



Building A Better Long Beach

July 19, 2010

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach

California

RECOMMENDATION:

Approve and authorize the Executive Director to execute a six-month Exclusive Negotiating Agreement and an optional six-month extension with ArchiTaller Inc. and United Cerebral Palsy for the development of a site at the southwest corner of Long Beach Boulevard and 49th Street. (North – District 9)

DISCUSSION

The North Long Beach Strategic Guide for Development (Guide) identifies Long Beach Boulevard as a focus area for concentrated redevelopment activity. One of the goals prioritized by the community is the development of housing along Long Beach Boulevard. To further the goals of the Guide, the Redevelopment Agency (Agency) has assembled a 48,167-square-foot (1.1-acre) site located at the southeast corner of Long Beach Boulevard and 49th Street (4800-4870 Long Beach Boulevard) (Project Site) (Exhibit A – Site Map).

The Project Site is currently vacant and is located just south of Del Amo Boulevard and the area known as Virginia Village. In accordance with the land use recommendations of the Guide and the desire to facilitate a development that is compatible with the area's needs, staff has pursued discussions with ArchiTaller Inc. and United Cerebral Palsy (Participants) for a housing development at the Project Site. The Participants are interested in developing a residential assisted living facility that complements the neighborhood and furthers the Agency's goals.

ArchiTaller Inc. is a development, architectural and planning firm established by Efrain Olivares, AIA, with the purpose of providing complete planning and building design services. In the past 20 years, the firm has evolved to one that emphasizes services to the community. ArchiTaller Inc. has built relationships and developed child and adult centers and family centers for the following: Therapeutic Living Centers, United Cerebral Palsy (UCP), Abilities First (formerly Crippled Children's Society) Valley Village Downtown, Inc., Teri Inc. and Rainbow Horizons. The firm has demonstrated a strong commitment to reinvest in North Long Beach.

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United Cerebral Palsy (UCP) of Los Angeles, Ventura and Santa Barbara Counties was founded in 1945 by a small group of parents who wanted to create community-based services for their children with disabilities when no such services existed. Initially founded as the Spastic Children's Foundation, UCP consumers were mostly families with young children. Today UCP operates over 40 program sites throughout five counties in California and has extended its mission to serve all people with disabilities. From independent apartments to group homes UCP offers a variety of solutions to improve the lives of people with disabilities.

Staff proposes entering into a 90-day Exclusive Negotiating Agreement with the Participant, with the ability to renew for another 90 days at the Executive Director's discretion. An ENA with the preferred developer gives the Agency and Developer time to work exclusively to determine whether the project is physically and financially feasible and meets the goals of the community.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Ass. AMY J. BODEK
EXECUTIVE DIRECTOR

