



CITY OF LONG BEACH

R-16

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.5237 Fax: 570.6205

June 21, 2011

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Declare specified properties as surplus and authorize the City Manager to execute any and all documents necessary for the conveyance of property described in Exhibit A to the Redevelopment Agency of the City of Long Beach from the City of Long Beach upon completion of the declaration of surplus process. (Districts 1, 2, and 6)

DISCUSSION

In recent years, the Redevelopment Agency (Agency) has taken a leadership role in basic neighborhood revitalization initiatives to improve public safety, leverage private investment, create jobs, and fund public infrastructure projects. Over the years, the Agency accumulated various land holdings throughout its redevelopment project areas in order to remove blighting influences, assemble parcels suitable for commercial or residential development, construct public facilities including parks and open space, and to leverage additional investments.

In March 2011, the Agency transferred a majority of its properties to the City of Long Beach (City) due to the current State budget environment, including proposed legislation to eliminate redevelopment. To date, the Legislature has not acted on the legislation, and the Agency is continuing to fulfill its core mission of eliminating blight, improving neighborhoods, promoting economic development, and enhancing the quality of life for residents, businesses, and community stakeholders.

The Agency has identified disposition and development opportunities for the properties listed in Exhibit A and is requesting that the City convey the identified properties back to the Agency once the declaration of surplus process is complete in order to dispose of and develop the properties. Upon the completion of the disposition or development negotiations for any of these parcels, staff will return to City Council for their approval of an agreement such as purchase and sale, owner participation, disposition and development.

In compliance with Government Code §54220 (Chapter 621, statutes of 1968), on the dates specified in Exhibit A, staff notified the State that the City was declaring its property 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 these parcels surplus. To date, neither the State nor any City departments have expressed an interest or objection.

The City's Environmental Planning Officer has determined that the transfer of property contemplated qualifies for a Categorical Exemption under the California Environmental Quality Act.

This letter was reviewed by Chief Assistant City Attorney Heather A. Mahood on June 6, 2011, and by Budget Management Officer Victoria Bell on June 3, 2011.

TIMING CONSIDERATIONS

City Council action is requested on June 21, 2011, in order to permit the conveyance of property to the Agency, upon completion of the declaration of surplus process.

FISCAL IMPACT

There will be no fiscal impact and no local job impact as a result of the recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

AJB:RZ:SR

R:\City Council Letters\2011 City Council Letters\June\City.RDA Land ConveyanceV5.doc

Attachment: Exhibit A – Parcels

APPROVED:



