



Building A Better Long Beach

December 14, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to execute Purchase and Sale Agreements and all other related documents for the partial acquisition of portions of 1766 through 1851 Cherry Avenue, and 1922 and 2001 East Pacific Coast Highway, plus closing costs, to facilitate the Cherry Avenue Widening Project. (Central – District 4)

DISCUSSION

On August 3, 2009, the Redevelopment Agency (Agency) Board authorized staff to enter into a Memorandum of Understanding (MOU) with the City of Signal Hill to construct street improvements on Cherry Avenue between 19th Street and Pacific Coast Highway (PCH) in the City of Long Beach.

The City of Signal Hill received \$6 million in grant funding from the Metropolitan Transportation Authority and the Federal Highway Administration to eliminate the traffic queuing in the southbound lanes on Cherry Avenue.

The Cherry Avenue Widening Project (Project) (Exhibit A) will provide for two southbound and two northbound through-lanes on Cherry Avenue at PCH with the addition of a right-turn lane for the southbound approach and dedicated left-turn lanes for both northbound and southbound approaches. A continuous two-way, left-turn lane will be provided between the intersections for access to existing businesses. Right-of-Way acquisition will be required primarily along the west line of Cherry Avenue with a few minor acquisitions along the east line (Exhibit B). On-street parking on Cherry Avenue south of PCH will be removed by the proposed improvements.

The MOU states that the City of Signal Hill will reimburse the Agency for all real property acquired to construct the Project, as well as pay all costs associated with the Project including eminent domain proceedings, appraisals, tenant relocation, acquisition consultants, and other professional services as necessary.

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Staff has negotiated voluntary acquisitions for the necessary right-of-way for each acquisition, which consists of obtaining approximately 10 feet of frontage in order to widen Cherry Avenue. The following acquisitions are the subject of this request:

1. 1766 Cherry Avenue from Tan Trinh and Toan Trinh, for a purchase price of \$4,675 plus closing costs.
2. 1772 Cherry Avenue from Mau Thi Nguyen, Jonathon Nguyen, Samantha Lan Nguyen, Phong Van Nguyen and Tan Nguyen, for a purchase price of \$25,685 plus closing costs.
3. 1815 Cherry Avenue from Binh V. Nguyen and Huong T. Nguyen, for a purchase price of \$120,000 plus closing costs.
4. 1825 Cherry Avenue from Uriel Villegas and Rosalba Villegas, for a purchase price of \$105,000 plus closing costs.
5. 1835 Cherry Avenue from Norberta Ramirez, for a purchase price of \$139,215 plus closing costs.
6. 1851 Cherry Avenue from Steven Seng and Kimberly Seng, for a purchase price of \$52,765 plus closing costs.
7. 1922 East Pacific Coast Highway from Alexander Hirschfeld, Mary Hirschfeld, Robert E. Petkin and Shirley Mae Petkin, and Celia Petkin, for a purchase price of \$44,774 plus closing costs.
8. 2001 East Pacific Coast Highway from Nikolaos G. Savvas, for a purchase price of \$8,000 plus closing costs.

Since the purchase of the properties is consistent with the MOU and the Cherry Avenue Widening Project, Agency staff is recommending the acquisitions.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