AJB:LAF:TF

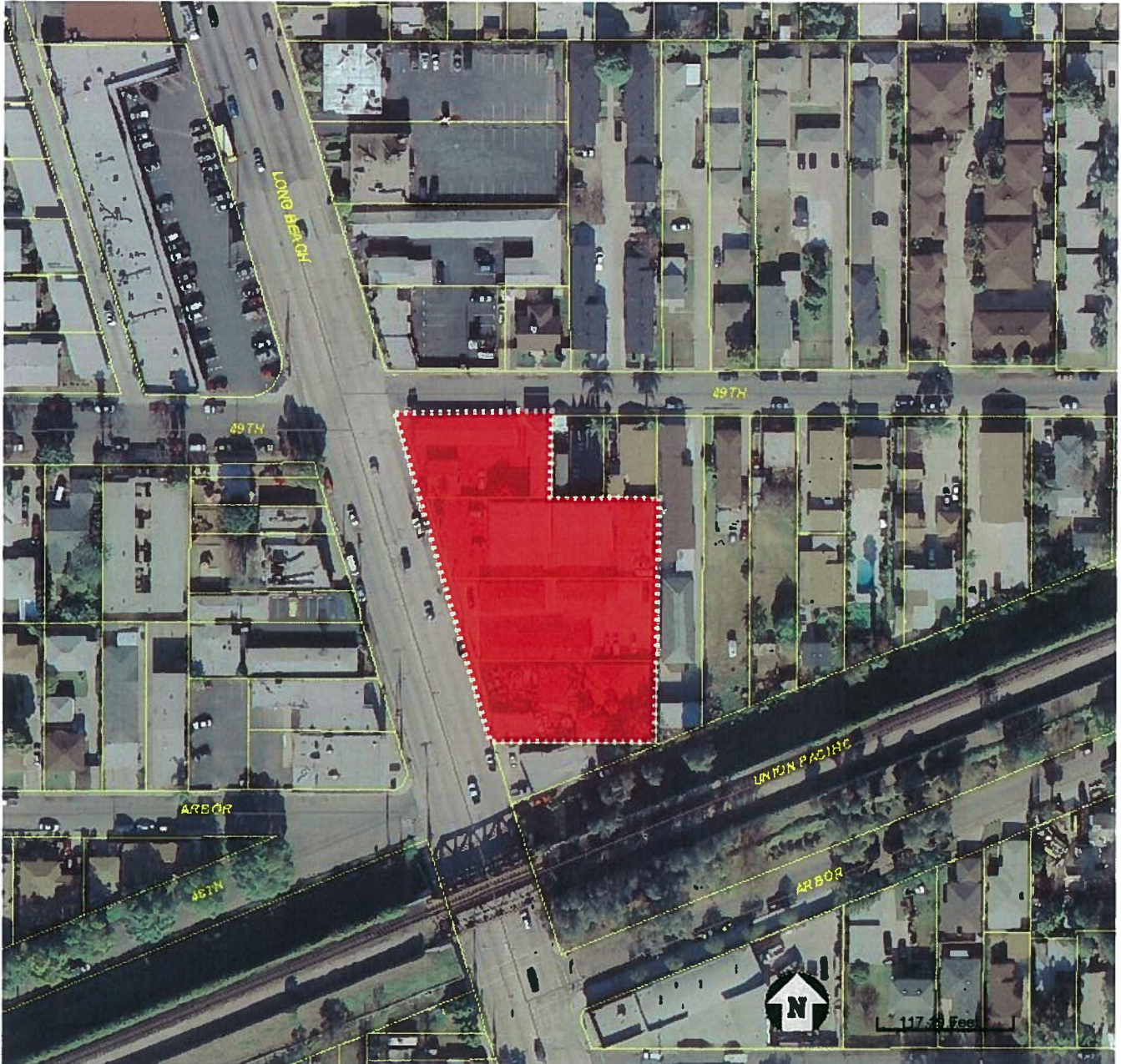
Attachments: Exhibit A – Site Map
Exhibit B – Site Plan

