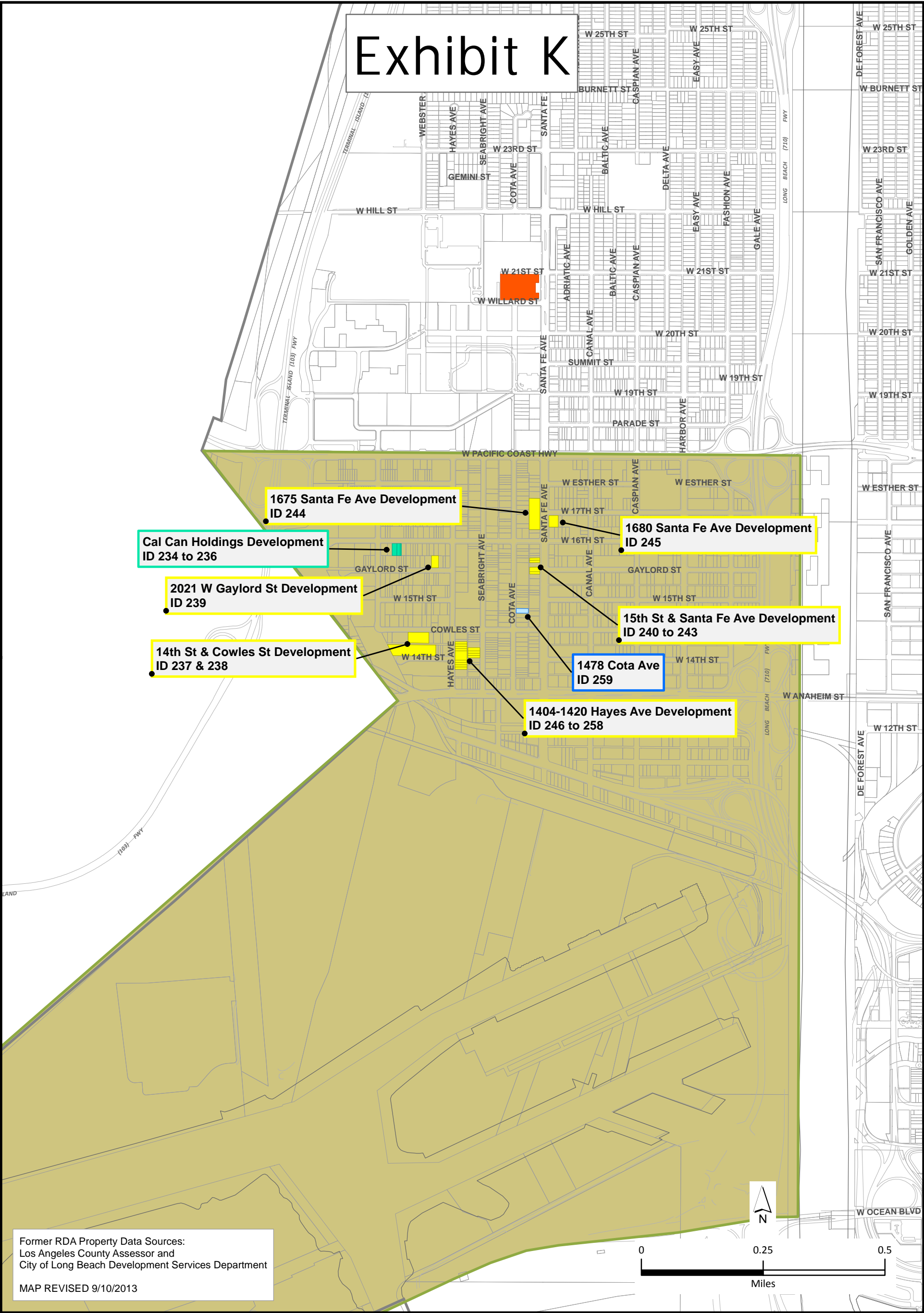


# Exhibit K



Former RDA Property Data Sources:  
 Los Angeles County Assessor and  
 City of Long Beach Development Services Department  
 MAP REVISED 9/10/2013



## City of Long Beach Former RDA Properties in Westside Industrial Redevelopment Area

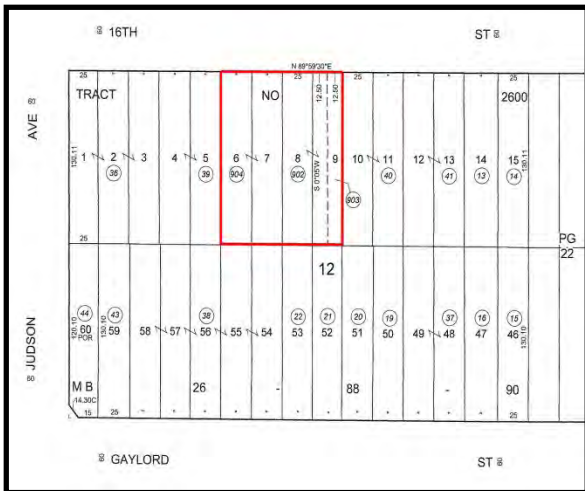
- MAP FEATURES**
- Government Use
  - Enforceable Obligation
  - Future Development
  - Sale of Property
  - Westside Industrial Redevelopment Area

# 234-236). Cal Can Holdings Development

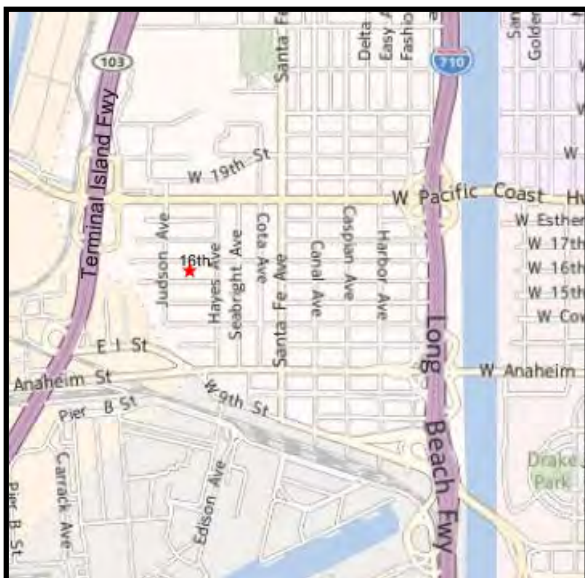


**Parcel Data:**

Property Type: Lot/Land  
 Permissible Use: Enforceable Obligation  
 Property Address: 2136-2144 W. 16<sup>th</sup> St.  
 Assessor ID Number(s): 7429-021-902, -903, -904  
 Lot Size (SF): 13,012  
 Zoning: LBIG  
 Council District: 1  
 Strategic Plan: Westside Industrial Strategy Action Plan



Two of the goals of the Westside Industrial Strategy Action Plan for the West Long Beach Industrial Project Area (Area) is to 1) remove nonconforming residential uses and 2) assemble underutilized small grain parcels to satisfy the growth needs of existing businesses within the Area. The acquisition of the property located at 2136-2144 West 16<sup>th</sup> Street was completed pursuant to a Memorandum of Understanding (MOU) between the former Redevelopment Agency (Agency) and the adjoining business, Cal-Can Holdings, LLC (Cal-Can). As part of the MOU, Cal-Can loaned the Agency a portion of the purchase price for the property and once the acquisition was completed, the Agency and Cal-Can would enter into an Owner Participation Agreement (OPA) for the property. While the terms and conditions of the OPA were completed, the OPA was not executed prior to dissolution. It is anticipated that this transaction would proceed once this Plan is approved.



