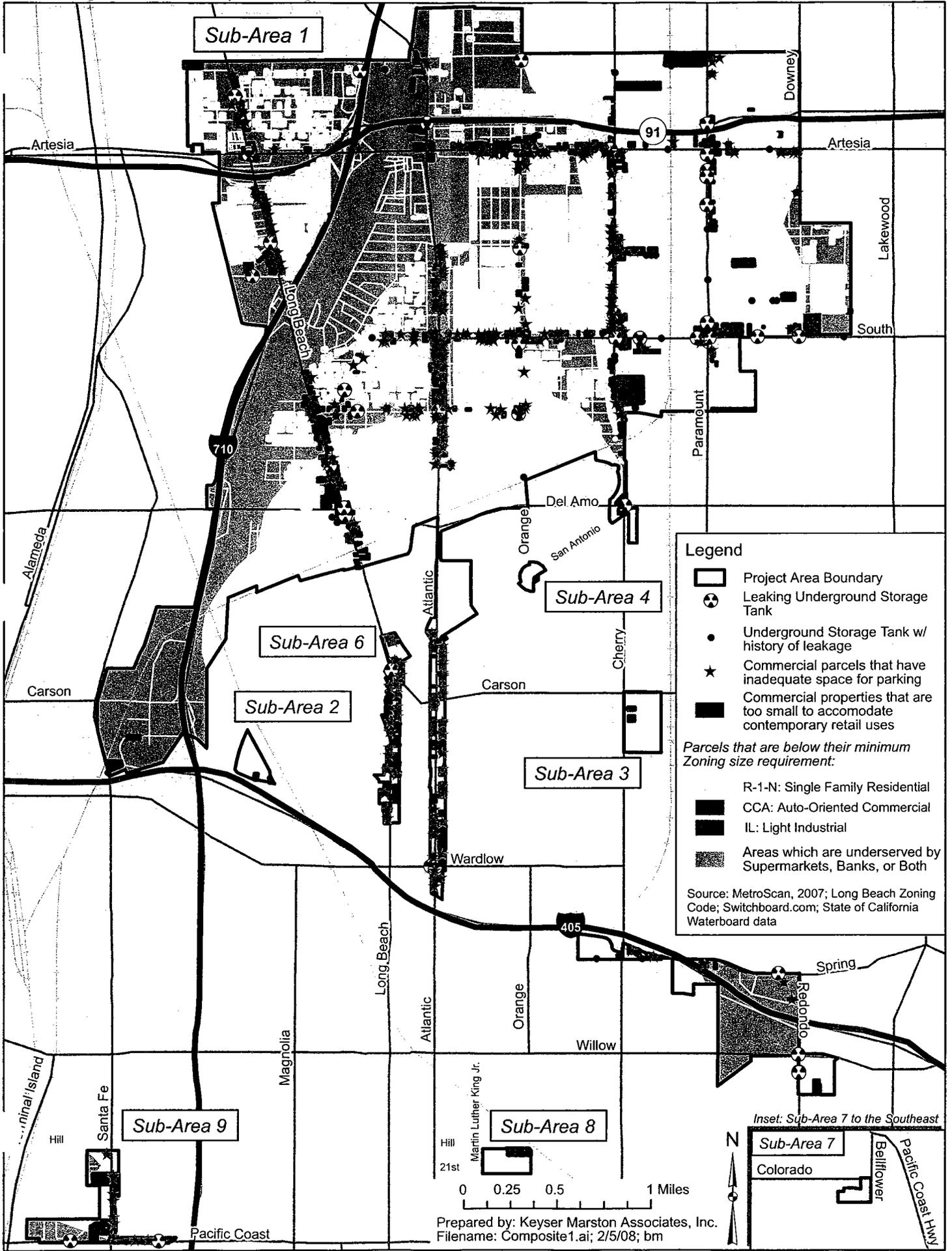
Note: Crime rates are based on 2007 census population estimates provided by Claritas. Population for the Project Area is 99,007. Population for the City is 483,165.

* Includes Police Reporting Districts 010, 020, 051, 052, 053, 071, 211, 221, 222, 223, 224, 225, 226, 231, 232, 233, 234, 235, 241, 242, 243, 244, 251, 252, 253, 312, 321, 322, 331, 332, 333, 334, 335, 336, 341, 342, 343, 403, 411, 412, 413, 414, 415, 421, 422, 423, 470, 481, 482, 483, 521, 522, 523, 524, 621, 644, and 645.) These Reporting Districts do not correspond exactly with the Project Area boundaries. Crime data was not included for Police Reporting District 021 (a new District since the previous Plan Adoption analysis), which encompasses the Shoreline Village/Queen Mary retail area along the southern bank of the Los Angeles River entrance within the Port of Long Beach.

** Includes all districts including those chosen to represent the North Long Beach Redevelopment Project Area

Source: December 3010 Report for each year.

Map 12
 Composite of Blighting Conditions
 North Long Beach Redevelopment Project



Legend

- Project Area Boundary
- Leaking Underground Storage Tank
- Underground Storage Tank w/ history of leakage
- Commercial parcels that have inadequate space for parking
- Commercial properties that are too small to accommodate contemporary retail uses

Parcels that are below their minimum Zoning size requirement:

- R-1-N: Single Family Residential
- CCA: Auto-Oriented Commercial
- IL: Light Industrial
- Areas which are underserved by Supermarkets, Banks, or Both

Source: MetroScan, 2007; Long Beach Zoning Code; Switchboard.com; State of California Waterboard data

Inset: Sub-Area 7 to the Southeast

0 0.25 0.5 1 Miles

Prepared by: Keyser Marston Associates, Inc.
 Filename: Composite1.ai; 2/5/08; bm

- **Buildings in which it is unsafe and unhealthy for persons to live or work.**

Deterioration and dilapidation and lack of investment. (current definition of blight)

The Project Area suffers from a low level of investment in the repair and rehabilitation of deteriorated and dilapidated buildings, as evidenced by the limited amount of new construction and major rehabilitation that has occurred. Only 4% of properties have had major rehabilitation or new construction (where the value of the new construction or rehabilitation is 25% or more of the average value of the property by type citywide). This has occurred despite the fact that at the time of Plan adoption, a field survey by Katz Hollis indicated that 16% of the buildings in the Project Area were in need of moderate to extensive rehabilitation.

Serious code violations. (current definition of blight) Within the Project Area there are a disproportionately large number of citations for serious code violations. Since 2005, 7,419 violations were reported in the North area within the seven categories of serious code violations. This represents approximately 24% of the violations reported citywide for these categories. The percentage of violations is proportionally higher in the Project Area acreage. Excluding the water within the Port, the Project Area totals approximately 19% of the City area but accounts for 24% of all serious code violations.

- **Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots.**

Retail sales leakage and ability to accommodate uses within these categories of leakage. (current definition of blight)

One of the issues in attracting businesses to the City is the availability of buildings and more particularly sites large enough to accommodate the retailer's building and parking requirements. An analysis of representative retail tenants within categories of sales leakage shows that building and parcel sizes are not large enough to accommodate larger retailers, so even if these uses could be attracted to the Project Area the existing parcelization and buildings would not meet their needs. Within three of the seven SBE retail reporting categories, the City of Long Beach experience significant retail sales leakage. Apparel stores are losing nearly half of their potential sales, while General Merchandise Stores and Home Furnishing appliances are losing 23% and 39%, respectively. Prospective General Merchandise stores are limited to about 7% of the existing parcels in the Project Area, while Home Furnishing & Appliances businesses are limited to even less (4%). The inadequate size of retail buildings within the Project Area is also of concern. Of the 599 retail buildings analyzed, less than half (260) are large enough for even the smallest prospective apparel retailer. Less than 5% (27 buildings) of the building stock is large enough to satisfy the size requirements of General

Merchandise stores, while only 1% (7 buildings) is large enough for Home Furnishing & Appliance retailers.

Inadequate Parking. (definition of blight at the time of Plan adoption)

Within the City, most retail uses have requirements of 4-5 parking spaces per 1,000 square feet of gross floor area. Based upon the ratio of building to site area, 38% of the retail parcels have inadequate parking. To determine parcels that provided inadequate parking to office space, a 70% coverage area was used based on an office parking use study. In total, 15% of the office sites did not provide adequate area for parking. Combined, 33% of the commercial parcels did not provide adequate space for contemporary parking requirements.

- **Incompatible adjacent uses that have prevented the economic development of those parcels and other portions of the Project Area. (current definition of blight)**

Both the Project Area and the Eastside have a similar residential building stock. However, the Eastside, unlike the Project Area, is complemented by healthy adjacent commercial corridors. According to the 2000 census, 42% of the housing in the Project Area is owner-occupied, compared to 64% in the Eastside. The median home and rental values of the Project Area also continue to lag far behind the Eastside analysis area. The median home value in the Project Area is \$349,630 compared to \$580,560 in the Eastside. According to the 2000 census, median rents have also continued to lag in the Project Area. Median rent in the Project Area is \$537/month; far below the Eastside's median of \$919/month. Median rent in the Project Area has increased only 8% since 1990, whereas the Eastside has increased by 21%.

- **The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shape and inadequate sizes, given present general plan and zoning standards and market conditions. (current definition of blight)**

The minimum size for single-family parcels ranges from 2,400 to 12,000 square feet²⁰ with the majority having a minimum parcel size of 6,000 square feet. Most (61%) of the parcels within the single-family residential zones do not meet this standard. Within the Project Area, auto-oriented commercial zones have a standard minimum of 10,000 square feet and light industrial parcels have a single minimum size of 15,000 square feet. Respectively, 68% of the commercial and 54% of the industrial parcels are less than the minimum parcel size standards. Of the zoning types analyzed, 61% of the

²⁰ Table 31-2A Residential Development Standards, City of Long Beach zoning regulations
<http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=6211>

parcels in separate ownership were of inadequate size. Even if it is assumed that all of the parcels that were not analyzed are of adequate size, 45% of the parcels in the Project Area are still less than the minimum zone standards. Recent property sales indicate that the preference is for larger parcels. The average size of a single-family parcel sold in the Project Area was 5,187 square feet. The average size of a multiple-family parcel was 15,000 square feet, which is at least twice as large as the majority of multiple-family parcels. The average size of a commercial parcel sold was 15,519 square feet, which is 35% larger than the majority of commercial parcels. Finally, the average size of an industrial parcel that sold was 130,680 square feet; eight times larger than the minimum parcel size requirement. Therefore, although the majority of parcels are smaller than what is permitted by zoning, the parcels that the private sector is acquiring are larger than the minimum zoning size; indicating that lot size is a major factor in the desirability and development of properties.

ECONOMIC BLIGHTING CONDITIONS

- **Depreciated or stagnant property values or impaired investments.**

Property Sales. (definition of blight at the time of Plan adoption)

Comparable sales data was analyzed for four land use categories: Single-Family Residential, Multiple-Family Residential, Industrial, and Commercial Retail, which are representative of the uses within the Project Area. In analyzing the comparable sales data, it was discovered that all of the four land use categories sold below (at depreciated values) compared to the citywide average price per square footage for land and buildings. In instances of multiple-family housing and industrial sales, the total sales price was higher than the citywide average. However, this was due to the large size of the properties. At a per-square-foot the sales values were notably lower than the City average.

The average sales price of a single-family residential home in the Project Area was \$364,100; 36% below the average of the balance of the City. Multiple-family building values were 18% lower and land values were 42% lower per square foot than the balance of the City. Per unit, the multiple-family buildings sold at 22% lower than the City. A similar case occurred with industrial property sales. The price per square foot of both buildings and land were 11% under the average for the balance of the City, again illustrating that industrial properties are also being sold at prices well below citywide averages. Based on property sales within the Project Area, retail parcels are 64% smaller than the balance of the City. The average price per square foot of land is 17% lower than in the balance of the City. The potential sales price for modern retail properties in the Project Area is not being met; due to inadequate parcel sizes, among other factors.

Retail sales and retail sales tax. (definition of blight at the time of Plan adoption)

Low retail sales and retail sales tax is an indicator of impaired property values. If businesses are not competitive as indicated by low retail sales and sales tax, the rents that can be achieved are also lower which ultimately affects property values. As previously discussed, retail property sales per square foot are considerably lower in the Project Area than the balance of the City, and, as discussed later in Section 3, lease rates are also abnormally lower. In the past five years from fiscal year 2002-03 through 2006-07, retail sales tax increased by 21% in the Project Area and by 28% citywide. Although both areas have increased in sales tax, the sales tax growth in the Project Area is still 25% less than the balance of the City. It is worth noting that sales tax revenues peaked in 2004-05 at 9% growth from the previous year in the Project Area and 10% in the balance of the City. Since 2004-05 retail sales tax revenues have been declining. In the past year, growth in retail sales tax in the Project Area was down to 3% and 4% in the balance of the City. Citywide, there is retail sales leakage in the categories of apparel stores, general merchandise stores and home furnishings and appliances. There is a 45% loss of sales revenues in the Apparel Store Category, 39% loss in the Home Furnishing & Appliances and 23% loss in General Merchandise category. In terms of capturing a portion of the market where there is significant retail sales leakage in apparel, general merchandise and home furnishings, the Project Area only captures 5%, 1% and 7% of the revenues citywide while accounting for 24% of the retail land area citywide.

Business turnover and growth. (definition of blight at the time of Plan adoption)

Business turnover and growth indicates the economic stability of the retail environment. If businesses are not growing the demand for space is less which affects the potential value of property sales. An analysis of building permit data was performed for the five-year period between 2002 through 2007. Both the City and Project Area had a net loss in businesses (more closed permits than issued). Over the five-year period there was an 8% loss of businesses in the Project Area compared to a 7% loss citywide. More telling is the lack of business growth in the Project Area since adoption. At the time of adoption, 3,526 permits were issued compared to 3,533 over the recent five-year period, less than a 1% growth or essentially no difference. In the balance of the City, the number of permits issued for the five-year period prior to Project adoption, totaled 20,899 compared to 28,654 or an overall increase in permits issued by 27%. In the City there has been significant increase in the number of permits issued indicating business growth whereas the Project Area has been flat.

Impaired property values, due in significant part, to hazardous wastes. (current definition of blight)

The cost to clean up a contaminated site affects the value of property. Within the Project Area there are 103 out of 331 citywide underground storage tanks either with a history of leakage or currently leaking. Of the actively leaking tanks within the City, 49 of them, or 63% lie within the Project Area. These 46 tanks are present in 41 parcels which constitute approximately 5% of the Project Area acreage (not including the Port or public right-of-way).

The cost to remove such tanks and the subsequent cleanup of hazardous materials can lower the desirability and hinder the reuse of properties. The average cost for a single underground tank removal is about \$10,000.²¹ The soil and groundwater cleanup is a much more complex task, which can vary greatly in cost. A standard figure for the cleanup of leaking storage tanks is \$400,000.¹⁷ Therefore, in a standard scenario it would cost a land owner around \$410,000 to remove and clean up after one storage tank. According to this standard, it will cost nearly \$20 million to remove and clean up after all 46 remaining leaking underground storage tanks within the Project Area.

- **Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.**

Abnormally low lease rates (current definition of blight)

An analysis of retail, office, and industrial lease rates indicate that all three lease categories are significantly (abnormally) lower in the Project Area, compared to the balance of the City. The average price per square foot per month for commercial retail tenant space is \$1.52 in the Project Area compared to \$1.99 in the balance of the City; a difference of 24%.²² At the time of Project adoption, the lease rates for office and industrial space within the Project Area was deemed "similar" to those found in other parts of the City and in other market areas. The average lease rate for office tenant space is currently \$1.70 per square foot per month in the Project Area compared to \$2.13 within the remainder of the City, a difference of 20%. Industrial lease rates also lag behind the remainder of the City. The average lease rate in the Project Area for industrial tenant space is \$0.66 per square foot per month. This is 14% lower than the average of \$0.77 in the balance of the City.

²¹ According to the Water Environment Federation, a non-profit organization.

²² This category did not include large uses or auto-related uses, since the number and characteristics of the properties in the Project Area were not comparable with the properties outside of the Project Area.

- **A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions. (current definition of blight)**

According to City staff who work with residents in the Project Area there is general consensus that the Project Area is underserved by grocery stores and banks. In conducting an electronic search through Yahoo Yellow Pages and Switchboard.com, six regional or national chain grocery stores were identified in the Project Area. Four of the six were located south of Del Amo Boulevard on Long Beach Boulevard, Atlantic Avenue and Orange Avenue. Therefore, the majority of the markets were not adjacent to the residential neighborhoods. There were 10 banks identified in the search. Similar to grocery stores, two were north of Del Amo Boulevard and eight were south of Del Amo Boulevard, and six of which were on Atlantic between Del Amo Boulevard and Wardlow Road.

A grocery store typically services an area located within one to three miles. The western portion of the Project Area is outside of the collective one-mile service radii (optimum service area of a market). There is not a known comparable service area for banks. However applying the same one-mile service radius, an even larger portion of the Project Area (218 acres or 46% outside of the Port) would appear to be seriously underserved by banks.

- **Serious residential overcrowding that has resulted in significant public health or safety problems. (current definition of blight)**

Residential overcrowding has continued to increase in the Project Area. Between 1980 and 1990, overcrowded conditions in the Project Area increased from 8% of the residential units to 20%. The 2000 census data indicates that approximately 36% of the units in the Project Area are overcrowded. More specifically, 23% of the units are severely overcrowded while the other 13% are simply "overcrowded." The City of Long Beach has about 7% overcrowded units and 15% severely overcrowded units for a total of 22% overcrowding; notably lower than the Project Area at 36%. The County of Los Angeles is lower, with 8% overcrowded units and 15% severely overcrowded units for a total of 23% overcrowding.

- **A high crime rate that constitutes a serious threat to the public health and safety. (current definition of blight)**

Citywide crimes decreased in all categories. However, in the Project Area there was an increase in robberies and aggravated assaults. Robberies increased by 7.4% and aggravated assaults increased by 2%. Problems with robberies and assaults were also identified at the time of Project adoption. While these crimes have been decreasing, they are still a significant problem in the Project Area. The crime rate in the Project Area is 49.4 crimes per thousand compared to 37.2 crimes per thousand citywide. Of the 13 types of Part 1 crimes only bike theft was more prevalent citywide than in the Project Area. The fact that the crime rate is 25% higher in the Project Area than the balance of the City and that the rate of decline in the number of instances of crime is 31% greater in the balance of the City than the Project Area, indicates that serious crimes continue to be disproportionately high in the Project Area.

C. INABILITY OF THE PRIVATE SECTOR WITHOUT AGENCY ASSISTANCE TO ELIMINATE BLIGHTING CONDITIONS IN THE PROJECT AREA AND NEED FOR SECOND AMENDMENT

The minimal investment in the Project Area since adoption as indicated by the relatively small number of permits issued for substantial rehabilitation and new construction indicates that the private sector is unable to bring about substantial change in the Project Area. The lower property sales values and lower attainable lease rates do not provide the financial incentive or capability to make substantial improvements in the Project Area particularly if site assembly is necessary. As described earlier, nearly 70% of all properties in the Project Area are smaller than the minimum zoning code size, and as indicated by recent sales, the private sector is looking for large parcels. While it is possible for the private sector to assemble parcels such as the Walgreens at Atlantic Boulevard and 36th Street, the opportunities are limited given the multiple small parcels and diverse ownership. In this particular instance, Walgreens assembled only three parcels to achieve a site just over an acre, which is significantly smaller than Walgreens identified preferred minimum parcel size of 1.7 acres. Also, given that the median lot size is 7,168 square feet assembling only three commercial parcels to achieve a one-acre site is not the norm. Table 17 provides a pro forma for a retail project showing how lease rates do not support the cost of land acquisition and assembly and new construction.

TABLE 17
COMMERCIAL RETAIL DEVELOPMENT PRO FORMA

Retail - Gen. Merchandise (Best Buy)

Development of a 30,000 sq. ft. retail building on a 90,000 sq. ft. site assembled from six 15,000 sq. ft. parcels. Assumes demolition of six 5,000 sq. ft. buildings.

Land Costs at 90,000 sq. ft. x \$35.00 per sq. ft.	=	\$3,150,000
Demolition at 30,000 sq. ft. x \$5.00 per sq. ft.		\$150,000
Building Shell Costs at 30,000 sq. ft. x \$120.00 per sq. ft.	=	\$3,600,000
Tenant Improv. Costs at 30,000 sq. ft. x \$20.00 per sq. ft.	=	\$600,000
Site Improv. Costs at 90,000 sq. ft. x \$3.50 per sq. ft.	=	\$315,000
Soft Costs at 25% of Development Cost (excluding land)	=	\$1,128,800
Total Development Costs	=	\$8,943,800
Annual Net Income required to generate 9% return	=	\$804,900
Allowance for vacancy, bad debt, mgmt costs and reserves at 10%	=	<u>\$80,500</u>
Total annual gross income required	=	\$885,400
Monthly rent per sq. ft. required.	=	\$2.46

The pro forma assumes the development of a 30,000 square foot retail store (such as a Best Buy) on a 90,000 square foot site, representing the typical site and building requirements for Best Buy per the information included on Table 5. The pro forma assumes that site assembly is required, given the relatively small sizes of lots in the Project Area. In this case, the acquisition of six 15,000²³ square foot lots is assumed, and that a small (5,000 square foot) obsolete retail building must be demolished on each parcel.

In order to determine the approximate costs for land assembly, recent land sales were obtained for commercial land in the north Long Beach area were obtained from CoStar. As shown on **Table 18**, there were six land sales transactions involving small lots (less than 20,000 square feet) and one transaction involving a large lot (greater than 20,000 square feet). The location of the land sales are shown on **Map 13**.

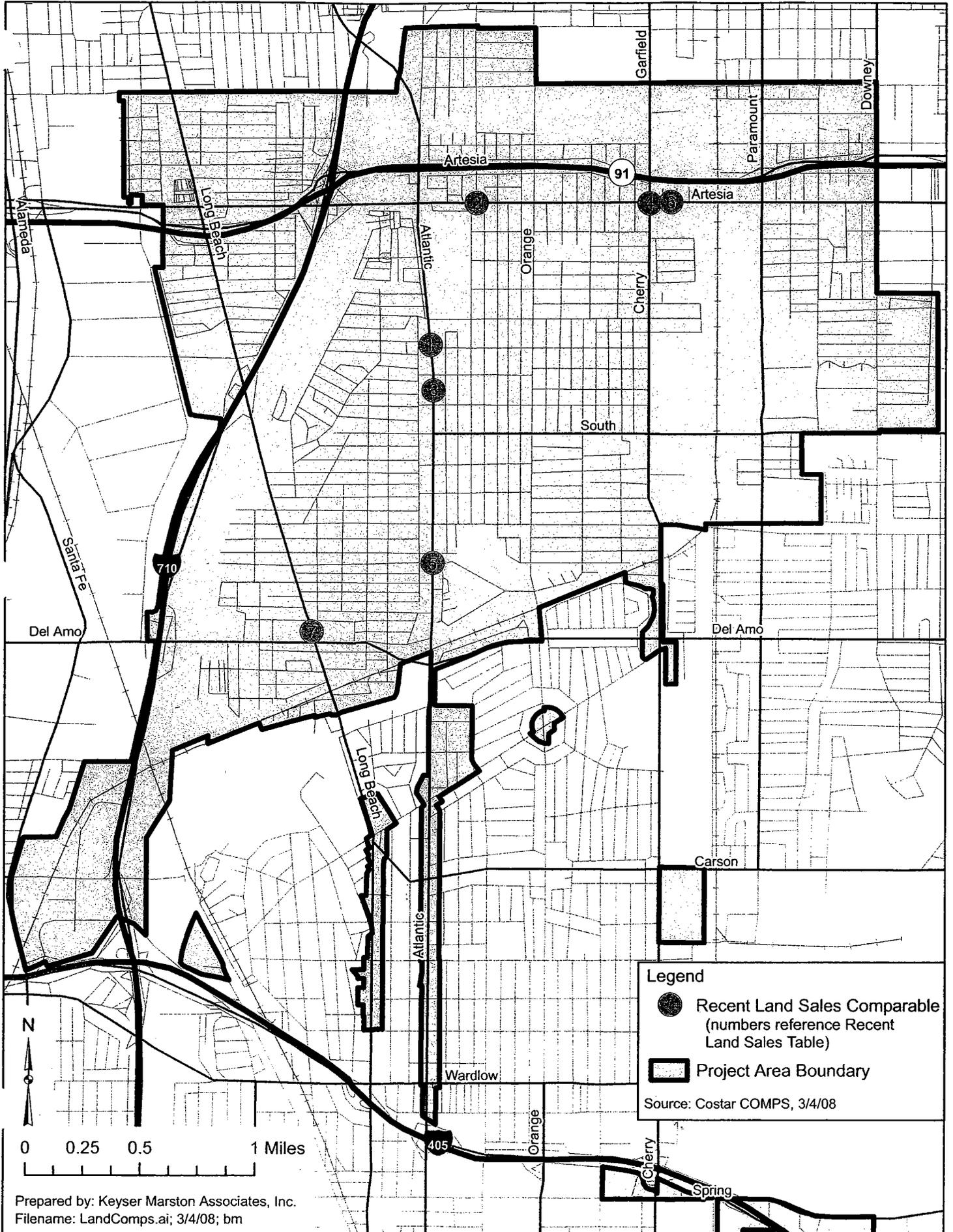
Table 18: Recent Land Sales in the Project Area

<u>Location</u>	<u>Sale Date</u>	<u>Total SF</u>	<u>Zoning</u>	<u>Sales Price</u>	<u>Price/SF</u>	<u>Comments</u>
SMALL LOTS (<20,000 Sq. Ft.)						
1. 6108 Atlantic Ave	3/17/05	16,553	Comm.	\$700,000	\$42.29	
2. 901 E. Artesia Blvd	7/22/05	16,627	CCA	\$1,050,000	\$63.15	Proposed use was hold for investment; 120' x 139' lot.
3. 5948 Atlantic Ave	1/24/06	4,792	Comm.	\$150,000	\$31.30	
4. 6598 Cherry Ave	6/7/06	15,625	CCA	\$600,000	\$38.40	Proposed use was hold for investment; 125' x 125' lot.
5. 5252 Atlantic Ave	7/21/06	4,073	Comm.	\$145,000	\$35.60	
6. 2109 E. Artesia Blvd.	9/14/07	18,975	IM	\$825,000	\$43.48	Proposed use was commercial.
			Weighted Average		\$49.73	
LARGE LOTS (>20,000 Sq. Ft.)						
7. 5020 Long Beach Blvd	2/20/04	96,699	CC	\$1,265,000	\$13.08	Vacant lot now CVS Pharmacy

Source: CoStar, Loopnet.com

²³ There are 17 commercial parcels in the Project Area ranging from 14,800 to 15,200 square feet developed with an average building size of 5,047 square feet. 15,000 square feet is comparable to the average commercial parcel size of 16,605 square feet within the Project Area.

Map 13
 Recent Land Sales Comparables in the Project Area
 North Long Beach



For the small lots, sales prices ranged from a low of \$31.30 to a high of \$63.15 per square foot. The weighted average for the small lot transactions was \$49.73 per square foot. However, for purposes of this analysis, a more conservative sales price of \$35 per square foot was used, given the expected decline in commercial property values²⁴ over the next few years.

As shown on Table 17, total development costs, including acquisition, demolition, building and site improvements is approximately \$8.94 million. Assuming a 9% return for the developer and normal reserves, the property would need to generate annual gross income of \$804,900 which equates to \$2.46 per square foot in rent per month. As described in the discussion regarding abnormally low lease rates, the average retail lease rate in the Project Area is \$1.52 per square foot and is \$1.99 in the balance of the City. Based upon this analysis, the lease rate required to support the acquisition of multiple smaller parcels for larger development would required a lease rate more than double the current average lease rate. It is unlikely that these high rent levels could be obtained given the existing average rents in the Project Area and in the City.

In the past, the Agency has found it necessary to make sparing use of the power of eminent domain to assemble development sites. In many instances, the fact that the Agency possesses the power of eminent domain facilitated reaching agreement on a voluntary purchase of the property. The following are some examples:

The following sites have been acquired and in some instances assembled by use of eminent domain. In many instances negotiations stalled but the prospect of eminent domain action facilitated settlement of the sale of the properties without having to complete formal eminent domain actions.

- Atlantic Avenue Motel site. This site is located at 6101-6141 Atlantic Avenue at the intersection of Atlantic Avenue and 61st Street. The site totals approximately 1.4 acres. Acquisition involved one parcel with multiple commercial uses including the Avenue Motel which was a nuisance use with 900 calls for police service since 2001. Part of the motel included retail frontage on Atlantic Avenue occupied by a Mexican restaurant, a BBQ restaurant and a vacant tenant space. After negotiations failed, the Agency acquired the site through eminent domain. It is anticipated that the site will be developed with a commercial use.
- Waite Motel site. The site is located at 5060-5098 Long Beach Boulevard at the intersection of Long Beach Boulevard and Home Street totals. The site is approximately 1.3 acres and included a motel and two commercial structures. The motel was being

²⁴ According to the Wall Street Journal, analysts are projecting a decline in commercial property values nationwide over the next few years. Source: Wei, Lingling and Randall Smith, "Commercial Real Estate to Yield Write-Downs." *The Wall Street Journal*, March 3, 2008, page C1.

utilized as illegal long term housing. The Agency negotiated sales of the two commercial buildings, one of which followed the filing of eminent domain. Negotiations were unsuccessful with the motel owner. After negotiations failed with the motel owner, the Agency initiated eminent domain proceedings. During proceedings the owner died and the motel became the property of a trust with a bank acting as trustee. The Agency successfully negotiated a sale with the bank. The site has been cleared. The Agency issued a Request for Proposals on September 17, 2007, and is in the process of selecting a developer. It is anticipated that the site will be developed with approximately 34 semi-detached for sale residential units.

- Long Beach Boulevard Motels site. The site is located in the 4800 block of Long Beach Boulevard and totals approximately 1.12 acres. The site was developed with an adjoining automotive repair shop and two motels. Two of three motels were in use as illegal long term housing. The Agency attempted to negotiate acquisition of the three motels and one automotive repair shop. Negotiations were not proceeding and eminent domain was proposed. The Agency was ultimately able to negotiate settlements before the eminent domain cases were concluded. The site has been cleared and it is anticipated to be used for development with for sale housing.
- North East Corner of Atlantic Avenue and Artesia Boulevard. This site totals approximately 1.59 acres. The site was originally subdivided with multiple parcels under separate ownership. Some of the uses on the site included a liquor store, a duplex used as space for a dental office and a donut shop, a fast food burger restaurant and an automotive repair shop. The Agency was able to voluntarily acquire and clear all of the sites except for the duplex. The Agency is in the process of eminent domain proceedings with the duplex owner. In the interim, the Agency issued an RFP on September 18, 2007, for a commercial retail development anchored by a sit down restaurant. The Agency is in the process of reviewing proposals. Depending on the developer response the Agency may acquire the adjoining 0.56 acre commercial site developed with a strip commercial building for a total site size of 2.15 acres.
- Manila/Bayshore project is located at Colorado Street and Bellflower Boulevard. This housing project encompasses the majority of Sub-Area 7 totaling 10 acres. The Sub-Area was primarily (90%) dirt lots with abandoned oil wells that were parceled for future development which did not materialize. The project's common name Manila Tract is in reference to Manila Street which terminated at the Sub-Area but was intended to extend through the Sub-Area as part of the unrealized development plans. A developer was able to negotiate acquisition of all but three parcels under two ownerships. The three remaining parcels were acquired by the Agency through eminent domain. To prepare the site for development some abandoned oil wells required further closure and some

required hazardous materials remediation. The Sub-Area has been developed with 42 single-family detached homes.

- Village Center site includes two full City blocks on both sides of Atlantic between South Street and 59th Street totaling approximately 6.3 acres. The Agency was able to negotiate sales with multiple owners but also initiated eminent domain proceedings on two properties, the sales of which were ultimately negotiated. One parcel that remains to be acquired is currently occupied by an Auto Zone retail store. The Agency has attempted to negotiate a sale with Auto Zone. The two block project proposal could provide up to approximately 150 multi-family dwelling units, up to 50,000 square feet of neighborhood serving commercial/retail space, a public library and community center totaling approximately 30,000 square feet, and approximately 600 off-street parking spaces. The Agency is in the process of preparing an Environmental Impact Report for the proposed project.
- Grisham project is located along 49th Street between Ruth and Grisham Avenue on a 5.21 acre site. The site was previously occupied by 26 4-unit apartment buildings, each with separate owners. Eminent domain was used to acquire three of the properties. The site was redeveloped with 24 new buildings to provide 96 units with more bedrooms than previously existed. Of the 96 units, 94 have been set aside for very-low income households. The remaining 2 units are manager units.

Conditions in the Project Area and the difficulty of assembling multiple parcels to create attractive redevelopment opportunities have not changed. The factors and influences that have made the use of eminent domain necessary in the past persist in the Project Area. These include a prevalence of small, substandard lots held in multiple ownership and the generally depressed economic character of the Project Area and particularly the commercial portions of the Project Area. Without the ability to use eminent domain, the Agency's ability to assemble sites for redevelopment will be severely compromised and the conditions of blight which remain in the Project Area will persist.

IV. IMPLEMENTATION PLAN

Per Section 33352(c) of the CRL, an AB 1290 Implementation Plan must be prepared as part of the Report to the City Council and must describe the specific goals and objectives of the Agency, specific projects proposed by the Agency, including a program of actions and expenditures proposed to be made within the first five years of the adoption of the Redevelopment Plan, a description of how these projects will improve or alleviate the blighting conditions in the Project Area, and show how the requirements for low and moderate income housing in the community will be met. On December 13, 2004, the Agency adopted the current Implementation Plan for the Project Area for the five-year period from October 1, 2004 through September 30, 2009. The Agency substantially revised the Affordable Housing Compliance Plan and made it available for review in April 2008. On June 2, 2008, the Agency held a mid-term review hearing on the Implementation Plan. No comments were received and the Board adopted the updated Implementation Plan.

The sole purpose of the proposed Amendment is to extend the Agency's authority to use eminent domain to acquire properties within the Project Area. Therefore, the specific goals, objectives, programs and expenditures contained in the existing Implementation Plan will not change as a result of the proposed Amendment. The current Implementation Plan for the North Long Beach Project Area and attached Affordable Housing Compliance Plan, is incorporated into this Report and is included as Appendix B.

V. METHOD OR PLAN FOR RELOCATION

Section 33352(f) of the CRL requires that the Agency's Report to the City Council contain a "Method or Plan" for "the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project Area, which...shall include the provision required by Section 33411.1." Additionally, Section 33411 of the CRL requires the Agency prepare a feasible "method or plan" for relocation of non-profit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Project Area.

Section 33411.1 requires the legislative body to insure that "...such method or plan of the Agency...shall provide that no persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwelling[s]. The Agency shall not displace such person or family until such housing units [sic] are available and ready for occupancy."

The Report to the City Council initially prepared at the time of adoption of the Project Area contained a Method or Plan for Relocation for the Project Area. This Section of this Report restates the Agency's Plan or Method of Relocation for the Project Area. However, it is not intended to be a "Relocation Plan" within the meaning of Section 6038 of the "Relocation Assistance and Real Property Acquisition Guidelines" promulgated by the California Department of Housing and Community Development (California Code of Regulations, Division 1 of Title 25, commonly called the "State Guidelines"). As described below, a Section 6038 Relocation Plan is not prepared until the Agency initiates negotiations for the acquisition of real property and prior to proceeding with any phase of a public improvement or facility project or other implementation activity that would result in any displacement other than an insignificant amount of non-residential displacement.

A. AGENCY DISPLACEMENT

As noted in this Report, the Agency anticipates that its projects and programs for the Project Area will provide an incentive for existing owners and the private sector to develop or redevelop underutilized and blighted properties and to achieve the goals and objectives for the redevelopment of the Project Area. To the extent that the Agency, directly or through agreements with owners, developers or others, causes occupants to be displaced, the Agency will be responsible for providing relocation benefits. The Agency is not responsible for any displacement that may occur as a result of private development activities not directly assisted by

the Agency under a disposition and development agreement, participation agreement, or other similar agreement.

B. RELOCATION IN THE EVENT OF AGENCY DISPLACEMENT

Displacement of businesses or tenants is a possibility under Agency programs and activities over the remaining life of the Redevelopment Plan. Should such displacement occur, the Agency will provide persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (State Government Code, Section 7260 *et seq.*), the State Guidelines adopted and promulgated pursuant thereto, and the provisions of the Redevelopment Plan.

The Agency will pay all relocation payments required by State and Federal law. The following portions of this Method or Plan for Relocation outline the general relocation rules and procedures that must be adhered to by the Agency in activities requiring the relocation of persons and businesses. Also identified below are the Agency determinations and assurances that must be made prior to undertaking relocation activities. The Agency's functions in providing relocation assistance and benefits are also summarized.

C. RULES AND REGULATIONS

The Agency follows procedures that: (1) implement the requirements of California Relocation Assistance Law (Government Code, Chapter 16 of Division 7 of Title 1, commencing with Section 7260) (the "Act"); (2) are in accordance with the provisions of the State Guidelines; (3) meet the requirements of the CRL and the provisions of the Redevelopment Plan; and (4) are appropriate to the particular activities of the Agency and not inconsistent with the Act or the State Guidelines. These rules and regulations, herein after referred to as the "Agency Rules and Regulations" govern the Agency's implementation of State law and the State Guidelines.

D. AGENCY DETERMINATIONS AND ASSURANCES

1. The Agency may not proceed with any phase of a project or other activity that will result in the displacement of any person or business until it makes the following determinations:
 - a. Fair and reasonable relocation payments will be provided to eligible persons as required by State and Federal law, the State Guidelines, and Agency Rules and Regulations adopted pursuant thereto.

- b. A relocation assistance advisory program offering the services described in the State Guidelines will be established.
 - c. Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the State Guidelines.
 - d. Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement that are sufficient in number, size and cost for the eligible persons who require them.
 - e. Adequate provisions have been made to provide orderly, timely and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected.
 - f. If required, a Relocation Plan meeting the requirements of State law and the State Guidelines has been prepared.
2. No person shall be displaced until the Agency has fulfilled the obligations imposed by State and Federal law, the California Community Redevelopment Law, the Redevelopment Plan, the State Guidelines and the Agency Rules and Regulations.
3. No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and an otherwise standard dwelling. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.
4. If any portion of the Project Area is developed by the Agency with low or moderate income housing units, the Agency shall require, by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by Agency

activities. Such persons and families shall be given priority in renting or buying such housing; provided, however, that failure to give such priority shall not affect the validity of title to real property.

5. If suitable housing units are not sufficiently available in the community for low and moderate income persons and families to be displaced by the Agency from the Project Area, the City Council shall assure that sufficient land is made available for suitable housing for rental or purchase by low and moderate income persons and families. If suitable housing units are not sufficiently available in the Project Area for use by such persons and families of low and moderate income displaced by Agency activities within the Project Area, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the City in accordance with the Agency Rules and Regulations.
6. Permanent housing facilities shall be made available within three years from the time occupants are displaced by the Agency, and pending the development of such facilities, these will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

E. RELOCATION ASSISTANCE ADVISORY PROGRAM AND ASSURANCE OF COMPARABLE REPLACEMENT HOUSING

The Agency shall implement a relocation assistance advisory program, which satisfies the requirements of the State law and Article 2 of the State Guidelines and the Civil Rights Act. Such program shall be administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that: (a) all persons and families displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing contained in the State Guidelines; and (b) all persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings. No eligible person shall be required to move from his/her dwelling unit unless an adequate replacement dwelling unit is available to such person.

The following outlines the general functions of the Agency in providing relocation assistance advisory services. Nothing in this section is intended to permit the Agency to displace persons other than in a manner prescribed by law and the State Guidelines.

F. ADMINISTRATIVE ORGANIZATION

1. Responsible Entity

The Agency is responsible for providing relocation payments and assistance to site occupants (persons, families, business owners and tenants) displaced by the Agency from the Project Area, and the Agency will meet its relocation responsibilities through the use of its staff and consultants, supplemented by assistance from local realtors and civic organizations.

2. Functions

The Agency's staff and/or consultants will perform the following functions:

- a. Prepare a Relocation Plan as soon as possible following the initiation of negotiations for acquisition of real property by the Agency and prior to proceeding with any phase of a public improvement or facility, project or other implementation activity that will result in any displacement other than an insignificant amount of non-residential displacement. Such Relocation Plan shall conform to the requirements of the Section 6038 of the State Guidelines. The Agency shall interview all eligible persons, business concerns, including non-profit organizations, to obtain information upon which to plan for housing and other accommodations, as well as to provide counseling and assistance needs.
- b. Provide such measures, facilities or services as needed in order to:
 - 1) Fully inform eligible persons as to the availability and the eligibility requirements for relocation benefits and assistance, as well as the procedures for obtaining such benefits and assistance, in accordance with the requirements of Section 6046 of the State Guidelines.
 - 2) Determine the extent of the need of each such eligible person for relocation assistance in accordance with the requirements of Section 6048 of the State.
 - 3) Assure eligible persons that within a reasonable period of time prior to displacement there will be available comparable replacement housing meeting the criteria described in Section 6008(c) of the State Guidelines, sufficient in number and kind for and available to such eligible persons.

- 4) Provide current and continuing information on the availability, prices and rentals of comparable sales and rental housing, and of comparable commercial properties and locations, and as to security deposits, closing costs, typical down payments, interest rates, and terms for residential property in the area.
- 5) Assist each eligible person to complete applications for payments and benefits.
- 6) Assist each eligible, displaced person to obtain and move to a comparable replacement dwelling.
- 7) Assist each eligible person displaced from his/her business in obtaining and becoming established in a suitable replacement location.
- 8) Provide any services required to insure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, sexual orientation, marital status or other arbitrary circumstances.
- 9) Supply to such eligible persons information concerning Federal and State housing programs, disaster loan and other programs administered by the Small Business Administration, and other Federal or State programs that offer assistance to displaced persons.
- 10) Provide other advisory assistance to eligible persons in order to minimize their hardships. Such assistance may include counseling and referrals with regard to housing, financing, employment, training, health and welfare, as well as other assistance.
- 11) Inform all persons who are expected to be displaced about the eviction policies to be pursued in carrying out the Project, which policies shall be in accordance with the provisions of Section 6058 of the State Guidelines.
- 12) Notify each individual tenant and owner-occupant to be displaced with at least 90 days written advance notice prior to requiring any such person to move from a dwelling or to move a business.

- 13) Coordinate the Agency's relocation assistance program with the project work necessitating the displacement and with other planned or proposed activities of other public entities in the community or other nearby areas that may affect the implementation of its relocation assistance program.

3. Information Program

The Agency shall establish and maintain an information program that provides for the following:

- 1) Within 15 days following the initiation of negotiations and not less than 90 days in advance of displacement, except for those situations described in subsection 6042(e) of the State Guidelines, the Agency shall prepare and distribute informational materials (in the language most easily understood by the recipients) to persons eligible for Agency relocation benefits and assistance.
- 2) Conducting personal interviews and maintaining personal contacts with occupants of the property to the maximum extent practicable.
- 3) Utilizing meetings, newsletters and other mechanisms, including local media available to all persons, for keeping occupants of the property informed on a continuing basis.
- 4) Providing each person written notification as soon as his/her eligibility status has been determined.
- 5) Explaining to persons interviewed the purpose of relocation needs survey, the nature of relocation payments and assistance to be made available, and encouraging them to visit the relocation office for information and assistance.

4. Relocation Record

The Agency shall prepare and maintain an accurate relocation record for each person to be displaced as required by the State of California.

5. Relocation Resources Survey

The Agency shall conduct a survey of available relocation resources in accordance with Section 6052 of the State Guidelines.

6. Relocation Payments

The Agency shall make relocation payments to or on behalf of eligible displaced persons in accordance with and to the extent required by State and Federal law.

a. Temporary Moves

Temporary moves would be required only if adequate resources for permanent relocation sites are not available. Staff shall make every effort to assist the site occupant in obtaining permanent relocation resources prior to initiation of a temporary move, and then only after it is determined that Agency activities in the Project Area will be seriously impeded if such move is not performed. The Agency will provide such displaced residents with relocation assistance, services and benefits in accordance with Agency Rules and Regulations.

b. Last Resort Housing

The Agency shall follow State law and the criteria and procedures set forth in Article 4 of the State Guidelines for assuring that if the Agency action results, or will result in displacement, and comparable replacement housing will not be available as needed, the Agency shall use its funds or other authorized funding for the Project to provide such housing.

c. Eviction Policy

Eviction for cause is permissible only as a last resort and must conform to State and local law. If a person is evicted for cause on or after the effective date of a notice of displacement issued, displaced persons retain the right to the relocation payments and other assistance for which they may be eligible.

d. Grievance Procedures

The Agency may adopt grievance procedures to implement the provisions of the State law and Article 5 of the State Guidelines. The purpose of the grievance procedures is to

provide Agency requirements for processing appeals from Agency determinations as to the eligibility for, and the amount of a relocation payment, and for processing appeals from persons aggrieved by the Agency's failure to refer them to comparable permanent or adequate temporary replacement housing. Potential displacees will be informed by the Agency of their right to appeal regarding relocation payment claims or other decisions made affecting their relocation.

e. Relocation Appeals Board

Any person who disagrees with a determination regarding eligibility for, or amount of, a relocation payment, may have his/her claim received and reconsidered in accordance with the grievance procedures outlined in the Agency Rules and Regulations.

**VI. REPORT AND RECOMMENDATION OF THE PLANNING COMMISSION AND
REPORT REQUIRED BY SECTION 65402 OF THE GOVERNMENT CODE**

Section 33352(h) of the CRL requires that the Agency's Report to the City Council contain the report and recommendation of the Planning Commission on the proposed Amendment. Section 33352 (j) of the CRL requires that the Agency's Report to the City Council contain the report required by Section 65402 of the Government Code. Section 65402(c) states among other things, that no real property should be acquired by dedication or otherwise for public purposes, no real property shall be disposed of, no street shall be vacated or abandoned and no public building or structure shall be constructed or authorized until such activities have been submitted to and reported upon by the local planning agency as to conformity with the jurisdiction's adopted general plan.

On July 17, 2008, the Planning Commission, by Resolution No. R-1141, adopted their report regarding the consistency of the proposed Amendment with the City's General Plan and made a recommendation to the Agency and City Council to approve and adopt the proposed Amendment. The Planning Commission's resolution regarding the consistency of the proposed Amendment with the City's General Plan and recommendation on the proposed Amendment is included within this Report as Appendix C.

VII. COMMUNITY CONSULTATIONS

Section 33352(i) of the CRL requires the Agency's report to the legislative body (City Council) to contain the summary referred to in CRL Section 33387, i.e., a summary of consultations with the Project Area Committee (PAC), if any. CRL Section 33385.3 states that if a PAC does not exist, and the Agency proposes to amend a redevelopment plan, the Agency shall establish a PAC if the proposed amendment would grant the authority to the Agency to acquire by eminent domain property on which persons reside if the project area is one in which a substantial number of low- and moderate-income persons reside.

