

**REDEVELOPMENT PLAN
FOR THE
NORTH LONG BEACH
REDEVELOPMENT PROJECT**

Prepared by the
**REDEVELOPMENT AGENCY OF
THE CITY OF LONG BEACH, CALIFORNIA**



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**REDEVELOPMENT PLAN
FOR THE
NORTH LONG BEACH REDEVELOPMENT PROJECT**

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the North Long Beach Redevelopment Project (the "Project") in the City of Long Beach (the "City"), County of Los Angeles, State of California, and consists of the Text, the Legal Description of the Project Area Boundaries (Attachment No. 1), the Project Area Map (Attachment No. 2), the Redevelopment Land Use Map (Attachment No. 3) and the Proposed Public Improvements (Attachment No. 4). This Plan was prepared by the Redevelopment Agency of the City of Long Beach, California (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), the California Constitution and all applicable local laws and ordinances.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Long Beach by Resolution No. R-1101, adopted on November 16, 1995, and amended on May 2, 1996, by Resolution No. R-1102.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the "Project Area"). This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

The purposes of the Community Redevelopment Law will be attained through, and the major goals of this Plan are:

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

- C. The replanning, redesign and development of portions of the Project Area which are stagnant or improperly utilized.
- D. 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.
- E. 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.
- F. The expansion, improvement and preservation of the community's supply of housing available to low- and moderate-income persons and families.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event any such changes affect this Plan's requirements, and would be applicable to the Agency, the Project or this Plan, whether or not this Plan was formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes to the extent necessary to be in conformity with such changes.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached hereto as Attachment No. 1 and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Attachment No. 2 and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property and the assembly of adequate sites for the development and construction of residential, commercial and industrial facilities;
2. - The demolition or removal of certain buildings and improvements;

3. The management of any property acquired by and under the ownership and control of the Agency;
4. The disposition of property for uses in accordance with this Plan;
5. The rehabilitation of existing structures and improvements for uses in accordance with this Plan;
6. The installation, construction or reconstruction of streets, utilities and other public improvements; and
7. The provision of opportunities for participation by Project Area owners in the revitalization of their properties and relocation assistance to displaced Project Area occupants.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [§303] Opportunities for Owners and Business Tenants

In accordance with this Plan and the rules for participation adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in the redevelopment of the Project Area consistent with the objectives of this Plan.

The Agency shall also extend reasonable preferences to persons who are engaged in business in the Project Area to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements prescribed in this Plan and the rules for participation adopted by the Agency.

2. [§304] Rules for Participation Opportunities and Preferences

The Agency shall promulgate rules for participation by owners and the extension of preferences to businesses for reentry within the redeveloped Project Area. In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities.

The rules for participation shall provide for a procedure pursuant to which property owners and businesses will be given a reasonable first

opportunity to submit a proposal for the redevelopment of an area which includes their property or place of business, without competition from outside developers. Proposals received from property owners or businesses shall be evaluated by the Agency on the basis of criteria set forth in the rules for participation, and the Agency shall extend any available forms of development assistance which may be appropriate under the circumstances. In the event that the proposal of a property owner or business is not approved by the Agency and the property owner or business is subsequently displaced, the Agency shall use its best efforts to offer the property owner or business a reasonable opportunity to relocate or reenter into business at another location within the Project Area.

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the elimination and changing of land uses; (2) the construction, widening or realignment of streets; (3) the ability of participants to finance acquisition and development in accordance with this Plan and development criteria adopted by the Agency in implementation of this Plan; (4) the reduction in the total number of individual parcels in the Project Area; and (5) the construction or expansion of public facilities.

3. [§305] Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to develop and use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to develop and use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

C. [§306] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. To the extent now or hereafter permitted by law, the Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or without the Project Area), which land, buildings, facilities, structures or other improvements are or would be of benefit to the Project.

D. [§307] Property Acquisition

1. [§308] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law.

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 Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alteration, improvement,*modernization or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions and requirements of this Plan, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

2. [§309] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the implementation of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

E. [§310] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

F. [§311] Payments to Taxing Agencies to Alleviate Financial Burden

Pursuant to Section 33607.5 of the Community Redevelopment Law, the Agency is required to and shall make payments to affected taxing entities to alleviate the financial burden and detriment that the affected taxing entities may incur as a result of the adoption of this Plan. The payments made by the Agency shall be calculated and paid in accordance with the requirements of Section 33607.5.

G. [§312] Relocation of Persons, Business Concerns and Others Displaced by the Project

1. [§313] Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons, business concerns and others, if any, displaced by the Project, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their financial means, in reasonably convenient locations and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

2. [§314] Relocation Payments

The Agency shall make relocation payments to persons, business concerns and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

In addition to relocation payments, the Agency shall provide displaced persons or businesses with such other assistance as may be appropriate under the circumstances, including assistance with developing or rehabilitating at another location within the Project Area.

H. [§315] Demolition, Clearance, and Building and Site Preparation

1. [§316] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [§317] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other like structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial or other uses provided in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial use by providing streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide.

I. [§318] Property Disposition and Development

1. [§319] Real Property Disposition and Development

a. [§320] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed of trust or otherwise, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. [§321] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Los Angeles County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease,

sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly made subject, by appropriate documents, to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

c. [§322] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures and other improvements identified in Attachment No. 4, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefor.

In addition to the public improvements authorized under Section 317 and the specific publicly-owned improvements identified in Attachment No. 4 of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 322, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency.

d. [§323] Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review.

2. [§324] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

J. [§325] Rehabilitation, Conservation and Moving of Structures

1. [§326] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area.

2. [§327] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any standard structure or building or any structure or building to a location within or outside the Project Area.

K. [§328] Low- and Moderate-Income Housing

1. [§329] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of the Project, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Sections 33413 (in particular, subdivision (a) of that Section) and 33413.5 of said Community Redevelopment Law.

2. [§330] Inclusionary Housing

Whenever new or rehabilitated dwelling units are developed by the Agency or by other public or private entities or persons within the Project Area, the Agency shall comply with the inclusionary housing requirements set forth in Section 33413 (in particular, subdivision (b) of that Section) of the Community Redevelopment Law.

3. [§331] Increased and Improved Housing Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by

that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers.

The Agency may use these funds to meet, in whole or in part, either the replacement housing provisions in Section 329 above or the inclusionary housing provisions in Section 330 above. These funds may be used inside or outside the Project Area, provided, however, that funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund shall accrue to the Fund.

L. [§332] Affirmative Action Policy

The Agency is an equal opportunity employer and requires all those who contract with the Agency for construction, materials and services, professional services, land development related activities, leases and concessions to comply with policies and regulations concerning equal opportunity employment. The Agency will follow the affirmative action policies of the City of Long Beach in all matters pertaining to the Project.

IV. [§400] USES PERMITTED IN THE PROJECT AREA

A. [§401] Redevelopment Land Use Map

The "Redevelopment Land Use Map," attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area and the proposed land uses to be permitted in the Project for all land -- public, semi-public and private.

B. [§402] Residential Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for "residential" uses shall be used for residential uses consistent with the Land Use Element of the General Plan of the City of Long Beach, as it currently exists or as it may be amended from time to time.

C. [§403] Commercial Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for "commercial" uses shall be used for commercial uses consistent with the Land Use Element of the General Plan of the City of Long Beach, as it currently exists or as it may be amended from time to time.

D. [§404] Industrial Uses

The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for "industrial" uses shall be used for industrial uses consistent with the Land Use Element of the General Plan of the City of Long Beach, as it currently exists or as it may be amended from time to time.

E. [§405] Other Land Uses

1. [§406] Public Rights-of-Way

As illustrated on the Redevelopment Land Use Map (Attachment No. 3), the major public streets within the Project Area include Long Beach Boulevard, Atlantic Avenue, Orange Avenue, Cherry Avenue, Paramount Boulevard, Redondo Avenue, Bellflower Boulevard, Santa Fe Avenue, Martin Luther King Jr. Avenue, Artesia Boulevard, South Street, Del Amo Boulevard, Carson Street, Willow Street, Pacific Coast Highway, Seaside Boulevard, Ocean Boulevard, Colorado Street, Hill Street and San Antonio Drive.

Additional public streets, alleys and easements may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Plan and the Agency's and City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

2. §407 Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the Redevelopment Land Use Map (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. §408 Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. §409 Nonconforming Uses

The Agency may permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

F. §410 General Controls and Limitations

All real property in the Project Area is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated or

otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [§411] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [§412] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted under the General Plan.

3. [§413] Number of Dwelling Units

The number of dwelling units permitted in the Project Area shall not exceed the number of dwelling units permitted under the General Plan.

4. [§414] Limitation on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances and regulations.

5. [§415] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

6. [§416] Signs

All signs shall conform to City sign ordinances and other requirements as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted to the Agency and/or City prior to installation for review and approval pursuant to the procedures of this Plan.

7. [§417] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

8. [§418] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors, as determined by the Agency, would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

9. [§419] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

10. [§420] Subdivision of Parcels

No parcel in the Project Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency.

11. [§421] Minor Variations

The Agency is authorized to permit a minor variation from the limits, restrictions and controls established by this Plan if the Agency determines that:

- a. There are particular circumstances or conditions applicable to a property or to the intended development of a property which justify a minor variation;
- b. Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- c. Permitting a minor variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In

permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under applicable City codes and ordinances.

G. [§422] Design for Development

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design controls necessary for proper development of both private and public areas within the Project Area.

At least thirty (30) days prior to approving a design for development for any portion of the Project Area, the Agency shall provide the Project Area Committee for the Project, if any, with a copy of the design for development and request the report and recommendation of the Project Area Committee.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

H. [§423] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been approved by the Agency as consistent with this Plan and processed in a manner consistent with all City requirements. An application shall be deemed consistent with this Plan if it is consistent with the City's General Plan, applicable zoning ordinances and any adopted design for development.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan: Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

I. [§424] Certificates of Conformance

Pursuant to the Community Redevelopment Law and this Plan, the Agency may issue certificates of conformance to property owners whose property conforms to the uses and standards of this Plan and who will agree to continue to use and maintain the property in conformance with this Plan for the duration of this Plan. Such certificates of conformance shall contain a waiver by the Agency of its right to acquire such property by eminent domain so long as the property is used and maintained in accordance with this Plan. A certificate of conformance shall be in recordable form. The Agency shall not charge a fee for a certificate of conformance.

V. [§500] METHODS OF FINANCING THE PROJECT

A. [§501] General Description of the Proposed Financing Method

The Agency is authorized to finance this Project with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [§502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Los Angeles, the City of Long Beach, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).
2. Except as provided in subdivision 3 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid to the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid to the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in subdivision 1 above which are attributable to a tax rate levied by a taxing agency, which was approved by the voters of the taxing agency on or after January 1, 1989, for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the

acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency.

The portion of taxes mentioned in subdivision 2 above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subdivision 2 above which can be outstanding at any one time shall not exceed TWO BILLION DOLLARS (\$2,000,000,000).

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond twenty (20) years from the date of adoption of this Plan. Loans, advances or indebtedness may be repaid over a period of time beyond said time limit. This time limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Community Redevelopment Law. Further, this time limit shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit for repaying indebtedness set forth immediately below in this Section 502.

The Agency shall not receive, and shall not repay loans, advances or other indebtedness to be paid with the proceeds of property taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law and this Section 502 beyond forty-five (45) years from the date of adoption of this Plan.

C. [§503] Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of California or any other public or private source will be utilized if available.

VI. [§600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost.
- B. Provision of advances, loans or grants to the Agency or the expenditure of funds for projects implementing this Plan, as deemed appropriate by the City and to the extent funds are available therefor.
- C. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- D. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- E. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- F. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and

private, within the Project Area throughout the duration of this Plan.

- G. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City unless specifically agreed to and authorized by the City.

VII. [§700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [§800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years from the date of adoption of this Plan by the City Council; provided, however, that, subject to the limitations set forth in Section 502 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect to the extent necessary to permit the full repayment of such bonds or other obligations. After the termination of this Plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, unless the Agency has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, in which case the Agency shall retain its authority to implement requirements under Section 33413 of the Community Redevelopment Law, including its ability to incur

and pay indebtedness for this purpose, and shall use this authority to complete such housing obligations as soon as is reasonably possible.

IX. [§900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33354.6 and/or 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

X. [§1000] RELATIONSHIP TO HARBOR DISTRICT

A portion of the Project Area is located within the boundaries of the Harbor District defined and described in Article XII of the City Charter, and the Harbor District is under the exclusive control and management of the Board of Harbor Commissioners pursuant to said Article XII. With respect to that portion of the Project Area located within the Harbor District, to the extent that any of the provisions of this Plan conflict with the provisions of Article XII of the City Charter, the provisions of Article XII of the City Charter shall govern.

XI. [§1100] PROJECT AREA COMMITTEE

A Project Area Committee ("PAC") for the Project has been established pursuant to the provisions of Section 33385 et seq. of the Community Redevelopment Law. The Agency, through its staff, consultants and Agency members, shall consult with and obtain the advice of the PAC concerning those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by Project activities and any other policy matters related to the implementation of the Redevelopment Plan, as determined by the Agency.

Upon recommendation of the PAC, funds as determined necessary by the Agency shall be allocated to the PAC by the Agency. Such allocation shall include funds or equivalent resources for a committee office, equipment and supplies, legal counsel and adequate staff for the purposes set forth in this Section 1100. No funds allocated under this Section 1100 shall be used for any litigation other than litigation to enforce or defend the rights of the PAC under the Community Redevelopment Law.

The Agency will recognize the PAC, seek its advice and recommendation and provide funding for the PAC pursuant to the Redevelopment Plan and the Community Redevelopment Law for as long as the PAC continues to function and remains representative of the Project Area as determined by the City Council, but not longer than the expiration of the Redevelopment Plan.

The PAC shall be empowered to establish, through its bylaws, terms and qualifications for office, and all other matters governing its operations, except that the number and categories of members shall not be changed without the approval of the City Council.

