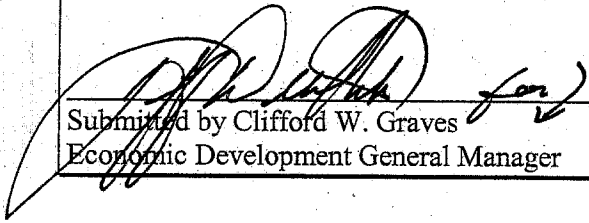


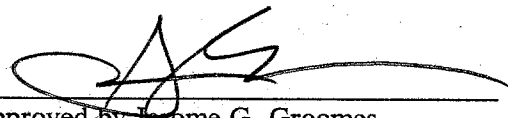


City of Carson Report to Redevelopment Agency

September 21, 2010
New Business Consent

SUBJECT: CONSIDER RESOLUTION NO. 10-31 APPROVING AND RECOMMENDING ADOPTION BY THE CITY COUNCIL OF THE 2010 AMENDMENT TO THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4, AND ADOPTING THE AMENDED FIVE-YEAR IMPLEMENTATION PLAN RELATED THERETO


Submitted by Clifford W. Graves
Economic Development General Manager


Approved by Jerome G. Grooms
Executive Director

THIS IS A COMPANION 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 proposed amendment is to: merge the Existing Project Areas; add one project to the approved capital improvement project list for Project Area No. 1; and re-establish and extend eminent domain authority within the Existing Project Areas for 12 years except for property that is zoned or used for any residential purpose, which includes mobilehomes and trailer parks, as stated in the Redevelopment Plans.

The Agency Board is requested to consider Resolution No. 10-31 (Exhibit No. 1) approving and recommending adoption by the City Council of the 2010 Amendment to the Redevelopment Plans for the Existing Project Areas, and adopting the Amended Five-Year Implementation Plan.

II. RECOMMENDATION

WAIVE further reading and ADOPT Resolution No. 10-31, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING AND RECOMMENDING ADOPTION BY THE CITY COUNCIL OF THE 2010 AMENDMENT TO THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4, AND ADOPTING THE AMENDED FIVE-YEAR IMPLEMENTATION PLAN RELATED THERETO."

III. ALTERNATIVES

1. CONTINUE this item to a specific date.
2. TAKE another action the Agency Board deems appropriate.

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IV. BACKGROUND**Plan Amendment Process**

In the summer of 2009, the Agency Board and City Council began a process for the consideration and adoption of the proposed 2010 Amendment to the Redevelopment Plans of the Existing Project Areas for financial and administrative reasons, pursuant to the California Community Redevelopment Law, Health and Safety Code Section 33000 et seq., (CRL). A number of actions have been taken, including preparation of the draft 2010 Amendment, an Initial Study and Environmental Impact Report, and a Report to Council that provides an administrative record for the plan amendment process and describes the required findings and implications of the 2010 Amendment.

The 2010 Amendment is needed to ensure the future financial viability of the Existing Project Areas. As documented in the Report to Council, Project Area No. 1 and Project Area No. 4 will not generate sufficient tax increment revenues to fund all of the redevelopment activities required to successfully eradicate blight. Without merging the Existing Project Areas, two of the three Existing Project Areas will not be financially viable.

The Agency Board also seeks to re-establish and extend eminent domain authority within the Existing Project Areas for 12 years except for property that is zoned or used for any residential purpose, which includes mobilehomes and trailer parks, as stated in the Redevelopment Plans. While the Agency may never use eminent domain, maintaining the legal authority to obtain property via this process as a last resort is vital to the successful redevelopment of the Existing Project Areas. If the Agency were to lose its eminent domain authority, its ability to implement new projects could be jeopardized, including its ability to use the Polanco Act. Should the Agency be unable to assemble and gain site control of critical redevelopment sites, the potential for alleviating blight and redevelopment is less likely.

On September 7, 2010, the City Council and Agency Board held a joint public hearing where staff made a presentation and all evidence and testimony for and against the proposed 2010 Amendment was presented.

The final component of the 2010 Amendment is to add the rehabilitation and expansion of the Carson Sheriff's Station to the approved list of capital improvements for Project Area No. 1. While the county is funding the majority of the needed improvements, the Agency could fund infrastructure improvements and other upgrades.

Written Findings in Response to Written Objections

The Agency Board received four written objections to the proposed 2010 Amendment at or before the joint public hearing held on September 7, 2010, as outlined in the companion City Council staff report. Staff has prepared written

findings in response to each written objection (see companion item). At tonight's meeting, the Agency Board and City Council are being asked to consider and approve the Agency's written findings in response to written objections to the 2010 Amendment. In accordance with CRL Section 33363, staff has prepared written findings in response to all written objections received from affected property owners (no objections were received from affected taxing entities) at or before the joint public hearing. The Agency Board and City Council are being asked to review and consider adopting the written findings at tonight's meeting.