On June 16, 2008, the Amendment was presented to the PAC steering committee. Then on June 26, 2008, the full PAC received for review the draft Amendment, adoption schedule and a draft resolution making their findings and incorporating their recommendation to the Agency and Council on Amendment adoption. The draft Report to the City Council was made available for review on the City's web site on July 1, 2008. On July 24, 2008, the North Long Beach PAC adopted Resolution No. 2008-1 making their recommendation to the Agency and City Council to adopt the Amendment. The PAC's report and recommendation is included as Appendix D. In addition to the PAC, the Agency is scheduled to consult with and obtained the advice of property owners, business owners, tenants, community organizations, and other interested parties at a series of meetings to be held in the community. The following is a list of groups the Agency has met or will be meeting with and the meeting dates:

- North Long Beach (NLB) Community Action Group August 3, 2008
- Good Neighbors of NLB August 12, 2008
- NLB Neighborhood Association, Grant School Chapter August 14, 2008
- NLB Neighborhood Association, Coolidge Triangle Chapter August 20, 2008
- NLB Neighborhood Association, De Forest Park Chapter August 21, 2008
- NLB Neighborhood Association, Executive Committee August 27, 2008

CRL Sections 33349 and 33452, notice of the public hearings will be sent first class mail to the last known assessee (the "property owner") of each parcel of land and to all tenants and business owners within the Project Area. The notice will explain the purpose of the Agency and City Council public hearings and contain other pertinent information such as the meeting dates, times and location. The letter transmitting the notice for the public hearings to the property owners will also contain a statement of acquisition that their property would be subject to eminent domain, (except for owner occupied single-family units) if the proposed Amendment is adopted. The notice of the joint public hearing will also be published in a newspaper of record for four (4) consecutive weeks in compliance with the CRL.

VIII. ENVIRONMENTAL REVIEW

Section 33352 (k) of the CRL requires that the Agency's Report to the City Council contain the report required by Section 21151 of the Public Resources Code (environmental compliance document). The Public Resources Code states that once an EIR has been certified for a project, no subsequent EIR shall be prepared unless: 1) substantial changes are proposed to the project, 2) substantial changes occur with respect to the circumstances under which the project is undertaken, or 3) new information of substantial importance is presented which was not known and could not have been known at the time the previous EIR was certified. There is no evidence of the circumstances noted in conditions 1, 2, or 3 above; therefore a subsequent/supplemental Environmental Impact Report is not required. The Second Amendment to the North Long Beach Redevelopment Plan Initial Study and Negative Declaration ("Initial Study") prepared by the City of Long Beach, Long Beach Development Service Department, and Planning Bureau is included within this Report as Appendix E.

As described below, the Initial Study (which incorporates the Negative Declaration) determined that the Amendment would have either no impact on a less than significant impact on environmental factors. As a result, no mitigation measures are necessary or proposed.

The Initial Study identified the Amendment as having no impact on the following environmental factors:

- Aesthetics
- Noise
- Biological Resources
- Utilities and Service Systems
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Recreation
- Land Use & Planning
- Agricultural Resources
- Mineral Resources
- National Pollution Discharge Elimination System

The Initial Study identified the following environmental factors as having less than significant impact as a result of the implementation of the proposed Amendment; therefore, no mitigation measures are necessary:

1. Population and Housing
2. Air Quality
3. Public Services
4. Transportation / Traffic

5. Geology and Soils
6. Cultural Resources

The following is a discussion on the environmental factors that were identified as having a less than significant impact as summarized from the Initial Study.

Population and Housing

Exercising the power of eminent domain to eliminate blight could involve the removal of existing housing units, thereby displacing people. The Redevelopment Plan has criteria for relocating displaced residents, including assistance in finding other housing, rehabilitation of the other housing and relocation compensation. The redevelopment of blighted parcels could also involve the construction of replacement housing on-site. A no impact response to this issue would not be accurate but a less than significant impact can be anticipated.

Cultural Resources

According to demographic estimates for the redevelopment area, more than 53% of the housing units were built prior to 1960. Any unit constructed in 1963 or earlier would qualify for review. Although the proposed Amendment could result in the removal of existing structures, any structure demolished will have undergone a thorough review for its historical significance. As a result, a less than significant impact is anticipated.

Air Quality

The proposed Amendment is considered an action that will not directly generate new construction or operational emissions. Although no significant impacts are anticipated, the response is Less Than Significant Impact rather than No Impact because the entire Southern California basin is an area of non-attainment.

Public Services

a. Schools

The removal of blighted properties could result in the development of new residential units that would potentially house school-age children. Any new residential development project will be assessed a per-unit school facilitates fee upon issuance of building permits to assist in offsetting the impact on existing school in the Project Area.

b. Parks

The removal of blighted properties could result in the development of new residential units that would generate more users of the parks in the Project Area. Any new residential development in the Project Area will be assessed a per-unit park facilities fee determined by the City Council upon issuance of building permits to assist in offsetting the impact on park facilities in the Project Area.

Transportation /Traffic

New development on formerly blighted sites would likely occur following the use of eminent domain. The new development would not be anticipated to result in a substantial increase to the traffic load or to the capacity of the street system as the growth would be within the projections assumed by the City.

Geology and Soils

The Project Area is in close proximity to fault zones and development could experience impacts related to fault rupture, seismic ground shaking etc. There are numerous variables that determine the level of damage to any specific location therefore a less than significant impact is the appropriate response.

A Notice of Intent (NOI) to adopt a Negative Declaration was published on June 16, 2008 in the Long Beach Press Telegram notifying the public of the review period beginning on June 16 and ending on July 15, 2008. No comments were received on the Initial Study. The Initial Study and proof of publication of the NOI are also included in Appendix E. The Agency will consider approval of the Negative Declaration at their hearing scheduled for August 15, 2008. The City Council will also consider and take action in the Negative Declaration at their hearing which follows the Agency's on August 16, 2008.

IX. NEIGHBORHOOD IMPACT REPORT AS WARRANTED BY THE PROPOSED AMENDMENT

Section 33352(m) of the CRL requires that the Agency's Report to the City Council contain a neighborhood impact report if the redevelopment project contains low or moderate income housing. The purpose of the neighborhood impact report is to describe in detail the impact of the proposed actions upon the residents of the Project Area and surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood. The neighborhood impact report is also to include: (a) the number of dwelling units housing persons and families of low or moderate income expected to be destroyed or removed from the low and moderate income housing market as part of the redevelopment project; (b) the number of persons and families (households) of low or moderate income expected to be displaced by the project; (c) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the CRL; (d) the number of dwelling units housing persons and families of low and moderate income planned for construction or rehabilitation, other than replacement housing; (e) the projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation; and (f) a projected timetable for meeting the relocation, rehabilitation and replacement housing objectives.

A neighborhood impact report was prepared and included in the Report on the Redevelopment Plan at the time of adoption in 1996. The neighborhood impact report discussed the potential impacts to residents in the Project Area and surrounding areas based upon information contained in the EIR for the Redevelopment Plan, the Method or Plan for Relocation, and other sources included in the 1995 Report. The following summarizes the findings of the neighborhood impact report prepared at adoption as updated with current information provided by staff on redevelopment activities, the findings of the Initial Study prepared for the Amendment and the Agency's current Implementation Plan.

A. IMPACT ON RESIDENTS IN THE PROJECT AREA AND SURROUNDING AREAS

1. Relocation

Any non-voluntary or voluntary displacement which occurs as a result of Agency redevelopment activities will be mitigated by relocation assistance including financial payments, advisory assistance, and replacement housing provisions of State law relating to Agency assisted developments. These provisions are further described in the

Agency's Method or Plan for Relocation, which is included within Section VII of this Report.

It is anticipated that existing non-residential, underutilized and vacant parcels will be selected as first development sites. However, from time to time throughout the remaining life of the Redevelopment Plan, residential displacement and relocation may occur in conjunction with eminent domain proceedings and voluntarily negotiated acquisitions and eminent domain procedures. With the passage of Proposition 99, effective in June 3, 2008, owner-occupied, single-family residence cannot be acquired and resold to a private person²⁵. Displacement and relocation resulting from redevelopment activity are generally dependent upon the following factors:

- Market demand for various types of development;
- Availability of funds to finance redevelopment activities; and
- Agency's ability to meet applicable relocation and housing replacement requirements under the CRL for low and moderate income families.

Residents will not be displaced unless and until there are suitable relocation facilities available for occupancy at rents or costs comparable to those paid at the time of displacement. The Agency will assist residents in finding housing that is decent, safe and sanitary and within their financial means, in reasonably convenient locations and otherwise suitable to their needs. As previously stated, any displacement which occurs as a result of Agency redevelopment activities will be mitigated by relocation assistance including financial payments, advisory assistance, and replacement housing provisions of State law relating to Agency assisted developments.

Additionally, it is possible that implementation of the proposed Amendment may require the temporary or permanent displacement and relocation of non-residential occupants within the Project Area. In every case, the Agency will diligently use its best efforts to attempt to find relocation sites meeting the required needs of the individual business displaced by the Agency activity as required by law. Furthermore, the Agency will work with property owners to provide every opportunity for them to participate in the rehabilitation or redevelopment of their own properties and/or other properties in the Project Area. The Agency will additionally offer re-entry opportunities where feasible to existing business owners and tenants on a preference basis.

²⁵ "Owner-occupied, single-family residence" is defined as real property improved with a single-family residence (including a condominium or townhouse) that is the owner's principal place of residence for at least one year prior to the State or local government's initial written offer to purchase the property.

2. Traffic Circulation

The proposed Amendment to extend eminent domain authority limit is considered a technical amendment to the Redevelopment Plan and, therefore, no additional environmental impacts to traffic circulation are anticipated. As described in the Initial Study prepared for the Negative Declaration, the adoption of the Amendment would not cause an increase in traffic, result in a change in air traffic patterns, increase hazards due to design features, result in inadequate emergency access or parking capacity, or conflict with adopted policies plans or program supporting alternative transportation. Through the City's development review process, future redevelopment activities implemented within the Project Area would be evaluated for potential traffic impacts. Where needed, mitigation measures, such as traffic improvements and traffic impact fees would be required to avoid or minimize potential traffic impacts.

3. Environmental Quality

At the time of Project adoption, the only issue identified in the EIR as a possible significant adverse impact was the potential for flooding in parts of the Project Area along the Los Angeles River. The U.S Army Corps of Engineers constructed a "parapet wall" at the top of the levies along the LA River to eliminate the flood hazard in the area. This project was completed in 2002. As noted in Part X of this Report, the Initial Study prepared for the Amendment only identified three environmental factors that could be impacted by the Amendment including Cultural Resources, Land Use/Planning and Population/Housing. All three were determined to have a less than significant impact.

4. Community Facilities and Services

The Negative Declaration also analyzed impacts on community services. Impacts to fire protection, utilities, police protection, and schools were considered. No significant or potentially significant impacts were found or stated for any of the above listed community facilities and services evaluated in the Negative Declaration. As described in the Initial Study, the City collects new residential development fees to offset impacts to schools and park facilities. In addition, the Agency's current Implementation Plan has an "Open Space and Public Improvements Program". The program is designed to improve the Project Area's open space and public facilities. These projects may include (1) the creation of parks and pocket parks; (2) street and streetscape improvements, including sidewalks, curbs and gutters; (3) repair and under grounding of utilities; (4) construction rehabilitation and upgrading of Police, Fire, Park, Library, educational and/or other public facilities buildings; (5) alley paving projects; and (6) provision of public parking improvements.

5. School Population and Quality of Education

Public education services within the Project Area are provided by Long Beach Unified School District (LBUSD) and the Los Angeles Unified School District (LAUSD). LAUSD operates one school, Dominguez Elementary School. This school is in an area composed of industrial and commercial uses, so is not expected to be significantly impacted by Project growth. Approval of the proposed Amendment could facilitate new development that would add students to the LBUSD but not to a significant degree. As identified in the Initial Study, the development impact fees are collected to offset impacts resulting from population growth.

6. Property Assessment and Taxes

The proposed Amendment will not cause the property taxes paid by owners to increase. In general, taxable valuations of property within and adjoining the Project Area should increase as development of that property occurs. New development within the Project Area will be assessed at market value, as determined by the Assessor. Regardless of whether property is in the Project Area or not, the Assessor may increase property valuations for existing properties at the maximum rate of 2% per year allowed under Proposition 13. In cases where property changes hands, the Assessor will reassess the added value to property and improvements due to any new development or rehabilitation which occurs.

B. RELOCATION AND LOW AND MODERATE INCOME HOUSING

1. Housing Units to be Destroyed or Removed

Should Agency acquisition result in the removal of dwelling units occupied by person or families of low and moderate incomes, the Agency will be required to construct, develop or rehabilitate, or cause the construction, development or rehabilitation of, low and moderate income dwelling units equal in number to those destroyed or removed. These "replacement housing units" must be constructed within four years of their destruction or removal, and must be available at affordable housing cost to, and occupied by, persons in the same or a lower income category (very low-, low or moderate) as the persons displaced from those destroyed or removed units. The units must remain affordable for the longest feasible time, but not less than 55-years for rental units and 45-years for owner-occupied units as set forth in the CRL Section 33334.3.

2. Projected Residential Displacement

Should such displacement be contemplated, the Agency will conduct individual household surveys to determine the exact number, type and location of comparable replacement housing units and the required number of referrals thereto prior to displacement of any person of low or moderate income. The Agency has prepared a method and plan for relocation, which provides an overview of the relocation process that must be undertaken by the Agency prior to displacing any person(s) or family(ies). The only pending relocation project is the demolition of the Long Beach Boulevard Motel which includes seven units and 14 bedrooms.²⁶ The Agency has exceeded its replacement housing production requirements.²⁷ Displaced families or persons will be given priority for relocation in these surplus replacement-housing units, subject to their suitability for those displaced.

3. Number and Location of Replacement Housing Units

The specific number and type of replacement housing units required pursuant to CRL Section 33413 has not been determined. However, through fiscal year 2011, the Agency anticipates having replacement units that will provide over 900 bedrooms²⁸ throughout the City. Should housing units be destroyed or removed from the low and moderate income housing market by the Agency, suitable replacement housing locations are available within the Project Area or other areas of the City as identified in the City's General Plan as residential infill areas.

The City Council and the Agency will make findings as may be necessary to provide such replacement housing. When the Agency acquires property, enters into a disposition and development agreement, participation agreement or other agreement, or undertakes any other activities requiring or causing the destruction or removal of housing units from the low and moderate income housing market, the Agency will provide replacement housing required pursuant to Section 33413 of the CRL and replacement housing plan pursuant to Section 33413.5. As stated above, the Agency has exceeded its replacement housing production requirements and assuming suitability to those displaced, these units will be available as replacement units.

²⁶ City of Long Beach, January 2008.

²⁷ Generally, the Agency transfers all of the 20% set-aside funds from each redevelopment project area into the "City's" Housing Development Fund. This money is used by the non-profit Long Beach Housing Development Company to assist in the production of affordable housing (including replacement housing) as required by the CRL. The Affordable Housing Program is administered by the Long Beach Housing Development Company.

²⁸ Housing Program Compliance Plan; October 1, 2004 – September 30, 2004, Table 10.

4. Number and Location of Low and Moderate Income Housing Units Planned Other than Replacement Housing

The proposed Amendment will not alter the Agency's housing projections that are contained within the 2005-2009 Implementation Plan. The Agency plans to assist in the construction, rehabilitation and preservation of low and moderate income housing in the Project Area under its housing program as housing set-aside funds are available. When possible, Agency assistance will be supportive to Federal, State and Local funds including the City's Community Development Block Grant and HOME funds for residential rehabilitation. These housing programs are described in the Implementation Plan. The Housing Component of the Implementation Plan is combined for all of the Agency's Project Areas. During this Implementation Plan cycle (10/1/04 – 9/30/09), the Agency, through the Long Beach Housing Development Company, anticipates assisting in the construction of 267 new and the rehabilitation of 445 affordable housing units throughout the City.²⁹

5. Financing Method for Replacement Housing Requirements

As discussed in this Report, not less than 20% of all taxes which may be allocated to the Agency pursuant to Section 33670 of Article 4 of the CRL, shall be used by the Agency for purposes of increasing, improving and preserving the supply of low and moderate income housing available at affordable housing cost to persons and families of low or moderate income and very low income households. This source of funding is expected to be utilized for replacement housing should the Agency be required to create such housing.

6. Timetable for Provision of Relocation Housing

If replacement housing is to be provided pursuant to Section 33413 of the CRL, the Agency shall take necessary steps to cause the construction, rehabilitation or development of such housing in accordance with the time limits prescribed by law. The replacement units must be identified prior to relocation and the Agency shall, within four years of the destruction or removal of units, replace with an equal or greater number of replacement units that have a equal or greater number of bedrooms as those destroyed or removed, and shall be available at a affordable housing cost to, and occupied by, persons in the same or lower income category as the persons displaced from those destroyed or removed units.

²⁹ Housing Program Compliance Plan; October 1, 2004 – September 30, 2009, Table 12.

C. OTHER MATTERS AFFECTING THE PHYSICAL AND SOCIAL QUALITY OF THE ENVIRONMENT

Implementation of the proposed Amendment is necessary to continue implementing the Agency's redevelopment program. By assisting in the implementation of the Agency's activities, the Amendment will provide the Agency with the ability to continue its program of activities to alleviate blight and will encourage economic growth and development within the Project Area, making the Project Area a more attractive area, which in turn should stimulate reinvestment.

X. SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES

Pursuant to Section 33352(n) of the CRL, this Report to the City Council must include an analysis of the County Fiscal Officer's Report and must include a summary of consultations of the Agency, or attempts to consult by the Agency, with each of the affected taxing agencies. If any of the affected taxing agencies have expressed written objections with the proposed Amendment as part of these consultations, the Agency shall include a response to these objections, additional information, if any, and, at the discretion of the Agency, proposed or adopted mitigation measures.

A. THE REPORT OF THE COUNTY FISCAL OFFICER AND ANALYSIS THEREOF

The proposed Amendment does not include adding territory to the Project Area. Therefore, a fiscal officer's report prepared by the County of Los Angeles County Auditor-Controller's Office is not required as part of the adoption process for the proposed Amendment.

B. SUMMARY OF CONSULTATION WITH AFFECTED TAXING ENTITIES

The proposed Amendment will not affect the allocation of tax increment revenues. However, the Agency sent a courtesy notice to the affected taxing agencies on July 9, 2008; notifying them of the proposed Amendment including the name of a contact and telephone number should they have any questions (Appendix F). Included with the notice was a copy of the draft Amendment. The Agency received one inquiry from Robert Moran of the Los Angeles County Chief Executive Office on August 6, 2008 requesting a copy of the blight analysis. Mr. Moran was referred to the City's web site on which the draft Report to City Council is posted. Mr. Moran confirmed that he was able to ascertain the report from the web site.

In accordance with CRL Section 33349(d), the Agency sent notice of the public hearings on the Amendment to all of the affected taxing entities certified mail on August 18, 2008.

APPENDIX A

**EXCERPTS FROM THE CITY OF
LONG BEACH PARKING CODE**

21.41.216 Parking--Required number of spaces.

Tables 41-1A, 41-1B and 41-1C set forth the number of parking spaces required for specific land uses. Parking spaces required for multiple uses on a lot shall be calculated separately for each use, and the parking required shall be the sum of all that required for all such uses, unless otherwise permitted by Section 21.41.223 of this Chapter. In calculating the number of required spaces, fractional numbers shall be rounded up to the closest whole number.

(Ord. C-7550 § 9, 1998; Ord. C-7326 § 18, 1995; Ord. C-7247 §§ 18--20, 1994; Ord. C-7127 § 4, 1993; Ord. C-7032 § 28, 1992; Ord. C-6933 § 31, 1991; Ord. C-6755 § 2, 1990; Ord. C-6684 §§ 27, 28, 1990; Ord. C-6533 § 1 (part), 1988).

**Table 41-1C
Required Number of Parking Spaces for
Commercial, Industrial/Manufacturing and All Other Uses**

Use	Required Number of Spaces
Retail, Ready to Eat Restaurant and Personal Service Uses or Stores	
1. Community, regional or neighborhood shopping centers	5 per 1,000 SF-GFA plus parking for a detached fast-food restaurant calculated separately. However, shopping centers greater than 150,000 square feet in size may receive approval of a lower parking ratio pursuant to Section 21.41.219
2. Merchandise mall	10 per 1,000 SF-GFA
3. Open flea market, swap meet	4 per 1,000 GLA of display area
4. Other retail or personal service use, store or shop (commercial clusters)	4 per 1,000 SF-GFA
5. Automobile sales	2 spaces per 1,000 GFA of interior showroom, 1 per 1,000 GLA of outdoor display area, plus 4 per 1,000 GFA for accessory office and repair service area
6. Ready to eat restaurant	4 per 1,000 GFA
7. Furniture store	2 per 1,000 GFA
Automobile/Motor Vehicles	
1. Car wash (self-service/hose and hand dry or belt driven)	2 spaces per wash bay (for purposes of belt driven facilities, the conveyor length shall be divided by 18 to determine the number of wash bays)
2. Car wash (full service)	1 space per wash bay (conveyor length divided by 18), plus retail and office space calculated separately

3. Service station or service garage	For a service station (gas dispensing only), 1 space per pump island. For a service station with accessory retail, office, and/or auto repair, 1 space per pump island, plus 4 per 1,000 GFA for accessory retail, office and auto repair area. For a service garage (auto repair), 3 plus 4 per 1,000 GFA
Office	
1. Banks, savings and loans	5 per 1,000 GFA (no additional parking is required for accessory automatic teller machines)
2. Medical or dental office	5 per 1,000 GFA
3. Professional or unspecified office (no additional parking for restaurants or medical offices in office building if less than 10 percent of building area)	4 per 1,000 GFA up to 20,000 GFA and 2 per 1,000 GFA for GFA more than 20,000, or 1 space for each company vehicle exceeding 5, whichever is greater
Restaurants and Bars	
1. Detached fast food restaurant (located on a separate pad)	5 spaces plus 1 per 3 seats in dining area or 10 per 1,000 GFA whichever is greater
2. Dinner restaurant	10 per 1,000 GFA of dining areas plus 20 per 1,000 GFA for tavern area and 25 per 1,000 for dance floor
3. Outdoor dining at an established restaurant	0 space for 250 GLA or less, plus 5 per 1,000 GLA for 250 GLA or more, except for outdoor dining located in the CB zone, and for outdoor dining located on public sidewalks, no additional parking is required (See Footnote A)
4. Tavern	20 per 1,000 SF-GFA
Public Assembly	
1. Assembly hall, church, movie theater or other public assembly area with fixed seats	For church and assembly uses, 1 per every 3.3 fixed seats. For theaters, 1 per every 3.3 fixed seats, plus a passenger loading and unloading zone (if the fixed seat portion of the use is not 75% or greater, separate parking ratios shall be applied for accessory uses)
2. Meeting hall, banquet hall, church, or other public assembly area without fixed seats	20 per 1,000 GFA (if the assembly area is not 75% or greater, separate parking ratios shall be applied for accessory uses)
3. Elementary school, secondary school and day-care center	For elementary schools, 2 per classroom, plus 2 loading and unloading spaces and auditorium or stadium calculated separately. For high schools, 7 per classroom, plus auditorium or stadium calculated separately. For day care, 1 space per every 10 children, plus 2 loading and unloading spaces
Hotel (guest rooms with direct access from an interior hallway) and motel (guest rooms with direct access to the exterior)	For hotel, 1 per guest room, plus parking figured separately for banquet rooms, meeting rooms, restaurant and gift shops, plus 2 loading and unloading spaces. For motel, same as hotel, plus 2 parking spaces for the motel managers unit

5. Hospitals, convalescent hospitals	For hospitals, 2 spaces per bed. For convalescent hospitals, 1 per every 3 beds
6. Library, museum	4 per 1,000 GFA, plus 1 bus parking stall for each 5,000 sq. ft. open to public; plus passenger loading and unloading areas shall be provided
7. Trade or vocational school	20 per 1,000 GFA or 1 per 3.3 fixed seats, whichever is greater
Recreation	
4. Bowling alley	5 spaces plus 4 spaces per alley, or 1 per 3 spectator seats, whichever is greater
5. Commercial horse stables and horse riding schools	1 for each 5 stalls
6. Dancing, dance hall, disco, skating rink	25 per 1,000 SF-GFA, excluding kitchen

Abbreviations:

SF = square feet

GFA = gross floor area (excludes utility and elevator cores, stairwells and restrooms)

GLA = gross land area in square feet

NOTES:

(A) Outdoor dining located on public sidewalks require approval of an encroachment permit issued by the Department of Public Works. Further, within the City's Coastal Zone, a coastal permit is required for all outdoor dining located on public rights-of-way.

21.41.219 Parking requirements for uses not specified and for large shopping centers.

The requirement for a use not specifically mentioned in Tables 41-1A, 41-1B and 41-1C shall be the same as for a use specified which has similar traffic generating characteristics. The Zoning Administrator shall determine what constitutes similar traffic generating characteristics. For unique uses, the Zoning Administrator may require a parking demand study. The parking demand study should be prepared by an independent traffic engineer licensed by the State of California at the developer's expense and must be submitted to the Director of Planning and Building and the Director of Public Works for review and approval. Shopping centers of one hundred fifty thousand (150,000) square feet or more may submit a parking demand study, as outlined above, in order to reduce the standard shopping center ratio.

(Ord. C-7326 § 19, 1995; Ord. C-6533 § 1 (part), 1988).

21.41.231 Parking--Size of spaces.

Parking spaces shall be of the sizes and meet such other requirements as set forth in table 41 2 and as illustrated in figures 41 1A, 41 1B, 41 1C and 41 1D.

(Ord. C 7040 § 2, 1992; Ord. C 6895 § 20, 1991; Ord. C 6533 § 1 (part), 1988).

**Table 41-2
MINIMUM PARKING SPACE SIZES**

All Uses	Size	Aisle Width	Proportion
Compact	8 feet by 15 feet	21 feet (all zones except R-1-S, R-2-S, R-2-I zones)	Residential--not more than 50 percent
			Nonresidential--none
Standard	8 feet 6 inches by 18 feet	24 feet (all zones except R-1-S, R-2-S, R-2-I zones)	
		23 feet (R-1-S, R-2-S, R-2-I zones)	
Handicapped	14 feet by 18 feet	24 feet	See state requirements (title 24, part 2, Chapters 2-71 of the California Administrative Code)

Division III Loading Regulations

21.41.310 Loading--Required.

In addition to off-street parking spaces, off-street loading spaces shall be provided for uses in all zoning districts as set forth in Sections 21.41.320 through 21.41.370.

(Ord. C-6533 § 1 (part), 1988).

**Table 41-6
Loading Space Standards**

Type Of Loading Space	Width	Length	Clearance
1. Passenger	9 feet	19 feet	10 feet
2. Large truck	14 feet	60 feet	15 feet
3. Reduced truck	12 feet	25 feet	12 feet

21.41.345 Loading--Backing into street.

On lots which are located ninety (90) or more feet from the intersection of two (2) non-arterial streets, and which provide access to loading areas from a local or collector street, as defined in the Transportation Element of the General Plan, the loading areas may be designed to allow trucks to back into the local or collector street subject to the approval of the Director of Public Works.

(Ord. C-7360 § 16, 1995).

**Table 41-7
Required Number Of Loading Spaces**

Use	Number Of Spaces	Type Of Spaces
1. Daycare, elementary school	2 loading and unloading spaces	Required off-street parking space posted for passenger loading
2. Hotel	2 loading and unloading spaces	Required off-street parking space posted for passenger loading
3. Manufacturing, packing, assembly, warehousing	a) 0--3,000 SF, 0 spaces	n/a
	b) 3,001--10,000 SF, 1 space	Reduced truck
	c) 10,001--40,000 SF, 1 space plus 1 space for each additional 40,000 SF, for each individual user	Truck
4. Medical or dental office, hospital	5 per 100 off-street parking spaces, if more than 50 off-street spaces required	Required off-street parking space posted for passenger loading
5. Public assembly	1 per 100 off-street parking spaces, if more than 50 off-	Required off-street parking space posted for passenger

	street spaces required	loading
6. Retail, service or office commercial	1 per 100 off-street parking spaces, if more than 50 off-street spaces required	Required off-street parking space posted for passenger loading
7. Supermarket, grocery, drug, variety, department, furniture, hardware or appliance store, or shopping center	a) from 0 to 10,000 SF-GFA, 0 spaces	Truck
	b) from 10,001 to 40,000 SF-GFA, 1 space	Truck
	c) from 40,001 to 160,000 SF-GFA, 2 spaces	Truck
	d) over 160,000 SF-GFA, 3 spaces	Truck

Abbreviations:

SF= square feet

GFA = gross floor area

(Ord. C-7399 § 11, 1996; Ord. C-7360 § 7, 1995; Ord. C-6533 § 1 (part), 1988).

**Table 41-4
Minimum Driveway Widths**

Number of Spaces	Minimum Width
0--4	9 ft. 0 in.
5--14 (or one-way flow)	12 ft. 0 in.
	18 ft. 0 in. inside a garage or parking lot
15 or more (or two-way flow)	20 ft. 0 in. residential and
	24 ft. 0 in. nonresidential from curb to garage or parking lot

**Table 41-5
MAXIMUM NUMBER AND WIDTH OF DRIVEWAYS AND CURB CUTS**

Site Width	No Paved Alley a,d Or Paved Alleys Less Than 10 Feet In Width	Paved Alley a, c 10 Feet 15 Feet	Paved Alley a,c 16 Feet 20 Feet
0 feet--120 feet	1 curb cut, 20 feet maximum width ^e	No curb cuts--residential ^b ; 1 curb cut 24 feet maximum width--nonresidential	No curb cut--residential ^b ; 24 feet maximum width--nonresidential
121 feet--200 feet	2 curb cuts, 24 feet maximum width each	1 curb cut, 24 feet maximum width	No curb cut--residential ^b ; 1 curb cut 24 feet maximum width--nonresidential
201 feet--400 feet	2 curb cuts, 24 feet maximum width each	2 curb cuts, 24 feet maximum width each	No curb cut--residential ^b ; 2 curb cuts 24 feet maximum width--nonresidential
401 feet plus	3 curb cuts, 24 feet maximum width each	3 curb cuts, 24 feet maximum width each	No curb cut--residential ^b ; 3 curb cuts, 24 feet maximum width--nonresidential

Notes:

- a. Minimum width of the alley from site to public street.
- b. This shall only apply in parking impacted areas. In R-1 and R-2 zones, outside of parking impacted areas, one driveway, 20 feet wide is allowed. In all residential zones within parking impacted areas, nonconforming driveways may be maintained provided that the driveway leads to a legal parking space.
- c. No access shall be allowed to an arterial highway from a lot in a residential zone.
- d. On corner lots, in residential zones, where both streets are classified as regional arterials, arterials, principal streets or collector streets, driveway(s) shall be limited to the lower classified street.
- e. The city engineer may adjust the width of the permitted curb cuts by up to 4 feet, if such an increase would be beneficial to the public safety.

(Ord. ORD-05-0038 § 1, 2005: Ord. C 6684 § 35, 1990: Ord. C 6533 § 1 (part), 1988).

APPENDIX B

**NORTH LONG BEACH REDEVELOPMENT PROJECT AREA
FIVE YEAR IMPLEMENTATION PLAN**

NORTH LONG BEACH REDEVELOPMENT PROJECT AREA FIVE-YEAR IMPLEMENTATION PLAN

October 1, 2004 - September 30, 2009

Mid-Term Review Update

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY**



333 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
(562) 570-6400

April 2008

*The mission of the Redevelopment Agency of the
City of Long Beach is to improve the blighted areas of Long Beach, revitalize
neighborhoods, promote economic development and the creation of jobs, provide
affordable housing and encourage citizen participation.*

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1. PROJECT AREA MAP
2. GOALS AND OBJECTIVES LINKAGE TO BLIGHT
3. PROPOSED PROGRAMS LINKAGE TO BLIGHT
4. ESTIMATED PROGRAM EXPENDITURES
5. AFFORDABLE HOUSING COMPLIANCE PLAN

**North Long Beach Redevelopment Project
Five-Year Implementation Plan
October 1, 2004 – September 30, 2009**

Mid-Term Review Update

I. INTRODUCTION

On July 16, 1996, the Redevelopment Agency of the City of Long Beach ("Agency") adopted the North Long Beach Redevelopment Plan ("Redevelopment Plan"). Pursuant to Health and Safety Code Section 33352(c), the Agency's Report to the City Council on the Redevelopment Plan contained an initial Implementation Plan covering the period October 1, 1996 – September 30, 2001. Health and Safety Code Section 33490(b) requires redevelopment agencies to adopt a new implementation plan once every five years. To that end, a second Implementation Plan for the period October 1, 2001 – September 30, 2006 was adopted by the Redevelopment Agency on September 24, 2001.

Between the second and third year after adoption of the Implementation Plan, the Agency is required to hold a public hearing on the Implementation Plan. A redevelopment agency may make amendments to the plan at this time or at other times if required. The Agency held a public hearing to review the Implementation Plan for the North Long Beach Redevelopment Project Area ("Project Area") on October 11, 1999. No amendments were made to the Implementation Plan at that time. The Agency planned to hold a public hearing to review the second Implementation Plan between October 1, 2003 and September 30, 2004.

In order to have the Implementation Plan for the North Long Beach Redevelopment Project be consistent with the same time period covered as the Agency's other Implementation Plans, this third Implementation Plan for the North Long Beach Redevelopment Project will be presented to the Redevelopment Agency for adoption prior to September 30, 2004. A public hearing to review the second Implementation Plan will be held at the same time the third Implementation Plan is considered.

Pursuant to Health and Safety Code Section 33490 this Implementation Plan contains (1) the specific goals and objectives of the Agency for the North Long Beach Redevelopment Project Area, (2) the specific programs, including potential projects, and estimated expenditures to be made during the next five years, (3) a discussion of how these programs will implement the Agency's low- and moderate-income housing obligations, and (4) an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a five year period and incorporates a program of activities to accomplish essential, near-term revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the

course of administering the Redevelopment Plan for the Project Area during the five-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure. If the Implementation Plan includes a project that will result in the elimination of low- or moderate-income housing, the Implementation Plan shall identify proposed locations suitable for the replacement dwelling units.

This Implementation Plan is composed of two major components, a redevelopment component and a housing component. The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area. The housing component addresses statutory requirements for the production of affordable housing, including inclusionary housing. The housing expenditure component shows how the Agency's goals and objectives for housing will be implemented and how the statutory requirements for the set aside and expenditure of tax increment for housing purposes will be met.

II. BACKGROUND

Project Area Setting

The Project Area consists of 10 non-contiguous areas referred to as parcels 1 through 10 totaling approximately 7,540 acres of land and 4,967 acres of harbor waterfront property within the Port of Long Beach for a total size of 12,507 acres (Attachment 1 - Project Area Map).

The majority of land in the Project Area is located within Parcel 1. Parcel 1 is located north of the San Diego Freeway (I-405) and is bordered by the cities of Compton and Paramount to the north, the City of Lakewood to the east, and the City of Carson to the west. Parcel 1 is primarily residential in character, but is intersected with several major commercial and industrial corridors: Atlantic Boulevard, Long Beach Boulevard, Cherry Avenue, Paramount Boulevard, Del Amo Boulevard, Market Street, South Street and Artesia Boulevard. For the most part, the residential areas are composed of relatively sound single-family neighborhoods with pockets of overcrowded and deteriorating structures. In contrast, the commercial properties along these corridors consist of aging strip commercial buildings characterized by physical deterioration, substandard design and a lack of adequate parking.

The second largest area within the Project Area is Parcel 5 and contains the Port of Long Beach. The remaining eight Parcels totaling 444 acres are areas of deteriorated and underutilized commercial and industrial properties, or vacant sites that suffer from contamination due to past oil production activities. The only exception is Parcel 8, a four-block residential area that is deteriorated and impacted by crime.

Physical Conditions

In North Long Beach, the desire for redevelopment originated in the community. For many years, property owners, business tenants, and residents have been concerned about the deteriorating physical and economic conditions along the commercial corridors that extend throughout the area and the negative impact these conditions have had on the surrounding residential areas.

While the push for redevelopment was borne from the concerns of the neighborhood, it has evolved into an effort not only to help alleviate blighting influences within the community, but also to show strong long-term public support for the revitalization of the economic health of the Project Area. As part of the redevelopment of this area, the Agency proposes to assist in the revitalization of commercial, industrial, and residential uses throughout the Project Area. As part of these efforts, the Agency will assist in improving the commercial corridors in North Long Beach through rehabilitation and modernization to retain existing and attract new businesses, address lack of adequate public parking, address the lack of adequate public facilities, address the lack of open/green space, construct public improvements, and assist in hazardous waste remediation and facility modernization.

The Agency will facilitate the redevelopment and development of underutilized sites for contemporary commercial/industrial/residential use, as well as work with existing businesses to rehabilitate and/or modernize their operations. Throughout the Project Area, the Agency will work to upgrade and improve the housing stock and encourage home ownership, as well as provide affordable housing.

Project Financing

Several financial constraints combine to limit the ability of the Agency to implement the Redevelopment Plan over the next five years. These constraints are primarily the result of the newness of the Project Area and the fact that its main financial resource, tax increment revenues, will not be sufficient to remove all of the existing blighting conditions over the next five years.

The Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local entities, state or federal government programs; (3) advances from developers; (4) public/private partnerships; and (5) leveraging of tax increment revenues.

The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax

increment revenues as the primary means of resolving the Project Area's various problems.

III. PROJECT AREA BLIGHTING CONDITIONS

General

There are numerous physical and economic blighting conditions that are prevalent throughout the Project Area. Due to the large size of the Project Area and its diversity of land use, the physical and economic blighting conditions that impact the Project Area vary greatly depending on the area. Therefore, distinct approaches and methodology will be necessary to address the blighting conditions within the different sub areas of the Project Area.

At the time of the adoption of the Redevelopment Plan, a survey of existing physical conditions (and to a lesser degree economic conditions) was performed to evaluate the severity of blight within the Project Area. The survey included commercial and industrial areas and selected residential areas.

In the residential areas, economic blighting conditions were most prevalent. This factor has contributed to the lack of home ownership and the decline of the adjoining commercial corridors. To assess the impact of the deteriorated commercial corridors on the residential areas, indicators of economic health and stability such as assessed value, overcrowding and home ownership were compared to the "Eastside" of Long Beach. The Eastside has a similar residential building stock and although some of the commercial areas serving the Eastside have experienced a decline, the Eastside's commercial areas are not impacting the residential neighborhoods in the same way as in North Long Beach.

Other secondary data sources used to supplement the data mentioned above include City records, economic studies, the United States Census, Los Angeles County Assessor records, and interviews with realtors and leasing agents.

Physical Blighting Conditions

Prior to adoption of the North Long Beach Redevelopment Project Area several physical blighting conditions were noted, including the following:

- Deterioration and dilapidation were noted in 66 percent of the 8,678 buildings that were surveyed. Of this, 24 percent were in need of moderate to extensive rehabilitation.
- Characteristics of defective design affected 979 buildings or 11 percent of the buildings surveyed in the Project Area. Characteristics of defective design included

inadequate pedestrian and vehicular access, substandard exterior building material, faulty additions, inadequate setbacks and deficient lighting/ventilation.

- Faulty or inadequate utilities, which include exposed wiring, substandard exterior plumbing, and excessive concentration of utilities, were observed in 1,068 structures or 11 percent of all the structures surveyed.

Characteristics of substandard design were associated with commercial and industrial properties throughout the Project Area. Conditions of substandard design surveyed in portions of the Project Area included inadequate loading area, outdoor storage or production, excessive lot coverage, or obsolescence affecting 24 percent of commercial uses and 53 percent of industrial uses.

- Many older commercial structures located within the Project Area suffer from inadequate parking. Of 965 commercial parcels in the Project Area, only 16 percent had adequate parking per current zoning standards.
- The incompatibility of residential uses adjacent to industrial and commercial corridors has negatively impacted parts of the Project Area due to deteriorated buildings, marginal uses, and crime that is associated with commercial uses. These impacts are evident by lower home ownership, lower median home values and rents, and higher instances of residential overcrowding in comparison to the Eastside.
- When the Project Area was adopted, it was estimated that a total of 4,788 parcels (28 percent of all parcels) were of inadequate size and under multiple ownership. Of this total, approximately 4,265 were estimated to be residential parcels, 392 were estimated to be commercial parcels, and 131 were estimated to be industrial parcels.

Most of the physical blighting conditions noted above remain and still need to be addressed.

Economic Blighting Conditions

Prior to adoption of the North Long Beach Redevelopment Project Area several economic blighting conditions were noted, including the following:

- The use of contaminated parcels is limited or not permitted unless the hazardous materials are remediated. At the time the Project was adopted there were 451 businesses, including 333 underground storage tanks, in the Project Area that contained hazardous materials on-site. Of the 333 underground storage tanks, 123 had some level of contamination.

- High business vacancies can be detrimental to the local economy. At the time of adoption of the Project Area, nearly 15 percent of the 1,165 commercial tenant spaces surveyed in the Project Area were vacant.
- Interviews with real estate brokerage firms indicate that the monthly lease rates in the Project Area are considerably lower than competitive areas on the Eastside. Low lease rates can be attributed to low demand in the current market and the perception of the amount of crime in the area.

Residential overcrowding occurs when persons inhabit residential units with an inadequate number of bedrooms or living spaces. Residential overcrowding occurs throughout the Project Area.

- An excess of bars, liquors stores, and other uses that cater exclusively to adults can cause problems of public safety and welfare for residents and businesses. There are several uses located within the North Long Beach Project Area that are adult entertainment oriented.
- At the time the Project Area was adopted, one-fourth of all the crimes that occurred in the City of Long Beach took place in the North Long Beach Redevelopment Project Area. This is of particular concern when considering that only 15 percent of the total population of the City of Long Beach lives in the Project Area. Compared with other areas of the City the level of crime in the Project Area has been substantially reduced over the last five years; however, much work remains.
- The Project Area contains deficiencies in the public infrastructure system that contribute to the stagnation of the area's development and, more specifically, limit the reuse of the existing commercial corridors. The public improvement deficiencies include: storm drains, overhead utilities, parking, streetscape, and other infrastructure deficiencies. The combination of these deficiencies and physical and economic blighting characteristics exceeds what can be expected to be remedied by the private sector acting alone.

Most of the economic blighting conditions noted above remain and still need to be addressed.

IV. IMPLEMENTATION GOALS AND OBJECTIVES

Over the next five years, the goals and objectives for the redevelopment of the Project Area will focus on the following goals. Linkage of each goal with conditions of blight within the Project Area is demonstrated in the matrix attached and labeled Attachment 2 - Goals and Objectives Linkage to Blight.

Goal Number 1

The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, removal or remediation of buildings in which it is unsafe or unhealthy for persons to live or work, reconciliation of incompatible and uneconomic land uses, and the consolidation of small and irregular lots.

Goal Number 2

The assembly of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation in the Project Area.

Goal Number 3

The re-planning, redesign and redevelopment of portions of the Project Area to enhance the image of the Project Area, to create a sense of identity, and to address areas which are stagnant or improperly utilized.

Goal Number 4

The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial and industrial expansion, employment and social and economic growth.

Goal Number 5

The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements that provide unity and integrity to the entire Project.

Goal Number 6

The improvement of the community's supply of housing, particularly affordable housing available to low- and moderate-income persons and families with an emphasis on home ownership.

V. PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS

In the beginning years of a redevelopment program, an agency expects to receive very little tax increment revenue since it typically takes years to develop the tax base from which tax increment revenues are generated. The Agency collected its first fiscal year allocation of tax increment revenues from the Project Area in 1998-1999.

Table 1 - North Long Beach Redevelopment Project Area
 Tax Increment Revenues

Fiscal Year	Actual	Projected
October 1, 1996 - September 30, 1997	\$0	
October 1, 1997 - September 30, 1998	(\$30,470)	
October 1, 1998 - September 30, 1999	\$1,083,573	
October 1, 1999 - September 30, 2000	\$7,067,028	
October 1, 2000 - September 30, 2001	\$7,826,674	
October 1, 2001 - September 30, 2002	\$10,253,285	
October 1, 2002 - September 30, 2003	\$13,303,256	
October 1, 2003 - September 30, 2004		\$20,357,000
October 1, 2004 - September 30, 2005		\$21,827,000
October 1, 2005 - September 30, 2006		\$22,263,540
October 1, 2006 - September 30, 2007		\$22,708,820
October 1, 2007 - September 30, 2008		\$23,162,995
October 1, 2008 - September 30, 2009		\$23,626,255

The projects and programs described below are, by necessity, broad in nature. Specific planning activities and projects will be developed by the Agency, generally in connection with adoption of the Project Area's annual budget approvals, and may result in the need to amend this Implementation Plan.

Attachment 3 - Proposed Programs Linkage to Blight is a matrix that summarizes the linkage of proposed programs and potential projects with conditions of blight within the Project Area. It is the Agency's intent to implement proposed programs and projects which will attain the Goals and Objectives of the Project Area and which will address or remove the conditions of blight noted above. Depending upon the specific projects undertaken under the programs proposed below, one or more of the conditions of blight noted on Attachment 3 would be addressed.

A projection of future tax increment revenue generated within the Project Area during the five-year period addressed by this Implementation Plan estimates that the Agency will have approximately \$113.6 million in available tax increment revenues. Leveraging of these revenues through the issuance of bonded indebtedness will result in approximately \$185.6 million to fund various projects and programs. Of the available

\$185.6 million, approximately \$84.8 million will be used to implement programs and projects of the Agency, approximately \$45.2 million will be earmarked for debt service of proposed bonded indebtedness, approximately \$22.7 million will be set aside for low- and moderate-income housing programs, approximately \$22.7 million will fund statutory tax increment "pass-through" requirements, approximately \$7.5 million will be used to fund administrative and operating expenses, and approximately \$2.7 million will be used to pay Los Angeles County tax collection charges.

SOURCE OF FUNDS:

Tax Increment	\$113,588,610
Bond Proceeds	<u>72,000,000</u>
Total Source of Funds	\$185,588,610

USE OF FUNDS:

Statutory Pass-Through	\$ 22,717,722
Housing Set-Aside	22,717,722
County Tax Collection Charges	2,657,973
Bond Debt Service	45,225,000
Administrative and Operating Costs	7,500,000
Projects and Programs	<u>84,770,193</u>
Total Use of Funds	\$185,588,610

The \$22.7 million set aside for housing programs will be combined with other available housing funds to fund affordable housing program activities throughout the Project Area. Attachment 6 - Affordable Housing Compliance Plan provides a description and proposed expenditures for housing programs.

Open Space and Public Improvements Program

The Open Space and Public Improvements Program is designed to implement projects to improve the Project Area's infrastructure and public services. These projects may include (1) the creation of parks and pocket parks; (2) street and streetscape improvements, including sidewalks, curbs and gutters; (3) repair and under grounding of utilities; (4) construction or rehabilitation and upgrading of Police, Fire, Park, Library, Public Health, educational and/or other public facilities buildings; (5) alley paving projects; and (6) the provision of public parking improvements.

Blighting Conditions Addressed: This program will address deficiencies in the Project Area's infrastructure and public service facilities which will increase the desirability for private sector investment. In the North Long Beach Project Area there currently exists a shortfall between current demand for open space and public improvements and the level of service provided. As public improvements are made, the shortfall or gap between adequate levels of service and current levels will be reduced.

Commercial Consolidation and Revitalization Program

The Commercial Consolidation and Revitalization Program is designed to encourage the restoration, modernization, and improvement of commercial facilities in order to enhance the attractiveness and visibility of existing and/or new shopping areas. Projects may include: (1) development strategies, encouraging the clustering of commercial activities around identified commercial nodes; (2) advice to the City's Planning and Building Department regarding appropriate zoning for major corridors; (3) acquisition and assembly of properties within nodes and corridors for development consistent with the uses specified within the North Long Beach Strategic Guide for Redevelopment; (5) the development of architectural design guidelines; and (6) the completion of other related land use studies.