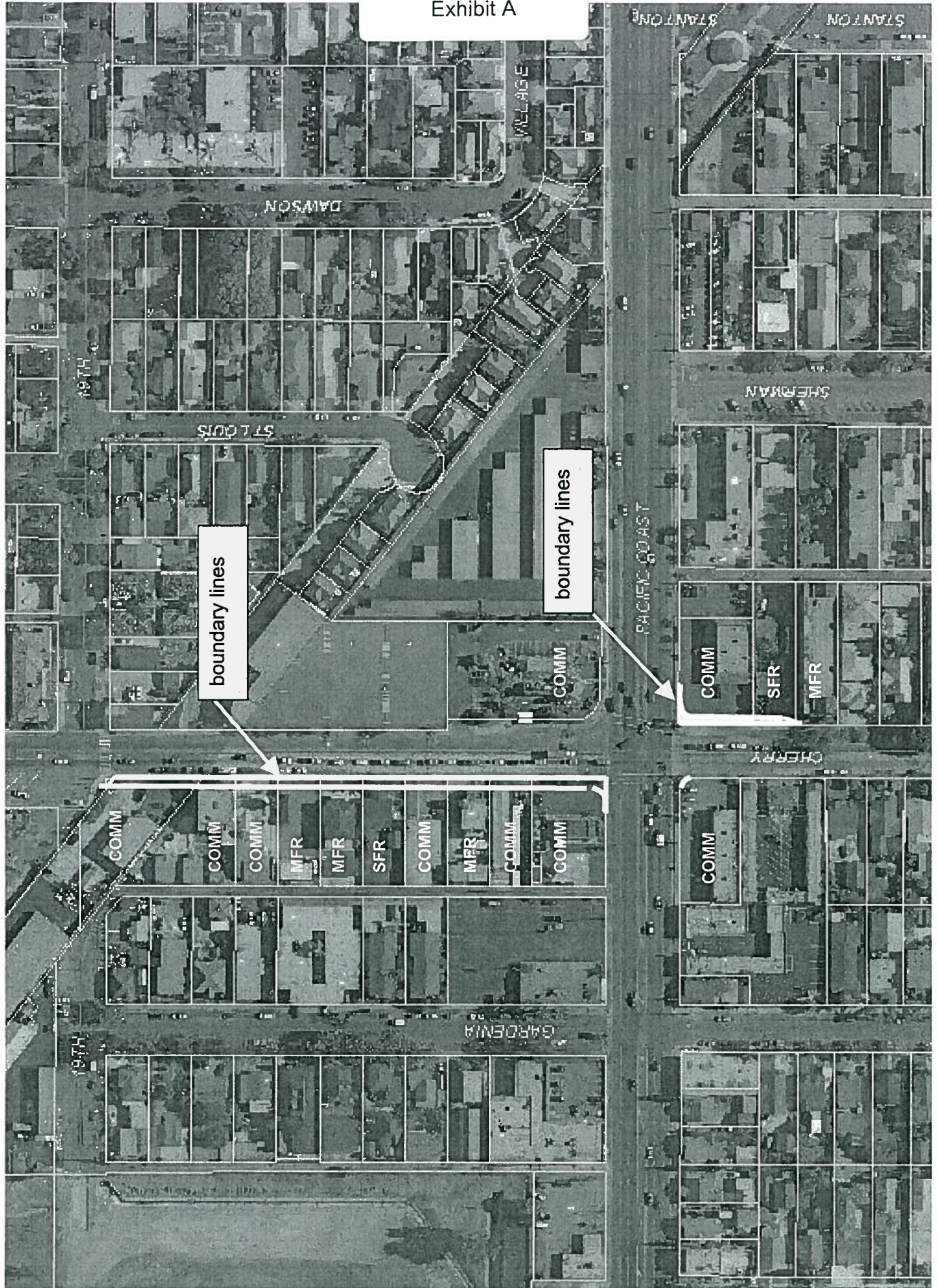
CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:SR:sr

