




# City of Carson Report to Redevelopment Agency

September 7, 2010  
Special Orders of the Day

**SUBJECT: JOINT PUBLIC HEARING TO CONSIDER THE PROPOSED 2010 AMENDMENT TO REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4**

  
Submitted by Clifford W. Graves  
Economic Development General Manager

  
Approved by Jerome G. Grooms  
Executive Director

## THIS IS A JOINT AGENDA ITEM

### I. SUMMARY

The Carson Redevelopment Agency (Agency) seeks to amend the Redevelopment Plans for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4 (Existing Project Areas). The purpose of the amendment is to merge the Existing Project Areas, re-establish and extend eminent domain authority for 12 additional years on non-residentially zoned property, and add one project to the approved capital improvement project list for Project Area No. 1 (2010 Amendment). This public hearing is held in accordance with the California Community Redevelopment Law (CRL), Health and Safety Code Section 33000 et seq.

### II. RECOMMENDATION

TAKE the following actions:

1. OPEN the Joint Public Hearing, TAKE public testimony, and CLOSE the Joint Public Hearing.
2. SET September 21, 2010 for final actions.

### III. ALTERNATIVES

1. CONTINUE the Joint Public Hearing to a specific date.
2. TAKE another action the Agency Board deems appropriate.

### IV. BACKGROUND

In July 2009, pursuant to CRL, the Agency Board and the City Council formally began the amendment process for the proposed 2010 Amendment pursuant to the CRL. The 2010 Amendment includes three components:

- 1) Merge Existing Project Areas for financial and administrative reasons.

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- 2) Extend and/or re-establish the Agency's eminent domain authority for a period of 12 years for non-residentially zoned properties, and on properties where no person or persons reside within the Existing Project Areas.
- 3) Add the rehabilitation of the Carson Sheriff's Station to the approved list of capital improvements for Project Area No. 1.

The proposed amendment is necessary because current financial projections indicate that two of the three project areas (Project Area No. 1 and Project Area No. 4) will not have sufficient revenues to assist in facilitating future new development projects beyond FY 2010/11. By combining the Existing Project Areas into a single project area, the Carson Consolidated Project Area, projected revenues and expenditures will be approximately equal. The merger will result in administrative efficiencies and cost savings by allowing the Agency to reduce administrative activities (i.e., submit annual reports to the state for one project area instead of three, etc.). Because the amendment process is lengthy and intricate, for efficiency it was considered an appropriate opportunity to extend and re-instate eminent domain authority as well, where appropriate, and to add the Carson Sheriff's Station Renovation and Expansion to the approved list of capital improvement projects for Project Area No. 1.

A Community Meeting was held on August 17, 2010 at the Congresswoman Juanita Millender-McDonald Community Center to provide the public with an opportunity to learn more about the 2010 Amendment and its process. Notice of the meeting was mailed to all property owners, businesses, tenants, and taxing entities within the Existing Project Areas, published in local newspapers, and posted on the city's website.

As prescribed by the CRL, the amendment process culminates with a joint public hearing of the Agency Board and City Council which is set for September 7, 2010.

**V. FISCAL IMPACT**

None.

**VI. EXHIBITS**

None.

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Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

**Action taken by Redevelopment Agency**

Date \_\_\_\_\_ Action \_\_\_\_\_