

# 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

May 11, 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 approve the Amendment to the Revised Long Range Property Management Plan and submit to the State of California Department of Finance for approval.

### DISCUSSION

Chapter 9 of AB 1484 ("Post Compliance Provisions") provides that within six (6) months following issuance of a Finding of Completion to a successor agency, that successor agency shall submit, subject to approval of its oversight board, a Long Range Property Management Plan to the State of California Department of Finance (DOF). The City of Long Beach as the Successor Agency to the Redevelopment Agency of the City of Long Beach (Successor Agency) received its Finding of Completion on April 23, 2013.

In October 2013, the Successor Agency and the Oversight Board authorized staff to submit the Long Range Property Management Plan (Plan) to the DOF. The Plan was submitted promptly thereafter. Following a preliminary review of the Plan, the DOF requested clarification and additional documentation regarding certain properties. As a result, the Successor Agency and the Oversight Board, on January 20, 2015 and February 2, 2015, respectively, authorized staff to submit a revised Plan (Revised Plan) with the requested updates.

On March 10, 2015, the Department of Finance approved the Successor Agency's use or disposition of all the properties in the Revised Plan with the following exceptions:

- Property Nos. 22-27 (Wrigley Market Place)
- Property No. 135 (parking lot at Market Street and Long Beach Boulevard)
- Property Nos. 139-141 (parking lot at Linden Avenue and South Street)
- Property Nos. 234-236 (Cal Can Holdings Development)

The DOF requested that the Successor Agency change the permissible use (i.e., Enforceable Obligation, Government Use, Sale of Property and Future Development) of the four groups of properties. The attached Amendment to the Revised Plan (Attachment A) changes the permissible use of the properties from either Future Development or Government Use to Sale of Property. The Amendment to the Revised Plan specifies that the parking lots will be designated for Government Use if certain provisions of a Budget Trailer Bill currently known as RN 15 09465 pass.

OVERSIGHT BOARD MEMBERS

May 11, 2015

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The Amendment to the Revised Plan changes the category of use for six more groups of properties. The change is from Future Development to Property for Sale. This change has been made to expedite their disposition.

This matter was approved by the Successor Agency to the Redevelopment Agency of the City of Long Beach on May 5, 2015.

Oversight Board action is requested on May 11, 2015, to facilitate DOF review of the Amendment to the Revised Long Range Property Management Plan and to determine the final disposition of the properties as soon as possible.

Respectfully submitted,



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST  
CITY MANAGER

PHW:AJB:LAF

Z:\Successor Agency\OVERSIGHT BOARD\STAFF REPORTS Oversight Board\2015\F May 11 - Special\Amendment to Revised LRPMP 051215 v4.doc

Attachments: Resolution  
Attachment A – Amendment to the Revised Long Range Property Management Plan

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Lona 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 REVISIONS TO THE LONG RANGE PROPERTY MANAGEMENT PLAN AND AUTHORIZING ITS SUBMITTAL TO THE STATE OF CALIFORNIA DEPARTMENT OF FINANCE FOR APPROVAL

WHEREAS, Chapter 9 of AB 1484 provides that within six months following issuance of a Finding of Completion to a Successor Agency, that Successor Agency shall submit, subject to approval of its Oversight Board, a Long Range Property Management Plan ("Plan") to the State of California Department of Finance ("DOF"); and

WHEREAS, the purpose of the Plan is to address the disposition and use of real property of the former Long Beach Redevelopment Agency; and

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Long Beach ("Successor Agency") received its Finding of Completion on April 23, 2013; and

WHEREAS, the Successor Agency submitted the Plan to the Oversight Board of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the City of Long Beach ("Oversight Board") on October 1, 2013 and to the DOF on October 7, 2013; and

WHEREAS, the DOF requested clarification and additional documentation regarding certain properties; and

WHEREAS, the Successor Agency and Oversight Board authorized staff to submit a revised plan ("Revised Plan") with the requested updates; and

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

1 WHEREAS, on March 10, 2015, the DOF approved the Successor Agency's  
2 use or disposition of all the properties in the Revised Plan except for four properties; and

3 WHEREAS, the DOF requested that the Agency change the permissible use  
4 for the four properties; and

5 WHEREAS, this matter was approved by the Successor Agency on May 5,  
6 2015;

7 NOW, THEREFORE, the Oversight Board of the City of Long Beach as the  
8 Successor Agency to the Redevelopment Agency of the City of Long Beach resolves as  
9 follows:

10 Section 1. Approve the Revised Long Range Property Management Plan  
11 and authorize its submittal to the State of California Department of Finance for approval.

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

14 PASSED, APPROVED, and ADOPTED at a meeting of the Oversight Board  
15 of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the  
16 City of Long Beach held this 11th day of May, 2015 by the following vote:

17 Ayes: \_\_\_\_\_  
18 \_\_\_\_\_  
19 \_\_\_\_\_

20 Noes: \_\_\_\_\_  
21 \_\_\_\_\_  
22 \_\_\_\_\_

23 Absent: \_\_\_\_\_  
24 \_\_\_\_\_

25 \_\_\_\_\_  
26 Chairperson, Oversight Board

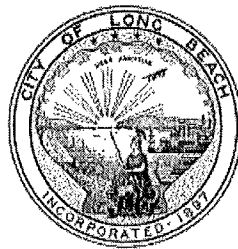
27 APPROVED:  
28 \_\_\_\_\_  
Secretary, Oversight Board

DRAFT

# AMENDMENT TO THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN

Submitted to:

Department of Finance, State of California



Prepared and approved by:

City of Long Beach,  
as the Successor Agency to the  
Redevelopment Agency of the City of Long Beach  
May 5, 2015

Submitted and approved by:

Oversight Board of the Successor Agency  
to the Redevelopment Agency of the City of Long Beach  
May 11, 2015

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- III. EXHIBIT B – REAL PROPERTIES DETAIL SHEETS

## I. INTRODUCTION

Following receipt of its Finding of Completion on April 26, 2013, the Successor Agency to the Redevelopment Agency of the City of Long Beach (Agency) submitted its Long Range Property Management Plan (Plan) to the Department of Finance on October 18, 2013. Based on questions and requests for information from the Department of Finance, the Agency submitted a Revised Long Range Property Management Plan on February 5, 2015. On March 10, 2015, the Department of Finance approved the Agency's use or disposition of all the properties in the Revised Plan with the following exceptions:

- Property Nos. 22-27 (Wrigley Market Place)
- Property No. 135 (Parking Lot at Market Street and Long Beach Boulevard)
- Property Nos. 139-141 (Parking Lot at Linden Avenue and South Street)
- Property Nos. 234-236 (Cal Can Holdings Development)

Exhibit A provides the data required by Section 314191.5 of the California Health and Safety Code, including the revised proposed use, e.g. Future Development, Sale Property, or Government Use. Exhibit B provides further detail regarding the properties and the proposed uses.