Attachments: Exhibit A – Cherry Avenue Widening Project
Exhibit B – Parcel Maps

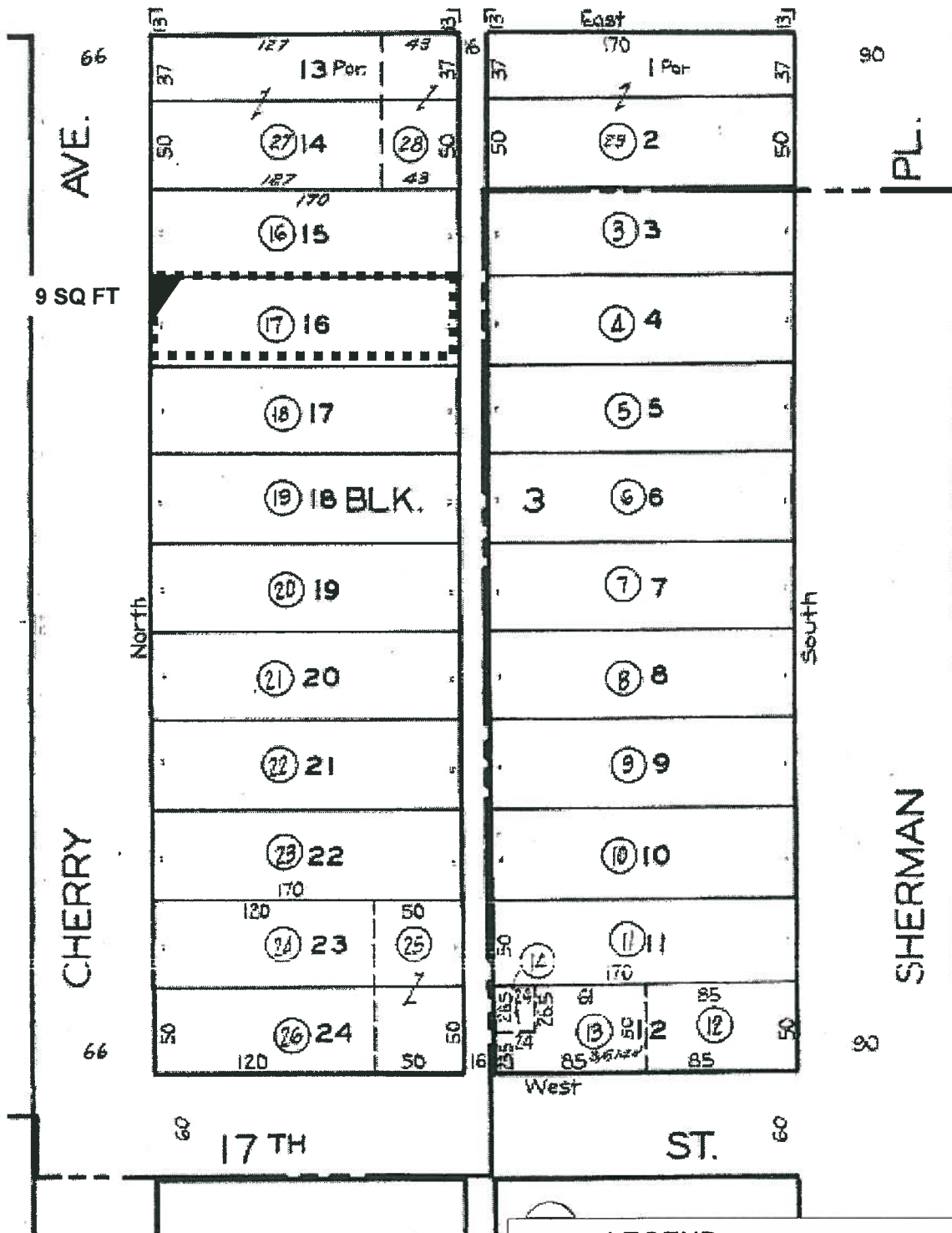
