

ORDINANCE NO. C- 7971

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH, CALIFORNIA, AMENDING
ORDINANCE NOS. C-5063, C-5138, C-5275, C-6311, C-
7295, C-7576, C-7597, C-7885, AND C-7913 AND
APPROVING AND ADOPTING THE NINTH AMENDMENT
TO THE REDEVELOPMENT PLAN FOR THE POLY HIGH
REDEVELOPMENT PROJECT

WHEREAS, the City Council of the City of Long Beach (the "City Council")
adopted Ordinance No. C-5063 on April 3, 1973, approving and adopting the
Redevelopment Plan (the "Redevelopment Plan") for the Poly High Redevelopment
Project (the "Project"); and

WHEREAS, the City Council adopted Ordinance Nos. C-5138 on August
20, 1974; C-5275 on December 14, 1976; C-6311 on November 11, 1986; C-7295 on
December 13, 1994; C-7576 on November 17, 1998; C-7597 on March 16, 1999; C-
7885 on November 11, 2003; and C-7913 on April 6, 2004, amending the
Redevelopment Plan; and

WHEREAS, the Redevelopment Agency of the City of Long Beach (the
"Agency") has been designated as the official redevelopment agency to carry out in the
City of Long Beach the functions and requirements of the Community Redevelopment
Law of the State of California (Health and Safety Code Section 33000 *et seq.*) and to
implement the Redevelopment Plan; and

WHEREAS, the Agency has proposed a Ninth Amendment to the
Redevelopment Plan for the Poly High Redevelopment Project (the "Amendment") to
make certain financial changes and other textual changes in connection therewith; and

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1 WHEREAS, the Planning Commission of the City of Long Beach (the
2 "Planning Commission") has reviewed the Amendment and recommended the approval
3 and adoption of the Amendment, together with its certification that the Amendment
4 conforms to the General Plan of the City of Long Beach; and

5 WHEREAS, the City Council has received from the Agency the proposed
6 Amendment, together with the Report of the Agency and the Negative Declaration
7 related thereto; and

8 WHEREAS, the City Council and the Agency duly published a notice of a
9 public hearings. The Agency public hearing was held on January 10, 2005 and the City
10 Council public hearing was held on February 1, 2005 on adoption of the Amendment, in
11 the City Council Chambers, City Hall, 333 West Ocean Boulevard, Long Beach,
12 California; and

13 WHEREAS, the notices of said hearings was duly and regularly published
14 in the Long Beach Press Telegram, a newspaper of general circulation in the City of
15 Long Beach, once a week for four successive weeks prior to the date of each hearing,
16 and a copy of said notices and affidavits of publication are on file with the City Clerk
17 and the Agency; and

18 WHEREAS, copies of the notice of public hearings were mailed by first-
19 class mail with return receipt requested to the last known address of each assessee of
20 each parcel of land in the Project Area, as shown on the last equalized assessment roll
21 of the County of Los Angeles; and

22 WHEREAS, copies of the notice of public hearing were mailed by first-
23 class mail with return receipt requested to the businesses and residents within the
24 boundaries of the Project Area; and

25 WHEREAS, copies of the notice of public hearings were mailed by
26 certified mail with return receipt requested to the governing body of each taxing agency
27 which receives taxes from property in the Project Area; and

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1 WHEREAS, on January 10, 2005 by Resolution No. R. A. 1-2005 the
2 Agency approved the Ninth Amendment to the Redevelopment Plan for the Poly High
3 Redevelopment Project; and

4 WHEREAS, the City Council has considered the Report of the Agency
5 and the report and recommendation of the Planning Commission, the Amendment and
6 its economic feasibility, the Negative Declaration, and provided an opportunity for all
7 persons to be heard, and has received and considered all evidence and testimony
8 presented for or against any and all aspects of the Amendment;

9 NOW, THEREFORE, the City Council of the City of Long Beach ordains
10 as follows:

11 Section 1. The purposes and intent of the City Council with respect to
12 the Amendment are:

13 A. To provide the framework within which restoration for the
14 economic and social health of the Project Area and its environs will be
15 accomplished by public and/or private actions.

16 B. The elimination and prevention of the spread of blight and
17 deterioration and the conservation, rehabilitation, renewal and redevelopment of
18 the Project Area to the extent permitted by law and specified in the
19 Redevelopment Plan.

