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Proposed Second Amendment North Long Beach Redevelopment Plan





Background

- Redevelopment Plan for the North Long Beach Project Area was adopted in 1996
- Redevelopment Plan gave the Agency the authority to acquire property using eminent domain
- State law only allows eminent domain authority for 12 years
- Additional time allowed if Redevelopment Plan is amended
- Seeking to amend Redevelopment Plan to maintain this ability

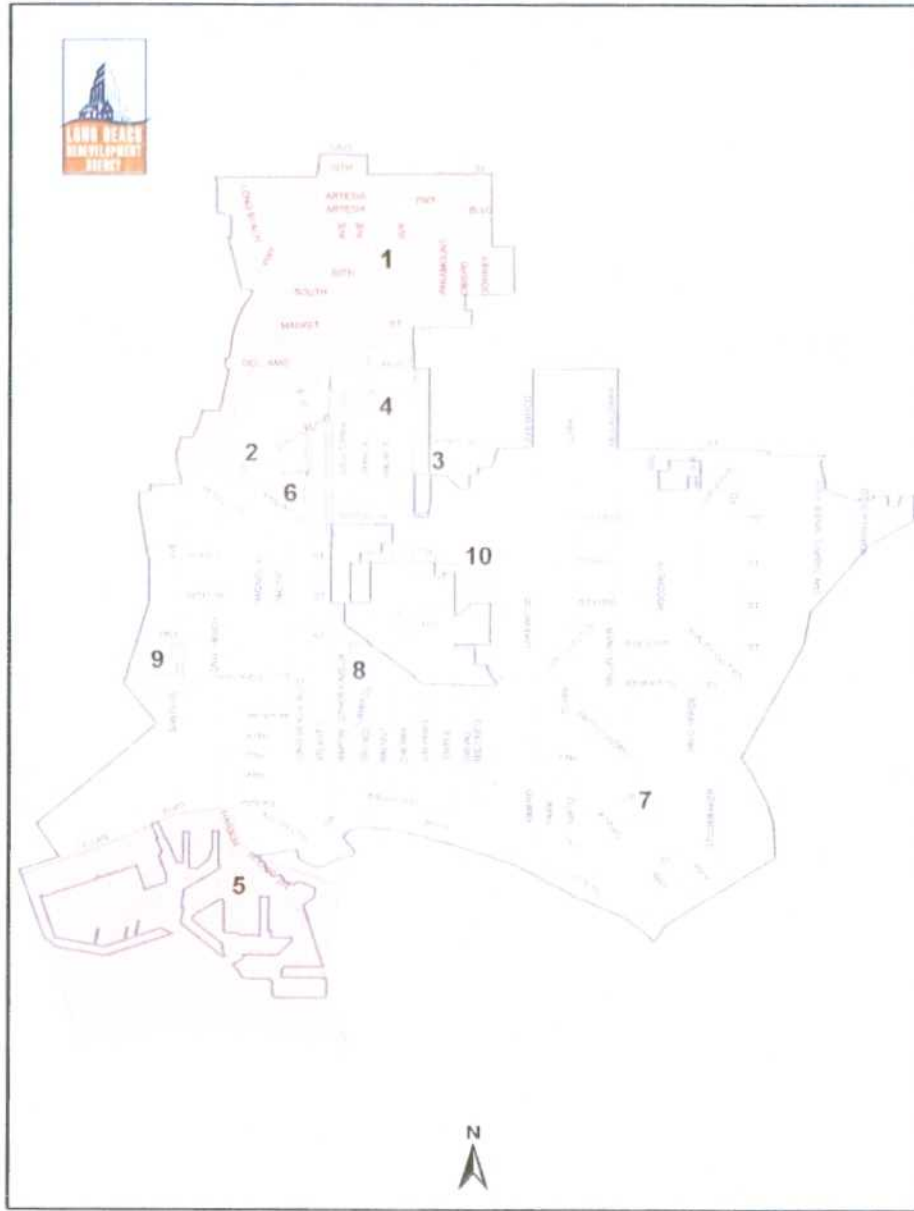
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NORTH LONG BEACH REDEVELOPMENT PROJECT AREA