Blighting Conditions Addressed: This program will address the elimination of blighting conditions resulting from defective design, substandard design, deterioration, and dilapidation of commercial structures. Commercial revitalization impacts both physical deterioration, such as the need for exterior paint or the need to acquire and combine parcels, and economic conditions such as unemployment. A more successful commercial area will naturally generate employment opportunities. The specific blighting conditions impacted will be dependent upon opportunities presented and the public and private participation in the various components of the Program. This Program will address functional and economic obsolescence, the need to optimize the use of vacant or underutilized parcels, and to correct conditions such as defective design through monetary support of private improvement efforts.

Parking Improvement Program

Based on an inadequate distribution of parking in the Project Area, the Agency proposes to participate in a program working with private businesses for the renovation and provision of additional parking spaces within the Project Area.

Blighting Conditions Addressed: This program will address the lack of adequate parking, especially along commercial corridors. Adequate and accessible parking can contribute to the retention and attraction of businesses within the Project Area.

Economic Development Program

The Agency is proposing the implementation of an Economic Development Program that will focus on the retention of existing businesses in the Project Area

and the attraction of new businesses. The Agency intends to encourage developers or property owners to develop sites in the Project Area by participating in the development of these sites. The Agency's participation could be in the form of assistance in land write down, land assembly, relocation payments, or offsite improvements. The Agency's intent is to provide funds to meet the financial gap of a project as a means to engender such development.

Blighting Conditions Addressed: This program will address the high rates of business failure and turnover. Business failure and high turnover leads to high vacancy rates that negatively impact adjacent areas. New investments and economic opportunities will be encouraged through a combination of general improvements in the area's appearance and business assistance programs, including rebates and loans for new and existing businesses.

Neighborhood Enhancement Program

An ongoing program implemented in conjunction with the City's Neighborhood Services Bureau, the Neighborhood Enhancement Program includes: (1) rebates and loans for improvement of existing deteriorated residential properties, (2) a security component, (3) graffiti removal and prevention, (4) the identification of Neighborhood Enhancement Areas, (5) emphasis on improving owner occupied housing, (6) the issuance of Certificates of Conformance, and (7) other related efforts.

Blighting Conditions Addressed: The Neighborhood Enhancement Program will address physical blight such as deterioration, dilapidation and deferred maintenance. Additionally, new investments and home ownership opportunities will be encouraged through a general improvement in the area's appearance and first-time home buyer programs.

Affordable Housing Program

The Affordable Housing Program is designed to improve and preserve the supply of affordable housing for low- and moderate-income households. Please refer to Attachment 5 - Affordable Housing Compliance Plan for program descriptions and proposed expenditures. In addition, expenditure of housing set-aside funds is governed by the terms set forth in Redevelopment Agency Resolution R.A. 13-96, adopted on July 2, 1996, which states, in part, that "the Agency will assure that expenditures for low- and moderate-income housing in the Project will not be less than the amount contributed to the housing fund from the Project." Further, the Resolution states, "(t)he Agency will work with the Housing Development Company and the City to establish a funding preference within the Project Area for the rehabilitation of the existing housing stock and for developments which include home ownership."

Blighting Conditions-Addressed: This program will address both the North Long Beach and the City-wide need for affordable housing, and as such is not necessarily tied to the elimination of specific blighting conditions in the Project Area. However, general blighting conditions such as housing in inappropriate locations and overcrowding will be addressed.

Hazardous Materials Remediation Program

The Hazardous Materials Remediation Program is designed to provide funding for the costs of remediation sites that have been identified as being contaminated with hazardous materials.

Blighting Conditions Addressed: This Program will address the need to remediate sites contaminated with hazardous materials. Hazardous materials contamination can impede development and proper reuse of impacted sites.

VI. INCLUSIONARY HOUSING COMPLIANCE PLAN REQUIREMENT

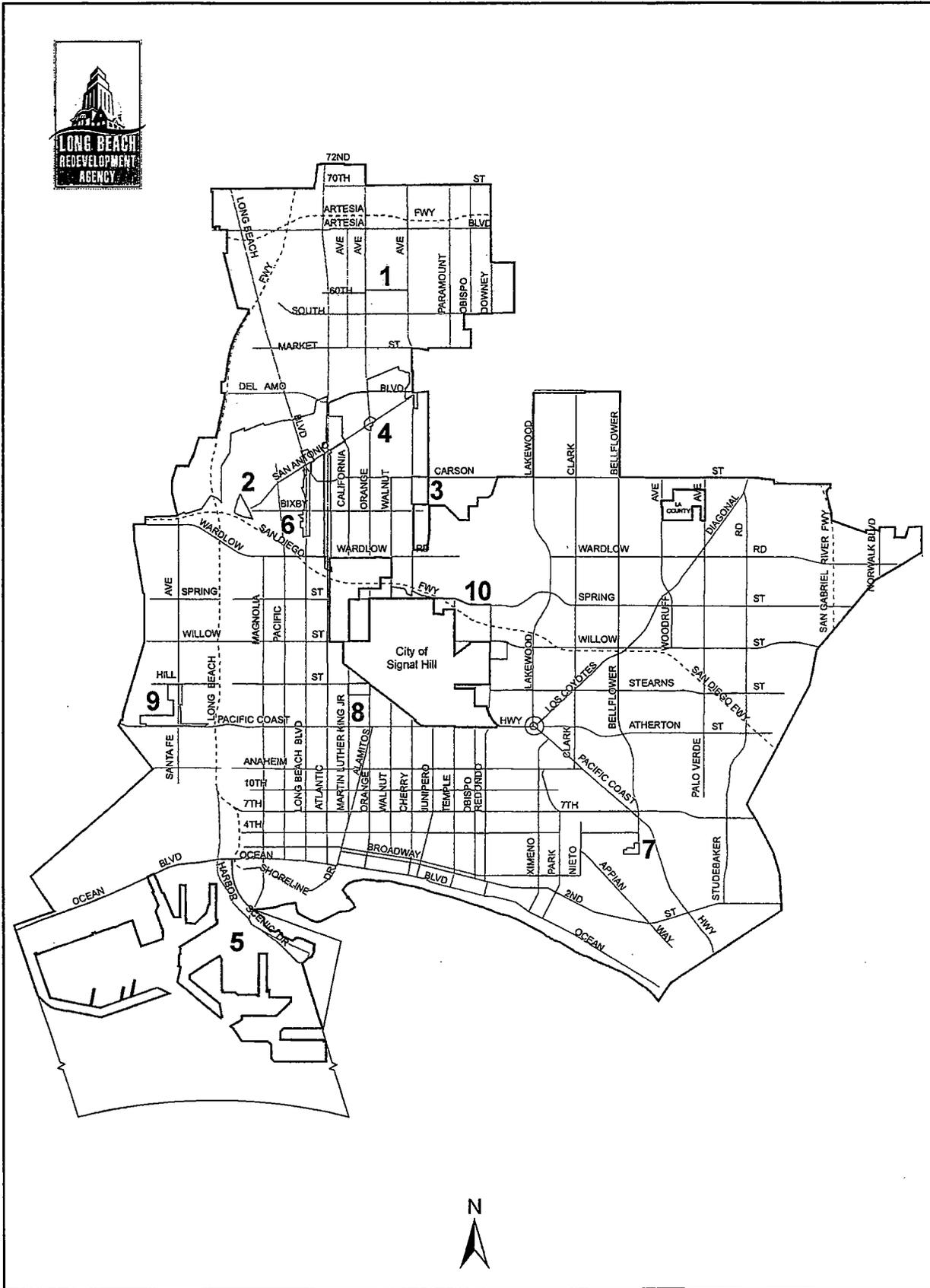
An Inclusionary Housing Compliance Plan has been prepared pursuant to Section 33413(b)(4) of the California Health and Safety Code. Section 33413(b)(4) requires all redevelopment agencies to adopt an Inclusionary Housing Compliance Plan to meet the inclusionary housing requirements of Sections 33413(b), and that the Housing Compliance Plan be part of the Five-Year Implementation Plan required by Section 33490. The Inclusionary Housing Compliance Plan prepared pursuant to Section 33413 (b) (4) is included in the Affordable Housing Compliance Plan attached hereto as Attachment 5.

VII. AFFORDABLE HOUSING PROGRAM EXPENDITURE PLAN REQUIREMENT

Section 33490(a)(2)(A) of the California Health and Safety Code requires that part of the five-year Implementation Plan address Sections 33334.2, 33334.4 and 33334.6, and the Agency's Low and Moderate Income Housing Fund. Generally, the Agency transfers all of the 20% set-aside funds from each redevelopment project area into the City's Housing Development Fund. This money is used by the nonprofit Long Beach Housing Development Company to assist in the production of affordable housing as required by California Health and Safety Code. The Affordable Housing Program is administered by the Long Beach Housing Development Company. An Affordable Housing Program Expenditure Plan prepared pursuant to Section 33490 (a) (2) (A) is included in Attachment 5.

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NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



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

North Long Beach Redevelopment Project Area
 Five-Year Implementation Plan
 Attachment 2 – Goals and Objectives Linkage to Blight

Blighting Condition	Goal 1	Goal 2	Goal 3	Goal 4	Goal 5	Goal 6
Deterioration and Dilapidation	X	X	X	X	X	X
Property Maintenance Problems	X	X	X		X	X
Defective Design and Character	X	X	X		X	X
Age and Obsolescence	X	X	X		X	X
Shifting Use	X	X	X	X	X	X
Mixed Character	X	X	X			
Faulty Arrangement and Spacing	X	X	X	X	X	X
Vacancies	X	X	X	X	X	X
Irregular Parcels	X	X	X			
Ownership Patterns	X	X	X	X	X	X
Public Improvements & Utilities	X	X	X	X	X	
Sidewalks, Curbs and Gutters	X	X	X	X	X	
Storm Drain, Streets and Alleys	X	X	X	X		
Traffic, Circulation and Parking	X	X	X		X	
Overhead Utilities	X	X	X	X		
Sewer System Deficiencies	X	X	X			
Rapid Population Growth	X		X	X		X
Lower Median Income	X			X		X
Housing Growth and Affordability	X					X
Unemployment Rates	X	X		X		
Inadequate Open Space	X	X	X		X	X
Crime Rates	X					
Impaired Investments	X	X	X	X	X	X

North Long Beach Redevelopment Project Area
 Five Year Implementation Plan
 Attachment 3 B Proposed Programs Linkage to Blight

Blighting Condition	Open Space & Public Improvements Program	Commercial Consolidation & Revitalization Program	Parking Improvement Program	Economic Development Program	Neighborhood Enhancement Program	Affordable Housing Program	Hazardous Materials Program
Deterioration and Dilapidation	X	X		X	X	X	X
Property Maintenance Problems	X	X			X	X	X
Defective Design and Character	X	X				X	X
Age and Obsolescence	X	X				X	X
Shifting Use	X	X	X	X			X
Mixed Character	X	X	X	X		X	
Faulty Arrangement and Spacing	X	X	X			X	
Vacancies	X	X	X	X		X	X
Irregular Parcels	X	X					
Ownership Patterns		X	X	X			
Public Improvements & Utilities	X				X		
Sidewalks, Curbs and Gutters	X				X		
Storm Drain, Streets and Alleys	X				X		
Traffic, Circulation and Parking	X		X				
Overhead Utilities	X				X		
Sewer System	X						

**North Long Beach Redevelopment Project Area
Five-Year Implementation Plan
Attachment 4- Estimated Program Expenditures***

Projected Fiscal Year Funding	Open Space & Public Improvements Program	Commercial Consolidation & Revitalization Program	Parking Improvement Program	Economic Development Program	Neighborhood Enhancement Program	Affordable Housing Program	Hazardous Materials Program	Total Projected Annual Funding
Oct. 1, 2004-Sept. 30,	\$10,000,000	\$4,000,000	\$2,500,000	\$500,000	\$800,000	\$4,363,000	\$60,000	\$22,223,000
Oct. 1, 2005- Sept. 30,	\$10,000,000	\$4,000,000	\$2,500,000	\$500,000	\$800,000	\$4,453,000	\$60,000	\$22,313,000
Oct. 1, 2006- Sept. 30,	\$10,000,000	\$4,000,000	\$1,000,000	\$500,000	\$800,000	\$4,542,000	\$60,000	\$20,902,000
Oct. 1, 2007- Sept. 30,	\$10,000,000	\$4,000,000	\$1,000,000	\$500,000	\$800,000	\$4,632,000	\$60,000	\$20,992,000
Oct. 1, 2008- Sept. 30,	\$10,000,000	\$4,000,000	\$1,000,000	\$500,000	\$800,000	\$4,725,000	\$60,000	\$21,085,000
Totals	\$50,000,000	\$20,000,000	\$8,000,000	\$2,500,000	\$4,000,000	\$22,700,000	\$300,000	\$107,515,000

*Tax increment funds and other funding sources will be utilized to accomplish projects and goals.

Other potential funding sources for projects may include the following:

- EDA Grant Funds
- EPA Grants
- Port of Long Beach Funds
- HUD Section 108 Funds
- Developer Advances
- CDBG Funds
- HOME Program Funds
- Bond Proceeds
- City Advances

AFFORDABLE HOUSING COMPLIANCE PLAN FIVE-YEAR IMPLEMENTATION PLAN

October 1, 2004 - September 30, 2009

Mid-Term Review Update

**CITY OF LONG BEACH
REDEVELOPMENT AGENCY**



333 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
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April 2008

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**Affordable Housing Compliance Plan
Five-Year Implementation Plan
October 1, 2004—September 30, 2009**

Mid-Term Review Update

I. INTRODUCTION

California redevelopment law requires redevelopment agencies to report to the public every five years on activities relative to each of its project areas. The report, known as a five-year implementation plan, must include information relative to the impacts of the redevelopment project on affordable housing in the community. This includes both affordable housing that will be removed from the housing stock due to project activities and affordable housing that will be produced either in response to various legal requirements for production or as a result of tax increment funding generated by the project area. Additionally, at least once within the five-year term of an implementation plan, redevelopment agencies must conduct a review of that plan and evaluate the progress of the redevelopment projects.

The Redevelopment Agency of the City of Long Beach (Agency) currently has seven redevelopment project areas. The Los Altos and West Beach Project Areas contain no housing units or land zoned for residential use. The West Long Beach Industrial Project Area is primarily industrial with a small number of non-conforming residential uses. The remaining project areas (Downtown, Central, North, and Poly High) contain residential areas. The Agency has chosen to prepare Five-Year Implementation Plans for each project area concurrently and to prepare one Affordable Housing Compliance Plan to attach to each implementation plan.

Each of the project areas has a stated goal of expanding and improving the community's supply of housing, particularly housing available to low- and moderate-income persons and families. Set-aside funds from all project areas are pooled together for use citywide. The money is then used to help finance the production of affordable housing to meet the requirements of the California Community Redevelopment Law and to add to the affordable housing stock throughout the City.

Revitalization and stabilization of residential neighborhoods through preservation, rehabilitation, and infill development is an important goal of the Central, North, and Poly High Redevelopment Project Areas. The City of Long Beach ranks 10th in the nation in terms of the percentage of the population earning less than poverty level, and skyrocketing housing costs exasperate this situation for many living in the City. Affordable housing is not just needed to meet legal requirements; it is essential to maintaining an acceptable quality of life for Long Beach residents.

These affordable housing needs will be addressed through a series of projects, programs, and expenditures as discussed later in this Affordable Housing Compliance Plan.

The remaining sections of this Affordable Housing Compliance Plan describe California Community Redevelopment Law requirements, define applicable terms, describe the seven redevelopment project areas in the City of Long Beach, estimate deposits into the Housing Set-Aside Fund and discuss use of those funds, analyze present and future replacement housing requirements, and analyze present and future inclusionary housing production requirements.

II. GENERAL DISCUSSION

California Redevelopment Law Requirements

A California redevelopment agency has three primary responsibilities relative to affordable housing:

1. To deposit and expend a percentage of tax increment revenue for the provision of affordable housing (housing set-aside requirement).
2. To replace affordable housing units removed from the housing stock as a result of redevelopment activities (replacement housing requirement).
3. To cause specified percentages of new or rehabilitated housing units in a project area to be available at affordable housing cost (inclusionary housing production requirement).

A five-year implementation plan must address the redevelopment agency's performance relative to each of these responsibilities in enough detail for each of the five years to measure performance. This includes the following:

1. Plans for using annual deposits into the Housing Set-Aside Fund.
 - a. Housing Set-Aside Funds must be spent on very low-, low- and moderate-income housing projects in proportion to the unmet need for housing as defined in Government Code Section 65584 (income targeting requirement).
 - b. A cap is applied to the amount of Housing Set-Aside Funds that can be spent on housing that is subject to age restrictions (age restriction requirement).

2. Identification of planned projects that will result in the destruction of existing affordable housing and identification of proposed locations for housing to replace units removed for project activities (replacement housing requirement).
3. Estimates of new housing units to be constructed within the project area if adopted after 1975 and both a five-year and a ten-year plan to produce affordable housing in response to new housing production (inclusionary housing production requirement).
4. An explanation of how the goals, objectives, projects and expenditures will implement the low- and moderate-income housing set-aside and housing production requirements.

This information will by its nature include the number of housing units to be rehabilitated, price-restricted, assisted or destroyed.

Interested readers are referred to California Community Redevelopment Law as amended by AB1290, AB315, AB637, and SB701, and particularly Sections 33334.2, 33334.4, 33334.6, 33143, and 33490 for more detailed information about these legal requirements.

Definitions

Very Low-Income Household

Household whose gross income is 50 percent or less of the area median income.

Low-Income Household

Household whose gross income is greater than 50 percent but not greater than 80 percent of the area median income.

Moderate-Income Household

Household whose gross income is greater than 80 percent but not greater than 120 percent of the area median income.

Affordable Owner-Occupied Housing Cost

For any owner-occupied housing, affordable housing costs shall not exceed the following:

- For very low-income households the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- For lower-income households whose gross incomes exceed the maximum income for very low-income households and do not exceed 70 percent of the area median income adjusted for family size, the product of 30 percent times 70 percent of the area median income adjusted for family size. In addition, for any

lower-income household that has a gross income that equals or exceeds 70 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 30 percent of the gross income of the household.

- For moderate-income households whose gross incomes exceed the maximum income for lower-income households and do not exceed 110 percent of the area median income adjusted for family size, the product of 35 percent times 110 percent of the area median income adjusted for family size. In addition, for any moderate-income household that has a gross income that equals or exceeds 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable housing cost not exceed 35 percent of the gross income of the household.

Affordable Renter-Occupied Housing Cost

For any rental housing development, affordable rent, including a reasonable utility allowance, shall not exceed:

- For very low-income households, the product of 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.
- For lower-income households whose gross incomes exceed the maximum income for very low-income households, the product of 30 percent times 60 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those lower-income households with gross incomes that exceed 60 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not exceed 30 percent of gross income of the household.
- For moderate-income households, the product of 30 percent times 110 percent of the area median income adjusted for family size appropriate for the unit. In addition, for those moderate-income households whose gross incomes exceed 110 percent of the area median income adjusted for family size, it shall be optional for any state or local funding agency to require that affordable rent be established at a level not exceed 30 percent of the gross income of the household.

Developed by the Agency

"Developed by the Agency" means the Agency has contracted directly with a building contractor for the construction or rehabilitation of dwelling units.

New Dwelling Units

"New dwelling units" means dwelling units for which the final certificate of occupancy was issued during the year indicated.

Substantial Rehabilitation

“Substantial rehabilitation” means rehabilitation, the value of which constitutes at least 25 percent of the after rehabilitation value of the dwelling inclusive of the land value.

Substantially Rehabilitated Dwelling Units

Prior to January 1, 2002, “substantially rehabilitated dwelling units” means all units substantially rehabilitated multi-family dwelling units with three or more units regardless of agency assistance, or substantially rehabilitated single-family dwellings with one or two units with agency assistance.

Since January 1, 2002, “substantially rehabilitated dwelling units” means all units substantially rehabilitated with agency assistance.

Redevelopment Project Areas

West Beach Redevelopment Project

The West Beach Redevelopment Plan was adopted on July 21, 1964, and terminates on January 1, 2012. It encompasses about 21 acres in the downtown area of the City of Long Beach. When formed the project area contained dated commercial development in badly-deteriorated structures. It is now developed with six new substantial office buildings that have successfully revitalized the area. The project area contains no residential units.

Poly High Redevelopment Project

The Poly High Redevelopment Plan was adopted on April 3, 1973, and terminates on April 3, 2016. It encompasses about 67.1 acres and was formed primarily to enlarge Polytechnic High School and to rehabilitate its older residential neighborhood. This mission has generally been accomplished.

Downtown Redevelopment Project

The Downtown Redevelopment Plan was adopted on July 17, 1975, and terminates on July 17, 2017. It contains about 421 acres and was characterized by a declining urban commercial area. Many of the businesses were adult-oriented; the residents had relatively low household incomes; and the perception of a lack of personal security impacted the desirability of the project area. New commercial centers (CityPlace and the Pike) and an influx of new housing are the most recent signs of a successful revitalization effort.

West Long Beach Industrial Redevelopment Project

The West Long Beach Industrial Redevelopment Plan was adopted on July 1, 1975, and terminates on July 1, 2015. It contains about 350 acres north of Anaheim Street and about 1,018 acres south of Anaheim Street within the Long Beach Harbor District. It was originally formed to create a more modern industrial park near the Port of Long Beach. However, this Redevelopment Plan was legally challenged and the settlement included a general agreement not to use eminent domain in the project area. The goals

of this area now are to strengthen its industrial character by removing non-conforming residential uses to create new opportunities for industrial development, and by improving public infrastructure.

Los Altos Redevelopment Project

The Los Altos Redevelopment Plan was adopted December 10, 1991, and terminates on December 10, 2032. The project area contains about 45 acres including two large shopping centers and other miscellaneous commercial uses. There are no residential units within the project boundaries. The purpose of this redevelopment effort was to aid in the rehabilitation and expansion of retail services in order to stimulate and retain private investment in the area. This mission has generally been accomplished.

North Long Beach Redevelopment Project

The North Long Beach Redevelopment Plan was adopted July 16, 1996 and terminates on July 16, 2027. It consists of 10 non-contiguous land areas totaling approximately 7,540 acres of land and 4,967 acres of harbor waterfront property within the City of Long Beach. The majority of the land is located north of the San Diego Freeway (I-405). Its primary goal is to improve the commercial corridors that extend through the area to halt the negative impact of these deteriorating conditions on the surrounding residential areas.

Central Redevelopment Project

The Central Long Beach Redevelopment Plan was originally adopted on September 21, 1993, and readopted on March 6, 2001. The new Plan expires on March 6, 2032. The Project Area contains about 2,619 acres of urbanized land generally located south of the San Diego Freeway (I-405). It is characterized by severely deteriorated residential areas, underutilized buildings along its commercial corridors, and inadequate public improvements and facilities. The overall redevelopment effort is to redirect and concentrate commercial facilities in significant centers, thereby accommodating residential needs and preserving existing neighborhoods.

III. THE HOUSING SET-ASIDE FUND

Long Beach Housing Development Company

California Community Redevelopment Law requires redevelopment agencies to deposit 20 percent of their tax increment revenues into a Housing Set-Aside Fund to be used to produce affordable housing within the community. This is also known as "set-aside" money. The Agency generally deposits its set-aside money from all seven project areas into the City of Long Beach's Housing Development Fund for use by the Long Beach Housing Development Company (LBHDC) for affordable housing. However, the Agency does occasionally use its money directly to fund affordable housing in a project area.

The LBHDC was revived by the City Council in July 1989 in order to better implement the goals, policies, and objectives of the Housing Element of the City of Long Beach

General Plan. LBHDC is a nonprofit public benefit corporation created by the City to aid in the support, financing and development of affordable housing based on needs identified in the Housing Element.

Although set-aside money is generally not spent directly by the Agency on affordable housing projects, it is the major source of revenue in the City's Housing Development Fund and is used exclusively to assist in the production of affordable housing within the City of Long Beach. It is used to leverage other funds to maximize the City's ability to produce affordable housing. Other revenue sources used in conjunction with set-aside funds include the following:

- Affordable Housing Program (AHP) grant funds awarded by the Federal Home Loan Bank
- Building Equity and Growth in Neighborhoods (BEGIN) grants by State of California Department of Housing and Community Development
- CalHome grants by State of California Department of Housing and Community Development
- Community Development Block Grant (CDBG) funds by Federal Department of Housing and Urban Development
- HELP funds by CalHFA
- HOME funds by Federal Department of Housing and Urban Development
- City of Industry set-aside funds allocated by Los Angeles County Community Development Commission
- Multi-Family Housing Program (MHP) funds by State of California Department of Housing and Community Development
- Mortgage Revenue Bond proceeds
- Low-Income Housing Tax Credits

In June 2004 the City Council of the City of Long Beach adopted a Housing Action Plan¹ that addresses projects from LBHDC's two primary revenue sources: redevelopment tax increment housing set-aside funds and HOME funds.

Housing Set-Aside Fund Deposits

Table 1 below shows actual (Fiscal Year 2005 [FY05] through FY07) and estimated (FY08 and FY09) deposits into the Agency's Housing Set-Aside Fund and then into the City's Housing Development Fund during the current Implementation Plan period by project area.

¹ A copy of the Housing Action Plan can be found at <http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=4076>.

Table 1
Set-Aside Deposits into Housing Set-Aside Fund: FY05 – FY09

Project	FY05	FY06	FY07	FY08	FY09
Central	\$1,996,000	\$1,638,000	\$2,296,000	\$3,952,000	\$4,098,000
Downtown	2,614,000	2,649,000	3,826,000	3,898,000	3,972,000
North	6,123,000	8,921,000	9,324,000	8,893,000	9,153,000
West Industrial	1,584,000	2,249,000	2,189,000	2,477,000	2,510,000
Los Altos	111,000	111,000	147,000	131,000	135,000
Poly High	106,000	26,000	35,000	137,000	140,000
West Beach	210,000	258,000	337,000	386,000	392,000
Total	\$12,744,000	\$15,852,000	\$18,254,000	\$19,874,000	\$20,400,000

While the Agency expected to receive \$50.1 million in Set-Aside funds during the Five-Year Implementation Plan when it was adopted, this estimate has changed to \$87.12 million as of January 1, 2008.

Use of Housing Set-Aside Fund Revenues

The Housing Action Plan notes that these funds will be divided equally between home ownership and rental programs, and that the population will be served in accordance with federal and state funding regulations. At least 65 percent of the resources were targeted to be spent in three neighborhood focus areas for the five-year period. Two of these areas are in the Central Redevelopment Project Area and one is in the North Redevelopment Project Area.

Housing Set-Aside Fund Cash Flow Analysis

Revenues

Table 2 presents the beginning balance in the Housing Set-Aside Fund for FY05, the actual deposits for FY05 – FY07 and the estimated deposits for FY08 – FY15 as projected by Keyser Marston Associates (KMA). The gross revenues deposited into the Housing Set-Aside Fund include the following:

Housing Set-Aside – Twenty percent (20%) of the estimated gross property tax increment generated within the Project Areas must be deposited into the Housing Set-Aside Fund throughout the projection period.

1. Interest Income – Proceeds generated from the Housing Set-Aside Fund.
2. Bond Proceeds – Proceeds from a 2005 tax allocation bond secured by housing set-aside funds.
3. Other – Accounts for proceeds derived from loan repayments, miscellaneous fees, rental income and grants.

TABLE 2

**HOUSING SET-ASIDE FUND ANALYSIS (FY06 - FY16)
IMPLEMENTATION PLAN - MID-TERM REVIEW
LONG BEACH, CALIFORNIA**

Fiscal Year	Projected										
	Actual FY2005	Actual FY2006	Actual FY2007	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015
I. Beginning Cash Balance	\$13,368,000	\$19,361,000	\$65,980,000	\$56,140,000	\$62,496,000	\$64,407,000	\$60,664,000	\$56,853,000	\$22,275,000	\$6,444,000	\$2,994,000
II. Revenues											
Housing Set-Aside ¹	\$12,744,000	\$15,852,000	\$18,254,000	\$19,874,000	\$20,400,000	\$20,938,000	\$21,485,000	\$22,042,000	\$22,612,000	\$23,194,000	\$23,787,000
Set-Aside Interest ²	623,000	944,000	1,615,000	1,832,000	1,790,000	1,904,000	1,876,000	1,448,000	872,000	431,000	142,000
Bond Proceeds	0	49,972,000	0	0	0	0	0	0	0	0	0
Other ³	3,197,000	3,259,000	1,292,000	1,331,000	1,371,000	1,412,000	1,455,000	1,498,000	1,543,000	1,589,000	1,637,000
Total Revenues	\$16,464,000	\$70,027,000	\$21,161,000	\$23,037,000	\$23,551,000	\$24,254,000	\$24,816,000	\$24,988,000	\$25,027,000	\$25,214,000	\$25,566,000
III. Expenditures											
Administrative Costs ⁴	\$1,794,000	\$1,939,000	\$2,587,000	\$2,665,000	\$2,745,000	\$2,827,000	\$2,912,000	\$2,999,000	\$3,089,000	\$3,182,000	\$3,278,000
Projects	8,677,000	20,259,000	24,763,000	10,361,000	15,241,000	21,520,000	21,362,000	10,210,000	12,413,000	0	0
Unidentified Future Projects	0	0	0	0	0	0	21,703,000	21,703,000	21,703,000	21,703,000	21,703,000
Bond Debt Service ⁵	0	1,210,000	3,651,000	3,655,000	3,654,000	3,650,000	3,650,000	3,654,000	3,653,000	3,779,000	3,781,000
Total Expenditures	\$10,471,000	\$23,408,000	\$31,001,000	\$16,681,000	\$21,640,000	\$27,997,000	\$49,627,000	\$38,566,000	\$40,858,000	\$28,864,000	\$28,762,000
IV. Net Income/(Loss)	\$5,993,000	\$46,619,000	(\$9,840,000)	\$6,356,000	\$1,911,000	(\$3,743,000)	(\$24,811,000)	(\$13,578,000)	(\$15,831,000)	(\$3,450,000)	(\$3,196,000)
V. Ending Cash Balance	\$19,361,000	\$65,980,000	\$56,140,000	\$62,496,000	\$64,407,000	\$60,664,000	\$35,853,000	\$22,275,000	\$6,444,000	\$2,994,000	(\$202,000)
VI. Excess Surplus Analysis											
Max. Allowable Fund Balance	\$34,183,000	\$45,484,000	\$57,280,000	\$66,724,000	\$74,380,000	\$79,466,000	\$82,697,000	\$84,865,000	\$87,077,000	\$89,333,000	\$91,635,000
Excess Surplus (excludes Bond Proceeds)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

¹ Based on data provided by the City of Long Beach Housing Services Bureau for Project Areas: Central, Downtown and North and Keyser Marston Associates Tax Increment Projections dated 10/26/07.

² Based on actuals through FY07; then the average of the beginning cash balance and the ending cash balance of the previous fiscal year is increased by 3% between FY08 and FY15.

³ Includes loan repayments, miscellaneous fees, rental income and grants.

⁴ Based on actuals through FY07; then increased by 3% annually.

Based on debt service schedule provided by City's Financial Department.

The projected revenues to be deposited into the Housing Set-Aside Fund during the Five-Year Implementation Plan period are summarized in Table 3.

Table 3
Housing Set-Aside Fund Revenues: FY05 – FY09

Beginning Balance for FY05	\$13,368,000
Actual Revenues through FY07	107,652,000
Projected Revenues for FY08	23,037,000
Projected Revenues for FY09	23,551,000
Total Revenues for Plan Period	\$167,608,000

Expenditures

The Agency will incur the following costs throughout the Five-Year Implementation Plan period:

1. Administration Costs – This category includes costs such as salaries, overhead, consultant, and legal fees, and supply costs incurred to implement the Affordable Housing Program. The actual expenditure amounts necessary to implement the Affordable Housing Program will be determined during the LBHDC budget process.
2. Projects – The actual cost of projects assisted with Set-Aside funds.
3. Unidentified Future Projects – The estimated cost of future projects that will be assisted with Set-Aside funds.
4. Bond Debt Service – The Agency is obligated to make debt service payments on the 2005 Tax Allocation Bond through 2040. Only the share of the debt service attributable to the Affordable Housing Program is included in the cash flow.

The Housing Set-Aside Fund expenditures are projected to total \$100.95 million for the Five-Year Implementation Plan period. Table 4 summarizes the projected expenditures.

Table 4
Housing Set-Aside Fund Expenditures: FY05 – FY09

	Actual Costs (FY05 – FY07)	Projected Costs (FY08 – FY09)	Total Costs	% of Total Costs
Projects	\$53,699,000	\$25,602,000	\$79,301,000	76%
Administrative Costs	6,320,000	5,410,000	11,730,000	12%
Bond Debt Service	4,861,000	7,309,000	12,170,000	12%
Total Expenditures	\$64,880,000	\$38,321,000	\$103,201,000	100%

Cash Flow During Five-Year Implementation Plan Period

The projected cash flow generated by the Housing Set-Aside Fund is detailed in Table 2, and summarized in Table 5.

	Actuals (FY05 – FY07)	Projections (FY08 – FY09)
Beginning Balance	\$13,368,000	\$56,140,000
Revenues	107,652,000	46,588,000
(Less) Expenditures	(64,880,000)	(38,321,000)
Net Cash Flow	42,772,000	8,267,000
Ending Balance	\$56,140,000	\$64,407,000

Table 2 also provides an illustrative example of how the Affordable Housing Program could be financed on an annual basis through FY15. However, the timing and specific amounts of the expenditures may be adjusted over time. Specific decisions on each of these items will be made as part of the Agency's and LBHDC's annual budget processes.

Excess Surplus Calculation

The project areas are subject to the "excess surplus" requirements imposed by Section 33334.12. Excess surplus is defined as any unexpended and unencumbered funds in the Housing Set-Aside Fund that exceed the aggregate amount deposited into the Housing Set-Aside Fund during the preceding four fiscal years.² Section 33334.12 provides the Agency with three years to encumber any excess surplus funds.

As illustrated in Table 2, based on the beginning balance and projected deposits into the Housing Set-Aside Fund, the Agency does not currently have an excess surplus balance. Moreover, given the activities proposed in this Plan, the Agency is not anticipated to incur an excess surplus balance at any point through December 31, 2014.

Proportional Expenditures of Housing Set-Aside Funds

The project areas are subject to the Section 33334.4 requirement that a redevelopment agency expend Housing Set-Aside Funds in accordance with an income proportionality test and an age restriction proportionality test. These proportionality tests must be met between January 1, 2002 and December 31, 2014, and then again through the termination of the project areas. The results of the proportionality tests are presented in Table 6, and described in the following sections.

² Excess-surplus calculations do not account for funds derived from the issuance of bonds.

Income Targeting Proportionality Test

The income targeting proportionality test requires a redevelopment agency to expend Housing Set-Aside Funds in proportion to the unmet housing needs that have been identified for the community pursuant to Government Code Section 65584. The proportionality test used in this report is based on the 2000 Regional Housing Needs Assessment (RHNA)³ figure prepared by Southern California Association of Governments (SCAG), which covers the time period of this Affordable Housing Compliance Plan. The RHNA established the following unmet need for affordable housing in Long Beach:

<u>Income Category</u>	<u>Total Units</u>	<u>% of Total</u>
• Very-Low Income:	411	43%
• Low Income:	251	26%
• Moderate Income:	296	31%
Total	958	100%

To comply with the Section 33334.4 requirements, the Agency must spend at least 43% of the Housing Set-Aside Funds on projects and programs dedicated to very low-income households, and no more than 31% of the Housing Set-Aside Funds on projects and programs dedicated to moderate-income households. Section 33334.4 provides the Agency with the flexibility to allocate Housing Set-Aside Funds in any way that complies with the defined minimum for very low-income expenditures and the defined cap for moderate-income expenditures.

As shown in Table 6, 43% of the Housing Set-Aside Funds are allocated to very low-income households, 26% of the Housing Set-Aside Funds to low-income households and 31% of the Housing Set-Aside Funds to moderate-income households. The combined actual, projected and unidentified expenditures comply with the income targeting standards imposed by Section 33334.4.

Age-Restricted Proportionality Test

Section 33334.4 also requires redevelopment agencies to cap assistance for age-restricted housing based on the percentage of very low- and low-income senior citizens within the very low and low-income household in the community. In the City of Long Beach, very low- and low-income senior citizens³ account for 18% of the City's total very low- and low-income population.

As shown in Table 6, only 3% of the Housing Set-Aside Fund monies are allocated to age-restricted housing projects. Thus, the Agency's allocation of Housing Set-Aside Funds to age-restricted projects is below the expenditure test requirements imposed by Section 33334.4.

³Per RHNA estimates presented in the City of Long Beach Housing Element (April 2001)

³ Persons 62 years or older.

TABLE 6

HOUSING SET-ASIDE FUND EXPENDITURE PROJECTIONS (JANUARY 1, 2002 - DECEMBER 31, 2014)
 IMPLEMENTATION PLAN - MID-TERM REVIEW
 LONG BEACH, CALIFORNIA

I. Proportionality Compliance Period	Housing	Other	(Less)	(Less)	Net Housing
	Set-Aside ¹	Housing	Admin & Non-	Existing Debt	
		Revenues ²	Project/Program	Service ⁴	Set-Aside
			Costs ³		
1/1/2002 - 9/30/2002 ⁵	\$3,413,300	\$8,382,800	(\$992,300)	\$0	\$10,803,800
FY03	6,458,000	7,261,300	(1,748,900)	0	11,970,400
FY04	10,430,000	6,310,300	(1,883,900)	0	14,856,400
FY05	12,744,000	3,719,800	(1,793,900)	0	14,669,900
FY06	15,852,000	54,174,400	(1,939,500)	(1,209,700)	66,877,200
FY07	18,254,000	2,907,700	(2,587,400)	(3,651,100)	14,923,200
FY08	19,874,000	1,331,100	(2,665,000)	(3,654,600)	14,885,500
FY09	20,400,000	1,371,100	(2,745,000)	(3,653,700)	15,372,400
FY10	20,938,000	1,412,200	(2,827,300)	(3,650,400)	15,872,500
FY11	21,485,000	1,454,600	(2,912,100)	(3,649,800)	16,377,700
FY12	22,042,000	1,498,200	(2,999,500)	(3,653,700)	16,887,000
FY13	22,612,000	1,543,200	(3,089,500)	(3,653,300)	17,412,400
FY14	23,194,000	1,589,500	(3,182,200)	(3,779,500)	17,821,800
10/1/2014 - 12/31/2014 ⁶	5,946,800	409,300	(819,400)	(945,200)	4,591,500
Totals	\$223,643,100	\$93,365,500	(\$32,185,900)	(\$31,501,000)	\$253,321,700
II. Maximum Expenditures on Age Restricted Projects ⁷		18.0% of Net Tax Increment			\$45,597,900
III. Income Targeting Expenditures ⁸					
Maximum Expenditures on Moderate Income		31.0% of Net Tax Increment			\$78,529,700
Threshold Expenditures on Low Income		26.0% of Net Tax Increment			\$65,863,600
Minimum Expenditures on Very-Low Income		43.0% of Net Tax Increment			\$108,928,300
		Income Level			
IV. Expenditure Projections		Very-Low	Low	Moderate	Age Restricted
Actual Expenditures (1/1/2002 - FY07)		\$14,486,800	\$18,051,400	\$450,000	\$2,800,000
Projected Expenditures (FY08 - 12/31/2014) ⁹		33,890,500	31,232,400	69,615,700	4,226,500
Unidentified Expenditures (FY08 - 12/31/2014)		60,551,000	16,579,800	8,464,000	0
Total Expenditures		\$108,928,300	\$65,863,600	\$78,529,700	\$7,026,500
		43%	26%	31%	3%

¹ Based on data provided by the City of Long Beach Housing Services Bureau for Project Areas: Central, Downtown and North and Keyser Marston Associates Tax Increment Projections dated 10/26/07.

² Includes interest, bond proceeds, loan repayments, miscellaneous fees, rental income, grants and a beginning balance of \$5,275,000 as of January 1, 2002.

³ Based on actuals through FY07; then increased by 3% annually thereafter.

⁴ Based on debt service schedule provided by City's Financial Department.

⁵ Includes 9 months of the FY02 budget actuals.

⁶ Includes 3 months of the FY14 estimated revenues and expenditures.

⁷ Per 2000 United States Census.

⁸ Per Regional Housing Needs Assessment estimates presented in the City's Housing Element (April 2001).

⁹ Based on the projects and programs identified in TABLE 8 and TABLE 14.

IV. REPLACEMENT HOUSING REQUIREMENTS

Legal Requirements

Redevelopment agencies must replace affordable housing units removed from the housing stock as a result of redevelopment activities. A unit is defined as affordable if it is occupied, or if vacant would be expected to be occupied, by a household with an income of 120 percent of area median income or less. Replacement dwelling units are to be available at an affordable housing cost to persons in the same or a lower income category as the persons displaced from those destroyed or removed housing units. In addition a replacement unit must have the same or a greater number of bedrooms than the unit being demolished.

Analysis of Replacement Housing Requirements

Table 7 shows affordable housing units removed by redevelopment activities prior to the current Five-Year Implementation Plan period and affordable housing units that may be removed during the current Five-Year Implementation Plan period by redevelopment activities based on projects currently planned for each project area. Table 8 shows the affordable housing units that have been produced and affordable housing units that are planned for production within the next five years. All units listed qualify as replacement units for housing destroyed or removed.

While the location of the units removed and produced are designated by project area, it is important to remember that replacement housing units can be produced anywhere within the City of Long Beach so long as they are available within four years of the units being removed from the market and their affordability is deed restricted in accordance with applicable law. Units produced must also have the same or greater number of bedrooms than the units removed.

Table 9 documents the current status of replacing housing removed by redevelopment activities and shows that the Agency has met its replacement housing requirements. The table below shows that based on redevelopment activities through FY04, 126 affordable housing units with 168 bedrooms have been removed from the market by redevelopment activities, and 828 units with 1,638 bedrooms have been produced. It also shows that for every category of housing unit, by income level and number of bedrooms, housing produced equals or exceeds the bedroom count as the housing removed.

TABLE 7

**HOUSING UNITS HISTORICAL & PENDING REMOVAL FROM CITY HOUSING INVENTORY¹
IMPLEMENTATION PLAN - MID-TERM REVIEW
LONG BEACH, CALIFORNIA**

Removed Projects	Removal Date	Very Low Income ²					Low Income					Moderate Income					Total # of Units		
		Studio 1-Bd ³	2-Bd	3-Bd	4-Bd	5-Bd	Studio 1-Bd	2-Bd	3-Bd	4-Bd	5-Bd	Studio 1-Bd	2-Bd	3-Bd	4-Bd	5-Bd	VL	Low	Mod
I. Units Removed																			
Willow - Long Beach Blvd.	1994	20	1	-	-	-	-	-	-	-	-	-	-	-	-	-	21	-	6
Renaissance Walk	2000	9	17	5	2	-	-	1	1	-	-	-	-	-	-	-	33	3	-
P&L Land Development	2001	-	1	-	-	-	-	4	-	-	-	-	-	-	-	-	1	4	-
Renaissance Square	2001	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	1
Broadway Lofts - Mark James	2002	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30	-	-
Mark Twain Library & CRI	2003	-	2	6	2	-	2	-	3	3	-	-	-	-	-	-	10	8	-
Grisham Community Hsg	2003	-	-	7	-	-	-	-	-	-	-	-	-	-	-	-	7	-	1
3rd Street Parking	2005	21	14	-	-	-	1	1	-	-	-	-	-	-	-	-	35	2	-
Jamboree Hsg Project	2005	1	4	2	1	-	1	2	-	-	-	-	-	-	-	-	8	3	2
Alliantic Senior (Menorah)	2006	1	1	3	1	-	-	-	-	-	-	-	-	-	-	-	6	-	-
Alliantic Ave. Motel	2006	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
Alliantic Housing III & IV	2006	2	20	7	-	-	-	6	3	1	-	-	-	-	-	-	29	10	-
Alliantic & Willow Acquisition	2007	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	2	1	3
Pine & PCH Acquisition	2007	-	6	-	-	-	-	1	-	-	-	-	-	-	-	-	6	1	-
Ronald McDonald House	2007	1	1	3	-	-	2	1	1	-	-	1	-	-	-	-	5	4	1
North Village Cntr - NE Quadrant	2007	1	4	2	-	-	-	1	-	-	-	-	-	-	-	-	7	1	-
North Village Cntr - NW Quadrant	2007	-	3	2	-	-	1	2	1	-	-	-	2	-	-	-	5	4	2
North Village Cntr - SE Quadrant	2007	3	2	-	2	-	1	1	1	-	-	-	1	-	-	-	7	4	1
Waite Motel Block	2007	-	3	1	-	-	-	5	2	-	-	-	1	-	-	-	4	7	1
West Gateway 9 & 10	2007	38	25	5	2	-	5	9	3	-	-	1	3	-	-	-	70	17	4
West Gateway 11	2007	16	12	-	-	-	-	-	-	-	-	-	-	-	-	-	28	-	-
II. Units Pending Removal																			
Broadway Lofts - American		23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23	-	-
Atlantic & Anaheim Project		-	-	1	1	-	-	-	1	-	-	-	-	-	-	-	2	1	-
Orizaba Park Exp.		-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-
Shoreline Gateway		25	1	-	-	-	4	1	-	-	-	-	-	-	-	-	26	5	-
Washington Focus Area		-	-	-	3	-	-	2	1	-	-	-	-	1	-	-	3	3	1
Broadway Block		-	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	2	-
Long Beach Blvd. Motels		-	5	-	1	-	1	-	-	-	-	-	-	-	-	-	6	1	-
W. Industrial Nonconforming Use		-	7	4	1	-	-	3	-	-	-	-	-	-	-	-	12	3	-
Total (FY65 - FY04)		59	21	18	5	-	2	5	4	4	-	5	1	2	-	-	103	15	8
Total (FY05 +)		133	110	31	11	1	14	34	18	3	-	2	8	3	1	-	286	69	15

¹ Based on data provided by the City of Long Beach Housing Services Bureau for Project Areas: Central, Downtown and North

² The City of Long Beach Housing Services Bureau classified all units occupied by displaced tenants that refused to provide income information as very-low income units.

³ The City of Long Beach Housing Services Bureau classified seven units which were vacant at the time relocation as 1-Bedroom very-low income units.