20 C. The removal of structurally substandard buildings to permit
21 the return of the Project Area land to economically viable use and new
22 construction.

23 D. The elimination of certain environmental deficiencies,
24 including among others, small and irregular lots, incompatible land uses,
25 overcrowding of people in dwelling units, overcrowding of structures on the land,
26 obsolete and aged building type, substandard alleys, deteriorated parking
27 improvements and lack of sufficient off-street school parking.

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1 E. The provision of a substantial number of housing units of low
2 or moderate cost on land to be disposed of for residential purposes.

3 F. The provision of land for public uses and facilities.

4 G. The achievement of changes in land use through the
5 development of coordinated and compact clusters of a variety of properly
6 integrated uses, including various housing types, commercial establishments and
7 public facilities.

8 H. Guide and stimulate the development of sound and
9 attractive residences available to persons of varied incomes and ages, with
10 emphasis on the provision of low and/or moderate priced housing.

11 I. Removal of impediments to land disposition and
12 development through assembly of land into reasonably sized and shaped parcels
13 served by an improved street system and improved public utilities.

14 J. The achievement of an environment reflecting a high level of
15 concern for architectural and urban design principals, appropriate to the objective
16 of the Redevelopment Plan developed through encouragement, guidance,
17 appropriate controls and professional assistance to other participants and
18 redevelopers.

19 K. The preservation of historical monuments and buildings.

20 Sec. 2. The City Council hereby readopts the findings,
21 determinations and other provisions of Ordinance Nos. C-5063, C-5138, C-5275, C-
22 6311, C-7295, C-7576, C-7597, C-7885, and C-7913 (hereinafter the "Ordinance"), and
23 does hereby specifically find and determine that:

24 A. Significant blight remains within the Project Area, the
25 redevelopment of which is necessary to effectuate the public purposes declared
26 in the Community Redevelopment Law. This finding is based upon the facts
27 contained in Part III of the Agency's Report to the City Council, including, without
28 limitation, the following:

1 1. The Project Area is characterized by conditions of
2 physical blight, including, without limitation: (i) buildings in which it is unsafe and
3 unhealthy for persons to live and work; (ii) factors that prevent or substantially
4 hinder the economically viable use or capacity of buildings or lots; and (iii) lots of
5 irregular shape and inadequate size for proper usefulness and development that
6 are in multiple ownership. The pertinent physical conditions impacting the
7 Project Area are summarized below:

8 a. Thirteen structures or eight percent of all
9 structure within the Project Area were rated as deteriorated. An additional nine
10 buildings or six percent of the structures were observed to have faulty wiring. The
11 13 structures that were identified as exhibiting unsafe or potentially unhealthy
12 living conditions are in need of substantial rehabilitation. The cost to rehabilitate
13 these structure is estimated at \$663,121, which is based upon substantial
14 rehabilitation defined as 25 percent of the assessed valuation.

15 b. Approximately 80 percent of the single-family
16 residential units are less than 1,852 square feet, which is the average size of a
17 contemporary single-family home built in the Project Area after 1980.
18 Furthermore, 65 percent of the homes in the Project Area are 15 percent smaller
19 than the average size of a home built after 1990 that has sold in the past five
20 years within 1.7 miles radius of the Project Area. The small size of the single-
21 family homes contributes to overcrowding and reduced value.

22 c. Approximately 36 percent of the multi-family
23 units are less than 780 square feet, which is the average size of an apartment
24 unit at the relatively new Pacific Coast Villa Apartments in the Project Area that
25 are primary developed with one-bedroom apartments. These small units do not
26 adequately house the average family size estimated at 3.53 persons.

27 d. The enrollment at Poly High School is 4,268
28 students. The total building square footage of permanent buildings at Poly High

1 School is 372,516, which is 20,140 square feet less than the school standard of
2 92 square feet per pupil. Even factoring in the temporary structures, the school is
3 deficient by 5,260 square feet. However, the larger issue is that Poly High School
4 is inadequate in size to serve the community's educational needs and "buses"
5 3,000 students in the school's service area to attend other high schools.

