

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

Adopted March 6, 2001

Prepared by the

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

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**ATTACHMENTS**

- Attachment No. 1                      Legal Description of the Project Area Boundaries
- Attachment No. 2                      Project Area Map
- Attachment No. 3                      Redevelopment Land Use Map
- Attachment No. 4                      Proposed Public Improvements

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

**I. [§100] INTRODUCTION**

This is the Redevelopment Plan (the "Plan") for the Central Long Beach Redevelopment Project (the "Project") in the City of Long Beach (the "City"), County of Los Angeles, State of California; it 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 (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.

The proposed redevelopment of the area within the boundaries of the Project (the "Project Area") as described in this Plan conforms to the General Plan for the City of Long Beach (the "General Plan"), adopted by the City Council of the City of Long Beach (the "City Council") on \_\_\_\_\_, as amended.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Long Beach (the "Planning Commission") by Resolution No. \_\_\_R-1108, on April 20, 2000.

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 Project Area. Because of the long-term nature of this Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to 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.

A fundamental purpose of this Plan is to improve the quality of life for residents and business enterprises within the Project Area. That purpose and 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, small and irregular lots, obsolete and aged building types, shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys, and inadequate or deteriorated public improvements, facilities, and utilities.

- 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 provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- E. The strengthening of retail and other commercial functions in the Project Area.
- F. 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 light industrial expansion, employment, and social and economic growth.
- G. The provision of adequate land for parking and open spaces.
- H. 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.
- I. The expansion, improvement, and preservation of the community's supply of housing, particularly housing available to low- and moderate-income persons and families.
- J. The preservation of governmentally-designated historic structures.

## 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. Providing for participation by owners and tenants presently located in the Project Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project occupants;
6. The installation, construction, or reconstruction of streets, utilities, and other public improvements;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan; and
9. The rehabilitation of structures and improvements by present owners, their successors, and the Agency.

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**

**I. [§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 participate in the redevelopment of the Project Area or 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, Priorities, and Preferences**

The Agency shall promulgate rules for participation by owners and the extension of reasonable 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 reasonable opportunities to participate by relocating or reentering into business at another location within the Project Area. The Agency may consider, where appropriate, the use of ground leases and property exchanges.

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 rehabilitate, 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 rehabilitate, 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 rehabilitation or 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**

**I. [§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 execute 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 the ordinance adopting this Plan becomes effective.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. 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 execution 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 respective 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 structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, industrial, public, and other uses provided for in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial 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**

I. **[§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 or deed of trust, 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. Property acquired by the Agency for rehabilitation and resale shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

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 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; (10) public safety facilities such as police substations; and (11) educational facilities.

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 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan or out of any other available funds.

d. [§323] Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to City design review standards.

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 owned by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

The Agency is also authorized to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance.

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 which can be rehabilitated 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 housing costs within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Sections 33413 and 33413.5 of said Community Redevelopment Law.

2. **[§330] Inclusionary Housing**

Whenever new or substantially 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, including the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements;
- c. Donate land to private or public persons or entities;
- d. Finance insurance premiums pursuant to Health and Safety Code Section 33136;
- e. Construct buildings or structures;

- f. Acquire buildings or structures;
- g. Rehabilitate buildings or structures;
- h. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income;
- i. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges;
- j. Maintain the community's supply of mobile homes; and
- k. Preserve the availability of affordable housing units which are assisted or subsidized by public entities and which are threatened with conversion to market rates.

The Agency may use these funds to meet, in whole or in part, 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. However, the use of funds outside the Project Area shall be subject to Project Area benefit findings, as required by Section 33334.2 of the Community Redevelopment Law.

The funds set aside for these purposes 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 primary goal of the Agency shall be to contract with disadvantaged, minority and women owned businesses (hereinafter "DBE," "MBE" and "WBE," respectively) for a reasonable and equitable amount of business as set annually by the Agency.

Each fiscal year, the Executive Director will recommend to the Agency appropriate goals for DBE, MBE and WBE participation in the contract process. Goals beginning in fiscal year 93-94 shall be ten percent (10%) DBE/MBE and three percent (3%) WBE, as applied to each of the categories of Agency contracts with the exception of professional services. The goal for WBEs in the professional services category shall be five percent (5%). These percentages will change from time to time to remain consistent with the goals established by the City.

#### 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] Designated Land Uses

###### 1. [§403] 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 as it may be amended from time to time and as it is implemented and applied by City ordinances, resolutions and other laws, including, but not limited to, zoning.

###### 2. [§404] 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 as it may be amended from time to time and as it is implemented and applied by City ordinances, resolutions and other laws, including, but not limited to, zoning.

###### 3. [§405] 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 as it may be amended from time to time and as it is implemented and applied by City ordinances, resolutions and other laws, including, but not limited to, zoning.

##### C. [§406] Other Land Uses

###### 1. [§407] 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, Magnolia Avenue, Pacific Avenue, Alamos Avenue, Pine Avenue, Broadway, 7th Street, Anaheim Street, Pacific Coast Highway, Willow Street and Spring Street.

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 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. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- 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. **[§408] 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 and as permitted under the Land Use Element of the General Plan. 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. **[§409] 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. **[§410] 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.

D. **[§411] 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.

I. **[§412] 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. **[§413] Rehabilitation and Retention of Properties**

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. **[§414] 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.

4. **[§415] 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.

5. **[§416] 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.

6. **[§417] 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.

7. [§418] 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 the City prior to installation for review and approval pursuant to the procedures of this Plan.

8. [§419] Utilities

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

9. [§420] 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.

10. [§421] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin, ancestry, age, sexual orientation, AIDS, AIDS-related condition, handicap, disability or familial status permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

11. [§422] 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.

12. [§423] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions, and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;

c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and

d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan.

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.

E. [§424] 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 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.

F. [§425] 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.

G. [§426] Certificates of Conformance

Pursuant to the Community Redevelopment Law and this Plan, the Agency shall evaluate and, where appropriate, designate certain residential neighborhoods within the Project Area as neighborhood preservation areas. Outside of such neighborhood preservation areas the Agency may and within such neighborhood preservation areas the Agency shall 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 the 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 will 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, the State of California, the 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:

- I. 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 into the funds of 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 is 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 into the funds of 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 into the funds of the respective taxing agencies as taxes on all other property are paid; and

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 are 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 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. Preservation of historical sites.

H. 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.

I. 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] PROJECT AREA COMMITTEE**

A project area committee ("PAC") has been established for the Project pursuant to the provisions of Health and Safety Code Section 33385 et seq. 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, including review of annual budgets.

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 1000. No funds allocated under this Section 1000 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.



LEGAL DESCRIPTION  
CENTRAL LONG BEACH REDEVELOPMENT  
PROJECT AREA  
PARCEL "A"

Beginning at the intersection of the centerline of Cedar Avenue, 80 feet in width, and the northerly line of Third Street, 80 feet in width; thence westerly along last said northerly line to the westerly line of Magnolia Avenue, 75 feet in width; thence southerly along last said westerly line to the southerly line of Broadway, 80 feet in width, also being the northeasterly corner of Lot 3, Parcel Map No. 17697 as recorded in Book 194, Pages 39 through 41 of Maps in the office of the County Recorder of Los Angeles County; thence westerly along last said southerly line and northerly line of said Parcel Map No. 17697 to the westerly line of Golden Avenue, varies in width, as shown on said Parcel Map No. 17697; thence westerly, southwesterly, southerly, southeasterly, southerly, and along the southerly prolongation of last said westerly line to the southerly line of Ocean Boulevard, varies in width, said southerly line also being the northerly line of the West Beach Project Area; thence westerly along last said southerly line to the easterly line of the Los Angeles River Flood Control Channel per FM 18179, 18180 and 18182; thence northerly along last said easterly line to the intersection with the northerly line of Nineteenth Street, 60 feet in width; thence easterly along last said northerly line of Nineteenth Street, 60 feet in width, to the westerly line of Cedar Avenue, 60 feet in width; thence northerly

along last said westerly line to the northerly line of Twentieth Street, 60 feet in width; thence easterly along last said northerly line to the westerly line of Cedar Avenue, 60 feet in width; thence northerly along last said westerly line to the southerly line of Twenty-Fifth Street, 60 feet in width; thence westerly along last said southerly line to the westerly line of Deforest Avenue, 40 feet in width; thence northerly along last said westerly line to the intersection with the westerly prolongation of the northerly line of Twenty-Fifth Street, 60 feet in width; thence westerly along last said prolongation to the westerly line of said Los Angeles River Flood Control Channel per FM 18179, 18180 and 18181; thence southerly along last said westerly line to the easterly prolongation of the southerly line of Twenty-Fifth Street; thence westerly along last said prolongation and said southerly line of Twenty-Fifth Street to the easterly line of Delta Avenue, 50 feet in width; thence southerly along last said easterly line to the intersection of the easterly prolongation of the southerly line of Twenty-Fifth Street, 60 feet in width; thence westerly along last said easterly prolongation and said southerly line of Twenty-Fifth Street to the westerly line of Santa Fe Avenue, 100 feet in width; thence northerly along last said westerly line to the intersection with the northerly line of Tract No. 12870 as recorded in Book 248, Pages 26 through 28, inclusive, of Maps in the office of said County Recorder; thence westerly along last said northerly line and continuing westerly along the northerly line of Tract No. 13047 as recorded in Book 254, Pages 8 and 9 in the office of said county