LEGAL DESCRIPTION

**NORTH LONG BEACH REDEVELOPMENT PROJECT AREA
(R E V I S E D)**

PARCEL 1

Beginning at the most westerly northwesterly corner of the City of Long Beach, also being the intersection of the centerline of Greenleaf Boulevard, 55 feet in width, as shown on Record of Survey 31-46 and 47 on file in the office of the county Recorder of the County of Los Angeles, and the westerly boundary of the City of Long Beach; thence along the boundary of said City of Long Beach easterly, northerly, easterly, southerly, easterly, southerly, easterly, southerly, westerly, southerly, easterly, southerly, westerly, southerly, westerly, southerly, easterly, southerly, easterly to the easterly line of an unnamed alley, 30 feet in width, lying 231 feet, more or less, east of the east line of Cherry Avenue, 130 feet in width; thence southerly 990 feet, more or less, to the southerly line of an unnamed alley, 30 feet in width, thence westerly along said southerly line to the easterly line of said Cherry Avenue; thence northerly along last said easterly line to the intersection with the northeasterly prolongation of the northwesterly line of San Antonio Drive, 100 feet in width; thence southwesterly along last said northeasterly prolongation and northwesterly line to the easterly line of Gardenia Avenue, 52 feet in width; thence northerly along last said easterly line and continuing along the easterly and northerly line of Hardwick Street, 52 feet in width, to the easterly line of Rose Avenue, 46 feet in width; thence northerly along last said easterly line to the southerly right-of-way line of the Union Pacific Railroad, varies

in width; thence westerly along last said southerly line to the easterly line of Orange Avenue, 80 feet in width; thence southerly along last said easterly line to the southerly line of Del Amo Boulevard, 100 feet in width; thence westerly along last said southerly line to the easterly line of Atlantic Avenue, 100 feet in width; thence southerly along last said easterly line to the northerly line of 46th Street, varies in width; thence easterly along last said northerly line to the easterly line of California Avenue, 100 feet in width; thence southerly along last said easterly line to the southerly line of said San Antonio Drive; thence southwesterly 1,030 feet, more or less, along last said southerly line to the most northerly corner of Lot 7, Block A, Tract No. 9984; thence southeasterly 142.5 feet, more or less, along the northeasterly line of last said Lot 7 and its southeasterly prolongation to the southeasterly line of an unnamed alley, 20 feet in width, lying 142.5 feet, more or less, southeasterly of the southerly line of said San Antonio Drive; thence southwesterly 215 feet, more or less, along last said southeasterly line to the most northerly corner of Lot 21, of last said Block; thence southeasterly along the southeasterly line of last said Lot 21 and its southeasterly prolongation to the southeasterly line of Claiborne Drive, 60 feet in width; thence southwesterly, 20 feet, more or less, to the easterly line of an unnamed alley, 20 feet in width, lying 142.5 feet, more or less, easterly of the easterly line of said Atlantic Avenue; thence southerly along last said easterly line to the northerly line of Bixby Avenue, 80 feet in width; thence easterly 27.5 feet, more or less, along last said northerly line to the northerly prolongation of the easterly line of Tract No. 2964; thence southerly along last said northerly prolongation and easterly line to the southerly line of East Wardlow Road, 70 feet in width; thence westerly 35 feet, more or less, along last said southerly line to the

easterly line of Broadway Court, 20 feet in width; thence southerly along last said easterly line to the boundary of the City of Long Beach; thence westerly and southerly along the City boundary to the northerly line of Interstate 405; thence northwesterly along last said northerly line to the westerly line of an unnamed alley, 16 feet in width; lying 133 feet, more or less, westerly of said Atlantic Avenue; thence northerly along last said westerly line to the southerly line of East Wardlow Road, 65 feet in width; thence westerly 45 feet, more or less, along last said southerly line to the southerly prolongation of the westerly line of Lot 32, Tract No. 2964; thence northerly 1,250 feet, more or less, along last said southerly prolongation and westerly line and the westerly line of Lots 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, and 17 and its northerly prolongation to the westerly line of unnamed alley, 10 feet in width, lying 175 feet, more or less, from the westerly line of Atlantic Avenue, 80 feet in width; thence northerly along last said westerly line and its northerly prolongation to the northerly line of 37th Street, 60 feet in width; thence easterly 10 feet, more or less, along last said northerly line to the easterly line of Tract No. 16079; thence northerly 280.1 feet, more or less, along last said easterly line and continuing along the westerly line of Tract No. 12689 to the southerly line of Lot 9 of said Tract; thence westerly 25 feet, more or less, and northerly 280.1 feet, more or less, along last said Lot and continuing along the westerly line of Lots 8, 7, and 6 of last said Tract to the northerly line of said Lot 6; thence easterly 25 feet, more or less, along the northerly line of last said Lot 6 to the southwest corner of Lot 16, Block 3, Tract No. 2964; thence northerly along the westerly line of last said lot and continuing along the westerly lines of Lots 15, 14, and 13 of last said Tract to the southerly line of Bixby Road, 80 feet in width; thence westerly

30 feet, more or less, along last said southerly line to the intersection with the southerly prolongation of the westerly line of an unnamed alley, 20 feet in width, lying 182.5 feet, more or less, west of the westerly line of Atlantic Avenue; thence northerly along last said southerly prolongation and westerly line of said unnamed alley to the northerly line of said San Antonio Drive, 115 feet in width; thence northeasterly 10 feet, more or less, along last said northerly line to the westerly line of an unnamed alley, 20 feet in width, lying 132 feet, more or less, southwest of the westerly line of Atlantic Avenue; thence northwesterly, northerly, northeasterly and northerly along last said westerly line to the westerly prolongation of the northerly line of an unnamed alley, 20 feet in width, lying 590 feet, more or less, southerly of Forty-Fifth Street, 60 feet in width; thence easterly along last said northerly line to the westerly line of said Atlantic Avenue, 92 feet in width; thence northerly along last said westerly line to the southerly line of said Union Pacific Railroad Right-of-Way, 135 feet in width; thence westerly along last said southerly line to the easterly line of Tract No. 5134; thence southerly along last said easterly line and continuing along the easterly, southeasterly and southerly lines of Tract No. 3554 and Tract No. 26741 and continuing along said southerly line of Tract No. 3554, Parcel Map 7777, Book 88-21-22, to the easterly line of Long Beach Boulevard, 90 feet in width; thence to the southeasterly corner of Lot 133, Tract No. 10396, thence westerly along the southerly line of said Lot 133 and continuing along the southerly lines of said Tract No. 10396, Tract No. 26508, Tract No. 10396, and Tract No. 20169, Record of Survey 71-19 and its southwestly prolongation to the westerly line of Pacific Avenue, varies in width; thence northwesterly along last said westerly line to the southerly line of said Union Pacific

Railroad Right-of-Way; thence southwesterly along last said southerly line to the easterly line of the Los Angeles River Flood Control right-of-way; thence northerly along last said easterly line to the northerly right-of-way of said Union Pacific Railroad Right-of-Way; thence southwesterly along last said northerly right-of-way to the westerly line of said Los Angeles River Flood Control right-of-way; thence southerly along last said westerly line to the northerly line of right-of-way for Interstate 405; thence westerly along last said northerly line of Interstate 405 to the westerly boundary of said City of Long Beach; thence continuing along said City boundary to the Point of Beginning.

PARCEL 2

Beginning at the intersection of the southwesterly right-of-way line of the Pacific Electric Railroad Right-of-Way, 120 feet in width, and the southwesterly prolongation of the centerline of San Antonio Drive, 60 feet in width, as both shown on Tract No. 2612; thence southeasterly along last said southwesterly line, to the intersection with the easterly line of Amebco Road, 40 feet in width; thence southerly along last said easterly line to the intersection with the northeasterly line of Pacific Place, varies in width; thence southeasterly along last said northeasterly line the following courses, South 29°51'26" East 118.57 feet, South 60°08'34" West 5.00 feet, South 29°51'26" East 80.00 feet; thence leaving last said northeasterly line South 60°08'34" East 60.00 feet to the northerly right-of-way line of Interstate 405, varies in width; thence westerly and northwesterly along last said northerly right-of-way line the following courses, South 60°08'34" West 80 feet, more or less; thence North 78°36'22" West 350 feet, more or less; thence North 84°37'06" West

148 feet, more or less; thence North $67^{\circ}24'17''$ West 379 feet, more or less; thence North $66^{\circ}33'29''$ West 151 feet, more or less; thence North $41^{\circ}36'10''$ West 72 feet, more or less, to the easterly line of the Los Angeles River Flood Control Channel Right-of-Way, varies in width; thence northerly along last said easterly line to the said southwesterly right-of-way line of the Pacific Electric Railroad Right-of-Way; thence southeasterly along last said southwesterly line to the Point of Beginning.

PARCEL 3

Beginning at the westerly line of Cherry Avenue, 130 feet in width, and the northerly line of Cover Street, 64 feet in width; thence northerly along last said westerly line to the northerly line of Carson Street, 110 feet in width; thence easterly, 1,055 feet, more or less, along last said northerly line to the City boundary of the City of Long Beach; thence along last said City boundary southerly, 1,748 feet, more or less, and westerly, 930 feet, more or less, to the easterly line of said Cherry Avenue, 130 feet in width; thence continuing westerly along the westerly prolongation of last said westerly line to the Point of Beginning.

PARCEL 4

Beginning at a point on the easterly line of Orange Avenue, 80 feet in width lying 150 feet south of the southerly line of San Antonio Drive said point also being the most southerly corner of Lot 1, Tract No. 28276; thence northeasterly 150 feet and northerly 150 feet along said Lot 1 to the southerly line of San Antonio Drive, 100 feet in width; thence northeasterly along last said southerly line to the easterly line of an unnamed alley, 24 feet

in width, lying 395 feet, more or less, northeasterly of the easterly line of Orange Avenue; thence northwesterly along the northwesterly prolongation of last said easterly line and continuing westerly along the northeasterly and northerly line of said unnamed alley, 20 feet in width, and its westerly prolongation to the westerly line of Orange Avenue, 80 feet in width; thence southerly along last said westerly line to the northerly line of an unnamed alley, 20 feet in width, lying 275 feet, more or less, northerly of said San Antonio Drive; thence westerly, southwesterly, and southerly along last said northerly and westerly line of last said alley to the northerly line of said San Antonio Drive; thence southwesterly along last said northerly line to the intersection of the northerly prolongation of the westerly line of an unnamed alley, 20 feet in width; lying 120 feet, more or less, easterly of Cerritos Avenue; thence southeasterly along last said northerly prolongation and westerly line and its easterly prolongation to the easterly line of said Orange Avenue; thence northerly along last said easterly line to the Point of Beginning.

PARCEL 5

Beginning at the intersection of the southerly line of Seaside Boulevard, 100 feet in width, and the westerly boundary line of the City of Long Beach both as shown on Record of Survey 51-1 through 27, inclusive, said westerly boundary also being the southerly prolongation of the westerly line of Block 10, East San Pedro Tract; thence northeasterly along last said southerly line the following courses as shown on said Record of Survey, North 65°14'48" East 670.796 feet, North 67°08'30" East 596.287 feet, North 70°13'35" East 58.537 feet, North 68°49'01" East 600.282 feet, North 70°43'35" East 718.288 feet, North 70°43'01" East 600.037 feet, North 70°43'01" East 60.00 feet, North 70°43'01" East

600.000 feet, North 70°43'01" East 60.00 feet, North 70°43'01" East 201.041 feet to the beginning of a tangent curve concave to the north and having a radius of 6029.65 feet as shown on said Record of Survey; thence continuing along last said southerly line and curve 449.041 feet through a central angle of 4°16'01" to a tangent line; thence continuing along last said southerly line as shown on said Record of Survey North 66°27'00" East 627.046 feet; thence continuing along the southerly line of said Seaside Boulevard, as shown on Record of Survey 49, Page 34 and 35, North 66°27'00" East 1230 feet, more or less, to the intersection with the southerly prolongation of the Compromise line of 1905 as shown on last said Record of Survey; thence North 15°57'00" West 250 feet, more or less, to the southerly line of Parcel 12, Record of Survey 49-34 and 35; thence easterly along last said southerly line to the southeasterly corner of said Parcel 12; thence easterly in a direct line to the intersection of the southerly line of Ocean Boulevard and the easterly line of the Entrance Channel; thence northeasterly along last said southerly line to the westerly line of a portion of Parcel 5, Ocean Front Addition to Long Beach, M.R. 28-67-69; thence northerly line along last said westerly line to the northerly line of said Parcel 5; thence easterly along last said northerly line and the northerly lines of Parcels 4 and 3 of said Ocean Front Addition to Long Beach and continuing along the northerly line of Parcel 4, Plot No. 2, Seaside Park Tract, M.B. 4-6, and continuing along the northerly line of Lot 2 and 1 of said Ocean Front Addition to Long Beach and continuing along the northerly line of Lots 18 through 10 of said Ocean Front Addition to Long Beach and continuing along the northerly line of Lots 1 and 2 of Tract No. 2539, M.B. 25-96, and continuing along the northerly line of Lots 6 through 1 of said Ocean Front Addition to Long Beach to the

intersection of the westerly prolongation of the north line of Lot 20 of Ocean Park Addition to the Town of Long Beach, M.R. 34-11; thence easterly along said westerly prolongation and the northerly lines of Lots 20 through 23 and the westerly 28.19 feet of Lot 24 to the northerly prolongation of the centerline of Venetian Square; thence southerly along last said northerly prolongation also being the easterly line of the Los Angeles River Flood Control Channel, per FM-18179 also being the easterly limits of the Long Beach Harbor District as established by Ordinance No. C-2344 approved September 29, 1944; thence southerly 550 feet, more or less, along last said easterly limit to the beginning of a curve concave to the east and having a radius of 3175.98 feet; thence southerly 2916 feet, more or less, to a non-tangent line; thence South 52°36'17" East 35 feet, more or less; thence South 70°22'15" East 5,800 feet, more or less, to an angle point; thence South 11°20'48" West 5,681.31 feet; thence South 17°00'00" East to the three mile limit, said three mile limit being measured southerly from the Compromise Boundary as described in Section 7, Chapter 138, Statutes of 1964, First Extraordinary Session of the State of California; thence westerly along said three mile limit to the intersection of the southerly prolongation of the westerly line of Block 10, East San Pedro Tract; thence northerly along said southerly prolongation to the Point of Beginning.