Date of Adoption: 7/16/96
Size: 12,507 Acres
Source: NLB Redevelopment Plan

TECHNOLOGICAL SERVICES GROUP
NORTH LONG BEACH REDEVELOPMENT PROJECT



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Accomplishments: Streetscapes



Cherry Avenue Median



Atlantic Avenue Gateway



Long Beach Boulevard Median



Atlantic Avenue Median



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Accomplishments: Public Safety



North Division Station (8th District)



Fire Station No. 12



Fire Station No. 12 (Concept Design)





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Accomplishments: Open Space



Davenport Park



Davenport Park Expansion



Green Monster – Admiral Kidd Park Expansion



Admiral Kidd Teen Center



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Commercial Façade Improvements



5600 Block of Atlantic Avenue



3821 Atlantic Avenue



4343 Atlantic Avenue



4301 Atlantic Avenue



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Neighborhood Improvement



Before



After





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Blight Elimination



Morales Motel - 6101 Atlantic Avenue



Rocky's Liquor - 6620 Atlantic Avenue



Volcano Burger - 609 E. Artesia Boulevard



Performance Auto - 669 E. Artesia Boulevard

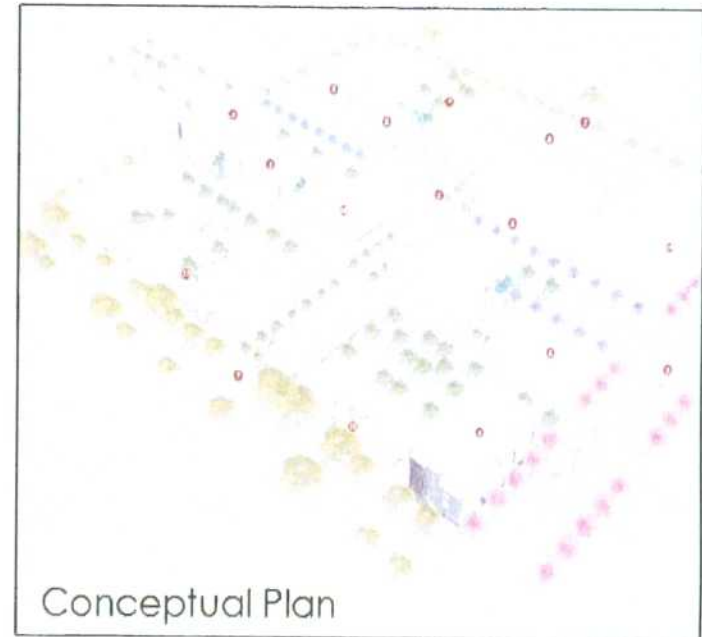




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Future Project: North Village Center



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Future Project: Artesia and Atlantic





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Future Project: Bixby Knolls





Blighting Conditions

- Physical Conditions

- Buildings unsafe and unhealthy for persons to live and work
- Conditions that prevent or substantially hinder viable use or capacity of buildings or lots
- Subdivided lots in multiple ownership whose physical development is impaired by irregular shape and inadequate size





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Blighting Conditions

- Economic Conditions

- Abnormally low lease rates
- Serious lack of necessary commercial facilities normally found in neighborhoods
- Serious residential overcrowding





Physical Blighting Conditions

- Slightly less than 6% of properties have been substantially improved or redeveloped since Redevelopment Plan adoption in 1996.
- 49% of properties continue to be impacted by physical blighting conditions
- Project Area covers 19% of City but accounts for 25% of all major code violations



Physical Blighting Conditions (continued)

- Existing parcel sizes and building stock do not accommodate the physical requirement of uses that are in demand
- 38% of retail parcels have inadequate parking
- Retail sales leakage to other cities



Economic Blighting Conditions

- Average commercial retail tenant lease rate in Project Area is \$1.52 per sq. ft. per month compared to \$1.99 elsewhere in the City (24% difference)
- Average office lease rate in Project Area is \$1.70 per sq. ft. per month compared to \$2.13 elsewhere in City (20% difference)
- Average industrial lease rate in Project Area is \$0.66 per sq. ft. per month compared to \$0.77 elsewhere in City (14% difference)





