



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

September 28, 2010

Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**PUBLIC HEARING TO ADOPT THE AMENDED FIVE-YEAR IMPLEMENTATION
PLAN FOR THE EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT AREA
(SECOND DISTRICT) (3 VOTES)**

SUBJECT

This letter recommends approval, after a public hearing, of the amended Five-Year Implementation Plan for the East Rancho Dominguez Redevelopment Project Area.

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Find that the adoption of the amended Five-Year Implementation Plan for the East Rancho Dominguez Redevelopment Project Area is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.
2. Adopt the amended Five-Year Implementation Plan for the East Rancho Dominguez Redevelopment Project Area to include additional activities, as authorized under California Health and Safety Code, Section 33490, which permits amendments to Five-Year Implementation Plans.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Community Development Commission (Commission), acting as the County's redevelopment agency, administers the East Rancho Dominguez Redevelopment Project Area (Project Area) to promote economic well-being, alleviate blight, and provide affordable housing. As a redevelopment agency, the Commission has complied with the State of California Health and Safety Code, Section 33490, which requires that all redevelopment agencies adopt an implementation plan for each redevelopment project area every five years. Implementation plans may be amended at any time after a public hearing. The East Rancho Dominguez Five Year Implementation Plan (Implementation Plan) is now being amended to include additional planned and potential projects and activities of County agencies in the Project Area.

FISCAL IMPACT/FINANCING

There is no fiscal impact on the County general fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In order to satisfy the requirements of the California Health and Safety Code, your Board adopted the Implementation Plan on December 8, 2009 after a public hearing.

This amendment to the Implementation Plan includes additional activities requested and adopted unanimously by the East Rancho Dominguez Community Association.

Adoption of the amended Implementation Plan will not constitute approval for any specific program, project, or expenditure, and will not change the need to obtain any required approval of a specific program, project, or expenditure from your Board.

This public hearing was noticed in accordance with Section 6063 of the California Government Code which requires that a notice be published once a week for three successive weeks, in a newspaper published at least once a week or more often, with at least five days intervening between each respective publication. This public hearing was also noticed in accordance with Section 33490(d) of the California Health and Safety Code, which requires posting notice of the meeting in four permanent places within each of the project areas, for a period of three weeks, completed 10 days prior to the public hearing date.

ENVIRONMENTAL DOCUMENTATION

Adoption of the amended Implementation Plan is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations Part 58, Section 58.34(a)(1) because it involves planning activities that will not alter existing environmental conditions. Such adoption is not subject to the provisions of the CEQA

Honorable Board of Commissioners
September 28, 2010
Page 3

pursuant to State CEQA Guidelines 15360(c)(3), 15378, and California Community Redevelopment Law Section 33490(a)(1)(B) because the activity is not a project under CEQA.

Each project within the Project Area will receive environmental review and clearance on a project by project basis.

IMPACT ON CURRENT PROJECTS

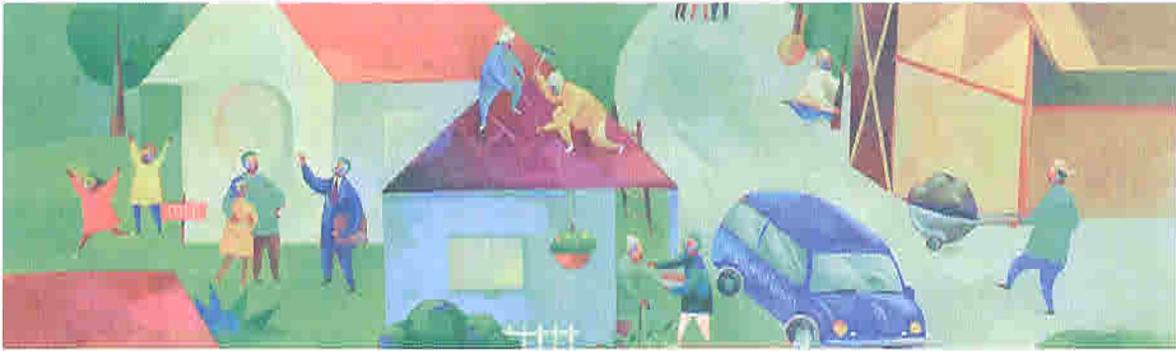
The amended Implementation Plan will provide an updated framework for future redevelopment activities in the Project Area.

