

LONG BEACH REDEVELOPMENT AGENCY

CITY HALL, LONG BEACH, CALIFORNIA 90802
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REDEVELOPMENT PLAN
FOR THE
DOWNTOWN REDEVELOPMENT PROJECT

Adopted:
June 17, 1975

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PROPOSED REDEVELOPMENT PLAN

FOR

THE DOWNTOWN REDEVELOPMENT PROJECT

SECTION I. (§ 100) INTRODUCTION

The Redevelopment Plan ("Plan") for the Downtown Redevelopment Project ("Project") consists of this Text and the Redevelopment Plan Map ("Map"). This Redevelopment Plan has been prepared by the Redevelopment Agency of the City of Long Beach ("Agency") pursuant to the Community Redevelopment Law of the State of California ("Redevelopment Law"), the California Constitution, and all applicable local laws and ordinances. The California Community Redevelopment Law is located in the California Health & Safety Code Section 33000, et seq. This Redevelopment Plan will be implemented by the Redevelopment Agency of the City of Long Beach.

SECTION II. (§ 200) PROJECT AREA BOUNDARIES

The boundaries of the Redevelopment Project Area ("Project area") are illustrated on the Map, attached hereto as Exhibit A.

The description of the boundaries of the Project area is as follows:

Beginning at the intersection of the center line of Alamitos Avenue and the southerly line of Ocean Boulevard; thence southerly along said center line and its southerly prolongation to the mean high tide line of the Pacific Ocean; thence westerly along said mean high tide line and continuing westerly thereon after its prolongation across the entrance to Pacific Terrace Harbor to the westerly line of Magnolia Avenue prolonged southerly from north of Ocean Boulevard; thence northerly along said prolongation and westerly line to the northerly line of Third Street; thence easterly along said northerly line to the westerly line of Pacific Avenue; thence northerly along said westerly line to the center line of Seventh Street; thence easterly along said center line to the northerly prolongation of the easterly line of Alamo Court;

thence southerly along said prolongation and easterly line to the northerly line of Sixth Street; thence easterly along said northerly line to the easterly line of Elm Avenue; thence southerly along said easterly line to the northerly line of First Street; thence easterly along said northerly line to the easterly line of Atlantic Avenue; thence southerly along said easterly line to the northerly line of Ocean Boulevard; thence easterly along said northerly line to the center line of Alamitos Avenue; thence southerly along said center line to The Point of Beginning.

SECTION III. (§ 300) PROPOSED REDEVELOPMENT ACTIONS

A. (§ 301) General

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

- (1) Acquisition of certain real property;
- (2) Providing for participation by owners and tenants presently located in the Project area by extending preferences to remain or relocate within the redeveloped area;
- (3) Management of property under the ownership and control of the Agency;
- (4) Relocation assistance to displaced residential and nonresidential occupants;
- (5) Demolition or removal of certain buildings;
- (6) Installation, construction or reconstruction of streets, utilities, and other public improvements;
- (7) Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- (8) Disposition of property for uses in accordance with this Plan;
- (9) Redevelopment of land for uses in accordance with this Plan;

B. (§ 302) Property Acquisition

1. (§ 303) Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, all real property located in the Project area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area.

The Agency shall not acquire interests in oil, gas or other mineral substances within the Project area.

The Agency is not authorized by law 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 the Project is completed unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under a participation agreement.

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 also 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 (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. (§ 304) Acquisition of 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 except eminent domain.

C. (§ 305) Participation by Owners and Tenants

1. (§ 306) Opportunities for Owners and Tenants

The Agency shall extend preferences to persons who are owners and tenants in the Project area, to continue in or re-enter the redeveloped area if they otherwise meet the requirements prescribed in the Plan.

Owners of real property in the Project area shall, as feasible, be given the opportunity to participate in redevelop-

opment by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project area, or by selling their properties to the Agency and purchasing other properties in the Project area.

In the event a participant fails or refuses to rehabilitate or develop his real property pursuant to the Plan, 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.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; any reduction in the total number of individual parcels in the Project area; and assembly and development of a site for a regional shopping center.

2. (§ 307) Rules for Participation Opportunities,
Priorities and Preferences

The Agency shall provide an opportunity to owners and tenants in the Project area to participate in the growth and development of the Project area, and shall promulgate rules for owner and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

Participation opportunities shall necessarily be subject to and limited by the expansion of public utilities and facilities, realignment and widening of streets; and the opening of new streets, if any.

3. (§ 308) Participation Agreements

Each person desiring to become a participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the 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 are necessary to make the provisions of this Plan applicable to their properties.