TABLE 7 (CONTINUED)

HOUSING UNITS HISTORICAL & PENDING REMOVAL FROM CITY HOUSING INVENTORY 1
IMPLEMENTATION PLAN - MID-TERM REVIEW
LONG BEACH, CALIFORNIA

Removed Projects	Removal Date	Very Low Income					Low Income				Moderate Income				Total # of Bedrooms			
		Studio 1-Bd	2-Bd	3-Bd	4-Bd	5-Bd	Studio 1-Bd	2-Bd	3-Bd	4-Bd	Studio 1-Bd	2-Bd	3-Bd	4-Bd	5-Bd	VL	Low	Mod
I. Bedrooms Removed																		
Willow - Long Beach Blvd.	1994	20	1	-	-	-	-	-	-	-	-	-	-	-	21	-	6	-
Renaissance Walk	2000	9	17	10	6	-	1	2	3	-	-	-	-	-	42	6	-	
P&L Land Development	2001	-	1	-	-	-	4	-	-	-	-	-	-	-	1	4	-	
Renaissance Square	2001	-	-	-	3	-	-	-	-	-	-	-	-	-	3	-	2	
Broadway Lofts - Mark James	2002	30	-	-	-	-	-	-	-	-	-	-	-	-	30	-	-	
Mark Twain Library & CRI	2003	-	2	12	6	-	2	6	9	-	-	-	-	-	20	17	-	
Grisham Community Hsg	2003	-	-	14	-	-	-	-	-	-	-	-	-	-	14	-	2	
3rd Street Parking	2005	21	14	-	-	-	1	1	-	-	-	-	-	-	35	2	-	
Jamboree Hsg Project	2005	1	4	4	-	4	1	4	-	-	1	-	-	5	13	5	6	
Atlantic Senior (Menorah)	2006	1	1	6	3	-	-	-	-	-	-	-	-	-	11	-	-	
Atlantic Ave. Motel	2006	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	
Atlantic Housing III & IV	2006	2	20	14	-	-	6	6	3	-	-	-	-	-	36	15	-	
Atlantic & Willow Acquisition	2007	-	2	-	-	-	1	-	-	-	3	-	-	-	2	1	3	
Pine & PCH Acquisition	2007	-	6	-	-	-	1	-	-	-	-	-	-	-	6	1	-	
Ronald McDonald House	2007	1	1	6	-	-	2	1	2	-	-	-	-	-	8	5	1	
North Village Cntr - NE Quadrant	2007	1	4	4	-	-	1	-	-	-	-	-	-	-	9	1	-	
North Village Cntr - NW Quadrant	2007	-	3	4	-	-	1	4	3	-	-	-	-	-	7	8	4	
North Village Cntr - SE Quadrant	2007	3	3	2	6	-	1	1	2	3	-	-	-	-	11	7	2	
Waite Motel Block	2007	-	3	2	-	-	-	5	4	-	-	-	-	-	5	9	1	
West Gateway 9 & 10	2007	38	25	10	6	-	5	9	6	-	1	3	-	-	79	20	4	
West Gateway 11	2007	16	12	-	-	-	-	-	-	-	-	-	-	-	28	-	-	
II. Bedrooms Pending Removal																		
Broadway Lofts - American	23	-	-	-	-	-	-	-	-	-	-	-	-	-	23	-	-	
Atlantic & Anaheim Project	-	-	2	3	-	-	-	2	-	-	-	-	-	-	5	2	-	
Orizaba Park Exp.	-	-	2	-	-	-	-	-	-	-	-	-	-	-	2	-	-	
Shoreline Gateway	25	1	-	-	-	-	4	1	-	-	-	-	-	-	26	5	-	
Washington Focus Area	-	-	-	-	9	-	-	2	2	-	-	-	-	-	9	4	3	
Broadway Block	-	-	-	-	-	-	-	-	4	-	-	-	-	-	-	4	-	
Long Beach Blvd. Motels	-	5	-	-	3	-	1	-	-	-	-	-	-	-	8	1	-	
W. Industrial Nonconforming Use	-	7	8	3	-	-	3	-	-	-	-	-	-	-	18	3	-	
Total (FY66 - FY04)		59	21	36	15	-	2	5	8	12	-	5	1	4	131	27	10	
Total (FY05 +)		133	110	62	33	4	14	34	36	9	-	2	8	6	342	93	24	

1 Based on data provided by the City of Long Beach Housing Services Bureau for Project Areas: Central, Downtown and North

2 The City of Long Beach Housing Services Bureau classified all units occupied by displaced tenants that refused to provide income information as very-low income units.

3 The City of Long Beach Housing Services Bureau classified seven units which were vacant at the time relocation as 1-Bedroom very-low income units.

TABLE 8

REPLACEMENT HOUSING FULFILLMENT ANALYSIS 1
IMPLEMENTATION PLAN - MID-TERM REVIEW
LONG BEACH, CALIFORNIA

Fulfillment Projects Number of Units	Completion Date	Very Low Income						Low Income						Moderate Income						Total # of Units		
		Studio 1-Bd	2-Bd	3-Bd	4-Bd	Studio 1-Bd	2-Bd	3-Bd	4-Bd	Studio 1-Bd	2-Bd	3-Bd	4-Bd	Studio 1-Bd	2-Bd	3-Bd	4-Bd	VL	Low	Mod		
1213 Smith Place	1991	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
1212 Leigh Court	1992	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
1214 Leigh Court	1992	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
Lois Apartments - 321 W. 7th	1992	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	24	-	-		
Merit Hall Apts. - 1036 Lewis	1992	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	-	-		
Atlantic Apartments - 814 Atlantic	1993	-	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-	-		
Seamist Apts. - 14th & Atlantic	1994	18	56	1	-	-	-	-	-	-	-	-	-	-	-	-	-	75	-	-		
1355 Wesley Drive	1995	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
Casa Corazon - 4th & Elm	1995	-	-	-	-	-	6	-	-	-	-	-	-	-	-	-	-	-	6	-		
Freeman Apts. - 1528 Freeman	1996	-	-	2	-	-	-	7	-	-	-	-	-	-	10	-	-	2	7	10		
1353 Wesley Drive	1996	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
435 E. 7th Street	1998	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
437 E. 7th Street	1998	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
1010 E. 12th Street	1998	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
1012 E. 12th Street	1998	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
1014 E. 12th Street	1998	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
Evergreen Apts. - 1823 E. 68th	1999	-	-	3	1	-	-	8	5	-	-	-	-	-	19	-	-	4	13	19		
74 E. 56th Street	2002	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
5818 Gardenia Avenue	2002	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
5810 Gardenia Avenue	2002	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
5800 Gardenia Avenue	2002	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-		
2655 Santa Fe Avenue	2002	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-		
Northpointe - 5441 Paramount	2003	-	7	80	20	-	-	25	318	76	-	-	-	-	-	-	107	419	-	-		
Grisham/Ruth/Peace/49th	2004	-	-	64	30	-	-	-	-	-	-	-	-	-	-	-	-	94	-	-		
Pacific City Lights Apartments	2007	-	-	-	30	1	-	-	-	3	7	-	-	-	-	-	-	31	10	-		
Olive Villas - 1856 Long Beach	2008	-	1	1	-	-	-	1	6	4	1	-	-	6	15	8	1	2	12	30		
Puerto del Sol (Jamboree Housing)	2008	-	-	36	16	11	-	-	-	-	-	-	-	-	-	-	63	-	-	-		
Neo Zoe - 1500 Pine	2008	-	-	-	-	-	-	-	5	-	-	-	-	3	9	-	-	-	5	12		
Menorah Housing	2009	-	65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65	-	-		
Villages at Carbrillo - 2001 River	2009	-	5	15	30	6	-	2	8	13	2	-	-	-	-	-	56	25	-	-		
Meta Hsg LB/Anaheim (Rental)	2009	-	19	13	-	-	-	-	-	-	-	-	-	-	-	-	32	-	-	-		
Meta Hsg LB/Anaheim (Ownership)	2009	-	-	-	-	-	-	9	11	3	-	-	9	11	3	-	-	-	23	23		
Lyon West Gateway	2010	-	-	-	-	-	-	15	11	-	-	-	-	-	-	-	-	-	26	-		
Atlantic Avenue Hsg - Phase 3/4	2010	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Barcelona (Est.)	2010	-	2	-	-	-	-	5	8	-	-	-	13	10	-	-	2	13	23	-		
Meta Hsg - 2114 LB Blvd	2010	-	-	8	9	-	-	-	10	11	-	-	-	5	4	-	17	21	9	-		
Meta Hsg - 2355 LB Blvd	2011	-	-	8	9	-	-	-	10	11	-	-	-	5	4	-	17	21	9	-		
Total (FY65 - FY04)		42	98	150	65	2	-	30	333	81	-	-	28	73	46	7	355	444	29	-		
Total (FY05 +)		-	92	81	94	18	-	32	69	45	10	-	28	73	46	7	285	156	154	-		

Based on data provided by the City of Long Beach Housing Services Bureau for Project Areas: Central, Downtown and North.

Prepared by: Keyser Marston Associates, Inc.

File name: Long_Beach_Mid_Term_Review_4_24_2008.xls; T-8; adc

TABLE 8 (CONTINUED)

REPLACEMENT HOUSING FULFILLMENT ANALYSIS
IMPLEMENTATION PLAN - MID-TERM REVIEW
LONG BEACH, CALIFORNIA

Fulfillment Projects	Completion Date	Very Low Income					Low Income					Moderate Income					Total # of Bedrooms		
		Studio 1-Bd	2-Bd	3-Bd	4-Bd	Studio	Studio 1-Bd	2-Bd	3-Bd	4-Bd	Studio	Studio 1-Bd	2-Bd	3-Bd	4-Bd	VL	Low	Mod	
1213 Smith Place	1991	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
1212 Leigh Court	1992	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
1214 Leigh Court	1992	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
Lots Apartments - 321 W. 7th	1992	24	-	-	-	-	-	-	-	-	-	-	-	-	24	-	-		
Merit Hall Apts. - 1035 Lewis	1992	-	20	-	-	-	-	-	-	-	-	-	-	-	20	-	-		
Atlantic Apartments - 814 Atlantic	1993	-	13	-	-	-	-	-	-	-	-	-	-	-	13	-	-		
Seamist Apts. - 14th & Atlantic	1994	18	56	2	-	-	-	-	-	-	-	-	-	-	76	-	-		
1355 Wesley Drive	1995	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
Casa Corazon - 4th & Elm	1995	-	-	-	-	5	-	-	-	-	-	-	-	-	-	5	-		
Freeman Apts. - 1528 Freeman	1996	-	4	-	-	-	14	-	-	-	-	-	-	-	4	14	20		
1363 Wesley Drive	1996	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
435 E. 7th Street	1998	-	-	-	4	-	-	-	-	-	-	-	-	-	4	-	-		
437 E. 7th Street	1998	-	-	-	4	-	-	-	-	-	-	-	-	-	4	-	-		
1010 E. 12th Street	1998	-	-	-	3	-	-	-	-	-	-	-	-	-	3	-	-		
1012 E. 12th Street	1998	-	-	-	3	-	-	-	-	-	-	-	-	-	3	-	-		
1014 E. 12th Street	1998	-	-	-	3	-	-	-	-	-	-	-	-	-	3	-	-		
Evergreen Apts. - 1823 E. 68th	1999	-	6	3	-	-	16	15	-	-	-	-	-	-	38	9	31		
74 E. 55th Street	2002	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
5818 Gardenia Avenue	2002	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
5810 Gardenia Avenue	2002	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
5800 Gardenia Avenue	2002	-	-	3	-	-	-	-	-	-	-	-	-	-	3	-	-		
2655 Santa Fe Avenue	2002	-	-	6	-	-	-	-	-	-	-	-	-	-	6	-	-		
Northpointe - 5441 Paramount	2003	7	180	60	-	-	25	636	228	-	-	-	-	-	227	889	-		
Grisham/Ruth/Peace/49th	2004	-	128	90	-	-	-	-	-	-	-	-	-	-	218	-	-		
Pacific City Lights Apartments	2007	-	-	90	4	-	-	-	9	28	-	-	-	-	94	37	-		
Olive Villas - 1856 Long Beach	2008	1	2	-	-	-	1	12	12	4	-	6	30	24	4	3	29		
Puerto del Sol (Jamboree Housing)	2008	-	72	48	44	-	-	-	-	-	-	-	-	-	164	-	64		
Neo Zoe - 1500 Pine	2008	-	-	-	-	-	-	10	-	-	-	-	6	27	-	10	33		
Menorah Housing	2009	65	-	-	-	-	-	-	-	-	-	-	-	-	65	-	-		
Villages at Carbrillo - 2001 River	2009	5	30	90	24	-	2	16	39	8	-	-	-	-	149	65	-		
Meta Hsg LB/Anahelm (Rental)	2009	19	26	-	-	-	-	-	-	-	-	-	-	-	45	-	-		
Meta Hsg LB/Anahelm (Ownership)	2009	-	-	-	-	-	9	22	9	-	9	22	9	-	-	40	40		
Lyon West Gateway	2010	-	-	-	-	-	15	22	-	-	-	-	-	-	37	-	-		
Atlantic Avenue Hsg - Phase 3/4	2010	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	126		
Barcelona (Est.)	2010	2	-	-	-	-	5	16	-	-	13	20	-	-	2	21	33		
Meta Hsg - 2114 LB Blvd	2010	-	16	27	-	-	-	20	33	-	-	10	12	-	43	53	22		
Meta Hsg - 2355 LB Blvd	2011	-	16	27	-	-	-	20	33	-	-	10	12	-	43	53	22		
Total (FY65 - FY04)		42	96	300	195	8	-	30	668	243	-	-	58	-	641	939	58		
Total (FY05 +)		-	92	162	282	72	-	32	138	136	40	-	28	146	608	345	340		

Based on data provided by the City of Long Beach Housing Services Bureau for Project Areas: Central, Downtown and North.

Prepared by: Keyser Marston Associates, Inc.

File name: Long_Beach_Mid_Term_Review_4_24_2008.xls; T-8; adc

TABLE 7

REPLACEMENT HOUSING OBLIGATION SURPLUS / (DEFICIT) CALCULATIONS
 IMPLEMENTATION PLAN - MID-TERM REVIEW
 LONG BEACH, CALIFORNIA

I. Surplus/(Deficit) by Number of Units	Number of Units												
	Studio / One-Bedroom Units			Two-Bedroom Units			Three-Bedroom Units			Four-Bedroom Units			
	Very-Low	Low	Mod	Very-Low	Low	Mod	Very-Low	Low	Mod	Very-Low	Low	Mod	
Total Units													
A. Current Status (Through FY04)													
Fulfillment ¹	138	30	0	150	333	29	65	81	0	2	2	0	0
Adjustment ²	0	0	6	0	0	(6)	0	(1)	1	0	0	0	0
(Less) Obligation ³	(80)	(7)	(6)	(18)	(4)	(2)	(5)	(4)	(1)	0	0	0	0
Replacement Housing Surplus / (Deficit)	58	23	0	132	329	21	60	76	0	2	2	0	0
B. Future Status (Through FY11)													
Current Surplus / (Deficit)	58	23	0	132	329	21	60	76	0	2	2	0	0
Fulfillment ¹	92	32	28	81	69	73	94	45	46	18	10	7	7
Adjustment ²	0	0	0	0	0	0	(93)	0	0	0	0	0	0
(Less) Obligation ³	(243)	(48)	(10)	(31)	(18)	(3)	(11)	(3)	(1)	(1)	(1)	(1)	(1)
Replacement Housing Surplus / (Deficit)	0	7	18	182	380	91	50	118	45	19	10	6	6
II. Surplus/(Deficit) by Number of Bedrooms	Number of Bedrooms												
	Studio / One-Bedroom Units			Two-Bedroom Units			Three-Bedroom Units			Four-Bedroom Units			
	Very-Low	Low	Mod	Very-Low	Low	Mod	Very-Low	Low	Mod	Very-Low	Low	Mod	
Total Units													
A. Current Status (Through FY04)													
Fulfillment ¹	1,638	138	30	0	300	666	58	195	243	0	8	0	0
Adjustment ²	0	0	0	12	0	(12)	0	(3)	3	0	0	0	0
(Less) Obligation ³	(168)	(80)	(7)	(6)	(36)	(8)	(4)	(15)	(12)	0	0	0	0
Replacement Housing Surplus / (Deficit)	1,470	58	23	6	264	658	42	180	228	3	8	0	0
B. Future Status (Through FY11)													
Current Surplus / (Deficit)	1,470	58	23	6	264	658	42	180	228	3	8	0	0
Fulfillment ¹	1,293	92	32	28	138	146	146	282	135	138	72	40	28
Adjustment ²	0	279	0	0	0	0	0	(279)	0	0	0	0	0
(Less) Obligation ³	(459)	(243)	(48)	(10)	(62)	(38)	(6)	(33)	(9)	(3)	(4)	0	(5)
Replacement Housing Surplus / (Deficit)	2,304	186	7	24	384	760	182	150	354	138	76	40	23

¹ See TABLE 8

² Per California Health & Safety Code Section 33413, replacement dwelling units must be available at affordable housing costs to persons in the same or lower income category as the persons

³ See TABLE 7

Based on current and projected redevelopment and housing activities, it is estimated that 370 housing units will be removed from the market with a total of 459 bedrooms. However, it is also estimated that 588 affordable housing units will be produced with a total of 1,272 bedrooms. Therefore, it appears that there is ample affordable housing stock being produced to replace units removed from the market by redevelopment activities. Tables 10 and 11 summarize the status of replacement housing by number of bedrooms and time periods.

Table 10
Replacement Housing Fulfillment Status Summary Through FY04

	Very Low Income # of Bedrooms				Low Income # of Bedrooms				Moderate Income # of Bedrooms			
	0/1	2	3	4	0/1	2	3	4	0/1	2	3	4
Units Produced	138	150	65	2	30	333	81	0	0	29	0	0
Adjustments ⁴	NA	NA	NA	NA	NA	NA	(1)	NA	6	(6)	1	NA
Units Removed	(80)	(18)	(5)	0	(7)	(4)	(4)	0	(6)	(2)	(1)	0
Surplus/(Deficit)	58	132	60	2	23	329	76	0	0	21	0	0

Table 11
Replacement Housing Fulfillment Status Summary: FY05 – FY11

	Very Low Income # of Bedrooms				Low Income # of Bedrooms				Moderate Income # of Bedrooms			
	0/1	2	3	4	0/1	2	3	4	0/1	2	3	4
Surplus/(Deficit)	58	132	60	2	23	329	76	0	0	21	0	0
Units Produced	92	81	94	18	32	69	45	10	28	73	39	7
Adjustments	93	NA	(93)	NA	NA	NA	NA	NA	NA	NA	NA	NA
Units Removed	(243)	(31)	(11)	(1)	(48)	(18)	(3)	0	(10)	(3)	(1)	(1)
Surplus/(Deficit)	0	182	50	19	7	380	118	10	18	91	38	6

While additional projects that would remove housing are being explored on a conceptual level in the four active project areas—Downtown, West Industrial, North, and Central—the data shows that there is sufficient affordable housing stock being produced to fulfill the replacement housing requirements. Furthermore, additional housing production activities are being pursued on a conceptual level that may come to fruition.

⁴ Per California Health & Safety Code §33413, replacement dwelling units must be available at affordable housing costs to persons in the same or lower income category as the persons displaced from any destroyed or removed units.

V. INCLUSIONARY HOUSING PRODUCTION REQUIREMENTS

Legal Requirements

Inclusionary housing production has many meanings depending on the context of its use. For the purposes of this Affordable Housing Compliance Plan, inclusionary housing production refers to a redevelopment agency's obligation to cause a specified percentage of new or rehabilitated housing produced in a project area to be available at affordable housing cost. It does not matter whether the housing is market rate or cost restricted, nor does it matter if the housing is privately or publicly produced. This is also known as the Project Area Housing Production Requirement.

Applicability of Inclusionary Housing Production Requirements by Project Area

Redevelopment projects adopted prior to January 1, 1976, are not subject to this legal requirement. For the City of Long Beach, this excludes the West Beach, Poly High, Downtown, and West Long Beach Industrial Projects. This leaves the Central, North, and Los Altos Redevelopment Projects subject to inclusionary housing production requirements. Los Altos is a pure commercial project area comprised of major retail complexes on the east side of Belflower Boulevard north of Daggett Street and South of Los Coyotes Diagonal. Therefore, obligations are only tracked for the Central and North Redevelopment Projects.

Method of Calculation of Inclusionary Housing Production Requirements

The percentage of housing units that must be available at an affordable housing cost varies by whether the housing constructed or rehabilitated was developed by a redevelopment agency or by another party. The Agency has not produced housing per the definition contained in Section II above. (A written agreement with the Agency requiring affordable housing covenants does not meet the definition of Agency-produced housing.)

For housing constructed or substantially rehabilitated by persons or entities other than a redevelopment agency, at least 15 percent developed within the project area must be available to households of low- or moderate-income. Of this number, not less than 40 percent must be available to very low-income households. For example, for every 100 units produced, 15 must be affordable. Of these 15, at least 6 must be available to households with very low-income and the remaining 9 can be available to households of low- or moderate-income. Any fraction is rounded up, so for 101 units produced, 16 must be affordable and of that total, 7 must be available to very low-income households.

The definition of substantial rehabilitation changed in January 1, 2002. Prior to that time, any substantially rehabilitated units counted if they were in complexes of three or more units (triplexes or larger). Duplexes and single-family residences only triggered production if they were rehabilitated with redevelopment agency assistance.

After January 1, 2002, the only substantially rehabilitated housing that triggers production requirements is rehabilitation completed with redevelopment agency assistance. Again, per the definition of agency-assisted housing, the Agency has not assisted with the rehabilitation of housing units.

The law requires that inclusionary housing production requirements be met every 10 years. If the requirements are not met within the 10-year period, the Agency is required to meet the requirements on an annual basis. If at the end of the 10-year period the redevelopment agency has exceeded the requirements, the redevelopment agency may carry over the surplus units and count them toward the requirements of the following ten-year period.

As with replacement housing production, inclusionary housing production must also be deed-restricted with affordability covenants. Ownership units must be deed restricted for 45 years and rental units must be deed restricted for 55 years. If owner-occupied affordable units are sold at market rates, a redevelopment agency has three years from the date of sale to produce an equal number of affordable units at the same income level as those sold.

Inclusionary Housing Production Requirements

The residential development that has occurred within the post-1976 portions of the City's Project Areas, specifically the North and Central Long Beach Redevelopment Project Areas, is detailed in Table 12. The resulting inclusionary housing production obligations are quantified in Table 13.

Housing Development FY93 Through FY04

According to City records, private parties constructed 1,154 residential units within the Project Areas between FY93 and FY04. These developments triggered the requirement to produce 104 low- and moderate-income units, and 70 units that must be set-aside for very low-income households.

Housing Development FY05 Through FY09

Between FY05 and FY09, 1,116 units have been or are expected to be developed in the Project Areas. These units generate an inclusionary housing production obligation of 169 units. Of the 169 units, 100 units must be restricted as low- and moderate-income households, and at least 69 units must be provided to very low-income households.

TABLE 12

HOUSING DEVELOPMENT ANALYSIS THROUGH END OF THE PROJECT AREA LIFE
 IMPLEMENTATION PLAN - MID-TERM REVIEW
 LONG BEACH, CALIFORNIA

I. Projects ¹	Construction Type	Units Built in Project Area	Completion Year
A. Project Developed Between FY93 - FY04			
Previous Implementation Plan	New Construction & Agency Assisted Sub Rehab	512	1993 -2003
74 East 55th	Agency Assisted Sub Rehab	1	2002
2655 Santa Fe	Agency Assisted Sub Rehab	2	2002
5818 Gardenia Avenue	Agency Assisted Sub Rehab	1	2002
5810 Gardenia Avenue	Agency Assisted Sub Rehab	1	2002
5800 Gardenia Avenue	Agency Assisted Sub Rehab	1	2002
Northpointe (Parwood)	Agency Assisted Sub Rehab	528	2003
B. Project Developed Between FY05 - FY09			
Lofts on 4th	New Construction	8	2004
429 Almond	Agency Assisted Sub Rehab	4	2004
Grisham/Ruth/Peace/49th	Agency Assisted Sub Rehab	96	2004
Orcutt	Agency Assisted Sub Rehab	6	2005
483 Gaviota	Agency Assisted Sub Rehab	1	2007
Pacific City Lights	New Construction	42	2007
1500 Pine Avenue	New Construction	22	2008
Puerto del Sol (Jamboree Housing)	New Construction	64	2008
Olive Villas	New Construction	58	2008
Villages at Carbrillo - 2001 River	New Construction	81	2008
Ceadr Court - 1855, 1865, 1895	Agency Assisted Sub Rehab	42	2008
Cerritos Court - 842 & 858	Agency Assisted Sub Rehab	23	2008
Ocean Breeze (Sr.) - 854 MLK	Agency Assisted Sub Rehab	16	2008
Orange Ave. - 1000	Agency Assisted Sub Rehab	19	2008
Ocean Gate - 1070 MLK	Agency Assisted Sub Rehab	20	2008
1034 Alamos Apts.	Agency Assisted Sub Rehab	30	2008
Lime Street Apts. - 1060	Agency Assisted Sub Rehab	16	2008
Cedar Court South - 1843-1849	Agency Assisted Sub Rehab	32	2008
Seabreeze (Sr.) - 745 Alamos	Agency Assisted Sub Rehab	44	2008
Linden Garden Court - 6371	Agency Assisted Sub Rehab	24	2008
Artesia Court - 3281-3283	Agency Assisted Sub Rehab	36	2008
Valentine Gardens - 6185, 6191, 6195 Linden	Agency Assisted Sub Rehab	18	2008
530 Elm Avenue	Agency Assisted Sub Rehab	17	2008
3301 Santa Fe	Agency Assisted Sub Rehab	1	2008
Private Developments ²	Private Developer	69	2008
C. Projects To Be Developed Between FY10 - Project Area Termination			
Menorah Housing	New Construction	66	2009
Meta Housing LB/Anaheim - Senior Apartments	New Construction	145	2009
Meta Housing LB/Anaheim - Ownership Units	New Construction	216	2009
Palace Hotel	Agency Assisted Sub Rehab	8	2009
1600 Long Beach Blvd.	New Construction	10	2010
Atlantic Workforce Housing	New Construction	48	2010
Lyon-Westgateway	New Construction	26	2010
Meta Housing - 2114 LB Blvd	New Construction	47	2010
	Agency Assisted Sub Rehab	61	2010
Meta Housing - 2355 LB Blvd	New Construction	47	2011
Barcelona (Est.)	New Construction	50	2011
116 West 14th Street	Agency Assisted Sub Rehab	3	2011
124 West 14th Street	Agency Assisted Sub Rehab	1	2011
228 West 14th Street	Agency Assisted Sub Rehab	1	2011
469-471 West 17th Street	Agency Assisted Sub Rehab	5	2011
1494 Henderson Avenue	Agency Assisted Sub Rehab	4	2011
1495 Chestnut Avenue	Agency Assisted Sub Rehab	1	2011

TABLE 12 (CONTINUED)

HOUSING DEVELOPMENT ANALYSIS THROUGH END OF THE PROJECT AREA LIFE
 IMPLEMENTATION PLAN - MID-TERM REVIEW
 LONG BEACH, CALIFORNIA

I. Projects ¹	Construction Type	Units Built in Project Area	Completion Year
C. Projects To Be Developed Between FY10 - Project Area Termination (continued)			
1650 Magnolia Avenue	Agency Assisted Sub Rehab	1	2011
1730 Magnolia Avenue	Agency Assisted Sub Rehab	2	2011
1732-34 Magnolia Avenue	Agency Assisted Sub Rehab	1	2011
1736 Magnolia Avenue	Agency Assisted Sub Rehab	2	2011
1842 Locust	New Construction	6	2012
1950 Henderson Avenue	New Construction	5	2012
1960 Henderson Avenue	New Construction	5	2012
105 W. 14th Street	New Construction	3	2012
1339-47 Pine Avenue	New Construction	6	2012
1348 Pacific	New Construction	3	2012
1411 Pine Avenue	New Construction	3	2012
1486 Henderson Avenue	New Construction	3	2012
1718 Magnolia Avenue	New Construction	2	2012
1836 Locust Avenue	Agency Assisted Sub Rehab	5	2012
1850 Locust Avenue	Agency Assisted Sub Rehab	4	2012
1905-07 Pine Avenue	Agency Assisted Sub Rehab	7	2012
1911 Pine Avenue	Agency Assisted Sub Rehab	6	2012
Multi-Family Rehab	Agency Assisted Sub Rehab	379	Multit-Yr
Single-Family Rehab	Agency Assisted Sub Rehab	128	Multit-Yr
Projects Developed Through the Project Areas Termination ³	New Construction	4,588	Multit-Yr
Total Housing Production Units		7,733	

II. Completion Fiscal Year (FY)	Agency Owned Units	Other Units	Total Units
FY93 - FY04	0	1,154	1,154
FY05	0	6	6
FY06	0	0	0
FY07	0	43	43
FY08	0	632	632
FY09	0	435	435
FY10 - Project Area Termination	0	5,463	5,463
Total Housing Production Units		7,733	7,733

¹ Based on data provided by the City of Long Beach Housing Services Bureau for Project Areas: Central, Downtown and North

² Units are constructed by private developers without the use of Agency Assistance; figure based on data provided by the City of Long Beach Housing Services Bureau.

³ Based on the assumption that private development reaches the residential buildout allowed.

TABLE 13

INCLUSIONARY HOUSING PRODUCTION OBLIGATION ¹
IMPLEMENTATION PLAN - MID-TERM REVIEW
LONG BEACH, CALIFORNIA

	<u>Total Obligation</u>	<u>Very-Low Income Units</u>	<u>Low/Moderate Income Units</u>
I. <u>Privately Developed and Agency Assisted Units</u> ²			
FY93 - FY04	174	70	104
FY05	1	1	0
FY06	0	0	0
FY07	7	3	4
FY08	95	38	57
FY09	66	27	39
FY10 - Project Area Termination	820	328	492
Total Units	1,163	467	696
II. <u>Agency Developed Units</u> ³			
FY93 - FY04	0	0	0
FY05	0	0	0
FY06	0	0	0
FY07	0	0	0
FY08	0	0	0
FY09	0	0	0
FY10 - Project Area Termination	0	0	0
Total Units	0	0	0

¹ The inclusionary housing obligation is calculated on a rolling 10-year period basis.

² At least 15% of all new and substantially rehabilitated units developed by an entity (other than the Agency) within a project area must be restricted to low or moderate income households. Additionally, at least 40% of the restricted units must be occupied by very-low income households. The inclusionary housing obligation must be met on a rolling 10-year period basis.

³ At least 30% of all new and substantially rehabilitated units developed by the Agency, within a project area must be restricted to low or moderate income households. Additionally, at least 50% of the restricted units must be occupied by very-low income households. The inclusionary housing obligation must be met on a rolling 10-year period basis.

Projected Housing Development FY10 Through Termination of Project Areas

1. The Agency anticipates that a total of 264 units will be constructed between FY10 and FY12.
2. A total of 611 units are anticipated to be rehabilitated between FY10 and FY12 with the use of Agency assistance.
3. The City's Planning Bureau estimates the total number of potential new housing units within the Redevelopment Project Areas at 4,588.

The projected 5,463 units of new development and Agency assisted substantial rehabilitation projects generate an inclusionary housing production requirement for 820 income-restricted units. Of this total, at least 328 units must be allocated to very low-income households.

Inclusionary Housing Production Obligation

The housing production figures stated above indicate that the current inclusionary housing production obligation and the anticipated obligations total 1,163 units, of which 467 are very low-income units and 696 are low/moderate-income units. Table 13 details the Agency's annual obligation.

Inclusionary Housing Production Fulfillment

Table 14 identifies the inclusionary housing production units that have been produced to date, as well as the units projected to be produced in the future. Table 15 illustrates the current surplus in inclusionary housing production units and the projected future surplus in inclusionary housing production units. The results of these analyses are summarized in Table 16.

TABLE 14

INCLUSIONARY HOUSING PRODUCTION FULFILLMENT ANALYSIS ¹
 IMPLEMENTATION PLAN - MID-TERM REVIEW
 LONG BEACH, CALIFORNIA

Fulfillment Projects	Year Built	Project Type	Covenant Terms (Yrs)	Total Units Produced	Total Countable Units ²	Very-Low Income Units	Low Income Units	Moderate Income Units
I. Inside Redevelopment Project Areas								
				Agency Developed				
NA				0	0	0	0	0
Total Agency Developed				0	0	0	0	0
II. Agency Covenants								
A. Inside Redevelopment Project Areas								
1213 Smith Place	1991	Ownership	49	1	1	1	0	0
1212 Leigh Court	1992	Ownership	49	1	1	1	0	0
1214 Leigh Court	1992	Ownership	49	1	1	1	0	0
Lois Apartments - 321 W. 7th	1992	Apartments	50	24	24	24	0	0
Merit Hall Apts.- 1035 Lewis	1992	Apartments	40	20	20	20	0	0
Atlantic Apartments - 814 Atlantic	1993	Apartments	40	13	13	13	0	0
Seamist Apts. - 14th & Atlantic	1994	Apartments	40	75	75	75	0	0
1355 Wesley Drive	1995	Ownership	45	1	1	1	0	0
Casa Corazon - 4th & Elm ³	1995	Apartments	40	25	25	0	25	0
Freeman Apts. - 1528 Freeman	1996	Apartments	40	19	19	2	7	10
1353 Wesley Drive	1996	Ownership	45	1	1	1	0	0
435 E. 7th Street	1998	Ownership	41	1	1	1	0	0
437 E. 7th Street	1998	Ownership	41	1	1	1	0	0
1010 E. 12th Street	1998	Ownership	41	1	1	1	0	0
1012 E. 12th Street	1998	Ownership	41	1	1	1	0	0
1014 E. 12th Street	1998	Ownership	41	1	1	1	0	0
Evergreen Apts.- 1823 E. 68th	1999	Ownership	40	36	36	4	13	19
Northpointe - 5441 Paramount ⁴	2003	Apartments	55	528	526	107	419	0
74 E. 55th Street	2002	Ownership	45	1	1	1	0	0
5818 Gardenia Avenue	2002	Ownership	45	1	1	1	0	0
5810 Gardenia Avenue	2002	Ownership	45	1	1	1	0	0
5800 Gardenia Avenue	2002	Ownership	45	1	1	1	0	0
2655 Santa Fe Avenue	2002	Ownership	45	2	2	2	0	0
Grisham/Ruth/Peace/49th ⁵	2004	Apartments	55	96	94	94	0	0
Pacific City Lights Apartments ⁶	2007	Apartments	55	42	41	31	10	0
Olive Villas - 1856 Long Beach ⁷	2008	Ownership	45	58	44	2	12	30
Puerto del Sol (Jamboree Housing) ⁶	2008	Apartments	55	64	63	63	0	0
Neo Zoe - 1500 Pine ⁷	2008	Ownership	45	22	17	0	5	12
Villages at Carbrillo - 2001 River	2009	Apartments	55	81	81	56	25	0
Menorah Housing ⁶	2009	Apartments	55	66	65	65	0	0
Meta Hsg. LB/Anaheim (Rental) ⁷	2009	Apartments	55	145	30	30	0	0
Meta Hsg. LB/Anaheim (Ownership) ⁷	2009	Ownership	45	216	46	0	23	23
Lyon West Gateway	2010	Apartments	55	26	26	0	26	0
Atlantic Avenue Hsg - Phase 3/4	2010	Ownership	45	48	48	0	0	48

TABLE 14 (CONTINUED)

INCLUSIONARY HOUSING PRODUCTION FULFILLMENT ANALYSIS 1
 IMPLEMENTATION PLAN - MID-TERM REVIEW
 LONG BEACH, CALIFORNIA

	Year Built	Project Type	Covenant Terms (Yrs)	Total Units Produced	Total Countable Units ²	Very- Low Income Units	Low Income Units	Moderate Income Units
A. Inside Redevelopment Project Areas (continued)								
Barcelona (Est.) ⁷	2010	Apartments	55	50	38	2	13	23
Meta Hsg - 2114 LB Blvd	2010	Apartments	55	47	47	17	21	9
Meta Hsg - 2355 LB Blvd	2011	Apartments	55	47	47	17	21	9
B. Outside Redevelopment Project Area³								
NA	NA	NA	0	0	0	0	0	0
Total Agency Covenants				1,764	1,441	638	620	183
						Very- Low Income Units	Low Income Units	Moderate Income Units
III. Completion Fiscal Year (FY)								
FY93 - FY04						355	464	29
FY05 - FY09 (Implementation Plan Period)						247	75	65
FY10 - Project Area Termination						36	81	89
Total Inclusionary Housing Production Fulfillment Units						638	620	183

¹ Based on data provided by the City of Long Beach Housing Services Bureau for Project Areas: Central, Downtown and North

² All units are eligible to fulfill the Agency's Inclusionary Obligation.

³ All 25 units conform with inclusionary housing requirements; however, only five units comply with replacement housing covenant requirements.

⁴ Low Income units are restricted to households at 60% of median income. Two units are reserved as Manager's units.

⁵ Two units are reserved as Manager's units.

⁶ One unit is reserved as a Manager's unit.

⁷ The difference between that Total Units Produced and the Total Countable Units represents the number of Market Rate units in the Project.

⁸ Units constructed outside of the Project Area are counted on a 1 for 2 basis.

TABLE 15

INCLUSIONARY HOUSING PRODUCTION OBLIGATION SURPLUS/(DEFICIT) CALCULATIONS ¹
IMPLEMENTATION PLAN - MID-TERM REVIEW
LONG BEACH, CALIFORNIA

	<u>Very-Low Income Units</u>	<u>Low/Moderate Income Units</u>	<u>Total</u>
I. <u>Privately Developed and Agency Assisted Units</u>			
A. <u>Current Inclusionary Housing Production Surplus/(Deficit) ²</u>			
Total Inclusionary Housing Production Fulfillment	355	493	848
(Less) Inclusionary Housing Production Obligation	<u>(70)</u>	<u>(104)</u>	<u>(174)</u>
Total Current Surplus/(Deficit)	285	389	674
B. <u>Inclusionary Housing Production Surplus/(Deficit) Through FY09</u>			
Current Surplus/(Deficit)	285	389	674
Total Inclusionary Housing Production Fulfillment	247	140	387
(Less) Inclusionary Housing Production Obligation	<u>(69)</u>	<u>(100)</u>	<u>(169)</u>
Total Surplus/(Deficit) Through FY09	463	429	892
C. <u>Inclusionary Housing Production Surplus/(Deficit) Through Project Area Termination</u>			
Surplus/(Deficit) Through FY09	463	429	892
Total Inclusionary Housing Production Fulfillment	36	170	206
(Less) Inclusionary Housing Production Obligation	<u>(328)</u>	<u>(492)</u>	<u>(820)</u>
Total Surplus/(Deficit) Through Project Termination	171	107	278
II. <u>Agency Developed Units</u>			
A. <u>Current Inclusionary Production Housing Surplus/(Deficit) ²</u>			
Total Inclusionary Housing Production Fulfillment	0	0	0
(Less) Inclusionary Housing Production Obligation	<u>0</u>	<u>0</u>	<u>0</u>
Total Current Surplus/(Deficit)	0	0	0
B. <u>Inclusionary Housing Production Surplus/(Deficit) Through FY09</u>			
Current Surplus/(Deficit)	0	0	0
Total Inclusionary Housing Production Fulfillment	0	0	0
(Less) Inclusionary Housing Production Obligation	<u>0</u>	<u>0</u>	<u>0</u>
Total Surplus/(Deficit) Through FY09	0	0	0
C. <u>Inclusionary Housing Production Surplus/(Deficit) Through Project Area Termination</u>			
Surplus/(Deficit) Through FY09	0	0	0
Total Inclusionary Housing Production Fulfillment	0	0	0
(Less) Inclusionary Housing Production Obligation	<u>0</u>	<u>0</u>	<u>0</u>
Total Surplus/(Deficit) Through Project Termination	0	0	0

¹ See TABLE 14 for the fulfillment analysis; and TABLE 13 for the obligation requirement

² Includes FY93 - FY05 Inclusionary Housing Production Obligation requirements.

Timing	Very Low Income	Low/Mod Income	Total
Surplus/(Deficit) between FY93 – FY04	285	389	674
Surplus/(Deficit) between FY05 – FY09	463	429	892
Surplus/(Deficit) between FY10 – Project Area Termination	171	107	278

The Agency has produced a surplus of very low- and low/moderate-income units. As such, the Agency is currently in compliance with their inclusionary housing production obligation and the Agency anticipates remaining in compliance with their future obligation until the termination of the Project Area.

Methods of Meeting Future Inclusionary Housing Production Requirements

The Agency plans to satisfy its inclusionary housing production requirements by one or more of the following methods, with an emphasis on housing available to lower-income households:

1. The expenditure of housing set-aside funds (20 percent of its tax increment revenues) through the LBHDC to produce very low-, low-, and moderate-income dwelling units.
2. The imposition of covenants or restrictions requiring that specified numbers of housing units newly-developed or substantially-rehabilitated with Agency assistance be and remain affordable to very low-, low-, and moderate-income households.
3. The purchase or acquisition by regulation or agreement of long-term affordability covenants on existing multi-family units.

On June 20, 2006, the City of Long Beach adopted an ordinance establishing the Housing Trust Fund. The Housing Trust Fund will serve as a source of revenue to meet, in part, the housing needs of the City's extremely low- and above-moderate-income households. The LBHDC is exploring revenue sources for the Housing Trust Fund.



Building A Better Long Beach

MEMORANDUM

TO: Lee Mayfield, North Project Officer

FROM: Lisa A. Fall, Redevelopment Administrator

DATE: May 14, 2008

SUBJECT: Mid-Term Review Update of the North Long Beach Redevelopment Project Area Implementation Plan: October 1, 2004 – September 30, 2009

For the Mid-Term Review of the North Long Beach Redevelopment Project Implementation Plan: October 1, 2004 – September 30, 2009 (Plan), the Plan has been updated to address more fully the requirements of the California Redevelopment Law (Health and Safety Code Section 33000 et. seq.) related to the Agency's affordable housing activities.

When the Plan was prepared in 2004, the affordable housing discussion focused on the "Affordable Housing Program Expenditures" presented in Attachment 6 to the Plan. The discussion in Attachment 6, now entitled "Affordable Housing Compliance Plan," has been expanded to cover the following topics:

- Housing Set-Aside Fund:
 - Actual and estimated deposits and expenditures
 - Excess surplus calculation to demonstrate the Agency is spending its Housing Set-Aside in a timely manner as required by law
 - Analysis of expenditures related to income levels and age
- Replacement Housing: an assessment of the Agency's obligation to replace the low- and moderate-income housing units removed as a result of Agency activities
- Inclusionary Housing: an assessment of the Agency's obligation to cause a specified percentage of new or rehabilitated housing produced in a project area to be available at affordable housing costs

Any changes to the main body of the Plan are limited to updating the text to reflect the new title and content presented in Attachment 6.

APPENDIX C

**PLANNING COMMISSION REPORT
AND RECOMMENDATION**

1 RESOLUTION NO. R-1141

2
3 RESOLUTION OF THE PLANNING COMMISSION OF
4 THE CITY OF LONG BEACH MAKING ITS REPORT AND
5 RECOMMENDATION ON ADOPTION OF THE PROPOSED
6 SECOND AMENDMENT TO THE REDEVELOPMENT PLAN
7 FOR THE NORTH LONG BEACH REDEVELOPMENT
8 PROJECT
9

10 WHEREAS, the Redevelopment Agency of the City of Long Beach (the
11 "Agency") has submitted to the Planning Commission of the City of Long Beach (the
12 "Planning Commission") a proposed Second Amendment (the "Amendment") to the
13 Redevelopment Plan (the "Plan") for the North Long Beach Redevelopment Project (the
14 "Project") which would extend the Agency's ability to exercise eminent domain to acquire
15 properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12)
16 years from the date of the adoption of the Amendment; and

17 WHEREAS, Sections 33453 and 33458 of the Community Redevelopment
18 Law (Health and Safety Code Section 33000 et seq.) provide that the Planning
19 Commission is to review the proposed Amendment and make its report and
20 recommendation thereon to the City Council; and

21 WHEREAS, the Plan authorizes the acquisition of land for, and the
22 construction or acquisition by the Agency, the City or other public agencies of public
23 facilities within the project area; and

24 WHEREAS, the General Plan of the City of Long Beach has been prepared
25 and adopted in compliance with the Planning and Zoning Law (Government Code
26 Section 65300 et seq.); and

27 WHEREAS, the Planning Commission has considered the proposed
28 Amendment, the Negative Declaration on the Amendment, the General Plan of the City,

OFFICE OF CITY ATTORNEY
ROBERT E. SANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 and other pertinent reports, information and documents;

2 NOW, THEREFORE, the Planning Commission of the City of Long Beach
3 resolves as follows:

4 Section 1. Findings. The Planning Commission hereby finds and
5 determines that the proposed Amendment to the Redevelopment Plan for the North Long
6 Beach Redevelopment Project conforms to the General Plan of the City of Long Beach.

7 Section 2. Report and Recommendations. The Planning Commission
8 hereby reports to the Agency and the City Council of the City of Long Beach the findings
9 referred to in Section 1 hereof, and recommends the approval and adoption of the
10 proposed Amendment in its present form.

11 Section 3. Transmittal. The Planning Director shall transmit a certified
12 true and correct copy of this Resolution to the Agency and the City Council of the City of
13 Long Beach for consideration as part of the Agency's Report to the City Council
14 regarding the proposed Amendment, and this Resolution shall be deemed the report and
15 recommendation of the Planning Commission concerning the proposed Amendment.

16 Section 4. This resolution shall take effect immediately upon its adoption
17 by the Planning Commission, and the Planning Commission Secretary shall certify to the
18 vote adopting this resolution.

19 //

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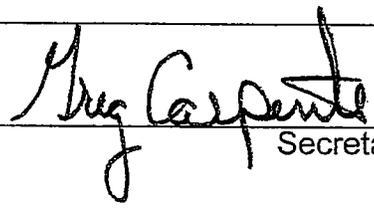
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I hereby certify that the foregoing resolution was adopted by the Planning Commission of the City of Long Beach at its meeting of July 17, 2008, by the following vote:

Ayes: Commissioners: Leslie Gentile, Charles Durnin,
Charles Greenberg, Melani Smith,
Donita Van Horik

Noes: Commissioners: _____

~~ABSTAINED:~~
~~Absent~~ Commissioners: Becky Blair, Philip Saumur


Secretary

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

APPENDIX D

PAC REPORT AND RECOMMENDATION

RESOLUTION NO. 2008-1

**RESOLUTION OF THE PROJECT AREA COMMITTEE FOR
THE NORTH LONG BEACH REDEVELOPMENT PROJECT
AREA MAKING ITS REPORT AND RECOMMENDATION ON
ADOPTION OF THE PROPOSED AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH
REDEVELOPMENT PROJECT**

WHEREAS, the Redevelopment Agency of the City of Long Beach (the "Agency") has submitted to the Project Area Committee for the North Long Beach Redevelopment Project (the "Project Area Committee") a proposed Amendment (the "Amendment") to the Redevelopment Plan (the "Plan") for the North Long Beach Redevelopment Project (the "Project") which would extend the Agency's ability to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment; and

WHEREAS, Section 33347.5 of the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) provides that if a project area committee exists, the committee may, if it chooses, prepare a report and recommendation for submission to the legislative body; and

WHEREAS, the Project Area Committee has considered the proposed Amendment and pertinent reports, information and documents regarding the proposed Amendment;

NOW, THEREFORE, BE IT RESOLVED by the Project Area Committee for the North Long Beach Redevelopment Project that the Project Area Committee hereby recommends the approval and adoption of the proposed Amendment.

BE IT FURTHER RESOLVED that the Project Area Committee directs the Chair and Secretary to transmit a copy of this resolution to the Agency and the City Council for consideration as part of the Agency's Report to the City Council pursuant to Section 33352 of the Community Redevelopment Law, and this resolution shall be deemed the

report and recommendations of the Project Area Committee concerning the proposed Amendment.