Respectfully submitted,



SEAN ROGAN
Executive Director

Enclosures



**FIVE YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2009-2014**

**FOR THE EAST RANCHO DOMINGUEZ
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

AMENDED SEPTEMBER 28, 2010

**FIVE YEAR IMPLEMENTATION PLAN
FOR THE
EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT AREA
2009-2014**

Table of Contents

- I. INTRODUCTION**
- II. INFORMATION ABOUT THE EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT**
- III. GOALS AND OBJECTIVES**
- IV. ACCOMPLISHMENTS IN THE PROJECT AREA**
- V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS**
- VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS**
- VII. THE COMMISSION'S LOW- AND MODERATE-INCOME HOUSING PLAN**

**EAST RANCHO DOMINGUEZ
FIVE YEAR IMPLEMENTATION PLAN 2009 - 2014**

I. INTRODUCTION

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law which requires that California redevelopment agencies adopt five-year implementation plans that contain the specific goals and objectives for the redevelopment program within established redevelopment project areas, show how proposed projects, programs, and expenditures will eliminate blight, and state how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan may be amended at any time after a public hearing and will be updated in two and a half years.

The Community Development Commission of the County of Los Angeles (Commission) acts as the redevelopment agency within designated redevelopment project areas in the unincorporated areas of the County. The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the Redevelopment Plan for the East Compton Redevelopment Project Area (Redevelopment Plan) on June 26, 1984. The name was subsequently changed to "East Rancho Dominguez Redevelopment Project Area" (Project Area). The Commission is the governmental entity responsible for carrying out redevelopment activities in the Project Area until it expires July 10, 2024.

Redevelopment activities authorized by the Redevelopment Plan in accordance with California Community Redevelopment Law include working with the community to formulate goals, objectives, programs, and plans for future improvements; assembling land; clearing land for new development; relocating residents and businesses that are displaced by Commission actions; rehabilitating buildings; installing or upgrading public infrastructure and facilities; constructing and rehabilitating low- and moderate-income housing; selling or leasing land; and entering into agreements with property owners or developers to redevelop specific properties.

One of the major tools of redevelopment agencies is the ability to receive tax increment for use in the Project Area for commercial, industrial and public facilities development and for affordable housing. Tax increment is generated when the property taxes collected within a project area increase due to improvements in the project area. In recent years, the State of California has repeatedly required Education Revenue Augmentation Fund (ERAF) payments to pay for State obligations. The magnitude of ERAF payments varies from year to year, leading to unpredictable availability of resources for development projects in project areas. Although the Commission's ability to receive tax increment revenues is vital to carrying out projects and programs, the limited amount of tax

increment generated within project areas requires the Commission to supplement funding with other sources of revenue to fund activities in the project areas.

The other major power of redevelopment is the acquisition of property by eminent domain as a last resort for redevelopment. The power of eminent domain has not used within the Project Area, and the ability to acquire property through eminent domain expired in 1996.

This Implementation Plan will help guide redevelopment activities during the remaining years of the Redevelopment Plan. This Implementation Plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), the Community Development Block Grant (CDBG) annual budget, design guidelines and standards, and land use planning.