CHERRY AVENUE WIDENING PROJECT

Exhibit A



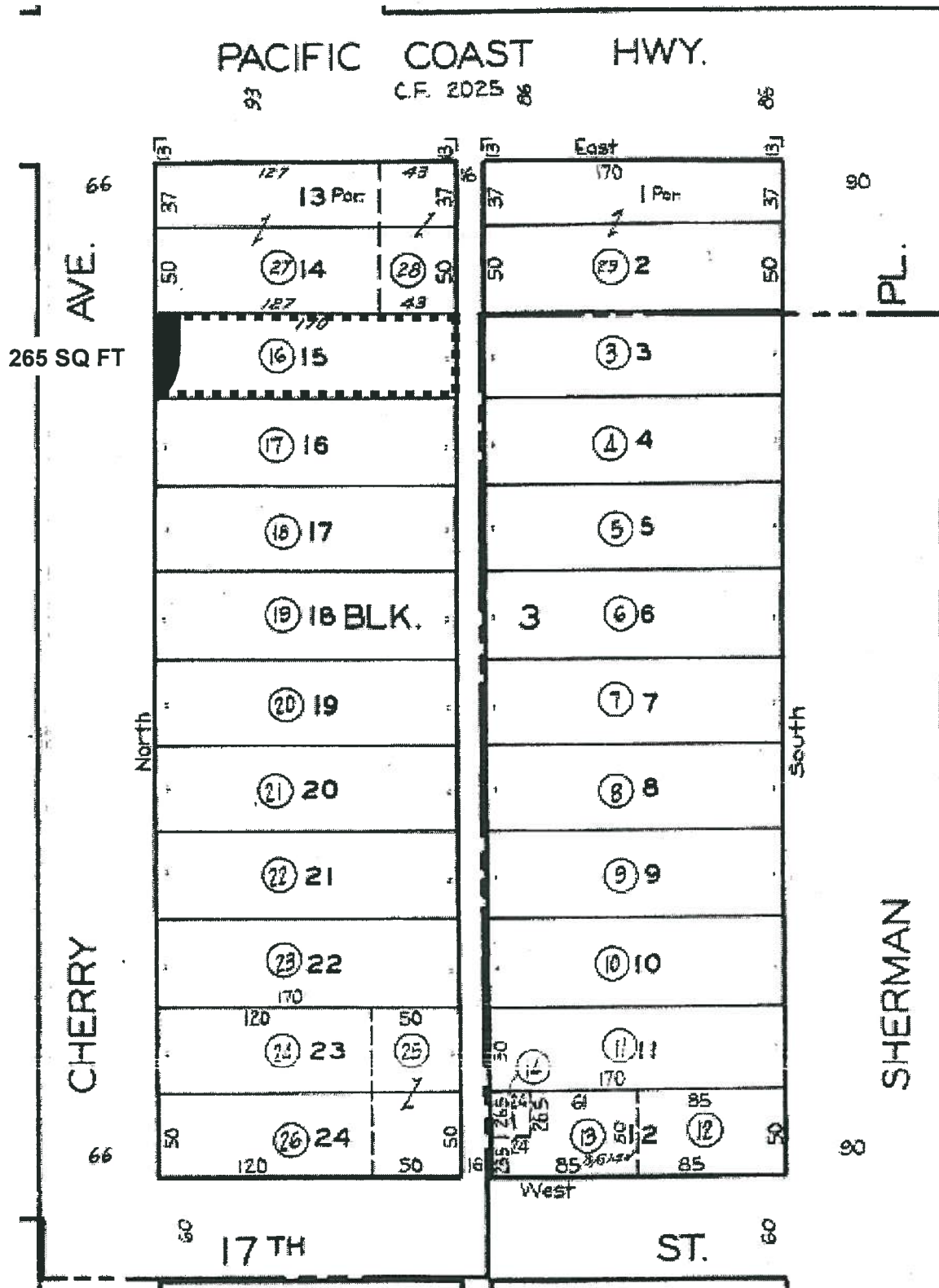
PACIFIC COAST HWY.

