

# CITY OF LONG BEACH R-17

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3<sup>rd</sup> Floor Long Beach, CA 90802 Phone: 570.6615 Fax: 570.6215

April 14, 2009

HONORABLE MAYOR AND CITY COUNCIL

City of Long Beach

California

## RECOMMENDATION:

Adopt resolution making certain findings regarding the construction of certain public improvements along Queensway Drive and surrounding areas with funds from the North Redevelopment Project Area. (District 2)

## DISCUSSION

Portside Partners, LLC (Developer) is currently developing two separate hotel projects in the general area between the Queen Mary and the former site of the Naga Restaurant along the South Waterfront. The Developer is completing construction of a new 178 all-suite Residence Inn by Marriott on the site of the former Naga Restaurant. In addition, on the east side of the Queensway Bridge, the Developer is re-launching the former Coast Hotel into a boutique hotel named Hotel Maya. In total, the Developer is investing more than \$90,000,000 into these projects.

As part of these two projects, the Developer proposes to enhance public access to the South Waterfront area with the assistance of the Long Beach Redevelopment Agency (Agency). Included in these public improvements will be the extension of a pedestrian public access walkway along the waterfront from the public South Boat Launch north of the Residence Inn, past the Hotel Maya, and to the Special Events Park adjacent to the Queen Mary (Exhibit A – Site Map). This will provide continuous community access to bayside dining, boating, and bicycling along the waterfront.

The Developer has also prepared a landscape plan that provides significant public enhancement along the coastal walkway, providing nodes for pedestrians and cyclists to stop and enjoy the views. The landscape plans include enhancing the entrance to Queensway Drive near the South Boat Launch, augmenting existing landscaping adjacent to the Queensway Bridge, and providing additional signage for the on-street bike path along Queensway Drive and for general wayfinding purposes. The Developer also proposes revisions and enhancements to wayfinding signage in the general area. The Agency is supportive of these efforts to enhance public access to the area (Exhibit B).

California Redevelopment Law provides that a Redevelopment Agency may, with the consent of the City Council, pay for public improvements within a redevelopment project area if the City Council determines all of the following:

- The construction of such public improvements are of benefit to the redevelopment project area or the immediate neighborhood in which the public improvement project is located.

- No other reasonable means of financing the public improvements are available to the community.
- The payment of Agency funds for the construction of the public improvements will assist in the elimination of one or more blighting conditions within the redevelopment project area.

Since the Agency is funding the construction of these public improvements, these findings must be made. It is expected that these public improvements will assist economic revitalization by enhancing tourist activity along the South Waterfront area and improving access for pedestrians and cyclists.

A resolution is attached making certain findings regarding the construction of these public improvements with redevelopment funds in the North Long Beach Redevelopment Project Area. The Agency took action on this item on April 6, 2009.

This letter was reviewed by Chief Assistant City Attorney Heather Mahood on March 23, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on March 25, 2009.

#### TIMING CONSIDERATIONS

City Council action is requested on April 14, 2009, to expedite these public improvements to coincide with the grand openings of the new Residence Inn by Marriott and the Hotel Maya.

#### FISCAL IMPACT

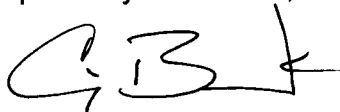
The cost for all the improvements is estimated to be approximately \$1.3 million. As plans and specifications are completed, bid construction contracts will be submitted to the Agency for review and approval.

Funding for this project is available in the Redevelopment Fund (RD) in the Department of Development Services (DV). There is no fiscal impact on the General Fund (GP).

#### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



PATRICK H. WEST  
CITY MANAGER

CB:AJB:aes  
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Attachments: Exhibit A – Conceptual Landscape Plan  
Exhibit B – Wayfinding Plan  
Resolution

OFFICE OF THE CITY ATTORNEY  
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333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH MAKING CERTAIN FINDINGS  
REGARDING THE CONSTRUCTION OF CERTAIN PUBLIC  
IMPROVEMENTS WITH REDEVELOPMENT FUNDS  
(QUEENSWAY DRIVE)

WHEREAS, the City Council of the City of Long Beach adopted and approved a certain Redevelopment Plan (the "Redevelopment Plan") for the North Long Beach Redevelopment Project Area (the "Project"); and

WHEREAS, in furtherance of the Project and the immediate neighborhood in which the Project is located, the Redevelopment Agency of the City of Long Beach, California (the "Agency"), has recognized the need for certain public improvements, which improvements will be located within the boundaries of the Project, and proposes to use redevelopment funds to finance the improvements; and

WHEREAS, Section 33445 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires the Agency to make certain findings prior to the acquisition of land and construction of public improvements or facilities thereon; and

WHEREAS, Section 33678 of the Community Redevelopment Law provides that under certain conditions tax increment funds shall not be subject to the appropriations limitation of Article XIII B of the California Constitution;

NOW, THEREFORE, the City Council of the City of Long Beach resolves as follows:

Section 1. The City Council determines that the construction of public improvements, more particularly described in Exhibit "A" and Exhibit "B" are of benefit to the Project and the immediate neighborhood in which the Project is located. This finding

1 is supported by the following facts:

2           The proposed improvements will facilitate the removal of blight by  
3           enhancing community access to the waterfront, thus assisting the economic  
4           revitalization of the area.

5           Section 2.    The City Council determines that no other reasonable means  
6           of financing the above-described improvements are available to the community. This  
7           finding is supported by the following facts:

8           Before the passage of Proposition 13, most of the City's general  
9           operating and capital improvements were funded through property taxes.  
10          However, the initiative placed severe constraints on the City's ability to  
11          use property tax revenues to offset increases in operating and capital  
12          costs. It has also been difficult for the City, by itself, to provide sufficient  
13          funds to support the construction of major public improvements. In fiscal  
14          year 2008-2009, the limited resources of the City's General Fund are  
15          committed to previously incurred obligations and planned projects.

16          Section 3.   The City Council further determines that the payment of funds  
17          for the construction of the public improvements will assist in the elimination of one or  
18          more blighting conditions within the Project, and is consistent with the implementation  
19          plan adopted pursuant to Health and Safety Code Section 33490.

20          Section 4.   This resolution shall take effect immediately upon its adoption  
21          by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2009 by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

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Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Clerk

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