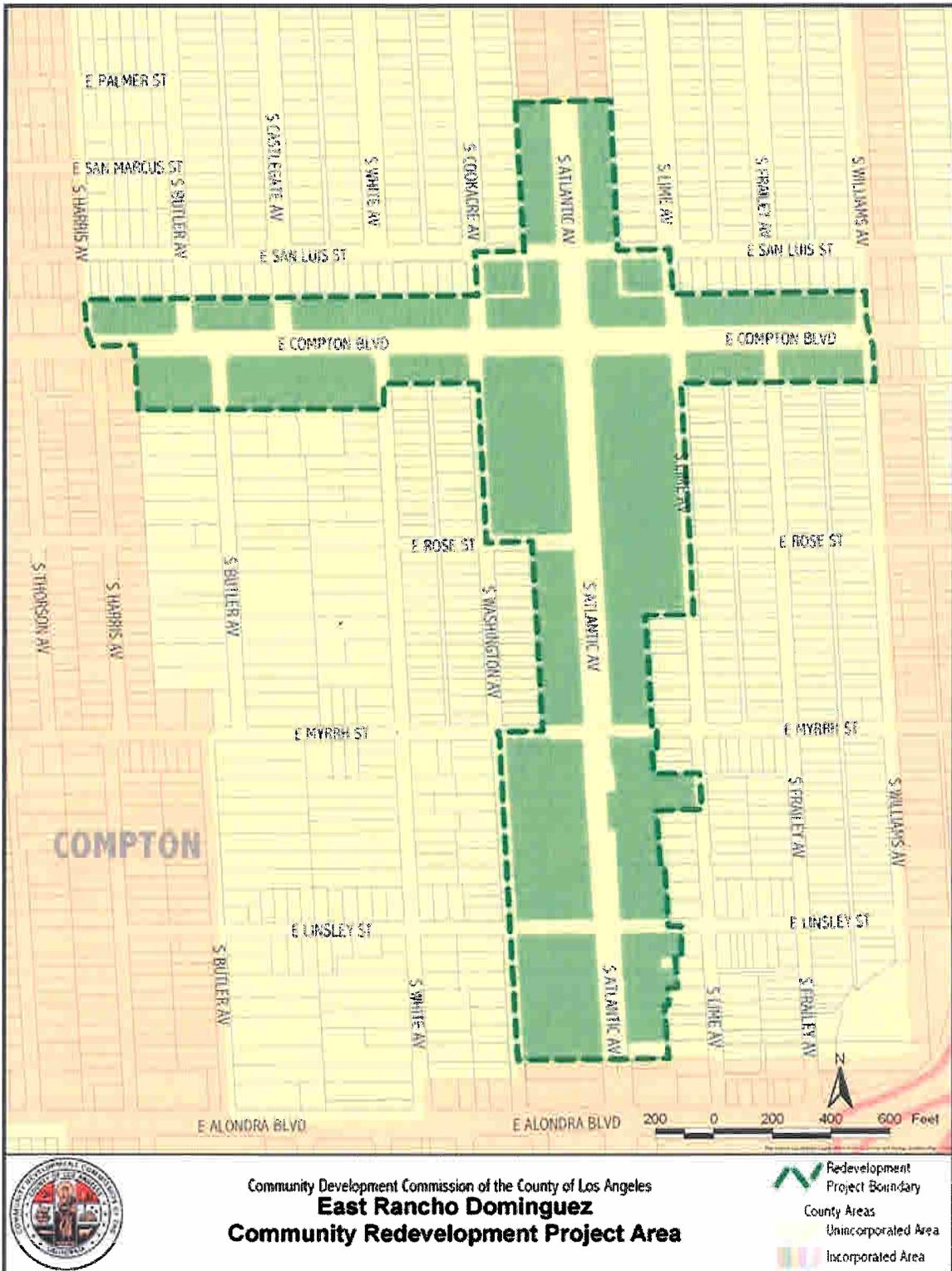
II. INFORMATION ABOUT THE EAST RANCHO DOMINGUEZ PROJECT AREA

The Project Area is comprised of only 59 acres along South Atlantic Avenue and East Compton Boulevard in unincorporated East Rancho Dominguez up to the borders with the City of Compton (Please see the Project Area map on page 5). Local-serving commercial uses including several automotive repair businesses are located along Atlantic Avenue. A supermarket is located at the southwest corner of Atlantic Avenue and Compton Boulevard.

Under California Community Redevelopment law, the Project Area is subject to certain time limits. These limits are subject to change by amendment of the Redevelopment Plan. The Commission is currently in the process of requesting an extension of these deadlines. This extension is allowed as a result of the ERAF payments mentioned above and will change the existing expiration dates as shown in the table below.

