

304 OBISPO AVENUE RELOCATION ACTION PLAN

Search to Date

Using satellite photos of Long Beach, TSA identified vacant lots within the City that could accommodate the house. On January 4, 2013, TSA mailed letters to 15 property owners (please see attached sample). Three owners called me in response to these letters, each of whom we provided with the address and suggested they drive-by the house to see if they were interested.

Of the three owners who looked at the house, two remain interested. One owner of a lot on Termino Avenue is a former member of the Cultural Heritage Commission who has experience moving and restoring historic homes. The Termino Avenue owner obtained a cost estimate to move the house, and we are currently negotiating a Memorandum of Understanding of roles, responsibilities, and timing. We expect this MOU to be signed prior to the March 11th Cultural Heritage Commission Meeting.

In addition to these efforts, TSA contacted Cal State Long Beach and Long Beach Memorial Hospital regarding relocating the house to land that these entities own in the City. Unfortunately, neither entity has the available land or resource required to accept the house at this time.

As a back-up option, we have asked Habitat for Humanity of Greater Los Angeles if they would be interested in the house. Habitat does not currently own any appropriate sites, but are interested in using parts from the house in their low-income housing projects if TSA is unable to relocate the house.

Finally, TSA has offered the real estate brokers involved in our purchase of 304 Obispo a \$5,000 commission for identifying a successful relocation site.

Future Efforts

We expect to reach an agreement with the Termino Avenue owner to relocate the house to his property, which would occur within 12 months of closing construction financing for the project. In the unlikely event that we don't reach an agreement by May 1, 2013, we will send a second round of letters to the 15 property owners identified in our satellite survey.

In addition, if we don't have an agreement by our Tax Credit Award (anticipated September 2013), we will undertake a publicity campaign entitled "Give the House a Home," which will include advertisements and features in local newspapers, and social media such as Facebook at twitter.

Timing

For the project to proceed, a relocated site for the 304 Obispo House must be confirmed by close of construction financing (which we expect to occur in March 2014). While we are very confident that we will reach an agreement with the Termino Avenue owner, or another property owner in Long Beach, prior to that date, we seek to preserve an alternative selective demolition option as a last resort.

As a last resort, if we do not find an appropriate site and reaching an agreement by close of construction financing, we propose a selective demolition of the house, with historically significant materials salvaged

Owner Name
Owner Address
City, State, Zip

Regarding: 1358 Peterson Avenue, Long Beach

Dear Owner:

Thomas Safran & Associates (TSA) is redeveloping a vacant church in the Bluff Heights neighborhood of Long Beach as affordable senior housing. As part of this project, we are seeking to relocate an historic home from its current location in Bluff Heights to a property elsewhere in the City. The house is a three-bedroom, two-bathroom Craftsman, which was originally constructed in 1922

I am writing to offer to move this house to the above referenced property.

TSA will pay a portion of costs associated with moving and re-settling the home.

If you are interested in learning more, please call me at (310) 820-4888 or email will@tsahousing.com.

Sincerely,

William A. Cipes
Project Manager

SAMPLE

and donated to B&B Hardware for re-use in other historic homes in the Bluff Heights neighborhood. Proceeds from the sale of these materials would be donated to the Mann Elementary PTA. Non-historic materials would be donated to Habitat For Humanity, for use in their low income housing projects in the Greater Los Angeles area.

304 OBISPO AVENUE HOME RELOCATION LOG

February 28, 2013

Priority	Address/Location	Owner/Contact	Notes	Log
1	Termino Avenue (7524-004-013 1207)	R. Michael and Andrew Burrous; Burrous Family Trust	Mike Burrous - former Cultural Heritage Commissioner.	Very interested. Currently finalizing MOU.
2	3942 Anaheim Street (at Termino)	Teresa and Sebastian Gomez	Restaurant on Anaheim. Vacant piece of land at rear.	Mailed letter on 1/4/13. Phone call w. Ricardo Gomez on 1/11. Potentially interested. Will do drive by. Will follow-up on 5/1 if necessary.
2	326 W. 10th Street, Long Beach	Angelich, Mark S. Co. Tr.; Mark Angelich Family Trust	Purchase on 2/24/2010 for \$125,000. 4,992 sf. Also own adjacent 2,496 sf property (7272-001-004)	Mailed letter on 1/4/13. Spoke w. Mark on 1/7. Potentially interested. Will do drive by. Will mail second letter on 5/1 if necessary.
3	1358 Peterson Avenue, Long Beach	Hy Kim San and Huong Sieng Yin	Purchase in 2005. Triplex with adjacent lot.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	7253-004-019, 021	Termo Company and Betelgeuse Trust	On Wilton just w. of Grand. Appears to have oil derick.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	1600 Grand Avenue	Michael M. Crawley Trust	Adjacent to oil derick.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	437 Chestnut Avenue, Long Beach	Anthony JD Esterre Trust	4-plex on site. Lots of open space on rear of lot (facing alley). Purchased in 1995. 10,000 sf. Also own adjacent lot.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	1629 Pine Avenue, Long Beach	Lutheran Social Services Foundation	14,998 sf lot with 4,330 sf building.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	3181 Long Beach Blvd., Long Beach	Obispo Associates, LLC	7,497 sf. Purchased in 2001. LLC also owns identical lot to the south.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	3191 Locust Avenue, Long Beach	Richard Jacobs Trust, Charles Cather Decd Trust and Ocean Front Oil Co., Inc.	7,497 sf.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	7207-019-004 (Pasadena Ave. S. of 31st)	S and S Oil Co, Inc	2006 sale. 6,499 sf.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	7207-019-045 (Pasadena Ave. S. of 31st)	HC Morton and Dolley Morton	6,499 sf.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	7207-019-047 (Pasadena Ave. S. of 31st)	Grant K Wiese Trust; Gloria K Wiese Trust; Rita J. Wiese Decd Trust	6,499 sf.	Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	7207-019-048 (Pasadena Ave. S. of 31st)	Robert L. Abercrombie Trust; Abercrombie Trust and William W. Abercrombie		Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
3	3009 Long Beach Boulevard, Long Beach	Dwight and Galina Tarter		Mailed letter on 1/4/13. Will mail second letter on 5/1 if necessary.
4	Various	Robert Dwelle, Director of Real Estate, Habitat for Humanity	Not interested in house, but may be interested in parts.	Emailed on 1/7/13.
5	2331 Locust Avenue, Long Beach	City of Long Beach	Zoned LBR2N. Purchased at by LBHDC at public auction in 2011. Emailed Patrick Ure 12/21.	Emailed Patrick on 12/20. Council office planning pocket park.
5	3654 Charlemagne Avenue, Long Beach	Leroy and Carol Johnson	For sale: \$175,000. Undersized: 111x40. 304 Obispo: 44 X 30.5. Zoned R1N. 6,000 sf lot area/unit required. .67 FAR. Too small	
5	3015 E. Corto Place, Long Beach	George E. Gordon, IV	Not interested. Building a mediterranean style home on the property.	Phone call on 10/11/12.
5	Long Beach Memorial Hospital	Jim Normandin, Board President	No interest due to tight budgets.	Email on 11/26/12.
5	Cal State Long Beach	Susan Berkman, Assistant VP, Office of Gift Planning	No vacant land available.	Phone call on 12/6/12. No land to spare.

Priority Key	
1	First option.
2	Strong back-up option.
3	Potentially viable, but no landowner interest expressed to date.
4	Viable, but not ideal.
5	No interest/not viable.