PASSED AND ADOPTED this 24 day of July, 2008, by the following vote:

AYES: 12

NOES: 1

ABSENT: 5

ABSTAIN: 2


Chair

ATTEST:


Secretary

APPENDIX E

**NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION (NOI),
PROOF OF PUBLICATION OF NOI, AND
INITIAL STUDY/NEGATIVE DECLARATION**

SEE EXHIBIT C

APPENDIX F

**COURTESY LETTER SENT TO
AFFECTED TAXING AGENCIES**



Building A Better Long Beach

July 9, 2008

Los Angeles County Board of Supervisors
Attn: Sachi Hamai
500 West Temple Street, Ste 383
Los Angeles, CA 90012

RE: Second Amendment to the Redevelopment Plan for the North Long Beach
Redevelopment Project

Dear Mr. Hamai:

The Redevelopment Agency of the City of Long Beach (Agency) is in the process of preparing an amendment (Second Amendment) to the Redevelopment Plan for the North Long Beach Redevelopment Project Area (Redevelopment Plan) to extend eminent domain authority for 12 years as provided by the Community Redevelopment Law (CRL). No other amendments are proposed and no territory is being added.

The Redevelopment Plan was adopted on July 16, 1996, and eminent domain authority will expire on July 16, 2008. The Redevelopment Plan has been amended once on April 6, 2004, to extend the time limit on the effectiveness of the Redevelopment Plan by one year until July 16, 2027, and receipt of tax increment/repayment of debt until July 16, 2037. The First Amendment was a result of SB 1045 in recognition of Educational Revenue Augmentation Fund payment made in fiscal year 2003-2004.

The North Long Beach Redevelopment Project Area (Project Area) consists of 10 non-contiguous areas, referred to as Sub-Areas 1 through 10, totaling approximately 12,507 acres and including 6,375 acres within Sub-Area 5, the harbor district. See the attached map for Project Area and Sub-Area boundaries. The Port of Long Beach is excluded from the Second Amendment except for the Queen Mary and immediate surrounding area. See the attached proposed Second Amendment.

Mr. Sachi Hamai
Page 2 of 2
July 9, 2008

The proposed Second Amendment, along with supporting documentation, is anticipated to be presented to the Agency and City Council of the City of Long Beach in September 2008. As a courtesy, the Agency is transmitting the draft Second Amendment to all affected taxing entities. If you have any questions regarding the proposed Second Amendment, please contact me at (562) 570-6853.

Sincerely,

Lisa A. Fall
Redevelopment Administrator

Attachments

List of Affected Taxing Agencies

The Honorable City Council
City of Long Beach, City Hall
Attn: Patrick H. West
333 West Ocean Blvd
Long Beach, CA 90802

Board of Directors
Sanitation District Joint Administrative Office
Attn: Stephen R. Maquin
1955 Workman Mill Rd
Whittier, CA 90607

Los Angeles County Office of Education
Los Angeles County School Services
Attn: Darline P. Robles, Ph.D.
9300 Imperial Highway
Downey, CA 90242

Board of Education
Long Beach Unified School District
Attn: Felton Williams, President
1515 Hughes Way
Long Beach, CA 90810

Board of Education
Long Beach Unified School District
Attn: Kim Stallings
1515 Hughes Way
Long Beach, CA 90810

Board of Education
Compton Unified School District
Attn: Fred Easter, President
501 S. Santa Fe
Compton, LA 90221

Greater Los Angeles County
Vector Control District
Attn: Jack Hazetrigg
12545 Florence Avenue
Santa Fe Springs, CA 90670

LA County Board of Supervisors
Attn: Sachi Hamai, Executive Officer
500 West Temple Street Ste 383
Los Angeles, CA 90012

LA County Board of Supervisors
LA County Flood Control District
500 West Temple Street Ste 383
Los Angeles, CA 90012

Board of Education
Los Angeles Unified School District
Attn: David L. Brewer III, Superintendent
333 S Beaudry Avenue, 24th Floor
Los Angeles, CA 90017

Board of Trustees
Long Beach Community College District
Attn: Jeffrey Kellogg, President
4901 East Carson Street
Long Beach CA 90808

Board of Trustees
Compton Community College District
Attn: Dr. Peter Landsberger, Administrator
1111 East Artesia Boulevard
Compton, CA 90221

Board of Directors
Water Replenishment District of So Cal
Attn: Bruce Mowry, General Manager
12621 East 166th Street
Cerritos, CA 90701

L. A. County Board of Supervisors
Los Angeles County Fire District
Attn: Cliff Caballero, Chief
1320 N Eastern Avenue
Los Angeles, CA 90063

L.A. County Board of Supervisors
Consolidated Fire Protection District
Attn: Cliff Caballero, Chief
1320 N Eastern Avenue
Los Angeles, CA 90063

Board of Trustees
Los Angeles Community College District
Attn: Sylvia Scott-Hayes, President
770 Wilshire Boulevard
Los Angeles, CA 90017

Board of Education
Paramount Unified School District
Attn: Vivian Hansen, President
15110 South California
Paramount CA 9072

Compton Creek Mosquito Abatement District
Attn: Mitchell R. Weinbaum
1224 South Santa Fe Avenue
Compton, CA 90221

Central Basin Municipal Water District
Attn: Darryl G. Miller, General Manager
17140 South Avalon Boulevard, Ste 120
Carson, CA 90746-1296

West Basin Municipal Water District
Attn: Darryl G. Miller, General Manager
17140 South Avalon Boulevard, Ste 120
Carson, CA 90746-1296

Exhibit B

**SUPPLEMENT TO THE REPORT
TO THE CITY COUNCIL FOR THE
PROPOSED SECOND AMENDMENT
TO THE REDEVELOPMENT PLAN
FOR THE NORTH LONG BEACH
REDEVELOPMENT PROJECT**

Prepared for:

**THE REDEVELOPMENT AGENCY
OF THE
CITY OF LONG BEACH**

Prepared by:

Keyser Marston Associates, Inc.

August 2008

TABLE OF CONTENTS

I. INTRODUCTION 1

 A. REASONS FOR THE PREPARATION OF A SUPPLEMENT TO THE REPORT TO
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 B. ORGANIZATION OF THE SUPPLEMENT 1

VII. COMMUNITY CONSULTATIONS 2

ATTACHMENTS

Attachment A - Presentation to Community Groups

I. INTRODUCTION

A. REASONS FOR THE PREPARATION OF A SUPPLEMENT TO THE REPORT TO THE CITY COUNCIL

As required by Section 33352 of the California Community Redevelopment Law (CRL), the Redevelopment Agency of the City of Long Beach ("Agency") prepared a Report to the City Council ("Report") for the proposed adoption of the Second Amendment ("Second Amendment" or "Amendment") to the existing Redevelopment Plan ("Redevelopment Plan" or "Plan") for the North Long Beach Redevelopment Project ("Project Area"). The City Council will review and consider the information within the Report as part of its consideration of the proposed Amendment.

Since the completion and distribution of the Report, certain actions or events have occurred, that supplement the information contained within the Report. At the time the Report was distributed for review, the Agency had scheduled, but not conducted, several meetings with community groups on the Amendment. A summary of the meetings is now included within this Supplement to the Report ("Supplement").

B. ORGANIZATION OF THE SUPPLEMENT

The part and section number (VII. COMMUNITY CONSULTATIONS) contained in this Supplement correspond to the part and section number used in the Report on the proposed Amendment. The revised Section II incorporates revisions to the second paragraph to include a summary of the community meetings and presentation materials, and revisions to the third paragraph to include the date of publication of the hearings and comments received by staff from property owners and tenants regarding the hearings notice. The following pages contain the whole section within the Report that was updated with additional information.

VII. COMMUNITY CONSULTATIONS

Section 33352(i) of the CRL requires the Agency's report to the legislative body (City Council) to contain the summary referred to in CRL Section 33387, i.e., a summary of consultations with the Project Area Committee (PAC), if any. CRL Section 33385.3 states that if a PAC does not exist, and the Agency proposes to amend a redevelopment plan, the Agency shall establish a PAC if the proposed Amendment would grant the authority to the Agency to acquire by eminent domain property on which persons reside if the project area is one in which a substantial number of low- and moderate-income persons reside.

On June 16, 2008, the Amendment was presented to the PAC steering committee. On June 26, 2008, the full PAC received for review the draft Amendment, adoption schedule and a draft resolution making their findings and incorporating their recommendations to the Agency and Council on Amendment adoption. The draft Report to the City Council was made available for review on the City's web site on July 1, 2008. On July 24, 2008, the North Long Beach PAC adopted Resolution No. 2008-1, making their recommendation to the Agency and City Council to adopt the Amendment. The PAC's report and recommendation were included in the Report as Appendix D. In addition to the PAC, the Agency consulted with and obtained the advice of property owners, business owners, tenants, community organizations and other interested parties at a series of meetings held in the community. Redevelopment Agency staff met with the following North Long Beach (NLB) community groups to discuss the Proposed Amendment:

- NLB Community Action Group Sunday, August 3, 2:00 p.m.
- Good Neighbors of Long Beach Tuesday, August 12, 7:00 a.m.
- NLB Neighborhood Assoc.
Grant School Chapter Thursday, August 14, 7:00 p.m.
- NLB Neighborhood Assoc.
Coolidge Triangle Chapter Wednesday, August 20, 7:00 p.m.
- NLB Neighborhood Assoc.
De Forest Park Chapter Thursday, August 21, 7:00 p.m.
- NLB Neighborhood Assoc.
Executive Committee Wednesday, August 27, 7:00 p.m.

At these meetings, the Redevelopment Agency staff conducted a PowerPoint presentation or presented a handout Agency program on the North Village project, the blighting conditions in the Project Area, the purpose of the proposed Amendment and the next steps in the Amendment process. A copy of the presentation handout is included herein as Attachment A. Some of the specifics of the presentations included:

- Project Area background
 - Date of adoption
 - Number of sub-areas
- Project Area accomplishments
 - Streetscape improvements: Long Beach Boulevard, Atlantic Avenue, and Cherry Avenue
 - Public safety improvements: North Long Beach Police Station, proposed Fire Station Number 12
 - Park projects: Davenport Park, Admiral Kidd Park Expansion and Teen Center
 - Commercial Façade Improvements on Atlantic Avenue
 - Neighborhood Improvements through NEA
- Eminent Domain Use
 - Eliminate Nuisance Uses
 - Assemble adequate sites for development
- Blighting Conditions still present
- Proposed Second Amendment Purpose
 - Extend Agency's eminent domain authority additional 12 years
- Next Steps
 - September 15 Agency public hearing on Proposed Amendment
 - September 16 City Council public hearing on Proposed Amendment

Participants at the community groups asked questions about:

- Specific conditions in their neighborhoods they wanted changed

- Agency activities currently underway or planned in the Project Area

Per CRL Sections 33349 and 33452, notice of the public hearings was sent first-class mail to the last known assessee (the "property owner") of each parcel of land and to all tenants and business owners within the Project Area. The notice explained the purpose of the Amendment and included Agency and City Council public hearing dates, times, location and other pertinent information. The letter transmitting the notice for the public hearings to the property owners also contained a statement of acquisition that their property would be subject to eminent domain (except for owner occupied single-family units), if the proposed Amendment is adopted. After the public hearing notices were sent to property owners, and business and residential tenants in the Project Area, Agency staff answered approximately 100 phone calls regarding the Proposed Amendment. A sampling of the questions follows:

- Why did you send me the letter?
- Will you be taking my home?
- Why would you need to use eminent domain in our neighborhood?
- Is this part of the I-710 freeway expansion project?
- When will you be paving my street?
- When will the planned medians start construction?
- What is the status of the North Village Center?

In compliance with the CRL, notice of the joint public hearing is scheduled be published in the Long Beach Press Telegram on August 18th and the 25th, and on September 1st, and September 8, 2008.

ATTACHMENT A

PRESENTATION TO COMMUNITY GROUPS

Building A Better Long Beach



Proposed Amendment North Long Beach Redevelopment Plan



rda.longbeach.gov



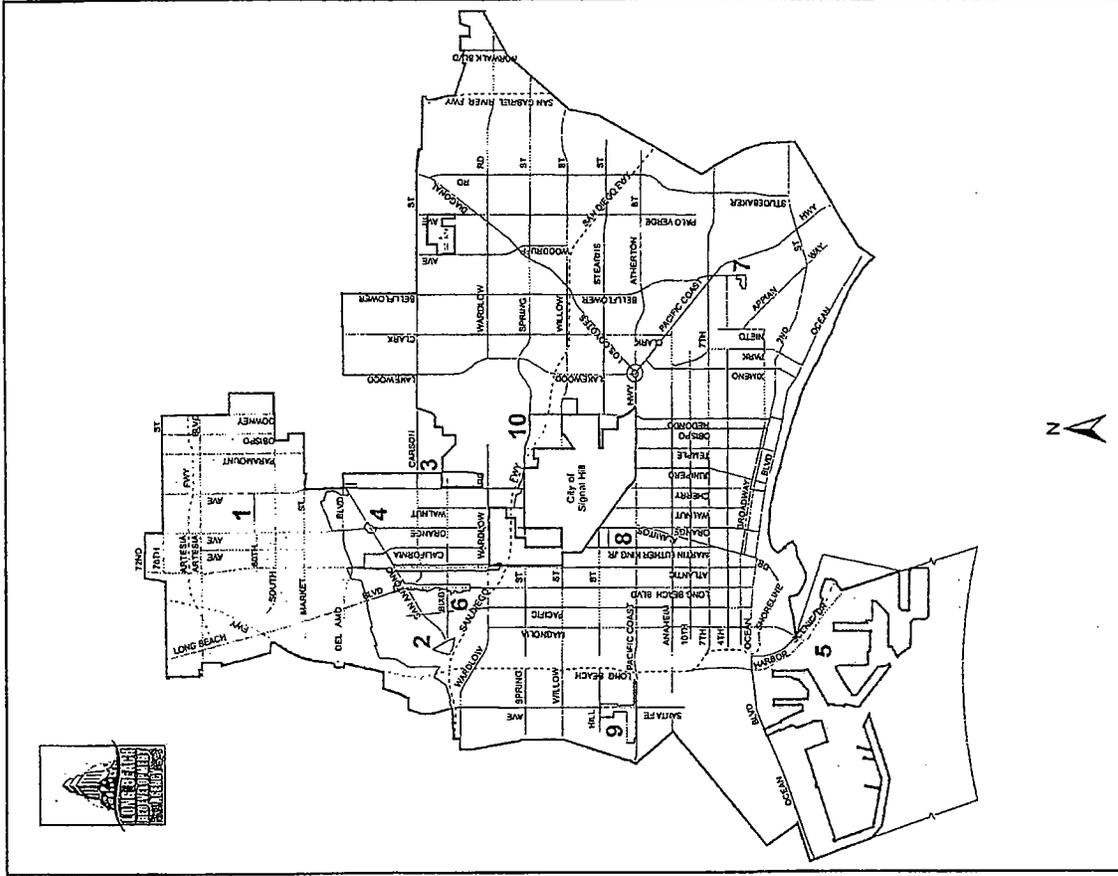
Build



rd.a.longbeach.gov



NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



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

TECHNOLOGY SERVICES/CALMES
NORTH BEACH, OCEANVIEW/DTF & I/O/08

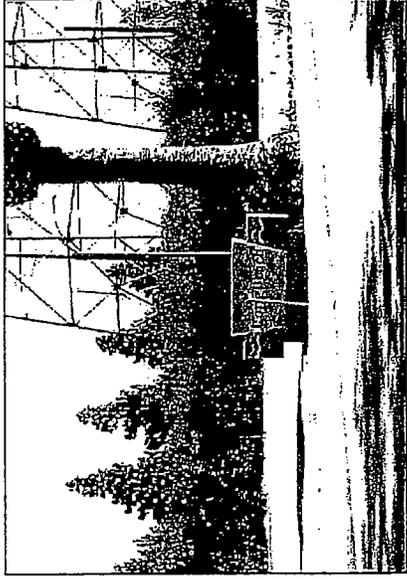
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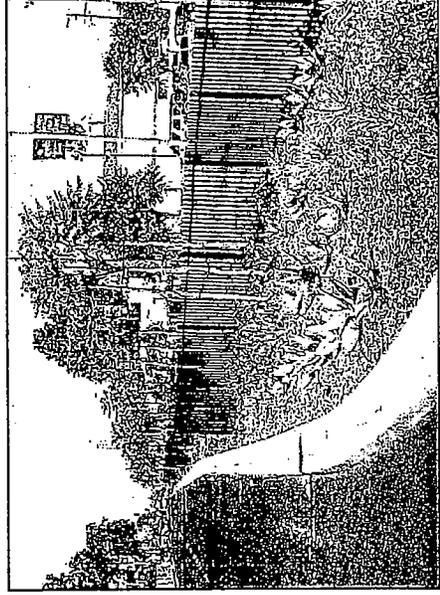
Streetscapes



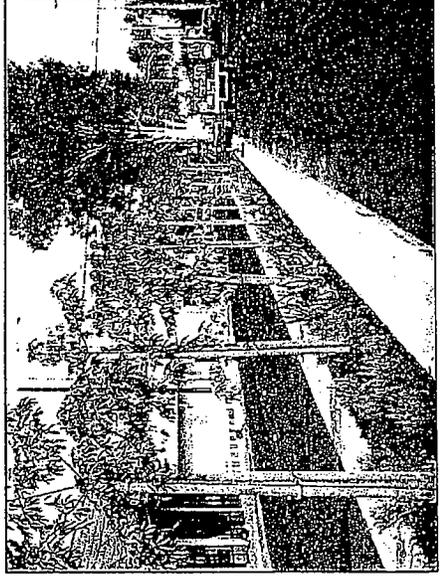
Cherry Avenue Median



Atlantic Avenue Gateway



Long Beach Boulevard Median



Atlantic Avenue Median



rda.longbeach.gov



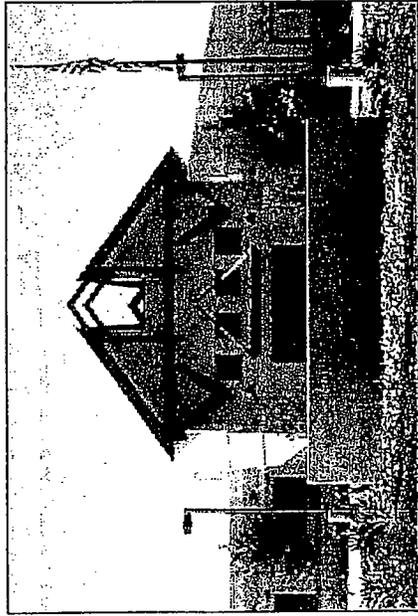
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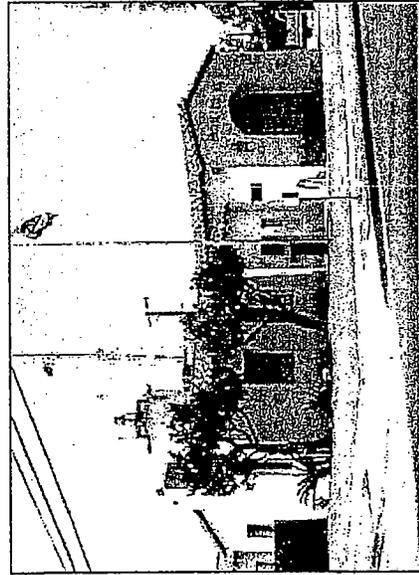
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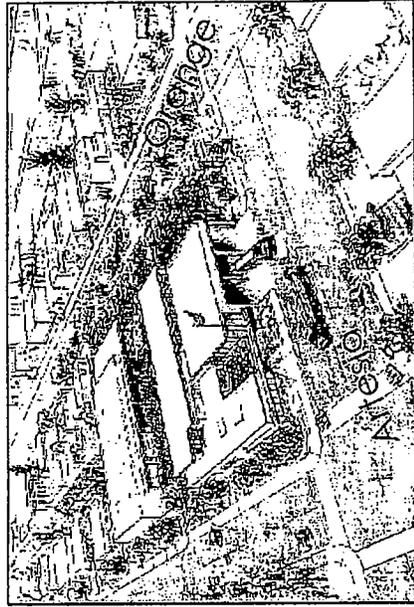
Public Safety



North Division Station (8th District)



Fire Station No. 12

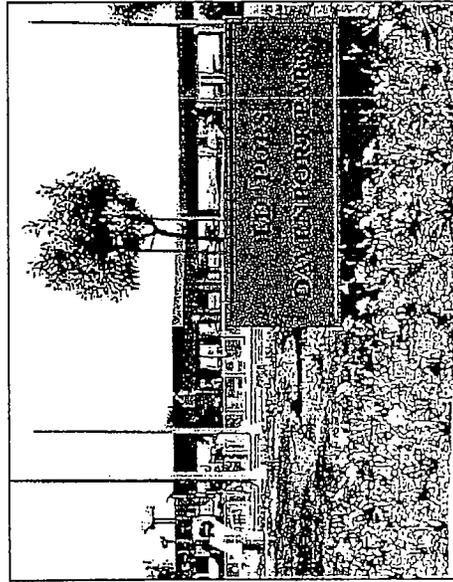


Fire Station No. 12 (Concept Design)

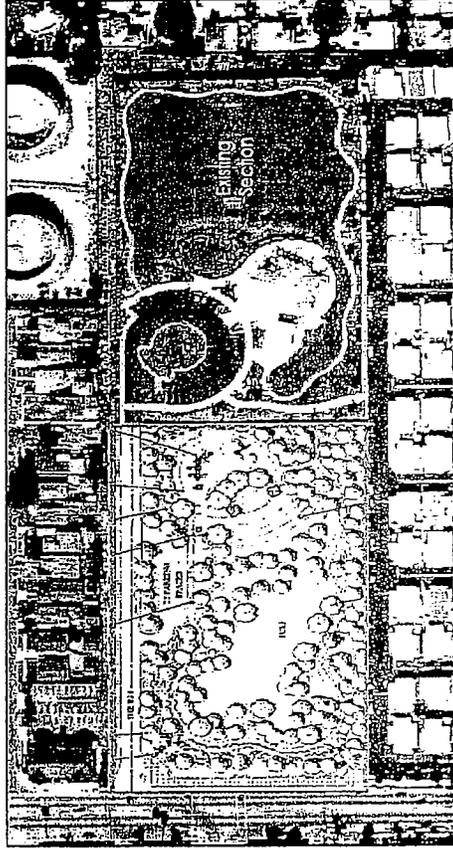
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Open Space



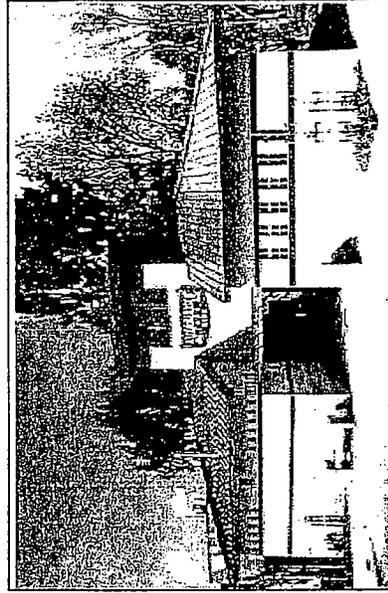
Davenport Park



Davenport Park Expansion



Green Monster – Admiral Kidd Park Expansion



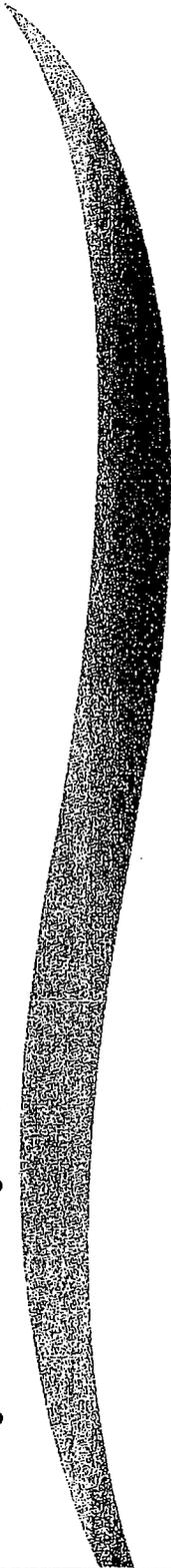
Admiral Kidd Teen Center



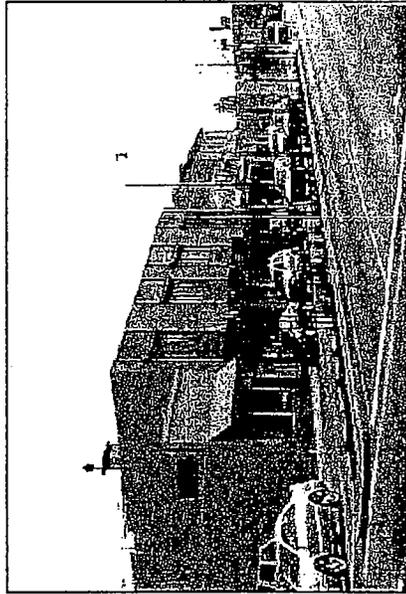
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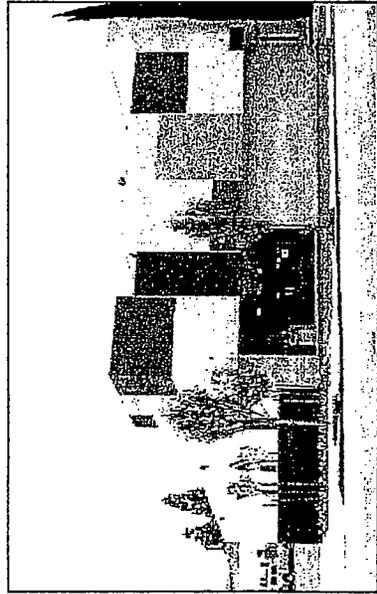
Commercial Façade Improvements



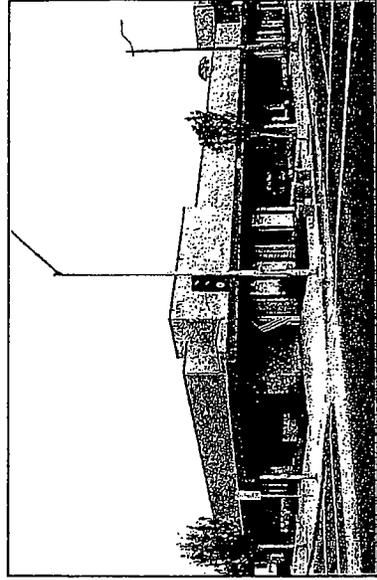
5600 Block of Atlantic Avenue



3821 Atlantic Avenue



4343 Atlantic Avenue



4301 Atlantic Avenue



**LONG BEACH
REDEVELOPMENT
AGENCY**

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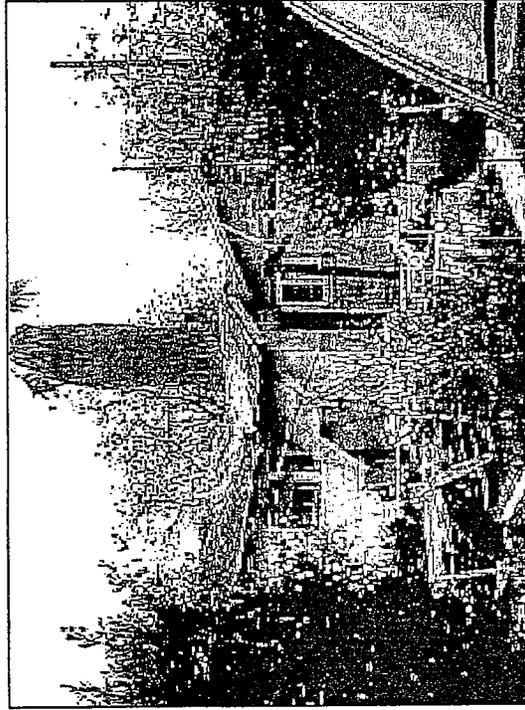
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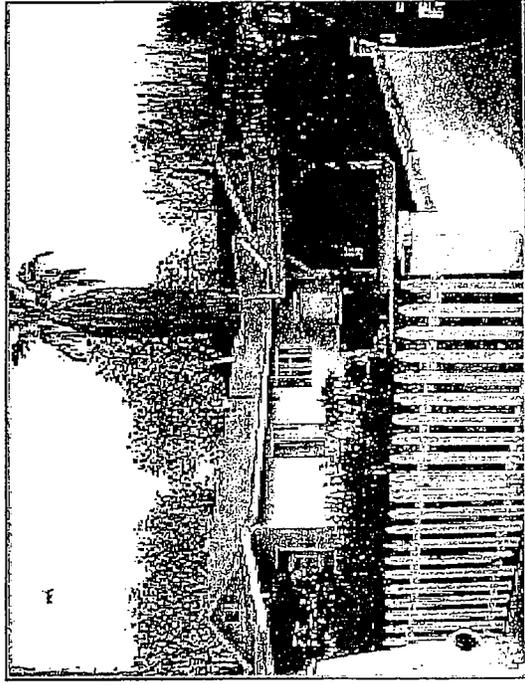
LONG BEACH
REDEVELOPMENT
AGENCY

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Neighborhood Improvement



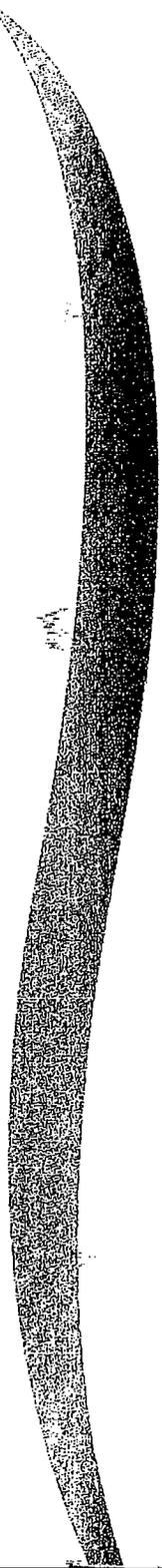
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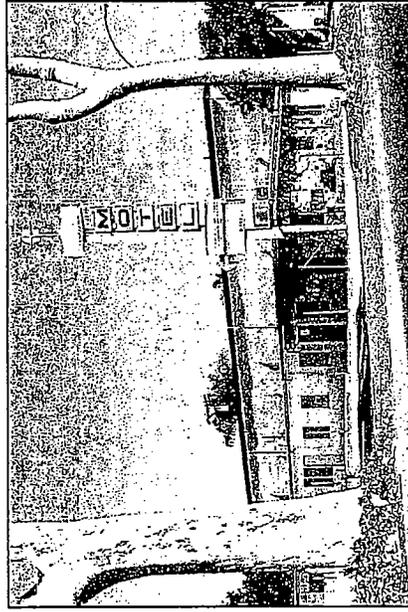
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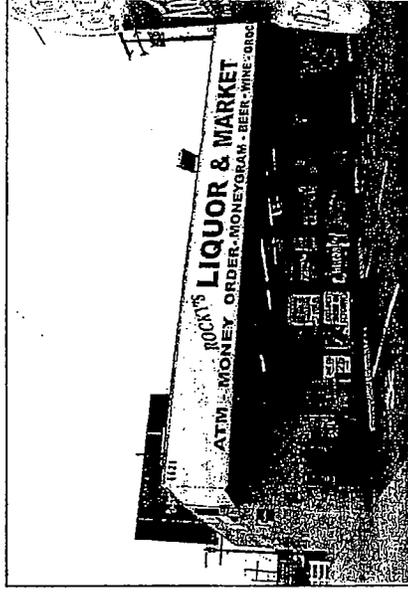
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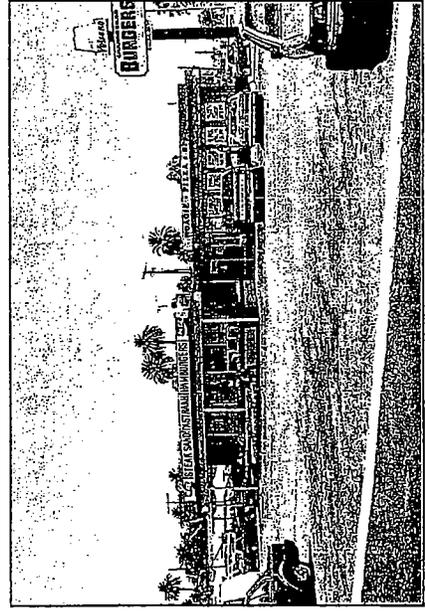
Nuisance Abatement



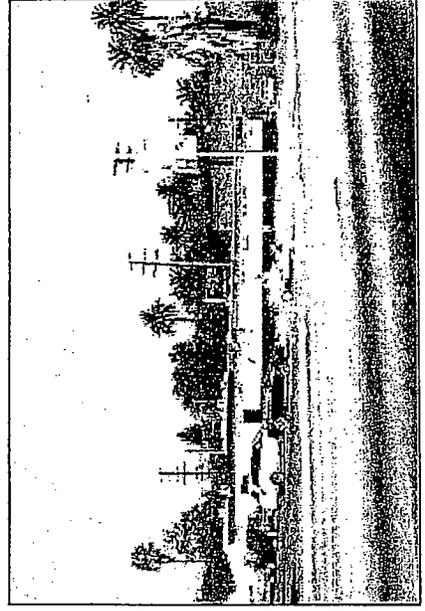
Morales Motel - 6101 Atlantic Avenue



Rocky's Liquor - 6620 Atlantic Avenue



Volcano Burger - 609 E. Artesia Boulevard



Performance Auto - 669 E. Artesia Boulevard



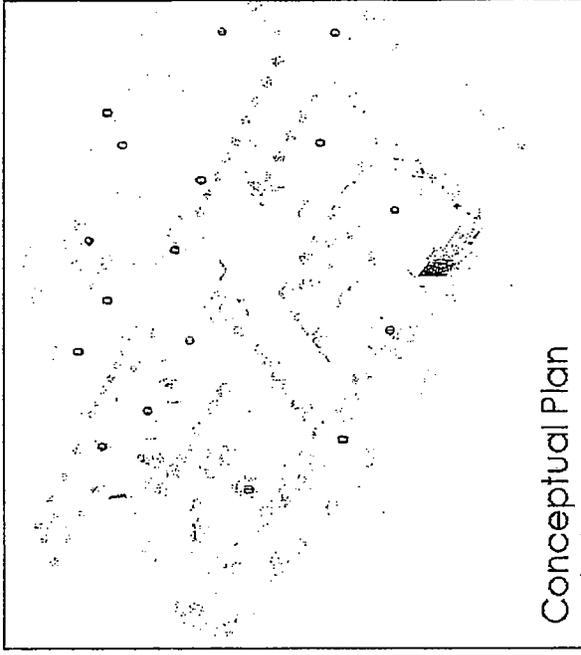
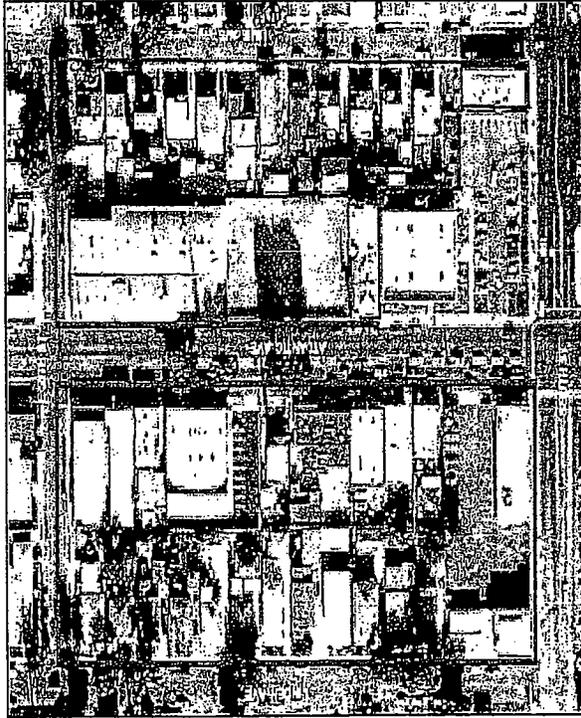
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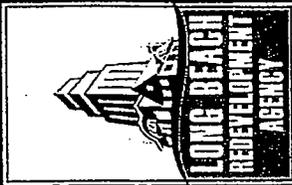
Building A Better Long Beach



North Village



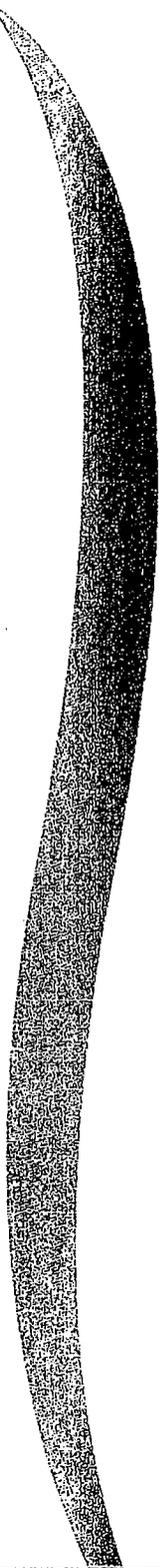
Conceptual Plan



rda.longbeach.gov

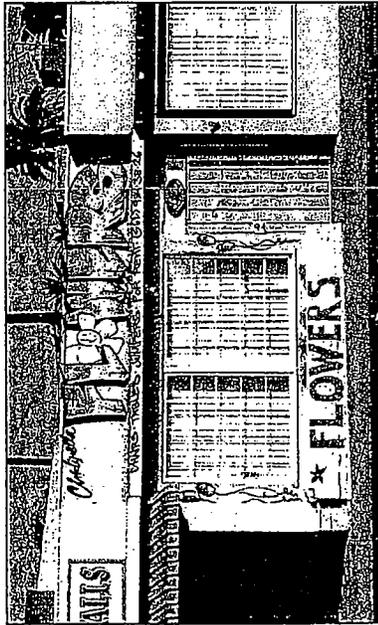


Building A Better Long Beach

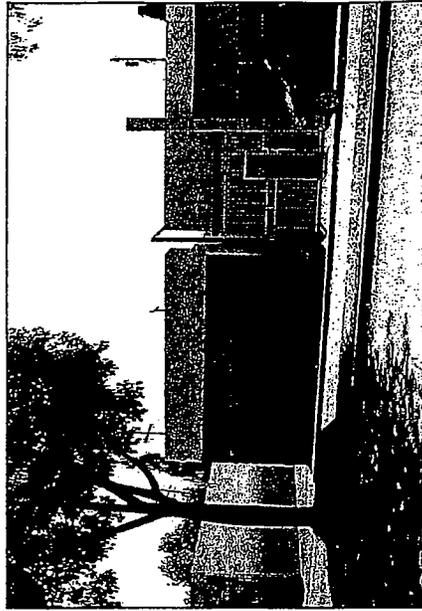


Blighting Conditions

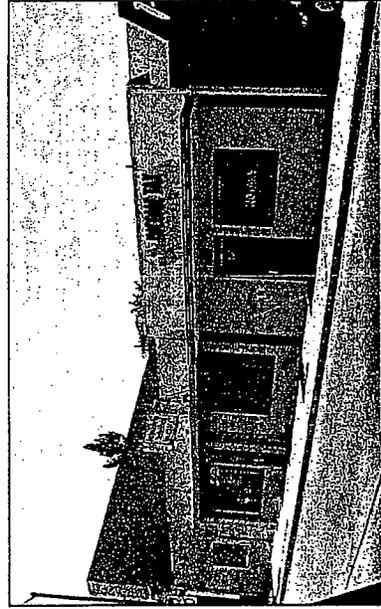
Obsolete design, small lots and multiple owners



717 Artesia Boulevard



5237 Atlantic Avenue



1155 Market Street



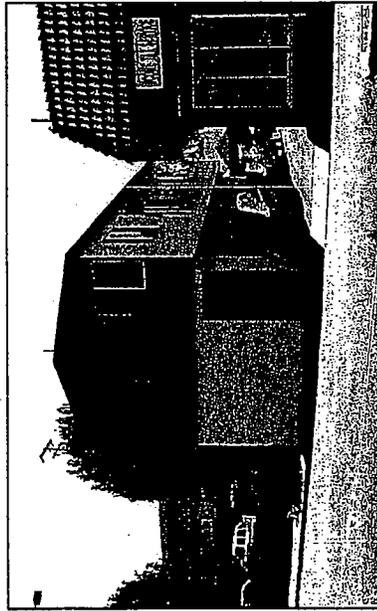
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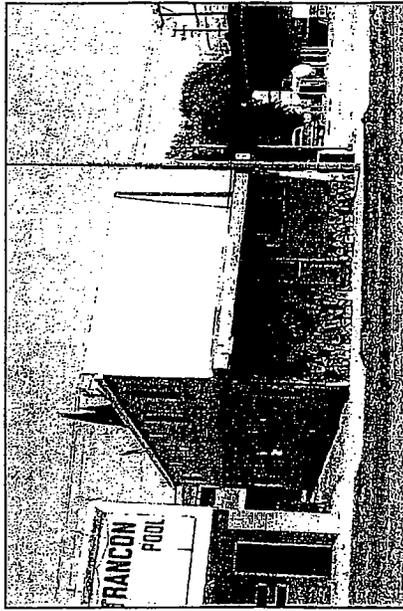
Building A Better Long Beach



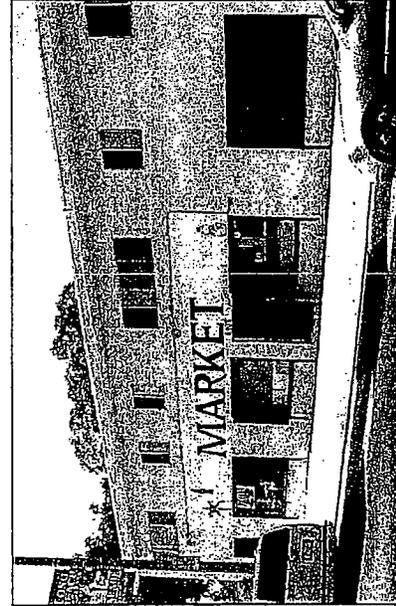
Blighting Conditions Substandard design



5437 Atlantic Avenue



5430 Atlantic Avenue



6405 Long Beach Boulevard



rda.longbeach.gov



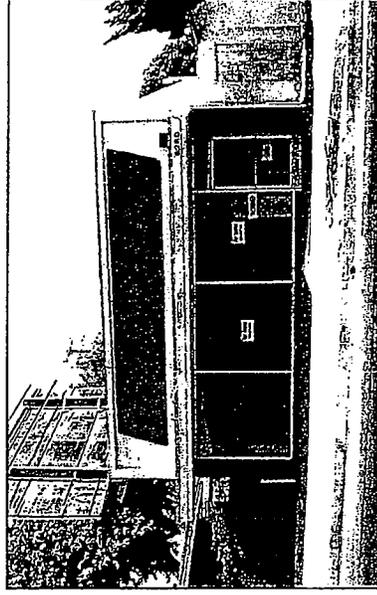
Building A Better Long Beach



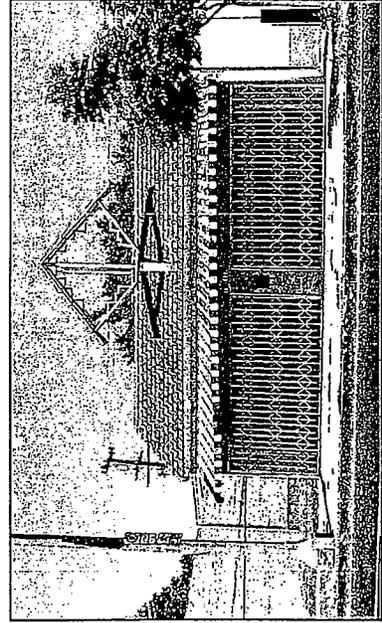
Blighting Conditions High Vacancies



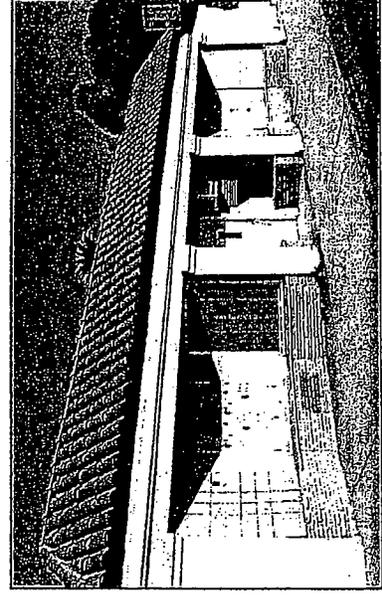
5278 Long Beach Boulevard



6280 Long Beach Boulevard



6406 Long Beach Boulevard



725 Artesia Boulevard



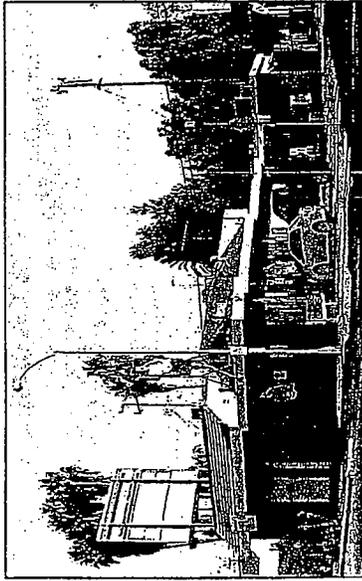
rda.longbeach.gov



Building A Better Long Beach



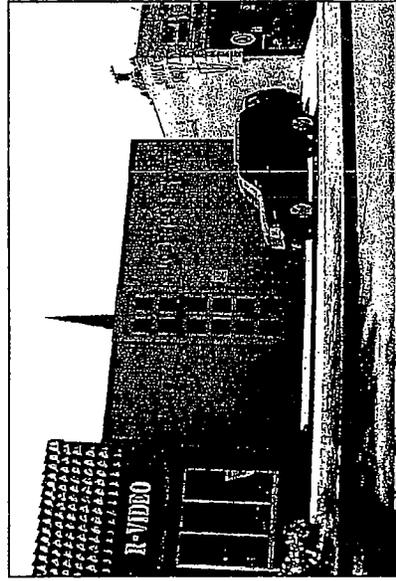
Blighting Conditions An excess of bars & liquor stores



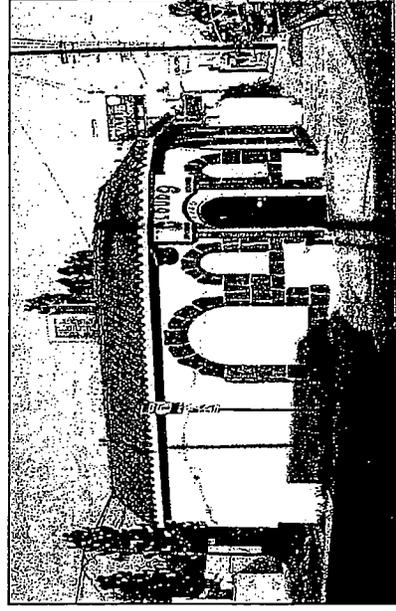
1739 Artesia Boulevard



5436 & 5438 Atlantic Avenue



5439 Atlantic Avenue



1740 Artesia Boulevard



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Proposed Second Amendment

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

Build

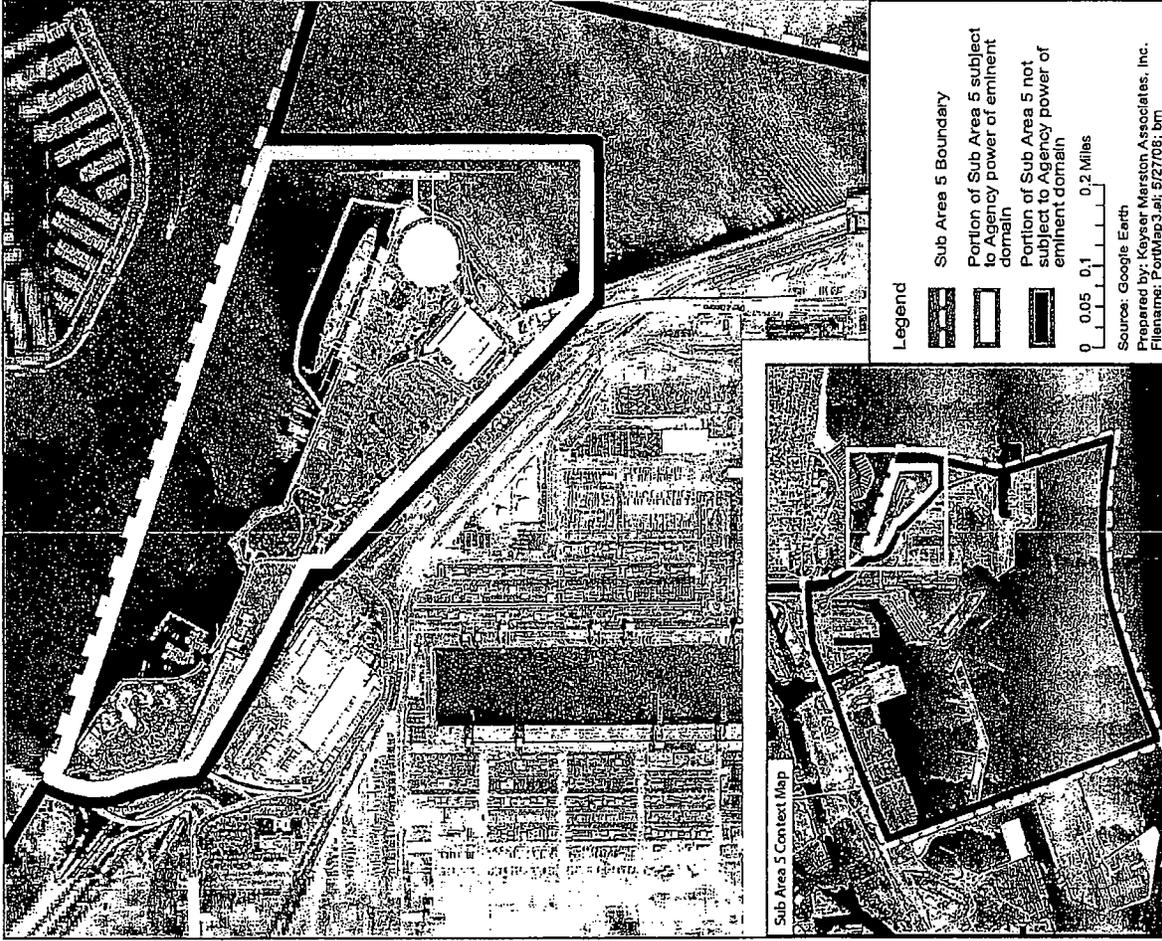


LONG BEACH
REDEVELOPMENT
AGENCY

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Exhibit A: Agency Power of Eminent Domain within Sub Area 5



Building A Better Long Beach



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Next Steps

- North PAC recommended adoption of the Amendment to the Redevelopment Agency and City Council.
- Agency will hold a public hearing on September 15, 2008.
- City Council will hold a public hearing on September 16, 2008.
- Letters and notices mailed to Project Area property owners, tenants and businesses in mid-August.