Recorder to the westerly line of last said Tract No. 13407; thence southerly and southeasterly along last said westerly line to the northerly line of Willow Street, 100 feet in width; thence easterly along last said northerly line to the intersection with the northerly prolongation of the easterly line of Webster Avenue, 60 feet in width; thence southerly along last said northerly prolongation and easterly line to the centerline of Hill Street, varies in width; thence westerly along last said centerline and its westerly prolongation to the westerly line of Lot 5, Tract No. 10719 as recorded in Book 183, Pages 40 through 42 of Maps in the office of said County Recorder; thence northerly along last said westerly line and its northerly prolongation to the intersection with the southerly prolongation of the westerly line of Lot 4 of Tract No. 7229 as recorded in Book 168, Pages 23 through 24 of Maps in the office of said County Recorder to the northerly line of Willow Street, 100 feet in width; thence easterly along last said northerly line to the westerly line of the Union Pacific Railroad Right-of-Way, 80 feet in width; thence northerly along last said westerly right-of-way line to the intersection with the westerly prolongation of the northerly line of Columbia Street, 25 feet in width; thence easterly along last said westerly prolongation and said northerly line of Columbia Street to the easterly line of Santa Fe Avenue, 100 feet in width; thence southerly along last said easterly line to the northerly line of Twenty-Seventh Street, 20 feet in width; thence easterly along last said northerly line to the westerly line of Delta Avenue, 60 feet in width; thence

northerly along last said westerly line to the intersection with the westerly prolongation of the northerly line of Twenty-Seventh Street, 60 feet in width; thence easterly along last said westerly prolongation and northerly line to the westerly line of Pacific Avenue, 100 feet in width; thence northerly along last said westerly line to the northerly line of Twenty-Eighth Street, 60 feet in width; thence easterly along last said northerly line to the westerly line of the Pacific Electric Right-of-Way, 120 feet in width; thence northwesterly along last said westerly line to the intersection with the westerly prolongation of the southerly line of Lot 1, Block G, Vista Del Mar Tract No. 2 as recorded in Book 10, Page 158 of Maps in the office of said County Recorder, also being the northerly line of Thirty-First Street, 60 feet in width; thence easterly along last said westerly prolongation and northerly line to the southerly prolongation of the westerly line of Locust Avenue, 60 feet in width; thence northerly along last said westerly line to the westerly prolongation of the northerly line of Lot 33, Block D, Vista Del Mar, Tract No. 2 as recorded in Book 10, Page 158 of Maps in the office of said County Recorder; thence easterly along last said westerly prolongation and said northerly line to the centerline of the alley, 15 feet in width, east of Locust Avenue; thence northerly along last said centerline to the northerly line of Pepper Drive, 60 feet in width; thence easterly along last said northerly line to the westerly line of Long Beach Boulevard, 100 feet in width; thence northerly along last said westerly line to the southerly right-of-way of Interstate 405;

thence northwesterly along last said southerly right-of-way to the intersection with the southerly prolongation of the westerly line of Locust Avenue, 60 feet in width; thence northerly along last said southerly prolongation and westerly line to the most northerly line of Thirty-Sixth Street, 80 feet in width; thence easterly along last said most northerly line to the easterly line of Long Beach Boulevard, 82.5 feet in width; thence southerly along last said easterly line to the southerly line of Lot 9, Block 9, Tract No. 2964 as recorded in Book 37, Page 35 of Maps in the office of said County Recorder; thence easterly along last said southerly line to the easterly line of said Lot; thence southerly along last said easterly line and its southerly prolongation to the southerly line of Lot 27, of said Block 9; thence easterly along last said southerly line and its easterly prolongation to the easterly line of Elm Avenue, 60 feet in width; thence southerly to the southerly line of Wardlow Road, varies in width; thence westerly along last said southerly line to the easterly line of Elm Avenue, 60 feet in width; thence southerly along last said easterly line and its southerly prolongation to the southerly right-of-way of Interstate 405; thence southeasterly along last said southerly right-of-way to the city boundary of the City of Long Beach and the City of Signal Hill, as same existed in March, 1993; thence southerly along last said city boundary and its southerly prolongation to the southerly line of Willow Street, 110 feet in width; thence easterly along last said southerly line to the intersection with the easterly line of Lot 1, Block A, of the Sunny Slope Tract as recorded in Book 9,

Page 132 of Maps in the office of said County Recorder; thence southerly along last said easterly line and the east lines of Lots 2, 3, 4, and 5 of said Block A and the southerly prolongation of said easterly lines to the centerline of Sunrise Boulevard, 60 feet in width; thence westerly along last said centerline to the intersection with the northeasterly prolongation of the easterly line of Lot 10, Block D, of said Tract; thence southwesterly along last said northeasterly prolongation and said easterly line to the northeasterly line of the Pacific Electric Right-of-Way, 100 feet in width; thence southeasterly along last said northeasterly line to the easterly line of Martin Luther King, Jr. Avenue, 60 feet in width, formerly known as California Avenue; thence southerly along last said easterly line to the southwesterly line of last said Pacific Electric Right-of-Way; thence northwesterly along last said southwesterly line to the most northerly northeast corner of Lot J, Gadwell and Lyster Tract as recorded in Book 7, Page 163 of Maps in the office of said County Recorder; thence westerly along the northerly line of said Lot J to the easterly line of Olive Avenue, 50 feet in width; thence southerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Burnett Street, 60 feet in width; thence westerly along last said easterly prolongation and southerly line to the easterly line of the north/south alley, 15 feet in width, in Block 1, Tract No. 3395 as recorded in Book 34, Page 62 of Maps in the office of said County Recorder; thence southerly along last said easterly line and its southerly prolongation to the centerline of Twenty-

First Street, 60 feet in width; thence westerly along last said centerline of Twenty-First Street to the intersection with the northerly prolongation of the easterly line of the north/south alley, 10 feet in width, in Block A, The Metcalf Tract as recorded in Book 7, Page 162 of Maps in the office of said County Recorder; thence southerly along last said easterly line and its southerly prolongation to the northerly line of Nineteenth Street, 60 feet in width; thence easterly along last said northerly line to the easterly line of said Martin Luther King, Jr. Avenue, 90 feet in width; thence southerly along last said easterly line to the northerly line of Nineteenth Street, 60 feet in width; thence easterly along last said northerly line to the easterly line of Orange Avenue, 60 feet in width; thence southerly along last said easterly line to the northerly line of Pacific Coast Highway, 86 feet in width; thence easterly along last said northerly line to the westerly line of May Avenue, 40 feet in width; thence northerly along last said westerly line to the intersection with the westerly prolongation of the northerly line of an unnamed east/west alley, 10 feet in width, 112 feet, more or less, northerly of Pacific Coast Highway; thence easterly along last said westerly prolongation and northerly line to the easterly line of Walnut Avenue, 60 feet in width; thence southerly along last said easterly line to the southerly line of Lot 10, Tract No. 1215 as recorded in Book 21, Page 53 of maps in the office of said County Recorder; thence easterly along last said southerly line and the southerly lines of Lots 22, 34, 46, and 58, of last said tract to the

