



# Building A Better Long Beach

## Item 1

November 17, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

### RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 4951 Oregon Avenue for \$5,100,000 plus closing costs. (North – District 8)

### DISCUSSION

The property located at 4951 Oregon Avenue has approximately 3.3 acres of land area, with a building area of 7,425 square feet (Subject Property) (Exhibit A – Site Map). The building on the site is currently vacant, but was previously used as a church (Exhibit B – Site Photograph). A majority of the site consists of vacant undeveloped land.

Lidgard & Associates, Inc. appraised the Subject Property at \$5,035,000 in an appraisal report dated April 25, 2008. The property owner has offered to sell the Subject Property to the Redevelopment Agency (Agency) in a voluntary acquisition. A Phase I and II environmental investigation was conducted and no further investigation is recommended at this time. Since the Subject Property can be purchased for fair market value without the use of eminent domain, staff is recommending acquisition. The long-term use of the Subject Property is for development as a public park. The Agency will be responsible for the park development on behalf of the Parks, Recreation and Marine Department (PRM).

The City's open space goal is eight acres of recreational open space per 1,000 residents, as identified in the Open Space and Recreation Element of the General Plan. In addition, the Green Vision Plan addresses the imbalance of open space available in different sections of the City by identifying opportunities for parks and open space, with emphasis on the targeted and underserved sections of the City such as North Long Beach. Other factors that the PRM uses to consider open space needs include the density of a neighborhood, distribution of youth and senior populations, the types of recreational services offered in surrounding parks, and the distances from other park opportunities.

REDEVELOPMENT AGENCY BOARD MEMBERS

November 17, 2008

Page 2 of 2

The population of North Long Beach is underserved, as the current ratio of residents to acres of recreational open space is only one acre per 1,000 residents. In order to meet the City's recreational open space goals of eight acres per 1,000 residents, an area with the density of North Long Beach should have 41 acres of open space.

Some proposed recreational opportunities for the Subject Property include a soccer field, hard court activities area, play equipment with benches, as well as much needed green space for the residents living in the immediate vicinity of the Subject Property. The ultimate use for the Subject Property will be determined through a collaborative process of future community meetings, as well as discussions with the Agency Board and the North Long Beach Project Area Committee (NPAC).

The acquisition of the Subject Property was presented to the NPAC at its May 22, 2008 meeting. The NPAC approved a recommendation to acquire the Subject Property. The funds to acquire the Subject Property are available in the North Long Beach Redevelopment Project Area FY 2009 budget.

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:AJB:aes

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





Exhibit A

## Exhibit B

### Site Photograph