6 e. None of the commercial parcels along Pacific
7 Highway are large enough to accommodate the needed neighborhood serving
8 uses identified in the Strategic Guide for the Central Study Area including an
9 office supply store, bookstore and coffee shop. An office supply store requires a
10 60,000 square foot parcel. A contemporary bookstore requires a 75,000 square
11 foot parcel; a coffee shop requires a 9,000 square foot parcel. Four of the five
12 parcels along PCH are less than 30,000 square feet. Furthermore, the
13 consolidation of the commercial parcels which would provide 96,703 square feet,
14 is not large enough to accommodate a neighborhood shopping center, which
15 requires 130,680 square feet and typically houses the types of neighborhood
16 uses desired.

17 f. The Poly High School site consists of 30 acres,
18 which is 47 acres less than the desired standard for a school that contains
19 4,000+ students.

20 2. The Project Area is characterized by conditions of
21 economic blight including, without limitation: (i) depreciated or stagnant property
22 values; (ii) impaired investments; (iii) residential overcrowding; and (iv) a high
23 crime rate that constitutes a serious threat to public safety and welfare. The
24 pertinent economic conditions impacting the Project Area are summarized below:

25 a. The total assessed valuation of the Project
26 Area increased by a total of two percent in the past five year (0.4 percent
27 annually) from 1998-99 to 2003-04 compared to a growth of 46 percent for the
28 City of Long Beach, and 47 percent for the County of Los Angeles during the

1 same time period.

2 b. Retail sales tax revenues generated within the
3 Project Area increased by eight percent for the five year period from 1999 to
4 2003. In comparison, retail sales tax revenues generated along Anaheim Street
5 and Pacific Coast Highway from the LA River to Redondo Avenue, increased by
6 45 and 51 percent, respectively, while the City as a whole increased by 25
7 percent during the same time period.

8 c. The average sales prices for a single-family
9 home in the Project Area over the past five years from 1999-2004 was \$189,875
10 compared to \$238,990 for the 1.7 mile radius surrounding the Project Area or 26
11 percent higher in the surrounding area. The average sales price per square foot
12 for a single-family home in the Project Area between 1999-2004 was \$135.94
13 compared to \$196.16 for the surrounding area or 44 percent higher in the
14 surrounding area.

15 d. In 2003, the hotel/motels in the Project Area
16 generated an average of \$34,818 of transient occupancy tax per establishment
17 for the City of Long Beach. The hotel/motels outside of the Project Area
18 generated an average of \$109,863 per business or 216 percent higher than the
19 hotel/motels within the Project Area.

20 e. Approximately 44 percent of the residential
21 housing units within the Project Area are either overcrowded or severely
22 overcrowded compared to only 22 percent for the City and 23 percent for the
23 County.

24 f. The Project Area had a crime rate of 90.4
25 crimes per 1,000 people compared to the City crime rate of 40.3 crimes per
26 1,000 people.

27 B. The conditions of blight identified in paragraph A., above,
28 cannot be eliminated without the establishment of additional debt and the

1 increase in the limitation on the number of dollars to be allocated to the Agency
2 pursuant to the Amendment. This finding is based upon the facts contained in
3 Parts IV and V of the Agency's Report to the City Council including without
4 limitation, the following:

5 1. The current limitation on the number of dollars to be
6 allocated to the Agency under the existing Redevelopment Plan is \$9.8 million.

7 2. Through fiscal year 2003-04, the Agency has
8 received \$444,188 in tax increment from the Project Area.

9 3. The programs, projects and activities needed to
10 remediate remaining bight in the Project Area and described in Part IV of the
11 Agency's Report to the City Council will require approximately \$25 million to
12 implement.

13 C. The Redevelopment Plan, as amended by the Amendment,
14 will enable the Project Area to be redeveloped in conformity with the Community
15 Redevelopment Law and in the interests of the public peace, health, safety and
16 welfare. This finding is based upon the fact that the Redevelopment Plan, as
17 amended, will implement the objectives of the Community Redevelopment Law
18 by aiding in the elimination and correction of the conditions of physical and
19 economic blight and deterioration in the Project Area; provide for the
20 rehabilitation of structures and improvements by present owners, their
21 successors, and the Agency; provide for participation by owners and tenants
22 presently located in the Project Area by extending preferences to remain or
23 relocate within the Project Area or in adjacent areas; acquisition of real property;
24 demolition or removal of buildings and improvements; relocation assistance to
25 displace residential and non-residential occupants; installation, construction, or
26 reconstruction of streets, utilities, and other public improvements; disposition of
27 property for use in accordance with the Redevelopment Plan; and
28 redevelopment of land for uses in accordance with the Redevelopment Plan.