easterly line of said Lot 58 also being the westerly line of an unnamed north/south alley, 12 feet in width, 129 feet, more or less, westerly of Gardenia Avenue; thence northerly along last said easterly line to the southerly line of Nineteenth Street, 60 feet in width; thence westerly 4.00 feet along last said southerly line to the easterly line of vacated Nineteenth Street, 60 feet in width, as shown on Sketch No. 150(V) on file in the office of the City Engineer of the City of Long Beach; thence northerly along last said easterly line to the northerly line of said Nineteenth Street; thence easterly along last said northerly line to the southwesterly line of the Pacific Electric Railroad Right-of-Way, 80 feet in width; thence southeasterly along last said southwesterly line to the centerline of said Nineteenth Street, 60 feet in width; thence easterly along the easterly prolongation of last said centerline to the northeasterly line of said Pacific Electric Railroad Right-of-Way, 80 feet in width, said northeasterly line also being the boundary line for the City of Long Beach and the City of Signal Hill, as same existed in March, 1993; thence southeasterly and easterly along said city boundary to the intersection with a line 40 feet east and parallel with the centerline of Redondo Avenue West, 80 feet in width, said line also being the northerly prolongation of the easterly line of said Redondo Avenue; thence southerly along last said northerly prolongation, last said easterly line and its southerly prolongation to the intersection with the easterly prolongation of the southerly line of Lot 2, Block 2, of Tract No. 1954 as recorded



in Book 22, Pages 110 and 111 of Maps in the office of said County Recorder; thence westerly along last said easterly prolongation and said southerly line and its westerly prolongation and southerly line of Lot 14 of last said Block and last said Tract to the easterly line of Coronado Avenue, 60 feet in width; thence southerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Lot 15, Block 1, of last said Tract; thence westerly along last said easterly prolongation and southerly line and its westerly prolongation and southerly line of Lot 3, last said Block and last said Tract and the westerly prolongation of last said southerly line and continuing westerly along the southerly line of Lot 63, Signal Park Tract No. 2, as recorded in Book 10, Page 109 of Maps in the office of said County Recorder, its westerly prolongation and the southerly line of Lot 51, last said Tract to the easterly line of Freeman Avenue, 60 feet in width; thence northerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Lot 38, last said Tract; thence westerly along last said easterly prolongation and southerly line and continuing westerly along the westerly prolongation of last said southerly line and the southerly line of Lot 26, last said Tract, its westerly prolongation and the southerly line of Lot 14, last said Tract, and its westerly prolongation to the westerly line of an unnamed north/ south alley, 10 feet in width lying, 160 feet more or less, easterly of the centerline of Gladys Avenue; thence southerly along last said westerly line to the southerly line of

Lot 4, last said Tract; thence westerly along last said southerly line to the easterly line of said Gladys Avenue, 60 feet in width; thence northerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Lot 14, Temple-State Tract as recorded in Book 10, Page 117 of Maps in the office of said County Recorder; thence westerly along last said easterly prolongation and southerly lines of said Lot 14 and Lot 2, of last said Tract to the easterly line of Temple Avenue, 60 feet in width; thence southerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Lot 2, Van Norman Tract as recorded in Book 9, Page 147 of Maps in the office of said County Recorder; thence westerly along last said westerly prolongation and southerly line and easterly prolongation to the westerly line of Ohio Avenue, 50 feet in width; thence southerly along last said westerly line to a point 40 feet northerly and parallel with the southerly line of Lot 1 of the Barndollars Subdivision No. 1 as recorded in Book 7, Page 196 of Maps in the office of said County Recorder; thence West 165 feet; thence North 50 feet; thence West 195 feet to the westerly line of Molino Avenue, 60 feet in width; thence northerly along last said westerly line to the southerly line of Lot 6, Barndollars Subdivision No. 1 as recorded in Book 7, Page 196 of Maps in the office of said County Recorder; thence westerly to the easterly line of Stanley Avenue, 60 feet in width; thence southerly along last said easterly line to the intersection with a line 116 feet southerly and parallel with the southerly line of Pacific Coast

Highway, 86 feet in width; thence West 184.69 feet along last said parallel line; thence North 41 feet; thence West 124.69 feet to the easterly line of Junipero Avenue, 66 feet in width; thence southerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Lot 3, Block 1 of the Jackson Park Tract as recorded in Book 11, Page 25; thence westerly 236 feet, more or less, along last said easterly prolongation and last said southerly line to the easterly line of an unnamed north/south alley, 16 feet in width; thence southerly along last said easterly line and southerly prolongation to the southwesterly line of the Pacific Electric Railroad right-of-way, 80 feet in width; thence northwesterly along last said southwesterly line to the intersection with the easterly prolongation of the southerly line of Lot 2, Block 2 of said Jackson Park Tract; thence westerly along last said easterly prolongation and last said southerly line and the southerly lines, and respective westerly prolongations of Lots 2, 14, and 3 of said Jackson Park Tract to the easterly line of an unnamed north/south alley, 16 feet in width, 215 feet, more or less, west of the centerline of Sherman Place, 90 feet in width; thence southerly along last said easterly line to the southerly line of Seventeenth Street, 60 feet in width; thence westerly along last said southerly line to the westerly line of Cherry Avenue, 66 feet in width; thence northerly along last said westerly line to the northerly line of Tract No. 45193 as recorded in Book 1107, Page 55 of Maps in the office of said County Recorder; thence westerly along last

said northerly line to the easterly line of Gardenia Avenue, 60 feet in width; thence continuing westerly along the westerly prolongation of last said northerly line, also being the southerly line of Seventeenth Street, 30 feet in width, to the easterly line of Rose Avenue, 60 feet in width; thence southerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Seventeenth Street, 30 feet in width; thence westerly along last said easterly prolongation and southerly line to the westerly line of Gaviota Avenue, 60 feet in width; thence northerly along last said westerly line to the southerly line of Seventeenth Street, 30 feet in width; thence westerly along last said southerly line to the easterly line of Walnut Avenue, 30 feet in width; thence southerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Seventeenth Street, 55 and 60 feet in width; thence westerly along last said easterly prolongation and southerly line to the southerly prolongation of the easterly line of Lot 24, Block F, Signal Hill Annex, as recorded in Book 6, Page 91 of Maps in the office of said County Recorder; thence northerly along last said southerly prolongation and easterly line to the northerly line of Lot 24, said Block F; thence westerly along the northerly line of Lots 24 through 17, inclusive, to the southerly prolongation of the westerly line of Lot 5, last said Block F and last said Signal Hill Annex Tract; thence northerly along last said southerly prolongation and westerly line, 52 feet; thence westerly, parallel to the southerly lines of said Lots 4, 3, 2, and 1 of said Block F

to the easterly line of Gundry Street, 60 feet in width; thence northerly along last said easterly line to the easterly prolongation of the southerly line of Esther Street, 60 feet in width; thence westerly along last said easterly prolongation and southerly line to the easterly line of Alamitos Avenue, 75 feet in width; thence southerly along last said easterly line to the southerly line of said Seventeenth Street, 60 feet in width; thence westerly along last said westerly line to the intersection with the southerly prolongation of the westerly line of Lemon Avenue, 60 feet in width; thence northerly along last said southerly prolongation and easterly line to the intersection with the northerly line of Lot 20, Block B, The Preston Tract as recorded in Book 7, Page 190 of Maps in the office of said County Recorder; thence westerly along last said northerly line to the westerly line of last said Lot; thence southerly along last said westerly line to the intersection with the easterly prolongation of the northerly line of Lot 21, last said Block and Tract; thence westerly along last said easterly prolongation and northerly line to the easterly line of Lewis Avenue, 60 feet in width; thence southerly along last said easterly line and its southerly prolongation to the southerly line of said Seventeenth Street; thence westerly along last said southerly line to the easterly line of Martin Luther King, Jr. Avenue (formerly California Avenue), 60 feet in width; thence northerly along last said easterly line to the northerly line of Pacific Coast Highway; thence westerly along last said northerly line to the westerly line of Atlantic Avenue, 80 feet in width;

thence southerly along last said westerly line to the southerly line of Anaheim Street, 80 feet in width; thence easterly along last said southerly line to said easterly line of Martin Luther King, Jr. Avenue; thence northerly along last said easterly line to the intersection with the southerly line of Lot 3, Tract No. 1761 as recorded in Book 22, Page 25 of Maps in the office of said County Recorder; thence easterly along the southerly line of said Lot 3 and Lots 16, 37, and 42 and their respective easterly prolongations to the westerly line of an unnamed north/south alley, 15 feet in width, lying 130 feet, more or less, easterly of Lemon Avenue, 50 feet in width; thence northerly along last said westerly line to the northerly line of Arcadia Court, 45 feet in width; thence easterly along last said northerly line and its easterly prolongation to the easterly line of said Alamitos Avenue, 75 feet in width; thence northerly along last said easterly line to the southerly line of the Alamitos Avenue Tract as recorded in Book 7, Page 173 of Maps in the office of said County Recorder; thence easterly along last said southerly line to the westerly line of Orange Avenue, 60 feet in width; thence northerly along last said westerly line to the intersection with the westerly prolongation of the northerly line of Fourteenth Street, 60 feet in width; thence easterly along last said northerly line to the westerly line of Temple Avenue, 60 feet in width; thence northerly along last said westerly line to the intersection with the northeasterly line of the Pacific Electric Right-of-Way, 80 feet in width; thence southeasterly along last said north- easterly line to the