Economic Blighting Conditions (continued)

- 44% of the Project Area (excluding the Port) is not within 1 mile of a chain grocery store
- 46% of the Project Area (excluding the Port) is not within 1 mile of a bank

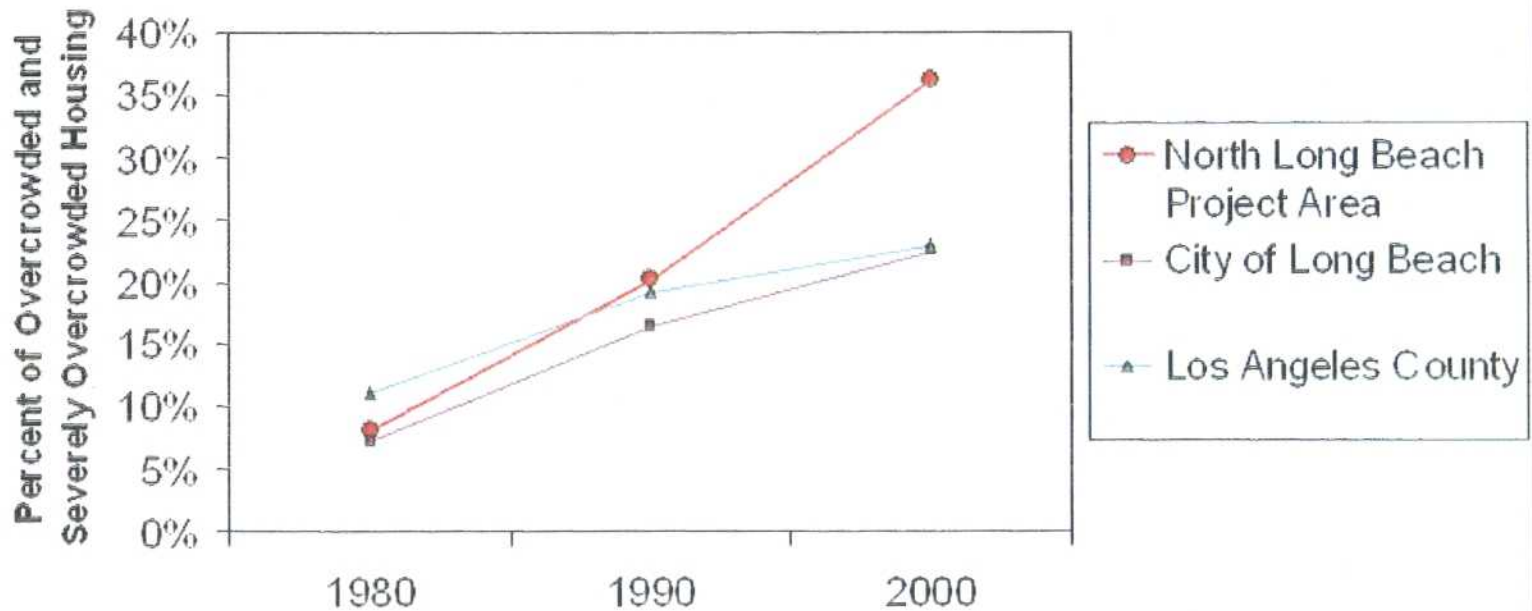




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Economic Blighting Conditions (continued)

Summary of Overcrowded Housing: 1980 - 2000



Project Area = 36%, City = 23%, County = 23%





Why Eminent Domain Is Still Needed

- Eliminate blighting influences
- Assemble commercial properties
- Create new housing





Other Report Sections

- Implementation Plan
- Method or Plan for Relocation
- Report and Recommendation of Planning Commission
- Environmental Review and Neighborhood Impact Report
- Consultations with Taxing Agencies
- PAC Report and Recommendation



Public Outreach

- North Long Beach Project Area Committee has recommended approval of the proposed Amendment
- Agency staff attended six community group meetings
- Notices regarding the amendment were mailed to 17,000 property owners and 25,000 business and residential tenants.





