



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

October 2, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Recommendation to receive the supporting documentation into the record, conduct and conclude the hearing and adopt the Resolution of Necessity for acquiring and authorizing the condemnation of real property at 2837 East 14th Street, Assessor Parcel Number 7259-024-011, including land, improvements, fixtures and equipment. (Central – District 6)

DISCUSSION

The Redevelopment Plan (Plan) for the Central Long Beach Redevelopment Project Area (Project Area) was re-adopted on March 6, 2001. A fundamental purpose of this Plan is to improve the quality of life for residents and business enterprises within the Project Area.

The major goals of this Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, small and irregular lots, obsolete and aged building types, incompatible and uneconomic land uses, and substandard alleys;
- The replanning, redesign and development of portions of the Project Area that are stagnant or improperly utilized; and
- The provision of adequate land for parking and open space.

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The actions necessary to achieve the goals of the Plan include:

- The acquisition of certain real property and the assembly of sites adequate to achieve the major goals of the plan.
- Demolition or removal of certain buildings and improvements.

The Redevelopment Agency, in cooperation with the City of Long Beach, has pursued opportunities to expand and enhance neighborhood parks in Project Areas. The Agency has completed significant acquisitions to expand parks and create additional open space, including, Admiral Kidd Park, California Recreation Senior Center Park, Davenport Park, Daryle Black Park, Pacific Electric Railroad Right of Way, 15th & Alamitos Avenue, and Drake Park. In furtherance of these efforts, the Agency is also pursuing acquisitions to expand Orizaba Park. To this end, and as depicted on the attached Exhibit A, the property at 2929 East 14th Street has been acquired and the property at 2821 East 14th and 1440 Temple Avenue will be entering escrow shortly. The intervening property, which is the subject of the Resolution, has not yet been acquired and the owner is unwilling to sell.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to the California Environmental Quality Act (CEQA), the acquisition of this property is categorically exempt under Public Resources Code, Division 13, Section 15301 as the acquisition activity contemplated is not intended to expand the use beyond that which currently exists. Any future development on the property will be subject to a separate environmental review process under CEQA.

RESOLUTION OF NECESSITY

An appraisal of the subject property and improvements was prepared by an independent appraiser, Lidgard and Associates on April 13, 2005 and updated November 14, 2005.

The property contains 9,221 square feet of land and is occupied by three older industrial buildings totaling 3,661 square feet. Other on-site improvements include a garage structure, wood frame canopy, lean-to, paving and fencing. An offer of just compensation dated January 16, 2006 was submitted to the owner. The owner rejected the offer, indicating that she was not interested in seller. Subsequent negotiations have been unsuccessful.

Code of Civil Procedure section 1245.230 requires that a Resolution of Necessity be adopted after a hearing at which time the governing body of the public entity must find and determine each of the following:

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1. Whether the public interest and necessity require the proposed project;
2. Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. Whether the property sought to be acquired is necessary for the proposed project; and
4. Whether the offer required by Government Code section 7267.2(a) has been made to the property owner or owners of record, or the offer has not been made because the owner(s) cannot be located with reasonable diligence.

Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of property at 2837 East 14th Street, Assessor Parcel Number 7259-024-011 including land and improvements are as follows:

1. Public interest and necessity require the proposed project.

The Redevelopment Plan (Plan) for the Central Long Beach Redevelopment Project Area (Project Area) was re-adopted on March 6, 2001. The goals of the Plan include the elimination of blighting influences and the correction of environmental deficiencies, including small and irregular lots, obsolete and aged building types, incompatible and uneconomic land uses, substandard alleys, and the provision of adequate land for parking and open space. The acquisition of this property furthers the goals of the Redevelopment Plan.

2. Whether the proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

The fundamental purpose of the Plan is to improve the quality of life for residents and business enterprises within the Project Area. The acquisition of this property will ensure a significant expansion of Orizaba Park as the Agency has recently acquired the property immediately east of the subject property, and will soon be in escrow on the property immediately west of the subject property. This intervening property is critical to a well-designed expansion of Orizaba Park.

3. The property sought to be acquired is necessary for the proposed project.

The subject property is integral to the replanning and expansion of Orizaba Park. Without the acquisition of the subject property, the Agency's acquisition to the east of the subject property and the pending acquisition to the west of the subject property will be inadequate to properly expand Orizaba Park.

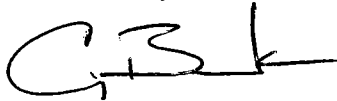
4. The offer of just compensation has been made to the property owners.

The subject property was appraised by an independent appraiser, Lidgard and Associates on April 13, 2005 and updated November 14, 2005. An offer of just compensation dated January 16, 2006 has been made to the owner. The owner rejected the offer and has refused to sell. Due to the refusal of the owner to accept the Agency's offer of just compensation based on the fair market value, the property cannot be acquired except by the Agency's exercise of its power of eminent domain.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Er PATRICK H. WEST
EXECUTIVE DIRECTOR

PHW:CB:MPC

APPROVED:



GERALD R. MILLER
CITY MANAGER

Attachments: Exhibit A – Site Map
Exhibit B – Resolutions

EXHIBIT A

