



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

August 14, 2008

Dear Property Owner:

Since 1996, the City of Long Beach and its Redevelopment Agency have acted aggressively to eliminate blighting conditions and improve neighborhoods and business districts within the northern part of Long Beach. These efforts have been coordinated with the community through the Redevelopment Agency's North Long Beach Redevelopment Project Area. The Redevelopment Agency (Agency) is considering an amendment (Amendment) to the Redevelopment Plan for the North Long Beach Redevelopment Project (Project) and invites you to attend two public hearings.

The Agency will hold a public hearing on September 15, 2008, at 9:00 a.m. in the City Council Chambers located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed Amendment and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. The City Council will hold a public hearing the following night, on September 16, 2008, at 5:00 p.m. in the City Council Chambers located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed Amendment and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. Enclosed with this letter are the official notices of the public hearings.

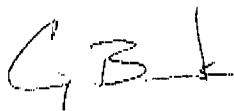
The purpose of the proposed Amendment is to extend the Agency's ability to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment. A map is provided for reference (Exhibit A) and a legal description of the boundaries of the Project Area is contained in Instrument Number 96 1152104 of the Official Records of the County of Los Angeles.

The latest equalized assessment roll indicates that you own property in the proposed Project Area. The proposed Amendment, if approved, will allow the Agency to continue with the power to acquire property by purchase or condemnation in order to eliminate blight, provide public improvements and facilities and permit development in accordance with the Redevelopment Plan for an additional twelve (12) years. However, the Agency will not have any power to acquire by eminent domain any owner-occupied residence, which has been the owner's principal place of residence (for at least one year), for the purpose of conveying it to a private person. With that exception, all property in the Project Area is therefore subject to the possibility of acquisition by purchase or condemnation by the Agency under the circumstances set forth in the Redevelopment Plan.

You may inspect and upon the payment of the costs of reproduction, obtain copies of the text of the proposed Amendment and all related documents at the office of the Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and at the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach California. Your further inquiries and attendance at the public hearing are, of course, welcome.

If you have any questions, please call Lisa A. Fall at (562) 570-6853 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,



Craig Beck
Executive Director
Long Beach Redevelopment Agency

Attachments: Legal Notice and Project Area Map

NOTICE OF PUBLIC HEARINGS

**NOTICE OF PUBLIC HEARING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH ON
THE PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE NORTH LONG BEACH REDEVELOPMENT PROJECT**

**NOTICE OF PUBLIC HEARING OF THE
CITY COUNCIL OF THE CITY OF LONG BEACH ON THE
PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR
THE NORTH LONG BEACH REDEVELOPMENT PROJECT**

NOTICE IS HEREBY GIVEN that the Redevelopment Agency of the City of Long Beach (Agency) will hold a public hearing on September 15, 2008, at 9:00 a.m., in the City Council Chambers, located at City Hall, 333 West Ocean Boulevard, Long Beach, California, to consider and act upon the proposed amendment (Amendment) to the Redevelopment Plan for the North Long Beach Redevelopment Project (Project) and to consider all evidence and testimony for or against the approval and adoption of the proposed Amendment. The City Council of the City of Long Beach (City Council) will also hold a public hearing on the same subject on September 16, 2008, at 5:00 p.m. in the Council Chambers. At any time not later than the hours set forth above for the hearing of objections to the proposed Amendment, any person may file in writing with the City Clerk of the City of Long Beach a statement of objections to the proposed Amendment. At the day, hour and place of the hearing, any and all persons having any objections to the proposed Amendment, or the regularity of any of the prior proceedings, may appear before the Agency and show cause why the Amendment should not be adopted. At the hour set forth above for the hearing of objections, the Agency and City Council shall proceed to hear and pass upon all written and oral objections to the proposed Amendment.

In addition, the Agency and City Council will, at same time and place, consider the Negative Declaration on the proposed Amendment and consider all evidence and testimony for or against the approval of the Negative Declaration. At the day, hour and place of the hearing, any and all persons desiring to comment on, or having objections to, the adequacy of the Negative Declaration may appear before the Agency or City Council and be heard.

