

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

August 3, 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 declare the property located at 5564 Atlantic Avenue, Assessor Parcel Numbers 7127-009-900 and -901 (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 Lab Holding, LLC (Buyer), for the sale of the Subject Property in the amount of \$220,000; and accept Categorical Exemption CE 15-089.

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 5564 Atlantic Avenue (Subject Property) (Exhibit A). The Subject Property is approximately 8,800 square feet and is currently improved as a parking lot. The Subject Property is included in the Successor Agency's Long Range Property Management Plan (LRPMP), which was approved by the State of California Department of Finance (DOF) on March 10, 2015. 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.

Subsequent to the LRPMP's approval, the Subject Property was marketed by Cushman and Wakefield of California, Inc., who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$220,000, which is fair market value as determined by an independent appraisal or broker opinion of value, as appropriate. The sale of the Subject Property is consistent with the LRPMP and dissolution law.

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

OVERSIGHT BOARD MEMBERS

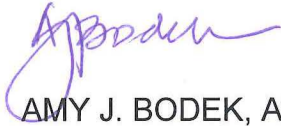
August 3, 2015

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State nor any City Department has expressed an interest in, or objection to, the sale of the Subject Property. A Categorical Exemption, CE 15-089 (Exhibit B), was completed related to the proposed transaction on July 2, 2015.

This matter was approved by the Successor Agency on July 21, 2015.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

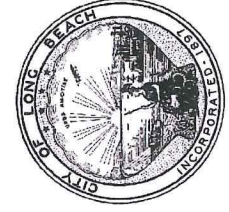
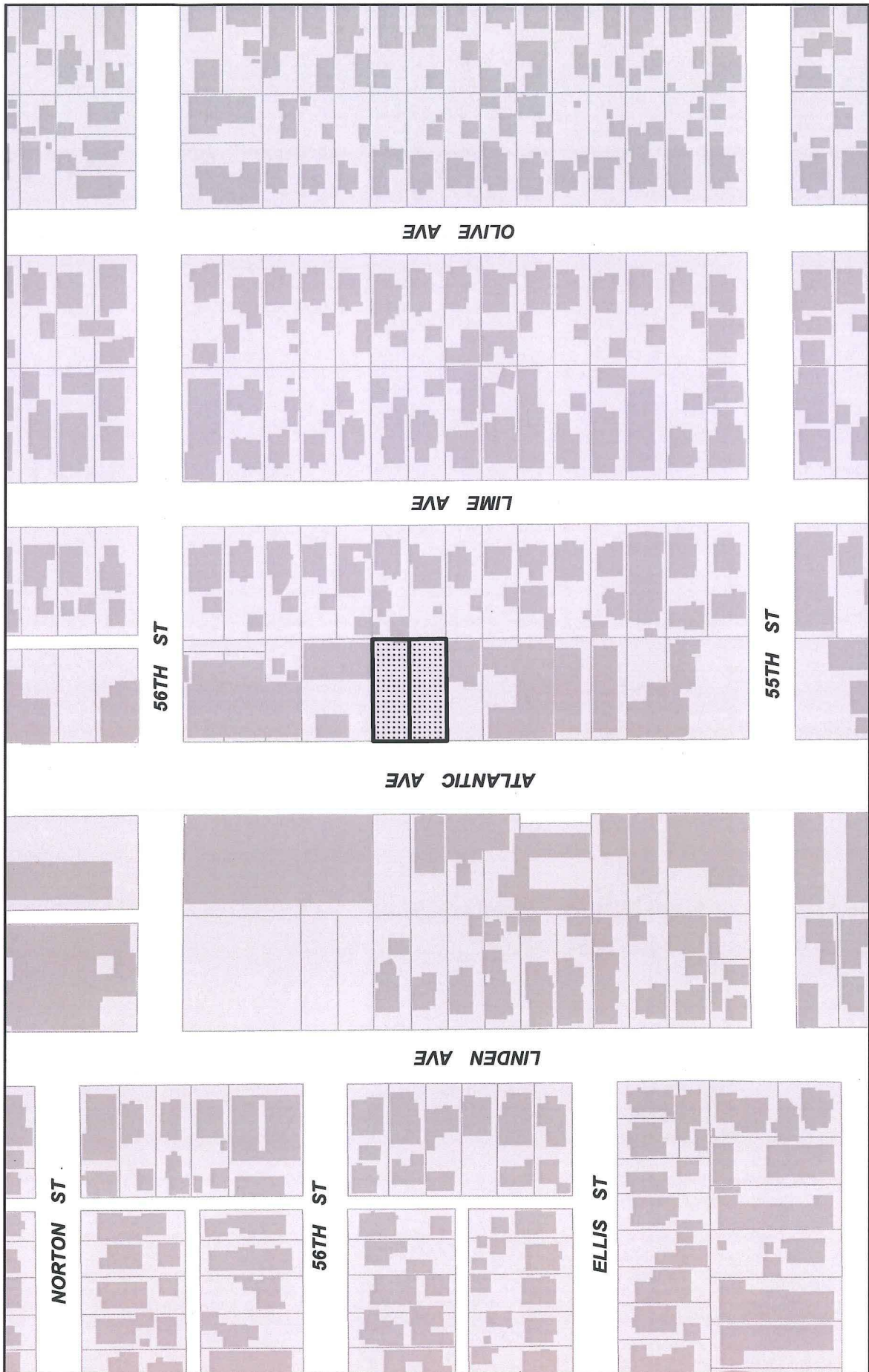


