

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

December 7, 2015

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 2136-2144 West 16th Street, Assessor Parcel Numbers 7429-021-902, -903 and -904 (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 Urban Pacific Multi-Housing, LLC and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$520,480; and accept Categorical Exemption CE 15-152.

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 2136-2144 West 16th Street (Subject Property) (Exhibit A). The Subject Property is approximately 13,012 square feet and is currently unimproved. The Subject Property is included in the Successor Agency's amendment to the Revised Long Range Property Management Plan (LRPMP), which was approved by the State of California Department of Finance on June 24, 2015. 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.

Subsequent to the LRPMP's approval, the Subject Property was marketed by Lee & Associates, who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$520,480, which is fair market value as determined by an independent appraisal or broker opinion of value, as appropriate. The sale of the Subject Property is consistent with the LRPMP and dissolution law.

In compliance with Government Code Section 54220 (Chapter 621, Statutes of 1968), on June 1, 2015, staff notified the State of California (State) that the Successor Agency was declaring all Future Development and Sale of Property parcels as surplus. Further, 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

OVERSIGHT BOARD MEMBERS

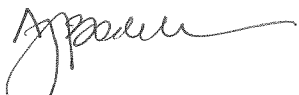
December 7, 2015

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State nor any City Department has expressed an interest in, or objection to, the sale of the Subject Property. A Categorical Exemption, CE 15-152 (Exhibit B), was completed related to the proposed transaction on October 22, 2015.

This matter was approved by the Successor Agency to the Redevelopment Agency of the City of Long Beach on November 17, 2015.

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 Board\2015\K December 7\2136-44 W 16th St-OB120715 v1.doc

Attachments: Resolution
 Exhibit A - Site Map
 Exhibit B - Categorical Exemption CE 15-152

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long 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 2136-2144 WEST 16TH STREET, ASSESSOR PARCEL NUMBERS 7429-021-902, -903 AND -904 AS SURPLUS AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE SALE OF THE SUBJECT PROPERTY TO URBAN PACIFIC MULTI-HOUSING, LLC, OR AN AFFILIATED ENTITY

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 2136-2144 West 16th Street ("Subject Property"); and

WHEREAS, the Subject Property is included in the Successor Agency's Amendment to the Revised Long Range Property Management Plan ("LRPMP"), which was approved by the State of California Department of Finance on June 24, 2015; 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 November 17, 2015;

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 2136-
4 2144 West 16th Street, Assessor Parcel Numbers 7429-021-902, -903 and -904, as
5 surplus and authorize the City Manager, or designee, to execute any and all documents
6 necessary for the sale of the Subject Property to Urban Pacific Multi-Housing, LLC, or an
7 affiliated entity.

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 _____, 2015 by the following vote:

13
14 Ayes: _____
15 _____
16 _____

17 Noes: _____
18 _____
19 _____

20 Absent: _____

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22 _____
Chairperson, Oversight Board

