



# 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

June 23, 2015

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
OF THE CITY OF LONG BEACH  
City of Long Beach  
California

## RECOMMENDATION:

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; and

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. (District 2)

## 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 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.

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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 reviewed by Deputy City Attorney Richard Anthony on May 28, 2015, and by Budget Management Officer Victoria Bell on June 4, 2015.

TIMING CONSIDERATIONS

Successor Agency action is requested on June 23, 2015, so the sale of 239 Elm Avenue may be considered by the Oversight Board on July 6, 2015, and promptly submitted to the DOF for review.

FISCAL IMPACT

Sale proceeds of \$325,000, less escrow and closing fees, will be remitted to the Los Angeles County Auditor-Controller for distribution to the affected taxing agencies. After escrow and closing fees, the amount available for remittance is estimated to be \$287,250. The County will distribute the revenue to the affected taxing agencies based on their share of the \$1 tax rate. The City's share is approximately 21 percent, resulting in roughly \$60,000.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP

DIRECTOR OF DEVELOPMENT SERVICES



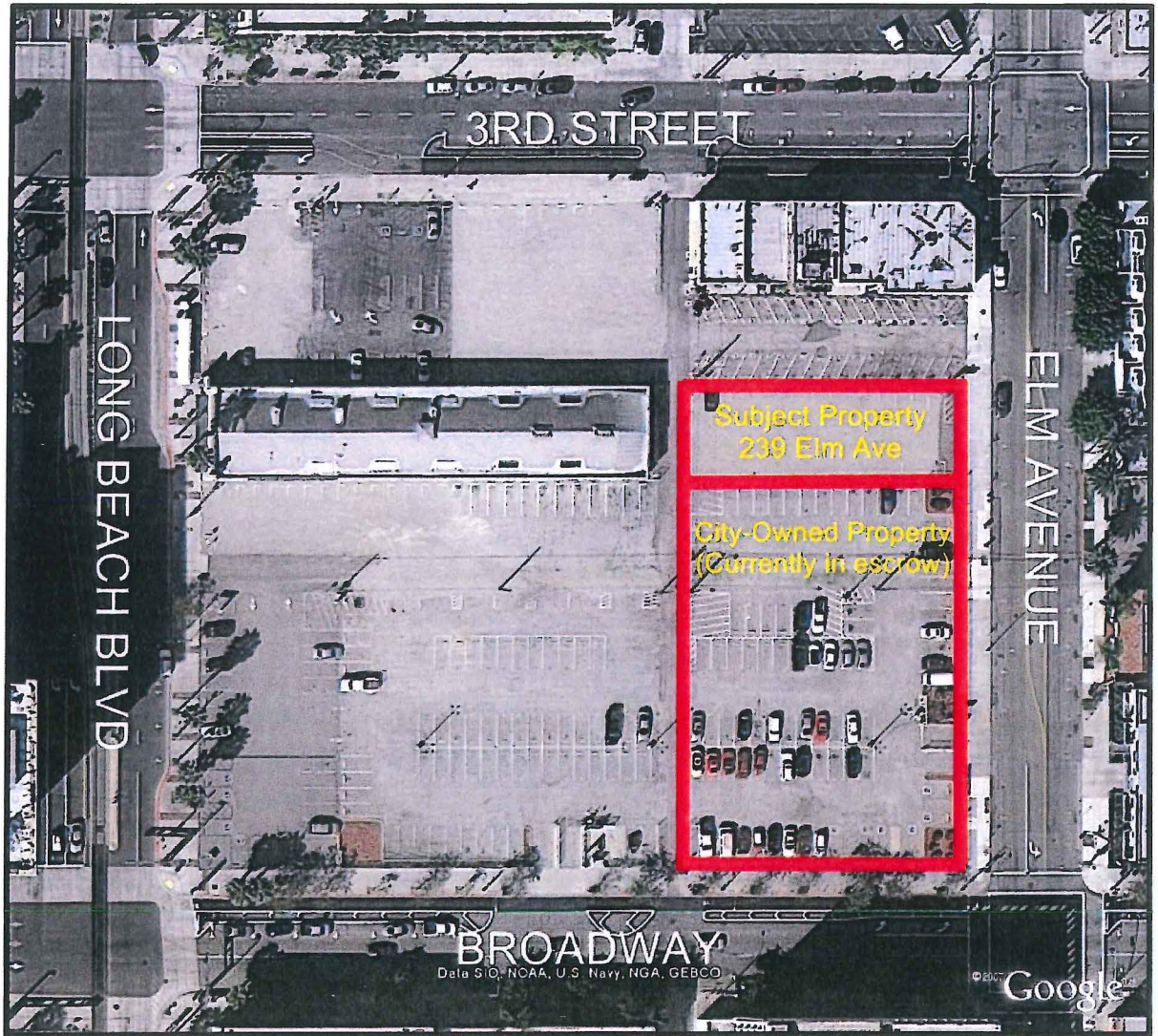
PATRICK H. WEST  
CITY MANAGER

PHW:AJB:LAF

Q:\1\_Successor Agency\SUCCESSOR AGENCY STAFF REPORTS\2015\ June 23\062315 Sale 239 Elm v4.doc

Attachments: Exhibit A – Subject Property  
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., 5<sup>th</sup> 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, 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> 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, 3<sup>rd</sup> Floor, Long Beach, CA 90802

Phone Number: 562.570.6846

Applicant Signature: Milly Franca

(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