The purpose of the proposed Amendment is to extend the Agency's ability to exercise eminent domain to acquire properties in the Project Area, excluding certain portions of Sub-Area 5, for twelve (12) years from the date of the adoption of the Amendment. In addition, the Agency will not have any power to acquire by eminent domain any owner-occupied residence, which has been the owner's principal place of residence for at least one year, for the purpose of conveying it to a private person. A legal description of the boundaries of the Project Area is contained in Instrument Number 96 1152104 of the Official Records of the County of Los Angeles.

Interested persons may inspect and upon the payment of the costs of reproduction, obtain copies of the text of the proposed Amendment, the Report of the Agency to the City Council concerning the proposed Amendment, the Negative Declaration and any other information pertaining thereto, at the office of the Redevelopment Agency of the City of Long Beach, 333 West Ocean Boulevard, Long Beach, California, and at the office of the City Clerk, City Hall, 333 West Ocean Boulevard, Long Beach California.

**REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH
NORTH LONG BEACH REDEVELOPMENT PROJECT
RESIDENTIAL POLICY STATEMENT
FOR THE ISSUANCE OF
CERTIFICATES OF CONFORMANCE**

This information is available in alternative formats as required by the Americans with Disabilities Act and in Spanish, Khmer or Vietnamese by request to Laura Amezcua at (562) 570-6615.

Section I Certificates of Conformance Program

Owners of residential property in designated Neighborhood Preservation Areas of the North Long Beach Redevelopment Project Area have the opportunity to apply for and receive a Certificate of Conformance. As long as a property owner holds a valid Certificate of Conformance, the property cannot be forcibly acquired through eminent domain by the Redevelopment Agency. There is no charge or fee for this program. Any residential property owner within the boundaries of the North Long Beach Redevelopment Project Area who meets the "Requirements for Application" may apply for a Certificate of Conformance.

Section II Applying for a Certificate

A property owner must apply for a Certificate by submitting an application to the City of Long Beach Redevelopment Agency. When an application (Exhibit G) is received, the property will be inspected by an inspector (at no fee to the property owner) to verify the property conforms to established Maintenance Standards (Exhibit B), as well as general code requirements. If the property passes the inspection, has no current code violations on record and conforms with zoning requirements, a Certificate of Conformance will be issued by the Agency. The property owner must agree, as part of the Certificate, to continue to maintain the property according to the established Maintenance Standards which will be set forth in each Certificate. Once obtained, the Certificate will remain in effect as long as the property is used in accordance with the North Long Beach Redevelopment Plan, and is maintained according to the property Maintenance Standards. No fee will be charged for the Certificate.

Section III Eligibility Requirements

Certificates of Conformance may be issued for single family or owner occupied duplex properties which are zoned residential. However, the following exceptions apply:

1. Certificates of Conformance will be considered on a case-by-case basis for properties adjacent to, or within 300 feet of, a non-residentially zoned parcel, that might be desirable for commercial or industrial redevelopment in the future.

- ✓ 2. Certificates of Conformance will not be granted to any property that does not pass City code inspections.
3. Certificates of Conformance may be revoked when/if the property fails to conform to City code(s) or established Maintenance Standards.
4. Certificates of Conformance will not be granted to buildings of three or more dwelling units, or to duplexes unless the owner resides in one of the units.
5. Certificates of Conformance will not be granted to residential properties in commercial or industrial zones, or located within 300 feet of a major transportation corridors
6. Certificates of Conformance will not be granted to commercial properties, or to industrial properties.
7. Certificates of Conformance will not be granted in the area north of South Street, south of 65th Street, east of Cherry Avenue and west of the railroad tracks.
8. Certificates of Conformance will not be granted in the area north of Janice Street, south of Artesia Boulevard, east of Paramount Avenue and west of Obispo Avenue.

Section IV Inspection Process

A visual and records inspection will be conducted on each property after the Agency receives an application for a Certificate. The visual inspection will consist of an on-site check for the general property maintenance items identified in the Maintenance Standards. The property owner will be contacted to schedule the on-site inspection. Records will be reviewed to ensure that there are no on-going or current violations of the City of Long Beach Municipal Code.