**Successor Agency to the Redevelopment Agency of the City of Long Beach**





# LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

April 11, 2005

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the property at 2136 West 16th Street for \$324,000 plus closing costs. (District 1)

## DISCUSSION

One of the goals of the West Long Beach Industrial Project Area Committee's (WestPAC) Industrial Strategic Action Plan (ISAP) is to remove nonconforming residential uses from the Project Area. The property at 2136 West 16th Street (APN 7429-021-007 and 008, Exhibit A – Site Map) is located in the Project Area and is currently in use as a nonconforming residence (Exhibit B – Site Photograph). In accordance with the goals of the ISAP, Redevelopment staff contacted the property owner who agreed to voluntarily sell the property to the Redevelopment Agency. Upon purchasing the property, it is staff's intention to offer the cleared site for resale as an industrial use after the structure has been demolished.

The following summarizes this proposed transaction:

- Mr. Paul Shubin is the owner of the property and has agreed to a purchase price of \$324,000;
- The owner-occupied residence was built in 1947, and is an approximately 1,164-square-foot, one-story, one-bedroom and one-bath single-family residential unit located on a 6,506 square foot lot;
- The house and associated land have recently been appraised for \$295,000;
- The Agency's purchase price for the property will be \$324,000 or \$49.80 per square foot, which is within 10% of the appraised value; and
- No relocation costs will be incurred as this is an all-inclusive settlement.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 11, 2005

Page 2

As Mr. Shubin is in escrow to purchase his replacement home and the timing requires immediate Agency approval, the WestPAC Steering Committee was advised of the Purchase and Sale Agreement at its March 29, 2005 meeting and indicated preliminary support of this action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MELANIE S. FALLON  
EXECUTIVE DIRECTOR

MSF:BAK:DCS

APPROVED:



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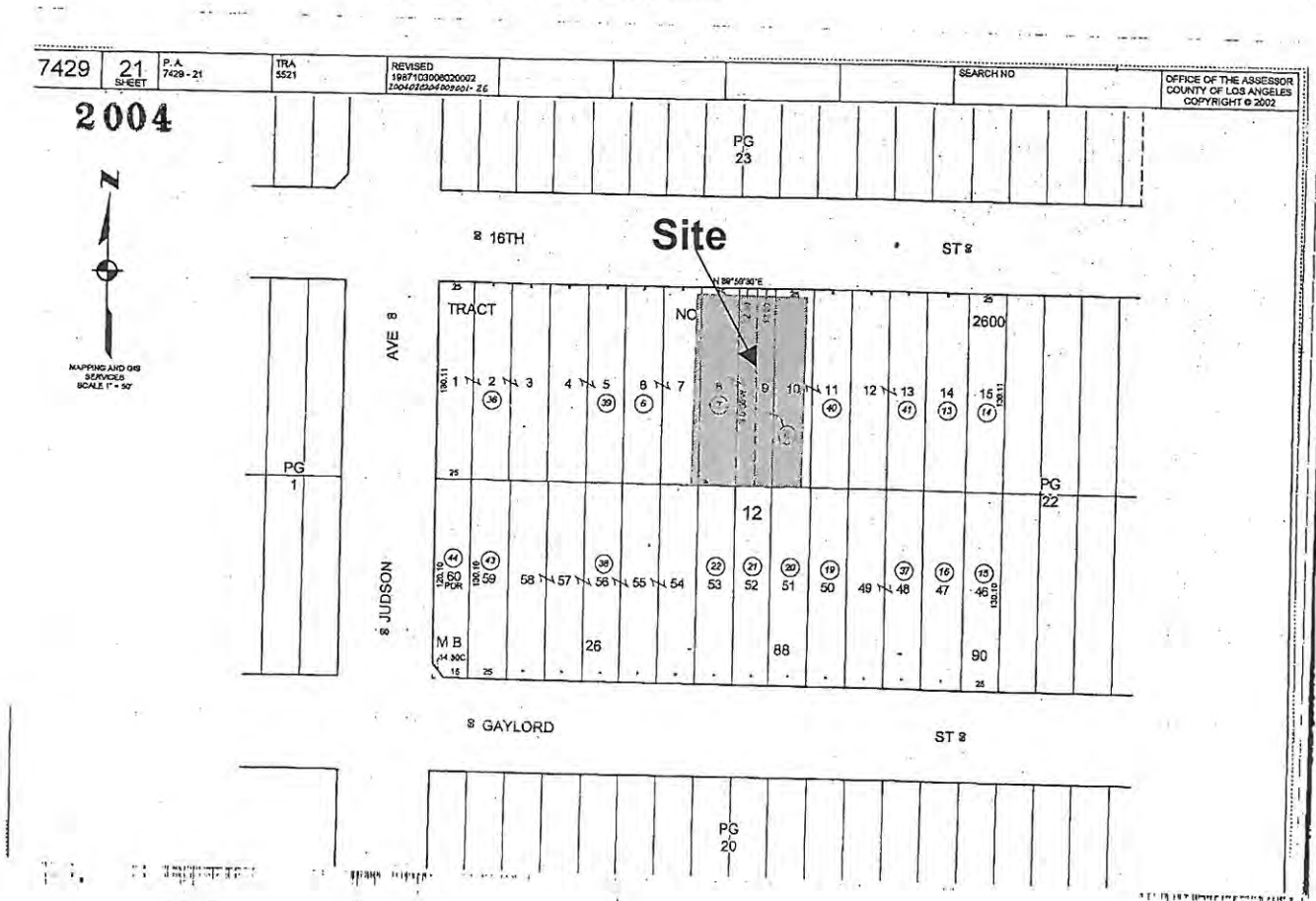
GERALD R. MILLER  
CITY MANAGER

Attachments: Exhibit A – Site Map  
Exhibit B – Site Photograph

# Site Map

APN: 7429-021-007 and 008

County of Los Angeles: Rick Auerbach, Assessor



WEST LONG BEACH INDUSTRIAL REDEVELOPMENT PROJECT AREA

SINGLE FAMILY – RESIDENTIAL  
2136 West 16<sup>th</sup> Street





# Building A Better Long Beach

September 21, 2009

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 2144 W. 16<sup>th</sup> Street for a purchase price of \$421,000 plus closing costs; and

Approve and authorize the Executive Director to execute a Loan Agreement and Memorandum of Understanding between the Redevelopment Agency and Cal-Can Holdings, LLC that assists the Redevelopment Agency in acquiring a non-conforming residential property at 2144 W. 16<sup>th</sup> Street. (West Long Beach Industrial – District 1)

### DISCUSSION

One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove non-conforming residential uses and underutilized small grain parcels to satisfy the growth needs of existing businesses within the West Long Beach Industrial Redevelopment Project Area (Project Area). The property is located at 2144 W. 16<sup>th</sup> Street (Property) and is within the Project Area (Exhibit A – Site Map).