1 D. The adoption and carrying out of the Redevelopment Plan,
2 as amended by the Amendment, is economically sound and feasible. This
3 finding is based upon the facts contained in Part V of the Agency's Report to the
4 City Council, including, without limitation, the following:

5 1. Under the Redevelopment Plan, as proposed to be
6 amended, the Agency will be authorized to seek and utilize a variety of potential
7 financing resources, including assistance from any or all of the following sources:

- 8 a. City of Long Beach;
9 b. State of California;
10 c. The federal government;
11 d. Tax increment revenue in accordance with the
12 Community Redevelopment Law;
13 e. Agency bonds;
14 f. Interest income;
15 g. Loans from private financial institutions;
16 h. Sale or lease of Agency owned property;
17 i. Donations;
18 j. Any other legally available public or private
19 sources.

20 2. No public redevelopment activity will be undertaken
21 unless the Agency can demonstrate that there is adequate revenue to finance
22 the activity.

23 3. The feasibility cash flow contained in Part V of the
24 Agency's Report to the City Council demonstrates that adequate revenues will be
25 available to fund project costs.

26 E. The Redevelopment Plan, as amended by the Amendment,
27 is consistent with the General Plan of the City of Long Beach, including, but not
28 limited to, the Housing Element, which substantially complies with the

1 requirements of Article 10.6 (commencing with Sections 65580) of Chapter 3 of
2 Division 1 of Title 7 of the Government Code. This finding is based upon the
3 report of the Planning Commission that the Amendment conforms to the General
4 Plan of the City of Long Beach.

5 F. The carrying out of the Redevelopment Plan, as amended
6 by the Amendment, will promote the public peace, health, safety and welfare of
7 the City of Long Beach and will effectuate the purposes and policies of the
8 Community Redevelopment Law. This finding is based upon the fact that
9 redevelopment, as contemplated by the Redevelopment Plan, as amended by
10 the Amendment, will benefit the Project Area by correcting conditions of blight
11 and by coordinating public and private actions to stimulate development and
12 improve the economic, social and physical condition of the Project Area and
13 surrounding areas.

14 G. The elimination of blight and the redevelopment of the
15 Project Area could not be reasonably expected to be accomplished by private
16 enterprise acting alone without the aid and assistance of the Agency. This
17 finding is based upon the existence of blighting influences, and the inability of
18 individual developers to economically remove these blighting influences without
19 public assistance, and the inadequacy of other governmental programs and
20 financing mechanisms to eliminate blight, including the provision of necessary
21 public improvements and facilities.

22 H. The Project Area is predominantly urbanized, as defined by
23 subdivision (b) of Section 33320.1 of the Health and Safety Code. This finding is
24 based upon the facts contained in Part III.A. of the Agency's Report to the City
25 Council including, without limitation, the fact that Project Area exceeds the 80
26 percent urbanized area requirements.

27 I. The limitation on the number of dollars to be allocated to the
28 Agency contained in the Redevelopment Plan as amended, is reasonably related

1 to the proposed projects to be implemented in the Project Area, and to the ability
2 of the Agency to eliminate blight within the Project Area. This finding is based
3 upon the facts contained in Part V. of the Agency's Report to the City Council,
4 including, without limitation, the estimated total project costs and the comparative
5 cash flow analysis.

6 Sec. 3. The City Council is satisfied that all written objections
7 received before or at the noticed public hearing have been responded to in writing.
8 Written findings have been adopted in response to each written objection filed with the
9 City Clerk either before or at the noticed public hearings.

10 Sec. 4. The Redevelopment Plan is hereby amended as set forth in
11 the proposed "Ninth Amendment to the Redevelopment Plan for the Poly High
12 Redevelopment Project," attached hereto as Attachment No. 1 and incorporated herein
13 and made a part hereof by reference. As so amended, the Redevelopment Plan is
14 hereby designated as the official Redevelopment Plan for the Poly High
15 Redevelopment Project.