When the property passes inspection, the Agency will send the property owner the Certificate with the Maintenance Standards attached as an exhibit. The property owner will sign the Certificate and have the signature notarized. A notary public will be available to the applicant at no charge. The property owner must return the signed and notarized document to the Agency. The Agency will then record the Certificate at no cost to the property owner. The recorded document will be returned to the property owner by the Los Angeles County Recorder.

If the property does not pass inspection, the property owner will be informed of the reasons for denial of the Certificate and an explanation of the actions necessary for the property owner to take in order to meet the requirements of this Residential Policy Statement. The Agency will inform the property owner of options available to bring the property into compliance. Corrections must be completed within six (6) months from the time of inspection. Any serious code violations will be subject to code enforcement action.

Section V Compliance with Maintenance Standards and Redevelopment Plan

The Maintenance Standards will be incorporated as an attachment to the Certificate. The Certificate will state that the applicant must utilize and maintain the property in conformance with the Redevelopment Plan, this Residential Policy Statement and the Maintenance Standards. During the life of the Redevelopment Plan, the Agency may inspect properties to ensure that properties which have been issued Certificates remain in compliance with the Plan and the Maintenance Standards. If the inspection determines that a property is no longer in compliance, the property owner will be notified in writing by the Agency specifying the reasons the property is no longer in compliance. If the property cannot be brought into compliance with the Maintenance Standards within ninety (90) days, or if the property does not comply with this policy, the Agency may revoke the Certificate.

Section VI Recordation of Certificate

The Agency will record the Certificate with the Los Angeles County Recorder. The Certificate shall be in effect through the life of the North Long Beach Redevelopment Plan as long as the property remains in conformance with the Redevelopment Plan, this Residential Policy Statement and the Maintenance Standards. The Certificate shall not be transferable upon the sale of the property. New owners of eligible property may apply after purchase/close of escrow and may receive a Certificate if all requirements of this policy statement are met, including passing an inspection.

No fee is required for the recording of the Certificate. The recorded Certificate will be returned to the property owner.