D. (§ 309) 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 which own or intend to acquire property in the Project area. The Agency shall impose on all public

bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. 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.

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.

The Agency is authorized, but not required, to make payments in lieu of property taxes to one or more taxing agencies.

F. (§ 311) Relocation of Persons, Individuals and Business Concerns Displaced by The Project

1. (§ 312) Assistance in Finding Other Locations

The Agency shall assist all persons, individuals and business concerns displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons, individuals and to business concerns, if any, displaced from their places of residence or business by the Project the Agency shall assist these individuals in finding a new location that is within their financial

means, in reasonably convenient locations, and otherwise suitable to their needs.

2. (§ 313) Relocation Payments and Relocation
Advisory Assistance

The Agency is authorized to pay all relocation payments and to provide relocation advisory assistance to all Project residents and business concerns that is in the best interest of the Project and as authorized by law.

G. (§ 314) Demolition, Clearance, Public Improvements,
Building and Site Preparation

1. (§ 315) 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. (§ 316) Public Improvements, Public Facilities,
and Public Utilities

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities (within or outside the Project area) necessary to carry out the Plan. Such improvements, facilities, and utilities include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, water

distribution systems, parks, plazas, playgrounds, telephone systems, motor vehicle parking facilities, and landscaped areas.

3. (§ 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.

H. (§ 318) Rehabilitation and Moving of Structures by The Agency

1. (§ 319) Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated 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 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. (§ 320) 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 to a location within or outside the Project area.

I. (§ 321) Property Disposition and Development

1. (§ 322) Real Property Disposition and Development

a. (§ 323) 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 leases or sales by negotiation without public bidding.

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 the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge.

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

All purchasers or lessees of property shall be made 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. (§ 324) Purchase 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, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, age, sex 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 made 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 are required by law,

including specifically those nondiscrimination clauses prescribed in Section 33436 of the Community Development Law.

c. (§ 325) Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or without the Project area for itself or for any public body or public entity to the extent that such improvement would be of benefit to the Project area.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

Development plans, both public and private, shall be submitted to the Agency for approval and architectural review. All development must conform to this Plan and all applicable Federal, State and local laws.

2. (§ 326) Personal Property Disposition

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

J. (§ 327) Neighborhood Impact Element

1. (§ 328) Relocation

The Project area boundaries minimize the inclusion of residential uses and separate commercial areas from the older surrounding residential neighborhoods. Nevertheless, Project activities in the commercial and business district will result in the displacement of some of the residents located within the Project area. When residential property is acquired as a result of redevelopment activities, displaced residents will be relocated into standard housing units and will be eligible for relocation assistance benefits under State law. No residential displacee will be relocated until decent, safe and sanitary housing is available and ready at comparable rents.

Due to the socio-economic character of the residential population of the downtown area, relocation will cause an increase in demand for housing in adjacent residential areas. Many low income senior citizens prefer housing in or adjacent to the downtown. These individuals have first priority for assisted housing with the City of Long Beach Housing Authority with respect to housing units in the downtown area. In addition, there are sufficient residential vacancies to absorb relocation resulting from commercial redevelopment activities.

2. (§ 329) Traffic Circulation

The downtown commercial area is presently characterized by congestion resulting from the stop and go traffic pattern

and the existence of many crosswalks and other auto-pedestrian conflict areas. While temporary aggravation of this problem can be expected to result from construction activities, the redevelopment Project will have a positive impact through the re-design of the central business core and the provision of adequate pedestrian walkways. The Project will be phased to keep temporary dislocation at a minimum and barriers, pedestrian walkways and detour lanes will maintain traffic flow and accessibility. The impact of the Project on surrounding areas will be negligible with respect to traffic flow and circulation.

3. (\$ 330) Community Facilities and Services

Completion of development within the areas indicated on the Map for institutional use will enhance and improve the accessibility and availability of community facilities and services. The new City Hall, library and museum complex now under construction will be complete by 1976 and will complement the redevelopment of the commercial area.

The impact of construction activities on community facilities and services in the Project area will be minimal and many sites now exist for temporary quarters for facilities that may be displaced. The impact of the Project on community facilities and services in surrounding and adjacent areas will be negligible.

4. (\$ 331) School Population and Quality of Education

There are no schools located in the Project area. The

total number of families with children of school age is approximately 100. The impact of the Project on the school population and the quality of education is expected to be negligible.