The Property has approximately 6,506 square feet of land and is improved with a combination of single-family residences of wood frame and stucco construction and a commercial storage yard (Exhibit B – Site Photograph). An independent appraisal was conducted and determined the fair market value to be \$250,000 with a date of value of February 27, 2008. The purchase price includes a \$146,000 payment to compensate the owners for a substantial amount of interior and exterior improvements done in recent months and to recognize the ability to voluntarily acquire a non-conforming residential property. The property owner has agreed to the voluntary sale of the Property for \$421,000.

In order to meet its expansion needs, Cal-Can Holdings, LLC, dba RedBarn Pet Products (Cal-Can), has offered to participate in this acquisition by executing a loan agreement and entering into a Memorandum of Understanding (MOU) with the

REDEVELOPMENT AGENCY BOARD MEMBERS

September 21, 2009

Page 2 of 2

Redevelopment Agency (Agency) whereby Cal-Can will provide the Agency with a loan in the amount of \$146,000 toward the purchase of the Property. Cal-Can and the Agency will then enter into an Owner Participation Agreement for their own adjacent project once the Property is cleared and combined with the adjacent Agency-owned parcel at 2138 W. 16<sup>th</sup> Street. The sale price will reflect the fair market value and a credit of \$146,000 toward the purchase price of the properties. In the event the Agency elects not to purchase the Property, or if the Agency has not opened escrow within 90 days after the full execution of this MOU, the Executive Director will return the funds to Cal-Can.

Since the purchase of this Property is consistent with the goal of removing non-conforming residential uses and developing small parcels into larger sites to meet the growth needs of existing industrial businesses, Agency staff is recommending acquisition. The existing residential and business tenants will be relocated according to state business relocation law.

The West Long Beach Industrial Project Area Committee (WPAC) determined the acquisition of the Property is consistent with the WPAC's adopted land acquisition policy and recommended acquisition at their October 8, 2008 meeting. Sufficient funding is budgeted for this activity in the West Long Beach Industrial Redevelopment Project Area FY 2009 budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
EXECUTIVE DIRECTOR

