



OVERSIGHT BOARD

OF THE CITY OF LONG BEACH AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 Phone: 562.570.6615 Fax: 562.570.6215

January 25, 2017

OVERSIGHT BOARD MEMBERS

RECOMMENDATION:

Adopt a Resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to declare the property located at 1112-1130 Locust Avenue, Assessor Parcel Numbers 7273-007-900, -901 and -902 (Subject Property) as surplus; authorize the City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Jack Ravan and Bahram Javaheri and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$1,775,000; and accept Categorical Exemption CE 16-296.

DISCUSSION

The City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach (Successor Agency), currently owns the property located at 1112-1130 Locust Avenue (Subject Property) (Exhibit A). The Subject Property is approximately 22,200 square feet and is currently improved as a parking lot serving the adjacent area. The Subject Property is included in the Successor Agency's Long Range Property Management Plan, which was approved by the State of California Department of Finance on March 10, 2015, and amended on June 24, 2015 (Revised Plan). The Subject Property has been categorized with a permissible use of "Sale of Property" allowing for the Subject Property to be sold and proceeds distributed as property tax to the local taxing agencies.

Upon approval of the Revised Plan, the Subject Property was marketed by Coldwell Banker Commercial WestMac, who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$1,755,000, which is above fair market value as determined by a broker opinion of value. The sale of the Subject Property is consistent with the Revised Plan and dissolution law.

In compliance with Government Code Section 54220 et seq (Chapter 621, Statutes of 1968), on June 1 and December 8, 2015, staff notified the State of California (State) and requesting parties that the Successor Agency was declaring all Future Development and Sale of Property parcels as surplus. Further, on September 28, 2016, staff notified qualified housing sponsors of the proposed sale as required by Government Code Section

OVERSIGHT BOARD MEMBERS

January 25, 2017

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54222(a). Finally, in accordance with past practice, a memorandum was circulated to all City Departments to determine their interest in, or objection to, declaring any parcel surplus. To date, neither the State, requesting parties, qualified housing sponsors, nor any City Department has expressed an interest in, or objection to, the sale of the Subject Property. A Categorical Exemption, CE 16-296 (Exhibit B), was completed related to the proposed transaction on December 8, 2016.

This matter will be considered by the Successor Agency to the Redevelopment Agency of the City of Long Beach on January 24, 2017.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST
CITY MANAGER

PHW:AJB:MFT

Z:\1_Successor Agency\OVERSIGHT BOARD\STAFF REPORTS Oversight Board2017\Jan 25\1112-1130 Locust-OB012517 v2.doc

Attachments: Resolution
Exhibit A - Subject Property
Exhibit B - Categorical Exemption CE 16-296

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lana Beach, CA 90802-4664

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RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF LONG BEACH AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH APPROVING THE SUCCESSOR AGENCY'S DECISION TO DECLARE THE PROPERTY LOCATED AT 1112-1130 LOCUST AVENUE, ASSESSOR PARCEL NUMBERS 7273-007-900, -901 AND -902 AS SURPLUS AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE SALE OF THE SUBJECT PROPERTY TO JACK RAVAN AND BAHRAM JAVAHERI, AND/OR ASSIGNEE(S)

WHEREAS, the City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach ("Successor Agency") currently owns the property located at 1112-1130 Locust Avenue ("Subject Property"); and

WHEREAS, the Subject Property is included in the Successor Agency's Long Range Property Management Plan ("LRPMP"), which was approved by the State of California Department of Finance on March 10, 2015 and amended on June 24, 2015 ("Revised Plan"); and

WHEREAS, the Subject Property has been categorized in the LRPMP with a permissible use of "Sale of Property" allowing for the Subject Property to be sold and proceeds distributed as property tax to the local taxing agencies; and

WHEREAS, this matter was approved by the Successor Agency to the Redevelopment Agency of the City of Long Beach on January 24, 2017;

NOW, THEREFORE, the Oversight Board of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the City of Long Beach resolves as

1 follows:

2 Section 1. Approve the decision of the Successor Agency to the
3 Redevelopment Agency of the City of Long Beach to declare the property located at 1112-
4 1130 Locust Avenue, Assessor Parcel Numbers 7273-007-900, -901 and -902, as surplus
5 and authorize the City Manager, or designee, to execute any and all documents necessary
6 for the sale of the Subject Property to Jack Ravan and Bahram Javaheri and/or
7 assignee(s).

8 Section 2. This resolution shall take effect immediately upon its adoption
9 by the Oversight Board, and the City Clerk shall certify the vote adopting this resolution.