In addition to the four groups of properties above, the Agency has also included six more groups of properties for the DOF's consideration. The Agency is requesting to change these properties from Future Development to Properties for Sale in order to expedite their disposition.

REAL PROPERTIES INVENTORY SPREADSHEET

Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	Council District	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
	Proposed Permissible Use	Previous Permissible Use	Acquisition Date	Value at Time of Purchase			Estimated Current Value	Assessed Value			Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue		Contractual requirements for use of income/revenue	History of environmental contamination/studies/remediation & designation as a brownfield site
<b>Wrigley Marketplace</b>																						
22 Mixed-Use	EO	SP	2/23/1994	Unknown	\$ 2,952,000	Assessed Value	1994	TBD	TBD	Wrigley Marketplace	6	101 E. Willow St.	7206-025-040	221,285	LBDP29	\$ 2,952,000	18706.41/ Month	None	Unknown	High	High	21
23 Mixed-Use	EO	SP	2/23/1994	Unknown	\$ 936,000	Assessed Value	1994	TBD	TBD	Wrigley Marketplace	6	233 Willow St.	7206-025-041	70,131	LBDP29	\$ 936,000	Inc. w/101 E. Willow	None	Unknown	High	High	21
24 Mixed-Use	EO	SP	2/23/1994	Unknown	\$ 216,000	Assessed Value	1994	TBD	TBD	Wrigley Marketplace	6	251 Willow St.	7206-025-042	18,920	LBDP29	\$ 216,000	Inc. w/101 E. Willow	None	Unknown	High	High	21
25 Mixed-Use	EO	SP	2/23/1994	Unknown	\$ 288,000	Assessed Value	1994	TBD	TBD	Wrigley Marketplace	6	271 Willow St.	7206-025-043	23,671	LBDP29	\$ 288,000	Inc. w/101 E. Willow	None	Unknown	High	High	21
26 Mixed-Use	EO	SP	2/23/1994	Unknown	\$ 360,000	Assessed Value	1994	TBD	TBD	Wrigley Marketplace	6	281 Willow St.	7206-025-044	24,488	LBDP29	\$ 360,000	Inc. w/101 E. Willow	None	Unknown	High	High	21
27 Mixed-Use	EO	SP	2/23/1994	Unknown	\$ 2,448,000	Assessed Value	1994	TBD	TBD	Wrigley Marketplace	6	141 Willow St.	7206-025-045	182,516	LBDP29	\$ 2,448,000	Inc. w/101 E. Willow	None	Unknown	High	High	21
<b>Locust Avenue Development</b>																						
28 Parking Lot	FD	SP	5/22/2003	\$133,333	\$ 170,000	Appraisal	10/11/12	TBD	TBD	Central Long Beach Strategic Guide for Development	1	1130 Locust Ave	7273-007-900	7,400	LBDP30	\$ 170,000	\$2,500/ month	N/A	Unknown	High	High	N/A
29 Parking Lot	FD	SP	5/22/2003	\$133,333	\$ 170,000	Appraisal	10/11/12	TBD	TBD	Central Long Beach Strategic Guide for Development	1	1124 Locust Ave	7273-007-901	7,400	LBDP30	\$ 170,000	w/1130	N/A	Unknown	High	High	N/A
30 Parking Lot	FD	SP	5/22/2003	\$133,334	\$ 170,000	Appraisal	10/11/12	TBD	TBD	Central Long Beach Strategic Guide for Development	1	1112 Locust Ave	7273-007-902	7,400	LBDP30	\$ 170,000	w/1130	N/A	Unknown	High	High	N/A
<b>Former Sims Liquor Site Development</b>																						
42 Lot/Land	FD	SP	6/30/2005	\$1,200,000	\$ 280,000	Appraisal	10/11/12	TBD	TBD	Central Long Beach Strategic Guide for Development	6	540 E. Willow St.	7208-006-909	12,170	LBDP25	\$ 280,000	N/A	N/A	Ph. I - Clean	High	High	N/A
43 Lot/Land	FD	SP	8/28/2007	\$1,500,000	\$ 220,000	Appraisal	10/11/12	TBD	TBD	Central Long Beach Strategic Guide for Development	6	558 E. Willow St.	7208-006-918	9,410	LBDP25	\$ 220,000	N/A	N/A	Ph. I - Clean	High	High	N/A
<b>1827 Pacific Avenue Development</b>																						
44 Lot/Land	FD	SP	1/30/2009	\$1,603,000	\$ 360,000	Appraisal	10/11/12	TBD	TBD	Central Long Beach Strategic Guide for Development	6	1827 Pacific Ave.	7209-022-900	16,000	LBCCA	\$ 360,000	N/A	N/A	Ph. I - Clean	High	High	24
<b>Edison Theater Development</b>																						
127 Commercial	FD	SP	7/12/1989	\$206,700	\$ 500,000	Appraisal	10/11/12	TBD	TBD	Downtown Guide for Development	2	213 E. Broadway	7280-019-905	4,100	LBDP30	\$ 500,000	N/A	N/A	Unknown	N/A	High	42-43
<b>Neighborhood Public Parking Lot</b>																						
135 Parking Lot	GU	SP/GU	4/16/08 & 12/15/08	\$891,000	\$ 225,000	Appraisal	10/11/12	TBD (a)	TBD	North Long Beach Redevelopment Plan & North Long Beach Strategic Guide for Redevelopment	8	5400-5412 Long Beach Blvd.	7126-036-905	9,440	LBCNP	\$ 225,000	N/A	N/A	Ph. II - Cleared	N/A	High	N/A
<b>Neighborhood Public Parking Lot</b>																						
139 Parking Lot	GU	SP/GU	12/28/2004	\$60,000	\$ 94,400	Appraisal	10/11/12	TBD (a)	TBD	North Long Beach Strategic Guide for Redevelopment	8	5722 Linden Ave.	7127-007-900	4,700	LBCCA	\$ 94,400	N/A	N/A	Ph. I - Clean	High	High	N/A
140 Parking Lot	GU	SP/GU	4/21/2005	\$372,000	\$ 106,200	Appraisal	10/11/12	TBD (a)	TBD	North Long Beach Strategic Guide for Redevelopment	8	5730 Linden Ave.	7127-007-901	5,288	LBCCA	\$ 106,200	N/A	N/A	Ph. I - Clean	High	High	N/A
141 Parking Lot	GU	SP/GU	7/5/2007	\$330,000	\$ 94,400	Appraisal	10/11/12	TBD (a)	TBD	North Long Beach Strategic Guide for Redevelopment	8	510 E. South St.	7127-007-903	4,700	LBCCA	\$ 94,400	N/A	N/A	Ph. I - Clean	High	High	N/A



