

**CITY OF LONG BEACH  
REDEVELOPMENT AGENCY  
BOARD MINUTES**

**MONDAY, MAY 21, 2007  
COUNCIL CHAMBER  
333 W. OCEAN BLVD., 9:00 AM**

Thomas Fields, Chair  
Neil McCrabb, Vice Chair  
Diane Arnold, Member  
William Baker, Member



Terry Jensen, Member  
Vivian M. Tobias, Member  
Vacant, Member

ROLL CALL (9:53 AM)

**Commissioners** Diane L. Arnold, Terry Jensen, Vivian Marie Tobias, William E.  
**Present:** Baker, Neil McCrabb and Thomas T. Fields

ALSO PRESENT: Patrick H. West, Executive Director; Craig Beck, Assistant Executive Director; Heather Mahood, Chief Assistant City Attorney; Aldo Schindler, West Redevelopment Project Officer; Lee Mayfield, North Redevelopment Project Officer; Mary Nemick, Public Information Consultant, Jamilla Vollmann, Development Project Manager, David White, Central Redevelopment Project Officer, Janet Davey, City Clerk Specialist.

**FLAG SALUTE**

Boardmember Tobias led in the flag salute.

[07-060R](#) Recommendation to approve the minutes for the meeting of May 7, 2007.

Boardmember Jensen read and prepared statement, resigned effective immediately.

Terry Jensen left the meeting.

**A motion was made by Boardmember Tobias, seconded by Boardmember Baker, to approve recommendation with amendment to May 7, 2007 minutes of Chair Fields voted yes in Consent Calendar Items 1-3. The motion carried by the following vote:**

**Yes:** 5 - Terry Jensen, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**Abstain:** 1 - Diane L. Arnold

## **EXECUTIVE DIRECTOR'S REPORT**

Patrick West, Executive Director, presented the report.

Angela Reynolds, Advanced Planner Officer, spoke regarding downtown planning efforts.

## **PROJECT AREA COMMITTEE REPORTS**

There were no project area committee reports.

## **PUBLIC PARTICIPATION**

No one from the public addressed the Board.

## **REGULAR AGENDA (1-6)**

1. [07-070R](#) Recommendation to approve and authorize the Executive Director to:
  - Hold a Public Hearing;
  - Receive supporting documentation into the record and conclude the Public Hearing;
  - Adopt a Resolution making certain findings and approve and authorize the Executive Director to execute a First Amendment to the Disposition and Development Agreement with Lyon Promenade, LLC for The Promenade project;
  - Approve construction of offsite improvements associated with this development in an amount not to exceed \$500,000. (Downtown - District 2)

Craig Beck, Assistant Executive Director, presented the staff report.

Boardmember Baker spoke.

Chair Fields opened the hearing.

Frank Suryan, Jr. Chief Executive Officer, Lyon Capital Ventures, spoke.

Chair Fields closed the hearing.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Baker, to approve recommendation and adopt Resolution No. 11-2007. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**Absent:** 1 - Terry Jensen

**Enactment No:** R.A. 11-2007

2. [07-071R](#)

Recommendation to approve and authorize the Executive Director to:

Hold a Public Hearing;

Receive supporting documentation into the record and conclude the Public Hearing;

Adopt a Resolution making certain findings and approve and authorize the Executive Director to execute a Disposition and Development Agreement with Lyon West Gateway, LLC.; and

Craig Beck, Assistant Executive Director, presented the staff report.

Eric Donnelly, Lyon Realty Advisors, spoke.

Chair Fields opened the hearing.

A discussion ensued.

Chair Fields closed the hearing.

**A motion was made by Boardmember Tobias, seconded by Vice Chair McCrabb, to approve recommendation and adopt Resolution No. 12-2007. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**Absent:** 1 - Terry Jensen

**Enactment No:** R.A. 12-2007

[07-147R](#)

Adopt a Resolution making certain findings regarding the construction of certain public improvements with Downtown Long Beach Redevelopment Project Area Funds. (Downtown - District 1)

**A motion was made by Boardmember Tobias, seconded by Vice Chair McCrabb, to approve recommendation and adopt Resolution No. 13-2007. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**Absent:** 1 - Terry Jensen

**Enactment No:** R.A. 13-2007

3. [07-072R](#)

Recommendation to approve and authorize the Executive Director to convey the property located on the Pacific Electric Right-of-Way extending from Orange Avenue to Walnut Avenue to the City of Long Beach for development of the Pacific Electric Right-of-Way Bike Trail Project. (Central - District 6)

David White, Central Long Beach Redevelopment Project Officer, presented the staff report.

