



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

July 6, 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 reclassify the Permissible Use of the property at 239 Elm Avenue, Assessor Parcel Number 7281-017-907 (Subject Property), from Future Development to Sale of Property; declare the Subject Property as surplus; authorize the City Manager, or designee, to execute any and all documents necessary, including a Purchase and Sale Agreement with CV Communities, LLC, a Delaware limited liability company (Buyer), for the sale of the property in the amount of \$325,000; and accept Categorical Exemption CE 15-064.

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 (LRPMP) to the State of California Department of Finance (DOF). Within the LRPMP, all property owned by the former Redevelopment Agency (former RDA) of the City of Long Beach at the time of dissolution shall be categorized into four categories for permissible use: Enforceable Obligation, Government Use, Sale of Property and Future Development. The LRPMP was approved on March 10, 2015. The property located at 239 Elm Avenue, Assessor Parcel Number 7281-017-907 (Subject Property) (Exhibit A) is currently listed in the LRPMP as Future Development. Staff is requesting to change the permissible use of the Subject Property from Future Development to Sale of Property, allowing for disposition of the Subject Property to be expedited.

The Subject Property consists of approximately 7,500 square feet and is currently being utilized as a surface parking lot. The City of Long Beach (City) and the former RDA were in pre-existing and near-final discussions with CV Communities, LLC for the purchase and development of the Subject Property and the adjoining City property at the time of the former RDA's dissolution. The City has entered into a Purchase and Sale Agreement for the adjacent City-owned parcels, and CV Communities has expressed an interest in

OVERSIGHT BOARD MEMBERS

July 6, 2015

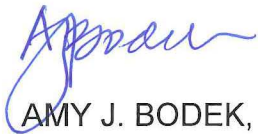
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proceeding with the purchase of the Subject Property from the Successor Agency for \$325,000, the fair market value of the property as determined by an independent appraisal. The Subject Property will be developed along with the adjacent City-owned parcels, as a market rate, for sale residential project, consistent with the vision and intent of the Downtown Plan.

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 State nor any City Department has expressed an interest or objection in the Subject Property. A Categorical Exemption, CE 15-064 (Exhibit B), was completed related to the proposed transaction on June 4, 2015.

This matter was approved by the Successor Agency on June 23, 2015.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