REAL PROPERTIES INVENTORY SPREADSHEET

Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	Council District	HSC 34191.5 (c)(1)(c)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
	Previous Permissible Use	Proposed Permissible Use	Acquisition Date	Value at Time of Purchase			Estimated Current Value	Proposed Sale Value			Proposed Sale Date	Purpose for which property was acquired	Address	APN				Lot Size	Current Zoning		Estimate of Current Parcel Value	Estimate of Income/Revenue
<b>Cal Can Holdings Development</b>																						
234 Lot/Land	EO	SP	5/26/2005	\$243,000	\$ 135,050	Appraisal	10/11/12	TBD	TBD	Westside Industrial Strategy Action Plan	1	2136 W. 16th St.	7429-021-902	4,880	LBIG	\$ 135,050	N/A	N/A	Ph. I - Clean	Low	High	N/A
235 Lot/Land	EO	SP	5/26/2005	\$81,000	\$ 47,450	Appraisal	10/11/12	TBD	TBD	Westside Industrial Strategy Action Plan	1	2136 W. 16th St.	7429-021-903	1,626	LBIG	\$ 47,450	N/A	N/A	Ph. I - Clean	Low	High	N/A
236 Lot/Land	EO	SP	12/22/2009	\$421,000	\$ 182,500	Appraisal	10/11/12	TBD	TBD	Westside Industrial Strategy Action Plan	1	2144 W. 16th St.	7429-021-904	6,506	LBIG	\$ 182,500	N/A	N/A	Ph. I - Clean	Low	High	N/A
<b>2021 W. Gaylord Street Development</b>																						
239 Commercial/SFR	FD	SP	10/19/2010	\$500,000	\$ 275,000	Appraisal	10/11/12	TBD	TBD	Westside Industrial Strategy Action Plan	1	2021 W. Gaylord St.	7429-022-902	9,758	LBIG	\$ 275,000	N/A	N/A	Ph. I - Clean	Low	High	N/A
<b>15th St. &amp; Santa Fe Ave. Development</b>																						
240 Lot/Land	FD	SP	1/24/2007	\$382,500	\$ 82,500	Appraisal	10/11/12	TBD	TBD	Westside Industrial Strategy Action Plan	1	1565 Santa Fe Ave. 1	7432-005-900	2,753	LBIG	\$ 82,500	N/A	N/A	Ph. I - Clean	Low	High	N/A
241 Lot/Land	FD	SP	1/24/2007	\$382,500	\$ 82,500	Appraisal	10/11/12	TBD	TBD	Westside Industrial Strategy Action Plan	1	1565 Santa Fe Ave. 4	7432-005-901	2,753	LBIG	\$ 82,500	N/A	N/A	Ph. I - Clean	Low	High	N/A
242 Lot/Land	FD	SP	10/3/2008	\$283,333	\$ 82,500	Appraisal	10/11/12	TBD	TBD	Westside Industrial Strategy Action Plan	1	1545 Santa Fe Ave.	7432-005-903	2,753	LBIG	\$ 82,500	N/A	N/A	Ph. II - Cleared	Low	High	N/A
243 Lot/Land	FD	SP	10/3/2008	\$566,667	\$ 167,500	Appraisal	10/11/12	TBD	TBD	Westside Industrial Strategy Action Plan	1	1551 Santa Fe Ave.	7432-005-904	5,505	LBIG	\$ 167,500	N/A	N/A	Ph. II - Cleared	Low	High	N/A

Legend for Permissible Use:

GU=Gov. Use

EO=Enf. Obligation

FD= Future Dev.

SP=Sale of Property

(a) Tax exempt bond proceeds were used to acquire this site. Sale proceeds must be spent on qualified tax exempt projects.

## EXHIBIT B

### AMENDMENT TO THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN

#### REAL PROPERTIES DETAIL SHEETS

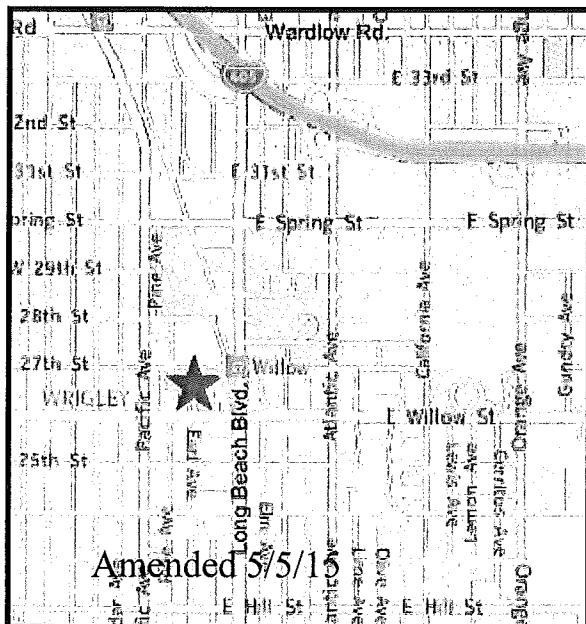
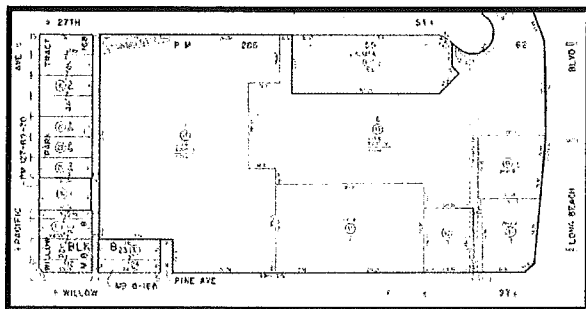
- 22-27) Wrigley Marketplace
- 28-30) Locust Avenue Development
- 42-43) Former Sims Liquor Site Development
- 44) 1827 Pacific Avenue Development
- 127) Edison Theater Development
- 135) Neighborhood Public Parking Lot
- 139-141) Neighborhood Public Parking Lot
- 234-236) Cal Can Holdings Development
- 239) 2021 W. Gaylord Street Development
- 240-243) 15<sup>th</sup> St. & Santa Fe Avenue Development