intersection of the westerly prolongation of the northerly line of Spaulding Street, 40 feet in width; thence easterly along last said westerly prolongation and northerly line to the easterly line of Obispo Avenue, 60 feet in width; thence southerly along last said easterly line to the northerly line of Fourteenth Street, 30 feet in width; thence easterly along last said northerly line to the easterly line of Redondo Avenue, 80 feet in width; thence southerly along last said easterly line to the southerly line of Eleventh Street, 60 feet in width; thence westerly along last said southerly line to the westerly line of St. Louis Avenue, 60 feet in width; thence northerly along last said westerly line to the northerly line of the E.A. Flynn Tract as recorded in Book 12, Page 19 of Maps in the office of said County Recorder; thence westerly along last said northerly line and its westerly prolongation to the southeast corner of Lot A of the Sunflower Tract as recorded in Book 11, Page 109 of Maps in the office of said County Recorder; thence westerly along the southerly line of said Lot A to the easterly line of Gardenia Avenue, 60 feet in width; thence southerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Eleventh Street, 60 feet in width; thence westerly along last said easterly prolongation and southerly line to the easterly line of Orange Avenue, 60 feet in width; thence southerly along last said easterly line to the northerly line of Tenth Street, 60 feet in width; thence easterly along last said northerly line and its easterly prolongation to the easterly line of Walnut Avenue, 60 feet in

width; thence southerly along last said easterly line to the intersection with the easterly prolongation of the southerly line of Fifth Street, 40 feet in width; thence westerly along last said easterly prolongation and southerly line to the intersection with the easterly line of The Downs Tract as recorded in Book 3, Page 31 of Maps in the office of said County Recorder; thence northerly along last said easterly line and continuing northerly along the easterly line of the Fortuna Home Tract as recorded in Book 11, Page 55 of Maps in the office of said County Recorder to the intersection with the northerly line of Lot 14, of last said Tract; thence westerly along the northerly line of last said Lot 14 and its westerly prolongation and continuing along the southerly line of Lot 11 of said Fortuna Home Tract to the westerly line of last said Fortuna Home Tract; thence southerly along last said westerly line to the northeasterly corner of Lot 7 of the Humphrey Tract as recorded in Book 7, Page 152 of Maps in the office of said County Recorder; thence westerly along the northerly line of last said Lot to the easterly line of Almond Avenue, 60 feet in width; thence southerly to the intersection with the easterly prolongation of the southerly line of Sixth Street, 60 feet in width; thence westerly along last said southerly line to the easterly line of Tract No. 43051 recorded in Map Book 1037, Page 38 through 40, inclusive; thence southerly along last said easterly line and continuing along the westerly line of the Eastside Tract, recorded in Book 2, Page 59 of Maps in the office of said County Recorder to a point 234 feet northerly of the northerly line of Fourth Street, 60 feet in



width; thence West 150 feet; thence South 114 feet; thence West 75 feet; thence North 30 feet; thence West 75 feet to the easterly line of Orange Avenue, 60 feet in width; thence southerly to the point of intersection with the easterly prolongation of the northerly line of Tract No. 39279 recorded in Map Book 974, Pages 87 and 88 in the office of said County Recorder; thence westerly along last said easterly prolongation and northerly line to the westerly line of Franklin Place, 10 feet in width; thence northerly along last said westerly line to the southerly line of an unnamed east-west alley, 12 feet in width, lying 240 feet northerly of the centerline of Fourth Street; thence westerly along last said southerly line to the easterly line of Cerritos Avenue, 60 feet in width; thence southerly along last said easterly line to the southerly line of Third Street, 75 feet in width; thence westerly along last said southerly line to the easterly line of Bonito Avenue, 75 feet in width; thence southerly along last said easterly line to the southerly line of Ocean Boulevard, 100 feet in width; thence westerly along last said southerly line and the westerly prolongation of said southerly line to the northerly line of Ocean Boulevard, 100 feet in width; thence westerly along last said northerly line to the easterly line of Atlantic Avenue, 100 feet in width; thence northerly along last said easterly line to the northerly line of First Street, 80 feet in width; thence westerly along last said northerly line to the easterly line of Elm Avenue, 80 feet in width; thence northerly along last said easterly line to the northerly line of Sixth Street, 80 feet in width; thence

easterly along last said northerly line to the easterly line of Alamo Court, 16 feet in width; thence northerly along last said easterly line to the centerline of Seventh Street, 80 feet in width; thence westerly along last said centerline to intersection with the northerly prolongation of the westerly line of Pacific Avenue, 100 feet in width; thence southerly along last said northerly prolongation and westerly line to the northerly line of Third Street, 80 feet in width; thence westerly along last said northerly line to the Point of Beginning.

EXCEPT that portion bounded by and lying within the area described as follows:

Beginning at the intersection of the northerly line of Twentieth Street, 60 feet in width, and the easterly line of Pasadena Avenue, 60 feet in width; thence northerly along last said easterly line to the northerly line of Twenty-First Street, 60 feet in width; thence westerly along last said northerly line to the easterly line of Elm Avenue, 60 feet in width; thence northerly along last said easterly line to the southerly line of Willow Street, 110 feet in width; thence easterly along last said southerly line to the southwesterly line of the Pacific Electric Right-of-Way, 80 feet in width; thence southeasterly along last said southwesterly line to the intersection with the northerly prolongation of westerly line of Pasadena Avenue, 60 feet in width; thence southerly along

last said northerly prolongation and westerly line to the southerly line of Twenty-Fifth Way, 15 feet in width; thence easterly along last said southerly line to the westerly line of the north/south alley, 10 feet in width, east of Linden Avenue; thence southerly along last said westerly line to the northerly line of Burnett Street, 60 feet in width; thence westerly along last said northerly line to the westerly line of Linden Avenue, 60 feet in width; thence southerly along last said westerly line to the westerly prolongation of the southerly line of Lot 6, Block 1, of the Perkins Tract as shown on map recorded in Book 3, Page 26 of Maps in the office of said County Recorder; thence easterly along last said westerly prolongation and southerly line to the easterly line of said Lot 6; thence southerly along last said easterly and easterly lines of Lots 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, and 30 of said Block 1 and its southerly prolongation to the easterly line of Lot 2, Block 2, of said Perkins Tract; thence continuing southerly along last said easterly line and easterly lines of Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, and 30 of said Block 2 to the northerly line of Twentieth Street, 60 feet in width; thence westerly along last said northerly line to the point of Beginning.

ALSO EXCEPT that portion bounded by and lying within the area described as follows:

On the west by the easterly line of Lewis Avenue, 50 feet in width; on the north by the southerly line of Twelfth Street, 40 feet in width; on the east by the westerly line of Alamitos Avenue, 75 feet in width; and on the south by the northerly line of Eleventh Street, 50 feet in width.

The total area of the project is 2,617.9 acres including street rights-of-way.