**A motion was made by Boardmember Arnold, seconded by Vice Chair McCrabb, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**Absent:** 1 - Terry Jensen

4. [07-073R](#)

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 306 E. Home Street for \$495,000 plus closing and relocation costs. (North - District 8)

David White, Central Long Beach Redevelopment Project Officer, presented the staff report.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**Absent:** 1 - Terry Jensen

5. [07-074R](#)

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 242-256 Long Beach Boulevard and 320 East Third Street for \$2,220,250 plus closing costs. (Downtown - District 2)

Barbi Clark, Development Project Manager, presented the staff report.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Tobias, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**Absent:** 1 - Terry Jensen

6. [07-075R](#)

Recommendation to:

Hold a public hearing;

Receive supporting documentation into the record and conclude the public hearing;

Approve and authorize Executive Director to execute and record Covenants, Conditions and Restrictions (CCR's) on Agency owned property at 3361 Andy Street restricting occupancy to low and moderate-income households at affordable rents for a period of 55 years;

Approve and authorize the Executive Director to vote in favor of the Andy Street Multi-family Improvement District; and

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the sale of property at 3361 Andy Street to the Long Beach Housing Development Company for \$500,000 plus closing costs. (North - District 9)

Lee Mayfield, North Long Beach Redevelopment Project Officer, presented the staff report.

Chair Fields opened the hearing.

Craig Beck, Assistant Executive Director, recognized Ellie Tolentino, Housing Services Bureau Manager, and LaVerne Duncan, Housing Communication Officer, for developing the property improvement districts.

Chair Fields closed the hearing.

**A motion was made by Vice Chair McCrabb, seconded by Boardmember Arnold, to approve recommendation. The motion carried by the following vote:**

**Yes:** 5 - Diane L. Arnold, Vivian Marie Tobias, William E. Baker, Neil McCrabb and Thomas T. Fields

**Absent:** 1 - Terry Jensen

#### **COMMENTS FROM REDEVELOPMENT AGENCY BOARDMEMBERS**

Boardmember Baker spoke regarding Jensen's resignation.

Boardmember Tobias spoke.

[07-076R](#)

**EXECUTIVE SESSION**

A. Pursuant to Section 54956.9(c) regarding the possibility of initiation of litigation -- two matters.

B. Conference with Real Property Negotiator pursuant to Government Code §54956.8 (Chittick Field/Long Beach City College - PCH Frontage)

APN: 7210035005  
Property Address: 1501 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Augustine, Sylvia W. et al Horner  
Under Negotiation: Price and Terms of Acquisition

APN: 7210035004  
Property Address: 1521 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Patel, Bhavanbhai V. CO-TR/Patel F  
Under Negotiation: Price and Terms of Acquisition

APN: 7210035003  
Property Address: 1527 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Patel, Bhavanbhai V. CO-TR/Patel F  
Under Negotiation: Price and Terms of Acquisition

APN: 7210035002  
Property Address: 1585 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Shenk, Seymour  
Under Negotiation: Price and Terms of Acquisition

APN: 7210035906  
Property Address: 1591 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Long Beach Community College District  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033001  
Property Address: 1601 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director

Negotiating Parties: Laohapanich, Kuakul & Chitra  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033027  
Property Address: 1629 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Trailor, Laverne A  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033005  
Property Address: 1800 Gaviota Ave  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Jones, James W CO-TR/Jones Family  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033004  
Property Address: 1804 Gaviota Ave  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Jones, James W CO-TR/Jones Family  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033006  
Property Address: 1711 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Jones, James W CO-TR/Jones Family  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033008  
Property Address: 1731 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Villa, Rosendo M & Enedina  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033009  
Property Address: 1751 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Villa, Rosendo M & Enedina  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033010  
Property Address: 1771 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Villa, Rosendo M & Enedina



Under Negotiation: Price and Terms of Acquisition

APN: 7216033007  
Property Address: 1815 Rose Ave  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Barry, Douglas & Annamarie TRS D  
Under Negotiation: Price and Terms of Acquisition

APN: 7216033026  
Property Address: 1801 E Pacific Coast Hwy  
Agency Negotiator: Patrick H. West, Executive Director  
Negotiating Parties: Pfeiler, Phil L  
Under Negotiation: Price and Terms of Acquisition

A. Pursuant to Section 54956.9(c) regarding the possibility of initiation of litigation -- two matters.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1501 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1527 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1585 E Pacific Coast Hwy.

B. It was unanimously agreed that when the meeting adjourn, it be

adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1591 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1601 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1629 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1800 Gaviota Ave.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1711 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West,

Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1731 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1751 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1771 E Pacific Coast Hwy.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1815 Rose Ave.

It was unanimously agreed that when the meeting adjourn, it be adjourned to an executive session pursuant to California Government Code §54956.8 for the purpose of a conference with the Redevelopment Agency real property negotiator, Patrick H. West, Executive Director, and various negotiating parties, regarding the price and terms of acquisition of 1801 E Pacific Coast Hwy.

**This RDA-Agenda Item was received and filed.**

**ADJOURNMENT (10:56 AM)**

At 10:56 A.M., there being no objection, Chair Fields declared the meeting adjourned to Executive Session.