PATRICK H. WEST
CITY MANAGER

PHW:AJB:MFT:bp

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Attachments: Resolution
 Exhibit A - Site Map
 Exhibit B - Categorical Exemption CE 15-089



Subject Property:
 5564 Atlantic Ave
 AIN: 7127-009-900 & 901
 Council District : 8

Exhibit A

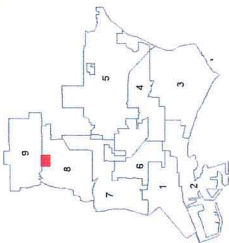
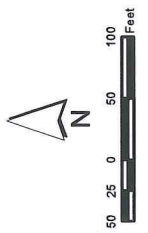




EXHIBIT B NOTICE of EXEMPTION from CEQA

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

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

Categorical Exemption CE-15-089

Project Location/Address: 5564 Atlantic Avenue, APNs 7127-009-900 & -901

Project/Activity Description: Transfer of approximately 8,800 square feet of property owned by the City of Long Beach as Successor Agency to the Redevelopment Agency of the City of Long Beach, at 5564 Atlantic Avenue, APNs 7127-009-900 & -901

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

Applicant Name: City of Long Beach

Mailing Address: 333 West Ocean Blvd., 3rd floor, Long Beach, CA 90802

Phone Number: 562-5706846 Applicant Signature: Mary Franca

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 15301 and 15308, class 1 and Class 8

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: 7/2/15

1 RESOLUTION NO. _____
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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 5564 ATLANTIC AVENUE, ASSESSOR
9 PARCEL NUMBERS 7127-009-900 AND -901, AS SURPLUS
10 AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY
11 AND ALL DOCUMENTS NECESSARY FOR THE SALE OF
12 THE SUBJECT PROPERTY TO LAB HOLDING LLC, OR AN
13 AFFILIATED ENTITY
14

15 WHEREAS, the City of Long Beach, as Successor Agency to the
16 Redevelopment Agency of the City of Long Beach ("Successor Agency") currently owns
17 the property located at 5564 Atlantic Avenue ("Subject Property"); and

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

21 WHEREAS, the Subject Property has been categorized in the LRPMP with a
22 permissible use of "Sale of Property" allowing for the Subject Property to be sold and
23 proceeds distributed as property tax to the local taxing agencies; and

24 WHEREAS, this matter was approved by the Successor Agency to the
25 Redevelopment Agency of the City of Long Beach on July 21, 2015;

26 NOW, THEREFORE, the Oversight Board of the City of Long Beach as the
27 Successor Agency to the Redevelopment Agency of the City of Long Beach resolves as
28 follows:

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

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Section 1. Approve the decision of the Successor Agency to the
Redevelopment Agency of the City of Long Beach to declare the property located at 5564
Atlantic Avenue, Assessor Parcel Numbers 7127-009-900 and -901, as surplus and
authorize the City Manager, or designee, to execute any and all documents necessary for
the sale of the Subject Property to Lab Holding LLC, or an affiliated entity.

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

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 _____, 2015 by the following vote:

Ayes: _____

Noes: _____

Absent: _____

Chairperson, Oversight Board

APPROVED:

Secretary, Oversight Board