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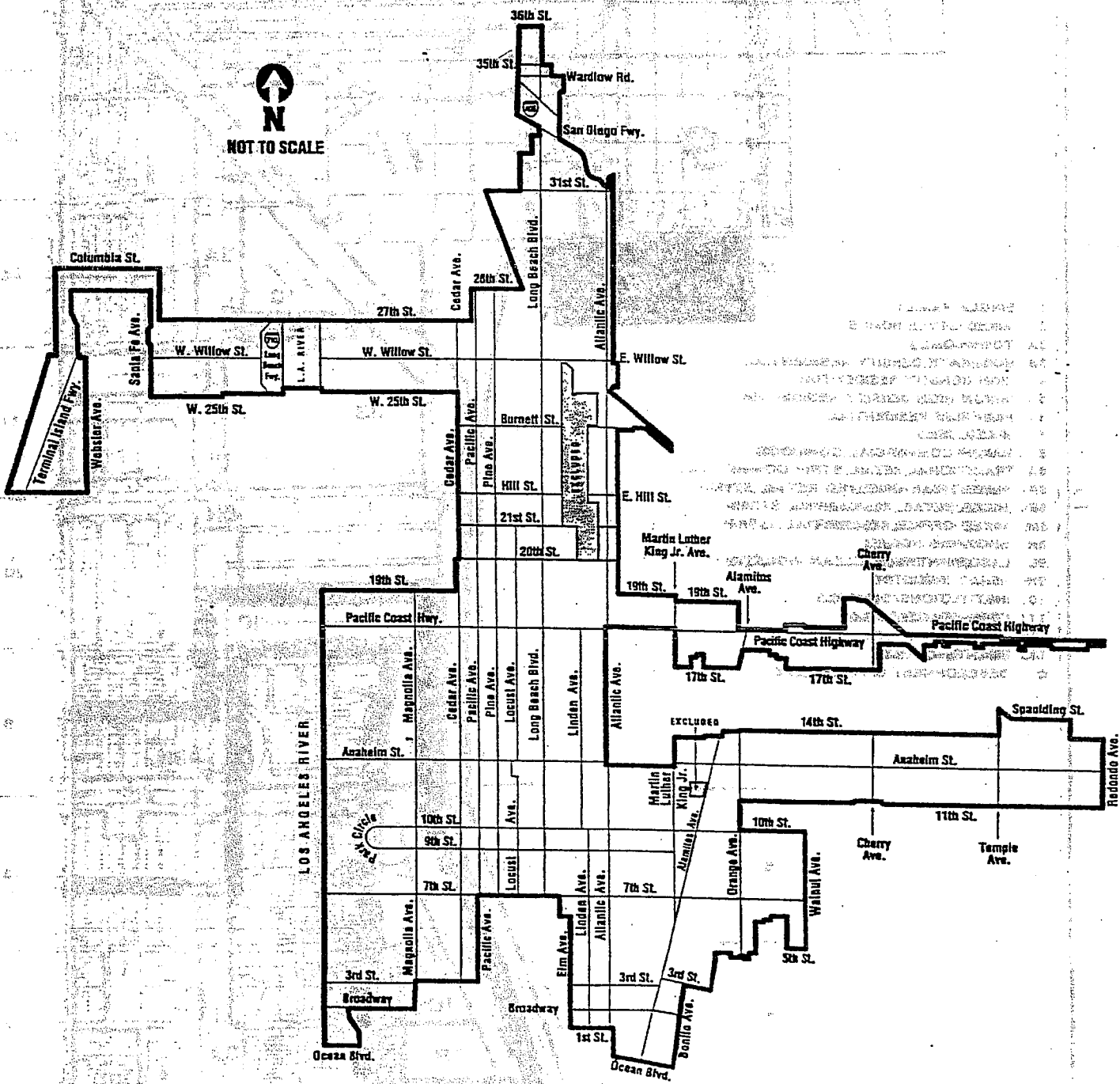
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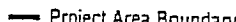
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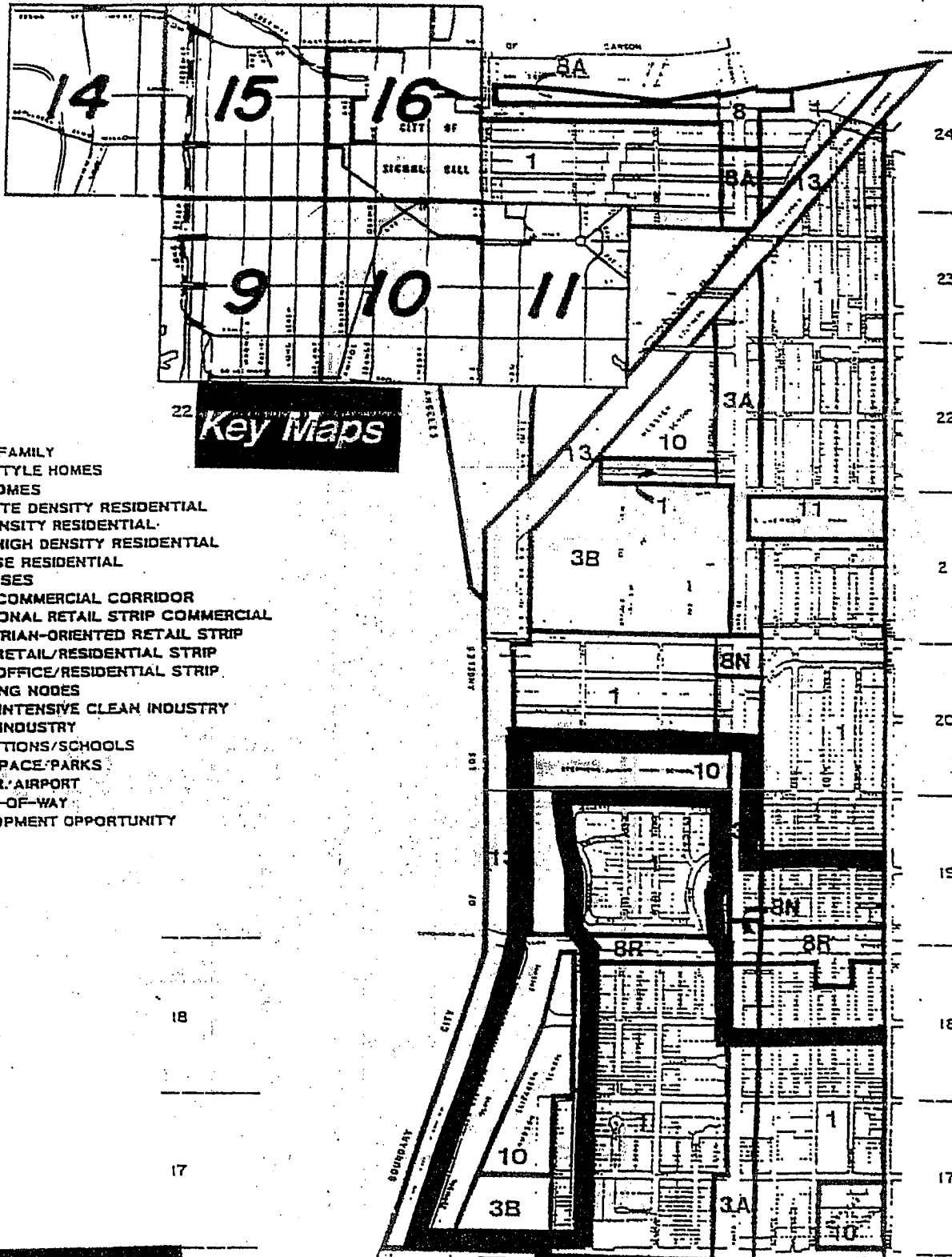


# ATTACHMENT 2 CENTRAL LONG BEACH REDEVELOPMENT PROJECT AREA MAP

  
 NOT TO SCALE



Date of Adoption: 9-21-93  
 Size: 2,619 Acres  
 Project Area Boundary



**Key Maps**

- 1 SINGLE FAMILY
- 2 MIXED STYLE HOMES
- 3A TOWNHOMES
- 3B MODERATE DENSITY RESIDENTIAL
- 4 HIGH DENSITY RESIDENTIAL
- 5 URBAN HIGH DENSITY RESIDENTIAL
- 6 HIGH RISE RESIDENTIAL
- 7 MIXED USES
- 8 MAJOR COMMERCIAL CORRIDOR
- 8A TRADITIONAL RETAIL STRIP COMMERCIAL
- 8P PEDESTRIAN-ORIENTED RETAIL STRIP
- 8R MIXED RETAIL/RESIDENTIAL STRIP
- 8M MIXED OFFICE/RESIDENTIAL STRIP
- 8N SHOPPING NODES
- 9L LABOR INTENSIVE CLEAN INDUSTRY
- 9H HEAVY INDUSTRY
- 10 INSTITUTIONS/SCHOOLS
- 11 OPEN SPACE/PARKS
- 12 HARBOR/AIRPORT
- 13 RIGHTS-OF-WAY
- ☆ DEVELOPMENT OPPORTUNITY