Victoria
Ballesteros/CD/CLB

To Lee Mayfield/CH/CLB@CLB, Lisa Fall/CD/CLB@CLB
cc Craig Beck/CH/CLB@CLB
bcc

08/28/2008 12:04 PM

Subject NLB amendment inquiry and complaint (attached)

Hi Lee and Lisa,

I am attaching a request from a resident for more information regarding the 2nd amendment to the North Project Area.

Apparently, he came to the 4th floor DS Counter last week looking for info, and was bounced around city hall so he may be a bit frustrated. His phone # is in the pdf, at the end of the document.

Thank you very much -



cs_survey11.pdf

Victoria R. Ballesteros
Communications Officer



Building A Better Long Beach
LONG BEACH DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor
Long Beach, CA 90802
T: 562.570.5583
F: 562.570.6205
lbsd.longbeach.gov



Survey Response Information

Response ID: 12239342

IP Address: 96.229.215.198

Region:

City:

Submitted: Aug 27, 2008 06:07 PM

Please select the service type
(required):

Other - Request Inspection of proposed amendment to
North Long Beach Redev. Project

Service Date (required):

8/22/2008

Please rate us on our service delivery in the following areas (required):

	Excellent	Good	Fair	Poor	No Comment
Courteous and respectful in all interactions	X				
Informative and helpful facilitators of the process		X			
Experienced and knowledgeable		X			
Positive in our attitude and appearance		X			
Efficient and effective delivery of services				X	
Responsive to requests of others					X
Committed to follow through on what we promise				X	
Dependable, available and accessible				X	
Problems solvers, offering proactive, creative solutions					X
Effective in the use of technology					X
Overall service rating				X	

Please provide any
additional comments
(optional):

At the Development Office, I was directed to the City Clerks Office to inspect documents pertaining to the proposed amendment to the redevelopment plan for the North Long Beach Redevelopment Project. At the City Clerks Office I filled out a form to request the documents and

was told that I would receive a call or email on Monday, Aug 25. I received neither.

On Wed, Aug 27 I called the Clerks Office and was told that Records requests are handled at the office of the City Attorney. No one answered the phone at the City Attorney's office.

Contact Information (optional):

First Name	Kevin
Phone Number	562-215-4476
Email Address	khill999@verizon.net
Additional Information (optional):	Owner

Exhibit C



Second Amendment to the North Long Beach Redevelopment Plan

INITIAL STUDY

Prepared by:

City of Long Beach
Long Beach Development Services
Comprehensive Planning

1.0 INTRODUCTION

The North Long Beach Redevelopment Plan (Redevelopment Plan) was adopted by the City Council of the City of Long Beach (City Council) on July 16, 1996. The Plan included the authority to acquire property through eminent domain until July 16, 2008. A Second Amendment to the Redevelopment Plan is proposed to extend the time limit for 12 years.

The Second Amendment is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study addresses the potential for direct, indirect, and cumulative environmental effects associated with the proposed Second Amendment.

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

The Environmental Impact Report for the North Long Beach Redevelopment Plan (North Plan Adoption EIR) was certified by the lead agency, the Redevelopment Agency of the City of Long Beach (Agency), on July 2, 1996 by Resolution No. 10-96. Given that the proposed Second Amendment is a change to the project analyzed in the North Plan Adoption EIR, Section 15162 of the CEQA Guidelines regarding is applicable. Section 15162 requires a subsequent EIR if one of the following exists:

- Substantial changes are proposed requiring major revisions to the previous environmental document.
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR.
 - Significant effects previously examined will be substantially more severe than shown in the previous EIR.

This Initial Study assesses the applicability of the applicability of the preceding with respect to the proposed Second Amendment.

Section 15162 of the California Environmental Quality Act Guidelines and Section 21166 of the Public Resources Code state that once an EIR has been certified for a project, no subsequent EIR shall be prepared unless: 1) substantial changes are proposed to the

project, 2) substantial changes occur with respect to the circumstances under which the project is undertaken, or 3) new information of substantial importance is presented which was not known and could not have been known at the time the previous EIR was certified. There is no evidence of the circumstances noted in conditions 1, 2, or 3 above, therefore a subsequent/supplemental Environmental Impact Report is not required.

2.0 PROJECT DESCRIPTION

The proposed action consists of an amendment to the North Long Beach Redevelopment Plan to extend the Agency's authority to use eminent domain. The plan was originally adopted in 1996. The Agency's authority to use eminent domain will expire on July 16, 2008, pursuant to City Council Ordinance No. C-7412. The proposed amendment will extend this authority for 12 years and will apply to the entire the Project Area, with the exception of a majority of Sub-Area 5.

State of California voters recently adopted an initiative, which went into immediate effect, prohibiting the use of eminent domain by the State or a local government to acquire an owner-occupied, single-family residence for transfer to a private person. "Owner-occupied residence" is defined as real property improved with a single-family residence (including a condominium or townhouse) that is the owner's principal place of residence for at least one year prior to the State or local government's initial written offer to purchase the property. The prohibition on the use of eminent domain to acquire single family, owner-occupied homes for resale to private parties would not apply to acquisitions for a public work or improvement. The proposed amendment will not change the boundaries or any other time limits of the Redevelopment Plan.

The following goals were adopted with the Plan in 1996:

- 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, 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 that are stagnant or improperly utilized.
- The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new residential, commercial and industrial expansion, employment and social and economic growth.

- The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements, which provide unity and integrity to the entire Project.
- The expansion, improvement and preservation of the community's supply of housing available to low- and moderate-income persons and families.

As noted in the North Plan EIR, the Agency uses the following activities to eliminate and prevent the spread of blight and deterioration of the Project Area by:

- 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 and removal of certain buildings and improvements;
- The management of property acquired by and under the ownership and control of the Agency.
- The disposition of property for uses in accordance with the Redevelopment Plan;
- The rehabilitation of existing structures and improvements for uses in accordance with the Redevelopment Plan;
- The installation, construction or reconstruction of streets, utilities and other public improvements;
- The provision of opportunities for participation by Project Area owners and of relocation assistance to displace Project occupants; and
- Preservation and rehabilitation of residential neighborhoods.

The proposed Second Amendment does not add to or eliminate any of the aforementioned activities that the Agency may undertake to implement the Redevelopment Plan. The Second Amendment provides a tool to facilitate the acquisition of property and the assembly of adequate sites for development. Without the authority to acquire properties through eminent domain, the Agency may take longer to assemble adequately sized sites than it otherwise would. In summary, the Second Amendment is a tool to continue efforts to provide for the improvement, rehabilitation and redevelopment of blighted areas in the North Long Beach Redevelopment Project Area. At this time, the Project Area is in transition and continues to include blighted properties, which necessitates the effort to extend the power of eminent domain for an additional twelve years.

2.1 PROJECT LOCATION AND SETTING

Project Location

The North Long Beach Project Area covers ten non-contiguous sub-areas with the City of Long Beach shown on Attachment 1. The proposed Second Amendment would affect the entire Project Area, except for the majority of Sub-Area 5, which is representative of the Port of Long Beach and is shown on Attachment 2.

Existing Conditions/Changes Since Redevelopment Plan Adoption

The North Long Beach Project Area ten non-contiguous sub-areas, referred to by numbers 1 through 10, consist of approximately 7,540 acres of land and 4,967 acres of water within the Long Beach harbor, for a total of 12,507 acres. Sub-Area 1 totals 5,218 acres and is considered the primary sub-area in the Plan. Sub-Area 5 covers the Port of Long Beach and includes land and water. The proposed amendment will apply to Sub-Areas 1 through 4, 6 through 10, and a portion of Sub-Area 5, which excludes the Port of Long Beach.

Over the last 12 years, development of the Project Area has been consistent with the General Plan and amendments thereto. The General Plan amendments have permitted the development of the following parks and public services: Jackson Street Park, Ed Pops Davenport Park, Queen Mary Events Park, Admiral Kidd Park, North Police Station, Long Beach Unified School District (LBUSD) Powell Academy, and LBUSD Regional Occupation Program. The other four land use amendments were for retail developments. Overall the General Plan land use changes led to less intense land uses.

The following lists the major development that has occurred within the Project Area affected by the proposed Second Amendment.

- Commercial Development
 - Vons
 - Orchard Supply Hardware
 - Trader Joes
 - Sushi West
 - Coffee Bean and Tea Leaf
 - Office Depot
 - Ralphs
 - Walgreens

- Residential Development
 - Evergreen Apartments (rehabilitation): 36 units
 - Northpointe Apartments (rehabilitation): 528 units
 - Grisham Apartments (rehabilitation): 96 units
 - Artesia Court Apartments (rehabilitation): 36 units

- Valentine Gardens (rehabilitation): 18 units
- Manila/Bayshore Project (new construction): 42 units

- Parks and Open Space
 - Grace Park
 - Pops Davenport Park
 - Burton Chace Park
 - Admiral Kidd Teen Center
 - Jackson Street Park
 - Queen Mary Events Park

- Street and Streetscape Improvements
 - Salt Lake Avenue alley paving
 - Long Beach Boulevard repaving and median installation
 - Atlantic Avenue northern gateway median installation
 - Cherry Avenue northern gateway median installation
 - Long Beach Boulevard northern gateway median installation
 - Paramount Boulevard-northern gateway median installation
 - Artesia Boulevard eastern and western gateway median replanting
 - Del Amo Boulevard western gateway median replanting
 - Dirt alley paving (1.25 miles)
 - Repaving or reconstruction of 13.79 miles of streets
 - Santa Fe median replanting

- Other Public Facilities
 - North Long Beach Police Station
 - Long Beach Regional Occupation Program (Long Beach Unified School District)
 - Powell Academy
 - Los Angeles River Parapet Wall

2.2 BACKGROUND

The North Plan Adoption EIR identified the following potential significant effects and the Agency adopted measures mitigate those potential effects:

- Risk of Upset/Hazardous Waste Remediation Impacts: During the phased implementation of the Project, site clean-up activities may be required and nearby residents may experience an increase in odor and particulate matter (PM-10).

- Utilities/Storm Drain System Impacts: Portions of the storm drain system in the Project Area are currently impacted and inadequate or non-existent and spot flooding is relatively common. New development in these portions of the Project Area would exacerbate this problem.

- Utilities/Solid Waste Disposal Impacts: Implementation of the Project may result in an increase in solid waste disposal.

The North Plan EIR identified the following unavoidably significant environmental impacts:

- Air Quality/Long-Term and Cumulative Impacts: Upon full build-out of the Project Area as permitted in the Redevelopment Plan, by itself and in combination with other development in the vicinity of the Project Area, there will be an increase in air pollution emissions in the South Coast Air Basin, primarily due to automobile emissions.
- Water/Flooding: A significant portion of the Project Area is within the flood hazard area. The U.S. Army Corps of Engineers has initiated a project (a parapet wall along the Los Angeles River) that will eliminate the flood hazard in the Project Area; however, completion of that project is not scheduled until the year 2002. Therefore, new development in the Project Area will be subject to potential flooding during the period prior to completion of the parapet wall project.

3.0 INITIAL STUDY CHECKLIST

3.1 BACKGROUND

- 1. Project Title:**
Second Amendment to the North Long Beach Redevelopment Plan
- 2. Lead agency name and address:**
Long Beach Redevelopment Agency
333 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
- 3. Contact person and phone number:**
Jill Griffiths
562-570-6191
- 4. Project location:**
Multiple addresses

5. Project Sponsor's name and contact information:

Lisa A. Fall, Redevelopment Administrator
Long Beach Redevelopment Agency
333 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
562-570-6853

6. General Plan:

Multiple residential, commercial, institutional and industrial Land Use Districts.

7. Zoning:

Multiple residential, commercial, institutional and industrial Zoning categories.

8. Description of project:

The project is the Second Amendment to the North Long Beach Redevelopment Plan, which authorizes the Long Beach Redevelopment Agency to use eminent domain for 12 years. The proposed amendment will apply to the entire Project Area, with the exclusion of the majority of Sub-Area 5. The proposed amendment will not change the land use controls, boundaries, or any other time limits or aspects of the Redevelopment Plan.

9. Surrounding land uses and setting:

The land covered by the North Long Beach Redevelopment Plan includes ten non-contiguous Sub Areas referred to by numbers 1 through 10. The ten areas consist of approximately 7,540 acres of land and 4,967 acres of water within the Long Beach harbor, for a total of 12,507 acres. Sub-Area 1 totals 5,218 acres and is considered the primary sub-area in the Plan. Sub-Area 5 covers the Port of Long Beach and includes land and water. The proposed amendment will apply to all of Sub-Areas 1 to 4, 6 to 10 and a portion of 5.

10. Public agencies whose approval is required:

Long Beach Redevelopment Agency Board
Long Beach City Council

3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

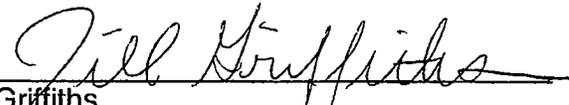
The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> National Pollution Discharge | <input type="checkbox"/> Utilities |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Elimination System | <input type="checkbox"/> Mandatory Findings of Significance |
| | <input type="checkbox"/> Noise | |

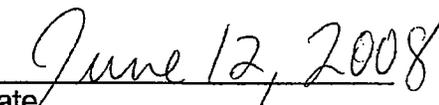
3.3 DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- 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.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- 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.
- 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.



Jill Griffiths
Acting Advance Planning Officer



Date June 12, 2008

3.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 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 parenthesis 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 “Earlier Analysis,” as described in (5) below, 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. (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 effect 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 check list 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 less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. AGRICULTURE RESOURCES --
 In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES --				
Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES --

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
urbanized areas or where residences are intermixed with wildlands?				

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
substantial additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 IX. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES -- Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NOISE -- Would the project result in:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
people residing or working in the project area to excessive noise levels?				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING -
 - Would the project:

a) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. PUBLIC SERVICES

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
performance objectives for any of the public services:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. RECREATION --

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. TRANSPORTATION/TRAFFIC –

- Would the project:

a) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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 providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
eliminate important examples of the major periods of California history or prehistory?				<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. AESTHETICS

a. Would the project have a substantial adverse effect on a scenic vista?

No Impact.

The North Project Area is located primarily in the northwest part of the City. The setting of the Project Area continues to be a built out environment with a mixture of land uses. The proposed Second Amendment will not have a substantial adverse effect on any scenic vista. No significant impacts are anticipated.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact.

The proposed Second Amendment will not result in substantial damage to any natural scenic resources. The North Project Area continues to be located in an urbanized area and there are no State scenic highways within the Project Area. No significant impacts are anticipated.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact.

The North Project Area and its surroundings are an urbanized setting. The proposed Second Amendment will not directly result in a change to the existing visual character or quality of the Project Area and its surroundings. On an overall basis, beneficial impacts are anticipated.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact.

The proposed Second Amendment will not directly result in changes to lighting in the area. No significant impacts are anticipated with regard to new sources of light or glare.

II. AGRICULTURE RESOURCES

Would the project:

- a. **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?**
- b. **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**
- c. **Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?**

No Impact. (for a, b and c)

At the time of project adoption the North Project Area did not include any agricultural zones. No agricultural zones have been added since project adoption. A "Horse Overlay" zone is in place over one residential neighborhood in Sub-Area 1 of the Project Area. The proposed Second Amendment is not anticipated to result in any significant impacts to agricultural resources.

III. AIR QUALITY

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

The North Plan EIR found that the proposed project would have a significant unavoidable impact on the environment. The conditions that led to that finding have not changed.

a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed Second Amendment would not conflict with or obstruct implementation of the applicable Air Quality Attainment Plan. The proposed Second Amendment does not change the type or amount of development contemplated in the Redevelopment Plan or the Plan EIR. So the intent of the project is within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Less Than Significant Impact.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance

for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emissions greater than the following thresholds are considered regionally significant (see Table 1).

Table 1. SCAQMD Significance Thresholds

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
SO _x	150	150

For a proposed project, construction emissions and operational emissions are typically estimated for ROC, NO_x, CO and PM₁₀. However, in this instance, the project is a proposed amendment to a redevelopment plan and is considered an action that will not directly generate new construction or operational emissions. Although no significant impacts are anticipated, the response is Less Than Significant Impact rather than No Impact because the entire southern California basin is an area of non-attainment.

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)?

Less than Significant Impact.

Please see III (b) above for discussion.

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. The proposed Second Amendment will not expose these individuals to substantial pollutant concentrations. As a result, no significant impacts are anticipated as a result of the proposed Second Amendment.

e. Would the project create objectionable odors affecting a substantial number of people?

No Impact.

The proposed Second Amendment will not result in objectionable odors. No significant impacts are anticipated.

IV. BIOLOGICAL RESOURCES

Would the project:

a. Have a substantial adverse impact, either directly or through habitat modification, 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?

b. 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?

c. 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?

d. 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?

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. (for a, b, c, d, e and f)

The North Project Area is located in ten sub-areas that are considered an urban setting. The vegetation in the Project Area consists of landscape species common to southern California. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The Project Area is not located in or near protected wetlands, and the proposed Second Amendment is not anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity in the area is limited to that typically found in highly populated and urbanized Southern California settings. While the proposed Second Amendment may result in the demolition of blighted habitat and buildings, significant impacts are not anticipated to biological resources.

V. CULTURAL RESOURCES

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people were destroyed during the first century of the city's development. The remaining archaeological sites are predominantly located in the southeast sector of the City.

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?

Less Than Significant Impact.

Section 15064.5 of CEQA sets forth criteria that a lead agency can use to determine the significance of a potential historic resource. In the city of Long Beach, structures that have been standing for at least 45 years are reviewed for historical significance prior to any demolition. According to demographic estimates for the North Project Area, more than 53% of the housing units were built prior to 1960. Any unit constructed in 1963 or earlier would qualify for review.

Section 15064.5 also provides guidelines for mitigation of historical resources. With regard to potential historic resources in the North Project Area, the approach will always be on a case-by-case basis. Structures will be assessed individually with documentation to satisfy all requirements. Although the proposed Second Amendment could result in the removal of existing structures, any structure demolished will have undergone a thorough review for its historical significance. As a result, a less than significant impact is anticipated.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?

No Impact.

The sub-areas of the North Project Area are located outside of the part of the City expected to have the higher probability of latent artifacts. The proposed Second Amendment will not affect any archaeological resource. No impact is anticipated.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact.

The proposed Second Amendment will not result in the destruction of any unique paleontological resource or geologic feature. There will be no impact.

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact.

The proposed project will not involve the disturbance of any designated cemetery or other burial ground or place of interment. No impact is anticipated.

VI. GEOLOGY AND SOILS

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) 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.)

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including Liquefaction?

iv) Landslides?

Less Than Significant Impact. (for i, ii and iii)

The most significant fault systems in the vicinity of the North Project Area are the Newport-Inglewood Fault Zone and the Alquist-Priolo Fault Zone. Portions of the City are located over both zones, which run in a northwest to southeast pattern, per Plate 2 in the Seismic Safety Element of the General Plan.

Because the North Project Area is in close proximity to these fault zones, existing developments in the sub-areas could experience impacts related to fault rupture,

seismic ground shaking, etc, if a seismic event should occur along either fault zone. There are numerous variables that determine the level of damage to any specific location. Given these variables, it is not possible to determine the level of damage that may occur in the North Project Area during a seismic event. A less than significant impact is the appropriate response. It is also what could be anticipated for new developments that may occur in the North Project Area, provided they are constructed in compliance with current seismic building code requirements.

Plate 7 of the City's Seismic Safety Element illustrates liquefaction potential areas in the City. For the two largest sub-areas in the redevelopment plan, Sub-Area 1 is considered "Liquefaction Potential Low" while Sub-Area 5 is considered "Liquefaction Potential Significant".

No Impact. (for iv)

The topography of the Project Area is relatively flat. Landslides are not anticipated to occur in any of the Redevelopment Project Area's sub-areas. No impact is the appropriate response.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact.

The Redevelopment Project Area includes potentially blighted sites that may be redeveloped. The proposed Second Amendment is unlikely to affect the amount of development anticipated under the existing general plan and zoning; it is more likely to affect the timing of development. Grading and trenching for construction may expose soils to short-term wind and water erosion. Implementation of erosion control measures as stated in Chapter 18.95 of the Municipal Code and adherence to all requirements set forth in the National Pollutant Discharge Elimination System (NPDES) permit for construction activities would reduce potential impacts to less than significant.

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 on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact.

Individual development sites within the sub-areas of the North Project Area would be reviewed on a site-by-site basis for soil stability prior to redevelopment. The proposed Second Amendment to the redevelopment plan will have no impact on any geologic aspect of the Project Area.

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?

No Impact.

As stated in VI (b), individual development sites would be assessed for soil stability. The proposed Second Amendment will have no impact on this issue.

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 wastewater?

No Impact.

Supporting infrastructure, including sewer systems, are in place in all sub-areas of the North Project Area to serve existing and future developments. The use of septic tanks or an alternative waste water disposal system will not be necessary. Therefore, no impact is anticipated.

VII. HAZARDS AND HAZARDOUS MATERIALS

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact.

The proposed project, an amendment to an existing redevelopment plan, will not influence the type, location or amount of development anticipated to occur. As a result, it will not alter the existing transport, use or disposal of hazardous materials within the Project Area from that which would otherwise occur. The project will not increase the likelihood of a significant hazard so there will be no impact.

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?

No Impact.

Please see VII (a) above for explanation.

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?

No Impact.

Please see VII (a) above for explanation.

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?

No Impact.

The North Project Area encompasses 12,507 acres, including land and water areas. No properties within the Project Area appear to be designated hazardous materials sites based upon a review of the current Department of Toxic Substances Control Hazardous Waste and Substances Sites (Cortese) List. One property located at 2160 E. Dominguez Street was listed as being in Long Beach; however, the property is actually located just west of Sub-Area 1 and is outside of the City boundary. As a project, the proposed Second Amendment will have no impact with regard to this issue.

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?

No Impact.

The North Project Area includes ten sub-areas in various parts of the City. While a few of the sub-areas are within proximity of Long Beach Airport, the proposed Second Amendment will not result in a safety hazard for people residing or working in the project area. There will be no impact for this issue.

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?

No Impact.

Please see VII (e) above for explanation.

g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact.

The proposed Second Amendment, as a project, will not be expected to impair the implementation of or physically interfere with an emergency evacuation plan from any building or any adopted emergency response plan. Any new development that results from an action of eminent domain will be required to comply with all current Fire, Health and Safety codes and will be required by code to have posted evacuation plans and routes to be utilized in the event of an emergency. No impact is the appropriate response for this issue.

h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact.

The North Project Area is located within an urbanized setting. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires. No impact is anticipated.

VIII. HYDROLOGY AND WATER QUALITY

Along with other jurisdictions, the City of Long Beach is included on the most current Flood Hazard Map prepared by the Flood Insurance Administration. The map designates potential flood zones based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam. The map also incorporates the 100-year flood as delineated by the U.S. Army Corps of Engineers and adopted in July 1998.

a. Would the project violate any water quality standards or waste discharge requirements?

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?

e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

f. Would the project otherwise degrade water quality?

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?

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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?

j. Would the project result in inundation by seiche, tsunami or mudflow?

No Impact. (for a through d and f through j)

The North Project Area totals 12,507 acres and consists of ten sub-areas. The existing setting is urban with water systems in place that have been designed to accommodate existing development. The proposed Second Amendment to the Redevelopment Plan:

- will not involve any new discharge of water into the system
- will not be expected to violate any wastewater discharge standards
- is not expected to deplete or interfere with the recharge of groundwater supplies
- is not expected to alter any stream or river
- will not create or contribute additional runoff beyond that which currently exists in the North Project Area
- will not involve the development of any new structures nor will it impede or redirect flood flows
- will not result in an inundation by seiche, tsunami, or mudflow

The North Plan EIR noted that a significant portion of the Project Area is within the flood hazard area and that new development in the Project would be subject to flooding until the U.S. Army Corps of engineers completed a parapet wall along the

Los Angeles River. The parapet wall has been completed, eliminating the potential for flood hazard in the Project Area.

Future development within the North Project Area will be required to comply with all state and federal requirements pertaining to the preservation of water quality and ensuring an adequate water supply. No impact is anticipated.

Less Than Significant Impact (for e)

The North Plan EIR noted that portions of the storm drain system in Sub-Area 1 are inadequate. No changes have been made to the storm drain system in Sub-Area 1 since adoption of the North Redevelopment Plan.

IX. LAND USE AND PLANNING

The North Long Beach Redevelopment Plan was adopted on July 16, 1996. The Redevelopment Plan provides the Agency with powers, duties and obligations to implement the Plan for the redevelopment, rehabilitation and revitalization of acreage within the Project Area boundaries. The six major goals of the Redevelopment Plan and the activities to be undertaken in furtherance of the Plan are included in the description of the project on pages 2 and 3 of the Initial Study.

One of the powers provided in the plan is eminent domain. This power will expire on July 16, 2008. Eminent domain authority is one of the unique and very important tools possessed by redevelopment agencies to carry out the redevelopment of blighted areas. It enables agencies to assemble appropriately-sized development sites from numerous parcels multiple ownership, to acquire properties needed for public improvements, utilities or facilities or to otherwise acquire properties suitable for redevelopment. It ensures an agency's ability effectively implement the Redevelopment Plan. Without it, redevelopment efforts may be blocked by a single property owner who refuses to sell or demands an exorbitant price for his or her property, far exceeding fair market value. Progress has been made in the North Long Beach North Project Area but more remains to be done. To ensure the Redevelopment Agency's ability to undertake and achieve the plan's goals and actions, the proposed Second Amendment will extend eminent domain authority for an additional twelve years from adoption of the amendment.

a. Would the project physically divide an established community?

No Impact.

The North Project Area consists of ten sub-areas. Sub-Area 1 is the primary sub-area and includes all of the northernmost part of the City. The other nine sub-areas are scattered throughout the City. Sub-Area 5 encompasses the Port of Long Beach, includes land and water, and most of the area will be excluded from the

twelve-year extension proposed by the amendment. The notion of an established community being “divided” by the proposed Second Amendment is invalid. As a project, the proposed Second Amendment will have no impact with regard to this issue.

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?

No Impact..

The proposed amendment to extend eminent domain is a focused goal. Exercising the power of eminent domain to remove blight would not, in general, be anticipated to conflict with the land use plans such as the General Plan or Zoning regulations. While new development proposed to replace the blight could conflict with the General Plan or Zoning regulations, any such project would have its own environmental review and separate discretionary actions. Recognizing that fact, the proposed Second Amendment is not anticipated to conflict with any applicable land use plans and policies.

c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

No Impact:

The proposed Second Amendment is not an action that will conflict with any applicable habitat conservation plan or natural communities conservation plan. No impact is anticipated.

X. MINERAL RESOURCES

Historically, the primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations have diminished over the last century as the resource has become depleted. Oil extraction does continue, but on a greatly reduced scale in comparison to that which occurred in the past.

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?

No Impact.

Although the North Project Area includes ten sub-areas located in different parts of the City, there have been no mineral resources identified that would be of value to the region or to the residents of the State. A “no impact” response is appropriate.

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?

No Impact.

While minimal oil extraction operations continue in proximity to portions of the North Project Area, the proposed Second Amendment would not be anticipated to result in a loss of this mineral. No impact is the appropriate response.

XII. NOISE

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

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?

b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?

No Impact: (for a through f)

The proposed project is an amendment to a redevelopment plan for the extension of the power of eminent domain. The project:

- is not expected to result in the generation of noise levels in excess of those established by the Long Beach City Ordinance,
- will not result in people being exposed to excessive ground born vibration or noise levels,
- will not involve any activity that will create a substantial permanent increase in ambient noise levels above existing levels without the amendment,
- will not involve any activity that will create temporary or periodic increases in ambient noise levels above existing levels without the amendment,
- will not involve any action that will expose people to excessive noise levels from the airport

No significant impacts are anticipated related to issue.

XIII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. At the time of the 2000 Census, Long Beach had a population of 461,522, which presented a 7.5 percent increase from the 1990 Census. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

According to the 2000 Census, the North Long Beach North Project Area had a population of 96,620. The estimated 2007 population for the Project Area is 102,630. Of that total, 99,007 are estimated to live in Sub-Area 1, the primary sub-area that covers the northernmost part of the City. The 2007 figures represent a 7.01% increase over the 2000 Census figures.

With regard to population age, the estimated population figures for 2007 indicate that 35,350 of the residents in the Project Area (34.45%) are under the age of 18. The figures estimate 60,466 (58.89%) residents ages 18 to 64 and 6,846 (6.67%) age 65 and older.

Looking forward to 2012, the projected population for the entire Project Area could be 108,180, representing a 5.76% increase over 2007 estimates. Projection figures indicate that 104,340 people could be residing in Sub-Area 1. That figure will represent more than one fifth of the projected population for the entire City.

a. Would the project induce substantial population growth in an area, either directly or indirectly?

No Impact.

The proposed Second Amendment will not induce a substantial increase in the population. The primary purpose of the amendment is to extend the period of time the Redevelopment Agency may exercise the power of eminent domain to eliminate blight in the Project Area. Implementation of the proposed amendment may lead to the creation of new residential units. However, this increase will be consistent with the level of development anticipated without the amendment; the development would just occur more quickly than it might without the amendment to extend eminent domain authority. A no impact response is appropriate for this issue.

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. (for b and c)

Exercising the power of eminent domain to eliminate blight could involve the removal of existing housing units, thereby displacing people. The Redevelopment Plan has criteria for relocating displaced residents, including assistance in finding other housing, rehabilitation of the other housing and relocation compensation. The redevelopment of blighted parcels could also involve the construction of replacement housing on-site. A no impact response to this issue would not be accurate but a less than significant impact can be anticipated.

XIV. PUBLIC SERVICES

The North Project Area is served by City-operated public services. The Long Beach Fire Department consists of the following Bureaus: Fire Prevention, Fire Suppression, Instruction, and Technical Services. The Fire Department has 23 in-

City stations and is accountable for medical, paramedic, and other first aid rescue calls from the community.

The Long Beach Police Department consists of the following Bureaus: Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the City of Signal Hill and a large portion of the city of Lakewood.

Would the proposed project have an adverse impact upon any of the following public services:

a. Fire protection?

No Impact.

The Long Beach Fire Department serves all ten sub-areas in the North Project Area for comprehensive day-to-day fire support. Any new development projects following the use of eminent domain will have their own development review, including being plan checked and inspected by the Fire Department to ensure compliance with all applicable Fire code requirements. The proposed Second Amendment is anticipated to have no impact upon Fire services.

b. Police protection?

No Impact.

The Long Beach Police Department has four divisions, North, East, South and West that serve the ten sub-areas in the redevelopment plan. Any new development project following the use of eminent domain will have their own development review, including review by the Police Department. During the design review process, the Police Department will provide written input to the applicant with regard to issues such as defensible design and safety, security lighting, locks, and other related issues. As a project, the proposed Second Amendment is anticipated to have no impact upon Police services.

c. Schools?

Less Than Significant Impact.

The proposed Second Amendment will extend the power of eminent domain 12 years. The removal of blighted properties could result in the development of new residential units that would potentially house school-age children; however the amendment is not anticipated to cause any more development than that anticipated under the Redevelopment Plan. Any new residential development project in the

North Project Area will be assessed a per-unit school facilities fee upon issuance of building permits to assist in offsetting the impact on existing schools in the Project Area. Taking the school facilities assessment into account, a less than significant impact can be anticipated for this issue.

d. Parks?

Less Than Significant Impact.

The removal of blighted properties could result in the development of new residential units that would generate more users of the parks in the North Project Area; however, the amendment is not anticipated to influence the amount of development. Any new residential development project in the North Project Area will be assessed a per-unit park facilities fee determined by the City Council upon issuance of building permits to assist in offsetting the impact on park facilities in the Project Area. In addition, tax increment revenues generated by the project have been used to create new park and open space and an additional open space development is planned. Taking the park facilities assessment and the use of into account, a less than significant impact can be anticipated for this issue.

e. Other public facilities?

No Impact.

No other public facilities have been identified that will be adversely impacted by the proposed project.

XV. RECREATION

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?

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?

No Impact. (for a and b)

Agency activities in cooperation with the City's Parks, Recreation and Marine Department are adding additional open space and park facilities to the Project Area. With regard to the impact of new residential developments on park facilities in the Project Area, please refer to XIV(d).

XVI. TRANSPORTATION/TRAFFIC

The existing setting in the North Project Area is a mixture of land uses with supporting circulation infrastructure in place.

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)?

Less Than Significant Impact.

The proposed project is an amendment to extend the power of eminent domain in the North Project Area until 2020. New development on formerly blighted sites would likely occur following the use of eminent domain. The new development would not be anticipated to result in a substantial increase to the traffic load or to the capacity of the street system, as the growth would be within the projections assumed by the City. A less than significant impact would be anticipated with regard to this issue.

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?

No Impact.

The proposed Second Amendment will not be expected to alter, either individually or cumulatively, the level of service standard established for roads or highways in and around the North Project Area. As noted above, the proposed Second Amendment does not affect the amount of development anticipated by the City's General Plan or Zoning regulations. A no impact response is appropriate for this issue.

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?

No Impact.

The proposed Second Amendment will have no impact upon air traffic patterns and will be unrelated to air traffic in general.

d. Would the project substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact.

The proposed Second Amendment will have no affect upon any design feature. There will be no impact related to this issue.

e. Would the project result in inadequate emergency access?

No Impact.

The proposed Second Amendment is not expected to result in inadequate emergency access within the North Project Area. Any new developments in the Project Area will be reviewed to ensure adequate emergency access. There will be no impact related to this issue.

f. Would the project result in inadequate parking capacity?

No Impact.

The proposed Second Amendment will extend the power of eminent domain for 12 years from adoption of the amendment. Existing parking in the North Project Area will not be negatively affected by the amendment. Any new development project that is proposed for a site that was formerly blighted will be required to comply with the current Zoning Code requirements for parking. An inadequate parking capacity is not anticipated as a result of the proposed Second Amendment. There will be no impact.

g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact.

The proposed Second Amendment will not conflict with any adopted policies supporting alternative forms of transportation. A no impact is anticipated.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b. 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?

c. 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?

d. Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?

e. 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 project demand in addition to the provider's existing commitments?

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g. Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. (for a through g)

The existing setting for all sub-areas in the North Project Area is considered to be urbanized with all utilities and services in place. The proposed amendment to extend the use of eminent domain within the Project Area will not result in a need for new utility systems or increased capacity. The North Plan EIR determined that implementation of the Redevelopment Plan might result in an increase in solid waste disposal. Solid waste management practices in the City through SERFF and recycling initiatives have limited the amount of solid waste diverted to landfills. No significant impacts are anticipated.

XVIII. 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?

No Impact.

The North Project Area is located within an established urbanized setting. The proposed Second Amendment is not an activity that is anticipated to cause negative impacts to any known fish or wildlife habitat or species. There will be no impact.

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)?

No Impact.

The proposed Second Amendment will facilitate the removal of blight in the North Project Area. The amendment is not anticipated to have impacts that will have a cumulative considerable effect upon the environment.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact.

The proposed Second Amendment will facilitate the removal of blight, thereby furthering the stated goals of the North Project Area. As a project, the amendment will not cause substantial adverse environmental effects to human life, either directly or indirectly. No impact is anticipated.

LIST OF PEOPLE CONSULTED:

Lisa Fall, Redevelopment Administrator

Lee Mayfield, Redevelopment Project Officer

REFERENCES:

State of California Environmental Quality Act Guidelines

North Long Beach Redevelopment Plan

Demographic Snapshot Tables of the North Long Beach Redevelopment Plan
(prepared by Keyser Marston Associates, Inc.)

City of Long Beach General Plan

City of Long Beach Municipal Code

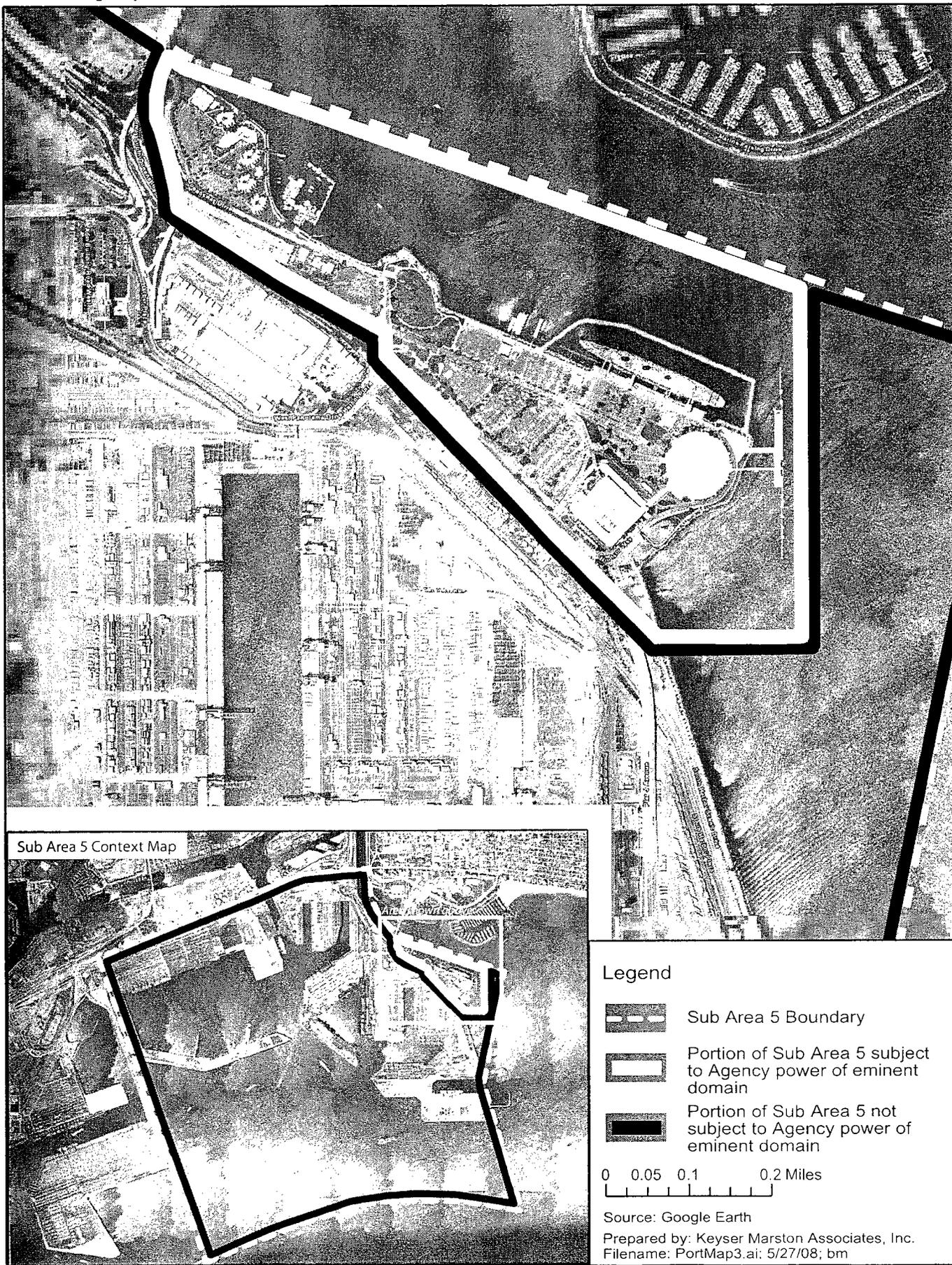
ATTACHMENTS:

1. Map of North Project Area with acreage of each sub-area
2. Aerial of Sub-area 5 illustrating the portion of the sub-area to be excluded from the Second Amendment

Attachment 1

Attachment 2

Exhibit A: Agency Power of Eminent Domain within Sub Area 5





ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

July 17, 2008

Jill Griffiths
Long Beach Redevelopment Agency
333 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Subject: North LB 2nd Amendment
SCH#: 2008061090

Dear Jill Griffiths:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on July 16, 2008, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

LONG BEACH
PRESS-TELEGRAM

300 OCEANGATE
LONG BEACH, CA 90844

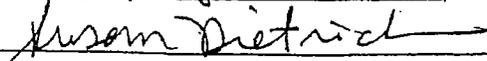
PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Long Beach Press-Telegram, a newspaper of general circulation printed and published daily in the City of Long Beach, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of March 21, 1934, Case Number 370512. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit,

The Long Beach Press-Telegram, a newspaper of general circulation, is delivered to and available in, but not limited to the following cities: Long Beach, Lakewood, Bellflower, Cerritos, Downey, Norwalk, Artesia, Paramount, Wilmington, Compton, South Gate, Los Alamitos, Seal Beach, Cypress, La Palma, Lynwood, San Pedro, Hawaiian Gardens, Huntington Park, La Mirada, Santa Fe Springs, Carson.
I declare under penalty of perjury that the foregoing is true and correct.

Executed at Long Beach, LA Co. California
this 16 day of June 2008


signature

Proof of Publication of

Paste Clipping of Notice
SECURELY in this space.

NOTICE

NOTICE IS HEREBY GIVEN THAT THE CITY OF LONG BEACH REDEVELOPMENT AGENCY BOARD WILL REVIEW, HEAR COMMENTS AND ACT UPON THE NEGATIVE DECLARATION FOR THE PROJECT DESCRIBED BELOW. THE NEGATIVE DECLARATION IS AVAILABLE FOR REVIEW AT THE PLANNING AND BUILDING DEPARTMENT AND ONLINE AT:

WEBSITE: <http://www.longbeach.gov/plan/pb/epd/er.asp>

REVIEW PERIOD: June 16, 2008 - July 15, 2008

DATE OF HEARING: Date of hearing has not been determined.

TIME: 9:00AM

LOCATION: City Council Chambers

Long Beach City Hall

333 West Ocean Boulevard

Long Beach, Ca 90802

PROJECT TITLE: Second Amendment to the North Long Beach Redevelopment Plan

PROJECT ADDRESS:

North Long Beach Redevelopment Project Area

PROJECT DESCRIPTION: The project is the Second Amendment to the North Long Beach Redevelopment Plan which authorizes the Long Beach Redevelopment Agency to use eminent domain for 12 years. The proposed amendment will apply to the entire Project Area, with the exclusion of the majority of Sub-area 5. The proposed amendment will not change the land use controls, boundaries, or any other time limits or aspect of the Plan.

REFERENCE: ND 33-07

GEQA Contact Person: Jill Griffiths

Planning Bureau

City of Long Beach

(562) 570-6191

Pub: June 16, 2008 (1) P.T. (53164/493450)

LONG BEACH
PRESS-TELEGRAM

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Long Beach, CA 90844

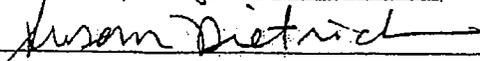
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County of Los Angeles

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REFERENCE: ND 33-07

CEQA Contact Person: Jill Griffiths
Planning Bureau
City of Long Beach
(562) 570-6191

Pub. June 16, 2008 (1) PT (53164/493450)



CITY OF LONG BEACH

Long Beach Development Services

333 West Ocean Boulevard, 5th Floor Long Beach, CA 90802 (562) 570-6191 FAX (562) 570-6068

ADVANCE PLANNING

\$50.00 FILING FEE

NOTICE OF INTENT TO ADOPT

ORIGINAL FILED

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

JUN 16 2008

LOS ANGELES, COUNTY CLERK

From: Long Beach Development Services
Comprehensive Planning Division
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for a period of 20 days. Enclosed is the required fee of \$50.00 for processing.

Notice is hereby given that the Long Beach City Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Mitigated Negative Declaration for the project listed below:

1. Project Location:

North Long Beach Redevelopment Project Area

2. Project Title:

Second Amendment to the North Long Beach Redevelopment Plan

3. Project Description:

The project is the Second Amendment to the North Long Beach Redevelopment Plan, which authorizes the Long Beach Redevelopment Agency to use eminent domain for 12 years. The proposed amendment will apply to the entire Project Area, with the exclusion of the majority of Sub-area 5. The proposed amendment will not change the land use controls, boundaries, or any other time limits or aspects of the Plan.

4. Review period during which the Lead Agency will receive comments on the proposed Negative Declaration:

Starting Date: June 16, 2008

Ending Date: July 15, 2008

5. Public Meeting of the Redevelopment Agency Board for ND-33-07:

Date: August 18, 2008

Time: 9:00 a.m.