16 Sec. 5. In order to implement and facilitate the effectuation of the
17 Amendment hereby approved, it may be necessary for the City Council to take certain
18 actions, and accordingly, this City Council hereby:

19 A. Pledges its cooperation in helping to carry out the
20 Amendment;

21 B. Requests the various officials, departments, boards and
22 agencies of the City having administrative responsibilities in the Project Area
23 likewise to cooperate to such end and to exercise their respective functions and
24 powers in a manner consistent with the redevelopment of the Project Area
25 pursuant to the Amendment;

26 C. Stands ready to consider and take appropriate action upon
27 proposals and measures designed to effectuate the Amendment; and

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1 D. Declares its intention to undertake and complete any
2 proceedings necessary to be carried out by the City under the provisions of the
3 Amendment.

4 Sec. 6. Ordinance Nos. C-5063, C-5138, C-5275, C-6311, C-7295,
5 C-7576, C-7597, C-7885, and C-7913 are continued in full force and effect as amended
6 by this Ordinance.

7 Sec. 7. The City Clerk is hereby directed to send a certified copy of
8 this Ordinance to the Agency, whereupon the Agency is vested with the responsibility
9 for carrying out the Redevelopment Plan as amended by the Amendment.

10 Sec. 8. The City Clerk is hereby directed to record with the County
11 Recorder of Los Angeles County a notice of the approval and adoption of the
12 Amendment pursuant to this Ordinance.

13 Sec. 9. The City Clerk is hereby directed to transmit a copy of the
14 description and statement recorded pursuant to Section 8 of this Ordinance, a copy of
15 this Ordinance, and a map or plat indicating the boundaries of the Project Areas, to the
16 auditor and assessor of the County of Los Angeles, to the governing body of each of
17 the taxing agencies which levies taxes upon any property in the Project Area and to the
18 State Board of Equalization with thirty (30) days following adoption of this Ordinance.

19 Sec. 10. Publication. The City Clerk is hereby ordered and directed
20 to certify to the passage of this Ordinance and to cause the same to be published once
21 in the Long Beach Press Telegram, a newspaper of general circulation, published and
22 circulated in the City of Long Beach, California.

23 Sec. 11. Severability. If any part of this Ordinance, or the
24 Amendment which it approves, is held to be invalid for any reason, such decision shall
25 not affect the validity of the remaining portion of this Ordinance or of the Amendment,
26 and this City Council hereby declares that it would have passed the remainder of the
27 Ordinance, or approved the remainder of the Amendment, if such invalid portion thereof
28 had been deleted.

1 Sec. 12. The City Clerk shall certify to the passage of this ordinance
2 by the City Council and cause it to be posted in three conspicuous places in the City of
3 Long Beach, and it shall take effect on the thirty-first day after it is approved by the
4 Mayor.

5 I hereby certify that the foregoing ordinance was adopted by the City
6 Council of the City of Long Beach at its meeting of February 8, 2005, by the
7 following vote:

8	Ayes:	Councilmembers:	<u>Lowenthal, Baker, Colonna,</u>
9			<u>O'Donnell, Kell, Richardson,</u>
0			Reyes Uranga, Gabelich, Lerch.

12 Noes: Councilmembers: None.

14 Absent: Councilmembers: None.



City Clerk

19 Approved: 2-14-05 Donny Neil
20 (Date) (Mayor)

HAM:fl

1/12/05

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#05-00146

ATTACHMENT NO. 1

NINTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE POLY HIGH REDEVELOPMENT PROJECT

The Redevelopment Plan for the Poly High Redevelopment Project originally adopted on April 3, 1973 by Ordinance No. C-5063, and amended on August 20, 1974 by Ordinance No. C-5138 ("First Amendment"), and on December 14, 1976 by Ordinance No. C-5276 ("Second Amendment"), and on November 11, 1986 by Ordinance No. C-6311 ("Third Amendment"), and on November 17, 1998 by Ordinance No. C-7576 ("Fourth Amendment"), and on December 13, 1994 by Ordinance No. C-7295 ("Fifth Amendment"), and on March 16, 1999 by Ordinance No. C-7597 ("Sixth Amendment"), and on November 11, 2003 by Ordinance No. C-7885 ("Seventh Amendment"), and on April 6, 2004 by Ordinance No. C-7913 ("Eighth Amendment") is hereby further amended as follows:

1. The second paragraph of Section 100 of the Redevelopment Plan is hereby deleted.
2. Paragraph K of Section 200 of the Redevelopment Plan is hereby deleted.
3. Sections 528, 529 and 530 of the Redevelopment Plan are hereby deleted.
4. Sections 601 through 605 of the Redevelopment Plan are hereby amended to read as follows:

"A. [§ 601] Redevelopment Land Use Map

The Redevelopment Land Use Map (Revised 2004) attached hereto 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. [§ 602] Designated Land Uses

1. [§ 603] 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.