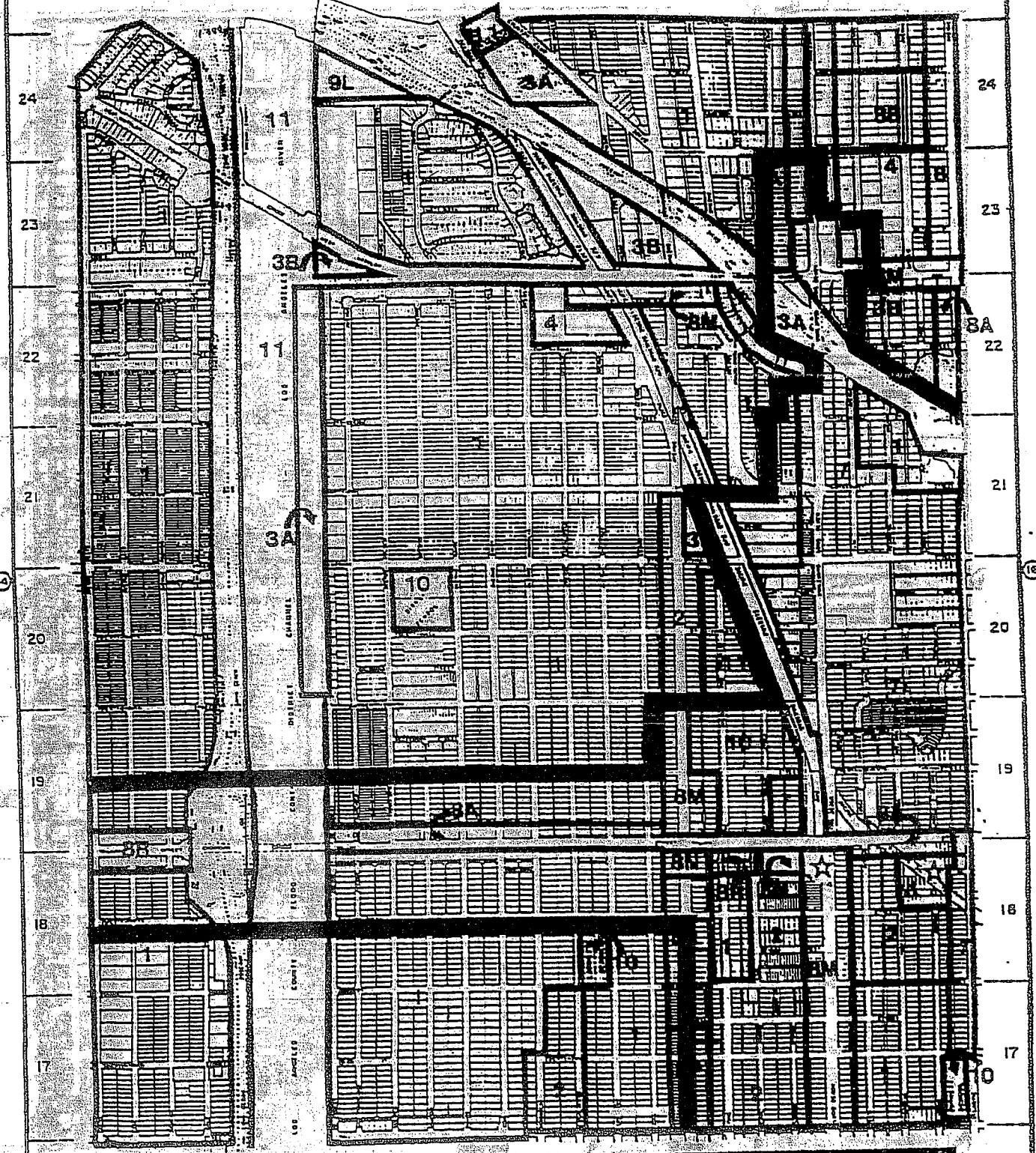
**General Plan  
Project Land Use**

**Figure 5**

- 1 SINGLE FAMILY
- 2 MIXED STYLE HOMES
- 3A TOWNHOMES
- 3B MODERATE DENSITY RESIDENTIAL
- 4 HIGH DENSITY RESIDENTIAL
- 5 URBAN HIGH DENSITY RESIDENTIAL
- 6 HIGH RISE RESIDENTIAL

- 7 MIXED USES
- 8 MAJOR COMMERCIAL CORRIDOR
- 8A TRADITIONAL RETAIL STRIP COMMERCIAL
- 8P PEDESTRIAN-ORIENTED RETAIL STRIP
- 8R MIXED RETAIL/RESIDENTIAL STRIP
- 8M MIXED OFFICE/RESIDENTIAL STRIP
- 8N SHOPPING NODES

- 8L LABOR INTENSIVE CLEAN INDUSTRY
- 8H HEAVY INDUSTRY
- 10 INSTITUTIONS/SCHOOLS
- 11 OPEN SPACE/PARKS
- 12 HARBOR/AIRPORT
- 13 RIGHTS-OF-WAY
- ★ DEVELOPMENT OPPORTUNITY



**Figure 6**

15

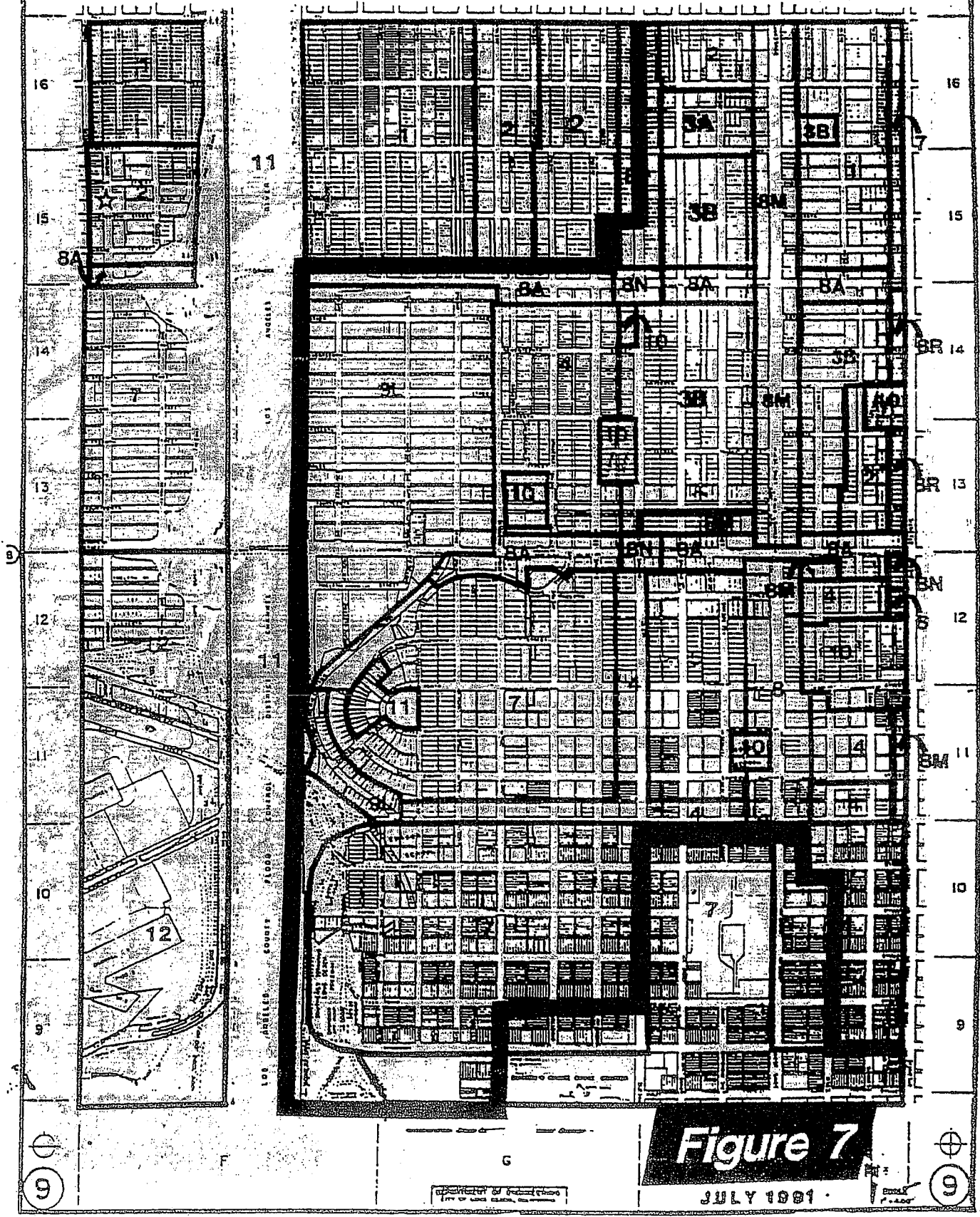
DEPARTMENT OF LICENSING  
CITY OF LOS ANGELES

