



# CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

March 1, 2005

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive the supporting documentation into the record and conclude the hearing; approve an Owner Participation Agreement with Faith Chapel Mortuary, Inc.; adopt the attached Resolution making certain findings; and approve and authorize the Executive Director to execute any and all documents necessary to implement the Agreement. (District 6)

## DISCUSSION

On February 14, 2005, the Redevelopment Agency (Agency) approved an Owner Participation Agreement (OPA) between the Agency and Faith Chapel Mortuary, Inc., (Owner) for the development of 1890-92 Atlantic Avenue (Site) (Exhibit A). The Owner proposes to purchase and develop the vacant 5,175-square foot Agency-owned Site, in order to expand the adjacent mortuary business and provide additional on-site parking in the Central Long Beach Redevelopment Project Area (Project Area).

The OPA includes the following provisions:

- The Owner will pay the Agency \$16.23 per square foot, or \$84,000, as compensation for the 5,175-square foot Site;
- The Owner will develop on the Site a parking facility to support the Owner's adjacent business and improve the existing building façade on the Owner's parcel in conformance with the development standards detailed in the Agreement; and
- An Agreement Containing Covenants will also be recorded at closing. This document will prohibit certain uses, describe maintenance responsibilities and require that any future improvements be subject to the Design Guidelines for the Project Area.

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Since the Site was purchased by the Agency with tax increment monies, California Redevelopment Law requires that this land sale must also be approved by the City Council by resolution after a public hearing. The City's Environmental Planning Officer has determined that the project contemplated by the Agreement qualifies for a Categorical Exemption under the California Environmental Quality Act (Exhibit B).

The following documents are attached to this staff report: a Site Map, Categorical Exemption CEP-74-04, a Summary Report of the Agreement (as required by Section 33433 of the California Redevelopment Law – Exhibit C), and a City Council Resolution which makes certain findings and authorizes the execution of the Agreement.

This letter was reviewed by Assistant City Attorney Heather A. Mahood and Budget Management Officer David Wodynski on February 15, 2005.

TIMING CONSIDERATIONS

City Council action is requested on March 1, 2005, as the Agency and Owner wish to proceed with an escrow closing on or before May 1, 2005.

FISCAL IMPACT

The proceeds of \$84,000 from the proposed sale will be deposited into the Redevelopment Fund (RD) in the Department of Community Development (CD).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



*MSF*  
MELANIE S. FALLON  
DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED:



GERALD R. MILLER  
CITY MANAGER

MSF:DSW

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Attachments:

- Exhibit A – Site Map
- Exhibit B – Categorical Exemption
- Exhibit C – Section 33433 Summary Report
- City Council Resolution