# 22-27). Wrigley Marketplace



**Parcel Data:**

Property Type:	Mixed Use
Permissible Use:	Sale of Property
Property Address:	101 E. Willow Street
Assessor ID Number(s):	7206-025-040, -041, -042, -043, -044 & -045
Lot Size (SF):	541,011
Zoning:	LBDP29
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



Wrigley Marketplace (Center) is an established neighborhood shopping center located at the northwest corner of Willow Street and Long Beach Boulevard. The Center has Albertson's as an anchor tenant and includes a variety of retail and food stores such as CVS, Starbucks, Fashion Bug, Verizon, and Carl's Jr. In keeping with the goals of the Central Long Beach Redevelopment Plan and the Central Long Beach Strategic Guide for Development, Wrigley Marketplace services the densely populated area of West and Central Long Beach and as well as Signal Hill. Nearly 300,000 people live within 3-miles of the Center and is closely situated to Long Beach Memorial Hospital and the Metro Blue Line. The Center is currently under a Ground Lease to American Stores Properties, Inc. through February 1, 2033. American Stores also has ten separate 5-year options extending the Enforceable Obligation through 2083. In the event that the lease is not renewed when any of the renewal options are available, the Successor Agency will offer the property for sale.

**Successor Agency to the  
Redevelopment Agency of  
the City of Long Beach**

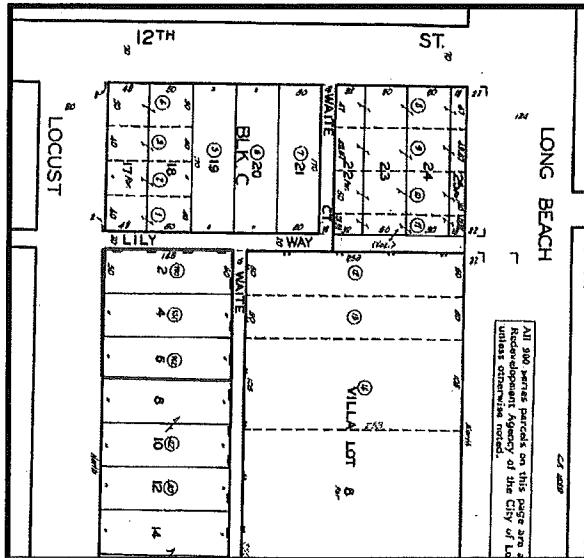


# 28-30). Locust Avenue Development

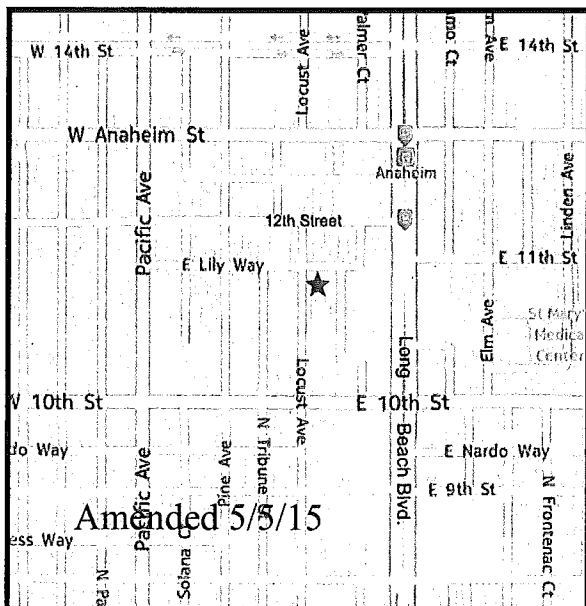


**Parcel Data:**

Property Type:	Parking Lot
Permissible Use:	Sale of Property
Property Address:	1112-1130 Locust Ave.
Assessor ID Number(s):	7273-007-900, -901 & -902
Lot Size (SF):	22,200
Zoning:	LBPD30
Council District:	1
Strategic Plan:	Central Long Beach Strategic Guide for Development



The Central Long Beach Strategic Guide for Development (Guide) identifies several major arterial corridors within the city as targeted areas for long term revitalization, one of which is Long Beach Boulevard. Long Beach Boulevard is a major gateway through the city and has been a subject of major planning efforts by the City to re-plan and revitalize a distressed corridor. The property located at 1112-1130 Locust Avenue is within the boundaries of the St. Mary and Downtown Adjacent Subarea of the Long Beach Boulevard corridor, which encourages development of a mix of living, shopping and working opportunities. The former Redevelopment Agency acquired the property with the intent to develop the parcel into one of the uses consistent with the Guide's goals and priorities. This property will be sold; adjacent property owners or tenant(s) will be given first priority.



