



# 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

November 6, 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 306 East Home Street, Assessor Parcel Number 7131-036-900 (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 Santana Investors, LLC, and/or assignee(s) (Selected Buyer), for the sale of the Subject Property in the amount of \$200,000;

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 (Agreement) with Marina Homes Construction, Inc., for the sale of the Subject Property in the amount of \$198,000, and/or assignee(s) (Reserve Buyer) should the Selected Buyer not be able to close escrow; and,

Accept Categorical Exemption CE 17-248.

### 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 306 East Home Street (Subject Property) (Exhibit A). The Subject Property is approximately 6,750 square feet and is currently unimproved. 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 Lee & Associates, who worked with the Selected Buyer and the Reserve Buyer to present the

OVERSIGHT BOARD MEMBERS

November 6, 2017

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Successor Agency with offers to purchase the property for \$200,000, or \$198,000, respectively. Due to timing challenges with completing the sale of the Subject Property, staff is requesting authority to enter into an Agreement with the Selected Buyer; and, in the event that the sale cannot be completed with the Selected Buyer, proceed to an Agreement with the Reserve Buyer. Both offers are within the range of market value as determined by a broker opinion of value and 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 and July 31, 2017, staff notified qualified housing sponsors of the proposed sale as required by Government Code Section 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. On September 27, 2017, a Categorical Exemption, CE 17-248 (Exhibit B), was completed related to the proposed transaction.

This matter was approved by the Successor Agency to the Redevelopment Agency of the City of Long Beach on October 24, 2017.

Respectfully submitted,



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST  
CITY MANAGER

PHW:AJB:MFT

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Attachments: Resolution  
Exhibit A - Subject Property  
Exhibit B - Categorical Exemption CE 17-248

1 RESOLUTION NO. \_\_\_\_\_

2  
3 A RESOLUTION OF THE OVERSIGHT BOARD OF  
4 THE CITY OF LONG BEACH AS THE SUCCESSOR  
5 AGENCY TO THE REDEVELOPMENT AGENCY OF THE  
6 CITY OF LONG BEACH APPROVING THE SUCCESSOR  
7 AGENCY'S DECISION TO DECLARE THE PROPERTY  
8 LOCATED AT 306 EAST HOME STREET, ASSESSOR  
9 PARCEL NUMBER 7131-036-900, AS SURPLUS;  
10 AUTHORIZE THE CITY MANAGER TO EXECUTE ANY AND  
11 ALL DOCUMENTS NECESSARY FOR THE SALE OF THE  
12 SUBJECT PROPERTY TO SANTANA INVESTORS, LLC,  
13 AND/OR ASSIGNEE(S); AND, AUTHORIZE THE CITY  
14 MANAGER TO EXECUTE ANY AND ALL DOCUMENTS  
15 NECESSARY FOR THE SALE OF THE SUBJECT  
16 PROPERTY TO MARINA HOMES CONSTRUCTION, INC.,  
17 AND/OR ASSIGNEES(S), SHOULD THE SELECTED  
18 BUYER NOT BE ABLE TO CLOSE ESCROW

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20 WHEREAS, the City of Long Beach, as Successor Agency to the  
21 Redevelopment Agency of the City of Long Beach ("Successor Agency") currently owns  
22 the property located at 306 East Home Street ("Subject Property"); and

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

27 WHEREAS, the Subject Property has been categorized in the LRPMP with a  
28 permissible use of "Sale of Property" allowing for the Subject Property to be sold and

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

1 proceeds distributed as property tax to the local taxing agencies; and

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

4 NOW, THEREFORE, the Oversight Board of the City of Long Beach as the  
5 Successor Agency to the Redevelopment Agency of the City of Long Beach resolves as  
6 follows:

7 Section 1. Approve the decision of the Successor Agency to the  
8 Redevelopment Agency of the City of Long Beach to declare the property located at 306  
9 East Home Street, Assessor Parcel Number 7131-036-900, as surplus; authorize the City  
10 Manager, or designee, to execute any and all documents necessary for the sale of the  
11 Subject Property to Santana Investors, LLC, and/or assignee(s) (Selected Buyer); and,  
12 authorize the City Manager, or designee, to execute any and all documents necessary for  
13 the sale of the Subject Property to Marina Homes Construction, Inc., and/or assignee(s)  
14 (Reserve Buyer) should he Selected Buyer not be able to close escrow.