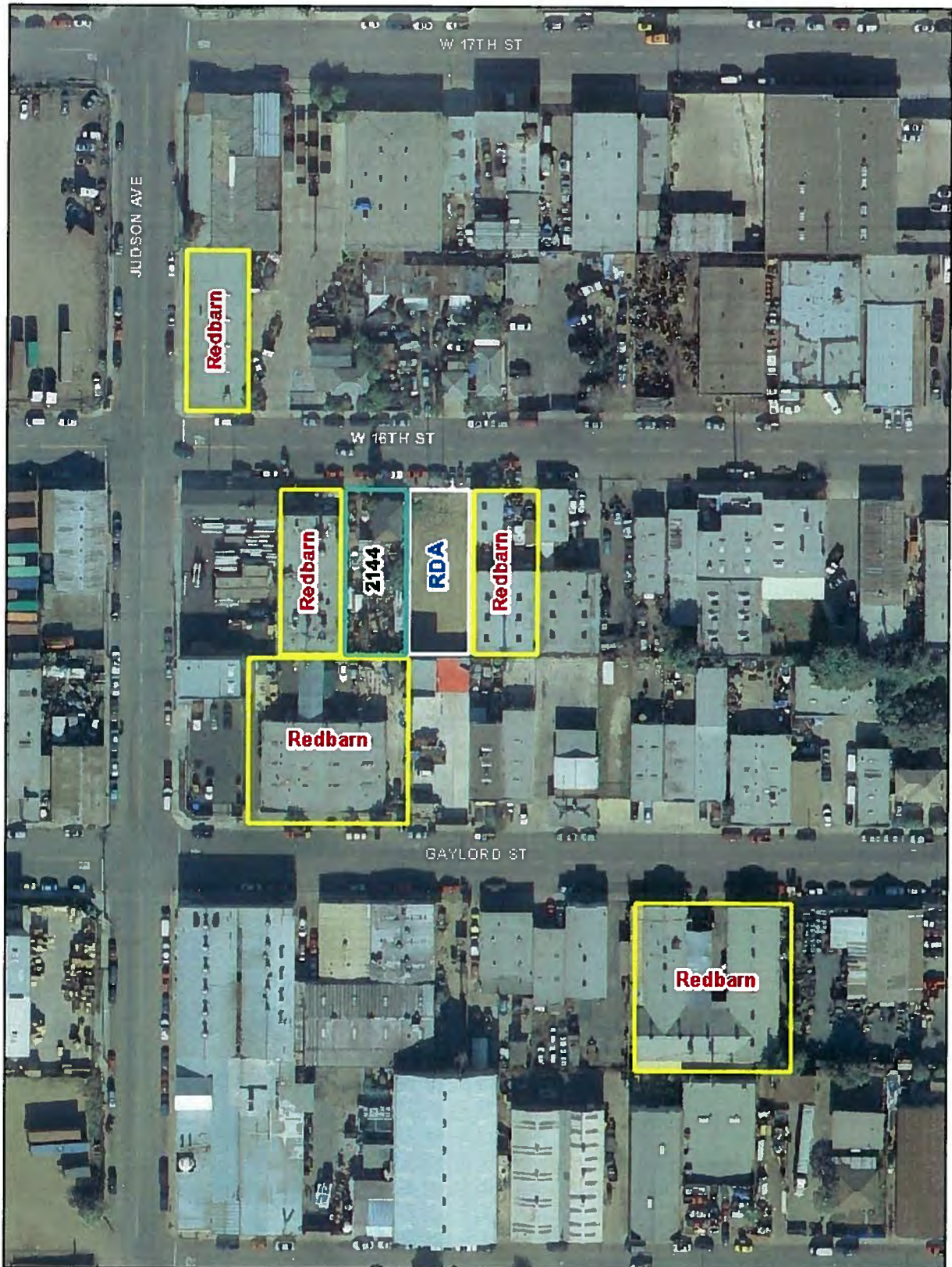
CB:AJB:SJ

Attachments: Exhibit A – Site Map  
Exhibit B – Site Photograph





# Exhibit A SITE MAP



**Exhibit B**  
**2144 W. 16<sup>th</sup> Street**

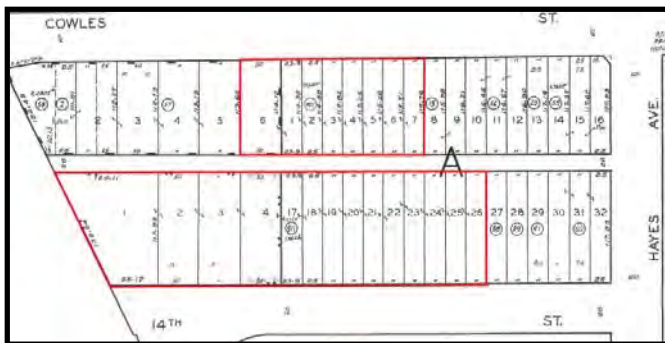


# 237-238). 14<sup>th</sup> St. & Cowles St. Development

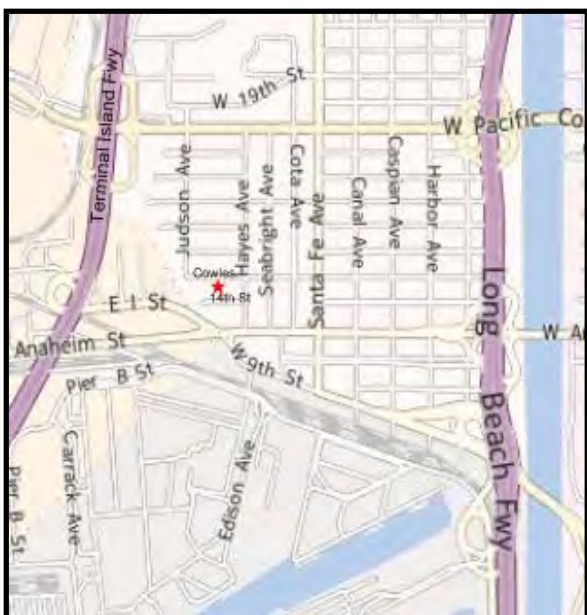


**Parcel Data:**

Property Type: Lot/Land  
 Permissible Use: Future Development  
 Property Address: 2111 W. 14<sup>th</sup> St./  
 2110 Cowles St.  
 Assessor ID Number(s): 7429-018-901, -911  
 Lot Size (SF): 84,051  
 Zoning: LBIG  
 Council District: 1  
 Strategic Plan: Westside Industrial  
 Strategy Action Plan



One of the goals of the Westside Industrial Strategy Action Plan is to remove blight by purchasing nonconforming residential and underutilized industrial properties to facilitate business retention and expansion opportunities within the Westside Long Beach Industrial Project Area (Area). The property located at 2111 W. 14<sup>th</sup> Street/2110 Cowles Street was acquired in order to create development opportunities to meet the growth needs of existing industrial businesses and attract new larger developments. At the time of dissolution, the former Redevelopment Agency was in early discussions with a developer, but could not be completed prior to the dissolution of the RDA. It is anticipated that discussions would restart upon the approval of this Plan.



**Successor Agency to the  
 Redevelopment Agency of  
 the City of Long Beach**



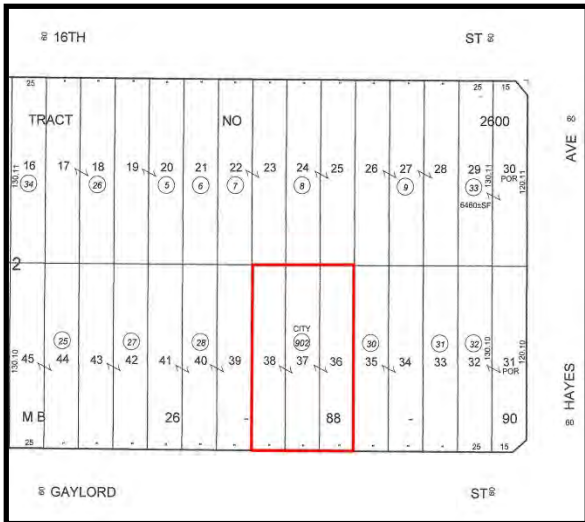
**STAFF REPORT UNAVAILABLE**

# 239). 2021 W. Gaylord Street Development



**Parcel Data:**

Property Type:	Commercial/SFR
Permissible Use:	Future Development
Property Address:	2021 W. Gaylord St.
Assessor ID Number(s):	7429-022-902
Lot Size (SF):	9,758
Zoning:	LBIG
Council District:	1
Strategic Plan:	Westside Industrial Strategy Action Plan



One of the goals of the Westside Industrial Strategy Action Plan (ISAP) is to remove blight by purchasing nonconforming residential and underutilized industrial properties to facilitate business retention and expansion opportunities within the Westside Long Beach Industrial Project Area (Area). The property located at 2021 West Gaylord Street consists of a vacant commercial building and a one-story, single family non-conforming residential unit. At the time of dissolution, the former Redevelopment Agency (Agency) was preparing for demolition of the residential structure in order to then consider development proposals for the commercial structure from either an existing industrial business or possible relocation of a business from outside the Area. It is anticipated that a competitive RFP process would begin upon approval of this Plan.



**Successor Agency to the Redevelopment Agency of the City of Long Beach**





# Building A Better Long Beach

August 16, 2010

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach

California

### RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 2021-2025 W. Gaylord Street for a purchase price of \$500,000 plus relocation and closing costs. (West Long Beach Industrial – District 1)

### DISCUSSION

One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove blight by purchasing nonconforming residential and underutilized industrial properties to facilitate business retention and expansion opportunities within the West Long Beach Industrial Redevelopment Project Area (Project Area). The property located at 2021-2025 W. Gaylord Street (Subject Property) is within this area (Exhibit A – Site Map).

The Subject Property has approximately 9,758 square feet of land and consists of a vacant commercial property and a one-story, single-family residential unit (Exhibit B – Site Photograph). The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency (Agency) for \$500,000, which is consistent with the range of fair market values for this type of property. The purchase price does not include the relocation and closing costs. The residential tenants will be relocated according to state relocation law.

Since the purchase of the Subject Property is consistent with the goal of removing blighted properties to create development opportunities to meet the growth needs of existing industrial businesses and to attract new larger developments, Agency staff is recommending acquisition. The long-term reuse of the site is for future industrial development. After the existing tenants have been relocated and the structures demolished, the land will be offered for re-sale.

The West Long Beach Industrial Project Area Committee (WPAC) determined that the acquisition of the Subject Property is consistent with the WPAC's adopted land acquisition policy, and recommended acquisition at their July 14, 2010 meeting.