23 APPROVED:
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25 _____
Secretary, Oversight Board

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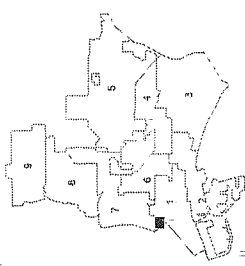
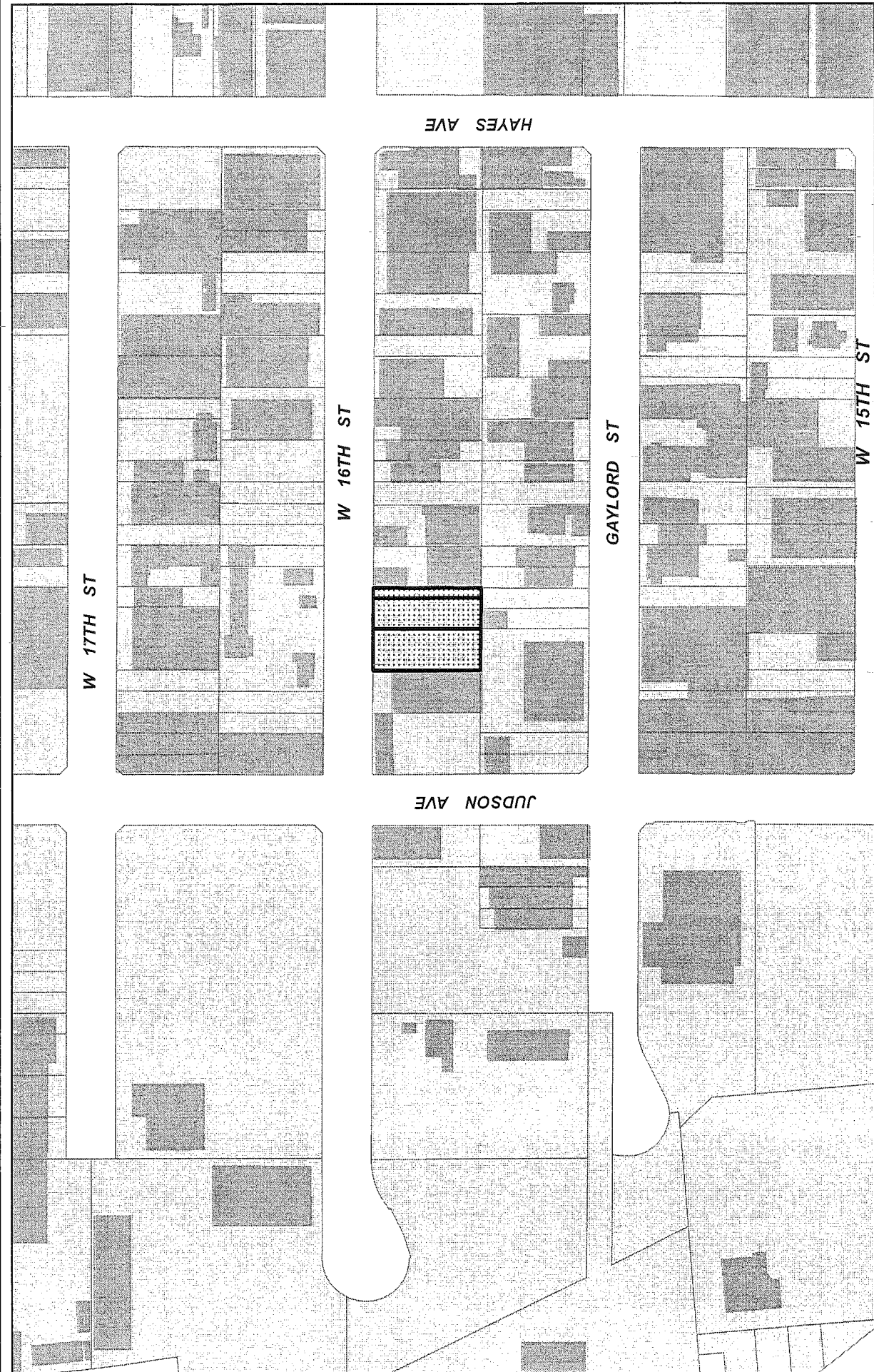


Exhibit A



Subject Property:
 2136-2144 W 16th St
 AIN: 7429-021-902, 903, 904
 Council District : 1

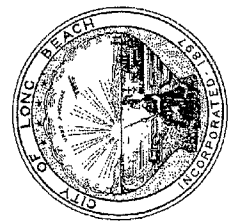




EXHIBIT B

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 Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE-15-152

Project Location/Address: 2136-2144 West 16th Street, APNs 7429-021-902, -903 and -904

Project Activity/Description: Transfer of approximately 13,012 square feet of property owned by the City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach, located at 2136-2144 West 16th Street, APNs 7429-021-902, -903, and -904

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

Applicant Name: The City of Long Beach

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

Phone Number: 562-570-6846

Applicant Signature: *Mary Mullen*

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 15301 and 15308, Class 1 and Class 8

Statement of support for this finding: This activity qualifies for a Categorical Exemption with Class 1 and Class 8 as the appropriate exemptions.

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: *C. Chalfant*

Date: 10/22/15