Amended 5/5/15

**Successor Agency to the  
Redevelopment Agency of  
the City of Long Beach**

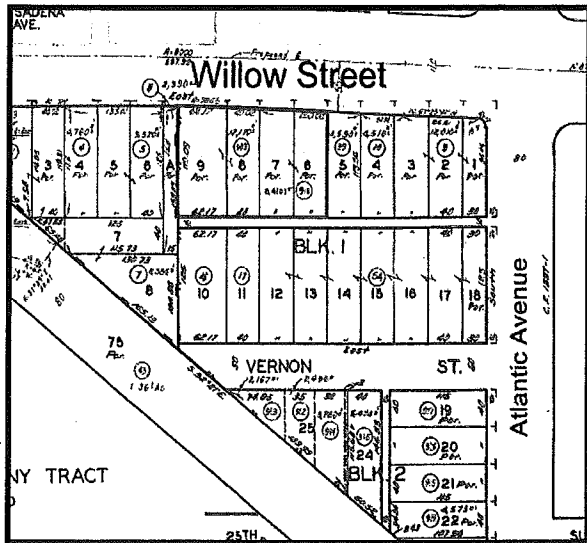


# 42-43). Former Sims Liquor Site Development

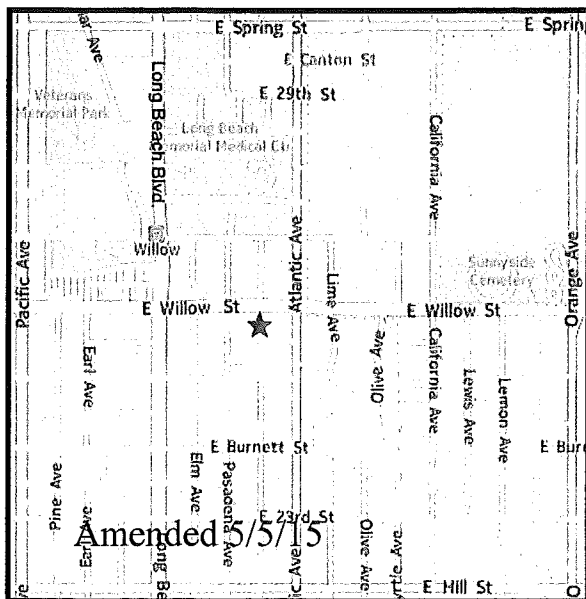


**Parcel Data:**

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	540-558 E. Willow St.
Assessor ID Number(s):	7208-006-909 & -918
Lot Size (SF):	21,580
Zoning:	LBDP25
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



The Memorial Hospital Neighborhood Center (Center) is identified in the Central Strategic Guide for Development (Guide) as a target area for concentrated redevelopment activity. One of the priorities for this Center is to encourage a high-intensity retail and commercial node that would serve Long Beach Memorial Medical Center (LBMMC). The former Redevelopment Agency (Agency) acquired the property at 540-558 E. Willow Street as part of its revitalization efforts within the Center to remove blight and re-plan improperly utilized and non-conforming commercial properties. In addition to recent improvements within the Center such as Wrigley Marketplace, Fellowship Park and the Menorah Senior Housing Development, the Agency was in the process of reviewing development proposals for this parcel prior to dissolution. This property will be sold; adjacent property owners or tenant(s) will be given first priority.



**Successor Agency to the  
Redevelopment Agency of  
the City of Long Beach**

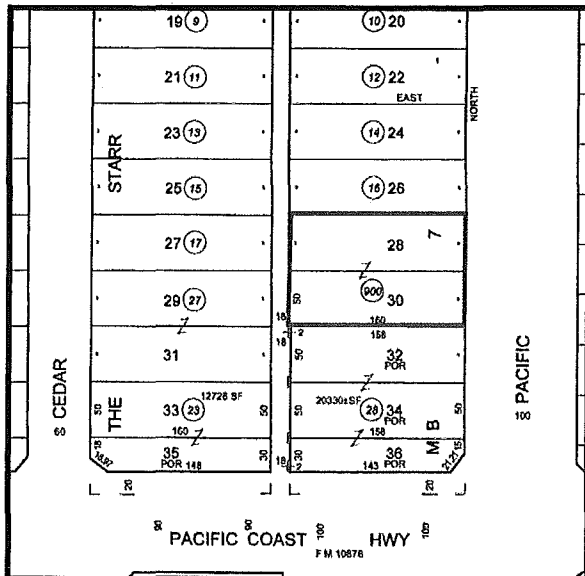


# 44). 1827 Pacific Avenue Development

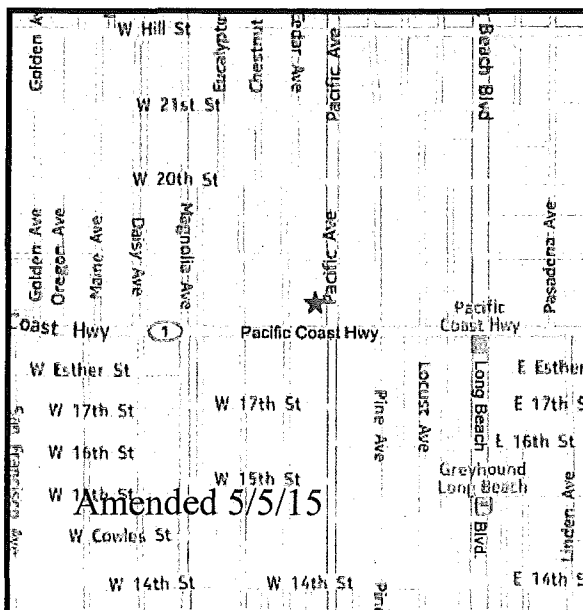


**Parcel Data:**

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	1827 Pacific Avenue
Assessor ID Number(s):	7209-022-900
Lot Size (SF):	16,000
Zoning:	LBCCA
Council District:	6
Strategic Plan:	Central Long Beach Strategic Guide for Development



The Central Long Beach Strategic Guide for Development (Guide) identifies Pacific Avenue between Pacific Coast Highway and Willow Street as a priority district for redevelopment activities. The goal of the community is to create a vibrant pedestrian-oriented environment. In addition, the Guide discusses land assembly to attract new retailers and restaurants and the creation of public parking where possible. The former Redevelopment Agency acquired the site to remove blight along the corridor and to add public parking until a commercial development could proceed in the area suitable to attract a national retail tenant. This property will be sold; adjacent property owners or tenant(s) will be given first priority.



