



Building A Better Long Beach

Item 6

April 7, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS
City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into an Exclusive Negotiating Agreement with Philip Appleby, Harry Pickard and Diane Pickard for the development of 825 E. 7th Street. (Central – District 1)

DISCUSSION

The goals of the East Village Arts District Guide for Development (Guide) include the development of new housing and the adaptive reuse of vacant commercial structures to artist live/work residential or loft units. To that end, the underutilized properties located at the northwest corner of 7th Street and Washington Place (Site) (Exhibit A – Site Map) have been identified as a critical site for redevelopment.

The Site includes a Redevelopment Agency-owned (Agency) parcel containing an automobile service shop (825 E. 7th Street) and a vacant commercial warehouse (837 E. 7th Street) that is owned by Philip Appleby and Harry and Diane Pickard (Participant). The assembly of these properties results in a site that is 15,000 square feet.

The automobile service shop is an incompatible use in this residential neighborhood and is anticipated to be demolished within the next few months. In response to an owner participation letter released by the Agency, the Participant submitted a development proposal for the Site. The Participant's proposal includes the adaptive reuse of the commercial building to house loft-style residential units and the new construction of residential units and parking on the Agency-owned site.

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Staff proposes entering into a six-month Exclusive Negotiating Agreement (ENA) with the Participant to further develop the proposal and work toward a development agreement with the Participant. The ENA will provide for one six-month renewal option at the discretion of the Executive Director.

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:DSW:JMV:jmv

Attachment: Exhibit A – Site Map

SITE MAP