REDEVELOPMENT AGENCY BOARD MEMBERS

August 16, 2010

Page 2 of 2

Sufficient funding is budgeted for this activity in the West Long Beach Industrial Redevelopment Project Area FY 2010 budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK  
EXECUTIVE DIRECTOR

AJB:LAF:SJ

Attachments: Exhibit A – Site Map  
Exhibit B – Site Photograph

# Exhibit A Site Map



**2021-2025 W. Gaylord Street**  
**APN: 7429-022-017**





# Exhibit B

**Site Photograph**  
**2021-2025 W. Gaylord Street**  
**APN: 7429-022-017**

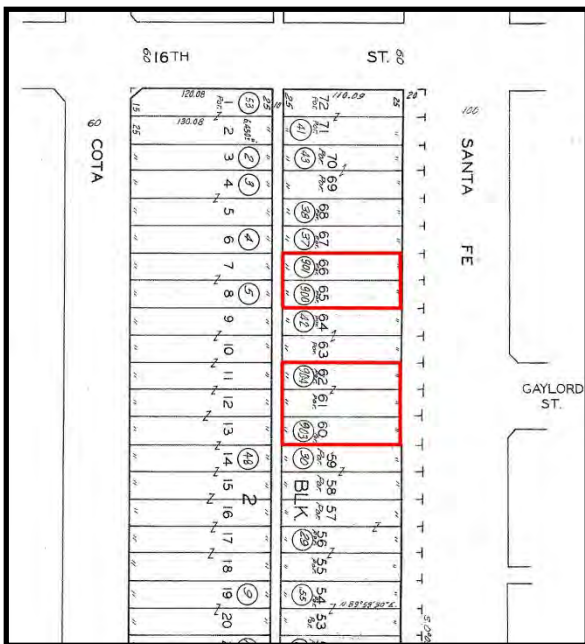


# 240-243). 15<sup>th</sup> St. & Santa Fe Ave. Development

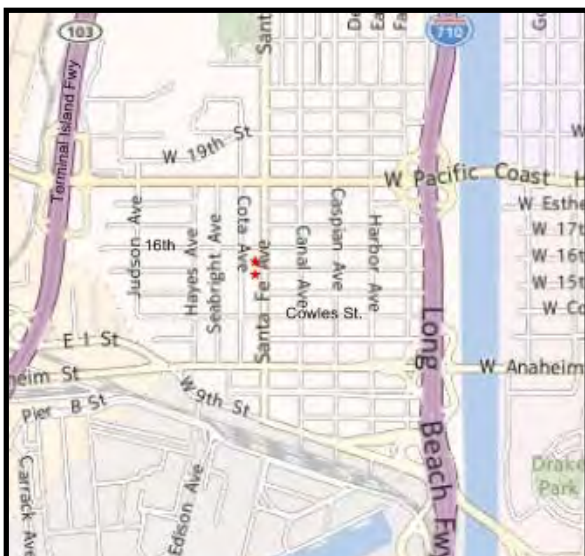


**Parcel Data:**

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	1545-1565 Santa Fe Ave.
Assessor ID Number(s):	7432-005-900, -901, -903, -904
Lot Size (SF):	13,764
Zoning:	LBIG
Council District:	1
Strategic Plan:	Westside Industrial Strategy Action Plan



One of the goals of the Westside Industrial Strategy Action Plan (ISAP) is to remove blight by purchasing nonconforming residential and underutilized industrial properties to facilitate business retention and expansion opportunities within the Westside Long Beach Industrial Project Area (Area). The properties located at 1545-1565 Santa Fe Avenue consisted of two apartment buildings, a vacant commercial building and a bar. The former Redevelopment Agency acquired the property in order to remove blighted conditions and create development opportunities consistent with the ISAP. While the nonconforming uses had been removed from the property prior to dissolution, selection and negotiation of an OPA could not be completed. It is anticipated that a competitive RFP process for disposition would begin upon approval of this Plan.



**Successor Agency to the Redevelopment Agency of the City of Long Beach**





# Building A Better Long Beach

**Item 5**

June 2, 2008

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1545-51 Santa Fe Avenue for \$850,000 plus closing and relocation costs. (West Industrial - District 1)

## DISCUSSION

One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove nonconforming uses within the West Long Beach Industrial Redevelopment Project Area (Project Area). The property is located at 1545-51 Santa Fe Avenue (Property) (Exhibit A – Site Map) and is within the Project Area.

The Property has approximately 8,309 square feet of land and consists of a vacant commercial building and a bar (Exhibit B – Site Photograph). An independent appraisal was conducted and determined the fair market value to be \$775,000, with a date of value of June 5, 2007. The tenant will be relocated according to state relocation law.

Since the purchase of this Property is consistent with the goal of removing nonconforming uses from the Project Area, Redevelopment Agency staff is recommending acquisition. After the existing tenant has been relocated and the structures demolished, the land will be offered for re-sale.

The West Long Beach Industrial Project Area Committee (WPAC) determined the acquisition of the Property is consistent with the WPAC's adopted land acquisition policy and recommended acquisition at its May 14, 2008 meeting. Sufficient funding is budgeted for this activity in the West Long Beach Industrial Redevelopment Project Area FY 2008 budget.