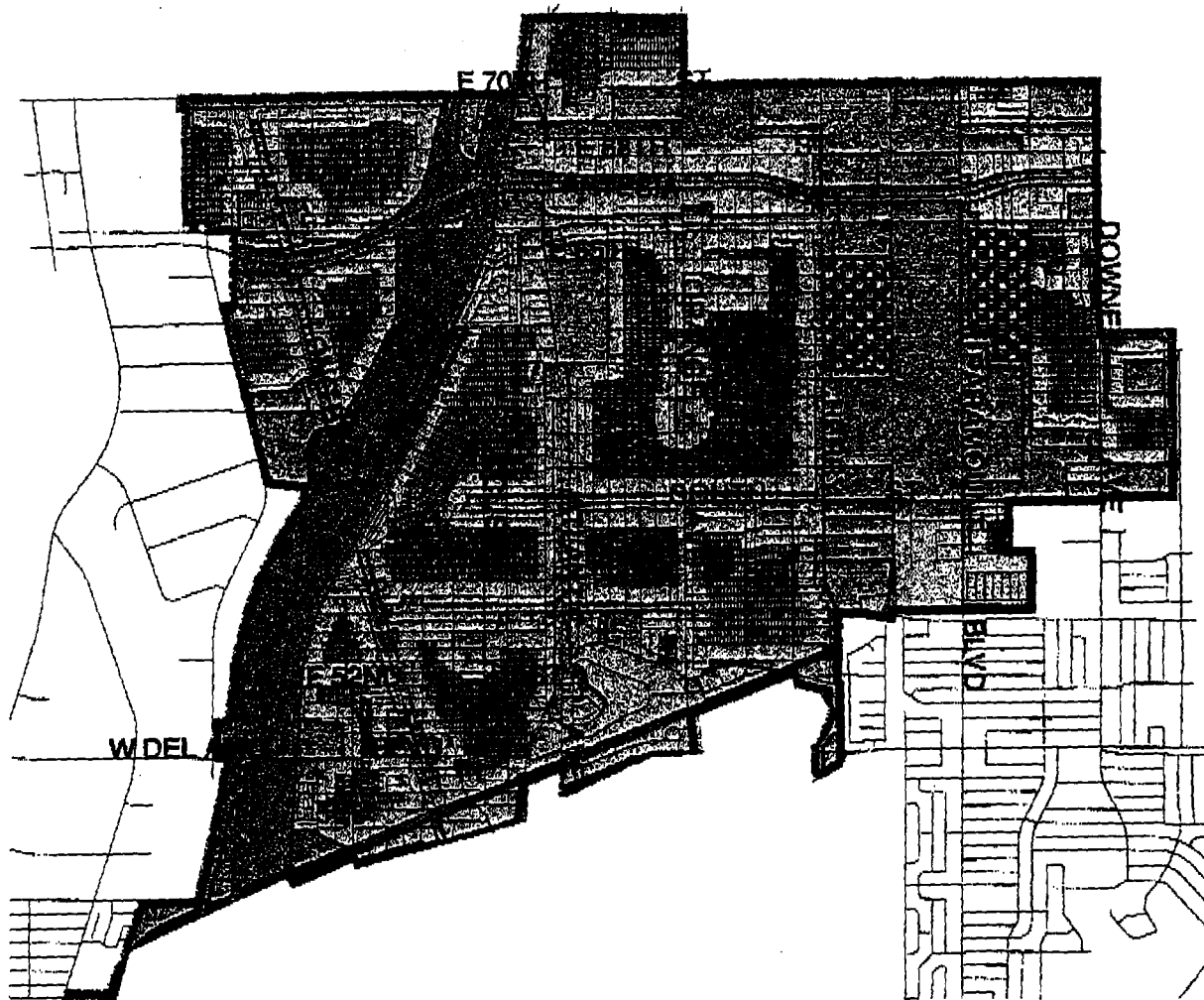
Section VII Property Improvement Programs

Applicants for a Certificate may choose to participate in property improvement programs sponsored by the Agency or City, if available, or may fulfill any requirements at their own expense. The Agency will assist the property owner in trying to identify possible assistance programs and/or sources of funding, but makes no guarantee that programs or funds will be available.






The Certificate of Conformance is a limitation of the powers of the Redevelopment Agency only and does not apply to other government agencies.

Attachments: Exhibit A: North Long Beach Redevelopment Project-Eligible Areas Map
 Exhibit B: Maintenance Standards
 Exhibit C: Inspection Approval Letter
 Exhibit D: Inspection Fail Letter
 Exhibit E: Inspection Report
 Exhibit F: Certificate of Conformance
 Exhibit G: Certificate of Conformance Application

REDEVELOPMENT AGENCY NORTH LONG BEACH REDEVELOPMENT PROJECT CERTIFICATES OF CONFORMANCE ELIGIBILITY



TECHNOLOGY SERVICES
GIS/CMU/NORTH.LAPR
SEPT. 4, 1998

-  ELIGIBLE RESIDENTIAL PROPERTIES
-  COMMERCIAL, INDUSTRIAL, INSTITUTIONAL
-  PARKS, PUBLIC RIGHT OF WAY, PLANNED DEVELOPMENT
-  RESIDENTIAL PROPERTIES DETERMINED ON CASE BY CASE BASIS
-  INELIGIBLE RESIDENTIAL PROPERTIES

DATA PROVIDED BY COMMUNITY DEVELOPMENT

Exhibit "B"

City of Long Beach Redevelopment Agency North Long Beach Redevelopment Project

Maintenance Standards For Certificates of Conformance

Buildings and site must be properly maintained. An on-site visual inspection will be made to verify that an applicant's property meets the following criteria:

- Boats, vehicles, trailers, or campers may not be parked on the front yard or stored in the side yard without screening by a fence, or wall, that is in compliance with City codes.
- Inoperable vehicles may not be parked in the yard or driveway.
- ✓ Garages may not be so full of belongings that a car cannot fit inside.
- Yard areas must be free of overgrown weeds, trash and debris, and property landscaped.
- Building materials, furniture, appliances, or junk may not be stored in the front, side, or rear yards where visible from the street, alley, or adjoining properties.
- Trash cans must be stored where they are not visible from the street. (It is permissible to put trash cans out for pick-up on trash pick-up day only).
- Garages converted to dwelling use must have been constructed and/or converted with proper applicable City permits.
- Room additions must have been constructed with proper applicable City permits.
- Security bars on bedroom windows must have release mechanisms approved by the City Fire Department.
- Buildings must be free of peeling paint, graffiti, broken and/or boarded windows and doors, crumbling steps, and deteriorated roofs.
- Walls or fences must be in compliance with City codes, not need paint, or have broken parts or holes.
- Screens must be on all foundation vents, attic vents and windows.
- Foundations must not be broken or deteriorating.

Property must be reasonably free of hazardous or disruptive activity, or serious conditions which would endanger the health or safety of residents and neighbors. (*Hazardous or disruptive activity includes excessive noise, drug usage and/or sale, harassment of the public, inadequate property management, and/or criminal activity.*)

Exhibit "C"
APPROVAL LETTER

[REDEVELOPMENT AGENCY LETTERHEAD]

[Date]

[Property Owner]
[Address]

Dear [Property Owner:]

Congratulations! Your property is eligible to receive a Certificate of Conformance from the Long Beach Redevelopment Agency. The benefit of a Certificate of Conformance is that, once it is recorded, the Redevelopment Agency will not be able to acquire your property by eminent domain (condemnation) as long as the property is in compliance with the Redevelopment Plan for the North Long Beach Redevelopment Project and conforms to adopted property Maintenance Standards, and is in compliance with the North Long Beach Residential Policy Statement. The Standards are listed on an exhibit attached to the Certificate of Conformance.

Your Certificate of Conformance is enclosed. You will need to sign it in front of a notary and have your signature notarized. The Redevelopment Agency will make a notary available to you free of charge. Please call Julie Westervelt at (562) 570-5202 to make an appointment. You may also use your own notary should you wish.

Once you have signed the Certificate of Conformance and have had it notarized, please return it along with a copy of your Grant Deed or a Title Report to:

Long Beach Redevelopment Agency
Attn: Certificates of Conformance
333 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

When the signed and notarized Certificate has been received by the Redevelopment Agency, it will be recorded with the Los Angeles County Recorder at no cost to you. The recorded copy of the Certificate will be returned to you. Your only responsibility will be to continue to maintain your property according to the Redevelopment Plan, the Residential Policy Statement, and the Maintenance Standards. If you have any questions, please call Julie Westervelt at (562) 570-5202.

Sincerely,

Susan F. Shick
Executive Director

Enclosures

This information is available in alternative formats as required by the Americans with Disabilities Act, and in Spanish, Khmer or Vietnamese, by request to Belinda Pineda at (562) 570-6225.

Exhibit "D"
[REDEVELOPMENT AGENCY LETTERHEAD]
[Inspection Failure Letter]

[Date]

[Property Owner]
[Address]

Re: Property Inspection at _____

Dear [Property Owner]:

At your request, your property was recently inspected to determine if it is eligible to receive a Certificate of Conformance from the Long Beach Redevelopment Agency. Currently, your property does not meet all required property Maintenance Standards or is in violation of health and safety code requirements as detailed on the attached checklist. In addition, a search of the records indicates that _____

The benefit of a Certificate of Conformance is that once it is recorded with the County of Los Angeles, the Redevelopment Agency will not be able to acquire your property by eminent domain (condemnation), as long as the property is maintained according to the property Maintenance Standards, and is in compliance with the Redevelopment Plan for the North Long Beach Redevelopment Project and the North Long Beach Residential Policy Statement.

