

NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton.

URBAN COMMUNITY DEVELOPMENT COMMISSION AGENDA

**Tuesday, November 06, 2007
6:50 PM**

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

EXECUTIVE SECRETARY REPORTS

1. INFORMATION ON THE VACANT LOT BEAUTIFICATION PROGRAM

UNFINISHED BUSINESS

NEW BUSINESS

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

November 6, 2007

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

INFORMATION: VACANT LOT BEAUTIFICATION PROGRAM

BACKGROUND

The Vacant Lot Beautification Program is a major component of the City's strategy to enhance the City's corridors, neighborhoods and provide adequate open space for community residents. Under Council authorization, the Agency and Parks and Recreation were assigned full responsibility for implementing the Program. The intent is to reclaim underutilized public and private vacant lots for use as temporary parks.

ACCOMPLISHMENTS TO DATE

- During Fiscal Year 2007-08, the Vacant Lot Beautification Program was merged with the Community Redevelopment Agency's (CRA) Pocket Park Program.
- Approximately 73 public/private owned vacant lots have been identified throughout the community per council district (see Attachment A).
- Determined that the estimated budget to complete the vacant lots will range from \$20,000 to \$300,000 per vacant lot, depending on the type of park and lot size.
- Developed a lease agreement and Owner Participation Letter for private property owners to participate in the program (see Attachments B & C).
- Completed the pocket park at 201, 203, and 211 North Long Beach Boulevard.

NEXT COURSE OF ACTION

- Produce a site map indicating various locations of public/private vacant lots.
- Distribute Owner Participation Letters to private property owners of vacant lots.
- Hold a series of meetings with private owners of vacant lots to solicit participation in the program.
- Prepare a schedule of activities to complete beautification of outstanding vacant lots.
- Outsource a number of the vacant lots to qualified landscape contractors.

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- Determine the feasibility and costs for services and proposed project budgets, cost estimates and project schedules for vacant lots within five phases (two to three parks per month).
- Develop a comprehensive maintenance plan for each vacant lot.

STATEMENT OF THE ISSUE

As a result of lessons learned in completion of the first pocket park project, the Beautification Team has deemed it essential to procure the services of private landscaping professionals to complement Agency efforts to implement the program. The Agency's goal is to develop at least two to three pocket parks within a thirty day period. However, City Council action is needed for the Agency to enter into contracts with various landscaping contractors whose bids exceed \$25,000. On the basis of the following, the Agency would request a Commission authorization to enter into contract with landscaping professional to facilitate project implementation.

CONCLUSION

Although the vacant lots throughout the community are being developed on a temporary basis, the Agency is hoping to attract potential developers to construct meaningfully projects that will improve the City's social, economic, and physical environment. Signs will be posted at all of the pocket parks developed under the Vacant Lot Beautification Program advertising that the property is for sale for development, where applicable.

If you have any questions regarding the Vacant Lot Beautification Program, you may contact Debra L. Dickerson, Project Manager at extension 5584.

KOFI SEFA-BOAYKE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

CE:KSB:DLD

Attachment A

AGENCY/CITY & PRIVATELY OWNED PROPERTIES
BY COUNCIL DISTRICT

DISTRICT 1 – Councilwoman Barbara Calhoun Agency/City Owned Property 1. 415 W. Compton Blvd. 2. 1113-1125 W. Rosecrans Ave. Private Owned Property 1. 1100 E. Rosecrans Ave. 2. 601 W. Compton Blvd. 3. 977 W. Compton Blvd 4. 1000 W. Rosecrans Ave. 5. 436 W. Rosecrans Ave. 6. 501 W. Rosecrans Ave.	DISTRICT 2 – Councilwoman Lillie Dobson Agency/City Owned Property 1. 1425 E. Compton Blvd. 2. 110 & 114 N. Bowen Ave. 3. 115 N. Bullis Road 4. 201 N. Long Beach Blvd. 5. 203 N. Long Beach Blvd. 6. 211 N. Long Beach Blvd. 7. 106 E. Cedar St. 8. 201 N. Tamarind Ave. 9. 209 N. Tamarind Ave. 10. 302 N. Tamarind Ave. 11. 212 N. Arbutus St. Private Owned Property 1. 1500 N. Alameda St. 2. 517 E. Compton Blvd. 3. 1037 W. Compton Blvd. 4. 1508 N. Long Beach Blvd. 5. 2000 E. Rosecrans Ave. 6. 1215 N. Tamarind Ave. 7. 1014 E. Rosecrans Ave. 8. 1716 E. Rosecrans Ave. 9. 2109 N. Santa Fe Ave. 10. 710 E. Rosecrans Ave.
DISTRICT 3 – Councilwoman Yvonne Arceneaux Agency/City Owned Property 1. 2815-2875 W. Alondra Blvd. Privately Owned Property 1. 800 W. Alondra Blvd. 2. Alondra/Dwight 3. 1000 W. Alondra Blvd. 4. Alondra/Grandee 5. 1814 W. Compton Blvd. 6. 1498 W. Compton Blvd. 7. 100 W. Alondra Blvd. 8. 408 W. Alondra Blvd. 9. 412 W. Alondra Blvd. 10. 961 S. Wilmington Ave. 11. 1000 W. Alondra Blvd. 12. 1050 W. Alondra Blvd. 13. 901 S. Tajauta Ave. 14. 2700 W. Alondra Blvd. 15. 500 W. Compton Blvd. 16. 620 W. Compton Blvd. 17. 1378 W. Compton Blvd. 18. 1498 W. Compton Blvd. 19. 930 W. Compton Blvd. 20. 2008 W. Compton Blvd.	DISTRICT 4 – Councilman Isadore Hall Agency/City Owned Property 1. 1500-1520 E. Compton Blvd. 2. 1117 S. Long Beach Blvd. Privately Owned Property 1. 1530 E. Compton Blvd. 2. 518 S. Long Beach Blvd. 3. 1616 S. Long Beach Blvd. 4. 440 S. Santa Fe Ave. 5. 12216 S. Atlantic Ave. 6. 16208 S. Atlantic Ave. 7. 1540 E. Compton Blvd. 8. 503 S. Alameda St. 9. 520 E. Alondra Blvd. 10. 824 S. Sloan Ave. 11. 607 S. Long Beach Blvd. 12. 804 S. Long Beach Blvd. 13. 1004 S. Long Beach Blvd. 14. 1317 S. Long Beach Blvd. 15. 1220 S. Long Beach Blvd. 16. 1317 S. Alameda St.