**THE CITY OF LONG BEACH REDEVELOPMENT AGENCY**

333 West Ocean Blvd., Long Beach, CA 90802 T: 562.570.6615 F: 562.570.6215 rda.longbeach.gov

REDEVELOPMENT AGENCY BOARD MEMBERS

June 2, 2008

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
EXECUTIVE DIRECTOR

CB:LAF:AES:aes

Attachments: Exhibit A – Site Map  
Exhibit B – Site Photograph

# EXHIBIT A

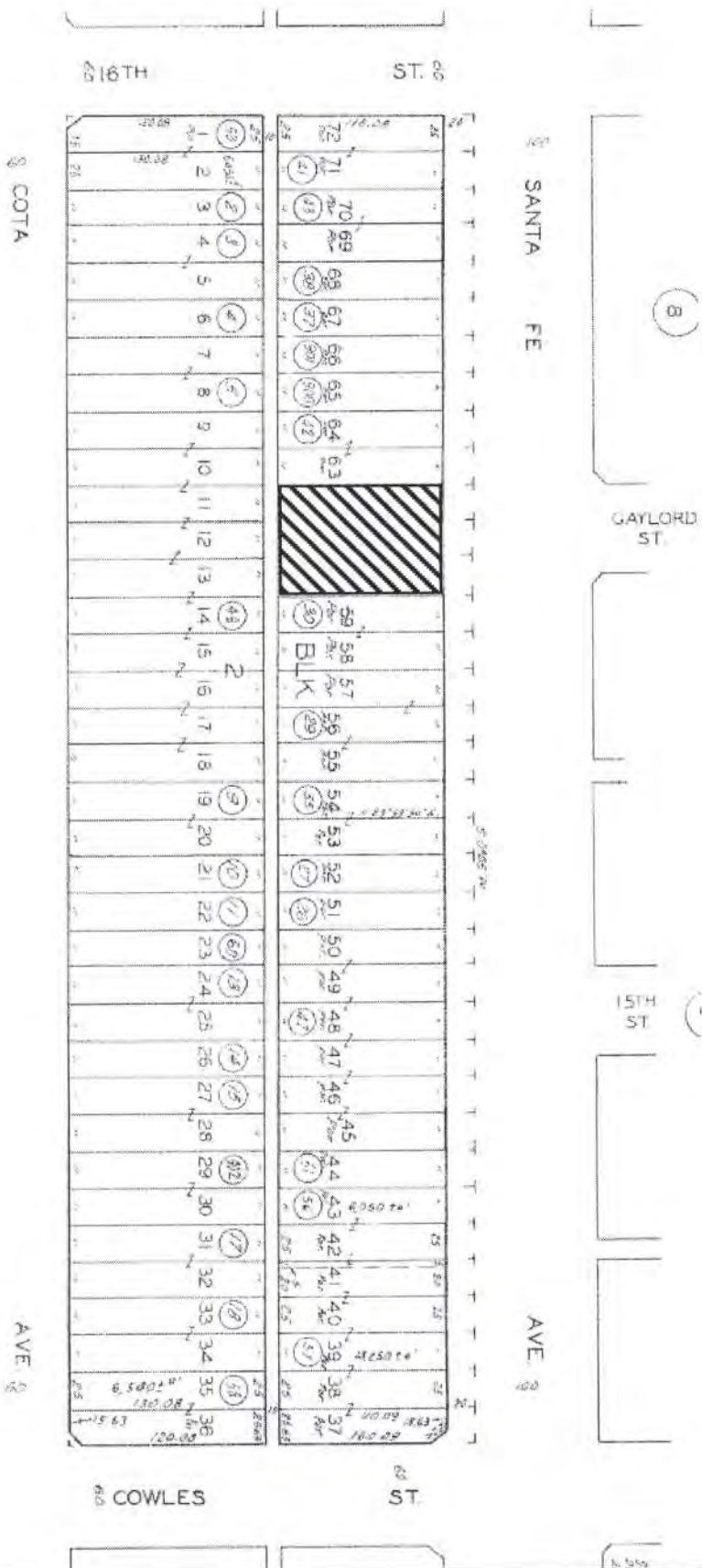


Exhibit B  
Site Photograph



# LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215



November 6, 2006

REDEVELOPMENT AGENCY BOARD MEMBERS  
City of Long Beach  
California

## RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to acquire the property at 1565 Santa Fe Avenue for \$765,000 plus closing costs.  
(West Industrial – District 1)

## DISCUSSION

One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove nonconforming residential uses from the project area. The property at 1565 Santa Fe Avenue is located within this area (Exhibit A).

This parcel has 5,505 square feet of land and consists of two 3-unit apartment buildings containing a total building area of 2,312 square feet. The unit mix includes six 1-bedroom, 1-bathroom units, with six concrete paved parking spaces accessible from the rear public alley. The tenants will be relocated according to state relocation law. The property owner has offered this parcel for sale to the Redevelopment Agency (Agency).

The following summarizes this proposed transaction:

- Rosendo Cortes Palos owns the property;
- The property was appraised at \$765,000 by Lidgard & Associates, in an appraisal report dated June 22, 2006;
- The Agency's purchase price for the property will be \$765,000; and
- This is a voluntary sale, avoiding eminent domain.

After the existing tenants have been relocated in accordance with California State law and the structures demolished, the land will be offered for resale.

Funds are available for this acquisition in the FY 2007 budget for the West Long Beach Industrial Project Area. The Westside Project Area Committee (PAC) approved this purchase at its meeting on October 11, 2006.

SUGGESTED ACTION:

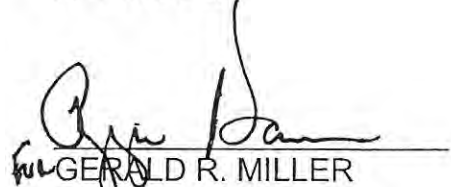
Approve recommendation.

Respectfully submitted,



For PATRICK H. WEST  
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER  
CITY MANAGER

PHW:CAB:AES:aes

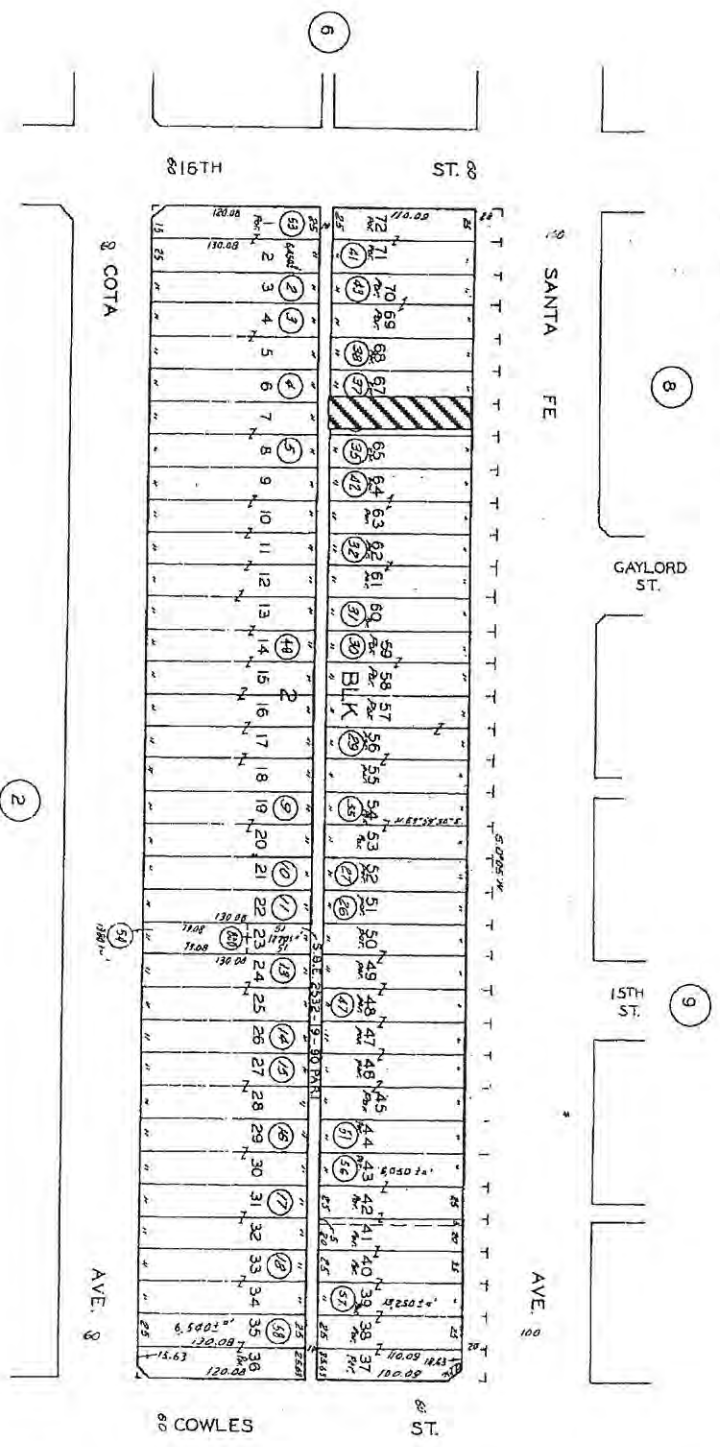
Attachment: Exhibit A – Site Map  
Exhibit B – Site Photograph