EXHIBIT A



city of
longbeach CA

4800-4870 Long Beach Boulevard

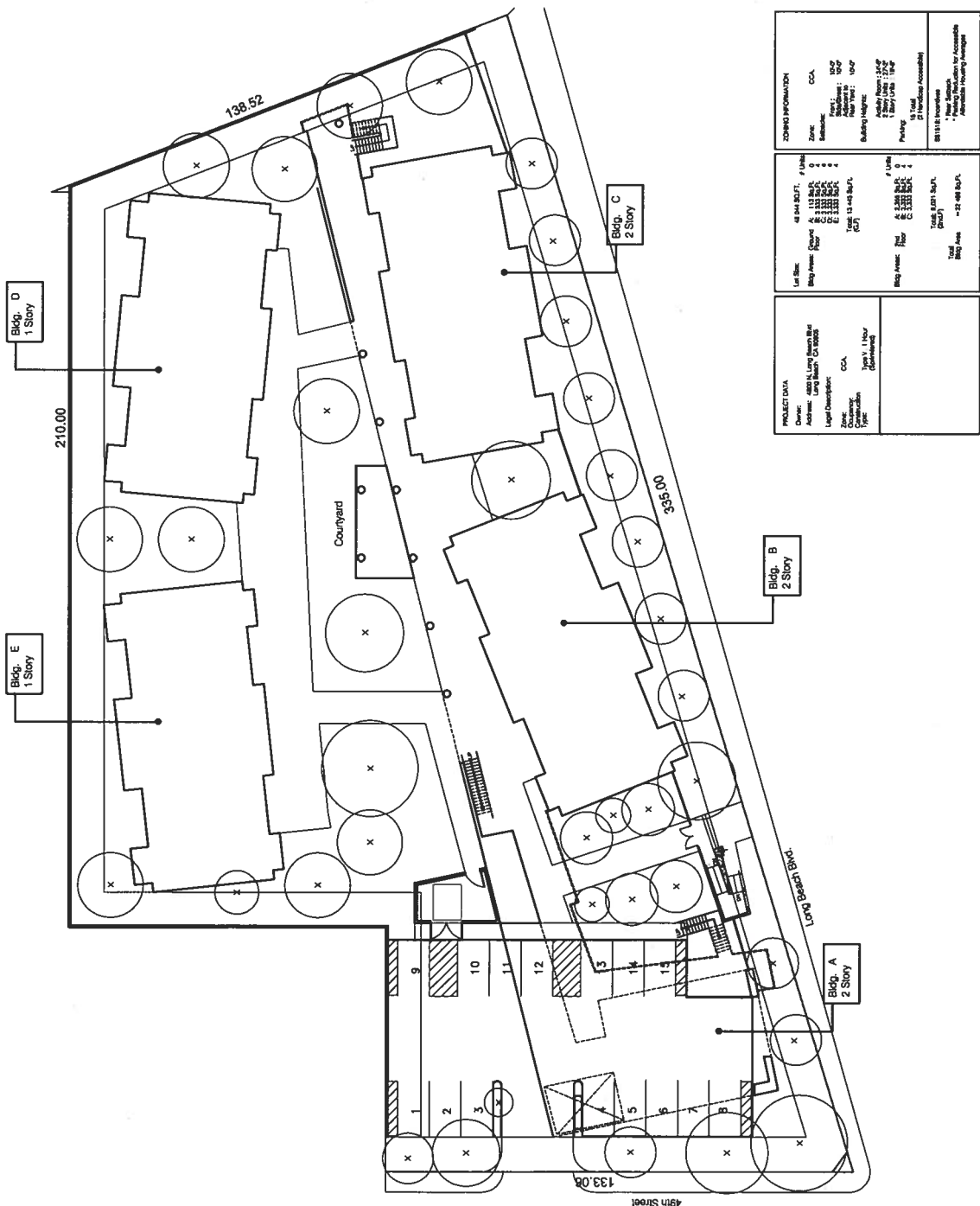


Disclaimer

DISCLAIMER OF DATA ACCURACY: The services provided on this web site are intended for informational purposes only and the GIS data used is compiled from various sources and is subject to constant change. While reasonable effort has been made to ensure the accuracy of the data, the information provided herein may be inaccurate or out of date.

EXHIBIT B

Arguittaler Inc. Architecture Planning Interior Design 221 Allen Ave. (Berkeley) CA 94701 (415) 507-1022		UC/Long Beach Housing Corp. 4900 Long Beach Boulevard, Long Beach, CA 90805	
Issued For:		20101	



PROJECT DATA Client: UC/Long Beach Housing Corp. Address: 4900 Long Beach Blvd Long Beach, CA 90805 Legal Description: CCA Owner: UC/Long Beach Housing Corp. Date: 1/20/10	ZONING INFORMATION Zone: CCA Subzone: LSC Building Height: 40'0" Parking: 15' (15' from Building) 15' (15' from Building) 15' (15' from Building) 15' (15' from Building)
Lot Data Lot Area: 48,544 sq. ft. Map Area: 48,544 sq. ft. Parcel A: 133,200 sq. ft. Parcel B: 133,200 sq. ft. Parcel C: 133,200 sq. ft. Parcel D: 133,200 sq. ft. Parcel E: 133,200 sq. ft. Total: 666,000 sq. ft.	Lot Data Map Area: 48,544 sq. ft. Parcel A: 133,200 sq. ft. Parcel B: 133,200 sq. ft. Parcel C: 133,200 sq. ft. Parcel D: 133,200 sq. ft. Parcel E: 133,200 sq. ft. Total: 666,000 sq. ft.

Project North

Site Plan
DATE: 02/20/10