PATRICK H. WEST
CITY MANAGER

Exhibit A - Parcels

Council District	Project Area	Address	APN	Date of Notice	Date Received by State	60-day Expiration Date	Property Description
2	Downtown	255 Locust Avenue	7280-020-900 7280-020-906	5/3/11	5/10/11	7/4/11	5,189.72 square foot property located on the southwest corner of 3rd Street and The Promenade North (Locust Avenue). The vacant lot is currently used as a parking lot for employees and customers. The Agency is negotiating its sale and redevelopment with an adjacent owner.
2	Downtown	120 E. 3rd Street	7280-020-907	4/28/11	5/2/11	7/1/11	Two-story, 2,500-square-foot building located at the southwest corner of 3rd Street and Tribune Court. The building is currently vacant and the Agency is in discussions with several parties for its reuse.
2	Downtown	224 E. Broadway	7280-028-916	4/21/11	4/25/11	6/23/11	5,151-square-foot property containing a three-story historic building, located at the southeast corner of Broadway and Waite Court. The Agency is currently in negotiations for rehabilitation and restoration of the historic building.
2	Downtown	348 & 350 E. 3rd Street	7281-017-904	6/6/11	6/13/11	8/12/11	7,500-square-foot property located at the southwest corner of Elm Avenue and East 3rd Street. The property is improved by a commercial building. The Agency is currently in an Exclusive Negotiating Agreement for the development of a business incubator.
2	Downtown	340 & 342 E. 3rd Street	7281-017-911	6/6/11	6/13/11	8/12/11	
2	Downtown	344 & 346 E. 3rd Street	7281-017-912	6/6/11	6/13/11	8/12/11	
2	Downtown	352 & 356 E. 3rd Street	7281-017-913	6/6/11	6/13/11	8/12/11	
6	Central	1814 Pine Avenue	7209-016-900	4/13/11	4/15/11	6/14/11	18,000-square-foot vacant lot located at the northeast corner of Pine Avenue and East Pacific Coast Highway. The Agency is currently in an Exclusive Negotiating Agreement with Wilmac Enterprises, Inc., for the development of a neighborhood-serving commercial development.
6	Central	101 E. Pacific Coast Hwy.	7209-016-901	4/13/11	4/15/11	6/14/11	
6	Central	925 E. Pacific Coast Hwy.	7210-013-900	5/26/11	6/2/11	8/1/11	15,000-square-foot property located at the northwest corner of Martin Luther King Jr. Avenue and East Pacific Coast Highway. Property is currently home to a vacant liquor store, which is scheduled for demolition in June 2011. The Agency is currently in an Exclusive Negotiating Agreement with Wilmac Enterprises, Inc., for a neighborhood-serving commercial development.
6	Central	945 E. Pacific Coast Hwy.	7210-013-901	5/26/11	6/2/11	8/1/11	
6	Central	2175 Atlantic Avenue	7208-030-500	5/31/11	6/7/11	8/6/11	24,000-square-foot property located at the southwest corner of Atlantic Avenue and East Hill Street. The property currently consists of a vacant lot and a surface parking lot. The Agency is negotiating to develop a new facility that provides child care and pre-school facilities to homeless families. Development will include improvements to Burnett Library.
6	Central	2189 Atlantic Avenue	7208-030-902	5/31/11	6/7/11	8/6/11	
6	Central	2195 Atlantic Avenue	7208-030-901	5/31/11	6/7/11	8/6/11	
1	Westside	2136-2144 W. 16th Street	7429-021-902 7429-021-903 7429-021-904	6/6/11	6/13/11	8/12/11	13,011-square-foot vacant property near Judson Avenue on Cowles Street. Property is to be released for Request for Proposals. Priority consideration will be given to adjacent property owners and westside property owners.
1	Westside	2110 W. Cowles Street & W. 14 Street	7429-018-901 7429-018-911	6/6/11	6/13/11	8/12/11	84,052-square-foot vacant property near Judson Avenue on Cowles Street. Property is to be released for Request for Proposals. Priority consideration will be given to adjacent property owners and westside property owners.
1	Westside	2021 W. Gaylord Street	7429-022-017	6/6/11	6/13/11	8/12/11	9,008-square-foot vacant property near Hayes Avenue on Gaylord Street. Property is to be released for Request for Proposals. Priority consideration will be given to adjacent property owners and westside property owners.
1	Westside	1565 Santa Fe Avenue	7432-005-900 7432-005-901	6/6/11	6/13/11	8/12/11	5,500-square-foot vacant property near 16th Street and Santa Fe Avenue. Property is to be released for Request for Proposals. Priority consideration will be given to adjacent property owners and westside property owners.
1	Westside	1545-51 Santa Fe Avenue	7432-005-903 7432-005-904	6/6/11	6/13/11	8/12/11	11,009-square-foot vacant property near 16th Street and Cowles Avenue. Property is to be released for Request for Proposals. Priority consideration will be given to adjacent property owners and westside property owners.
1	Westside	1675 Santa Fe Avenue	7432-006-914	6/6/11	6/13/11	8/12/11	33,105-square-foot vacant property between 16th Street and Pacific Coast Highway. Property is to be released for Request for Proposals. Priority consideration will be given to adjacent property owners and westside property owners.
1	Westside	1680 Santa Fe Avenue	7432-008-902	6/6/11	6/13/11	8/12/11	12,500-square-foot vacant property at the southeast corner of 17th Street and Santa Fe Avenue. Property is to be released for Request for Proposals. Priority consideration will be given to adjacent property owners and westside property owners.