**Successor Agency to the  
Redevelopment Agency of  
the City of Long Beach**

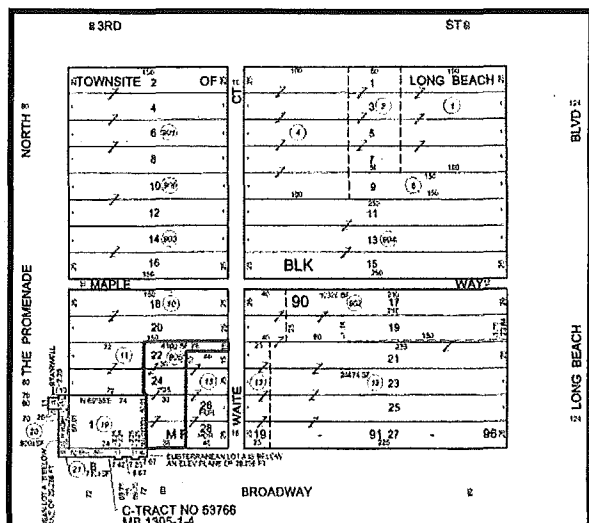


# 127). Edison Theater Development

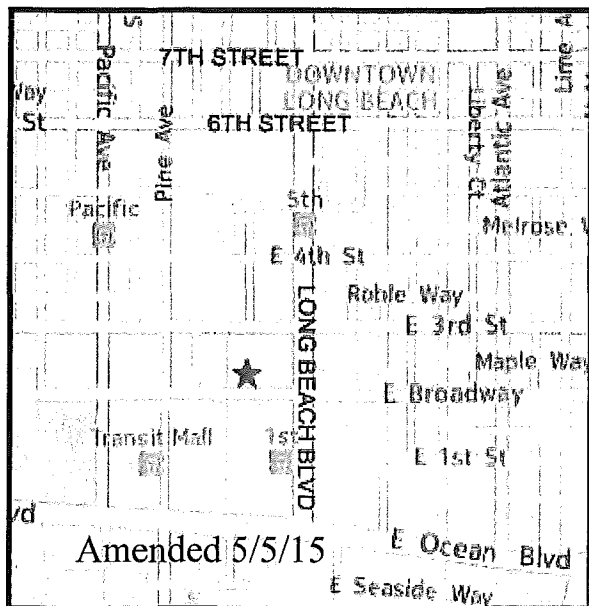


**Parcel Data:**

Property Type: Commercial  
 Permissible Use: Sale of Property  
 Property Address: 213 E. Broadway  
 Assessor ID Number(s): 7280-019-905  
 Lot Size (SF): 4,100  
 Zoning: LBPD30  
 Council District: 2  
 Strategic Plan: Downtown Guide for Development



The Edison Theater was acquired to facilitate the rehabilitation and reuse of an existing historic structure. It was subsequently leased to Cal State Long Beach for ten years as a public repertory theater. Cal State vacated the premise due to seismic issues. The Agency was negotiating the sale or long term lease of the property to a private developer for a special event/community performance/conference center space when dissolution occurred. This property will be sold; adjacent property owners or tenant(s) will be given first priority.



**Successor Agency to the  
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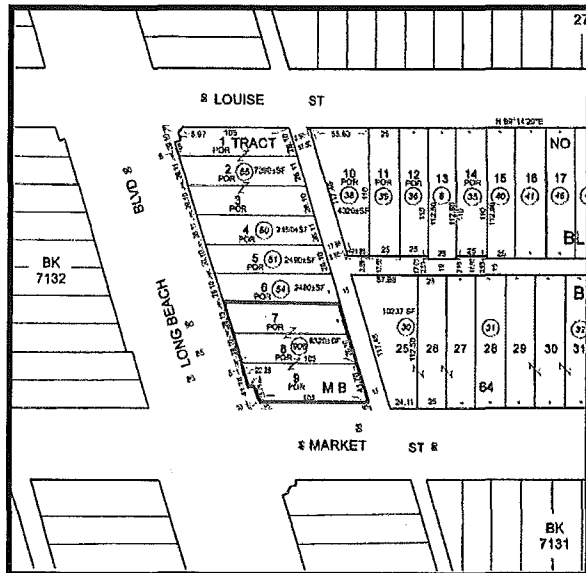


# 135). Neighborhood Public Parking Lot

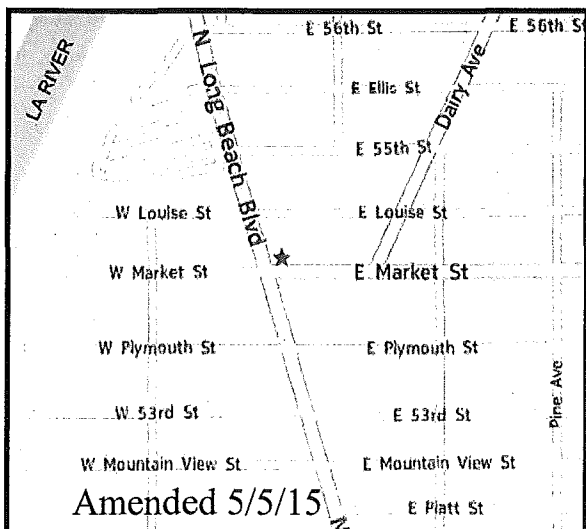


**Parcel Data:**

Property Type: Parking Lot  
 Permissible Use: Sale of Property/  
 Government Use  
 Property Address: 5400-5412 Long  
 Beach Boulevard  
 Assessor ID Number(s): 7126-036-905  
 Lot Size (SF): 10,568  
 Zoning: LBCNP  
 Council District: 8  
 Strategic Plan: North Long Beach  
 Redevelopment Plan  
 and the North Long  
 Beach Strategic Guide  
 for Redevelopment



One of the priorities of the North Long Beach Redevelopment Plan (Plan) is to support the revitalization of commercial sites and improve the commercial corridors through construction of public improvements and creation of public parking. In addition, the North Long Beach Strategic Guide for Redevelopment (Guide) identifies the intersection at Long Beach Boulevard and Market Street as a Target Site of the North Long Beach Project Area and envisions the development of a revitalized, maintained, pedestrian-oriented historic core. The former Redevelopment Agency acquired the property at 5400-5412 Long Beach Boulevard for the development of much-needed public parking consistent with both the Plan and the Guide. This property will be sold unless the California Legislature approves amendments to Health and Safety Code Section 34181 defining public parking lots as properties that do not generate revenues in excess of reasonable maintenance costs of the properties.