10 PASSED, APPROVED, and ADOPTED at a meeting of the Oversight Board
11 of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the
12 City of Long Beach held this ____ day of _____, 2017 by the following vote:

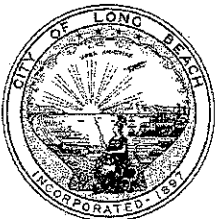
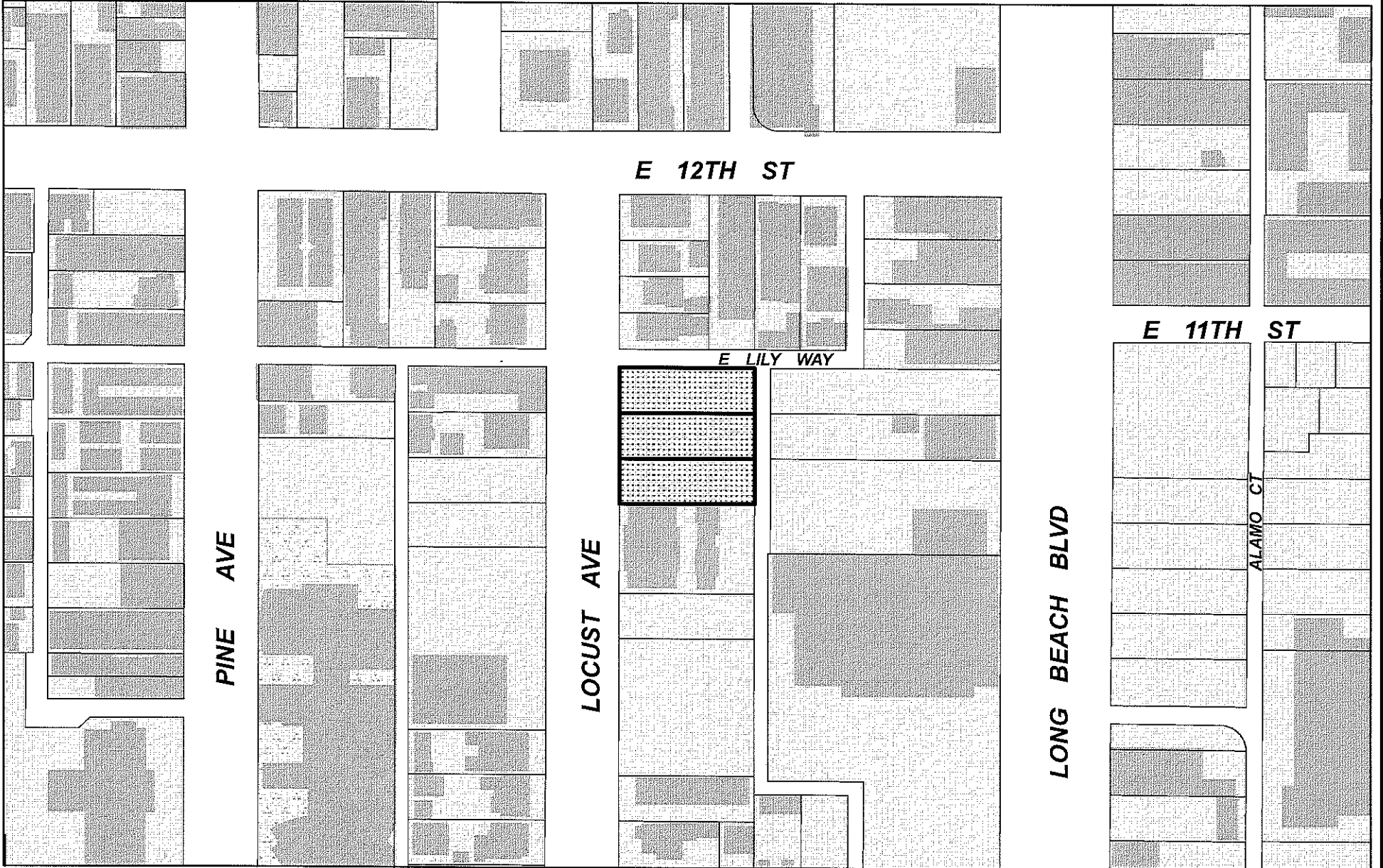
13
14 Ayes: _____
15 _____
16 _____

17 Noes: _____
18 _____
19 _____

20 Absent: _____

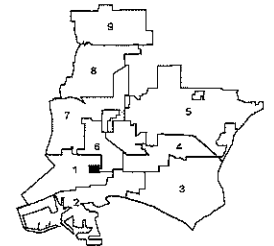
21
22 _____
Chairperson, Oversight Board

23 APPROVED:
24
25 _____
Secretary, Oversight Board



Subject Property:
 1112-1130 Locust Ave
 AIN: 7273-007-900, 901 & 902
 Council District : 1

Exhibit A





NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Filings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Categorical Exemption CE- 16-296

Project Location/Address: 1112-1130 Locust Avenue, APN 7273-007-900, -901, -902

Project/Activity Description: Transfer of ownership of approximately 22,200 square feet of property owned by the City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach, at 1112-1130 Locust Avenue, APN 7273-007-900, -901 and -902

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: City of Long Beach

Mailing Address: 333 West Ocean Blvd., 3rd floor, Long Beach, CA 90802

Phone Number: 562 570 6846

Applicant Signature: Mary Frances [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: _____ Planner's Initials: _____

Required Permits: _____

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15312, Class 12, Surplus Government

Property Sales

Statement of support for this finding: This ownership transfer meets the requirements for a Class 12 exemption

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 12/8/16