2. [§ 604] 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.

3. [§ 605] Industrial Uses

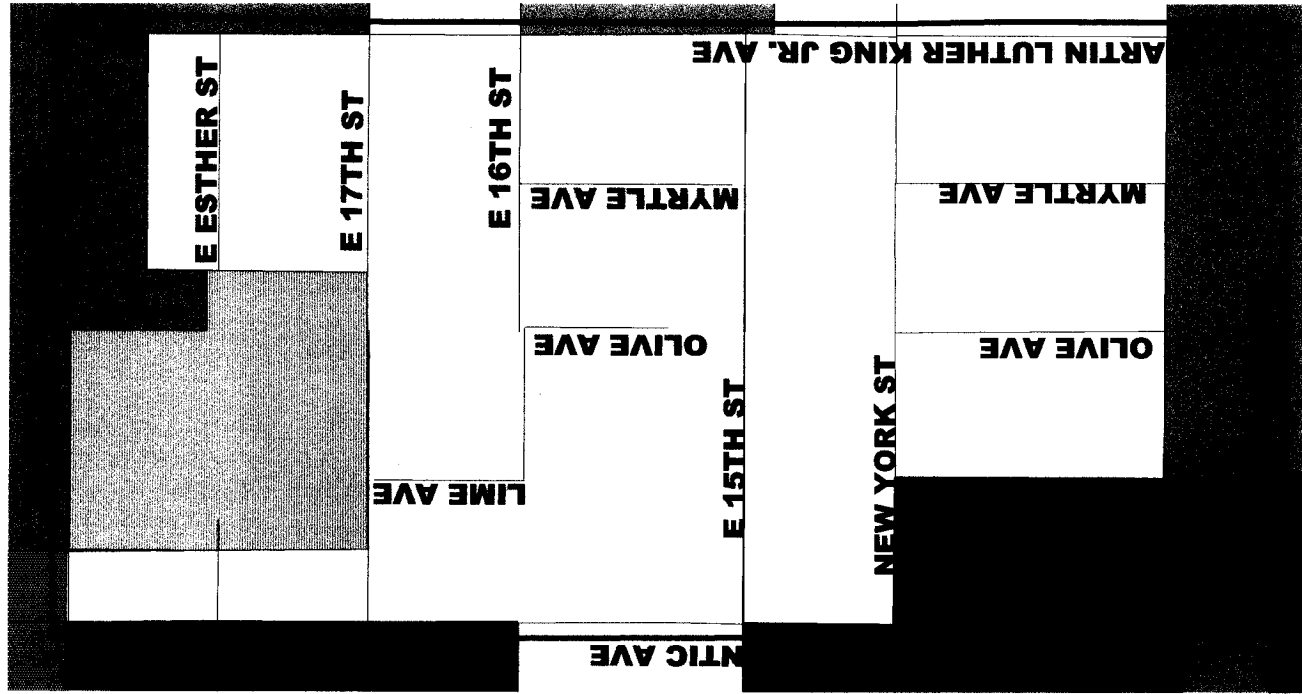
The areas shown on the Redevelopment Land Use Map (Attachment No. 3) for industrial uses shall be used for industrial uses consistent with the Land Use Element of the General Plan as it may be amended from time to time."

5. The second, third, fourth, fifth, sixth, seventh, eighth, and ninth paragraphs of Section 701 of the Redevelopment Plan are hereby deleted.

6. A new paragraph is added after the last paragraph of Section 702 of the Redevelopment Plan, as follows:

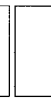
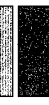
"The portion of taxes divided and allocated to the Agency pursuant to subdivision 2 of this Section 702 shall not exceed a cumulative total of TWENTY-FIVE MILLION DOLLARS (\$25,000,000)."