Location: City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web-at: www.longbeach.gov/plan/pb/epd/er.asp.
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find significant adverse impacts to occur to the following resource areas:
Cultural Resources, Land Use/Planning, Population/Housing

For additional information contact:

Jill Griffiths
Planning Officer
Long Beach, CA 90802
333 West Ocean Blvd 5th Floor
(562) 570-6191

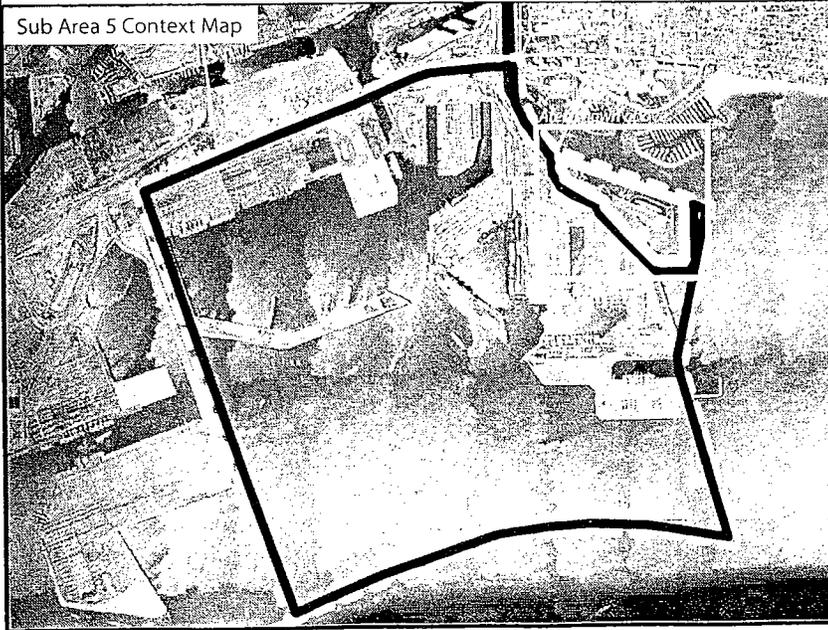
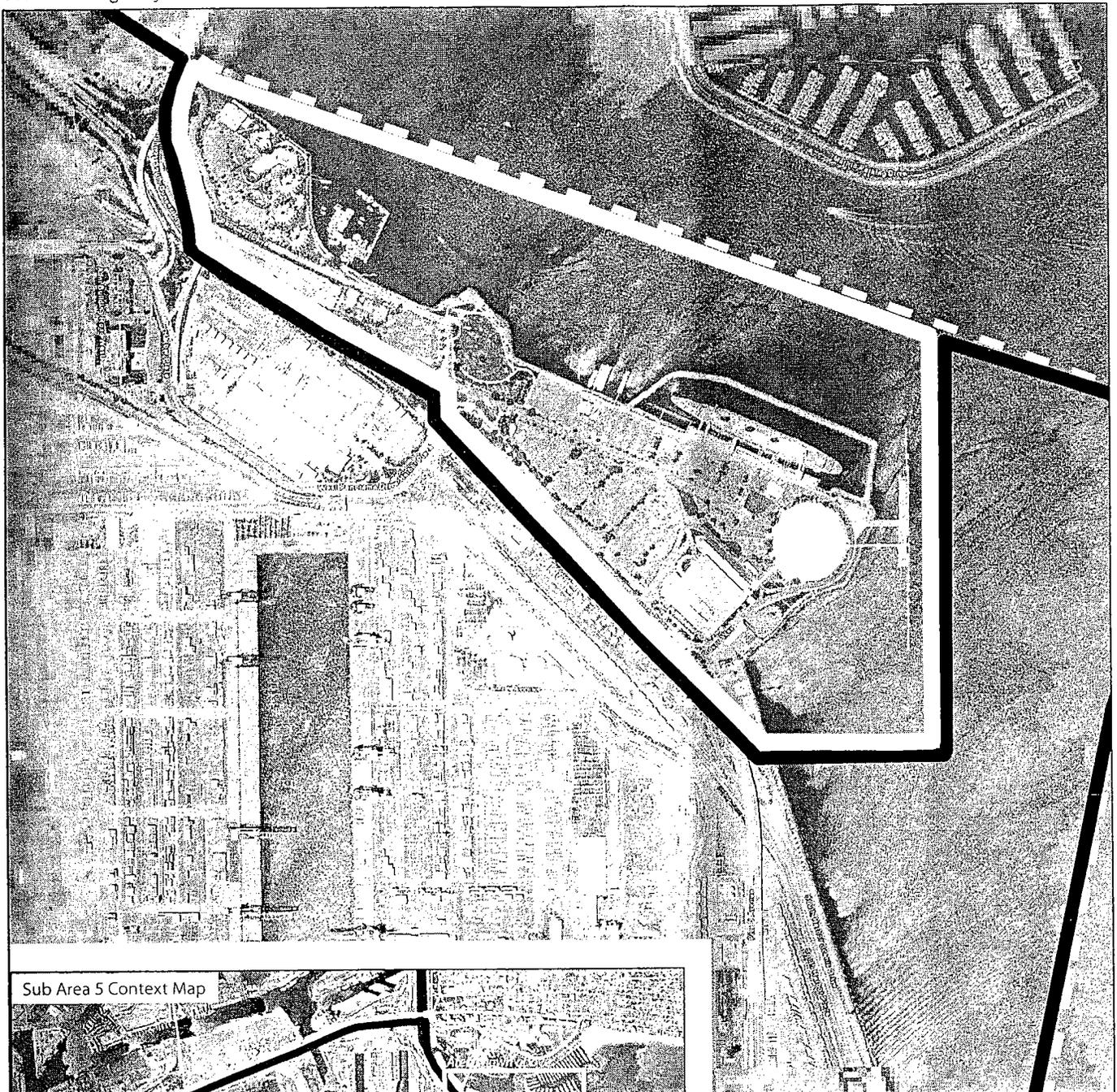
SECOND AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE NORTH LONG BEACH REDEVELOPMENT PROJECT

The Redevelopment Plan for the North Long Beach Redevelopment Project (the "Redevelopment Plan") originally adopted July 16, 1996, by Ordinance No. C-7412, and amended on April 6, 2004, by Ordinance No. C-7912, is hereby further amended as follows:

Section 1. Section 308 of the Redevelopment Plan is hereby amended to read as follows:

"Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date of the adoption of the Second Amendment of this Plan, except that in Sub Area 5 of the Project Area, eminent domain proceedings to acquire any portion of Sub Area 5 shown on Exhibit A as not subject to the Agency's power of eminent domain shall be commenced prior to July 16, 2008."

Exhibit A: Agency Power of Eminent Domain within Sub Area 5



Legend

-  Sub Area 5 Boundary
-  Portion of Sub Area 5 subject to Agency power of eminent domain
-  Portion of Sub Area 5 not subject to Agency power of eminent domain

0 0.05 0.1 0.2 Miles



Source: Google Earth
Prepared by: Keyser Marston Associates, Inc.
Filename: PortMap3.ai; 5/27/08; bm

Aug 27, 2008

I Maudlyn A. Avoizo and Lupe M. Avoizo
do declare we own property at 241 E. Plenty
St. Long Beach Ca. . We object to the amendment
proposed by the Long Beach redevelopment agency
to ^{extend the ability} to acquire homes in North Long Beach by the power
of eminent domain. We live in our home. We
are seniors and it would be a hardship on us
financially as well as emotionally.

Maudlyn A. Avoizo
Lupe M. Avoizo

562-9849244

LONG BEACH
PRESS-TELEGRAM

300 Oceangate
Long Beach, CA 90844

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Long Beach Press-Telegram, a newspaper of general circulation printed and published daily in the City of Long Beach, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, on the date of March 21, 1934, Case Number 370512. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

Aug 18-25 - Sept 1-8 - 2008

The Long Beach Press-Telegram, a newspaper of general circulation, is delivered to and available in, but not limited to the following cities: Long Beach, Lakewood, Bellflower, Cerritos, Downey, Norwalk, Artesia, Paramount, Wilmington, Compton, South Gate, Los Alamitos, Seal Beach, Cypress, La Palma, Lynwood, San Pedro, Hawaiian Gardens, Huntington Park, La Mirada, Santa Fe Springs, Carson. I declare under penalty of perjury that the foregoing is true and correct.

Executed at Long Beach, LA Co. California
this 5 day of Sept 2008

[Signature]
signature

Proof of Publication of

Paste Clipping of Notice
SECURELY in this space.

See Attachment

Public Notices 52 Public Notices 52

NOTICE OF PUBLIC HEARING OF THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT

NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the City of Long Beach (the "Agency") will hold a public hearing on September 15, 2008, at 9:00 a.m., in the City Council Chambers, located at City Hall, 333 West Ocean Avenue, Long Beach, California, to consider and act upon the proposed amendment (the "Amendment") to the Redevelopment Plan for the North Long Beach Redevelopment Project (the "Project") and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. At any time not later than the hour set forth above for the hearing of objections to the proposed Amendment, any person may file in writing with the City Clerk of the City of Long Beach a statement of objections to the proposed Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Amendment, or the regularity of any of the prior proceedings, may appear before the Agency and show cause why the Amendment should not be adopted. At the hour set forth above for the hearing of objections, the Agency shall proceed to hear and pass upon all written and oral objections to the proposed Amendment.

In addition, the Agency will, at the same time and place, consider the Negative Declaration on the proposed Amendment and consider all evidence and testimony for or against the approval of the Negative Declaration. At the day, hour and place of the hearing, any and all persons desiring to comment on, or having objections to, the adequacy of the Negative Declaration may appear before the Agency and be heard.

The purpose of the proposed Amendment is to extend the Agency's ability to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment. In addition, the Agency will not have any power to acquire by eminent domain any owner-occupied residence, which has been the owner's principal place of residence for at least one year, for the purpose of conveying it to a private person. A legal description of the boundaries of the Project Area is contained in Instrument Number 96 1152104 of the Official Records of the County of Los Angeles.

Interested persons may inspect and upon the payment of the costs of reproduction, obtain copies of the text of the proposed Amendment, the Report of the Agency to the City Council concerning the proposed Amendment, the Negative Declaration and any other information pertaining thereto, at the office of the Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and at the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach California. A copy of the legal description is available free of charge at the same locations.

Dated: August 11, 2008

Craig Beck
Executive Director,
Long Beach Redevelopment Agency



Pub Aug 15, 25 Sept 1, 8, 2008 (4+) PT (127658)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT

NOTICE IS HEREBY GIVEN that the City Council of the City of Long Beach (the "City Council") will hold a public hearing on September 16, 2008, at 5:00 p.m., in the City Council Chambers, located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed amendment (the "Amendment") to the Redevelopment Plan for the North Long Beach Redevelopment Project (the "Project") and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. At any time not later than the hour set forth above for the hearing of objections to the proposed Amendment, any person may file in writing with the City Clerk of the City of Long Beach a statement of objections to the proposed Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Amendment, or the regularity of any of the prior proceedings, may appear before the City Council and show cause why the Amendment should not be adopted. At the hour set forth above for the hearing of objections, the City Council shall proceed to hear and pass upon all written and oral objections to the proposed Amendment.

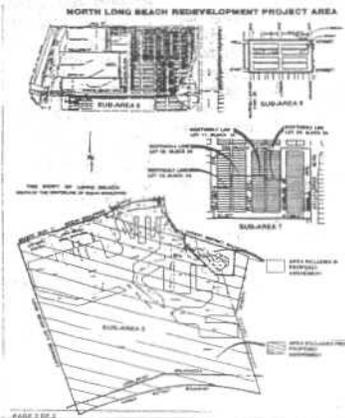
In addition, the City Council will, at the same time and place, consider the Negative Declaration on the proposed Amendment and consider all evidence and testimony for or against the approval of the Negative Declaration. At the day, hour and place of hearing, any and all persons desiring to comment on, or having objections to, the adequacy of the Negative Declaration may appear before the City Council and be heard.

The purpose of the proposed Amendment is to extend the ability of the Redevelopment Agency of the City of Long Beach to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment. In addition, the Agency will not have any power to acquire by eminent domain any owner-occupied residence, which has been the owner's principal place of residence for at least one year, for the purpose of conveying it to a private person. A legal description of the boundaries of the Project Area is contained in Instrument Number 96 1152104 of the Official Records of the County of Los Angeles.

Interested persons may inspect and upon the payment of the costs of reproduction, obtain copies of the text of the proposed Amendment, the Report of the Agency to the City Council concerning the proposed Amendment, the Negative Declaration and any other information pertaining thereto, at the office of the Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and at the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach California. A copy of the legal description is available free of charge at the same locations.

Dated: August 11, 2008

Larry Herrera
City Clerk,
City Of Long Beach



PAGE 2 OF 2

CERTIFICATE OF MAILING
CITY AND AGENCY PUBLIC HEARINGS

(Notice to Property Owners)

I, Pacific Rim Printers/Mailers, whose business address is 11924 W. Washington Boulevard, Los Angeles, California, do hereby certify that I mailed a copy of the enclosed Notice of Public Hearing of the Redevelopment Agency of the City of Long Beach and letter containing a statement that property in the Project Area will be subject to acquisition by purchase or condemnation to each assessee of land in the Project Area of the North Long Beach Redevelopment Project as shown on the last equalized assessment roll, according to the list of such assesses attached to this Certificate; and that I personally mailed such notice by depositing a copy of same, addressed to each such listed last known assessee, first-class mail, postage prepaid, in the United States mail at Long Beach, California, on Friday, August 15, 2008, 2008.

I certify under penalty of perjury that the foregoing is true and correct.

Dated: 8-18-08, 2008

Signature

Title

Long Beach, California

ATTACHMENTS

- (1) Notice of Agency Public Hearing
- (2) Letter Containing Statement of Acquisition
- (3) List of Assesseees and Addresses

NOTICE OF PUBLIC HEARINGS

NOTICE OF PUBLIC HEARING OF THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT

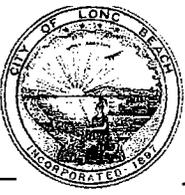
NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT

NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the City of Long Beach (Agency) will hold a public hearing on September 15, 2008, at 9:00 a.m., in the City Council Chambers, located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed amendment (Amendment) to the Redevelopment Plan for the North Long Beach Redevelopment Project (Project) and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. The City Council of the City of Long Beach (City Council) will also hold a public hearing on the same subject on September 16, 2008, at 5:00 p.m. in the Council Chambers. At any time not later than the hours set forth above for the hearing of objections to the proposed Amendment, any person may file in writing with the City Clerk of the City of Long Beach a statement of objections to the proposed Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Amendment, or the regularity of any of the prior proceedings, may appear before the Agency and show cause why the Amendment should not be adopted. At the hour set forth above for the hearing of objections, the Agency and City Council shall proceed to hear and pass upon all written and oral objections to the proposed Amendment.

In addition, the Agency and City Council will, at same time and place, consider the Negative Declaration on the proposed Amendment and consider all evidence and testimony for or against the approval of the Negative Declaration. At the day, hour and place of the hearing, any and all persons desiring to comment on, or having objections to, the adequacy of the Negative Declaration may appear before the Agency or City Council and be heard.

The purpose of the proposed Amendment is to extend the Agency's ability to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment. In addition, the Agency will not have any power to acquire by eminent domain any owner-occupied residence, which has been the owner's principal place of residence for at least one year, for the purpose of conveying it to a private person. A legal description of the boundaries of the Project Area is contained in Instrument Number 96 1152104 of the Official Records of the County of Los Angeles.

Interested persons may inspect and upon the payment of the costs of reproduction, obtain copies of the text of the proposed Amendment, the Report of the Agency to the City Council concerning the proposed Amendment, the Negative Declaration and any other information pertaining thereto, at the office of the Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and at the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach California.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

August 14, 2008

Dear Property Owner:

Since 1996, the City of Long Beach and its Redevelopment Agency have acted aggressively to eliminate blighting conditions and improve neighborhoods and business districts within the northern part of Long Beach. These efforts have been coordinated with the community through the Redevelopment Agency's North Long Beach Redevelopment Project Area. The Redevelopment Agency (Agency) is considering an amendment (Amendment) to the Redevelopment Plan for the North Long Beach Redevelopment Project (Project) and invites you to attend two public hearings.

The Agency will hold a public hearing on September 15, 2008, at 9:00 a.m. in the City Council Chambers located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed Amendment and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. The City Council will hold a public hearing the following night, on September 16, 2008, at 5:00 p.m. in the City Council Chambers located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed Amendment and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. Enclosed with this letter are the official notices of the public hearings.

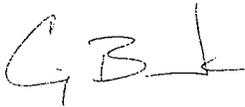
The purpose of the proposed Amendment is to extend the Agency's ability to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment. A map is provided for reference (Exhibit A) and a legal description of the boundaries of the Project Area is contained in Instrument Number 96 1152104 of the Official Records of the County of Los Angeles.

The latest equalized assessment roll indicates that you own property in the proposed Project Area. The proposed Amendment, if approved, will allow the Agency to continue with the power to acquire property by purchase or condemnation in order to eliminate blight, provide public improvements and facilities and permit development in accordance with the Redevelopment Plan for an additional twelve (12) years. However, the Agency will not have any power to acquire by eminent domain any owner-occupied residence, which has been the owner's principal place of residence (for at least one year), for the purpose of conveying it to a private person. With that exception, all property in the Project Area is therefore subject to the possibility of acquisition by purchase or condemnation by the Agency under the circumstances set forth in the Redevelopment Plan.

You may inspect and upon the payment of the costs of reproduction, obtain copies of the text of the proposed Amendment and all related documents at the office of the Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and at the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach California. Your further inquiries and attendance at the public hearing are, of course, welcome.

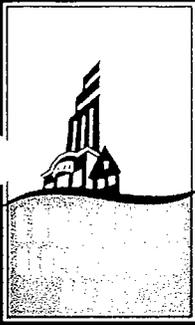
If you have any questions, please call Lisa A. Fall at (562) 570-6853 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

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

Craig Beck
Executive Director
Long Beach Redevelopment Agency

Attachments: Legal Notice and Project Area Map



Building A Better Long Beach

www.LongBeachRDA.org

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.



RDA ACTIVITIES IN NORTH LONG BEACH

The North Long Beach Redevelopment Project Area was adopted on July 16, 1996, and is approximately 12,507 acres in size. The RDA works closely with the North Project Area Committee (PAC), a citizen advisory group, on all redevelopment efforts in North Long Beach. Since 1998, the first year in which the area began collecting significant tax increment, numerous projects have been completed and many more are in the works.

RDA's COMMITMENT TO THE COMMUNITY: POST PROP 99

With the passage of Proposition 99 in June, the RDA's ability to use eminent domain for the acquisition of owner occupied single-family properties is now restricted. However, the RDA remains committed to removing blight and public safety nuisances, and working with the community to build a better Long Beach.

INFRASTRUCTURE IMPROVEMENTS IN NORTH LONG BEACH

Since 2004, the RDA has completed:

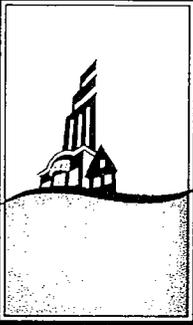
- 13.8 total miles of street repairs;
- 9.3 miles of sidewalk repairs;
- 1.25 miles of alleys paved and/or repaired.

COMMUNITY & PUBLIC FACILITIES

Admiral Kidd Teen Center
Fire Station 12 (under construction)
North Division Police Station
Houghton Park Senior Center and Houghton Skate Park
Pops Davenport Park
Future Generations Youth Center
Burton Chace Park

RDA'S IMPACT ON PUBLIC SAFETY

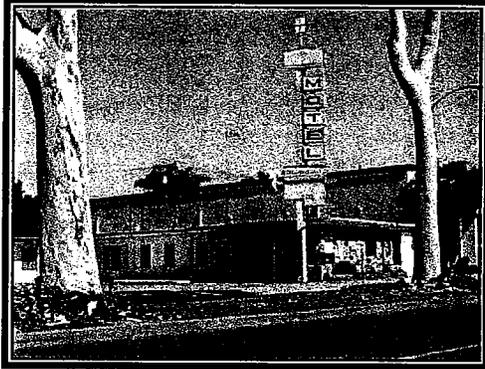
According to Long Beach Police Department statistics, between 2004 and 2007, the Morales Motel was the site of 136 violent crimes, 148 narcotics violations, 134 property crimes and 669 other criminal incidents. During the 3-year span, LBPD responded to 1,087 incidents at the motel. Through the use of eminent domain, the RDA was able to remove this public safety nuisance from the community. Other magnets for crime in North Long Beach removed by the RDA include Atlantic Liquor, Rocky's Liquor, Waite Motel, Performance Auto and the Long Beach Blvd. motels.



www.LongBeachRDA.org

Building A Better Long Beach

REMOVAL OF BLIGHTED PROPERTIES: MORALES MOTEL



BEFORE



AFTER

REMOVAL OF BLIGHTED PROPERTIES

Morales Motel Demolition
 Atlantic Liquor Demolition
 Performance Auto Demolition
 Long Beach Blvd. Motel Demolition

Rocky's Liquor Demolition
 Volcano Burger Demolition
 Waite Motel Demolition
 Long Beach Liquor Demolition

NEIGHBORHOOD IMPROVEMENTS IN NORTH LONG BEACH

Since 2004, the RDA has assisted homeowners with small home improvement grants throughout North Long Beach, totaling more than \$4.3 million.



BEFORE



AFTER

For more information about the Long Beach Redevelopment Agency, visit www.LongBeachRDA.org or call (562) 570-6615.



AVISO DE AUDIENCIAS PÚBLICAS

AVISO DE AUDIENCIA PÚBLICA DE LA CIUDAD DE LONG BEACH SOBRE LA ENMIENDA PROPUESTA AL PLAN DE REURBANIZACION PARA EL PROYECTO DE REURBANIZACION DE NORTH LONG BEACH

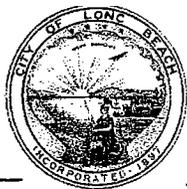
AVISO DE AUDIENCIA PUBLICA DEL CONCEJO MUNICIPAL DE LA CIUDAD DE LONG BEACH SOBRE LA ENMIENDA PROPUESTA AL PLAN DE REURBANIZACION PARA EL PROYECTO DE REURBANIZACION DE NORTH LONG BEACH

POR MEDIO DE ESTA SE AVISA que la Agencia de Reurbanización de la Ciudad de Long Beach (Agencia) ha programado una audiencia publica el 15 de Septiembre, 2008 a las 9:00 AM, en las Cámaras del Concejo Municipal situadas en el Municipio, 333 West Ocean Boulevard, Long Beach, California, para considerar y tratar sobre la enmienda propuesta (Enmienda) para el Proyecto de Reurbanización del Plan de Reurbanización de North Long Beach (Proyecto) y para considerar toda la evidencia y testimonio a favor o contra la aprobación y la adopción de la Enmienda propuesta. El Concejo Municipal de la Ciudad de Long Beach (Concejo Municipal) también tendrá una audiencia pública por el mismo asunto el 16 de Septiembre, 2008, a las 5:00 PM en las Cámaras Municipales. En cualquier momento no mas tarde de las horas fijadas arriba para escuchar las objeciones de la Enmienda propuesta, cualquier persona puede plantear por escrito con el Secretario Municipal de la Ciudad de Long Beach una declaración de objeciones sobre la Enmienda propuesta. En el día, hora y lugar de la audiencia, cualquier o todas las personas que tengan objeciones sobre la Enmienda propuesta, o la regularidad de cualquiera de los procedimientos previos, puede comparecer delante de la Agencia y dar razones por las cuales la Enmienda no debe ser adoptada. En la hora fijada arriba para escuchar las objeciones, la Agencia y El Concejo procederán a escuchar y comunicar todas las objeciones orales y por escrito a la Enmienda propuesta.

En adición, la Agencia y El Concejo Municipal, en el mismo lugar y a la misma hora, considerarán la Declaración Negativa de la Enmienda propuesta y tomaran en cuenta toda la evidencia y testimonio a favor o contra la aprobación de la Declaración Negativa. En el día, hora y lugar de la audiencia, cualquier y todas las personas que deseen hacer comentarios u objeciones sobre la pertinencia de la Declaración Negativa, pueden comparecer delante de la Agencia o el Concejo Municipal y ser escuchadas

El objetivo de la Enmienda propuesta es de extender la habilidad de la Agencia de ejecutar su derecho de Dominio Supremo para adquirir propiedades en el Área de Proyecto, excluyendo ciertas porciones de Sub-Área 5, por doce (12) años desde la fecha de adopción de la Enmienda. En adición, la Agencia no tendrá el poder de adquirir usando el Dominio Supremo de ninguna residencia ocupada por el dueño, la cual haya sido el lugar de residencia del dueño por lo menos por un año, con el objetivo de traspasar a una persona privada. Una descripción legal de los linderos del Área de proyecto esta contenida en el Número de Instrumento 96 1152104 de los Archivos Oficiales del Condado de los Ángeles.

Las personas interesadas pueden inspeccionar y por medio del pago por costo de reproducción, pueden obtener copias del texto de la Enmienda propuesta, el Reporte de la Agencia al Concejo Municipal referente a la Enmienda propuesta, la Declaración Negativa y cualquier otra información pertinente a esto, en la oficina de la Agencia de Reurbanización de la Ciudad de Long Beach, 333 West Ocean Boulevard, Long Beach, California, y la oficina del Secretario Municipal, Municipio, 333 West Ocean Boulevard, Long Beach, California.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

14 de Agosto de 2008

Estimado Dueño de Propiedad:

Desde 1996, la Ciudad de Long Beach y su Agencia de Reurbanización han actuado agresivamente para eliminar las condiciones de ruina y mejorar los vecindarios y distritos comerciales dentro de la parte norte de Long Beach. Estos esfuerzos han sido coordinados con la comunidad a través de la Agencia de Reurbanización y su Área de Proyecto de Reurbanización de North Long Beach. La Agencia de Reurbanización (Agencia) esta considerando una enmienda (Enmienda) para el Plan de Reurbanización para el Proyecto de Reurbanización de North Long Beach (Proyecto) y le invita a asistir a dos audiencias publicas.

La Agencia ha programado una audiencia pública para el 15 de Septiembre, 2008 a las 9:00AM en las Cámaras Concejales situadas en el Municipio, 333 West Ocean Boulevard, Long Beach, California, para considerar y actuar sobre la Enmienda propuesta y para considerar toda evidencia y testimonio a favor o contra la aprobación y la adopción de la Enmienda propuesta. El Concejo Municipal tendrá una audiencia publica la siguiente noche, en el 16 de Septiembre, 2008, a las 5:00PM en las Cámaras Concejales situadas en el Municipio, 333 West Ocean Boulevard, Long Beach, California, para considerar y actuar sobre la Enmienda propuesta y para considerar toda evidencia y testimonio a favor o contra la aprobación y la adopción de la Enmienda propuesta. Incluidos en esta carta están los avisos oficiales de las audiencias públicas.

El objetivo de la Enmienda propuesta es de extender la habilidad de la Agencia de utilizar su Dominio Supremo para adquirir propiedades en el Área de Proyecto, excluyendo ciertas porciones de Sub-Área 5, por doce (12) años desde la fecha de adopción de la Enmienda. Se le provee un mapa para su referencia (Muestra A) y una descripción legal de los limites del Área de Proyecto consta en el Numero de Instrumento 96 1152104 de los Archivos Oficiales del Condado de los Ángeles.

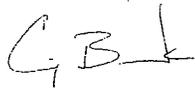
La última igualación del registro de tasación indica que usted tiene propiedad en el Área

propuesta de Proyecto. La Enmienda propuesta, si es aprobada, permitirá a la Agencia a continuar con el poder de adquirir propiedad por medio de compra o condenación para poder eliminar la ruina, proveer mejoras públicas y facilidades y permitir el desarrollo de acuerdo al Plan de Reurbanización por unos doce (12) años adicionales. Sin embargo, la Agencia no tendrá ningún poder para adquirir por medio de dominio supremo ninguna residencia ocupada por su dueño, la cual haya sido el lugar principal de residencia del dueño (por lo menos por un año), por el objetivo de traspasar a una persona privada. Con esa excepción, toda la propiedad en el Área de proyecto entonces esta sujeta a la posibilidad de adquisición por medio de compra o condenación por la Agencia bajo las circunstancias especificadas en el Plan de Reurbanización.

Usted puede inspeccionar y cuando pague los costos de reproducción, puede obtener copias del texto de la Enmienda propuesta y todos los documentos relacionados a esto, en la oficina de la Agencia de Reurbanización de la Ciudad de Long Beach, 333 West Ocean Boulevard, Long Beach, California, y la oficina del Secretario Municipal, Municipio, 333 West Ocean Boulevard, Long Beach, California. Sus preguntas y su asistencia a la audiencia pública son bienvenidas.

Si usted tiene alguna pregunta, por favor llame a Lisa A. Fall al (572) 570-6853 entre las horas de 8:30 AM y 5:00 PM, de Lunes a Viernes.

Muy Atentamente,



Craig Beck

Director Ejecutivo



La misión de la Agencia de Reurbanización de Long Beach es de realzar la calidad de vida mejorando las áreas arruinadas de Long Beach, revitalizando los vecindarios, promoviendo el desarrollo económico, creando empleos, la provision de vivienda de precios módicos y animando la participación del público.

ACTIVIDADES DE RDA EN NORTH LONG BEACH

El Área de Proyecto de Reurbanización de North Long Beach fue adoptado el 16 de Julio, 1996, y tiene aproximadamente 12,507 acres de tamaño. RDA trabaja junto con El Comité de Área de Proyecto North (PAC), que es un grupo consejero de ciudadanos, para todos los esfuerzos de reurbanización en North Long Beach. Desde 1998, el primer año en el cual el área comenzó a coleccionar un incremento significativo de impuestos, se han completado numerosos proyectos y muchos mas están en camino.

EL COMPROMISO DE RDA CON LA COMUNIDAD: DESPUES DE PROP 99

Con el pase de la Proposición 99 en Junio, la habilidad de RDA de ejecturar el uso de dominio supreme para la adquisición de propiedades unifamiliares ocupadas por el dueño ahora esta restricto. Sin embargo, RDA permanece comprometida a remover la ruina y molestias contra la seguridad pública, y a trabajar con la comunidad para edificar un Long Beach mejor.

MEJORAS DE INFRAESTRUCTURAS EN NORTH LONG BEACH

Desde 2004, RDA ha completado:

- 13.8 millas en total de reparación de calles;
- 9.3 millas de reparación de aceras;
- 1.25 millas de callejones pavimentados y/o reparados.

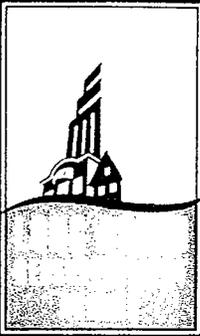
LA COMUNIDAD Y LUGARES PUBLICOS

Centro de Adolescentes Admiral Kidd
Estación de Bomberos 12 (bajo construcción)
Estación de Policía Divisió Norte
Houghton Park Senior Center y Parque de Patinaje Houghton
Parque Pops Davenport
Centro Juvenil Generaciones Futuras
Parque Burton Chace

IMPACTO DE RAD SOBRE LA SEGURIDAD PÚBLICA

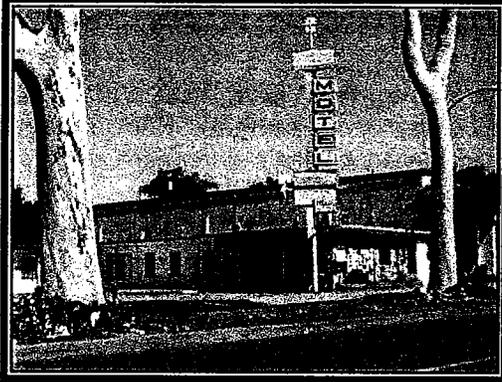
De Acuerdo a las estadísticas del Departamento de Policía de Long Beach, entre el 2004 y 2007, el Motel Morales fue el sitio de 136 crímenes violentos, 148 violaciones de narcóticos, 134 crímenes de propiedad y 669 otros incidentes criminales. Durante el lapso de 3 años, LBPD respondió a 1,087 incidentes en el motel. A través del uso de dominio supreme, RDA pudo remover esta molestia pública de la comunidad. Otros inames al crimen en North Long Beach removidos por RDA incluyen Atlantic Liquor, Rocky's Liquor, Waite Motel, Performance Auto y los motels de Long Beach Blvd.



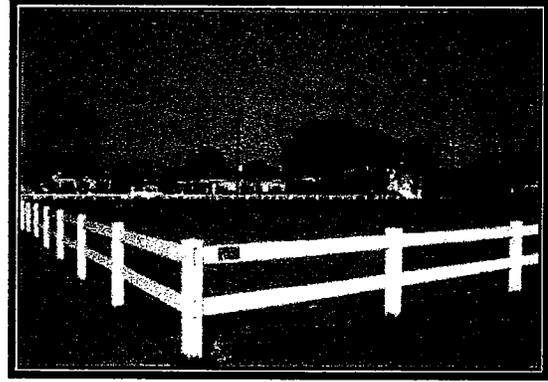


Building A Better Long Beach

ELIMINACION DE PROPIEDADES ARRUINADAS: MORALES HOTEL



ANTES



DESPUES

ELIMINACION DE PROPIEDADES ARRUINDAS

Demolición de Morales Motel
Demolición de Atlantic Liquor
Demolición de Performance Auto
Demolición de Long Beach Blvd. Motel

Demolición Rocky's Liquor
Demolición de Volcano Burger
Demolición de Waite Motel
Demolición de Long Beach Liquor

MEJORAS DE VECINDARIOS EN NORTH LONG BEACH

Desde el 2004, RDA ha ayudado a propietarios con concesiones pequeñas para mejorar sus casas a través de North Long Beach, llegando al total de más de \$4.3 millones



ANTES



DESPUES

Para mas información sobre la Agencia de Reurbanización de Long Beach, visite www.LongBeachRDA.org o llame al (562) 570-6615.



សេចក្តីប្រកាសទទួលដំណឹងតវ៉ាជាសាធារណៈ
នេះជាសេចក្តីប្រកាសទទួលដំណឹងតវ៉ាពីសាធារណជន
នៃក្រសួងអភិវឌ្ឍន៍សាជាថ្មីរបស់ទីក្រុងឡងប៊ិច ស្តីពីសំណើកែលំអគម្រោង
លើកម្មវិធីនៅតំបន់៖ឡងប៊ិចភូមិភាគខាងជើង

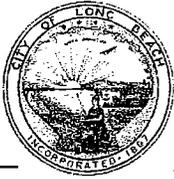
នេះជាសេចក្តីប្រកាសទទួលដំណឹងតវ៉ាពីសាធារណជន
នៃក្រុមប្រឹក្សាចៅសង្កាត់របស់ទីក្រុងឡងប៊ិច ស្តីពីសំណើកែលំអគម្រោង
លើកម្មវិធីនៅតំបន់៖ឡងប៊ិចភូមិភាគខាងជើង

សេចក្តីប្រកាសនេះធ្វើឡើងដោយក្រសួងអភិវឌ្ឍន៍សាជាថ្មីនៃទីក្រុងឡងប៊ិចនឹងរៀបចំធ្វើសេចក្តីជំរាបដំណឹងតវ៉ាពីសាធារណជន ដែលនឹង
ប្រព្រឹត្តទៅនៅថ្ងៃទី ១៥ ខែកញ្ញា ២០០៨ វេលាម៉ោង ៩:០០ ព្រឹកនៅ នៅសាលប្រជុំសាលាក្រុង 333 West Ocean Boulevard,
Long Beach, California ដើម្បីធ្វើការកែតម្រូវគម្រោងអភិវឌ្ឍន៍សាជាថ្មីនៅតំបន់ឡងប៊ិចភូមិភាគខាងជើង និងដើម្បីទទួលបញ្ជាក់នូវ
សំណើរលើកិច្ចការកោសល្យសន្តោសដើម្បីអនុលោមអំពីគម្រោងអភិវឌ្ឍន៍នេះ។ ក្រុមប្រឹក្សាចៅសង្កាត់នៃទីក្រុងឡងប៊ិចក៏មានធ្វើការ
ប្រជុំសាធារណៈលើគម្រោងអភិវឌ្ឍន៍នេះ នៅថ្ងៃទី ១៦ ខែកញ្ញា ២០០៨ វេលាម៉ោង៥:០០ ល្ងាចនៅសាលប្រជុំសាលាក្រុង។ លោកអ្នក
ក៏អាចសរសេរធ្វើសេចក្តីតវ៉ាបានគ្រប់ពេលដោយផ្ញើទៅកាន់អគ្គលេខាធិការក្រុងឡងបានមុនពេលប្រជុំ។ នៅពេលប្រជុំលោកអ្នកក៏អាចទៅ
បញ្ចេញយោបល់ជំនាស់ណាមួយដើម្បីតវ៉ាទៅលើគម្រោងកម្មវិធីនេះ។ នៅពេលម៉ោងដូចបានជំរាបខាងលើនេះលោកអ្នកនឹងបានដំណើរ
ការអនុលោមដោយមានលាយលក្ខណ៍ជាអក្សរក្នុងដំណើរការទាំងឡាយនេះ។

ជាបន្ថែមទៅទៀតក្រសួង និងក្រុមចៅសង្កាត់ ដូចដែលបានកំណត់ពេលនឹងម៉ោងនឹងធ្វើសេចក្តីប្រកាសនូវភាពអវិជ្ជមានដែលមាននៅ
ក្នុងគម្រោងអភិវឌ្ឍន៍នោះ។ នៅថ្ងៃនោះដែរបងប្អូនក៏អាចជំនាស់នៅភាពអវិជ្ជមានដើម្បីលើកមកបញ្ជាក់ជូនឲ្យក្រសួងនិងក្រុមចៅសង្កាត់
បានជ្រាបនៅពេលនោះ។

គោលបំណងនៃការកែលំអលក្ខន្តិកៈគឺដើម្បីផ្តល់អំណាចដល់ក្រសួងធ្វើទិញយកអចលនវត្ថុនៅតាមតំបន់អភិវឌ្ឍន៍ លើកលែងតែនៅតាម
កន្លែងខ្លះតាមតំបន់លេខ៥ ក្នុងអំឡុងចំនួន ១២ ឆ្នាំចាប់ពីថ្ងៃអនុលោមនៃគម្រោងធ្វើនូវកិច្ចការនេះ។ ជាបន្ថែមទៅទៀតនេះគឺក្រសួង
ពុំមានអំណាចនឹងទិញយកដល់ផ្ទះទាំងឡាយណាដែលមានម្ចាស់រស់នៅក្នុងទីនោះបានទេ បើសិនជាកន្លែងនោះម្ចាស់រស់នៅអស់ចំនួនជាង
មួយឆ្នាំមកហើយនោះ គឺក្នុងគោលបំណងដើម្បីឲ្យមានការថែទាំពីឯកជន។ ការរៀបរាប់ពីព្រំប្រទល់នៃតំបន់អភិវឌ្ឍន៍គឺចុះនៅក្នុងលេខ
៩៦១៥២១០៤ នៃគល់បញ្ជីដែលមានចុះក្នុងសៀវភៅរបស់ខោនទីឡូសអិនធីឡេស។

ចំពោះលោកអ្នកចង់ទទួលឯកសារនៃសំណើរព័ត៌មានស្តីពីគម្រោងអភិវឌ្ឍន៍ជាថ្មីនេះក៏អាចជាវបានពីទីក្រុងលើកម្រិតតម្លៃស្តីពីព័ត៌មាន
នានាដោយទាក់ទងនឹង Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach,
California, and the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach, California.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

ទី១៤ ខែសីហា ២០០៨

ជូនចំពោះលោកអ្នកដែលជាម្ចាស់នៃអចលនវត្ថុ:

តាំងពីឆ្នាំ ១៩៩៦មក ការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីនៃទីក្រុងឡងប៊ិច មានដំណើរការយ៉ាងសកម្មដើម្បីធ្វើការបំបាត់ កុំឲ្យមានភាពខុសគ្នាទៅវិញទៅហើយ ហើយបានខិតខំធ្វើការកែលម្អដល់លំនៅស្ថាននិងកន្លែងលក់ដូរនៅតាមតំបន់ភូមិ ភាគខាងជើងនៃទីក្រុងឡងប៊ិចរបស់យើង។ ការខិតខំយកចិត្តទុកដាក់នេះគឺជាសហការរបស់សង្គមជាមួយការិយាល័យអភិវឌ្ឍន៍ សាជាថ្មីតំបន់ឡងប៊ិចភូមិភាគខាងជើង។ ការិយាល័យអភិវឌ្ឍន៍សាជាថ្មី នឹងមានការប្រជុំភ្នាក់ងារជាសាធារណៈទៅលើគម្រោងជាថ្មី នៃតំបន់ឡងប៊ិចភូមិភាគខាងជើង ហើយសូមអញ្ជើញលោកអ្នកមកចូលរួមលើកិច្ចប្រជុំភ្នាក់ងារនេះដែលនឹងប្រព្រឹត្តទៅចំនួនដង។

ការិយាល័យយើងបានកំណត់លើការប្រជុំភ្នាក់ងារជាសាធារណៈនៅថ្ងៃទី ១៥ខែកញ្ញា វេលាម៉ោង ៩:០០ព្រឹកនៅសាល ប្រជុំរបស់សាលាក្រុងដែលស្ថិតនៅ 333 West Ocean Boulevard, Long Beach, California ដើម្បីបង្ហាញជូននូវព័ត៌ តាងគ្រប់បែបយ៉ាងពីគម្រោងសំណើក្នុងការដាក់បញ្ចូលដើម្បីធ្វើអភិវឌ្ឍន៍សាជាថ្មី។ ក្រុមប្រឹក្សាចៅសង្កាត់និងប្រារព្ធនូវការប្រជុំ ភ្នាក់ងារជាសាធារណៈនៅថ្ងៃទី ១៦ខែកញ្ញា ២០០៨ វេលាម៉ោង ៥ល្ងាចនៅសាលប្រជុំសាលាក្រុង 333 West Ocean Boulevard, Long Beach, California ដើម្បីពិនិត្យគម្រោងការនិងទទួលនូវសេចក្តីភ្ជាប់ព្រមទាំងធ្វើការអនុលោម។ ធ្វើ ភ្ជាប់មកជាមួយនេះដែលជាលិខិតជូនការដែលបញ្ជាក់ឲ្យបានជ្រាបស្តីពីការប្រជុំភ្នាក់ងារជាសាធារណៈនេះ។

គោលបំណងនៃការកែលម្អស្ថិតៈគឺដើម្បីផ្តល់អំណាចដល់ក្រសួងធ្វើទិញយកអចលនវត្ថុនៅតាមតំបន់អភិវឌ្ឍន៍ លើកលែងតែនៅតាមកន្លែងខ្លះតាមតំបន់លេខ៥ ក្នុងអំឡុងចំនួន ១២ ឆ្នាំចាប់ពីថ្ងៃអនុលោមនៃគម្រោងធ្វើនូវកិច្ចការនេះ។ ការរៀបរាប់ពីព្រំប្រទល់នៃតំបន់អភិវឌ្ឍន៍គឺចុះនៅក្នុងលេខ ៩៦១១៥២១០៤ នៃគល់បញ្ជីដែលមានចុះក្នុងសៀវភៅរបស់ ខោនទីឡូសអិនធីឡេស។

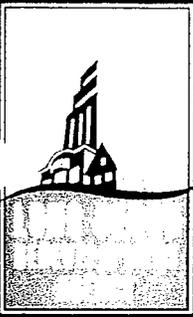
ការស្ទង់ឲ្យដឹងថាលោកអ្នកមានទ្រព្យអចលនវត្ថុស្ថិតនៅក្នុងតំបន់នោះ។ កាលណាការអនុលោមត្រូវបានធ្វើការ សម្រេច ក្រសួងអភិវឌ្ឍន៍នឹងមានអំណាចទិញនូវសម្បត្តិរបស់លោកអ្នកដើម្បីកែលម្អកុំឲ្យមានភាពខុសគ្នាទៅវិញទៅហើយដើម្បីធ្វើ អភិវឌ្ឍន៍តំបន់នោះតាមគោលការនៃគម្រោងចំនួន ១២ឆ្នាំ។ តែក្រសួងអភិវឌ្ឍន៍មិនមានអំណាចជាវសម្បត្តិឯកជនដែលជា លំនៅរបស់លោកអ្នកដែលរស់នៅទីនោះចំនួន ១ឆ្នាំមកហើយនោះទេ គឺដើម្បីរក្សាឲ្យមានការថែទាំពីម្ចាស់លំនៅផ្ទាល់តែម្តង។ តែទោះជាយ៉ាងណាប្រសិនបើមានសេចក្តីការជាចាំបាច់ ក្រសួងយើងនឹងធ្វើការកែប្រែដើម្បីយកសម្បត្តិនោះក្នុងករណីណាមួយ ទៅតាមគម្រោង។

ចំពោះលោកអ្នកចង់ទទួលបានសំណើព័ត៌មានស្តីពីគម្រោងអភិវឌ្ឍន៍ជាថ្មីនេះក៏អាចដាវបានពីទីក្រុងឡងប៊ិចលើ តម្លៃថតចម្លងស្តីពីមាននានាដែលទាក់ទង Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach, California. តែសំណូមពរស្នាមមន៍ដើម្បីចូលរួមលើការប្រជុំភ្នាក់ងារជាសាធារណៈនេះ។

ប្រសិនបើលោកអ្នកមានសំណួរ សូមមេត្តាទាក់ទងនឹង Lisa A. Fall លេខ (៥៦២) ៥៧០-៦៨៥៣ ពីថ្ងៃ ចំនួនដល់ថ្ងៃសុក្រចាប់ពីម៉ោង ៨ព្រឹកដល់ ៥ល្ងាច។

ដោយសេចក្តីរាប់អានដ៏ស្ម័គ្រស្មោះ

នាយកប្រតិបត្តិ



www.LongBeachRDA.org

ការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីមានបេសកកម្មដើម្បីកែលម្អគុណភាពជីវិត នៅឱ្យតំបន់សំរាប់មានសេវាកំណែទម្រង់ក្នុងទីក្រុងឡងប៊ិច ឱ្យមានជីវិតរស់រានឡើងវិញ ធ្វើយ៉ាងណាបង្កើននូវសេដ្ឋកិច្ច, អភិវឌ្ឍន៍ការងារ ឱ្យចម្រុះមានភាពសមរម្យ និងជំរុញចិត្តប្រជាជនធ្វើការចូលរួម។



Building A Better Long Beach

ស្ថាបនាឡងប៊ិច ឱ្យបានប្រសើរ

សកម្មភាពអភិវឌ្ឍន៍សាជាថ្មីនៅតំបន់ឡងប៊ិច ភូមិភាគខាងជើង

គម្រោងកម្មវិធីអភិវឌ្ឍន៍សាជាថ្មីនៅតំបន់ឡងប៊ិច ភូមិភាគខាងជើង អនុលោមឡើងតាំងពីថ្ងៃទី ១៦ កក្កដា ១៩៩៦ ដែលមានទំហំដីប្រមាណជា ១២៥០៧ អាវ។ ការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីបានធ្វើការយ៉ាងជិតស្និទ្ធជាមួយនឹងក្រុមប្រឹក្សាតំបន់ភូមិភាគខាងជើង ដែលជាក្រុមអ្នកស្រុកដើម្បីជួយជាទិវាទ ក្នុងការអភិវឌ្ឍភូមិភាគខាងជើង។ ចាប់ពីឆ្នាំ ១៩៩៨ ដែលជាឆ្នាំទីមួយក្នុងការផ្ដើម យើងអាចទទួលបានកំណើនប្រាក់ចំណូល ហើយបានបញ្ចប់នូវគម្រោងជាច្រើនធំធេង ហើយក៏នៅមានកិច្ចការជាច្រើនដែលត្រូវធ្វើតទៅទៀត។

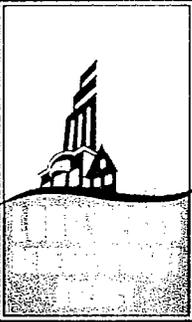
ការដាក់ខ្លួនដាក់កាយនៃការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីទៅលើសង្គម៖ សំណើលេខ ៩៩ ជាមួយនឹងសំណើលេខ ៩៩ ក្នុងខែ មិថុនា ការបំបាត់លើការជាវផ្ទះរបស់អ្នកស្រុកមានម្ចាស់នៅផ្ទះនោះ គឺត្រូវបានហាមឃាត់។ ប៉ុន្តែទោះជាយ៉ាងណាការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីនៅតែដាក់ខ្លួនដាក់កាយដើម្បីលុបបំបាត់នូវភាពរេករខាកដែលធ្វើឱ្យខានលើសុវត្ថិភាពនៃសាធារណជន-កន្លែងធ្វើការក្នុងកិច្ចស្ថាបនាសង្គមឱ្យបានរឹតតែប្រសើរឡើងជាលំដាប់។

ការជួសជុលផ្លូវដែលខូចខាតនៅឡងប៊ិច ភូមិភាគខាងជើង តាំងពីឆ្នាំ ២០០៤ មកការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីបានធ្វើការសម្រេចកិច្ចការចំនួន

- ផ្លូវថ្នល់សរុបចម្ងាយ ១៣,៨ ម៉ាយ
- ផ្លូវដើរសរុបចម្ងាយ ៩,៣ ម៉ាយ
- ផ្លូវថ្នល់ក្នុងផ្លូវខាងក្រោយសរុបចម្ងាយ ១,២៥ ម៉ាយ

- អាគារសង្គមនិងទីសាធារណៈ
- មជ្ឈមណ្ឌលពូករីយជីទង់នៅ Admiral Kidd
 - ស្ថានីយលត់ភ្លើងលេខ ១២ កំពុងសាងសង់
 - ស្ថានីយប៊ូលីសភូមិភាគខាងជើង
 - ឧទ្យាន Houghton Park Senior Center an Houghton Skate Park
 - ឧទ្យាន Pops Davenport Park
 - មជ្ឈមណ្ឌលអនាគតជំនាន់ក្រោយរបស់យុវវ័ន
 - ឧទ្យាន Burton Chace Park

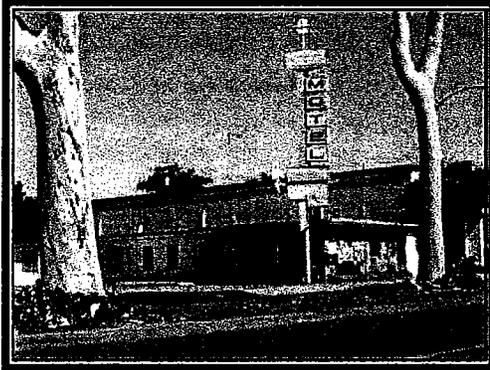
គុណប្រយោជន៍ទទួលបានលើសុវត្ថិភាពសាធារណៈ យោងតាមស្ថិតិនៃក្រសួងប៊ូលីស ចន្លោះឆ្នាំ ២០០៤ និង ២០០៧ ផ្ទះសំណាក់ ម្ចាស់ទៀសបានត្រូវបានចាប់ករណី ឧក្រិដ្ឋចំនួន ១៣៦ គ្រឿងញៀនចំនួន ១៤៨ ករណី ឧក្រិដ្ឋលួចទ្រព្យសម្បត្តិ ១៣៤ ករណី និង ៦៦៩ ករណីនៃ ឧក្រិដ្ឋកម្មផ្សេងទៀត។ ក្នុងរបាយការណ៍អាកររយៈពេលបីឆ្នាំក្រសួងប៊ូលីសបានចេញផ្ទាល់ក្នុងការឆ្លើយតបចំនួន ១០៨៧ ដងអំពីករណីដែលកើតមាននៅផ្ទះសំណាក់នោះ។ តាមអំណាចនៃការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីយើងបានកំទេចចោល នូវផ្ទះសំណាក់នោះឡើងវិញមានសុវត្ថិភាពឡើងវិញរាប់បញ្ចូលទាំង Atlantic Liquor, Rocky's Liquor, Waite Motel, Performance Auto and the Long Beach Blvd. motels.