EAST RANCHO DOMINGUEZ PROJECT AREA:	CURRENT EXPIRATION	AMENDED EXPIRATION
-Eminent Domain Authority	Expired	Expired
-Redevelopment Activities	7/10/2024	7/10/2027
-Debt Incurrence	7/10/2024	7/10/2027
-Receipt of Tax Increment (Repayment of Debt)	7/10/2034	7/10/2037

EAST RANCHO DOMINGUEZ PROJECT AREA



III. GOALS AND OBJECTIVES

The following goals and objectives are those in the original Redevelopment Plan.

- Control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan.
- Retain by means of redevelopment and rehabilitation as many existing businesses as possible.
- Remove impediments of land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- Improve certain environmental deficiencies, including among others, the substandard water supply system for fire fighting purposes.
- Encourage the cooperation and participation of owners, business persons, and public agencies in the revitalization of the area.
- Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan.
- Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.
- Promote the economic well-being of the Project Area by encouraging the diversification of its commercial base and of employment opportunities.
- Encourage the development of a commercial and manufacturing environment which positively relates to adjacent land use and to upgrade and stabilize existing commercial uses.
- Provide opportunities for light industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan.
- Make provision for a pedestrian and vehicular circulation system which is coordinated with land uses and densities and adequate to accommodate traffic.
- Improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.

- Develop safeguards against noise and pollution.
- Promote the development of local job opportunities.
- Improve the visual character of Atlantic Avenue and Compton Boulevard by the renovation of existing commercial structures in accordance with a consistent implementation of streetscape improvements.

IV. ACCOMPLISHMENTS IN THE PROJECT AREA

BUSINESS REHABILITATION

Dominguez Plaza

The Commission provided rehabilitation assistance through the Community Business Revitalization (CBR) Program for the Dominguez Plaza shopping center at the corner of Atlantic Avenue and Compton Boulevard, a major commercial development in the Project Area. Dominguez Plaza consists of four buildings: Dominguez Food Warehouse is the major anchor for various, smaller retail businesses including a bakery, donut shop, several fast food establishments, a laundromat and other smaller retail businesses. The rehabilitation project consisted of a uniform design of graphics, color and signs, which brightened and identified the shopping center. The exterior improvements also included the installation of new security grilles, lighting, American Disability Act compliant parking and the correction of code violations.



RESIDENTIAL DEVELOPMENT

Casa Dominguez

Located at 15711-15729 South Atlantic Avenue, Casa Dominguez is a large LEED-certified affordable multi-family apartment and family development center.

The apartments consist of 70 affordable units with 10 one bedroom, 26 two bedroom, 24 three bedroom, and 10 four bedroom units. Construction is expected to be completed in February 2010.

The Family Development Center, with its 66-space childcare facility, healthcare center, parent resource center and counseling offices, will provide services at little or no cost to residents and members of the surrounding community.

The child care and parent resource centers will be managed by The Children's Collective, a private non-profit organization that has served South Los Angeles families since 1972. The health care center will be operated by St. John's Well Child and Family Center, a non-profit organization that serves as the primary source of health care for more than 100,000 Los Angeles residents. Case management and supportive services for transition-aged-youth will be provided by United Friends of the Children, a non-profit organization that annually serves 2,000 current and former foster youth. The Los Angeles Urban League's WorkSource Center will provide financial education and job counseling and readiness programs.

The Commission assembled the land for the project and provided development funding for the \$31 million project.



RESIDENTIAL REHABILITATION PROGRAM

The Commission has expended over \$115,000 of low- and moderate-income housing funds over the last five years to rehabilitate homes of low- and moderate-income persons in the East Rancho Dominguez community. Fourteen

households were given grants to repair roofs, plumbing, new windows, driveways, electrical repair, new paint, and façade improvement.