PARCEL 6

Beginning at the westerly line of Long Beach Boulevard, 100 feet in width and the northerly line of San Antonio Drive, 60 feet in width; thence northerly along last said westerly line to the westerly prolongation of the northerly line of unnamed alley, 20 feet in width, lying

160 feet, more or less, southerly of 44th Street; thence easterly along last said westerly prolongation and northerly line to the easterly line of an unnamed alley, 20 feet in width, lying 306 feet, more or less, easterly of the easterly line of Long Beach Boulevard; thence southeasterly along last said easterly line to the southeasterly line of said San Antonio Drive, 115 feet in width; thence southwesterly 260 feet, more or less, along last said southeasterly line to the easterly line of Lot 1, Block B, Tract No. 4333; thence southerly along last said easterly line and continuing southerly along the easterly lines of Lots 1 through 17, inclusive, of said Tract to the northeasterly line of Carson Street, 80 feet in width; thence southwesterly, at right angles to last said northeasterly line to the southwesterly line of said Carson street; thence northwesterly 25 feet, more or less, along last said southwesterly line to the easterly line of Lot 3, Block D, of said Tract; thence southerly along last said easterly line and continuing along the easterly lines of Lots 4 through 27, inclusive, of said Block D and continuing along the northerly prolongation of the easterly line of Lot 1, Block F, of said Tract and the easterly lines of Lot 1 through 10 of last said Block and the southerly prolongation of last said Lot 10 and continuing along the easterly lines of Lots 1 through 12, Block 1, Tract No. 2964 and the southerly prolongation of the easterly line of said Lot 12 and continuing along the easterly line of Lots 1 through 9, Block 8, of last said Tract to the northerly line of North 36th Street, 40 feet in width; thence westerly along last said northerly line to the westerly line of Long Beach Boulevard, 82.5 feet in width; thence southerly 20 feet, more or less, along last said westerly line to the northerly line of 36th Street, 80 feet in width; thence westerly along last said northerly line to the westerly line of an unnamed alley, 16 feet in width, lying 170 feet,

more or less, westerly of the westerly line of Long Beach Boulevard; thence northerly along last said westerly line to the southerly line of Cameron Place, 60 feet in width; thence westerly 20 feet, more or less, to the southerly prolongation of the westerly line of Lot 9, Block A, Tract No. 4921; thence northerly 261 feet, more or less, along last said westerly line and continuing along the westerly lines of Lots 8, 7, and 6, of last said Block to the northeasterly corner of Lot 13, last said Block; thence westerly along the said northerly line of last said Lot to the easterly line of Locust Avenue, 60 feet in width; thence northerly 406 feet, more or less, along last said easterly line to the southerly line of Lot 4, Tract No. 20641; thence easterly 133.5 feet, more or less, along last said southerly line to the southwest corner of Lot 8, last said Tract; thence northerly 200 feet, more or less, along the said westerly line of last said Lot and continuing along the westerly line of Lots 7, 6, and 5, of last said Tract to the southerly line of Lot 2, Block A, Tract No. 4921; thence westerly along last said southerly line to the easterly line of said Locust Avenue; thence northerly 255.8 feet, more or less, along last said easterly line to the northerly line of last said Lot 2; thence easterly 276.6 feet, more or less, along last said northerly line to the easterly line of Lot 3, Tract No. 19521; thence northerly along last said easterly line and its northerly prolongation to the northerly line of Bixby Road, 80 feet in width; thence easterly 86.5 feet, more or less, along last said northerly line to the southwest corner of Lot 16, Land Surveyors Map 12-39; thence northerly 95 feet, more or less, along last said westerly line to the northerly line of said Lot; thence easterly 5 feet, more or less, to the southwest corner of Lot 15 of last said Land Surveyors Map; thence northerly along last said westerly line of Lot 15 and continuing along the westerly line of Lots 15, 14, 13,

12, 11, to the northwesterly corner of Lot 10 of last said Land Surveyors Map; thence 112.8 feet, more or less, North 57°40'34" East along the northwesterly line of last said Lot 10 to the westerly line of Long Beach Boulevard, 92.5 feet in width; thence northerly along last said westerly line and continuing along the easterly line of Virginia Road, 75 feet in width, to the southerly line of Marshall Place, 50 feet in width; thence easterly along last said southerly line to the southerly prolongation of the westerly line of an unnamed alley, 15 feet in width, lying 145 feet, more or less, westerly of the westerly line of said Long Beach Boulevard; thence northerly along last said westerly line and its northerly prolongation to the northwesterly line of Randolph Place, 60 feet in width; thence northeasterly 130 feet, more or less, along last said northwesterly line to the southwesterly line of Lot 36, Tract No. 4493; thence northwesterly along last said southwesterly line and its northwesterly prolongation to the northwesterly line of an unnamed alley, 15 feet in width, lying 145 feet, more or less, northwesterly of the northwesterly line of said Randolph Place; thence northeasterly 125 feet, more or less, along last said northwesterly line to the southwesterly line of Lot 35, last said Tract; thence northwesterly along last said southwesterly line and its northwesterly prolongation to the northwesterly line of Claiborne Place, 60 feet in width; thence northeasterly 60 feet, more or less, along last said northwesterly line to the southwesterly line of Lot 15, of last said Tract; thence northwesterly along last said southwesterly line and its northwesterly prolongation to the northwesterly line of an unnamed alley, 15 feet in width; lying 145 feet, more or less, northwesterly of the northwesterly line of said Claiborne Place; thence northeasterly 115 feet, more or less, along last said northwesterly line to the southwesterly line of Lot 12, last said Tract; thence

northwesterly along last said southwesterly line and its northwesterly prolongation to the northwesterly line of said San Antonio Drive; thence northeasterly to the Point of Beginning.

PARCEL 7

Beginning at the intersection of the westerly line of Bellflower Boulevard, 70 feet in width, and the southerly line of Eliot Street, 60 feet in width; thence northerly along last said westerly line to the centerline of Colorado Street, 60 feet in width; thence westerly along last said centerline to its intersection with the northerly prolongation of the westerly line of Winslow Avenue, 60 feet in width; thence southerly along last said westerly line to the intersection of the northerly line of Lot 36, Block 36, The Manila Avenue Tract; thence westerly along last said northerly line and its westerly prolongation to the centerline of an unnamed alley, 10 feet in width; thence northerly along last said centerline to the intersection of the easterly prolongation of the northerly line of Lot 11, said Block 36; thence westerly along last said easterly prolongation, northerly line, and westerly prolongation of said Lot 11 and continuing along the northerly line of Lot 35, Block 35, said The Manila Avenue Tract to the centerline of an unnamed alley, 10 feet in width; thence southerly along last said centerline to the northerly line of Lot 15, said block 35; thence westerly along last said northerly line and its westerly prolongation to the centerline of Ultimo Avenue, 60 feet in width; thence southerly along last said centerline to the southerly line of said Eliot Street; thence easterly to the Point of Beginning.

PARCEL 8

Beginning at the intersection of the westerly line of Martin Luther King, Jr. Avenue, 60 feet in width, and the northerly line of Hill Street, 60 feet in width; thence easterly along last said northerly line to the southeasterly corner of Lot 9, Block 2, Andrews Home Tract; thence northeasterly to the southwesterly corner of Lot 2, Terrace Tract; thence easterly along the southerly line of last said Lot 2, also being the northerly line of last said Hill Street, 95 feet in width, and continuing easterly along the northerly line of said Hill Street to the southwesterly right-of-way line of the Pacific Electric Railroad; thence southeasterly 24.6 feet, more or less, along last said southwesterly right-of-way line to the northerly line of said Hill Street, 60 feet in width; thence easterly along last said northerly line of Hill Street, 160 feet, more or less, to the boundary of the City of Long Beach; thence southeasterly along last said City boundary to the easterly line of Orange Avenue, 60 feet in width; thence southerly along last said easterly line of Orange Avenue, varies in width, to the easterly prolongation of the southerly line of 21st Street, 60 feet in width; thence westerly along last easterly prolongation of said southerly line and southerly line to said westerly line of Martin Luther King, Jr. Avenue; thence northerly along last said westerly line to the Point of Beginning.

PARCEL 9

Beginning at the intersection of the northerly prolongation of the westerly line of Santa Fe Avenue, 100 feet in width and the easterly prolongation of the southerly line of Pacific Coast Highway, 100 feet width; thence easterly along last said southerly line to the

intersection with the southerly prolongation of the easterly line of an unnamed north/south alley, 10 feet in width, lying 135 feet, more or less, easterly of the easterly line of Harbor Avenue, 80 feet in width; thence northerly along last said easterly line to the southeasterly corner of a portion of Lot 30, Block 4, Tract No. 1833; thence easterly and northeasterly along portions of Lots 30 through 24, the following courses: a curve having a radius of 380 feet and a length of 78.18 feet, continuing along a compound curve having a radius of 118 feet and a length of 97.12 feet to a line bearing northeasterly and a distance of 34 feet to a point of the northerly line of said Lot 24, lying 12 feet, more or less, easterly of the northwesterly corner of said Lot 24; thence continuing along the northeasterly prolongation of last said northeasterly line to the northerly line of an unnamed alley, 10 feet in width, lying 130 feet, more or less, southerly of the southerly line of Parade Street; thence westerly along last said northerly line to the westerly line of an unnamed alley, 10 feet in width, lying 125 feet, more or less, east of the east line of Harbor Avenue, 80 feet in width; thence southerly 5 feet, more or less, along last said westerly line to the northerly line of Lot 6, Block 4, Tract No. 1883 and continuing along its westerly prolongation and the northerly line of Lot 17, Block 3, Tract No. 1883 to the easterly line of an unnamed alley, 10 feet in width, lying 150 feet westerly of the westerly line of Harbor Avenue; thence northerly 5 feet, more or less, to the easterly prolongation of the northerly line of an unnamed alley, 10 feet in width, lying 130 feet, more or less, south of the southerly line of Parade Street; thence westerly along last said easterly prolongation and northerly line to the easterly line of an unnamed alley, 10 feet in width, lying 112.5 feet, more or less, east of the easterly line of said Santa Fe Avenue; thence northerly along last said easterly line

and its northerly prolongation to the northerly line of Summit Street, 60 feet in width; thence westerly 40 feet, more or less, along last said northerly line to the easterly line of Lot 27, Block 16, Tract No. 1833; thence northerly along last said easterly line and its northerly prolongation to the northerly line of an unnamed alley, 10 feet in width, lying 140 feet, more or less, northerly of the northerly line of said Summit Street; thence westerly 11 feet, more or less, along last said northerly line to the easterly line of Lot 3, Lucerne Tract; thence northerly along last said easterly line and its northerly prolongation to the northerly line of 20th Street, 60 feet in width; thence easterly along last said northerly line to the westerly line of Adriatic Avenue, 40 feet in width; thence northerly along last said westerly line to the northerly line of Hill Street, 80 feet in width; thence westerly along last said northerly line and its westerly prolongation to the centerline of Seabright Avenue, 60 feet in width; thence southerly along last said centerline and its southerly prolongation to southerly line of Willard Street, 30 feet in width; thence easterly 360 feet, more or less, along last said southerly line to the intersection with the northerly prolongation of the westerly line of Cota Avenue, 30 feet in width; thence southerly along last said northerly prolongation and westerly line to the northerly line of 19th Street, 30 feet in width; thence westerly along the westerly prolongation of last said northerly line to the easterly line of San Gabriel Street, 50 feet in width; thence southerly, along last said easterly line to the intersection of the westerly prolongation of the northerly line of Official Records 28667-235; thence easterly along last said westerly prolongation and northerly line to the easterly line of River Avenue, 60 feet in width; thence southerly along last said easterly line and

southerly prolongation to the southerly line of said Pacific Coast Highway; thence easterly along last said southerly line and its easterly prolongation to the Point of Beginning.

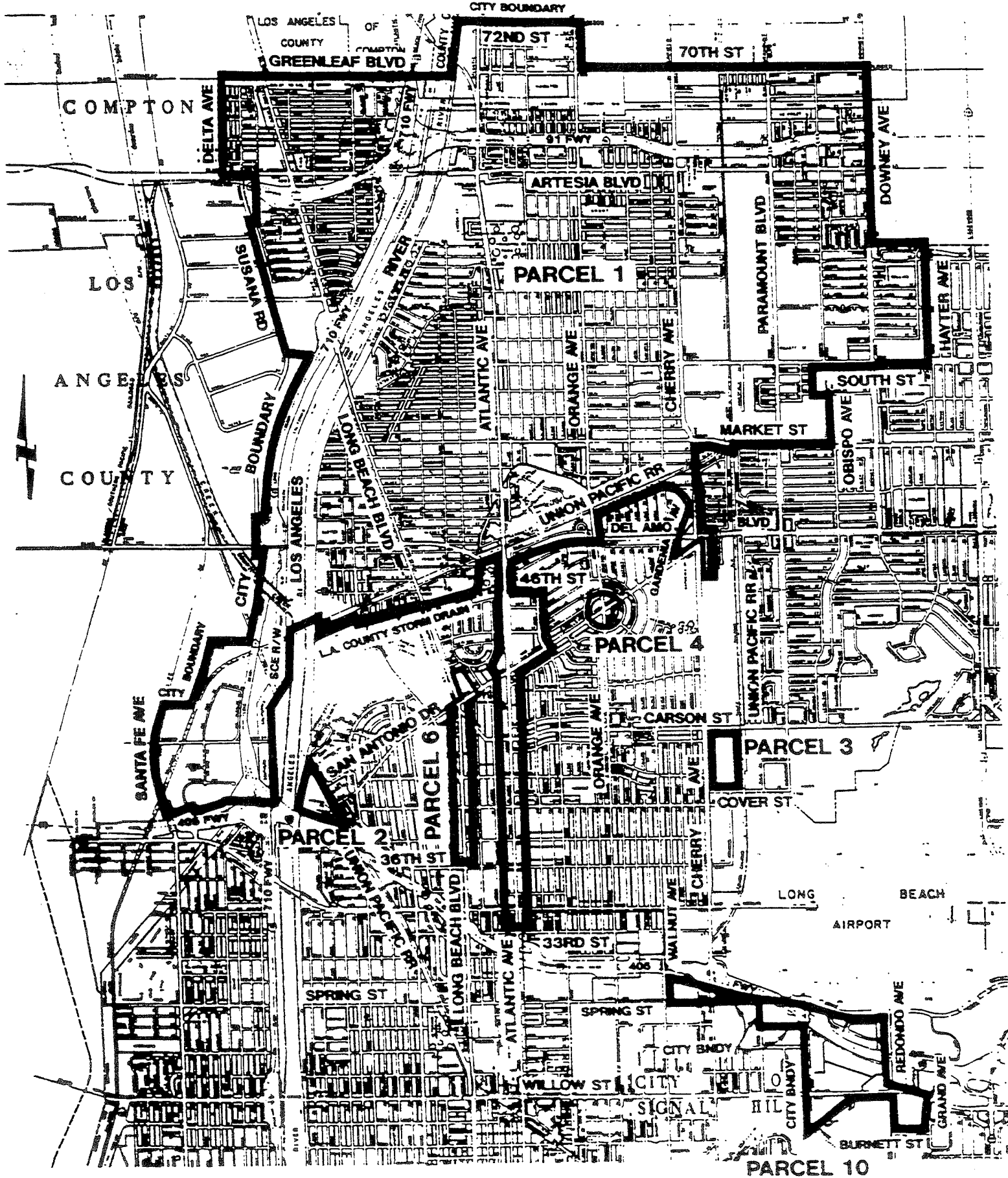
PARCEL 10

Beginning at the intersection of the southerly prolongation of easterly line of Walnut Avenue, 80 feet in width, and the boundary of the City of Long Beach; thence along said City boundary easterly, southerly, easterly, southerly, northeasterly, northerly, easterly, and southerly to the intersection with the westerly prolongation of the southerly line of Burnett Street, 68 feet in width; thence easterly along last said westerly prolongation and southerly line and its easterly prolongation to the easterly line of Grand Avenue, 64 feet in width; thence northerly along last said easterly line and its northerly prolongation to the northerly line of Willow Street, 100 feet in width; thence westerly along last said northerly line to the easterly line of Redondo Avenue, 85 feet in width; thence northerly along last said easterly line and its northerly prolongation to the northerly line of Spring Street, varies in width; thence westerly along last said northerly line to the intersection with the southwesterly right-of-way of Interstate 405; thence along last said southwesterly and southerly right-of-way to the easterly line of said Walnut Avenue, varies in width; thence southerly along last said easterly line and its southerly prolongation to the Point of Beginning.