7432 | 5  
SCALE 1" = 80'

1995

County of Los Angeles - Rick Auerbach, Assessor



884226537  
601100000  
690721617  
690421308  
691211053  
700320506  
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94051001000003-21

Exhibit A

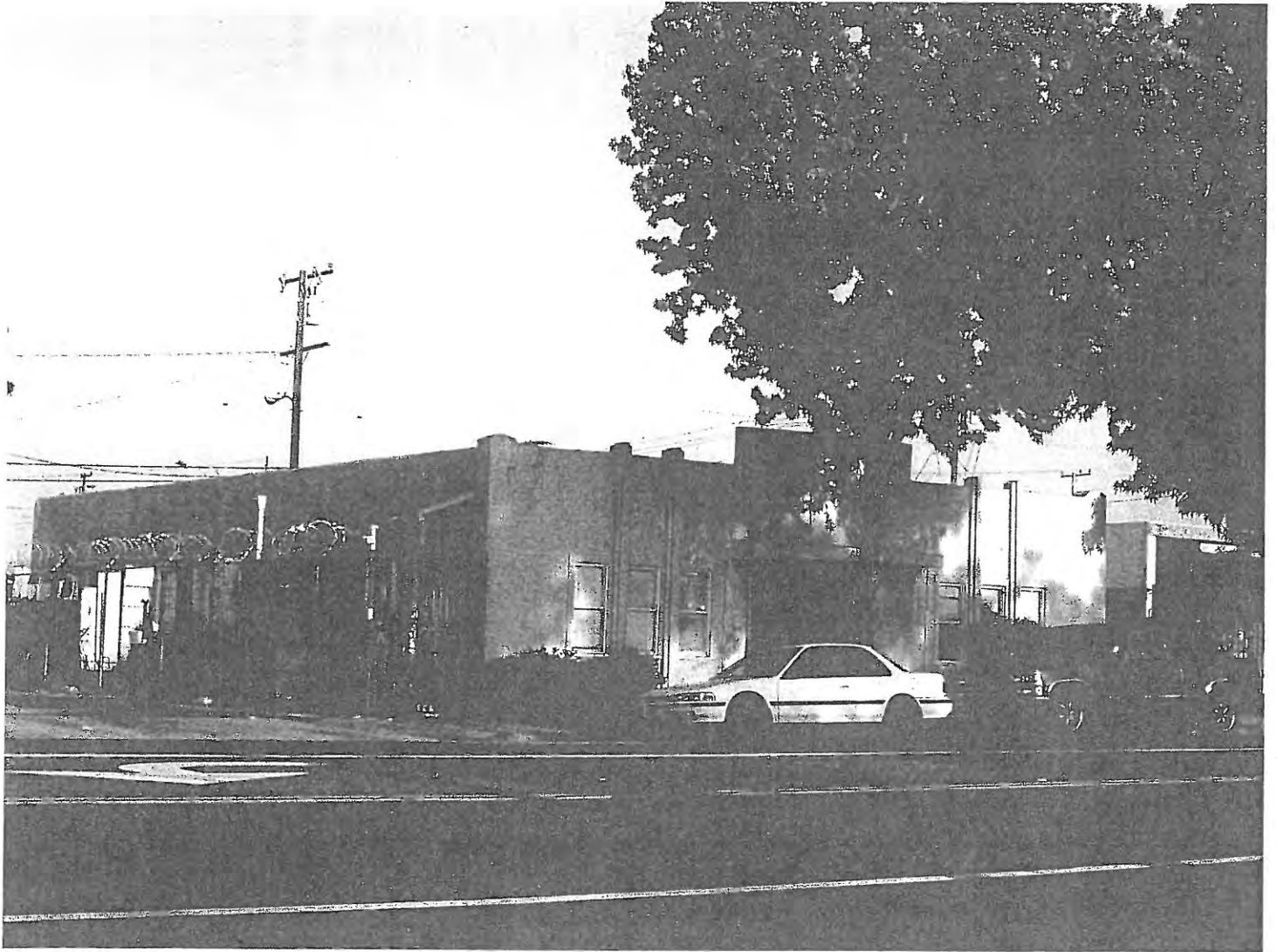
CODE  
39251

FOR N.C.V. ASSESSMENT SEE:  
7429-371.50

TRACT NO. 2600 M. B. 26-88-90

ASSESSORS MAP  
COUNTY OF LOS ANGELES, CALIF.