5. (§ 332) Property Assessment and Taxes

The assessed valuation of properties in the Project area should increase as a direct result of revitalization and replacement of existing deteriorated structures and facilities and the accompanying increase of commercial activity. There may be an increase in assessed valuation of properties immediately adjacent to new construction and redevelopment activities, as the value of these will be enhanced due to better access, public improvement, environmental and locational factors. Retail consolidation near Project boundaries may impact land values slightly within a range of one or two blocks and lead to an increase of voluntary renewal. Redevelopment does not affect tax rates, which are set by other bodies. The overall impact on taxes will be the alleviation of burdens created by the decline of the commercial area.

6. (§ 333) Environmental, Physical and Social Quality

The physical-social quality of the Project and surrounding areas will be positively enhanced by the Project. The basic objective of the Project is the eradication of blighting influences within the Project area and the redevelopment of land to commercial uses consistent with the environmental, economic and social goals of the community. The primary impacts of the

Project will be the reorientation of the downtown area to its shoreline resource and the provision of enhanced visual quality, an improved skyline and modern facilities. The encouragement of mass transit use into, out of and within the Project area is expected to reduce noise and air pollution. Also contemplated is the development and beautification of available open space. Implementation of the Project will significantly increase the range of beneficial uses of the environment by providing a well balanced community with a greater variety of land uses and a broader spectrum of choices and opportunities for Long Beach citizens and merchants.

SECTION IV. (§ 400) USES PERMITTED IN THE PROJECT AREA

A. (§ 401) Map

In addition to illustrating the location of the Project area boundary, the Map, attached as Exhibit A, also illustrates the proposed public rights-of-way and the proposed land uses to be permitted in the Project area.

B. (§ 402) Central Business District

The area shown on the Map as "Central Business District" is to be developed primarily for commercial use, particularly retail sales. A Regional Shopping Center is to be developed in the Central Business District and shall be developed as a "planned commercial development." New development in that area shall be developed in accordance with City standards. Except as inconsistent with this Plan all requirements of the City's ordinances now existing or as hereafter amended

shall apply to development of the Regional Shopping Center and the other commercial facilities.

C. (§ 403) General Commercial

General commercial uses as shown on the Map include, but are not limited to, service establishments, retail shops, business offices, professional offices, private recreational enterprises, hotel and motel uses, and other related and compatible uses. All commercial uses shall be developed as required by the City codes and ordinances in effect from time to time.

D. (§ 404) Institutional

Within the area designated on the Map for institutional use, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or non-profit uses, including but not limited to a new City Hall, a County Administration Building, the Long Beach Museum of Art, park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities or other similar associations or organizations. All such uses shall conform to the provisions of this Plan and by the City codes and ordinances in effect from time to time.

E. (§ 405) Recreation, Public Activities and Related Facilities

Within the area designated on the Map for recreational, public activities and related facilities, the Agency is authorized to permit recreational and visitor-oriented uses including but not limited to (1) park and garden areas, (2)

sitting areas, (3) bandstands, (4) cultural facilities, (5) a boardwalk, (6) fishing and sight-seeing boat docks and berths, (7) convention facilities, (8) hotels, (9) shops, (10) restaurants, (11) amusement areas, and (12) residential developments. All uses shall be developed as required by the City codes and ordinances in effect from time to time.

F. (§ 406) General Commercial/Medium Density Residential Uses

Areas shown on the Map as general commercial/medium density residential are to be developed or will remain for light commercial, residential and related uses. New development in such areas shall be developed in accordance with City standards. Except as inconsistent with this Plan all requirements of the City's ordinances now existing or as hereafter amended shall apply to such development. The population density in residential areas shall not exceed those set forth in the General Plan of the City.

G. (§ 407) Public, Semi-Public Uses, Open Space and Parking

With the approval of the Agency, parking, open space, public and semi-public uses may be interspersed with other uses in any area.

H. (§ 408) Public Rights-of-Way

The principal streets and highways in the Project area are shown on the Map and are as follows:

The principal streets and highways in the Project area are shown on the Map and are as follows: Ocean Boulevard, Pacific Avenue, Seventh Street, Long Beach Boulevard, Broadway, Magnolia Avenue, Sixth Street, Shoreline Drive, and Third Street.

Any other streets and alleys in the Project area may be widened, altered, abandoned, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project area as needed for proper development.

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.

I. (§ 409) General Controls and Limitations

All real property in the Project area is hereby 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 the Plan except in conformance with the provisions of this Plan.

1. (§ 410) New Construction

All new construction shall comply with all applicable State and local laws in effect from time to time including, without limitations, the City Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes and the City Zoning Ordinances.

The Agency shall require that, as feasible, adequate landscaping and screening be provided to create a buffer between those areas designated for residential use and those areas designated for commercial uses. All outdoor storage of materials or equipment shall be enclosed or screened by

walls, landscaping or other enclosure to the extent and in the manner required by the Agency.