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PROPOSED NORTH LONG BEACH REDEVELOPMENT PROJECT AREA

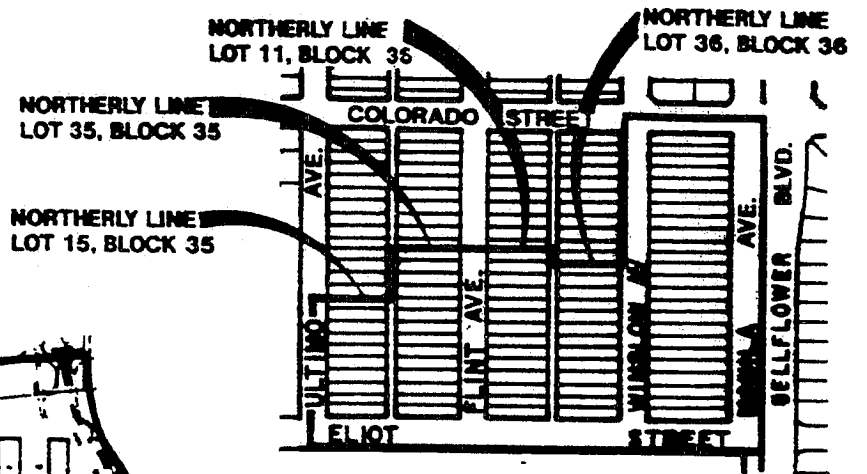
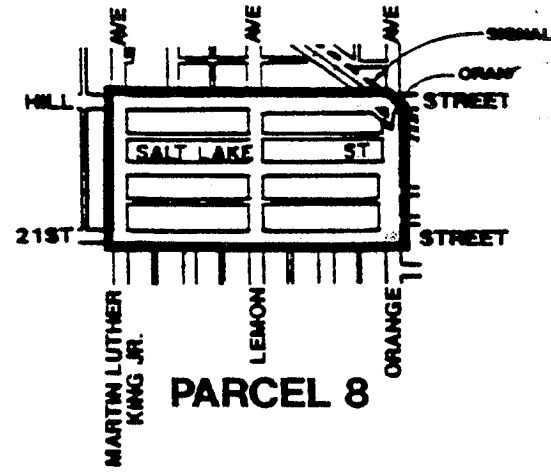
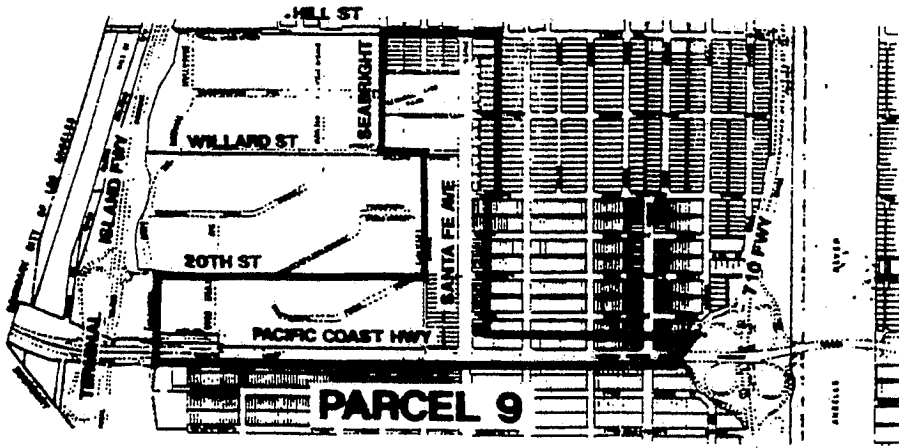
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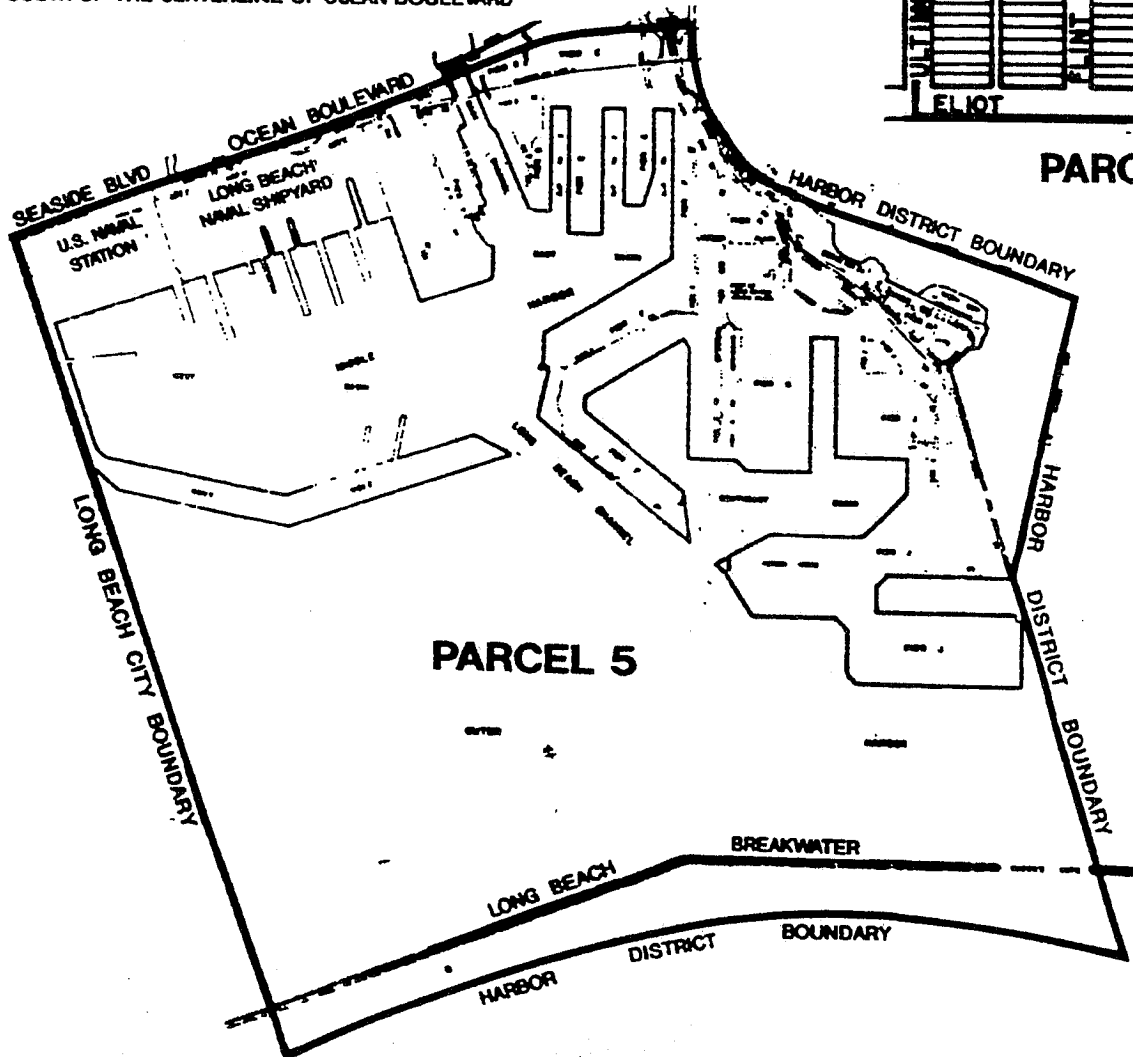
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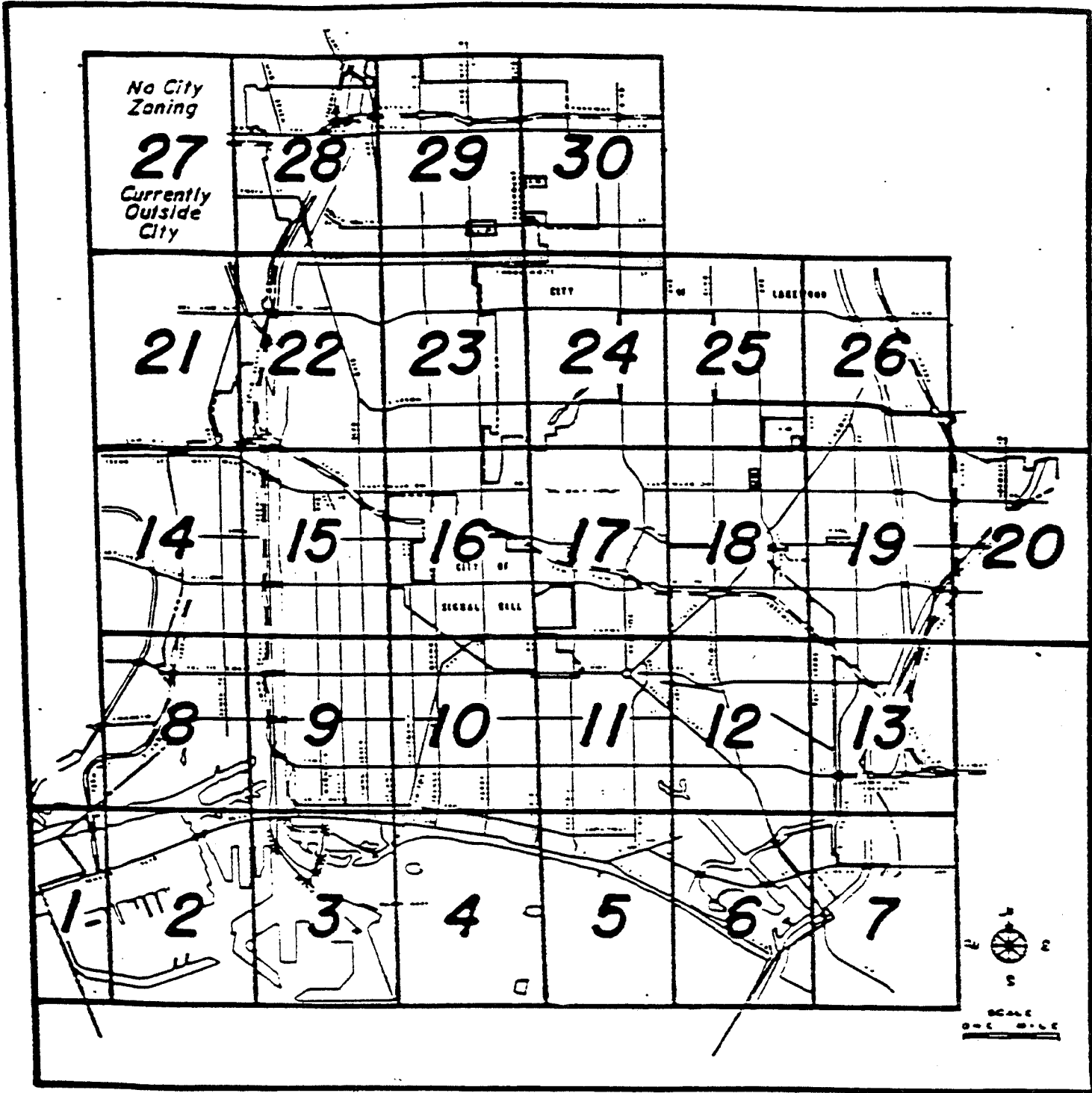
PROPOSED NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



