



LONG BEACH REDEVELOPMENT AGENCY

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November 6, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute an Owner Participation Agreement with Jimmy and Angela Contos for the development of 602 E. Anaheim Street. (Central - District 6)

DISCUSSION

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

The Long Beach Redevelopment Agency (Agency) has acquired a vacant single-room occupancy hotel with ground floor retail at 622-628 E. Anaheim Street and a vacant lot directly to the south at 1235 Lime Avenue. The Contos Family (Participant) owns the adjacent vacant lot to the east at 602 E. Anaheim Street (Exhibit A – Site Map). It is desired to develop the entire site in a cohesive manner to further the goals of the Strategic Guide.

In response to an owner participation letter released by the Agency, the Contos Family (Participant) submitted a development proposal to construct a restaurant and cafe. The development proposal was presented to the Central Project Area Committee (CPAC) on October 4, 2005, and to the Agency Board in a study session on October 10, 2005. At both meetings the Participant expressed a preference to reduce the scope of their proposal to only develop the property they own at 602 E. Anaheim (Project Site).

On April 24, 2006, with a recommendation from the CPAC, the Agency Board approved an Exclusive Negotiating Agreement (ENA) with the Participant in order to negotiate the terms of an Owner Participation Agreement (Agreement).

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.

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Since the Project Site should be developed cohesively with the adjacent Agency owned parcels, staff has worked with the owner to develop a coordinated master plan (Exhibit B - Master Plan) that incorporates the Participant and Agency owned properties. The Master Plan is referenced in the Agreement.

Staff will release a Request for Proposals (RFP) for the redevelopment of the Agency owned properties in adherence to the Master Plan.

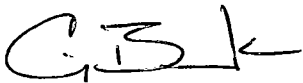
The scope of the development as identified in the Agreement is for a one-story building to include a 2,400 square foot restaurant and a 1,600 square foot commercial space to be leased to a compatible use. The Agreement contains a list of prohibited uses and schedule of performance. An Agreement Containing Covenants will be recorded that will require ongoing property maintenance of the future development. The Developer is also required to pay a performance deposit of \$5,000.

The project received a categorical exemption from the Planning and Building Department exempting it from environmental review.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



~~PHW~~ PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CB:DW:JMV

Attachments: Exhibit A – Site Map
Exhibit B - Master Plan

APPROVED:

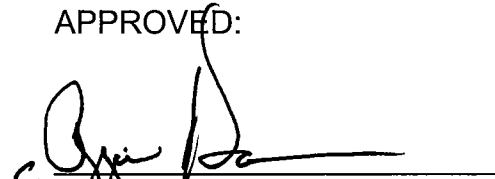

GERALD R. MILLER
CITY MANAGER

Exhibit A

SITE MAP

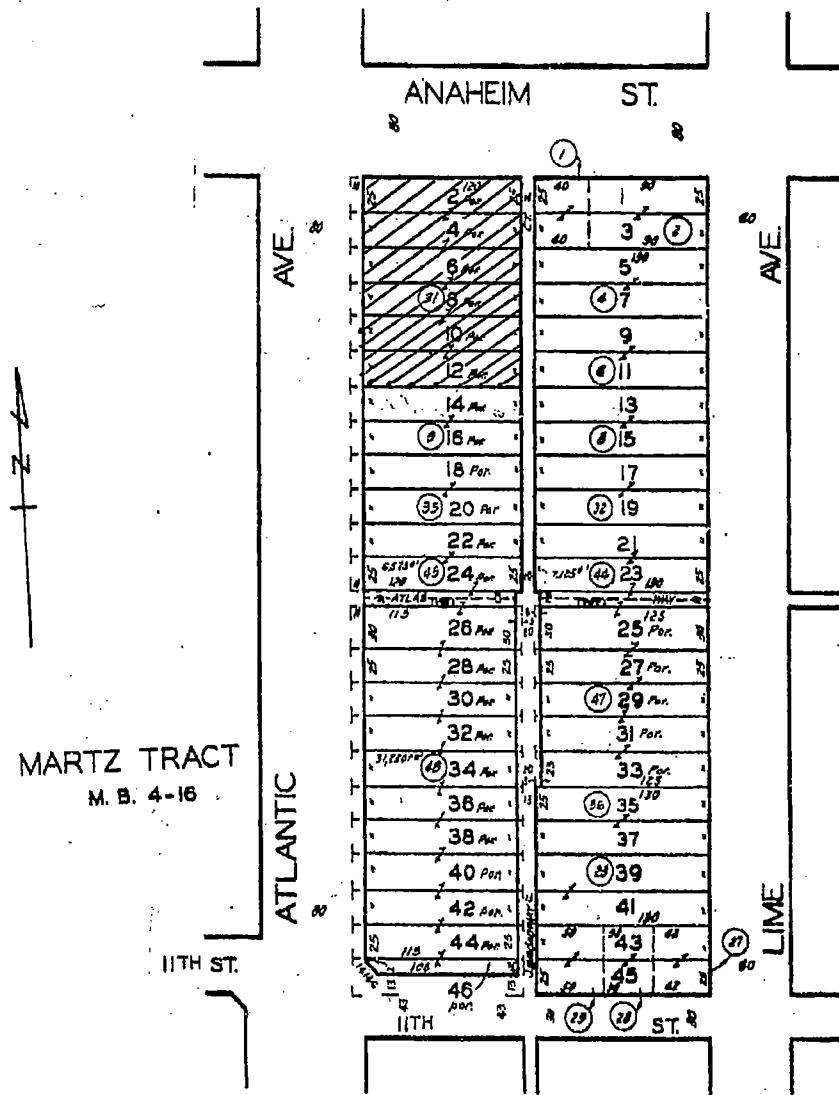


EXHIBIT B MASTER PLAN

E ANAHEIM ST AND ATLANTIC AVE
E ANAHEIM AND ATLANTIC AVE, LONG BEACH, CALIFORNIA

FINAL MASTER PLAN

SCALE: 1"=20'-0"

SEPTEMBER 26 2006