JULY 1991

SCALE  
1" = 100'

15

- |                                  |  |                           |
|----------------------------------|--|---------------------------|
| 2 MIXED STYLE HOMES              | 5 MASS COMMERCIAL CORRIDOR             | 9H HEAVY INDUSTRY         |
| 3A TOWNHOMES                     | 8A TRADITIONAL RETAIL STRIP COMMERCIAL | 10 INSTITUTIONS/SCHOOLS   |
| 3B MODERATE-DENSITY RESIDENTIAL  | 8P PEDESTRIAN-ORIENTED RETAIL STRIP    | 11 OPEN SPACE/PARKS       |
| 4 HIGH DENSITY RESIDENTIAL       | 8R MIXED RETAIL/RESIDENTIAL STRIP      | 12 HARBOR/AIRPORT         |
| 6 URBAN-HIGH DENSITY RESIDENTIAL | 8M MIXED OFFICE/RESIDENTIAL STRIP      | 13 RIGHTS-OF-WAY          |
| 6 HIGH RISE RESIDENTIAL          | 8N SHOPPING NODES                      | ☆ DEVELOPMENT OPPORTUNITY |



**Figure 7**

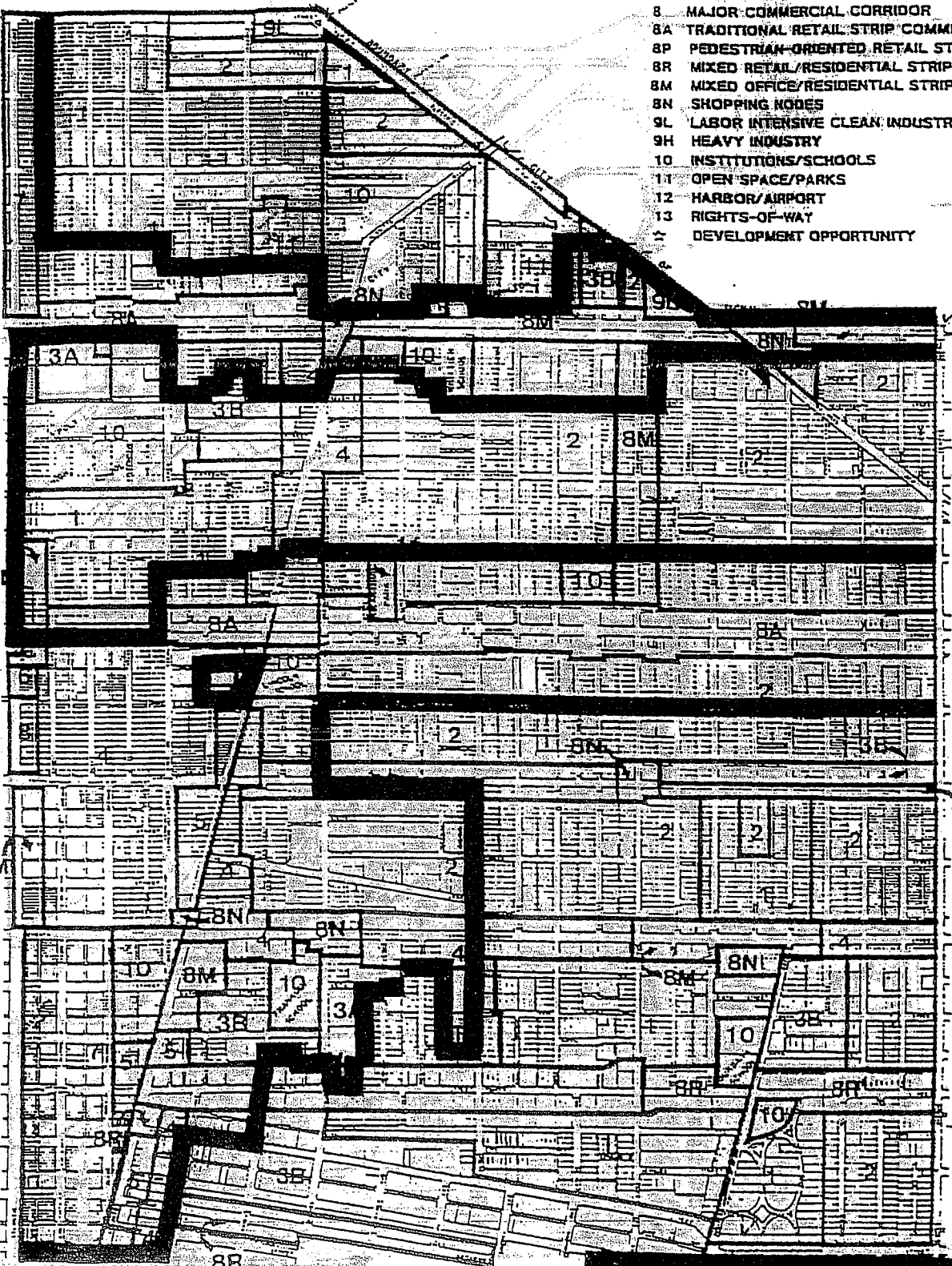
JULY 1991

Department of Urban Planning  
City of Los Angeles, California





- 1 SINGLE FAMILY
- 2 MIXED STYLE HOMES
- 3A TOWNHOMES
- 3B MODERATE DENSITY RESIDENTIAL
- 4 HIGH DENSITY RESIDENTIAL
- 5 URBAN HIGH DENSITY RESIDENTIAL
- 6 HIGH RISE RESIDENTIAL
- 7 MIXED USES
- 8 MAJOR COMMERCIAL CORRIDOR
- 8A TRADITIONAL RETAIL STRIP COMMERCIAL
- 8P PEDESTRIAN-ORIENTED RETAIL STRIP
- 8R MIXED RETAIL/RESIDENTIAL STRIP
- 8M MIXED OFFICE/RESIDENTIAL STRIP
- 8N SHOPPING NODES
- 9L LABOR INTENSIVE CLEAN INDUSTRY
- 9H HEAVY INDUSTRY
- 10 INSTITUTIONS/SCHOOLS
- 11 OPEN SPACE/PARKS
- 12 HARBOR/AIRPORT
- 13 RIGHTS-OF-WAY
- 14 DEVELOPMENT OPPORTUNITY