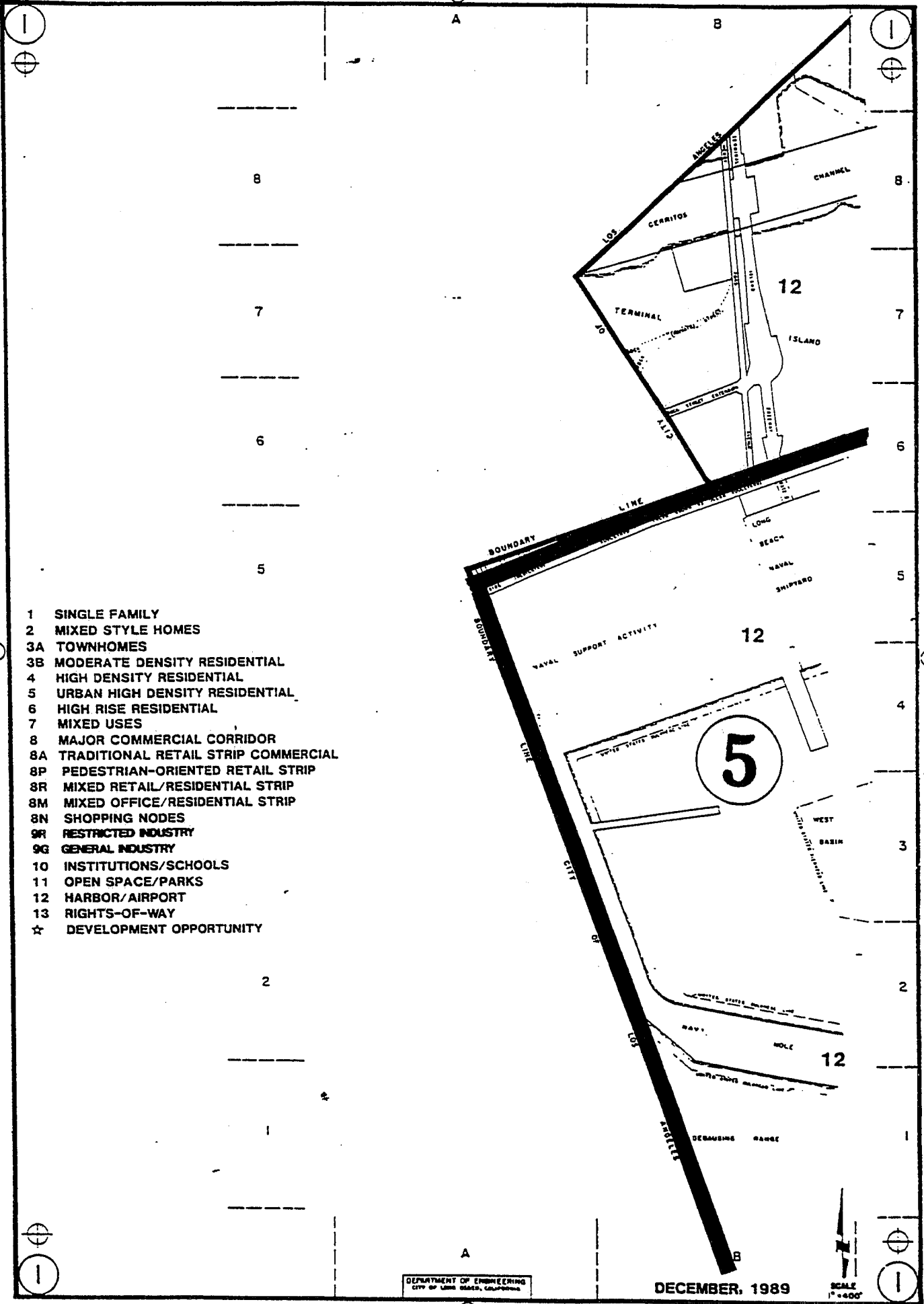
THE PORT OF LONG BEACH
SOUTH OF THE CENTERLINE OF OCEAN BOULEVARD



ATTACHMENT 3: REDEVELOPMENT LAND USE MAP



MAP INDEX

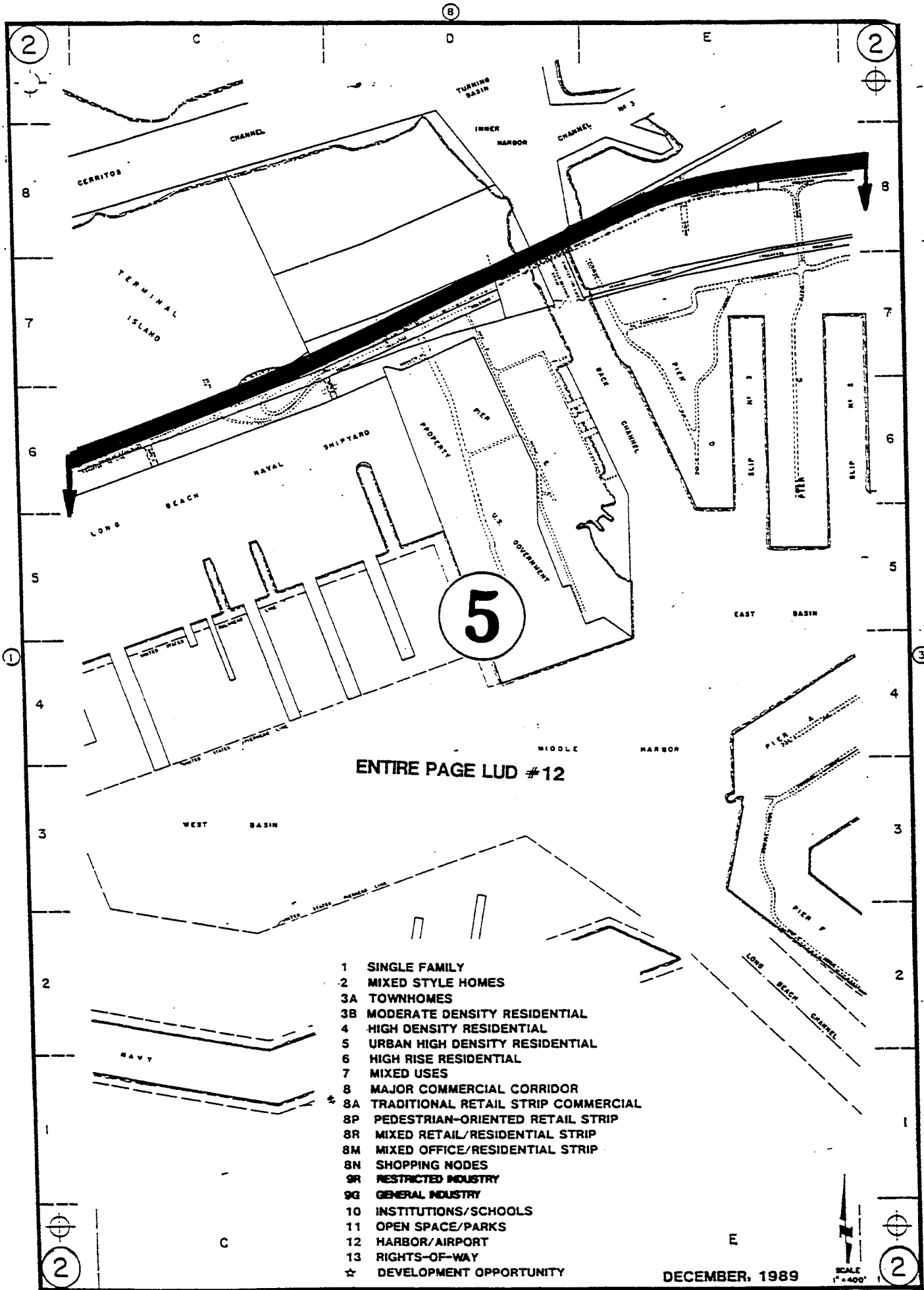


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- ☆ DEVELOPMENT OPPORTUNITY

DEPARTMENT OF ENGINEERING
CITY OF SAN DIEGO, CALIFORNIA

DECEMBER, 1989

SCALE
1" = 400'

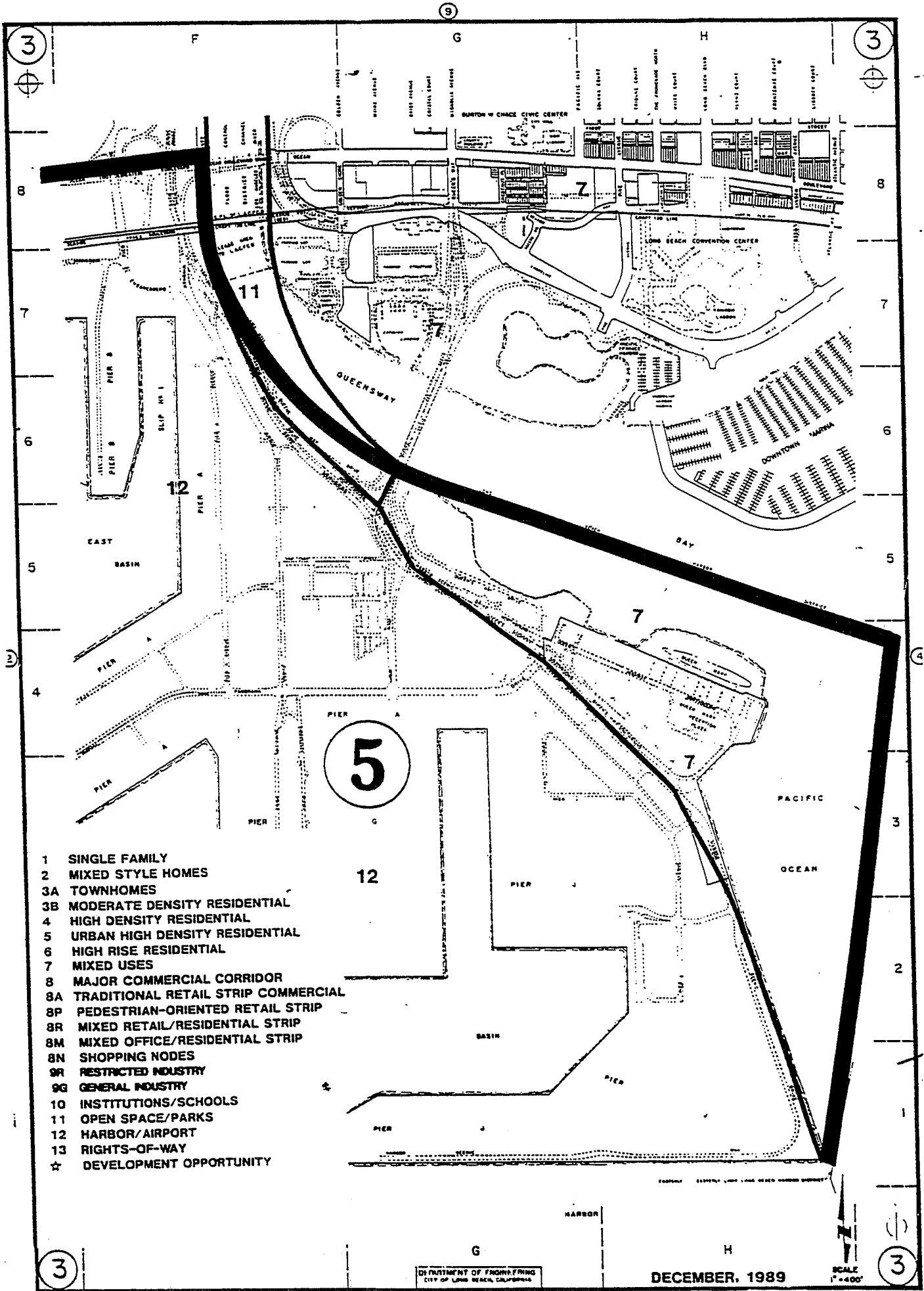


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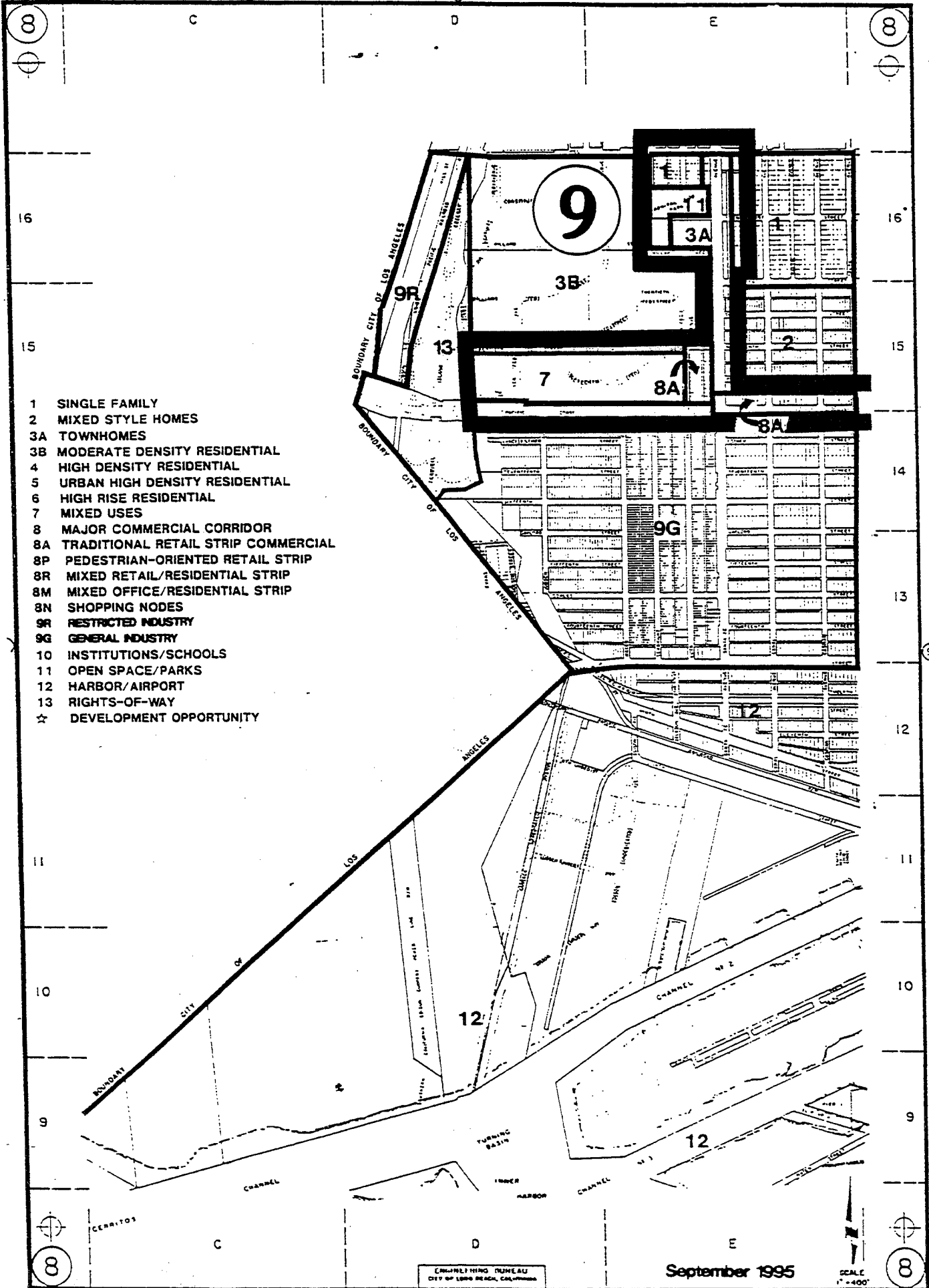
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ENGINEERING DIVISION
CITY OF LONG BEACH, CALIFORNIA