If you are still interested in obtaining a Certificate of Conformance, you must take necessary actions to meet the property Maintenance Standards and/or correct the code violations. There may be City programs that can assist you; however, certain restrictions may apply, such as income limits, availability of funds, and prior use of the program. A listing of available programs and program restrictions is available from the Neighborhood Services Bureau in City Hall. Please call (562) 570-6866 for more information.

Health and safety code violations must be addressed immediately. You have six months from the date of this letter to make repairs to your property to meet the property Maintenance Standards to qualify for a Certificate of Conformance. You will still need to correct all health and safety code violations even if you decide not to continue with the process to obtain a Certificate.

If you do wish to obtain a Certificate of Conformance and you have made the necessary improvements conforming with the Maintenance Standards and correcting any code violations, please call _____, Senior Building Inspector, at (562) 570-_____. A second inspection of your property will then be scheduled to determine conformance.

If you have any questions, Julie Westervelt, Redevelopment Specialist, can assist you. She may be reached at (562) 570-5202.

Sincerely,

Barbara A. Kaiser
Redevelopment Bureau Manager

Enclosures

cc: Julie Westervelt, Redevelopment Specialist

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Exhibit "E"

INSPECTION REPORT

MAINTENANCE STANDARDS CHECKLIST FOR
CERTIFICATES OF CONFORMANCE

Owner's Name _____ Phone: _____

Address: _____ Date of Inspection: _____

Property was found to be: in compliance. Not in compliance due to reasons checked below:

- Boats, vehicles, trailers, or campers parked on the front yard or stored in the side yard without screening by a fence in violation of City codes. _____
- Inoperable vehicle(s) parked in the yard or driveway. _____
- Garages not accessible for parking of vehicles. _____
- Yard areas contain overgrown weeds, trash and debris, and/or are not properly landscaped. _____
- Building materials, furniture, appliances, or junk stored in the front, side or rear yards and visible from the street, alley, or adjoining properties. _____
- Trash cans stored where they are visible from the street. (It is permissible to put trash cans out for pick-up on trash pick-up day only.) _____
- Garages converted to dwelling use not constructed/or converted with permits. _____
- Room addition(s) not constructed with permits. _____
- Security bars on bedroom windows do not have City Fire Department approved release mechanisms. _____
- Buildings or improvements contain peeling paint, graffiti, broken and/or boarded windows and/or doors, crumbling steps, and/or deteriorated roofs. _____
- Walls and/or fences are not in compliance with City codes, need paint, or have broken parts or holes. _____
- Screens are missing from foundation vents, attic vents, and/or windows. _____
- Foundations are broken or deteriorating. _____
- Additional Violation(s) _____

Call (562) 570-_____ To schedule a re-inspection.

Inspector

Exhibit "F"

Recording Requested by and When Recorded Return to: (Property Owner)	
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**CERTIFICATE OF CONFORMANCE
(North Long Beach Redevelopment Project,
Long Beach, California)**

The Redevelopment Agency of the City of Long Beach (the "Agency") has implemented the Redevelopment Plan for the North Long Beach Redevelopment Project (the "Project"), the boundaries of which (the "Project Area") are located within the City of Long Beach.

The Agency hereby certifies that certain real property (the "Property") owned by _____ (the "Owner"), located at _____ in the Project Area, commonly known as Assessor's Parcel Number _____, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference, presently conforms to the Redevelopment Plan as adopted by the City Council of the City of Long Beach on July 16, 1996, by Ordinance No. C-7142. The Agency further certifies that it shall not acquire the Property by eminent domain so long as the Owner continues to utilize and maintain the Property in conformance with the City of Long Beach Redevelopment Agency's North Long Beach Redevelopment Project Residential Policy Statement for Issuance of Certificates of Conformance, the Redevelopment Plan for the North Long Beach Redevelopment Project, and the Maintenance Standards set forth in Exhibit "B" attached hereto and incorporated herein by this reference.

Dated: _____, 1998

REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH

By _____
Executive Director
"AGENCY"

Dated: _____, 1998

By _____
"OWNER"

ACKNOWLEDGMENT

State of California County of Los Angeles } ss

On _____, before me, _____, a Notary Public in and for said State, personally appeared _____, known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____