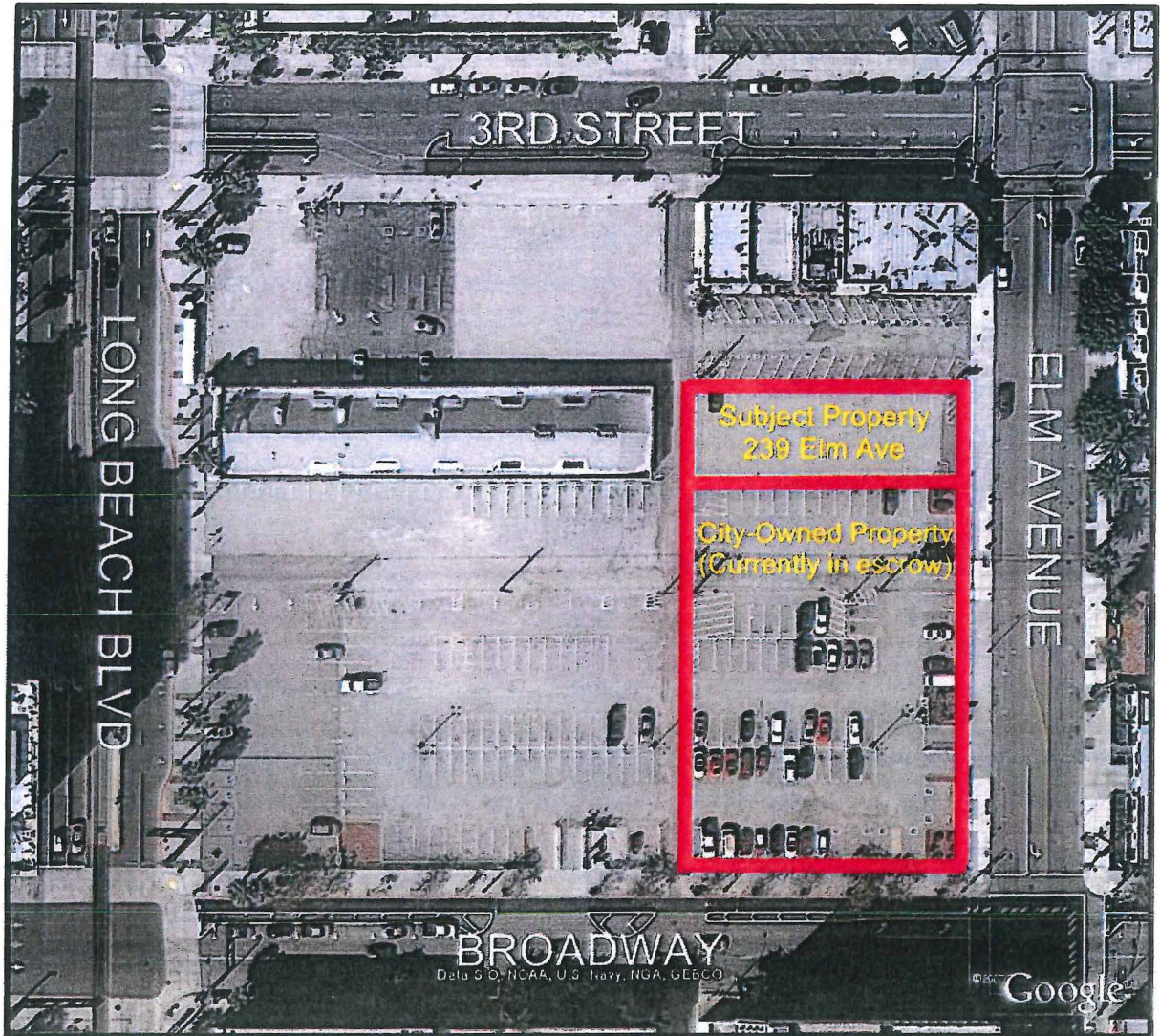
PATRICK H. WEST
CITY MANAGER

PHW:AJB:MFT:bp

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Attachments: Resolution
Exhibit A - Site Map
Exhibit B - Categorical Exemption CE 15-064

Exhibit A
239 Elm Avenue





CITY OF LONG BEACH NOTICE OF EXEMPTION

Long Beach Development Services
333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802
Information: (562) 570-6194 Fax: (562) 570-6068
www.longbeach.gov/plan

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Long Beach Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Project Location/Address: 239 Elm Avenue, Long Beach, California

Project/Activity Description: Transfer of ownership of approximately 7,500 square feet of property located at 239 Elm Avenue, Assessor Parcel Number 7281-017-907 from the City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach to CV COMMUNITIES, LLC.

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

Applicant Name: The City of Long Beach

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

Phone Number: 562.570.6846

Applicant Signature: Mary Frances

(TO BE COMPLETED BY CITY STAFF ONLY)

Case Number: _____

Planner's Initials: _____

Required Permits: _____

THE ABOVE PROJECT HAD BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301 and 15308

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: [Signature]

Date: 6/4/15

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

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 ACTION TO 1) RECLASSIFY THE
8 PERMISSIBLE USE OF THE PROPERTY LOCATED AT 239
9 ELM AVENUE, ASSESSOR PARCEL NUMBER 7281-017-
10 907, FROM FUTURE DEVELOPMENT TO SALE OF
11 PROPERTY; 2) DECLARE THE SUBJECT PROPERTY AS
12 SURPLUS; AND 3) AUTHORIZE THE CITY MANAGER TO
13 EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR
14 THE SALE OF THE SUBJECT PROPERTY TO CV
15 COMMUNITIES, LLC, OR AN AFFILIATED ENTITY
16

17 WHEREAS, the City of Long Beach, as Successor Agency to the
18 Redevelopment Agency of the City of Long Beach ("Successor Agency") currently owns
19 the property located at 239 Elm Avenue ("Subject Property"); and

20 WHEREAS, the Subject Property is included in the Successor Agency's Long
21 Range Property Management Plan, which was approved by the State of California
22 Department of Finance on March 10, 2015; and

23 WHEREAS, the Subject Property has been categorized with a permissible
24 use of "Future Development"; and

25 WHEREAS, the City has entered into a Purchase and Sale Agreement for
26 the adjacent City-owned parcel and the buyer has expressed an interest in purchasing the
27 Subject Property as well; and

28 WHEREAS, staff is requesting to change the permissible use of the Subject

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

1 Property from "Future Development" to "Sale of Property"; and

2 WHEREAS, this matter was approved by the Successor Agency to the
3 Redevelopment Agency of the City of Long Beach on June 23, 2015;

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 1) reclassify the permissible use of
9 the property located at 239 Elm Avenue, Assessor Parcel Number 7281-017-907, from
10 Future Development to Sale of Property; 2) declare the Subject Property as surplus; and
11 3) authorize the City Manager to execute any and all documents necessary for the sale of
12 the Subject Property to CV Communities, LLC, or an affiliated entity.

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

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

18 Ayes: _____
19 _____
20 _____

21 Noes: _____
22 _____
23 _____

24 Absent: _____

25 _____
26 Chairperson, Oversight Board

27 APPROVED:
28 _____
Secretary, Oversight Board