Building A Better Long Beach

ការវិនិយោគចោលនៅកន្លែងរទេះករខ្វះសំណាក់ម្ហូបភ្លេស

www.LongBeachRDA.org



ពីមុន

បន្ទាប់មក

ការវិនិយោគចោលនៅកន្លែងរទេះករខ្វះសំណាក់មានទាំងអស់គឺ

ការកំទេចចោល Morales Motel

ការកំទេចចោល Rocky Liquor

ការកំទេចចោល Atlantic Liquor

ការកំទេចចោល Volcano Burger

ការកំទេចចោល Performance Auto

ការកំទេចចោល Waite Motel

ការកំទេចចោល Long Beach Blvd. Motel

ការកំទេចចោល Long Beach Liquor

ការរៀបចំកែលំអនៅតាមភូមិនាតំបន់ភូមិភាគខាងជើង

ចាប់តាំងពីឆ្នាំ ២០០៤ ការិយាល័យអភិវឌ្ឍន៍សាធារណៈមានផ្តល់ថវិកាចំណាយអស់ប្រមាណជា ៤,៣



ពីមុន

បន្ទាប់មក

ព័ត៌មានបន្ថែមសូមចូលទៅកាន់បណ្តាញ www.LongBeachRA.org ឬ ទូរស័ព្ទទៅលេខ (៥៦២) ៥៧០-៦៦១៥



The list of Property Owners and Their Addresses and the U.S. Postal Proof of Mailing are on file and available for inspection at the Office of the Long Beach City Clerk, 333 West Ocean Boulevard, Long Beach, California.

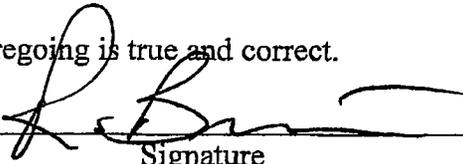
CERTIFICATE OF MAILING
CITY COUNCIL AND AGENCY PUBLIC HEARINGS

(Notice to Business and Residents)

I, Pacific Rim Printers/Mailers, whose business address is 11924 W. Washington Boulevard, Los Angeles, California, do hereby certify that I mailed a copy of the enclosed Notice of Public Hearing of the Redevelopment Agency of the City of Long Beach to each business and resident in the Project Area of the North Long Beach Redevelopment Project according to the list of such businesses and residents attached to this Certificate; and that I personally mailed such notice by depositing a copy of same, addressed to each such business and resident, first-class mail, postage prepaid, in the United States mail at Long Beach, California, on Saturday, August 16, 2008.

I certify under penalty of perjury that the foregoing is true and correct.

Dated: 8-18-08, 2008



Signature

PRESIDENT

Title

Long Beach, California

ATTACHMENTS: Notice of Agency Public Hearing
List of Businesses and Residents and Addresses

NOTICE OF PUBLIC HEARINGS

NOTICE OF PUBLIC HEARING OF THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT

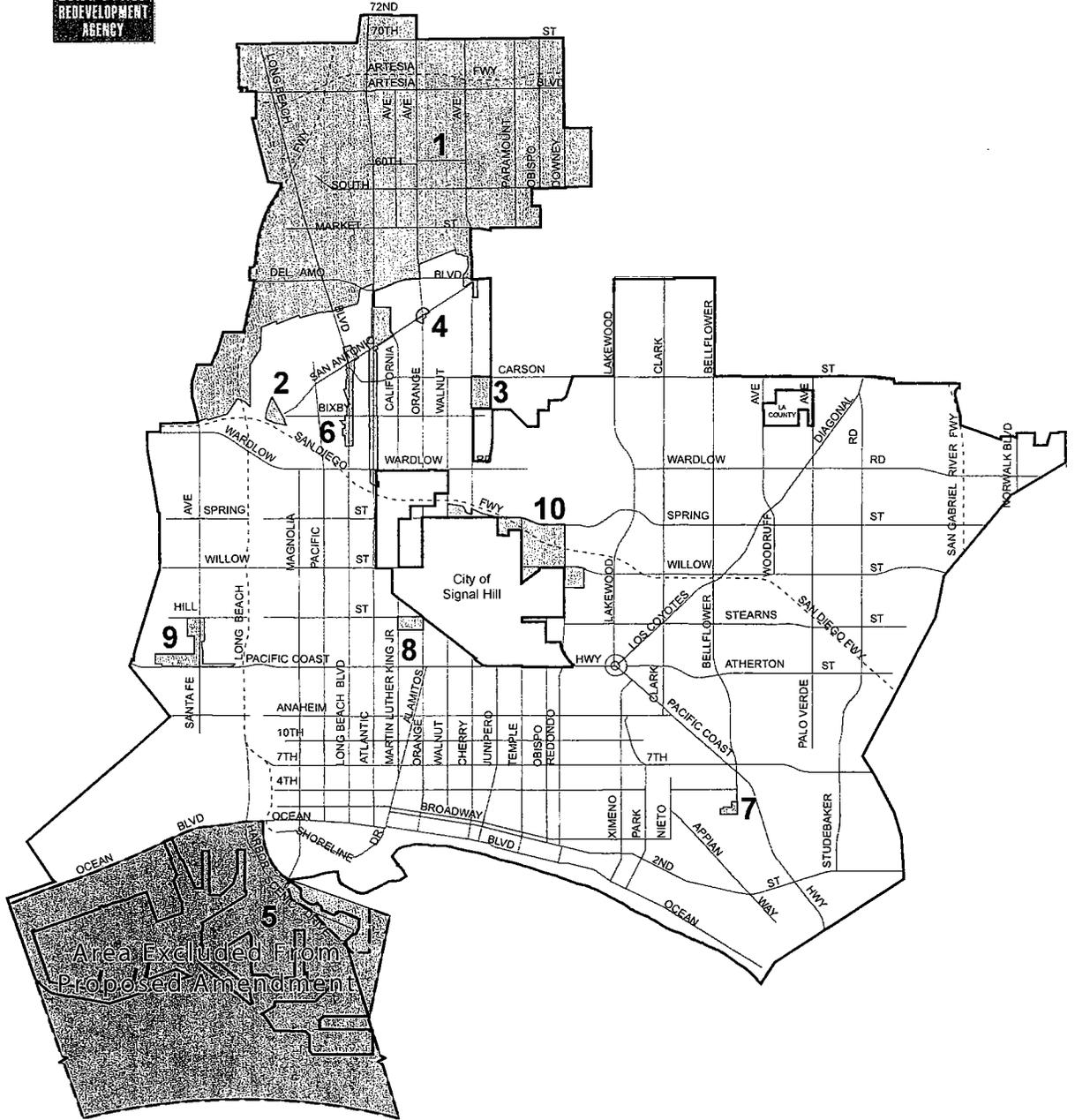
NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the City of Long Beach (Agency) will hold a public hearing on September 15, 2008, at 9:00 a.m., in the City Council Chambers, located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed amendment (Amendment) to the Redevelopment Plan for the North Long Beach Redevelopment Project (Project) and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. The City Council of the City of Long Beach (City Council) will also hold a public hearing on the same subject on September 16, 2008, at 5:00 p.m. in the Council Chambers. At any time not later than the hours set forth above for the hearing of objections to the proposed Amendment, any person may file in writing with the City Clerk of the City of Long Beach a statement of objections to the proposed Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Amendment, or the regularity of any of the prior proceedings, may appear before the Agency and show cause why the Amendment should not be adopted. At the hour set forth above for the hearing of objections, the Agency and City Council shall proceed to hear and pass upon all written and oral objections to the proposed Amendment.

In addition, the Agency and City Council will, at same time and place, consider the Negative Declaration on the proposed Amendment and consider all evidence and testimony for or against the approval of the Negative Declaration. At the day, hour and place of the hearing, any and all persons desiring to comment on, or having objections to, the adequacy of the Negative Declaration may appear before the Agency or City Council and be heard.

The purpose of the proposed Amendment is to extend the Agency's ability to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment. In addition, the Agency will not have any power to acquire by eminent domain any owner-occupied residence, which has been the owner's principal place of residence for at least one year, for the purpose of conveying it to a private person. A legal description of the boundaries of the Project Area is contained in Instrument Number 96 1152104 of the Official Records of the County of Los Angeles.

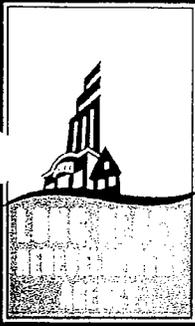
Interested persons may inspect and upon the payment of the costs of reproduction, obtain copies of the text of the proposed Amendment, the Report of the Agency to the City Council concerning the proposed Amendment, the Negative Declaration and any other information pertaining thereto, at the office of the Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and at the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach California.

NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



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

TECHNOLOGY SERVICES/GIS/CMU/ER
 NORTHLB_REDEV_0608.MXD/PDF 6/10/08



Building A Better Long Beach

www.LongBeachRDA.org

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.



RDA ACTIVITIES IN NORTH LONG BEACH

The North Long Beach Redevelopment Project Area was adopted on July 16, 1996, and is approximately 12,507 acres in size. The RDA works closely with the North Project Area Committee (PAC), a citizen advisory group, on all redevelopment efforts in North Long Beach. Since 1998, the first year in which the area began collecting significant tax increment, numerous projects have been completed and many more are in the works.

RDA's COMMITMENT TO THE COMMUNITY: POST PROP 99

With the passage of Proposition 99 in June, the RDA's ability to use eminent domain for the acquisition of owner occupied single-family properties is now restricted. However, the RDA remains committed to removing blight and public safety nuisances, and working with the community to build a better Long Beach.

INFRASTRUCTURE IMPROVEMENTS IN NORTH LONG BEACH

Since 2004, the RDA has completed:

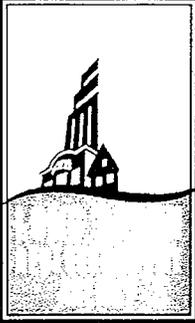
- 13.8 total miles of street repairs;
- 9.3 miles of sidewalk repairs;
- 1.25 miles of alleys paved and/or repaired.

COMMUNITY & PUBLIC FACILITIES

Admiral Kidd Teen Center
Fire Station 12 (under construction)
North Division Police Station
Houghton Park Senior Center and Houghton Skate Park
Pops Davenport Park
Future Generations Youth Center
Burton Chace Park

RDA'S IMPACT ON PUBLIC SAFETY

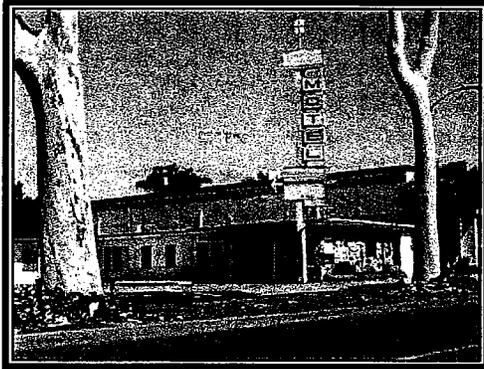
According to Long Beach Police Department statistics, between 2004 and 2007, the Morales Motel was the site of 136 violent crimes, 148 narcotics violations, 134 property crimes and 669 other criminal incidents. During the 3-year span, LBPD responded to 1,087 incidents at the motel. Through the use of eminent domain, the RDA was able to remove this public safety nuisance from the community. Other magnets for crime in North Long Beach removed by the RDA include Atlantic Liquor, Rocky's Liquor, Waite Motel, Performance Auto and the Long Beach Blvd. motels.



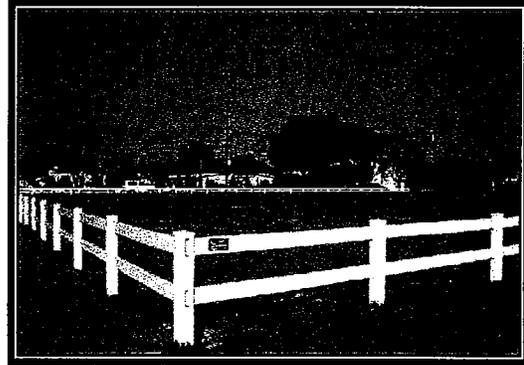
www.LongBeachRDA.org

Building A Better Long Beach

REMOVAL OF BLIGHTED PROPERTIES: MORALES MOTEL



BEFORE



AFTER

REMOVAL OF BLIGHTED PROPERTIES

Morales Motel Demolition
Atlantic Liquor Demolition
Performance Auto Demolition
Long Beach Blvd. Motel Demolition

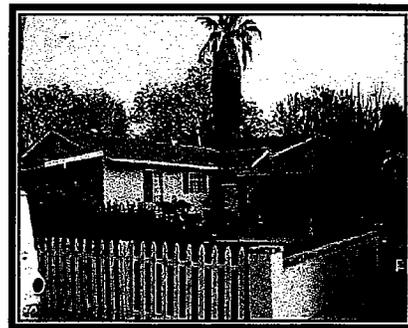
Rocky's Liquor Demolition
Volcano Burger Demolition
Waite Motel Demolition
Long Beach Liquor Demolition

NEIGHBORHOOD IMPROVEMENTS IN NORTH LONG BEACH

Since 2004, the RDA has assisted homeowners with small home improvement grants throughout North Long Beach, totaling more than \$4.3 million.



BEFORE



AFTER

For more information about the Long Beach Redevelopment Agency, visit www.LongBeachRDA.org or call (562) 570-6615.



AVISO DE AUDIENCIAS PÚBLICAS

AVISO DE AUDIENCIA PÚBLICA DE LA CIUDAD DE LONG BEACH SOBRE LA ENMIENDA PROPUESTA AL PLAN DE REURBANIZACION PARA EL PROYECTO DE REURBANIZACION DE NORTH LONG BEACH

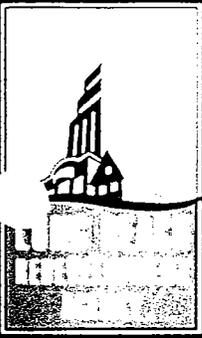
AVISO DE AUDIENCIA PUBLICA DEL CONCEJO MUNICIPAL DE LA CIUDAD DE LONG BEACH SOBRE LA ENMIENDA PROPUESTA AL PLAN DE REURBANIZACION PARA EL PROYECTO DE REURBANIZACION DE NORTH LONG BEACH

POR MEDIO DE ESTA SE AVISA que la Agencia de Reurbanización de la Ciudad de Long Beach (Agencia) ha programado una audiencia publica el 15 de Septiembre, 2008 a las 9:00 AM, en las Cámaras del Concejo Municipal situadas en el Municipio, 333 West Ocean Boulevard, Long Beach, California, para considerar y tratar sobre la enmienda propuesta (Enmienda) para el Proyecto de Reurbanización del Plan de Reurbanización de North Long Beach (Proyecto) y para considerar toda la evidencia y testimonio a favor o contra la aprobación y la adopción de la Enmienda propuesta. El Concejo Municipal de la Ciudad de Long Beach (Concejo Municipal) también tendrá una audiencia pública por el mismo asunto el 16 de Septiembre, 2008, a las 5:00 PM en las Cámaras Municipales. En cualquier momento no mas tarde de las horas fijadas arriba para escuchar las objeciones de la Enmienda propuesta, cualquier persona puede plantear por escrito con el Secretario Municipal de la Ciudad de Long Beach una declaración de objeciones sobre la Enmienda propuesta. En el día, hora y lugar de la audiencia, cualquier o todas las personas que tengan objeciones sobre la Enmienda propuesta, o la regularidad de cualquiera de los procedimientos previos, puede comparecer delante de la Agencia y dar razones por las cuales la Enmienda no debe ser adoptada. En la hora fijada arriba para escuchar las objeciones, la Agencia y El Concejo procederán a escuchar y comunicar todas las objeciones orales y por escrito a la Enmienda propuesta.

En adición, la Agencia y El Concejo Municipal, en el mismo lugar y a la misma hora, considerarán la Declaración Negativa de la Enmienda propuesta y tomaran en cuenta toda la evidencia y testimonio a favor o contra la aprobación de la Declaración Negativa. En el día, hora y lugar de la audiencia, cualquier y todas las personas que deseen hacer comentarios u objeciones sobre la pertinencia de la Declaración Negativa, pueden comparecer delante de la Agencia o el Concejo Municipal y ser escuchadas

El objetivo de la Enmienda propuesta es de extender la habilidad de la Agencia de ejecutar su derecho de Dominio Supremo para adquirir propiedades en el Área de Proyecto, excluyendo ciertas porciones de Sub-Área 5, por doce (12) años desde la fecha de adopción de la Enmienda. En adición, la Agencia no tendrá el poder de adquirir usando el Dominio Supremo de ninguna residencia ocupada por el dueño, la cual haya sido el lugar de residencia del dueño por lo menos por un año, con el objetivo de traspasar a una persona privada. Una descripción legal de los linderos del Área de proyecto esta contenida en el Número de Instrumento 96 1152104 de los Archivos Oficiales del Condado de los Ángeles.

Las personas interesadas pueden inspeccionar y por medio del pago por costo de reproducción, pueden obtener copias del texto de la Enmienda propuesta, el Reporte de la Agencia al Concejo Municipal referente a la Enmienda propuesta, la Declaración Negativa y cualquier otra información pertinente a esto, en la oficina de la Agencia de Reurbanización de la Ciudad de Long Beach, 333 West Ocean Boulevard, Long Beach, California, y la oficina del Secretario Municipal, Municipio, 333 West Ocean Boulevard, Long Beach, California.



Building A Better Long Beach

www.LongBeachRDA.org

La misión de la Agencia de Reurbanización de Long Beach es de realizar la calidad de vida mejorando las áreas arruinadas de Long Beach, revitalizando los vecindarios, promoviendo el desarrollo económico, creando empleos, la provisión de vivienda de precios módicos y animando la participación del público.

ACTIVIDADES DE RDA EN NORTH LONG BEACH

El Área de Proyecto de Reurbanización de North Long Beach fue adoptado el 16 de Julio, 1996, y tiene aproximadamente 12,507 acres de tamaño. RDA trabaja junto con El Comité de Área de Proyecto North (PAC), que es un grupo consejero de ciudadanos, para todos los esfuerzos de reurbanización en North Long Beach. Desde 1998, el primer año en el cual el área comenzó a coleccionar un incremento significativo de impuestos, se han completado numerosos proyectos y muchos mas están en camino.

EL COMPROMISO DE RDA CON LA COMUNIDAD: DESPUES DE PROP 99

Con el pase de la Proposición 99 en Junio, la habilidad de RDA de ejecturar el uso de dominio supreme para la adquisición de propiedades unifamiliares ocupadas por el dueño ahora esta restricto. Sin embargo, RDA permanece comprometida a remover la ruina y molestias contra la seguridad pública, y a trabajar con la comunidad para edificar un Long Beach mejor.

MEJORAS DE INFRAESTRUCTURAS EN NORTH LONG BEACH

Desde 2004, RDA ha completado:

- 13.8 millas en total de reparación de calles;
- 9.3 millas de reparación de aceras;
- 1.25 millas de callejones pavimentados y/o reparados.

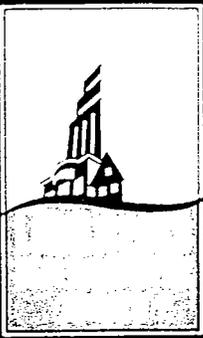
LA COMUNIDAD Y LUGARES PUBLICOS

Centro de Adolescentes Admiral Kidd
Estación de Bomberos 12 (bajo construcción)
Estación de Policía Divisió Norte
Houghton Park Senior Center y Parque de Patinaje Houghton
Parque Pops Davenport
Centro Juvenil Generaciones Futuras
Parque Burton Chace

IMPACTO DE RAD SOBRE LA SEGURIDAD PÚBLICA

De Acuerdo a las estadísticas del Departamento de Policía de Long Beach, entre el 2004 y 2007, el Motel Morales fue el sitio de 136 crímenes violentos, 148 violaciones de narcóticos, 134 crímenes de propiedad y 669 otros incidentes criminales. Durante el lapso de 3 años, LBPD respondió a 1,087 incidentes en el motel. A través del uso de dominio supreme, RDA pudo remover esta molestia pública de la comunidad. Otros inames al crimen en North Long Beach removidos por RDA incluyen Atlantic Liquor, Rocky's Liquor, Waite Motel, Performance Auto y los motels de Long Beach Blvd.



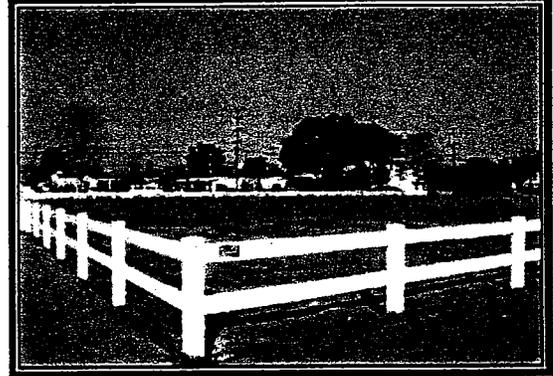


Building A Better Long Beach

ELIMINACION DE PROPIEDADES ARRUINADAS: MORALES HOTEL



ANTES



DESPUES

ELIMINACION DE PROPIEDADES ARRUINDAS

Demolición de Morales Motel
Demolición de Atlantic Liquor
Demolición de Performance Auto
Demolición de Long Beach Blvd. Motel

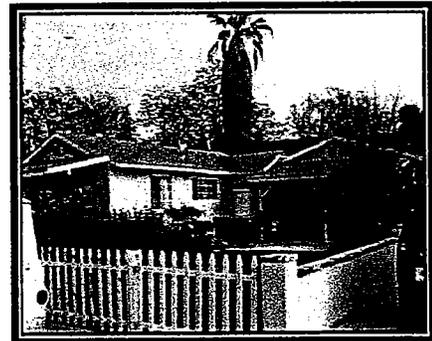
Demolición Rocky's Liquor
Demolición de Volcano Burger
Demolición de Waite Motel
Demolición de Long Beach Liquor

MEJORAS DE VECINDARIOS EN NORTH LONG BEACH

Desde el 2004, RDA ha ayudado a propietarios con concesiones pequeñas para mejorar sus casas a través de North Long Beach, llegando al total de más de \$4.3 millones



ANTES



DESPUES

Para mas información sobre la Agencia de Reurbanización de Long Beach, visite www.LongBeachRDA.org o llame al (562) 570-6615.



សេចក្តីប្រកាសទទួលដំណឹងពីសាធារណៈ
នេះជាសេចក្តីប្រកាសទទួលដំណឹងពីសាធារណជន
នៃក្រសួងអភិវឌ្ឍន៍សាធារណៈរបស់ទីក្រុងឡងប៊ិច ស្តីពីសំណើកែលំអចម្រោង
លើកម្មវិធីនៅតំបន់ៈឡងប៊ិចភូមិភាគខាងជើង

នេះជាសេចក្តីប្រកាសទទួលដំណឹងពីសាធារណជន
នៃក្រុមប្រឹក្សាចៅសង្កាត់របស់ទីក្រុងឡងប៊ិច ស្តីពីសំណើកែលំអចម្រោង
លើកម្មវិធីនៅតំបន់ៈឡងប៊ិចភូមិភាគខាងជើង

សេចក្តីប្រកាសនេះធ្វើឡើងដោយក្រសួងអភិវឌ្ឍន៍សាធារណៈនៃទីក្រុងឡងប៊ិចនឹងរៀបចំធ្វើសេចក្តីជំរាបដំណឹងពីសាធារណជន ដែលនឹង
ប្រព្រឹត្តទៅនៅថ្ងៃទី ១៥ ខែកញ្ញា ២០០៨ វេលាម៉ោង ៩:០០ ព្រឹកនៅ នៅសាលប្រជុំសាលាក្រុង 333 West Ocean Boulevard,
Long Beach, California ដើម្បីធ្វើការកែទម្រង់អភិវឌ្ឍន៍សាធារណៈនៅតំបន់ឡងប៊ិចភូមិភាគខាងជើង និងដើម្បីទទួលបានបញ្ជាក់នូវ
សំណើលើកិច្ចការកែសម្រួលសម្ភារៈដើម្បីអនុលោមអំពីចម្រោងអភិវឌ្ឍន៍នេះ។ ក្រុមប្រឹក្សាចៅសង្កាត់នៃទីក្រុងឡងប៊ិចក៏មានធ្វើការ
ប្រជុំសាធារណៈលើចម្រោងអភិវឌ្ឍន៍នេះ នៅថ្ងៃទី ១៦ ខែកញ្ញា ២០០៨ វេលាម៉ោង៥:០០ ល្ងាចនៅសាលប្រជុំសាលាក្រុង។ លោកអ្នក
ក៏អាចសរសេរធ្វើសេចក្តីតវ៉ាបានគ្រប់ពេលដោយធ្វើទៅកាន់អគ្គលេខាធិការក្រុងឡងប៊ិចបានមុនពេលប្រជុំ។ នៅពេលប្រជុំលោកអ្នកក៏អាចទៅ
បញ្ចេញយោបល់ជំនាស់ណាមួយដើម្បីតវ៉ាទៅលើចម្រោងកម្មវិធីនេះ។ នៅពេលម៉ោងដូចបានជំរាបខាងលើនេះលោកអ្នកនឹងបានដំណើរ
ការអនុលោមដោយមានលាយលក្ខណ៍ជាអក្សរក្នុងដំណើរការទាំងឡាយនេះ។

ជាបន្ថែមទៅទៀតក្រសួង និងក្រុមចៅសង្កាត់ ដូចដែលបានកំណត់ពេលនឹងម៉ោងនឹងធ្វើសេចក្តីប្រកាសនូវភាពអវិជ្ជមានដែលមាននៅ
ក្នុងចម្រោងអភិវឌ្ឍន៍នោះ។ នៅថ្ងៃនោះដែររបងប្លង់ក៏អាចជំនាស់នៅភាពអវិជ្ជមានដើម្បីលើកមកបញ្ជាក់ជូនឲ្យក្រសួងនិងក្រុមចៅសង្កាត់
បានជ្រាបនៅពេលនោះ។

គោលបំណងនៃការកែលំអលក្ខណៈគឺដើម្បីផ្តល់អំណាចដល់ក្រសួងធ្វើទិញយកអចលនវត្ថុនៅតាមតំបន់អភិវឌ្ឍន៍ លើកលែងតែនៅតាម
កន្លែងខ្លះតាមតំបន់លេខ៥ ក្នុងអំឡុងចំនួន ១២ ឆ្នាំចាប់ពីថ្ងៃអនុលោមនៃចម្រោងធ្វើនូវកិច្ចការនេះ។ ជាបន្ថែមទៅទៀតនេះគឺក្រសួង
ពុំមានអំណាចនឹងទិញយកដល់ផ្ទះទាំងឡាយណាដែលមានម្ចាស់រស់នៅក្នុងទីនោះបានទេ បើសិនជាកន្លែងនោះម្ចាស់រស់នៅអស់ចំនួនជាង
មួយឆ្នាំមកហើយនោះ គឺក្នុងគោលបំណងដើម្បីឲ្យមានការថែទាំពីឯកជន។ ការរៀបរាប់ពីព្រំប្រទល់នៃតំបន់អភិវឌ្ឍន៍គឺចុះនៅក្នុងលេខ
៩៦១១៥២១០៤ នៃគល់បញ្ជីដែលមានចុះក្នុងសៀវភៅរបស់ខោនទីឡូសអិនធីឡេស។

ចំពោះលោកអ្នកចង់ទទួលឯកសារនៃសំណើរព័ត៌មានស្តីពីចម្រោងអភិវឌ្ឍន៍ជាថ្មីនេះក៏អាចជាវបានពីទីក្រុងលើតម្លៃថតចម្លងស្តីពីព័ត៌មាន
នានាដោយទាក់ទងនឹង Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach,
California, and the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach, California.



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ការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីមានបេសកកម្មដើម្បីកែលម្អនូវគុណភាពជីវិត នៅឱ្យតំបន់សំមានសោភ័ណភាពតាមកន្លែងនានានៅក្នុងទីក្រុងឡងប៊ិច ឱ្យមានជីវិតរស់រានឡើងវិញ ធ្វើយ៉ាងណាបង្កើននូវសេដ្ឋកិច្ច, អភិវឌ្ឍន៍ការផ្សព្វផ្សាយមានភាពសមរម្យ និងជំរុញចិត្តប្រជាជនធ្វើការចូលរួម។

ស្ថាបនាឡងប៊ិច ឱ្យបានប្រសើរ

សកម្មភាពអភិវឌ្ឍន៍សាជាថ្មីនៅតំបន់ឡងប៊ិច ភូមិភាគខាងជើង

គម្រោងកម្មវិធីអភិវឌ្ឍន៍សាជាថ្មីនៅតំបន់ឡងប៊ិច ភូមិភាគខាងជើង អនុលោមឡើងតាំងពីថ្ងៃទី ១៦ កក្កដា ១៩៩៦ ដែលមានទំហំដីប្រមាណជា ១២៥០៧ អា។ ការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីបានធ្វើការយ៉ាងជិតស្និទ្ធជាមួយនឹងក្រុមប្រឹក្សាតំបន់ភូមិភាគខាងជើង ដែលជាក្រុមអ្នកស្រុកដើម្បីជួយជាឱវាទ ក្នុងការអភិវឌ្ឍន៍ភូមិភាគខាងជើង។ ចាប់ពីឆ្នាំ ១៩៩៨ ដែលជាឆ្នាំទីមួយក្នុងការផ្តើម យើងអាចទទួលបានកំណើនប្រាក់ពន្ធ ហើយបានបញ្ចប់នូវគម្រោងជាច្រើនធំធេង ហើយក៏នៅមានកិច្ចការជាច្រើនដែលត្រូវធ្វើតទៅទៀត។

ការដាក់ខ្លួនដាក់កាយនៃការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីទៅលើសង្គមៈ សំណើលេខ ៩៩ ជាមួយនឹងសំណើលេខ ៩៩ ក្នុងខែ មិថុនា ការបំបាត់លើការជាវផ្ទះរបស់អ្នកស្រុកមានម្ចាស់រស់នៅផ្ទះនោះ គឺត្រូវបានហាមឃាត់។ ប៉ុន្តែទោះជាយ៉ាងណាការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីនៅតែដាក់ខ្លួនដាក់កាយដើម្បីលុបបំបាត់នូវភាពរអាក់រអួលដែលធ្វើឱ្យខានលើសុវត្ថិភាពនៃសាធារណជន-កន្លែងធ្វើការក្នុងកិច្ចស្ថាបនាសង្គមឱ្យបានរឹតតែប្រសើរឡើងជាលំដាប់។

ការជួសជុលផ្លូវដែលខូចខាតនៅឡងប៊ិច ភូមិភាគខាងជើង

- តាំងពីឆ្នាំ ២០០៤ មកការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីបានធ្វើការសម្រេចកិច្ចការចំនួន
- ផ្លូវផ្តល់សរុបចម្ងាយ ១៣,៨ ម៉ាយ
- ផ្លូវដើរសរុបចម្ងាយ ៩,៣ ម៉ាយ
- ជួសជុលកូនផ្លូវខាងក្រោយសរុបចម្ងាយ ១,២៥ ម៉ាយ

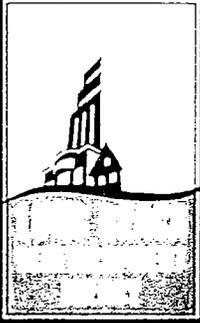
អាគារសង្គមនិងទីសាធារណៈ

- មជ្ឈមណ្ឌលពូកែវីយជីទង់នៅ Admiral Kidd
- ស្ថានីយលត់ភ្លើងលេខ ១២ កំពុងសាងសង់
- ស្ថានីយប៊ូលីសភូមិភាគខាងជើង
- ឧទ្យាន Houghton Park Senior Center an Houghton Skate Park
- ឧទ្យាន Pops Davenport Park
- មជ្ឈមណ្ឌលអនាគតជំនាន់ក្រោយរបស់យ៉ូន
- ឧទ្យាន Burton Chace Park

គុណប្រយោជន៍ទទួលបានលើសុវត្ថិភាពសាធារណៈ

យោងតាមស្ថិតិនៃក្រសួងប៊ូលីស ចន្លោះឆ្នាំ ២០០៤ និង ២០០៧ ផ្ទះសំណាក់ ម៉ូរ៉ាឡេសបានត្រូវបានចាប់ករណីឧក្រិដ្ឋចំនួន ១៣៦ គ្រឿងញៀនចំនួន ១៤៨ ករណី ឧក្រិដ្ឋលួចច្រលុយសម្បត្តិ ១៣៤ ករណី និង ៦៦៩ ករណីនៃឧក្រិដ្ឋកម្មផ្សេងទៀត។ ក្នុងពេលសំអាតរយៈពេលបីឆ្នាំក្រសួងប៊ូលីសបានចេញផ្តល់ក្នុងការឆ្លើយតបចំនួន ១០៨៧ ដងអំពីករណីដែលកើតមាននៅផ្ទះសំណាក់នោះ។ តាមអំណាចនៃការិយាល័យអភិវឌ្ឍន៍សាជាថ្មីយើងបានកំទេចចោលនូវផ្ទះសំណាក់នោះដើម្បីធ្វើឱ្យសង្គមមានសុវត្ថិភាពឡើងវិញរាប់បញ្ចូលទាំង Atlantic Liquor, Rocky's Liquor, Waite Motel, Performance Auto and the Long Beach Blvd. motels.

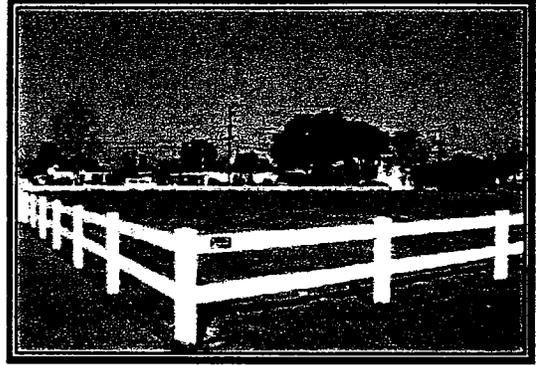
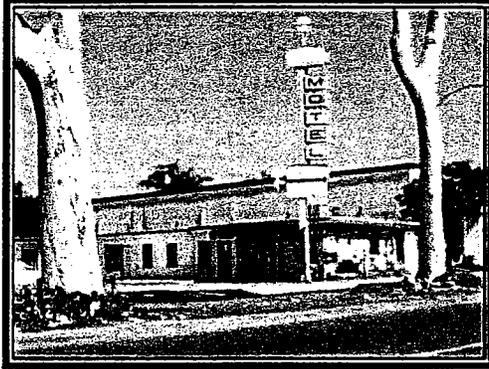




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ការរំលាយចោលនៅកន្លែងរទេះករខ្វះសំណាក់ម៉ូរ៉ាឡេស



ពីមុន

បន្ទាប់មក

ការរំលាយចោលនៅកន្លែងរទេះករខ្វះសំណាក់មានទាំងអស់គឺ

ការកំទេចចោល Morales Motel

ការកំទេចចោល Rocky Liquor

ការកំទេចចោល Atlantic Liquor

ការកំទេចចោល Volcano Burger

ការកំទេចចោល Performance Auto

ការកំទេចចោល Waite Motel

ការកំទេចចោល Long Beach Blvd. Motel

ការកំទេចចោល Long Beach Liquor

ការរៀបចំកែលំអនៅតាមភូមិនាគំបន់ភូមិភាគខាងជើង

ចាប់ពីឆ្នាំ ២០០៤ ការិយាល័យអភិវឌ្ឍន៍សាធារណៈមានផ្តល់ថវិកាចំណាយអស់ប្រមាណជា ៤,៣



ពីមុន

បន្ទាប់មក



ព័ត៌មានបន្ថែមសូមចូលទៅកាន់បណ្តាញ www.LongBeachRA.org ឬ ទូរស័ព្ទទៅលេខ (៥៦២) ៥៧០-៦៦១៥

The list of Residents and Business Owners and Their Addresses and the U.S. Postal Proof of Mailing are on file and available for inspection at the Office of the Long Beach City Clerk, 333 West Ocean Boulevard, Long Beach, California.

Exhibit I

CERTIFICATE OF MAILING
CITY COUNCIL PUBLIC HEARING

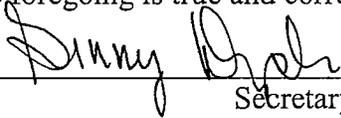
(Notice to Taxing Agencies)

I, Ginny Duplin, whose business address is 333 West Ocean Boulevard, Long Beach, California, do hereby certify that I mailed a copy of the enclosed Notice of Public Hearing of the City Council of the City of Long Beach to the governing body of each taxing agency which levies taxes upon the property in the Project Area of the North Long Beach Redevelopment Project according to the list of such taxing agencies attached to this Certificate; and that I personally mailed such notice by depositing a copy of same, addressed to each such taxing agency, certified mail, return receipt requested, postage prepaid, in the United States mail at Long Beach, California, on August 14, 2008, 2008.

Copies of all returned receipts are on file in the office of the City Clerk.

I certify under penalty of perjury that the foregoing is true and correct.

Dated: August 14, 2008


Secretary

Long Beach, California

ATTACHMENTS: Notice of City Council Public Hearing
List of Taxing Agencies and Addresses



Building A Better Long Beach

August 14, 2008

The Honorable City Council
City of Long Beach, City Hall
Attn: Patrick H. West
333 West Ocean Boulevard
Long Beach, CA 90802

RE: Second Amendment to the Redevelopment Plan for the North Long Beach
Redevelopment Project

Dear Mr. West:

Pursuant to the provisions of Section 33452(c)(2) of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Redevelopment Agency of the City of Long Beach, California, is providing you, as a taxing agency which levies taxes upon property in the North Long Beach Redevelopment Project Area, with a Notice of Public Hearing on the proposed Second Amendment to the Redevelopment Plan for the North Long Beach Redevelopment Project and Negative Declaration related thereto.

If you have any comments or questions regarding the Notice of Public Hearing or proposed amendment, please feel free to contact Lisa A. Fall, Redevelopment Administrator, at (562) 570-6853.

Sincerely,


for Craig Beck
Executive Director

Enclosure

NOTICE OF PUBLIC HEARINGS

NOTICE OF PUBLIC HEARING OF THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ON THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT

NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the City of Long Beach (Agency) will hold a public hearing on September 15, 2008, at 9:00 a.m., in the City Council Chambers, located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed amendment (Amendment) to the Redevelopment Plan for the North Long Beach Redevelopment Project (Project) and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. The City Council of the City of Long Beach (City Council) will also hold a public hearing on the same subject on September 16, 2008, at 5:00 p.m. in the Council Chambers. At any time not later than the hours set forth above for the hearing of objections to the proposed Amendment, any person may file in writing with the City Clerk of the City of Long Beach a statement of objections to the proposed Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Amendment, or the regularity of any of the prior proceedings, may appear before the Agency and show cause why the Amendment should not be adopted. At the hour set forth above for the hearing of objections, the Agency and City Council shall proceed to hear and pass upon all written and oral objections to the proposed Amendment.

In addition, the Agency and City Council will, at same time and place, consider the Negative Declaration on the proposed Amendment and consider all evidence and testimony for or against the approval of the Negative Declaration. At the day, hour and place of the hearing, any and all persons desiring to comment on, or having objections to, the adequacy of the Negative Declaration may appear before the Agency or City Council and be heard.

The purpose of the proposed Amendment is to extend the Agency's ability to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment. In addition, the Agency will not have any power to acquire by eminent domain any owner-occupied residence, which has been the owner's principal place of residence for at least one year, for the purpose of conveying it to a private person. A legal description of the boundaries of the Project Area is contained in Instrument Number 96 1152104 of the Official Records of the County of Los Angeles.

Interested persons may inspect and upon the payment of the costs of reproduction, obtain copies of the text of the proposed Amendment, the Report of the Agency to the City Council concerning the proposed Amendment, the Negative Declaration and any other information pertaining thereto, at the office of the Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and at the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach California.

The Honorable City Council
City of Long Beach, City Hall
Attn: Patrick H. West
333 West Ocean Blvd
Long Beach, CA 90802

Board of Directors
Sanitation District Joint Administrative Office
Attn: Stephen R. Maquin
1955 Workman Mill Rd
Whittier, CA 90607

Los Angeles County Office of Education
Los Angeles County School Services
Attn: Darline P. Robles, Ph.D.
9300 Imperial Highway
Downey, CA 90242

Board of Education
Long Beach Unified School District
Attn: Felton Williams, President
1515 Hughes Way
Long Beach, CA 90810

Board of Education
Long Beach Unified School District
Attn: Kim Stallings
1515 Hughes Way
Long Beach, CA 90810

Board of Education
Compton Unified School District
Attn: Fred Easter, President
501 S. Santa Fe
Compton, LA 90221

Greater Los Angeles County
Vector Control District
Attn: Jack Hazetrigg
12545 Florence Avenue
Santa Fe Springs, CA 90670

LA County Board of Supervisors
Attn: Sachi Hamai, Executive Officer
500 West Temple Street Ste 383
Los Angeles, CA 90012

LA County Board of Supervisors
LA County Flood Control District
500 West Temple Street Ste 383
Los Angeles, CA 90012

Board of Education
Los Angeles Unified School District
Attn: David L. Brewer III, Superintendent
333 S Beaudry Avenue, 24th Floor
Los Angeles, CA 90017

Board of Trustees
Long Beach Community College District
Attn: Jeffrey Kellogg, President
4901 East Carson Street
Long Beach CA 90808

Board of Trustees
Compton Community College District
Attn: Dr. Peter Landsberger, Administrator
1111 East Artesia Boulevard
Compton, CA 90221

Board of Directors
Water Replenishment District of So Cal
Attn: Bruce Mowry, General Manager
12621 East 166th Street
Cerritos, CA 90701

L. A. County Board of Supervisors
Los Angeles County Fire District
Attn: Debbie Aguirre
1320 N Eastern Avenue
Los Angeles, CA 90063

L.A. County Board of Supervisors
Consolidated Fire Protection District
Attn: Debbie Aguirre
1320 N Eastern Avenue
Los Angeles, CA 90063

Board of Trustees
Los Angeles Community College District
Attn: Sylvia Scott-Hayes, President
770 Wilshire Boulevard
Los Angeles, CA 90017

Board of Education
Paramount Unified School District
Attn: Vivian Hansen, President
15110 South California
Paramount CA 9072

Compton Creek Mosquito Abatement District
Attn: Mitchell R. Weinbaum
1224 South Santa Fe Avenue
Compton, CA 90221

Central Basin Municipal Water District
Attn: Darryl G. Miller, General Manager
17140 South Avalon Boulevard, Ste 120
Carson, CA 90746-1296

West Basin Municipal Water District
Attn: Darryl G. Miller, General Manager
17140 South Avalon Boulevard, Ste 120
Carson, CA 90746-1296

Exhibit J

**Certification of Certain Official Actions
To be provided when available**