Amended 5/5/15

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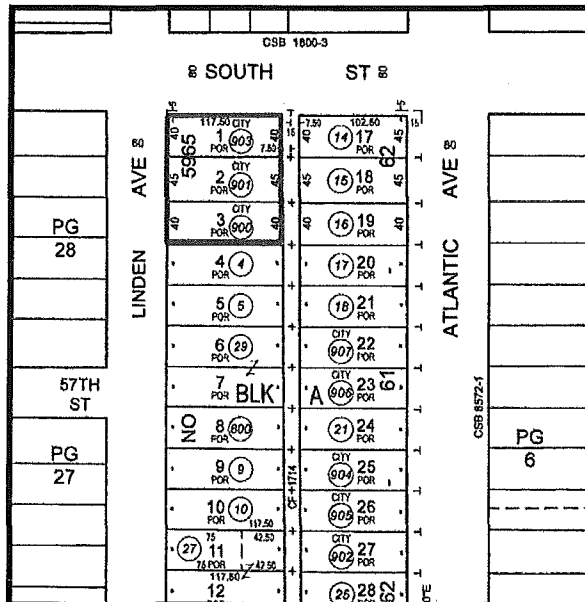


# 139-141). Neighborhood Public Parking Lot

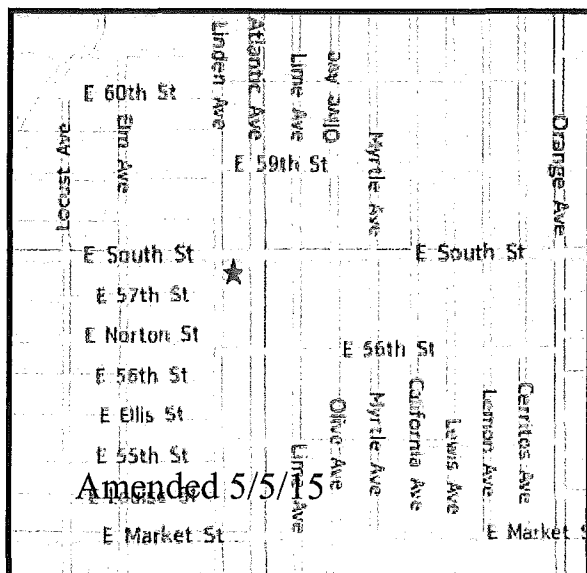


**Parcel Data:**

Property Type: Parking Lot  
 Permissible Use: Sale of Property/  
 Government Use  
 Property Address: 510 E. South St/  
 5722-5730 Linden  
 Avenue  
 Assessor ID Number(s): 7127-007-900, -901,  
 & -903  
 Lot Size (SF): 14,688  
 Zoning: LBCCA  
 Council District: 8  
 Strategic Plan: North Long Beach  
 Strategic for  
 Redevelopment



In the North Long Beach Redevelopment Project Area (Area), the two-block area along Atlantic Avenue between 56<sup>th</sup> Street and 59<sup>th</sup> Street has been identified in the North Long Beach Strategic Guide for Redevelopment (Guide) for potential new development related to the creation of a strong Village Center in North Long Beach. The former Redevelopment Agency acquired the property located at 510 South Street/5722-5730 Linden Avenue for its current use as off-street public parking to assist in easing the parking challenges for the retail-oriented Village Center. This property will be sold unless the California Legislature approves amendments to Health and Safety Code Section 34181 defining public parking lots as properties that do not generate revenues in excess of reasonable maintenance costs of the properties.



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# 234-236). Cal Can Holdings Development

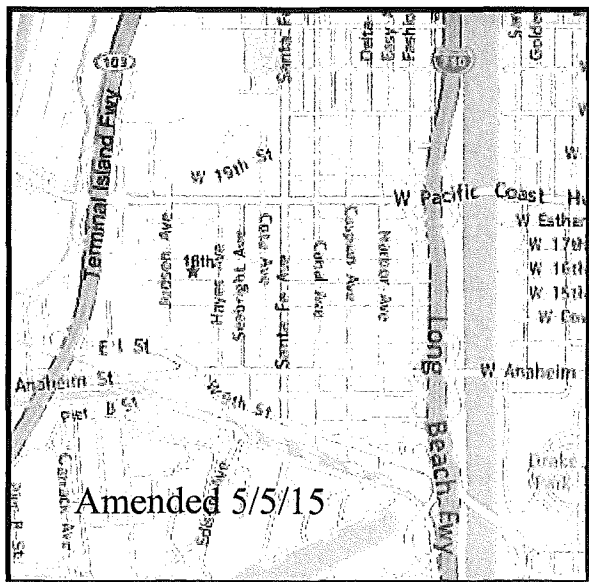


**Parcel Data:**

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	2136-2144 W. 16 <sup>th</sup> St.
Assessor ID Number(s):	7429-021-902, -903, -904
Lot Size (SF):	13,012
Zoning:	LBIG
Council District:	1
Strategic Plan:	Westside Industrial Strategy Action Plan

16TH ST															
TRACT	NO										2600				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
12												PG 22			
JUDSON	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47
M B	26										68	90			
GAYLORD	ST														

Two of the goals of the Westside Industrial Strategy Action Plan for the West Long Beach Industrial Project Area (Area) is to 1) remove nonconforming residential uses and 2) assemble underutilized small grain parcels to satisfy the growth needs of existing businesses within the Area. The acquisition of the property located at 2136-2144 West 16<sup>th</sup> Street was completed pursuant to a Memorandum of Understanding (MOU) between the former Redevelopment Agency (Agency) and the adjoining business, Cal-Can Holdings, LLC (Cal-Can). As part of the MOU, Cal-Can loaned the Agency a portion of the purchase price for the property and once the acquisition was completed, the Agency and Cal-Can would enter into an Owner Participation Agreement (OPA) for the property. While the terms and conditions of the OPA were completed, the OPA was not executed prior to dissolution. This property will be sold; adjacent property owners or tenant(s) will be given first priority.