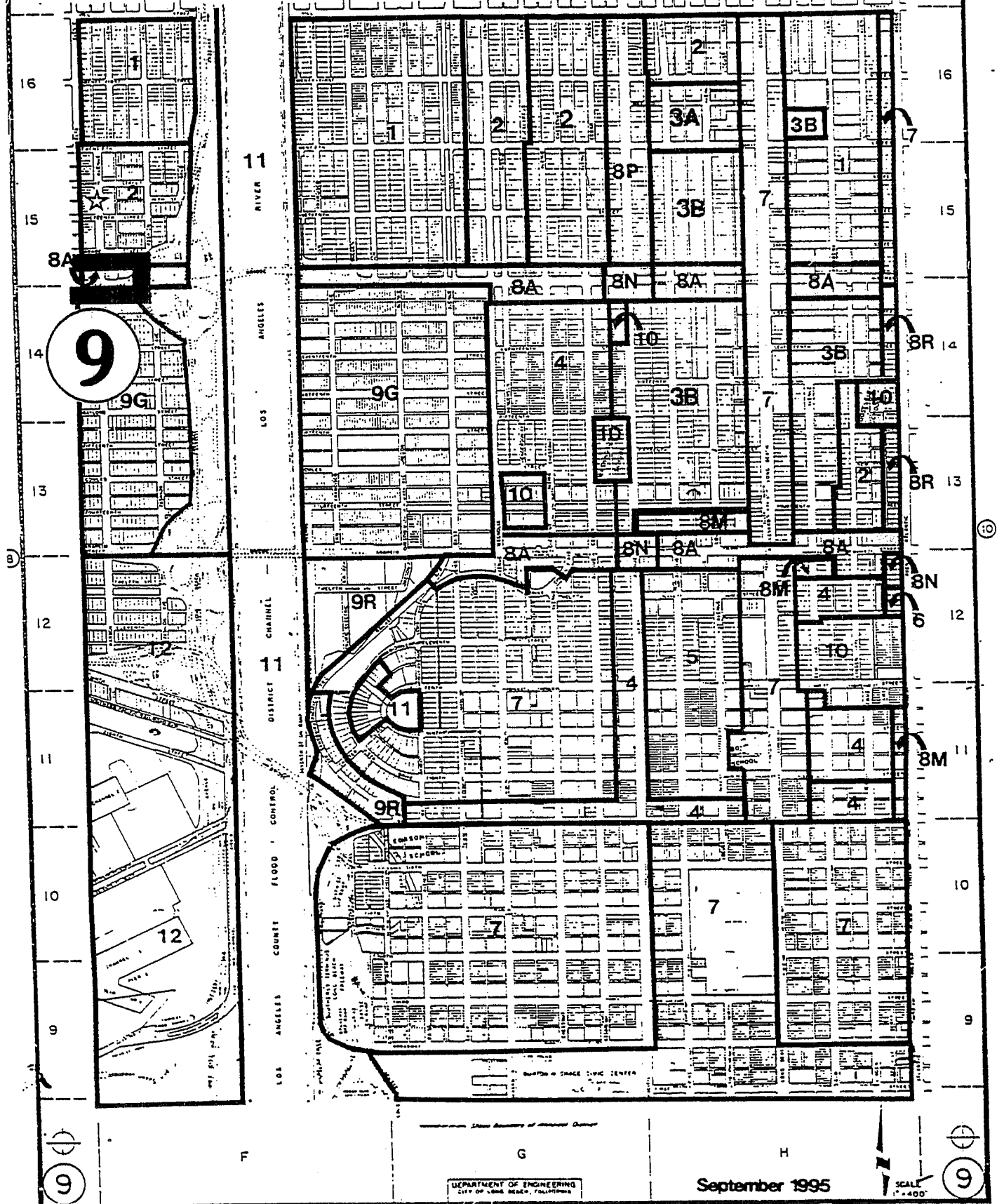
September 1995

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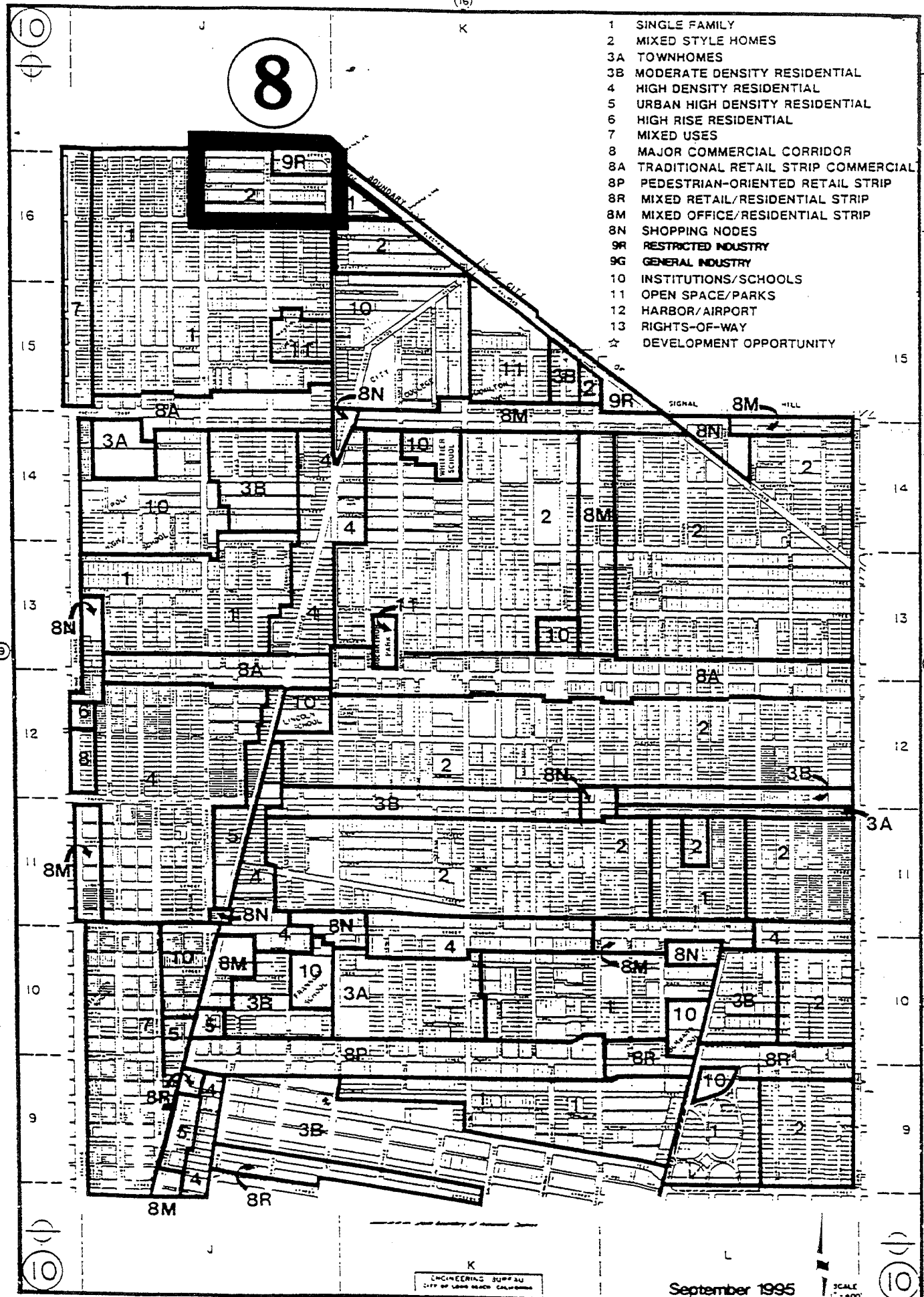
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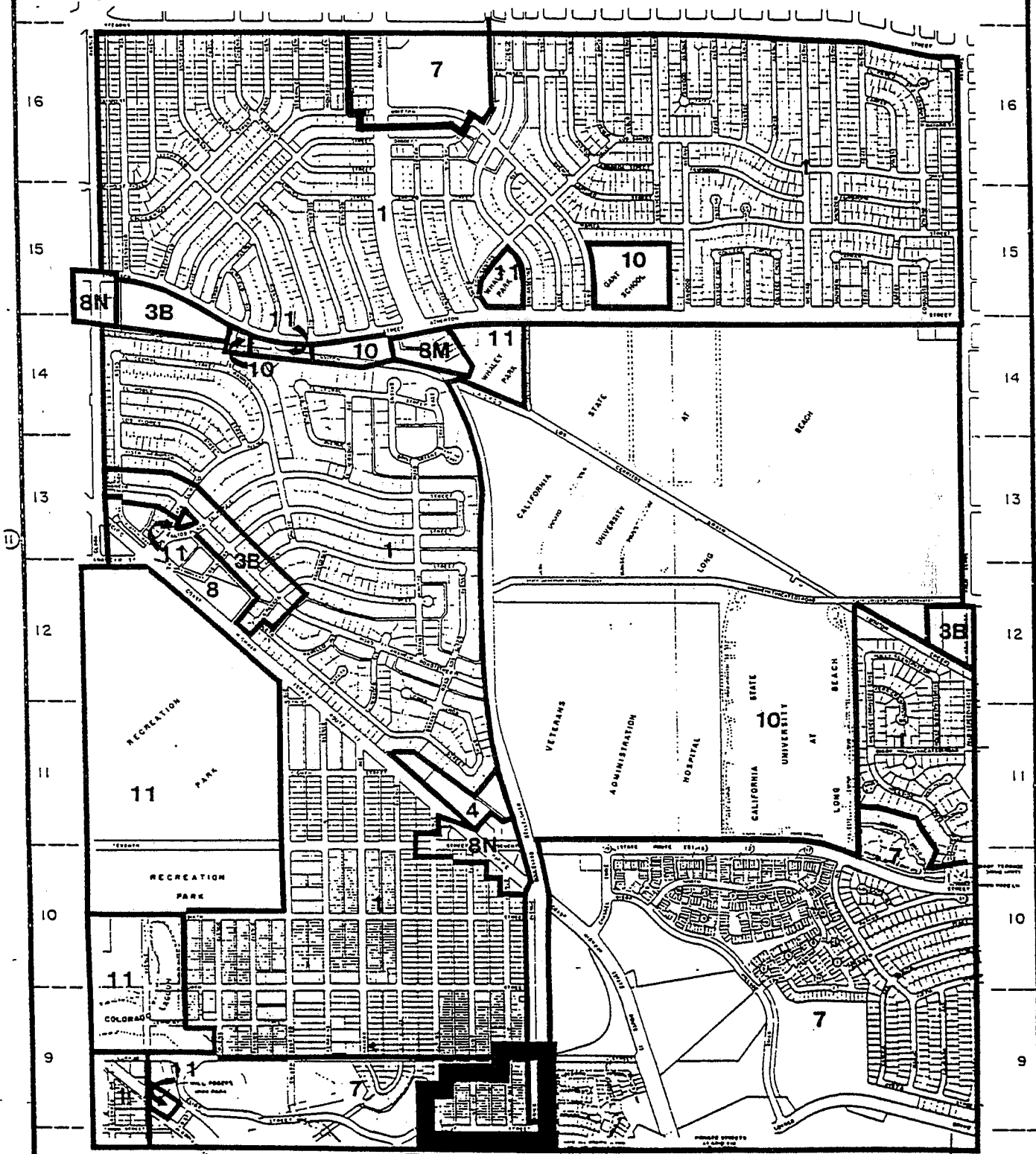
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DEPARTMENT OF ENGINEERING
CITY OF LONG BEACH, CALIFORNIA