2. (§ 411) Existing Nonconforming Uses

The Agency is authorized to 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 the 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 are 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 as interim uses with surrounding uses and development.

3. (§ 412) Rehabilitation

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

4. (§ 413) Limitation on The Number of Buildings

The number of buildings in the Project area shall be regulated by the Agency.

5. (§ 414) Approximate Number of Dwelling Units

There are approximately 2,500 dwelling units with the Project area. It is estimated that with full development of the medium density residential areas there would be approximately 7,000 dwelling units in the Project area.

6. (§ 415) Limitation on Type, Size, and Height of Buildings

The type, size, and height of buildings shall be as limited by the applicable Federal, State, and local statutes, ordinances and regulations.

7. (§ 416) 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 grounds, the space around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure optimum use of living plant material.

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

8. (§ 417) Signs

All signs shall conform to City sign ordinances as they

now exist or are hereafter amended. Design of all new signs shall be submitted to the Agency and the City Planning Commission for review and approval before erection.

9. (§ 418) Utilities

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

10. (§ 419) Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project area. The Agency may review and comment upon proposals for the extraction of oil, gas, or other mineral substances, or any opening or penetration for any purpose connected therewith within 500 feet of the surface prior to final consideration of such proposals by City Council. All outdoor storage is prohibited in the Project area.

11. (§ 420) Nondiscrimination and Nonsegregation

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

12. (§ 421) Resubdivision of Parcels

After rehabilitation and development pursuant to the Plan, no parcel in the Project area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the approval of the Agency.

13. (§ 422) Minor Variations

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

(1) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

(2) 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.

(3) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

(4) Permitting a variation will not be contrary to the objectives of the 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 health, safety, or welfare, and to assure compliance with the purposes of the Plan. Any variation

permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

J. (§ 423) Design for Development

Within the limits, restrictions, and controls established in the 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.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except 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.

K. (§ 424) Building Permits

1. (§ 425) Review of Applications for Issuance
of Permits

No permit shall be issued for the construction of any new building or for any construction of an existing building in the

Project area from the date of adoption of this Plan until the application for such permit has been processed in the manner herein provided. Any such permit that is issued must be in conformance with the provisions of this Plan.

Upon receipt of such an application for permit the Executive Director of the Agency shall be requested by the City to review the application to determine what effect, if any, the issuance thereof would have upon the Plan. Within twenty-five (25) days thereafter said Executive Director shall file with the Building and Safety Department of the City a written report setting forth his finding of fact, but not limited to, the following:

1. Whether the proposed improvements would be compatible with the standards and other requirements set forth in the Plan; and
2. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan; and
3. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted development plans to the Agency.

After receipt of said report or after said 25-day period, whichever occurs first, the Building and Safety Department may allow the issuance of the permit with conditions; or shall withhold the issuance of the permit if the Executive Director

finds that the proposed improvement does not meet the requirements of the Plan. Within five (5) days after allowing or withholding issuance of the permit the Building and Safety Department shall notify by certified mail the applicant and the Executive Director of its decision.

SECTION V. (§ 500) METHODS FOR FINANCING THE PROJECT

A. (§ 501) General Description of The Proposed
Financing Methods

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this Project with financial assistance from the City, State of California, Federal Government, property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project are to be provided by the City until adequate tax increments or other funds are available to repay the loans or are sufficiently assured to permit borrowing adequate working capital from sources other than the City. The City as it is able will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles will be used for the street system. Some revenue will also accrue to the Project from interest earned on investment of Agency funds.

The Agency is authorized to issue bonds if needed and feasible in an amount sufficient to finance the Project.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness in carrying out the Redevelopment 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.

B. (§ 502) Tax Increments

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

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment 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); and

2. 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 bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this redevelopment 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 paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys 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.

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 moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Redevelopment Agency to finance or refinance in whole or in part the Downtown Redevelopment Project.

The Agency is authorized to make such pledges as to specific advances, loans and indebtednesses as appropriate in carrying out the Project.

C. (§ 503) Other Loans and Grants

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

SECTION 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. Action by the City shall include but not be limited to the following:

1. 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 and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.

3. Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.
4. Performance of the above, and of all other functions and services relating to public 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.
5. The undertaking and completing of any other proceedings necessary to carry out the Project.

SECTION VII. (§ 700) ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

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, re-entry, injunctions, or any other remedies appropriated 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.