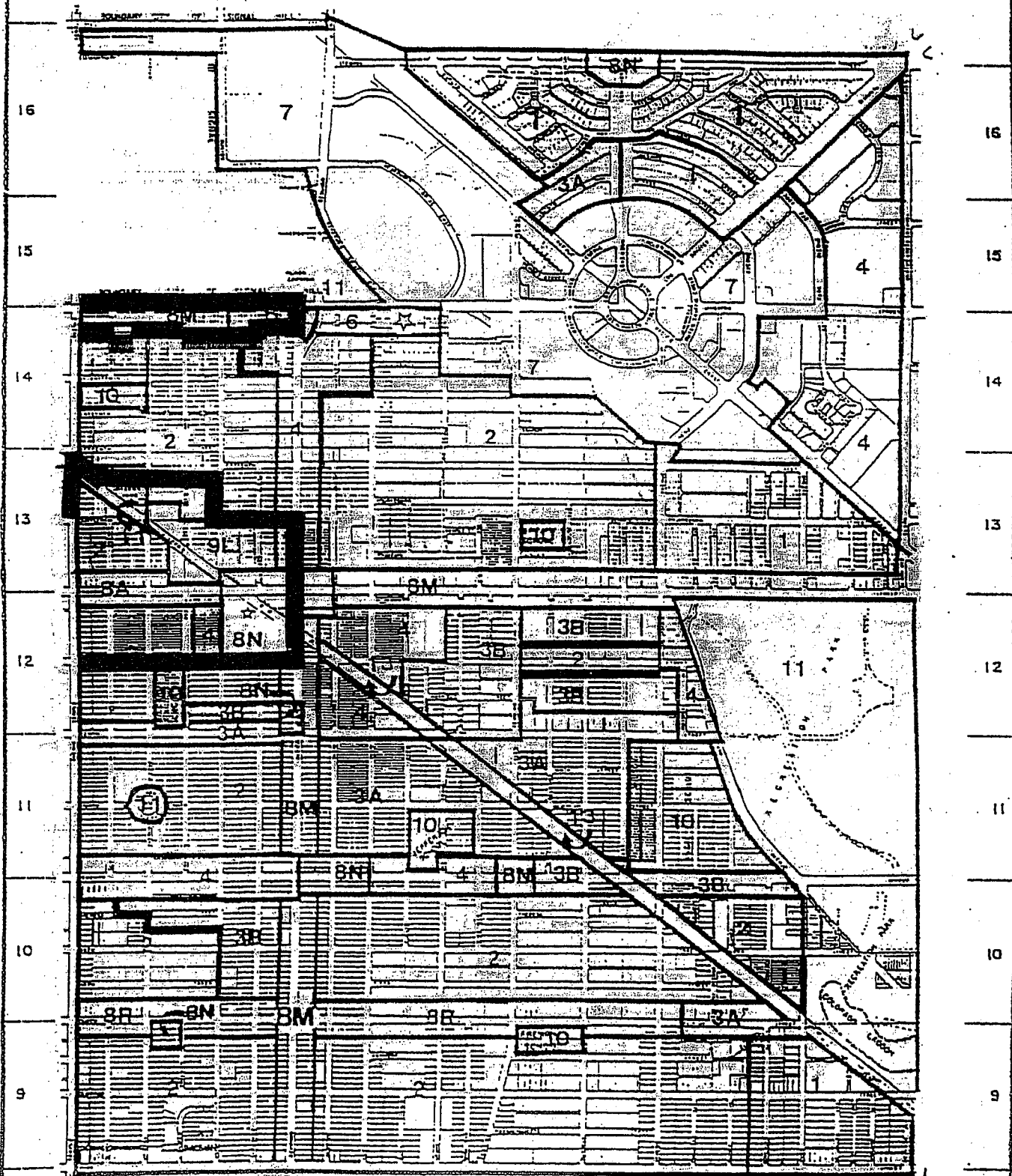
**Figure 8**

JULY 1991

ENGINEERING DIVISION  
OF THE CITY OF LOS ANGELES

SCALE  
1" = 100'

- |                                  |  |                                   |
|----------------------------------|--|-----------------------------------|
| 1 SINGLE FAMILY                  | 7 MIXED USES                           | 9L LABOR INTENSIVE CLEAN INDUSTRY |
| 2 MIXED STYLE HOMES              | 8 MAJOR COMMERCIAL CORRIDOR            | 9H HEAVY INDUSTRY                 |
| 3A TOWNHOMES                     | 8A TRADITIONAL RETAIL STRIP COMMERCIAL | 10 INSTITUTIONS/SCHOOLS           |
| 3B MODERATE DENSITY RESIDENTIAL  | 8P PEDESTRIAN-ORIENTED RETAIL STRIP    | 11 OPEN SPACE/PARKS               |
| 4 HIGH DENSITY RESIDENTIAL       | 8R MIXED RETAIL/RESIDENTIAL STRIP      | 12 HARBOR/AIRPORT                 |
| 5 URBAN HIGH DENSITY RESIDENTIAL | 8M MIXED OFFICE/RESIDENTIAL STRIP      | 13 RIGHTS-OF-WAY                  |
| 6 HIGH RISE RESIDENTIAL          | 8N SHOPPING NODES                      | ☆ DEVELOPMENT OPPORTUNITY         |



**Figure 9**



N N

Department of Planning  
City of New York

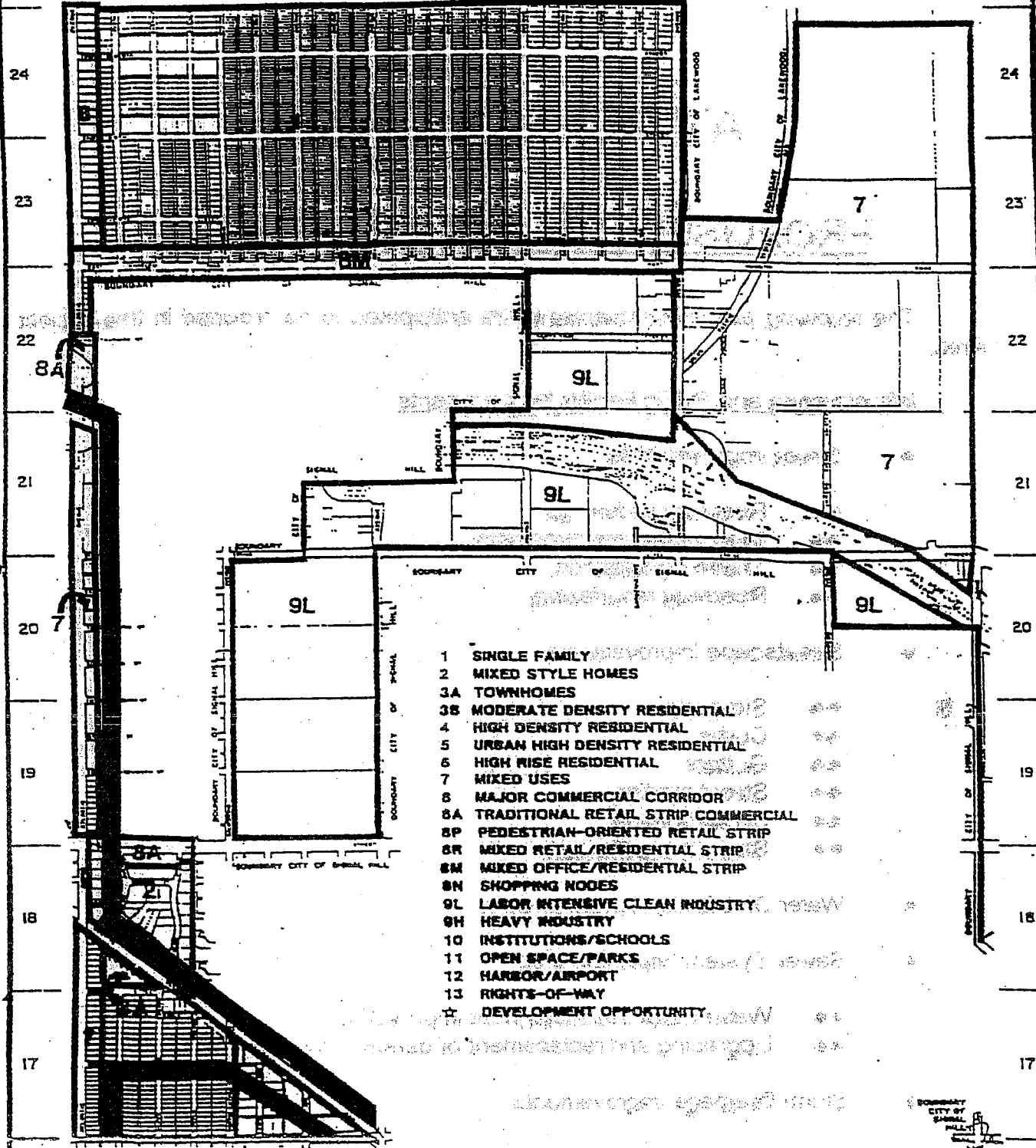
JULY 1991

SCALE  
1" = 100'



16

16



- 1 SINGLE FAMILY
- 2 MIXED STYLE HOMES
- 3A TOWNHOMES
- 3B MODERATE DENSITY RESIDENTIAL
- 4 HIGH DENSITY RESIDENTIAL
- 5 URBAN HIGH DENSITY RESIDENTIAL
- 6 HIGH RISE RESIDENTIAL
- 7 MIXED USES
- 8 MAJOR COMMERCIAL CORRIDOR
- 8A TRADITIONAL RETAIL STRIP COMMERCIAL
- 8P PEDESTRIAN-ORIENTED RETAIL STRIP
- 8R MIXED RETAIL/RESIDENTIAL STRIP
- 8M MIXED OFFICE/RESIDENTIAL STRIP
- 8N SHOPPING NODES
- 9L LABOR INTENSIVE CLEAN INDUSTRY
- 9H HEAVY INDUSTRY
- 10 INSTITUTIONS/SCHOOLS
- 11 OPEN SPACE/PARKS
- 12 HARBOR/AIRPORT
- 13 RIGHTS-OF-WAY
- ☆ DEVELOPMENT OPPORTUNITY

**Figure 10**

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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
- 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 and Engenderment Programs

- Residential Rehabilitation Loan Program
- Home Ownership Loan Program
- Site Assembly Assistance
  - Land acquisition
  - Relocation assistance
  - Site preparation
- Construction of a Youth Center
- Construction of a Senior Center
- Construction of a Cultural Center
- Development of Parks and Other Open Space Areas

#### Other Community Enhancement Programs

- Graffiti Abatement Program
- Code Enforcement Program