Amended 5/5/15

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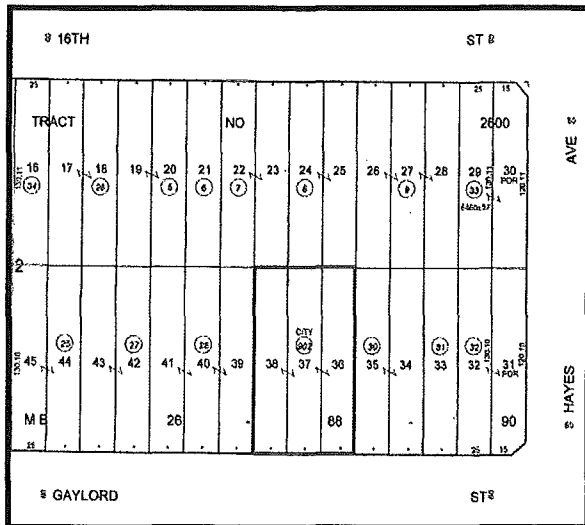


# 239). 2021 W. Gaylord Street Development

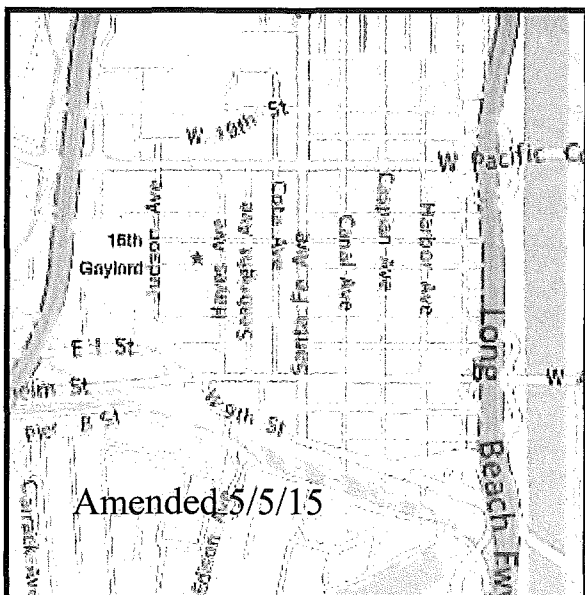


**Parcel Data:**

Property Type:	Commercial/SFR
Permissible Use:	Sale of Property
Property Address:	2021 W. Gaylord St.
Assessor ID Number(s):	7429-022-902
Lot Size (SF):	9,758
Zoning:	LBIG
Council District:	1
Strategic Plan:	Westside Industrial Strategy Action Plan



One of the goals of the Westside Industrial Strategy Action Plan (ISAP) is to remove blight by purchasing nonconforming residential and underutilized industrial properties to facilitate business retention and expansion opportunities within the Westside Long Beach Industrial Project Area (Area). The property located at 2021 West Gaylord Street consists of a vacant commercial building and a one-story, single family non-conforming residential unit. At the time of dissolution, the former Redevelopment Agency (Agency) was preparing for demolition of the residential structure in order to then consider development proposals for the commercial structure from either an existing industrial business or possible relocation of a business from outside the Area. It is anticipated that a traditional process for disposition, with priority given to adjacent property owners, would begin upon approval of this Plan. This property will be sold; adjacent property owners or tenant(s) will be given first priority.



Amended 5/5/15

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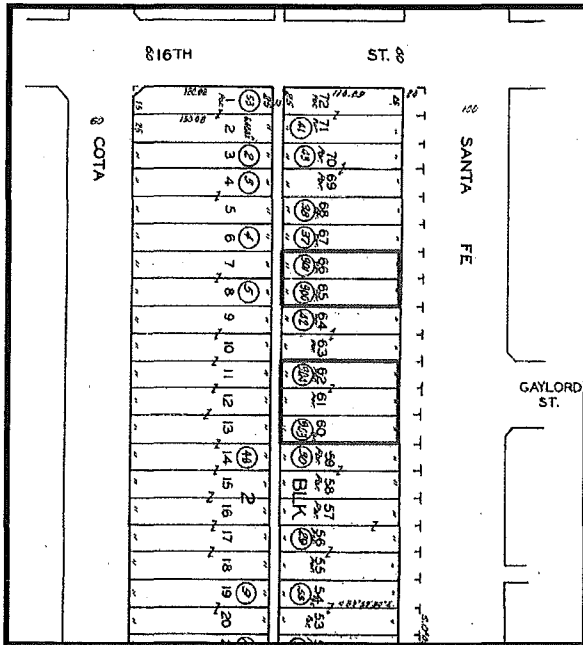


# 240-243). 15<sup>th</sup> St. & Santa Fe Ave. Development Amended 5/5/15

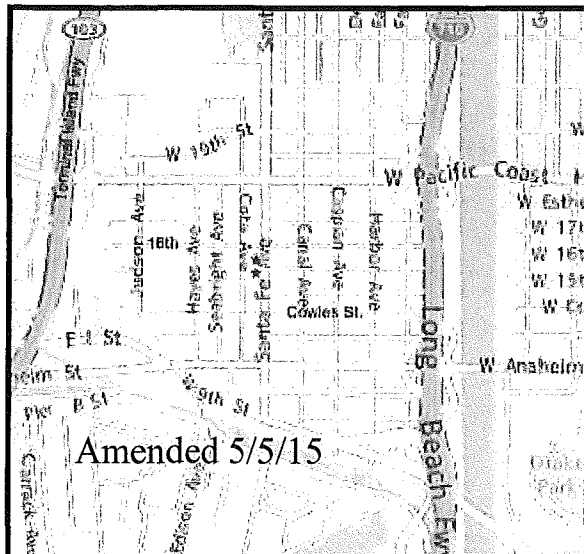


**Parcel Data:**

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	1545-1565 Santa Fe Ave.
Assessor ID Number(s):	7432-005-900, -901, -903, -904
Lot Size (SF):	13,764
Zoning:	LBIG
Council District:	1
Strategic Plan:	Westside Industrial Strategy Action Plan



One of the goals of the Westside Industrial Strategy Action Plan (ISAP) is to remove blight by purchasing nonconforming residential and underutilized industrial properties to facilitate business retention and expansion opportunities within the Westside Long Beach Industrial Project Area (Area). The properties located at 1545-1565 Santa Fe Avenue consisted of two apartment buildings, a vacant commercial building and a bar. The former Redevelopment Agency acquired the property in order to remove blighted conditions and create development opportunities consistent with the ISAP. While the nonconforming uses had been removed from the property prior to dissolution, selection and negotiation of an OPA could not be completed.



Amended 5/5/15

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Redevelopment Agency of  
the City of Long Beach**