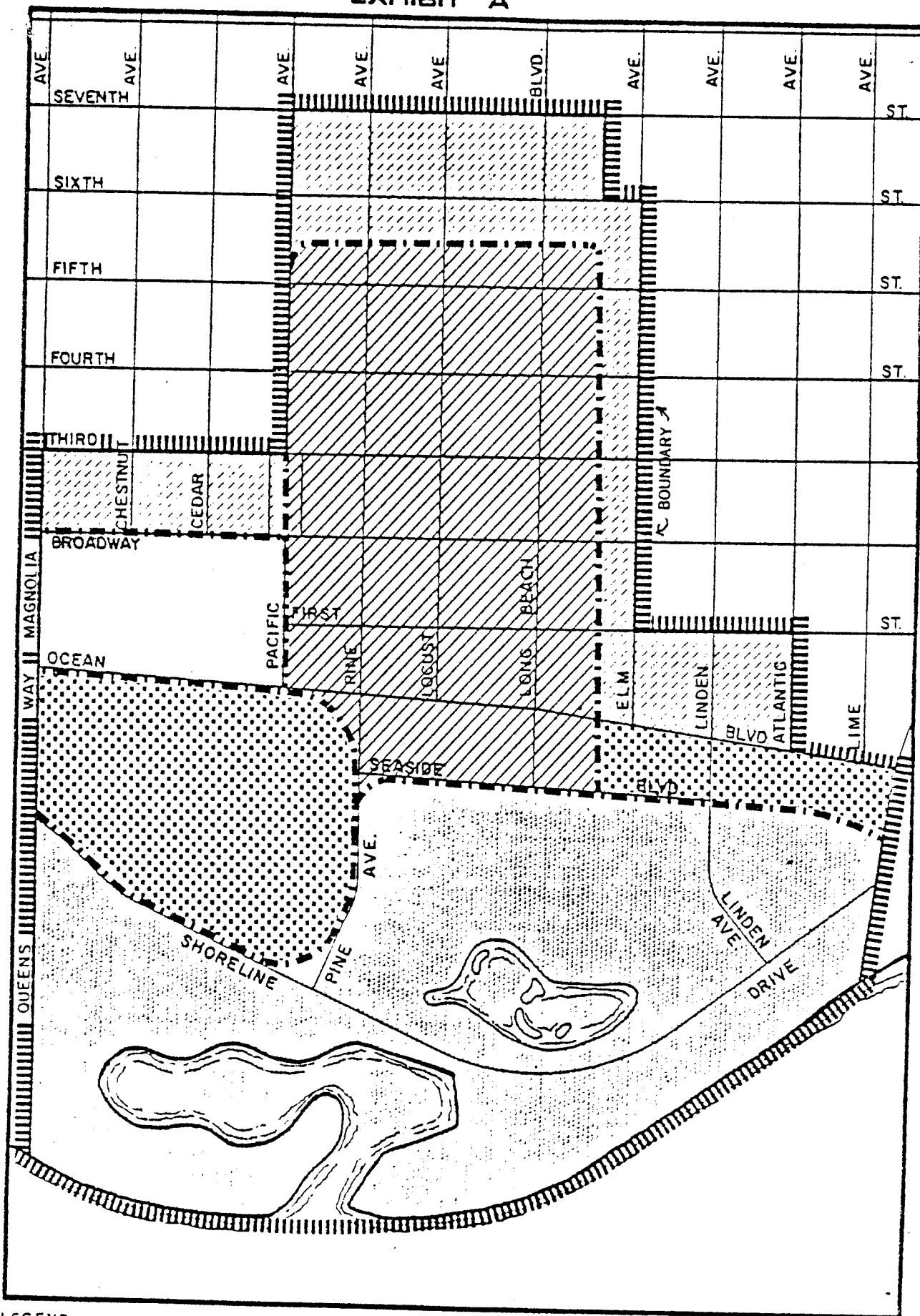
SECTION VIII. (§ 800) DURATION OF THIS PLAN

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 the Plan may be made effective for thirty-five (35) years from the date of adoption of this Plan by the City Council.

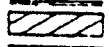

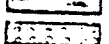
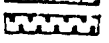

SECTION IX. (§ 900) PROCEDURE FOR AMENDMENT

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

EXHIBIT 'A'



LEGEND

-  CENTRAL BUSINESS DISTRICT
-  GENERAL COMMERCIAL
-  INSTITUTION
-  RECREATION · PUBLIC ACTIVITIES · RELATED FACILITIES
-  GENERAL COMMERCIAL / MEDIUM DENSITY RESIDENTIAL



REDEVELOPMENT PLAN MAP
 DOWNTOWN COMMERCIAL
 REDEVELOPMENT PROJECT
 Long Beach Redevelopment Agency