POLY HIGH PROJECT AREA / REDEVELOPMENT LAND USE MAP



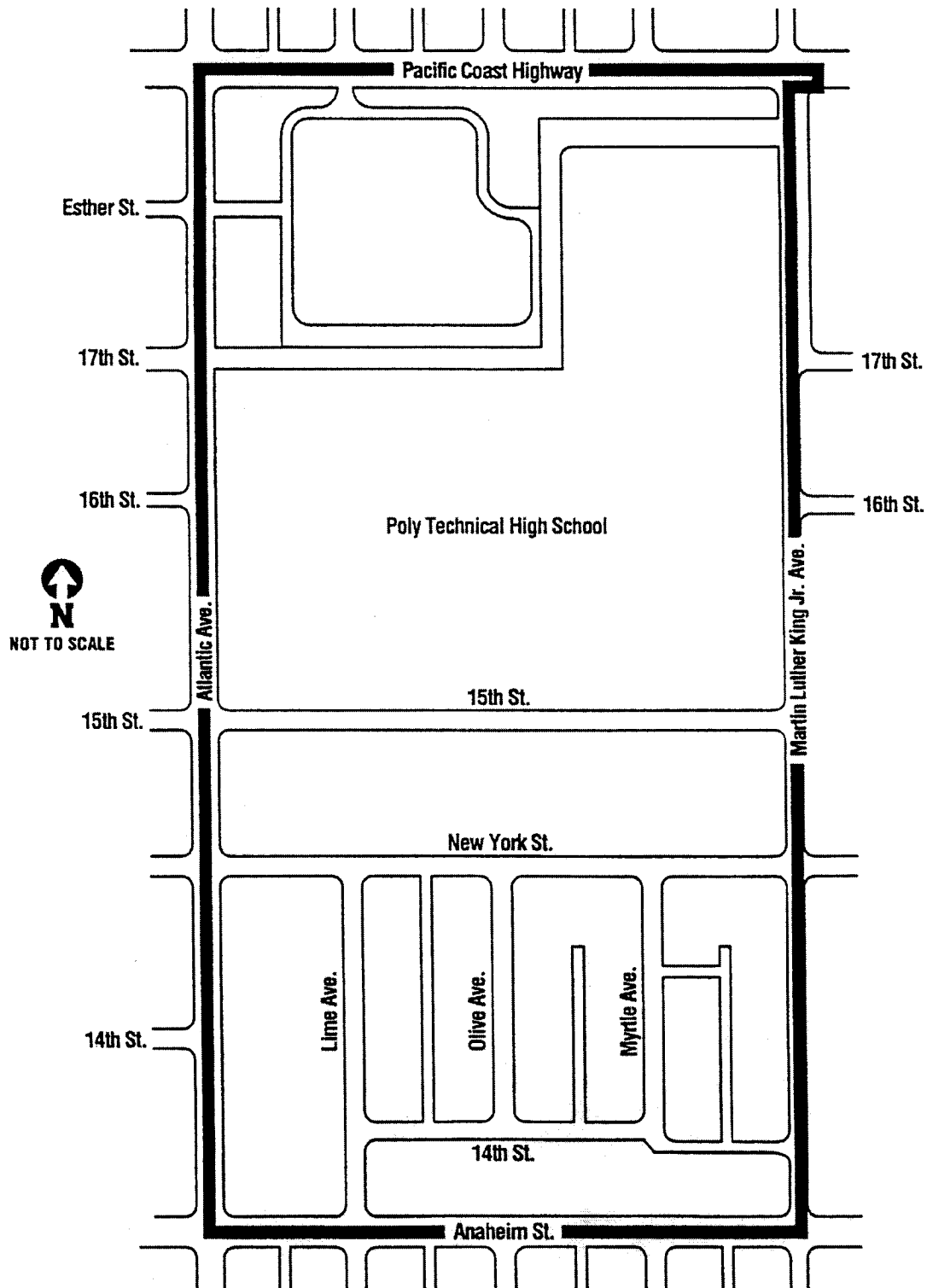
 Poly High Redevelopment Project Area

General Plan Land Uses

-  Single Family
-  Mixed Style Homes
-  Townhomes
-  Moderate Density Residential
-  Mixed Uses
-  Traditional Retail Strip Commercial
-  Mixed Retail/Residential Strip
-  Shopping Nodes
-  Institutions/Schools
-  Open Space/Parks



POLY HIGH REDEVELOPMENT PROJECT AREA MAP



Date of Adoption: 4-3-73
Size: 87.1 Acres
Project Area Boundary