Negative Declaration

- No significant impact were identified.
- No mitigation required.
- Following elements were identified as having less than significant impact:
 - Population and Housing
 - Air Quality
 - Public Services
 - Transportation/Traffic
- No comments were received during 30-day comment period.





Proposed Second Amendment

- The proposed Second Amendment extends the Agency's ability to use eminent domain for 12 more years.
- The proposed Second Amendment will not change the land use controls, boundaries or any other time limits or aspects of the Redevelopment Plan.
- The proposed Second Amendment will apply to the entire Project Area, with the exclusion of the majority of Sub-Area 5 (Port of Long Beach).





Proposed Second Amendment

- Proposition 99, passed by California voters in June 2008, prohibits the Agency from using eminent domain to acquire owner-occupied residences for the purpose of creating a private development.
- Agency has not condemned an owner-occupied residential property in the North Long Beach Redevelopment Project Area.

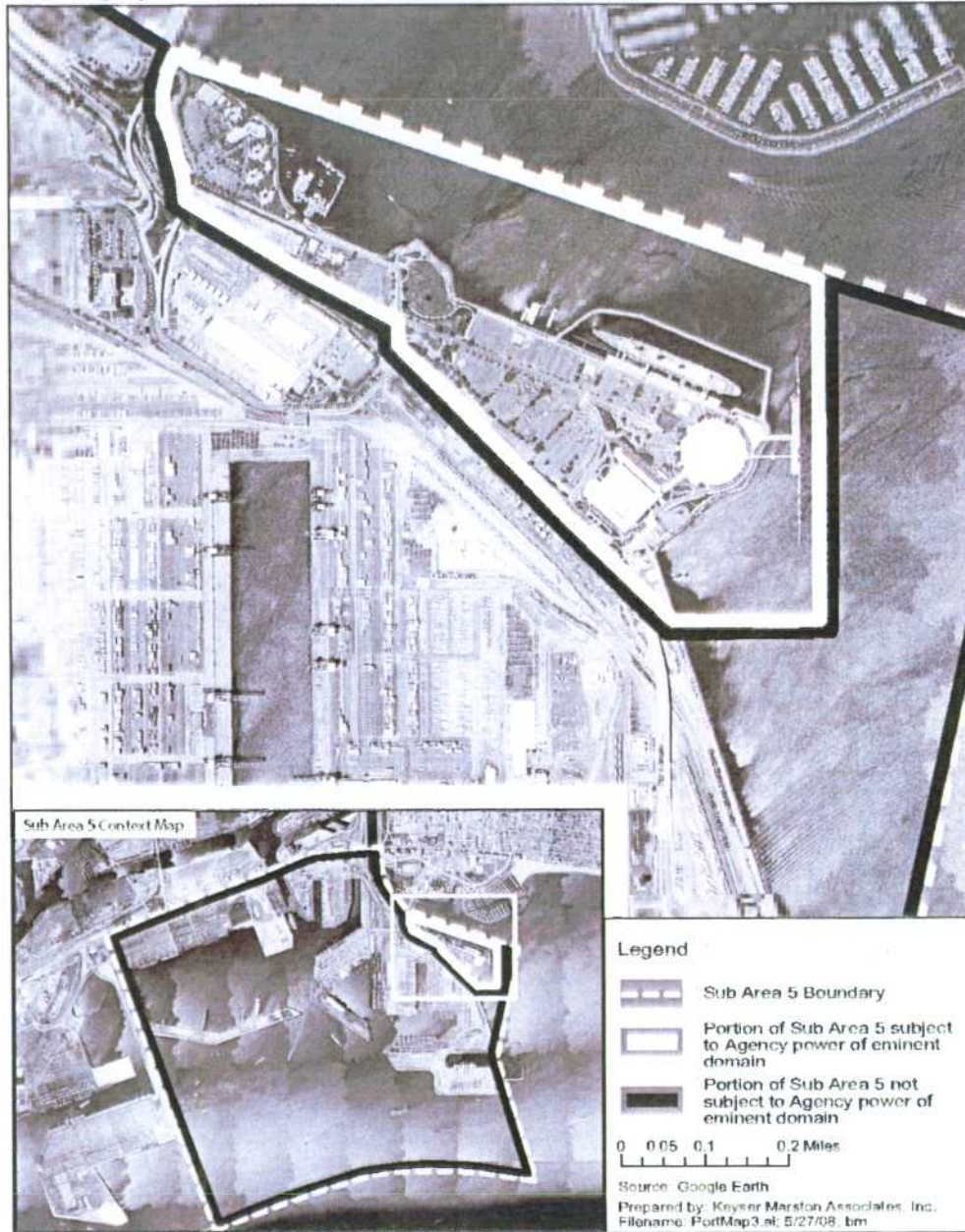


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Exhibit A: Agency Power of Eminent Domain within Sub Area 5



ERRATA

The following changes and corrections apply to the Report. Where shown, text that has been deleted has been ~~struck through~~. New text added has been underlined.

Page 12, first paragraph, second line: 4% should be changed to 6%.

Page 12, first paragraph, fifth line: 4% should be changed to 6%.

Page 14, third paragraph, first line: 4% should be changed to 6%.

Page 15, first paragraph, first line: 60% should be changed to 68%.

Page 16, Table 1: 1,430.32 acres of Public Right-of-Way land should be changed to 1436.32 acres and the grand total acreage should be 12,507 instead of 12,501

Page 23, second paragraph, fourteenth line: 689 should be changed to 999.

Page 23, second paragraph, sixteenth line: 4% should be changed to 11%.

Page 23, second paragraph, seventeenth line: 12% should be changed to 5%.

Page 23, second paragraph, twenty-second line: 81 should be changed to 91.

Page 28, last paragraph, seventh line: 24% should be changed to 25%.

Page 28, last paragraph, twelfth line: 24% should be changed to 25%.

Page 32, last paragraph, fifth line: 7% should be changed to 6%.

Page 48, second full paragraph, the first sentence should read as follows:

In analyzing the comparable sales data, it was discovered that all of the four land use categories sold below the citywide average price for land ~~and buildings~~.

Page 49, second full paragraph, the fourth and fifth sentences should read as follows:

As shown on Table 9, ~~post-1980 construction sold in the Project at a significantly lower value than other properties of similar age citywide. While~~ while building sizes for post 1980, retail properties were similar in and outside the Project Area, lot sizes were considerably smaller in the Project Area.

Page 51, second paragraph, the first and second sentence should read as follows:

The largest category generator in the ~~Project Area~~ City is Building Material/Farm Implements at \$35,603,215. The bottom ~~two~~ four generators ~~are~~ include Apparel Stores at \$7,226,408.

and Packaged Liquor Stores at \$1,564,870, Drug Stores at \$3,520,515 and Home Furnishings and Appliances at \$4,649,490.

Page 51, third paragraph, fifth line: Table 10 should be changed to Table 4.

Page 53, last line: 4.3% should be changed to -4.3%.

Page 57, first paragraph, eleventh line: 63% should be changed to 67%.

Page 57, first paragraph, twelfth line: 46 should be changed to 49 in both instances.

Page 65, third full paragraph, first line: Table 13 should be changed to Table 14.

Page 68, the first full sentence should read as follows:

The City's and County's growth in overcrowded units, both at 23% ~~at 22% and 23%~~, respectively, is much lower than the Project Area at 36%.

Page 74, first paragraph, fourth line: 4% should be changed to 6%.

Page 74, second paragraph, fourth line: 24% should be changed to 25%.

Page 74, second paragraph, seventh line: 24% should be changed to 25%.

Page 74, last paragraph, tenth line: 7% should be changed to 6%.

Page 76, first full paragraph, the second sentence should read as follows:

In analyzing the comparable sales data, it was discovered that all of the four land use categories sold below (at depreciated values) compared to the citywide average price per square footage for land ~~and buildings~~.

Page 78, first paragraph, fourth line: 63% should be changed to 67% and 46 should be changed to 49.

Page 79, last paragraph, seventh line: "22%" should be changed to "approximately 23%".

Page 80, last paragraph, sixth line: "nearly 70%" should be changed to "over 60%".

Page 101, fourth paragraph, fifth and seventh lines: August should be changed to September