JULY 1991

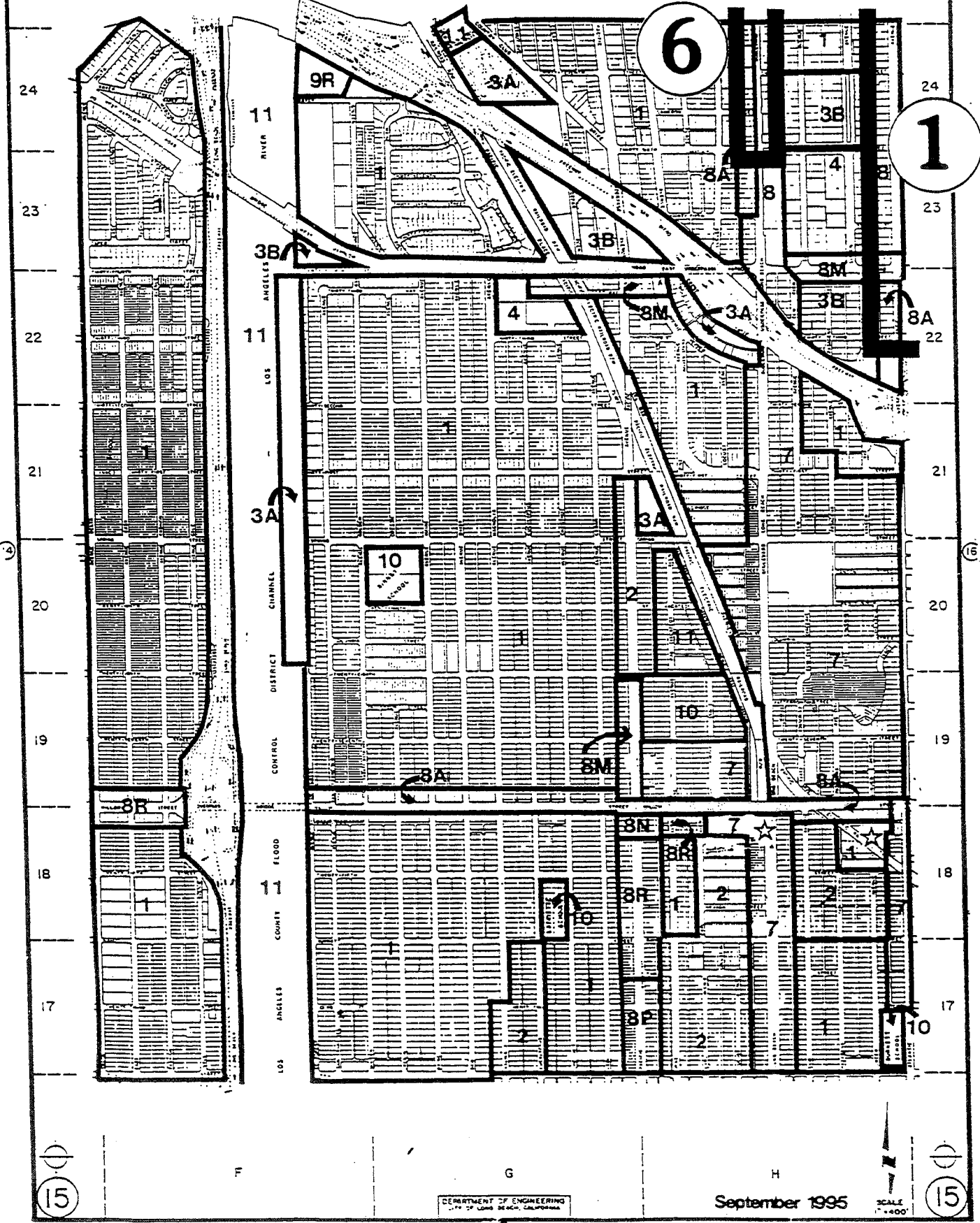
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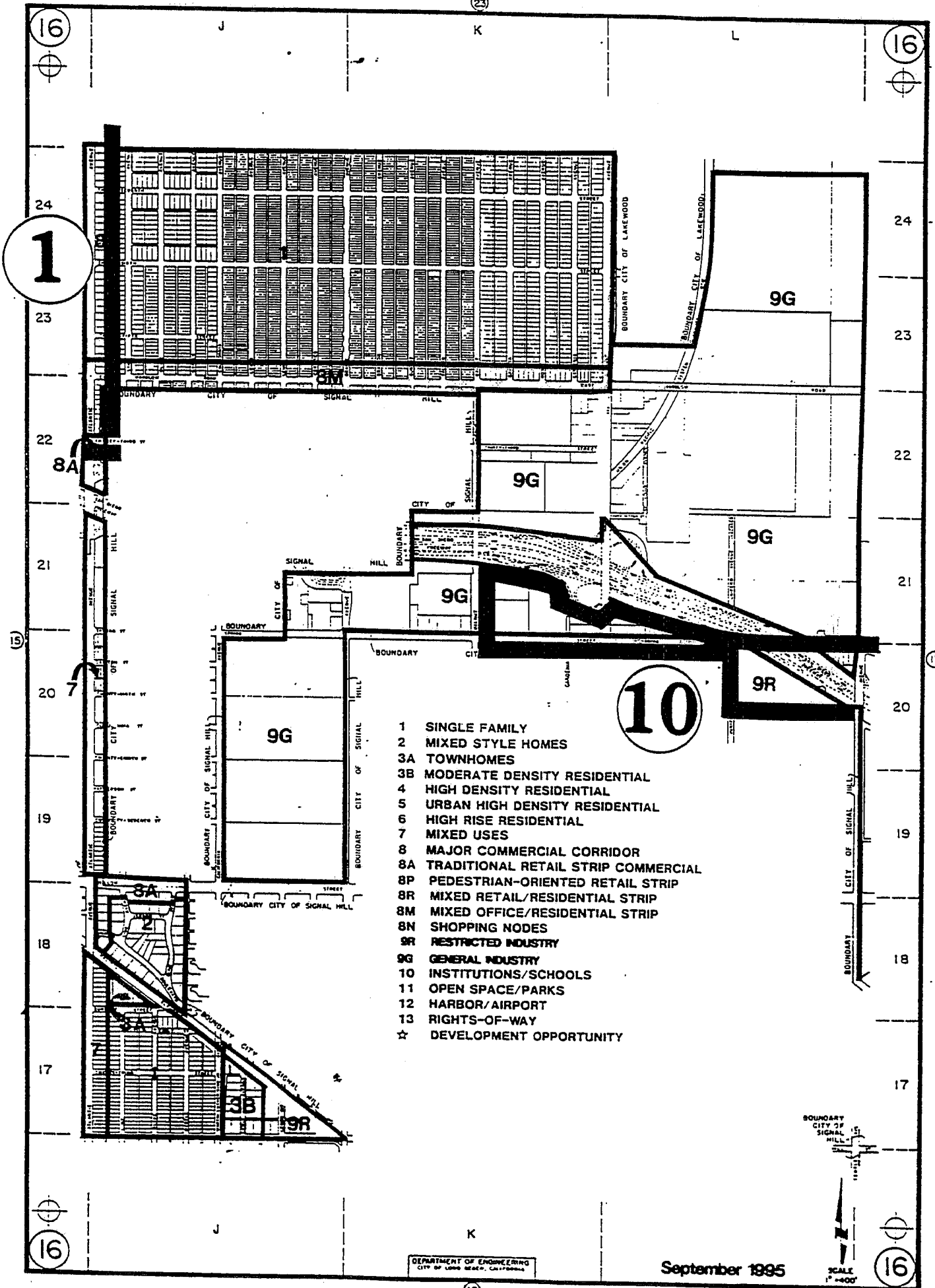
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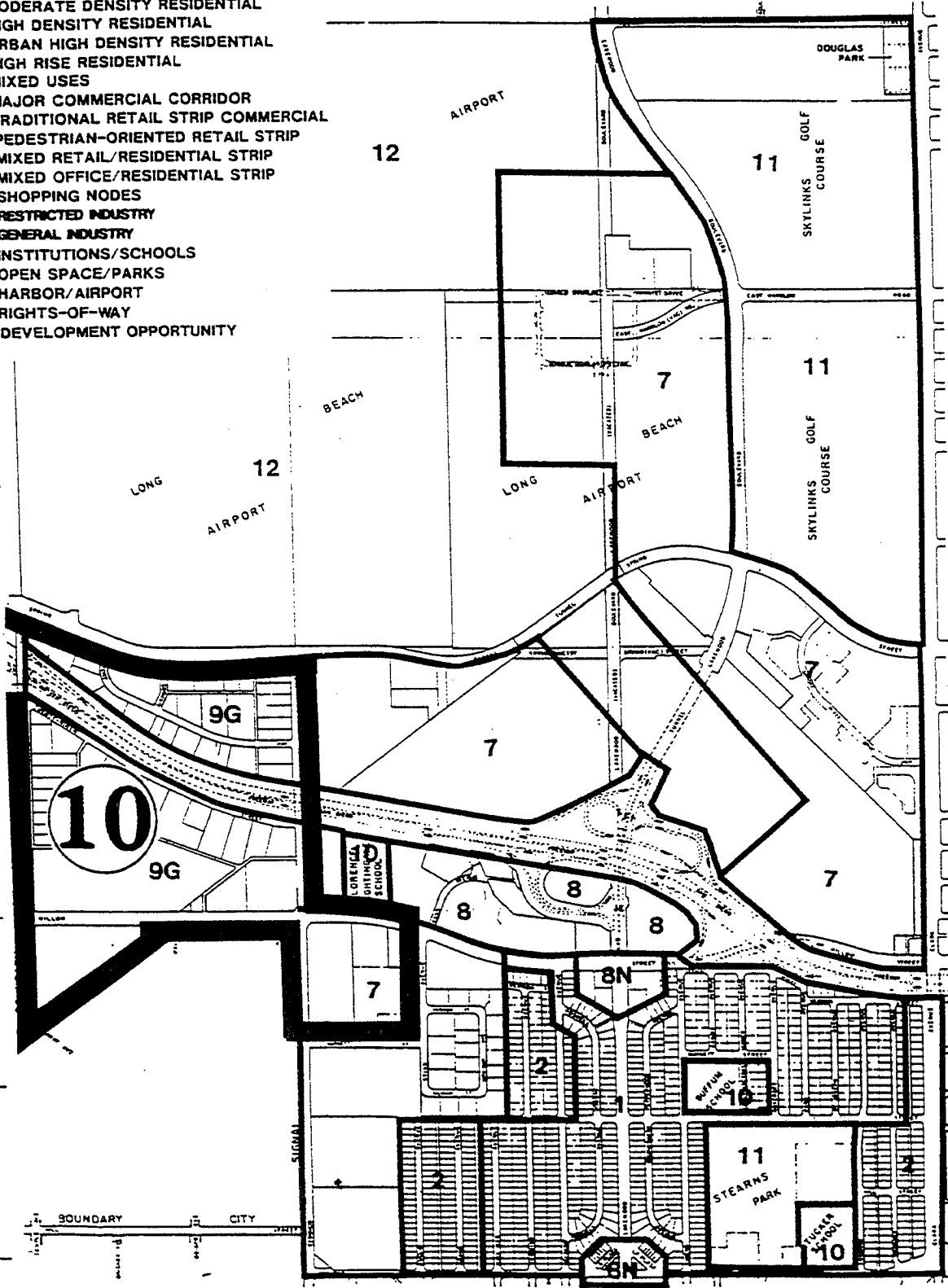
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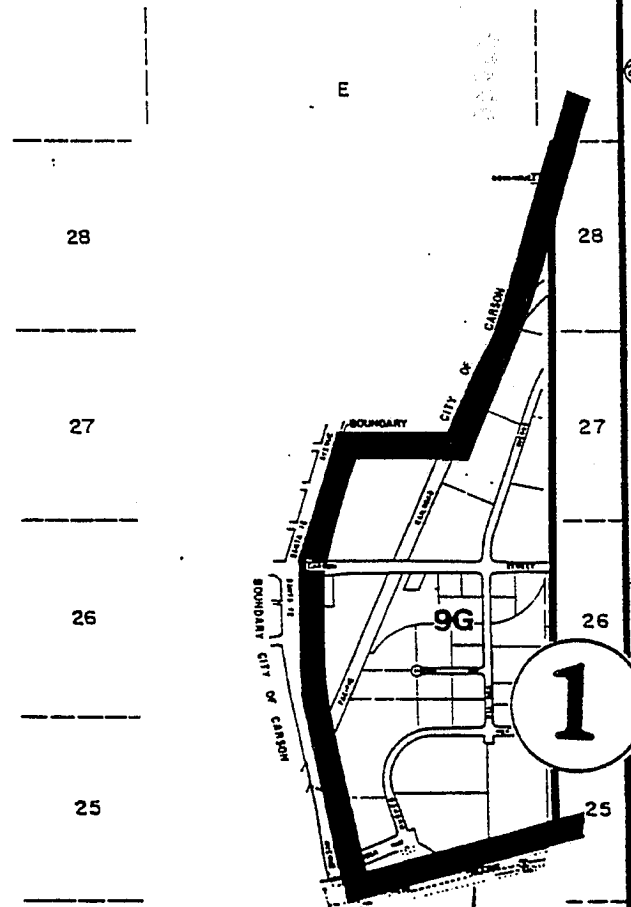
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21

21

- 1 SINGLE FAMILY
- 2 MIXED STYLE HOMES
- 3A TOWNHOMES
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- 4 HIGH DENSITY RESIDENTIAL
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- 6 HIGH RISE RESIDENTIAL
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- 10 INSTITUTIONS/SCHOOLS
- 11 OPEN SPACE/PARKS
- 12 HARBOR/AIRPORT
- 13 RIGHTS-OF-WAY
- ☆ DEVELOPMENT OPPORTUNITY



1

September 1995

SCALE 1" = 400'

21

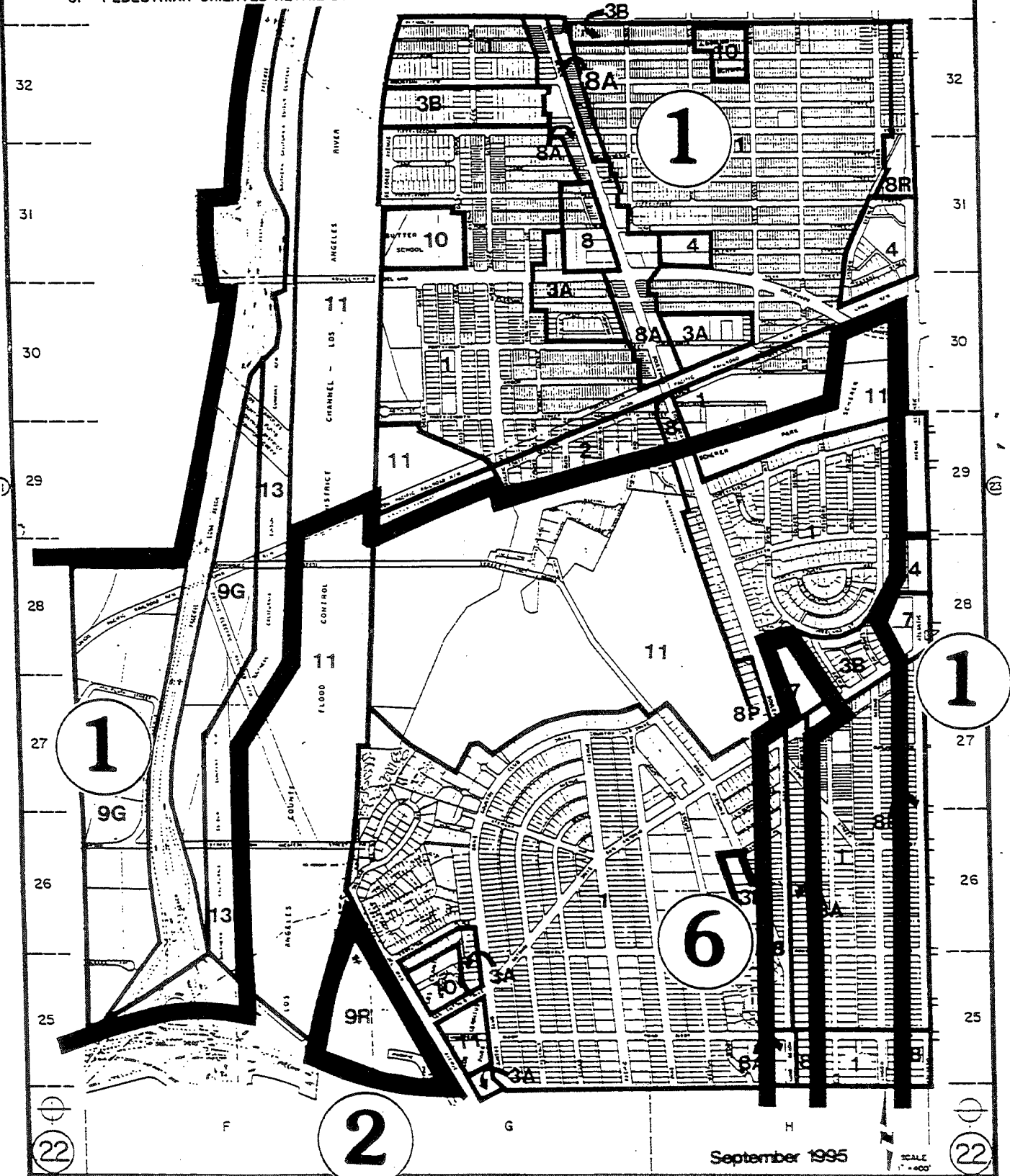
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September 1995

SCALE 1" = 400'

22

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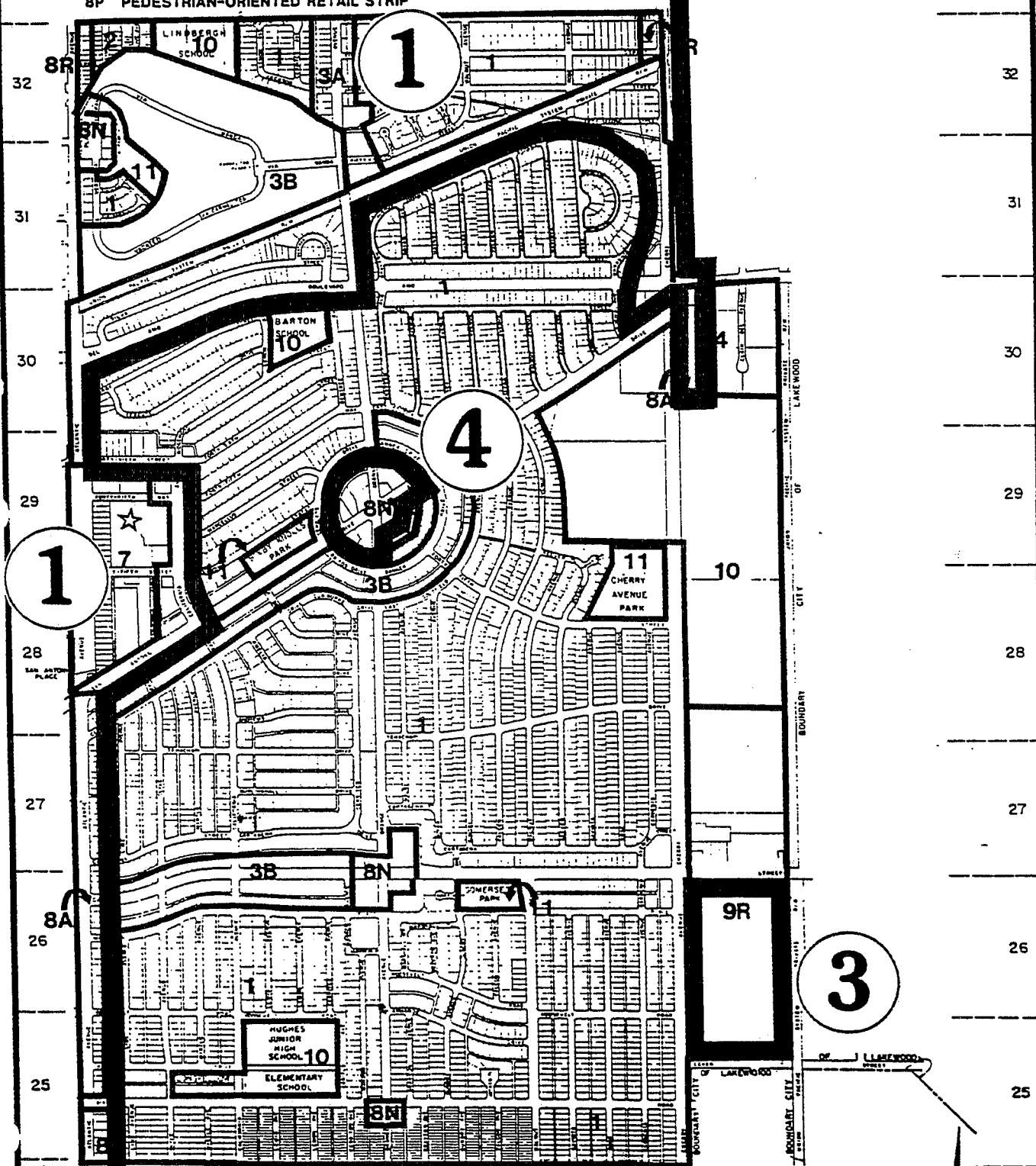
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1