C.F. 2025



LEGEND

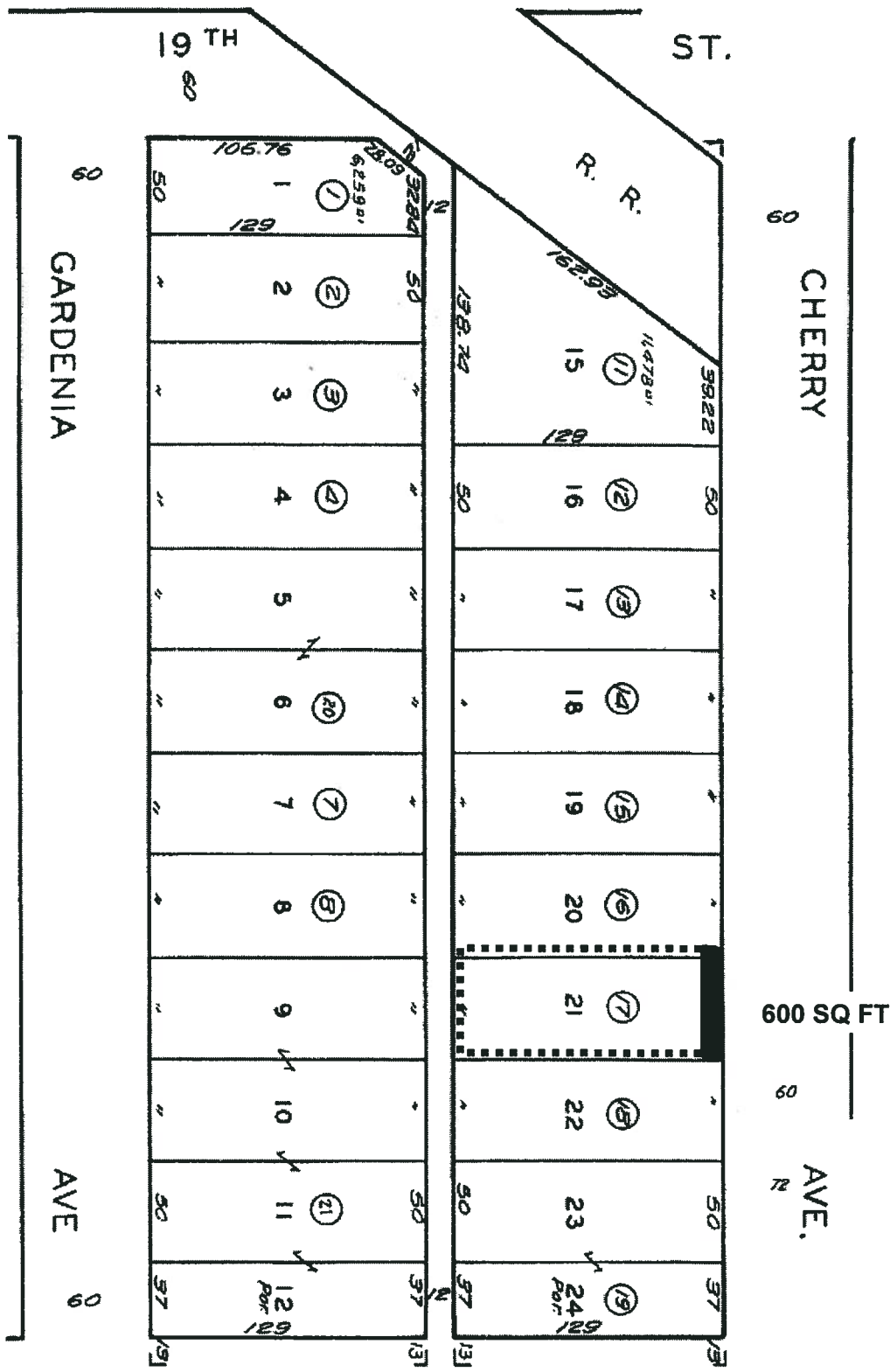
- Subject Parcel
- Portion of parcel to be acquired