Attachment B

LEASE AGREEMENT

This Agreement entered into this _____ day of _____ 2007, by and between the City of Compton, hereinafter referred to as the “City” and _____ hereinafter referred to as the “Owner”

Whereas, the Owner owns property located at _____, in the City of Compton; and

Whereas, the said property is presently vacant and not being utilized; and

Whereas, the City in order to promote and preserve the public health, welfare and safety of the residents of the City, desires to provide areas of visual aesthetic relief and passive recreation; and

Whereas, both parties hereto join in the endeavor to make improvements on the property.

NOW, THEREFORE, City and Owner, for and in consideration of the mutual promises and covenants herein contained, agree as follows:

- A. Description. The subject property is legally described in Exhibit “A”, attached hereto and made a part hereof.
- B. Ownership. Owner represents that he is vested with the full authority to enter into this Agreement.
- C. Improvements. City at its own expenses and responsibility will landscape the property and provide irrigation in the manner and amount City so determines. City, at its own expense, shall maintain the landscaping and said improvements.

Ownership of improvements installed on the property shall remain with the City upon termination of the Agreement, City shall have the right to immediately remove all such improvements without further notice to Owner.

- D. Sale of Property. Both parties acknowledge and agree that the subject property is presently for sale. This Agreement shall in no manner limit or restrict Owner’s right or ability to sell or lease subject property at any time.

Owner shall have the right to place “For Sale/Lease” signs on the property in the manner provided by law.

- E. Term. This Agreement shall be for an indefinite term and either party may terminate this Agreement at any time upon given thirty (30) day written notice to the other party to the last known mailing address of such party.
- F. Hold Harmless. City shall hold Owner harmless from any claims, costs, or suits for bodily injury, personal injury or property damage arising from or as a result of use or activities on subject property during the term of the Agreement.

Owner shall defend, indemnify and hold City, its officers, and employees harmless from all claims, costs, or suits arising from hazardous materials or necessary remediation that may exist on the site whether such materials are over, in or under the ground.

Witness our signature to this Agreement this day and year first written above.

CITY OF COMPTON

Dated: _____

By: _____
City Manager

OWNER

By: _____

Approved as to form:
Legrand H. Clegg II, City Attorney

By _____
City Attorney

Dated: _____

ATTEST:

Dated: _____

By: _____
Alita Godwin, City Clerk

Attachment C

July __, 2007

Name

Address

City, State, Zip Code

RE: Participation in the City of Compton's Pocket Park Program

In order to promote and preserve the public health, welfare and safety of the residents of the City of Compton, the Compton Community Redevelopment Agency (the "Agency") desires to provide areas of recreation and visual aesthetic relief. The Agency believes that these efforts can be achieved by developing a citywide Pocket Park program.

Many other communities in Los Angeles County currently have similar programs, and we feel that because you care so much about our community and have a vested interest in the public health and welfare of the City, you would be eager to be a part of this beautification effort.

This is how the Pocket Park program would work. The Agency, at its own expense and responsibility, would landscape your property and provide irrigation in the manner and amount necessary to undergo this blighted vacant lot transformation. The Agency, at its own expense, will maintain the landscaping and any improvements that are installed on the property.

If you would like to participate in the Pocket Park program, please sign and return the enclosed Lease Agreement. The Agreement is for an indefinite term and either party may terminate the Agreement at any time upon giving the Agency a thirty (30) day notice. Upon termination of the Agreement, the Agency shall have the right to immediately remove all such improvements without further notice to the owner. This Agreement shall in no manner limit or restrict the owner's right or ability to sell or lease the property at any time. The owner will have the right to place "For Sale/Lease" signs on the property in a manner provided by the law.

If you have any questions or concerns, please contact _____, Project Manager, at 310-605-5511. Thank you for your assistance in furthering the Agency's efforts in eliminating blighted conditions in our community.

Sincerely,

**KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT**

Enclosure