Final Environmental Impact Report (Final EIR)

The Final EIR, along with the Initial Study, was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et. seq.). The Final EIR evaluated the potential environmental impacts and found that the proposed 2010 Amendment would not present any adverse environmental impacts. Additional environmental review will be conducted as site specific implementation projects are considered.

In accordance with CEQA provisions, the Final EIR was available for public review and comment for a period of thirty (30) days. A notice of intent to adopt the Final EIR and its availability for public review and comment was also published separately on July 22, July 29, and August 5, 2010, in *Our Weekly*, a newspaper of general circulation in the city of Carson. In addition, an opportunity for public testimony on the Final EIR was provided at the September 7, 2010 joint public hearing. The Final EIR was provided to the Agency Board and City Council prior to the joint public hearing as an attachment to the Report to Council.

Ordinance Adoption

After consideration of all written findings in response to written objections, on the companion item the City Council is being asked to consider introducing the Ordinance adopting the proposed 2010 Amendment.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Resolution No. 10-31. (pgs. 5-6)

Document11

Prepared by: Boris Sztorch, Senior Redevelopment Project Manager

sf:Rev061902

Reviewed by:

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

Action taken by Redevelopment Agency

Date _____ Action _____

RESOLUTION NO. 10-31

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING AND RECOMMENDING ADOPTION BY THE CITY COUNCIL THE PROPOSED 2010 AMENDMENT TO THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4

WHEREAS, the Carson Redevelopment Agency (Agency) has been duly created, established and authorized to transact business and exercise its powers under and pursuant to the Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code of the State of California); and

WHEREAS, pursuant to the provisions of the California Community Redevelopment Law (Health and Safety Code Section 33300 et seq.) (CRL), in 1971, the City Council of the city of Carson (City Council) adopted the Redevelopment Plan for Project Area No. 1; in 1996 the City Council adopted the Redevelopment Plan for the Merged and Amended Project Area; in 2002, the City Council adopted the Redevelopment Plan for Project Area No. 4; and

WHEREAS, Agency staff has prepared the amendment to the Redevelopment Plans for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4 (Existing Project Areas) to merge the Existing Project Areas into the Carson Consolidated Project Area, extend and re-establish eminent domain for 12 years over non-residential uses throughout the Existing Project Areas, and add one project to the approved projects list for Project Area No. 1 (2010 Amendment); and

WHEREAS, in connection with the 2010 Amendment, Agency staff prepared the Report to Council, which consists of the reports and information required by CRL Section 33352 (Report). Such Report and the 2010 Amendment were presented to the City Council and copies of the 2010 Amendment and the Report are on file in the office of the City Clerk and were made available for public inspection prior to the joint public hearing of the Agency Board and the City Council on the 2010 Amendment; and

WHEREAS, a full and fair joint public hearing regarding the 2010 Amendment, Final Environmental Impact Report prepared in connection therewith, and Amended Five-Year Implementation Plan was duly noticed and held on September 7, 2010, by the Agency Board and City Council pursuant to CRL, and the Agency Board and City Council received testimony concerning the 2010 Amendment. The Agency Board evaluated the Report and all evidence and testimony for and against the adoption of the 2010 Amendment. All objections to the 2010 Amendment were heard and passed upon by the Agency Board and are hereby overruled by the Agency Board.

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

[MORE]

EXHIBIT NO. - 1



NOW, THEREFORE, based on the evidence presented to the Agency, including the written staff report and oral testimony on this matter, the Agency does hereby find, determine and resolve as follows:

Section 1. The 2010 Amendment, a copy of which has been presented to the City Council and is now on file in the office of the City Clerk, is hereby approved.

Section 2. The Agency Board hereby recommends approval and adoption by the City Council of the 2010 Amendment and hereby recommends that the City Council amend by ordinance the Redevelopment Plans for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4 in accordance with the 2010 Amendment.

Section 3. The Chair and/or Executive Director of the Agency and/or any other authorized officers are hereby authorized to take such actions, perform such deeds, and execute, acknowledge and deliver such instruments and documents as they deem necessary to effectuate these actions.

Section 4. The Agency Secretary shall certify as to the adoption of this resolution.

PASSED, APPROVED, and ADOPTED this 21st day of September, 2010.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen S. Kawagoe

APPROVED AS TO FORM:

Agency Counsel