**HOUSING REHABILITATION
EAST RANCHO DOMINGUEZ
June 30, 2004 through June 30, 2009**

Project Year	Number of Units Completed	Monies Spent	Number of Seniors Assisted	Income Category Extremely Low	Income Category Low	Income Category Moderate
2004	4	\$45,200	2	2	2	0
2005	2	\$20,000	1	0	2	0
2006	2	\$15,000	2	2	0	0
2007	2	\$19,425	2	2	0	0
2008	2	\$17,210	2	1	1	0
2009	2	\$16,935	2	1	1	1



BEFORE



AFTER

V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The proposed projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission and community may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, Community Development Block Grant

(CDBG) funds, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, property tax increment, is allocated to the Commission annually based on the amount of increase in property taxes generated within the Project Area, and is also difficult to accurately estimate for the five-year period. The Commission will continue to explore alternative sources of financing including partnerships to leverage public funds with private investment. The Commission will adapt its programs and specific implementation projects and methods based upon economic conditions during the life of this Implementation Plan and the financial resources available to the Commission at any given time. The estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only.

Although the Commission will continue its programs to develop affordable housing and provide for residential rehabilitation, the focus of its efforts within the next five years will be on continuing business attraction and retention programs and projects that are consistent with expressed community goals. Housing projects are detailed in Section VII.

Community Business Revitalization

The Commission will provide financial assistance for the rehabilitation of various commercial establishments within the Project Area. The CBR program provides assistance in the form of a grant for the exterior improvements and beautification of commercial properties. The façade improvements include updating the storefront appearance and access as well as correcting building code violations through the replacement of windows, security grilles, doors, lighting, painting and other amenities.

The CBR process involves both project construction funding and technical services including project planning, data collection and marketing, initial design selection, preparation of architectural plans and plan check, preparation of construction documents for contractor bids, awarding of the construction contracts, construction inspection, and final project close out. The technical services support the business and property owners in the process of what are often unique and complex construction projects. It is estimated that the cost of commercial rehabilitation projects over the next five years will be \$800,000.

Acquisition of Blighted Properties

The Commission currently owns two vacant properties at 15610 South Atlantic Boulevard and 4638 East Compton Avenue. Additional blighted properties within the project area will be acquired as they become available with the goal of combining lots to create larger sites for future development. Expenditures for these acquisitions will be dependent on available funding.

The Commission provides ongoing vacant lot weed abatement and landscaping services for the sites it currently owns in the area in preparation for future disposition activities for local community use or private development.

VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The State's definition of blight was substantially changed in 1994, well after the Project Area was established in 1984. Under the current law (California Health and Safety Code Sections 33030 and 33031), blighting conditions can be summarized as follows:

Physical Conditions

- Unsafe Buildings
- Physically Obsolete Structures
- Incompatible Uses Irregular Lots

Economic Conditions

- Low Property Values
- Hazardous Waste
- Economically Obsolete (High business vacancies, abandoned buildings, excessive vacant lots, etc.)
- Residential Overcrowding
- High Crime Rate
- Infrastructure/Inadequate Public Improvements

These conditions are known to exist in the Project Area. The current plans and projects will directly address blighting influences in the Project Area. The Commission's land assembly program will help to create sites large enough to attract private investment and new development and reduce incompatible land uses, leading to increased employment opportunities.

VII. THE COMMISSION'S LOW- AND MODERATE-INCOME HOUSING PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it relates to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.3, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) Set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of

low- and moderate-income housing [33334.3, and 33334.6]; 2) Assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [33413(b)]; and 3) Provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

The Commission has exceeded all state housing requirements in the Project Area and is committed to further development and rehabilitation of affordable housing.

Among the goals and objectives of the Commission, the following will guide the implementation of the affordable housing requirements within the Project Area:

1. Return Project Area land to economic use and new construction;
2. Provide a substantial number of housing units for families with low- to moderate-incomes;
3. Provide low interest rehabilitation loans and grants for residential properties, and;
4. Develop affordable replacement housing within four (4) years of demolition from housing stock.

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.6 and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. As the amount of tax increment available from the Project Area is generally only \$225,000 per year, the amount of tax increment to be set aside for affordable housing is approximately \$45,000 per year. All housing described in the sections below, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by state law and the Commission's policy.

2. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The Commission will complete a 70 unit affordable housing project within the Project Area. The current estimated housing production figures and proposed uses of the East Rancho Dominguez Community Housing Trust Funds are attached as Tables I and II.
3. Replacement Housing [Section 33413 (a)]. The Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) apply to the Redevelopment Project, pursuant to which, the Commission is required to replace all dwelling units housing persons and families of low- or moderate-income destroyed or removed as part of a written agreement executed by the Commission within four years following such destruction or removal. Implementation activity by the Commission within the Project Area for the next five years are not planned to result in the removal or destruction of any low- or moderate-income dwelling units, therefore, the replacement housing requirements of Section 33413 will not be applicable.
4. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the Redevelopment Plan is also subject to the inclusionary housing requirements of 33413 (b), pursuant to which, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission for low- and moderate-income persons or families and at least fifteen percent (15%) non-Commission developed dwelling units Commission for low- and moderate-income persons or families within the Project Area must be made available to persons and families of low- or moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units developed for low- and moderate-income persons or families by the Commission and forty percent (40%) of the non-Commission developed units for low- and moderate-income persons or families must also be made available and occupied by very low- income households. Compliance with all inclusionary housing requirements, to the extent applicable is addressed in this Plan.

**Table I
Annual Housing Program
Section 33490 (a) (2)**

HOUSING PRODUCTION	2009- 10	2010-11	2011-12	2012-13	2013-14
Housing Units to be developed	70	0	0	0	0
Housing Units to be substantially rehabilitated	0	0	0	0	0
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	0	0	0	0	0
Housing Units to be destroyed as result of redevelopment	0	0	0	0	0

**Table II
Annual Housing Program
Section 33490 (a) (2)**

Low- and Moderate-Income Housing Fund	2009-10	2010-11	2011-12	2012-13	2013-14
Annual Deposits (20% Tax Increment deposits)	\$42,110	\$43,168	\$44,246	\$45,346	\$46,468
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

**EAST RANCHO DOMINGUEZ
AMENDMENT 1 TO THE FIVE YEAR IMPLEMENTATION PLAN**

**PLANNED PROGRAMS, PROJECTS, AND EXPENDITURES OF OTHER
COUNTY AGENCIES**

Adoption of an Implementation Plan shall not constitute an approval of any specific program, project, or expenditure and shall not change the need to obtain any required approval of a specific program, project or expenditure. In addition to the activities of the Community Development Commission noted in the East Rancho Dominguez Five-Year Plan adopted December 8, 2009, other County departments may undertake activities in East Rancho Dominguez as follows:

Underground Utility Conversion

The County will explore the feasibility of relocating utilities from above ground to underground along Atlantic Avenue from San Luis Street to Alondra Boulevard to improve the aesthetics along the main corridor.

Streetscape Improvements

The County has budgeted for a new monument sign on Atlantic Avenue and will explore the feasibility of making streetscape improvements such as medians, street trees, pedestrian lighting, trash receptacles, bus stop benches, street signs and community identification markers for the intersection of Atlantic Avenue and Compton Boulevard.

Park Improvements

The County will explore the feasibility to refurbish park facilities, equipment and amenities, and evaluate the creation of pocket parks within the Project Area.

Community/Senior Service Center

The current Senior Center lease expires in 2012. The County will prepare a space needs assessment and evaluate options for a Community/Senior Service Center in the area near the intersection of Atlantic Avenue and Compton Boulevard or another suitable location in East Rancho Dominguez.

Library

The County has acquired a site at 15305 South Atlantic Avenue and will design and construct a new 7,000 square foot library.

**EAST RANCHO DOMINGUEZ
AMENDMENT 1 TO THE FIVE YEAR IMPLEMENTATION PLAN**

Page 2

Community Garden

The County will assess the feasibility of developing a community garden in the Project Area.

Community Plan

The County will undertake planning efforts for an update of the Community Plan that affects the Project Area.

Code Enforcement

The County is developing a strategy to address community concerns about illegal vending, illegal garage conversions, and illegal dumping.

Property Acquisition

The County will identify new properties for sale throughout the Project Area to potentially acquire for future economic development opportunities.

Expansion of Redevelopment Project Area

The County will determine whether adjacent unincorporated areas meet the blight criteria and are feasible for possible expansion of the East Rancho Dominguez Project Area.

Grants Programs

The County will determine the feasibility of providing additional housing rehabilitation and commercial façade improvement grants for the local residents and businesses within the Project Area.