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

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

Ayes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

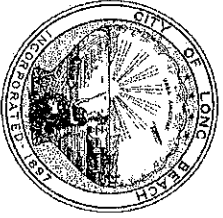
Absent: \_\_\_\_\_

\_\_\_\_\_  
Chairperson, Oversight Board

APPROVED:

\_\_\_\_\_  
Secretary, Oversight Board

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CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664



**Subject Property:**

306 E Home St

AIN: 7131-036-900

Council District : 8

**Exhibit A**

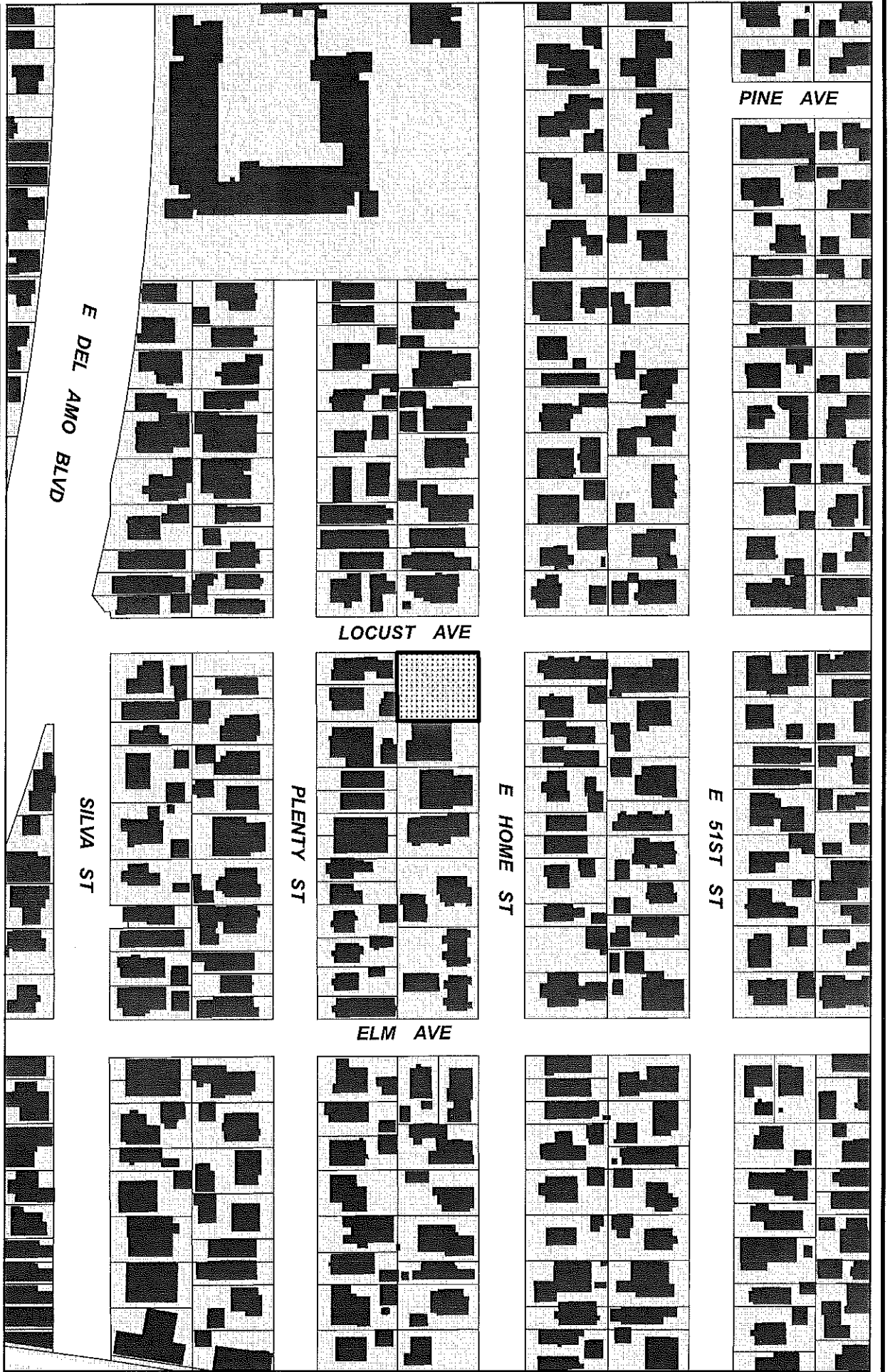
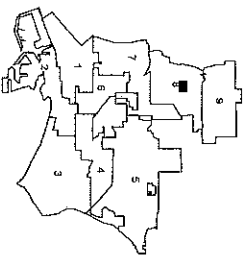
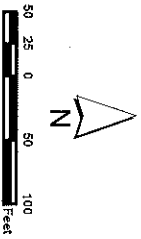




EXHIBIT B

NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> 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, 5<sup>th</sup> Floor  
Long Beach, CA 90802

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

Project Title: CE- 17-248

Project Location/Address: 306 Home Street, APN 7131-036-900

Project Activity/Description: Transfer of approximately 6,750 square feet of surplus property owned by the City of Long Beach, at 306 Home Street, APN 7131-036-900

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., 3<sup>rd</sup> Floor, Long Beach, CA 90802

Phone Number: 562-570-6846

Applicant Signature: Mary Franck

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: [Handwritten Signature]

Date: 9/27/17