



# 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 Resolutions of Necessity for acquiring and authorizing the condemnation of real property at 1494 Henderson Avenue, APN 7269-040-018; 469-471 West 17<sup>th</sup> Street, APN 7269-037-019; 1718 Magnolia Avenue, APN 7269-037-018; 1730 Magnolia Avenue, APN 7269-037-017; 1732-34 Magnolia Avenue, APN 7269-037-016; including land, improvements and fixtures and equipment. (Central – District 1)

### DISCUSSION

The Redevelopment Plan (Plan) for the Central Long Beach Redevelopment Project Area (Project Area) was adopted on March 6, 2001. The major goals of the Redevelopment Plan include:

- The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, obsolete and aged building types, uneconomic land uses, and small and irregular lots;
- The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area;
- The replanning, redesign and development of portions of the Project Area which are stagnant or improperly utilized;
- The expansion and improvement of the community's supply of housing, particularly housing available to low and moderate-income persons and families; and
- The improvement of the quality of life in Project Area neighborhoods.

The proposed redevelopment actions contemplated under the Redevelopment Plan include:

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- The acquisition of certain real property and the assembly of adequate sites for the development and construction of residential, commercial and industrial facilities;
- The rehabilitation of existing structures and improvements for uses in accordance with the Redevelopment Plan; and
- The demolition or removal of certain buildings and improvements.

The Agency may exercise its power of eminent domain to acquire real property in the Project Area if it is in the public interest, is necessary in order to eliminate blighting influences, and is necessary to implement the goals of the Redevelopment Plan.

### Property Information (Exhibit A-1 and A-2 – Site Maps)

The property located at 1494 Henderson Avenue is improved with a two-story, four-unit apartment building containing approximately 4,230 square feet of land.

The property located at 469-471 West 17<sup>th</sup> Street is improved with a two-story, three-unit apartment building, and a two-story, two-unit apartment building constructed over 5 single car garages, and contains approximately 3,465 square feet of land.

The property located at 1718 Magnolia Avenue is a vacant parcel of land containing approximately 3,150 square feet.

The property located at 1730 Magnolia Avenue is improved with a one-story single-family residence and contains approximately 3,150 square feet of land.

The property located at 1732-34 Magnolia Avenue is improved with a one-story duplex apartment building and contains approximately 3,650 square feet of land.

### California Environmental Quality Act

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

### Resolutions of Necessity

An appraisal of land and improvements for the properties was prepared by Lidgard and Associates on May 13, 2006.

An offer to purchase the property at 1494 Henderson Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated June 6, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$915,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

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An offer to purchase the property at 469-471 West 17<sup>th</sup> Street and 1718 Magnolia Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated June 6, 2006 was submitted to the owner. The Fair Market Value of the land and improvements for both the improved and vacant parcels was \$1,115,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 1730 Magnolia Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated June 6, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$530,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

An offer to purchase the property at 1732-34 Magnolia Avenue at Fair Market Value pursuant to Government Code section 7267.2(a), dated June 6, 2006 was submitted to the owner. The Fair Market Value of the land and improvements was \$508,000. The owner rejected the offer, and subsequent negotiations have been unsuccessful.

Notices of the hearings on the Resolutions of Necessity were mailed on September 15, 2006 by certified mail, return receipt requested, and by First Class Mail to the owners of record. Said owners were notified that if they wished to appear at the hearing and be heard, they must file a written request to appear with the City Clerk within fifteen (15) days from the date the notice was mailed. The Resolutions of Necessity are attached.

Code of Civil Procedure Section 1245.230 requires the 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:

1. Whether the public interest and necessity require the acquisition of real property;
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.

The project under consideration is assembly of land suitable for modern, integrated development. Recommended findings of the Redevelopment Agency Board as they relate to the acquisition of properties located at 1494 Henderson Avenue, 469 West 17<sup>th</sup> Street, 1718 Magnolia Avenue, 1730 Magnolia Avenue, 1732-34 Magnolia Avenue, are as follows:

1. Public interest and necessity require acquisition of real property.

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The Redevelopment Plan (Plan) for the Central Long Beach Redevelopment Project Area (Project Area) was adopted on March 6, 2001. The goals of the Plan include assembly of property for modern, integrated development and for expansion and improvement of the community's supply of housing, particularly housing available to low and moderate-income persons and families.