LEGEND

- Subject parcel
- Portion of parcel to be acquired

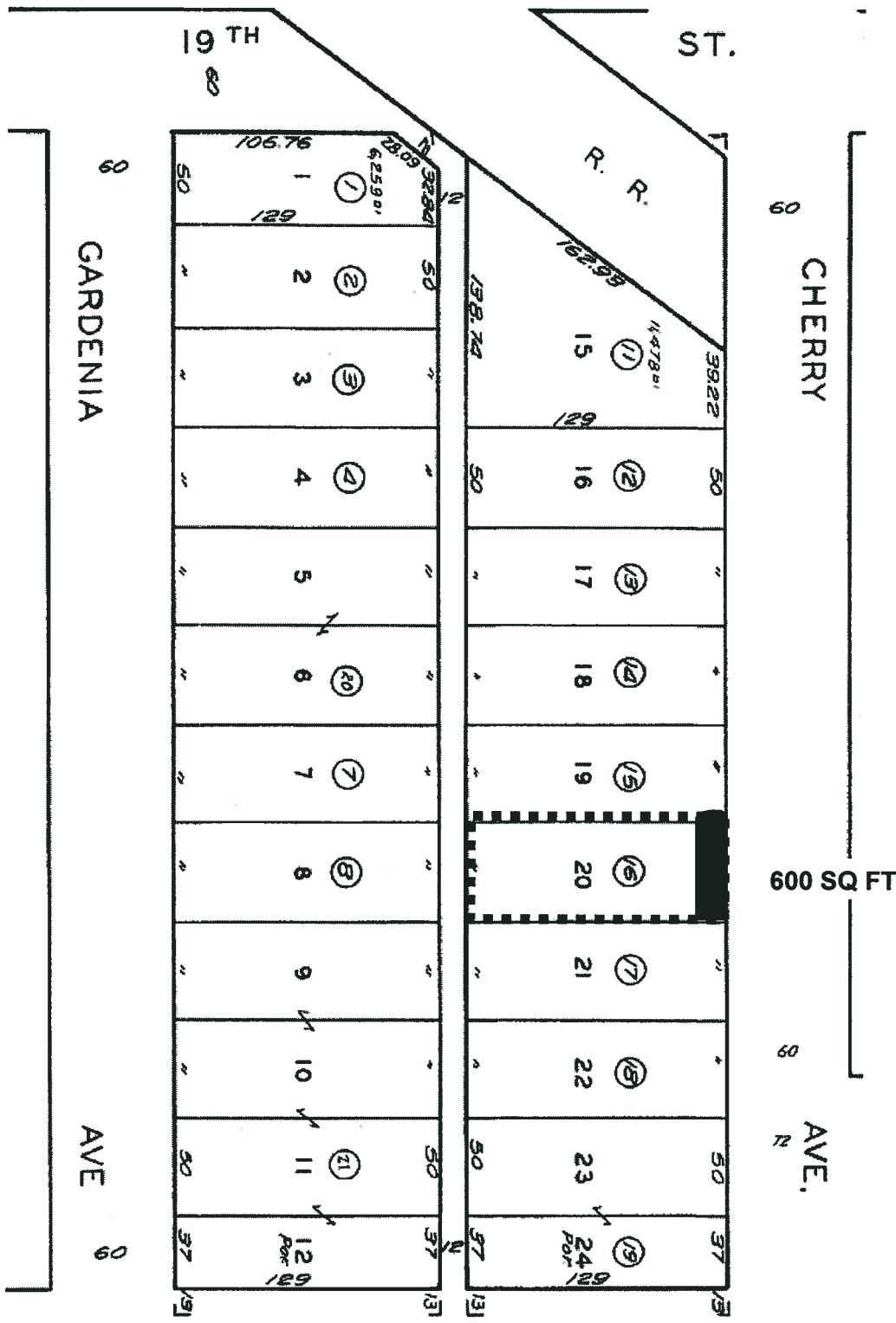
1825 Cherry Avenue - 7216-032-017



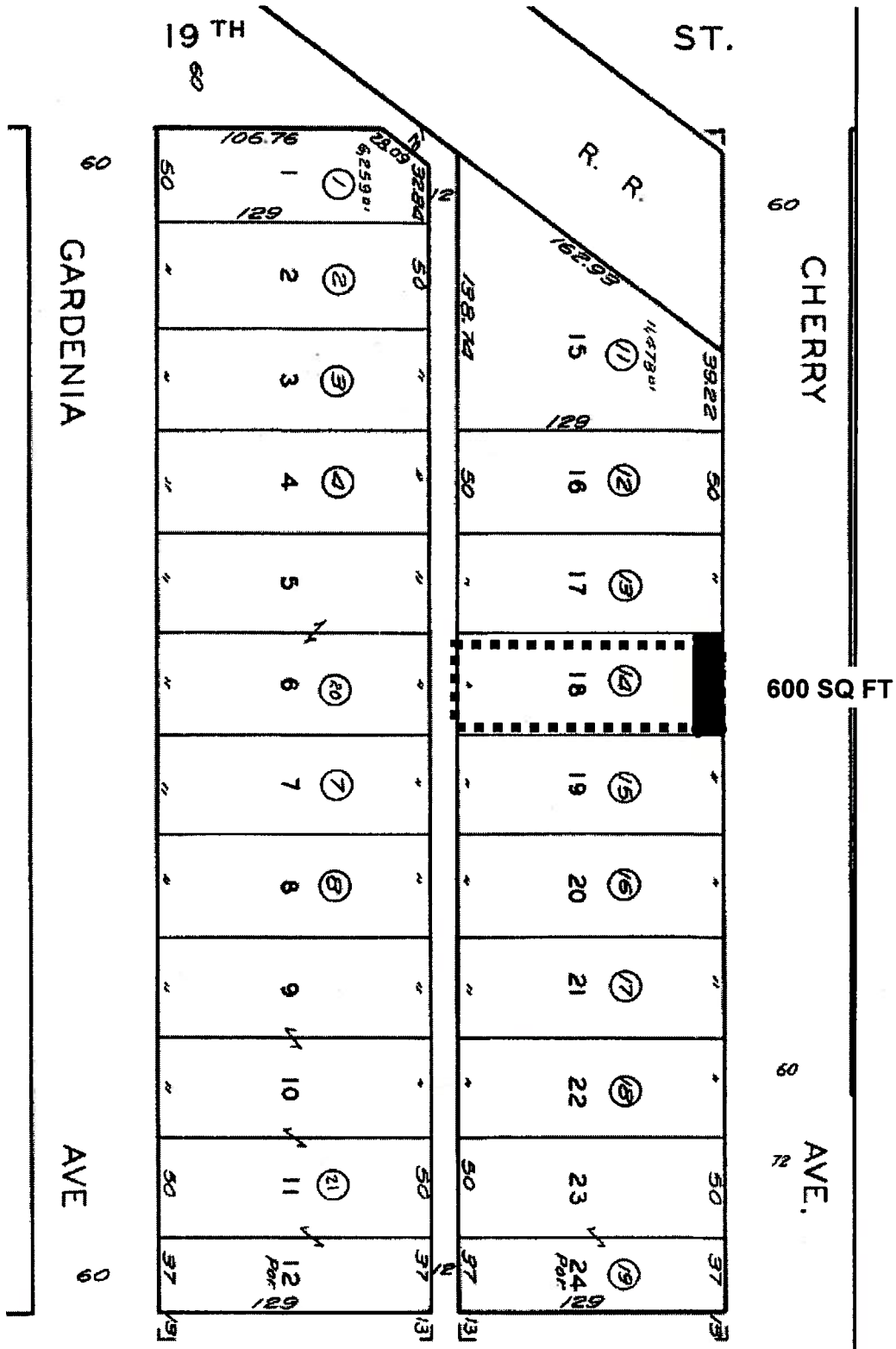
LEGEND

- Subject Parcel
- Portion of parcel to be acquired