1

4

3

9R

10

11

8N

HUGHES JUNIOR HIGH SCHOOL 10

ELEMENTARY SCHOOL

3B

8N

8A

8A

8R

LINDSBERGH SCHOOL

BARTON SCHOOL

CHERRY AVENUE PARK

COMMERCE PARK

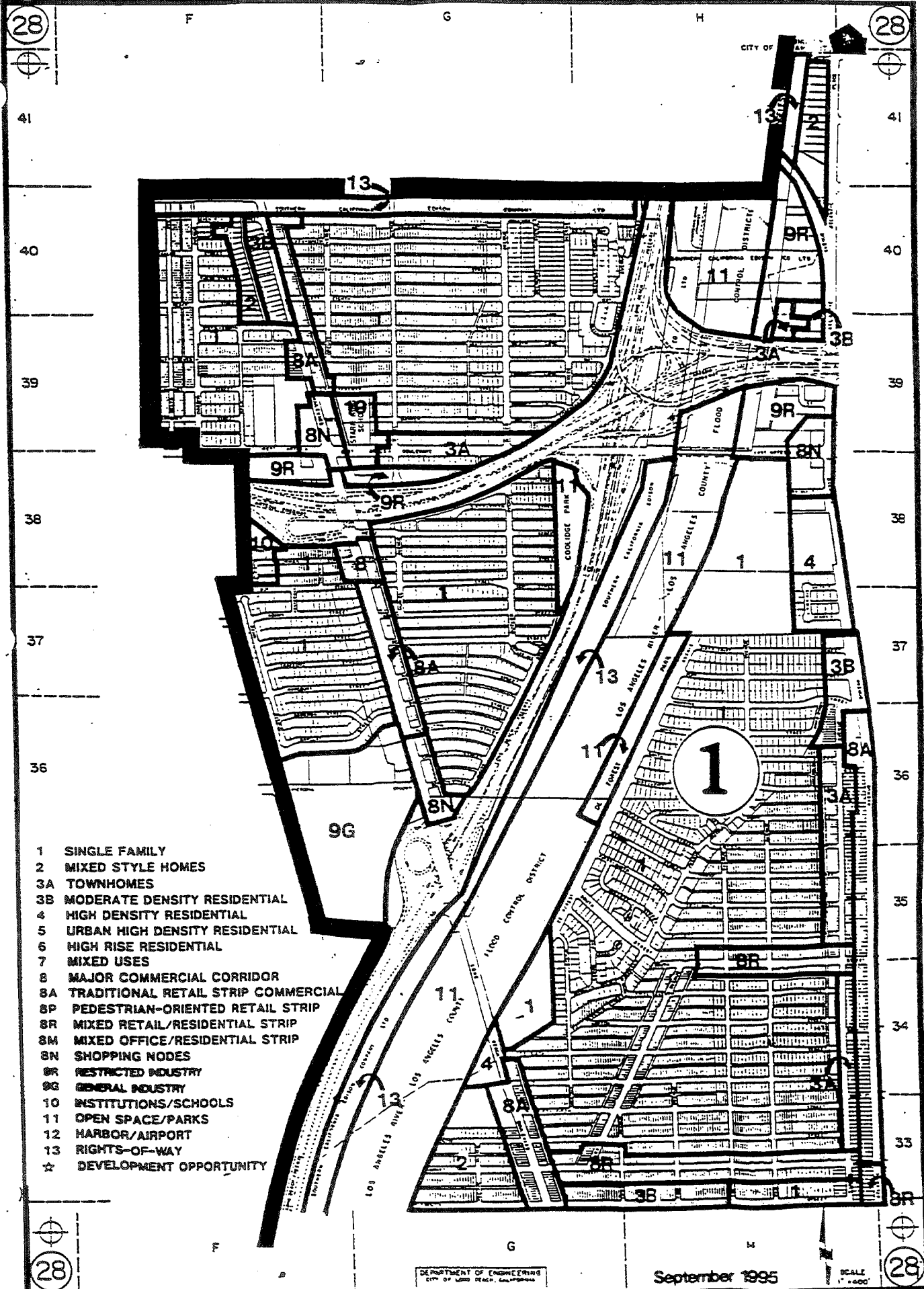
CITY OF LAKEWOOD

CITY OF COMMERCE

ENGINE CITY OF LAKEWOOD

September 1995

SCALE 1" = 400'



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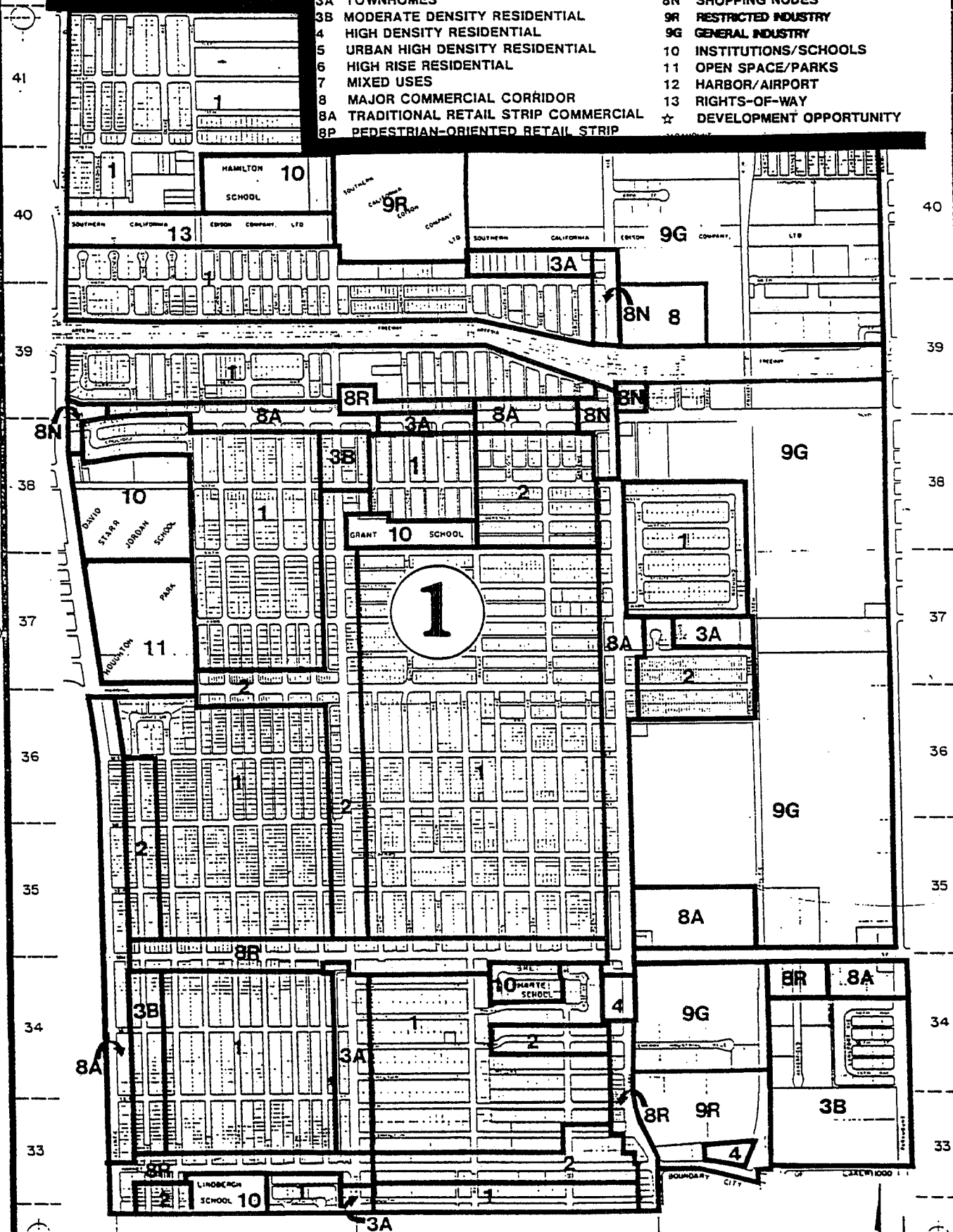
DEPARTMENT OF ENGINEERING
CITY OF LOS ANGELES

September 1995

SCALE
1" = 400'

29

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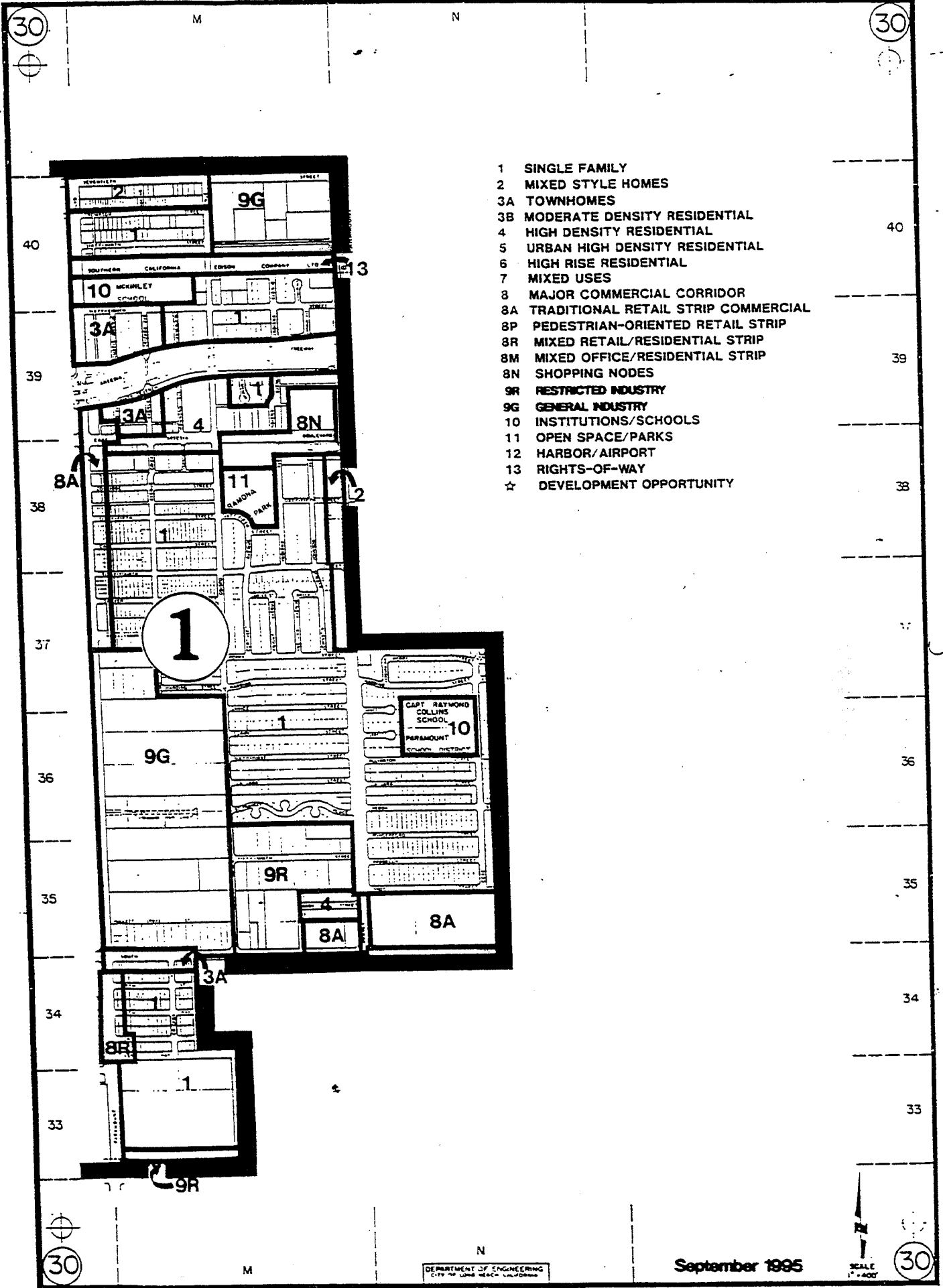


DEPARTMENT OF ENGINEERING
CITY OF LONG BEACH, CALIFORNIA

September 1995

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ATTACHMENT NO. 4

PROPOSED PUBLIC IMPROVEMENTS

The following public improvements are anticipated to be provided in the Project Area:

Infrastructure and Public Facility Improvements

- Street Improvements
 - Roadway widenings
 - Intersection improvements
 - Traffic signalization
 - Roadway resurfacing
- Streetscape Improvements
 - Sidewalks
 - Curbs
 - Gutters
 - Street medians
 - Street lighting
 - Street beautification
- Water Distribution Improvements
- Sewer System Improvements
 - Wastewater treatment plant improvements
 - Upgrading and replacement of deteriorating sewer pipes
- Storm Drainage Improvements
 - Reconstruction of damaged catch basins and broken storm drain lines
 - Construction of concrete cross drains
- Undergrounding of Overhead Utility Lines
- Parking Improvements

- Development of Parks and other Open Space Areas
- Port Improvements Program
 - Naval Station reuse development
 - Pier landfill development and channel improvements
 - Naval Shipyard reuse development
- Construction or Rehabilitation and Upgrading of Police, Fire, Public Health, Educational and Other Public Facilities Buildings

Commercial and Industrial Upgrade, Retention and Expansion Programs

- Commercial and Industrial Rehabilitation Loan Program
- Site Assembly Assistance
 - Land acquisition
 - Relocation assistance
 - Site preparation

Residential Neighborhood Stabilization Programs

- Residential Rehabilitation Loan Program
- Home Ownership Loan Program
- Site Assembly Assistance
 - Land acquisition
 - Relocation assistance
 - Site preparation

Other Community Enhancement Programs

- Graffiti Abatement Program
- Code Enforcement Program