2. The proposed project is planned and located in such a way as to do 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 assembly of land for modern, integrated development affects a greater public good with minimal private injury.

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

The assembly of land for modern, integrated development is the proposed project. It is in the public interest to acquire the properties, allowing for future replanning, redesign and development of the properties, which are stagnant and a blighting influence.

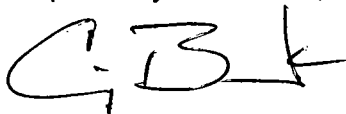
4. The offer of just compensation has been made to the property owners.

An appraisal of land and improvements for the properties was prepared by Lidgard and Associates on May 13, 2006. Based on the Fair Market Value determined by the appraisals, offers of just compensation have been made to the property owners. The owners have rejected the offer and further negotiations have been unsuccessful.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



For PATRICK H. WEST  
EXECUTIVE DIRECTOR

PHW:CB:MPC

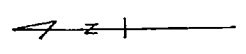
APPROVED:

  
GERALD R. MILLER  
CITY MANAGER

Attachments: Exhibit A – Site Map  
Exhibit B – Photographs  
Resolutions

269 | 40  
 1/4" = 100'

1994

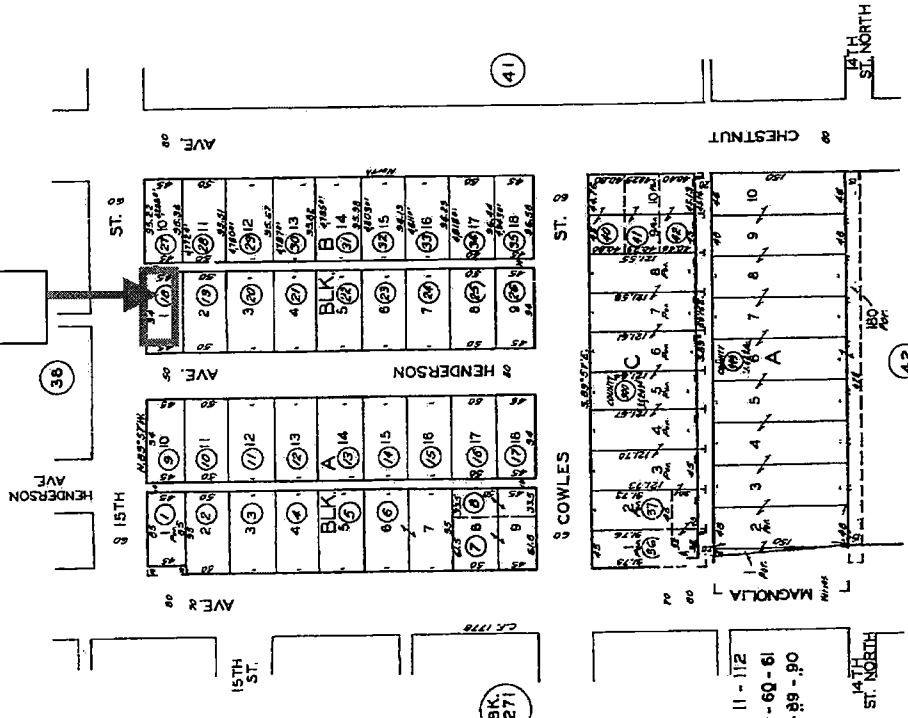


# EXHIBIT A-1

910561  
 7/20/1997  
 450, 570, 600, 601  
 940125

MAR 10 1994  
 ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

1494 Henderson Ave.



MAGNOLIA HILL TRACT  
 TRACT NO. 7516  
 AMERICAN COLONY TRACT  
 M. B. 11-112  
 M. B. 62-60-61  
 M. R. 19-89-90

CODE  
 11934

FOR PREV. ASBMIT SEE:  
 870-27832

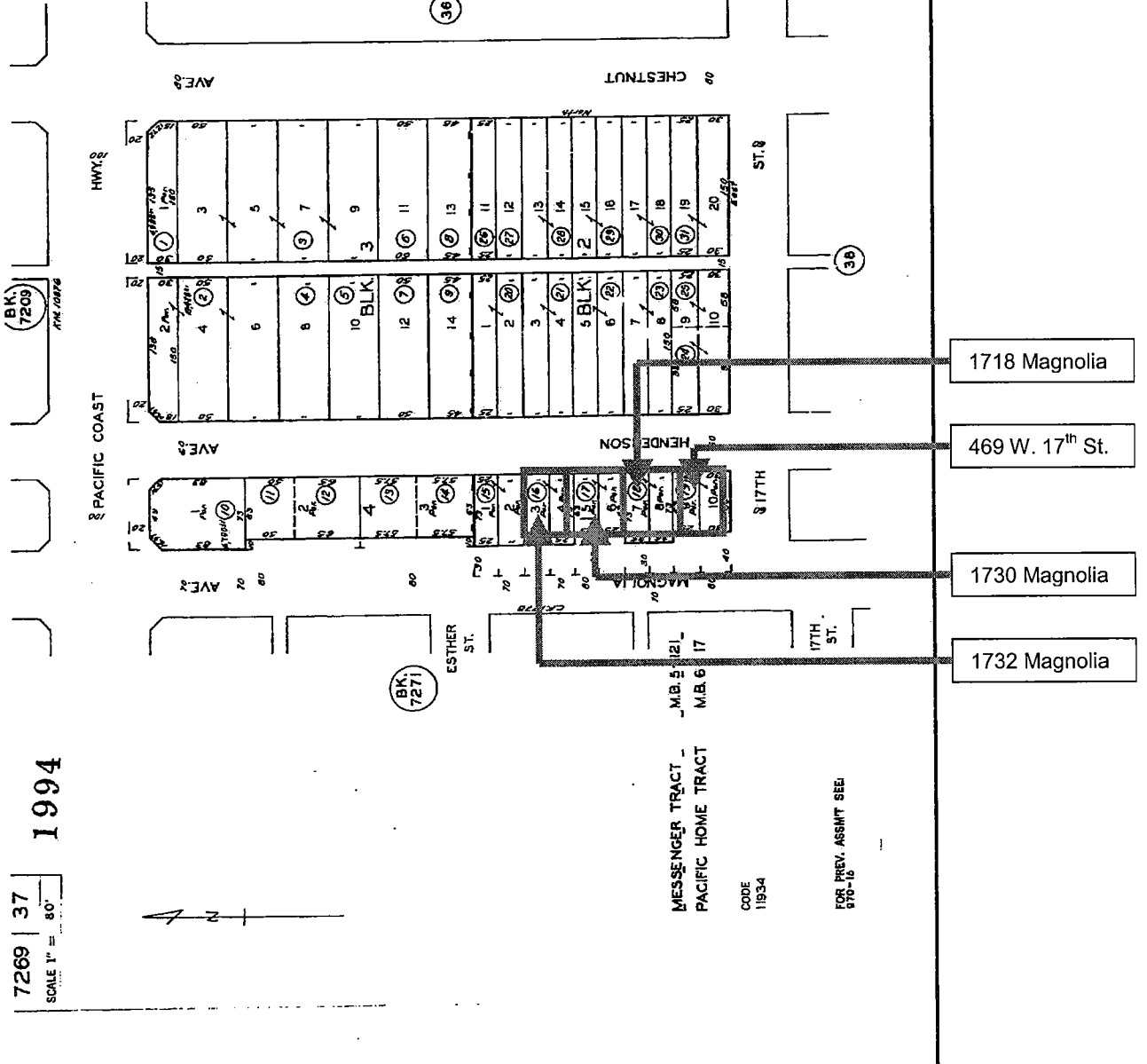
# EXHIBIT A-2

7269 | 37  
SCALE 1" = 80'

1994

670501  
MAPS

72  
SCALE



- 1718 Magnolia
- 469 W. 17<sup>th</sup> St.
- 1730 Magnolia
- 1732 Magnolia

MESSENGER TRACT -  
PACIFIC HOME TRACT

CODE  
11934

FOR REV. ASSMT SEE  
670-10

MAR 10 1994  
ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.