1835 Cherry Avenue - 7216-032-016



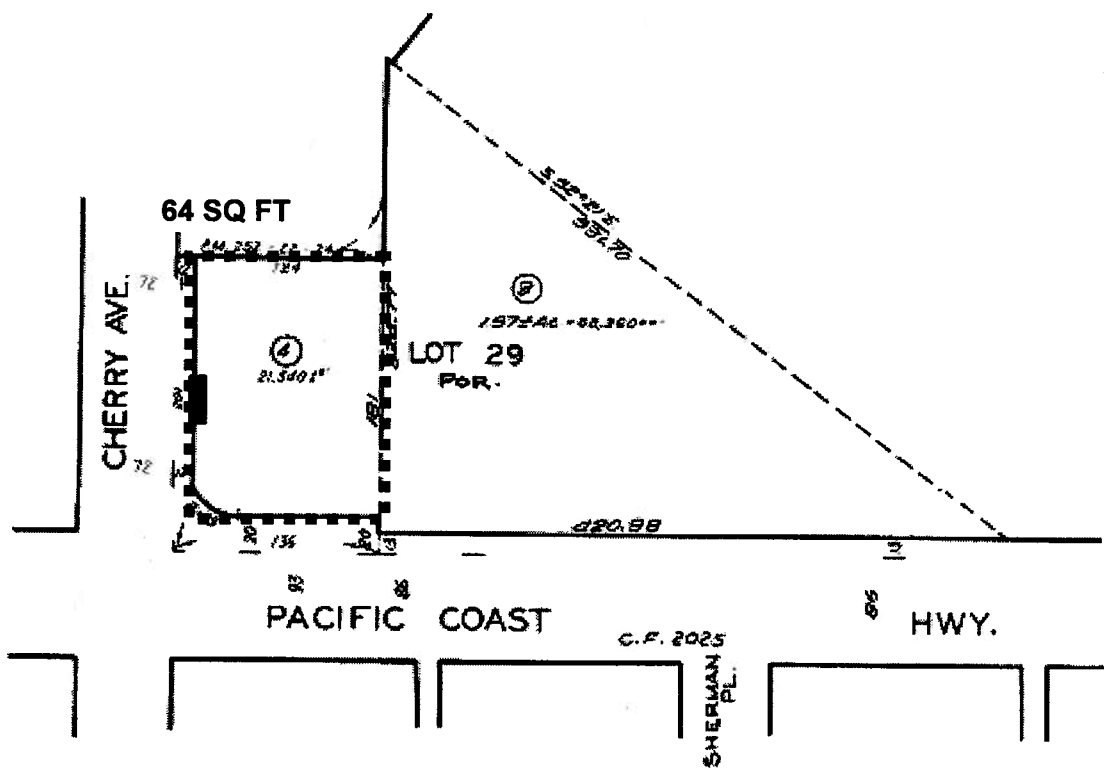
1851 Cherry Avenue - 7216-032-014



LEGEND

- Subject Parcel
- Portion of parcel to be acquired

2001 E. Pacific Coast Highway – 7216-031-004



LEGEND

- Subject Parcel
- Portion to be acquired