Exhibit B  
1565 Santa Fe Avenue

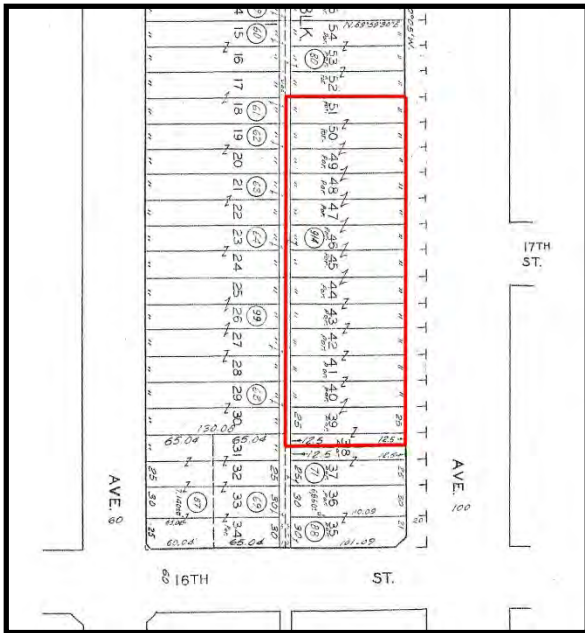


# 244). 1675 Santa Fe Avenue Development

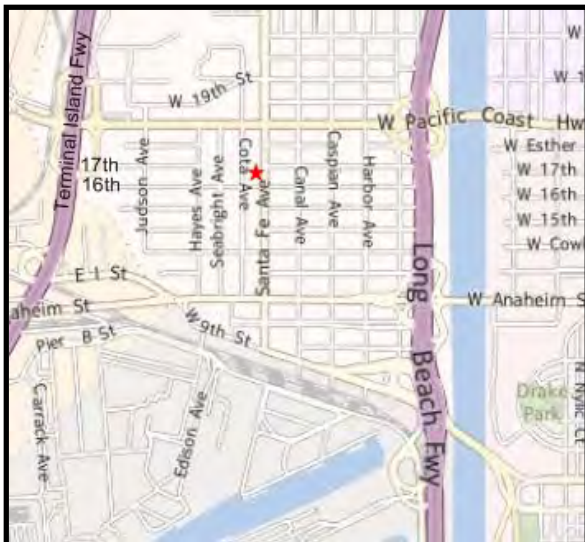


**Parcel Data:**

Property Type:	Lot/Land
Permissible Use:	Future Development
Property Address:	1675 Santa Fe Avenue
Assessor ID Number(s):	7432-006-914
Lot Size (SF):	38,843
Zoning:	LBIG
Council District:	1
Strategic Plan:	West Long Beach Industrial Redevelopment Plan



Important goals of the West Long Beach Industrial Redevelopment Plan (Plan) are blight removal, addressing public safety by making the Westside Redevelopment Project Area (Area) clean, safe and welcoming environment and removing nonconforming residential uses from the Area. The former Redevelopment Agency acquired the property at 1675 Santa Fe Avenue consistent with these goals of the Plan. At the time of dissolution, the Agency was considering potential opportunities for the property including expansion of current industrial businesses within the Area or development of the site to attract business from outside the Area. It is anticipated that a competitive RFP process for disposition would begin upon approval of this Plan.



**Successor Agency to the  
Redevelopment Agency of  
the City of Long Beach**



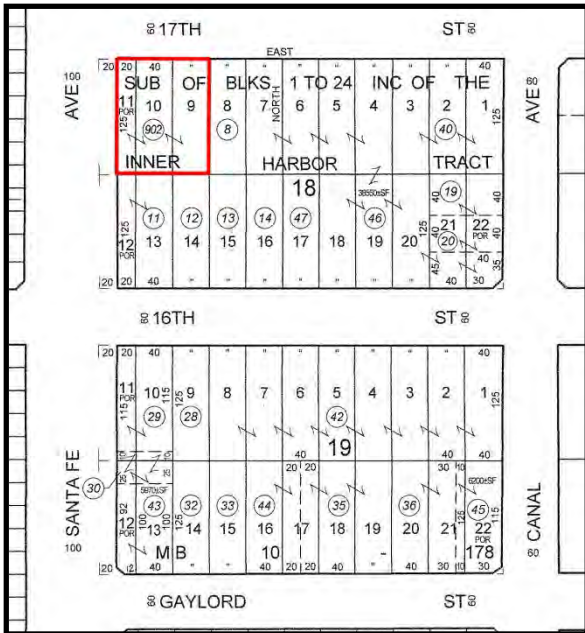
STAFF REPORT UNAVAILABLE

# 245). 1680 Santa Fe Avenue Development

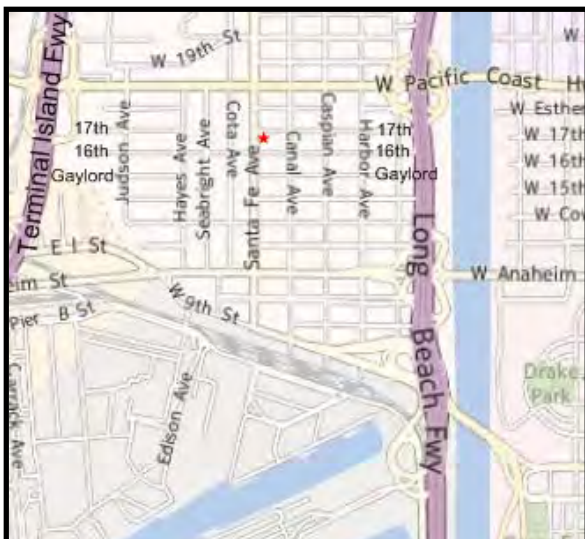


**Parcel Data:**

Property Type: Lot/Land  
 Permissible Use: Future Development  
 Property Address: 1680 Santa Fe Avenue  
 Assessor ID Number(s): 7432-008-902  
 Lot Size (SF): 12,500  
 Zoning: LBIG  
 Council District: 1  
 Strategic Plan: West Long Beach Industrial Redevelopment Plan



Important goals of the West Long Beach Industrial Redevelopment Plan (Plan) are blight removal, addressing public safety by making the Westside Redevelopment Project Area clean, safe and welcoming environment and removing nonconforming residential uses from the Area. The property located at 1680 Santa Fe Avenue consisted of a 20 guest room motel with a heavy presence of criminal activity. The former Redevelopment Agency acquired the property to remove blighted influences consistent with the Plan. At the time of dissolution, the Agency was considering development opportunities for the property. It is anticipated that a competitive RFP process for disposition would begin upon approval of this Plan.



**Successor Agency to the Redevelopment Agency of the City of Long Beach**





# LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

June 18, 2007

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 1680 Santa Fe Avenue for \$1,810,000 plus closing costs. (West Industrial – District 1)

### DISCUSSION

Important goals of the West Long Beach Industrial Redevelopment Plan are blight removal; addressing public safety by making the Westside a clean, safe and welcoming environment; and removing nonconforming residential uses from the project area. The property at 1680 Santa Fe Avenue is located within the project area and poses challenges in addressing these goals (Exhibit A).

This parcel has 12,500 square feet of land and a 4,403 square foot building, which serves as a motel with 20 guest rooms (Exhibit B). The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency (Agency) for \$1,810,000.

The City's Police Department provided crime statistics for the last three years regarding the property, which revealed the following criminal incidents: 40 violent crimes, 66 property crimes, 91 prostitution offenses, 118 parole violations, and 180 narcotics crimes.

Since the property can be purchased for fair market value, and its purchase is consistent with the goal of removing nonconforming residential uses from the project area, staff is recommending acquisition. After the Agency obtains title of the property, the structure will be demolished and the land will be offered for resale.

The West Industrial Project Area Committee (WPAC) found that acquisition of the parcel is consistent with the WPAC's adopted land acquisition policy, and recommended acquisition at their June 13, 2007 meeting. Sufficient funding is budgeted for this activity.

June 18, 2007

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST  
EXECUTIVE DIRECTOR

APPROVED:

  
GERALD R. MILLER  
CITY MANAGER

PHW:CAB:aes

Attachment: Exhibit A – Site Map  
Exhibit B – Site Photograph

Exhibit A

Site Map  
1680 Santa Fe Ave

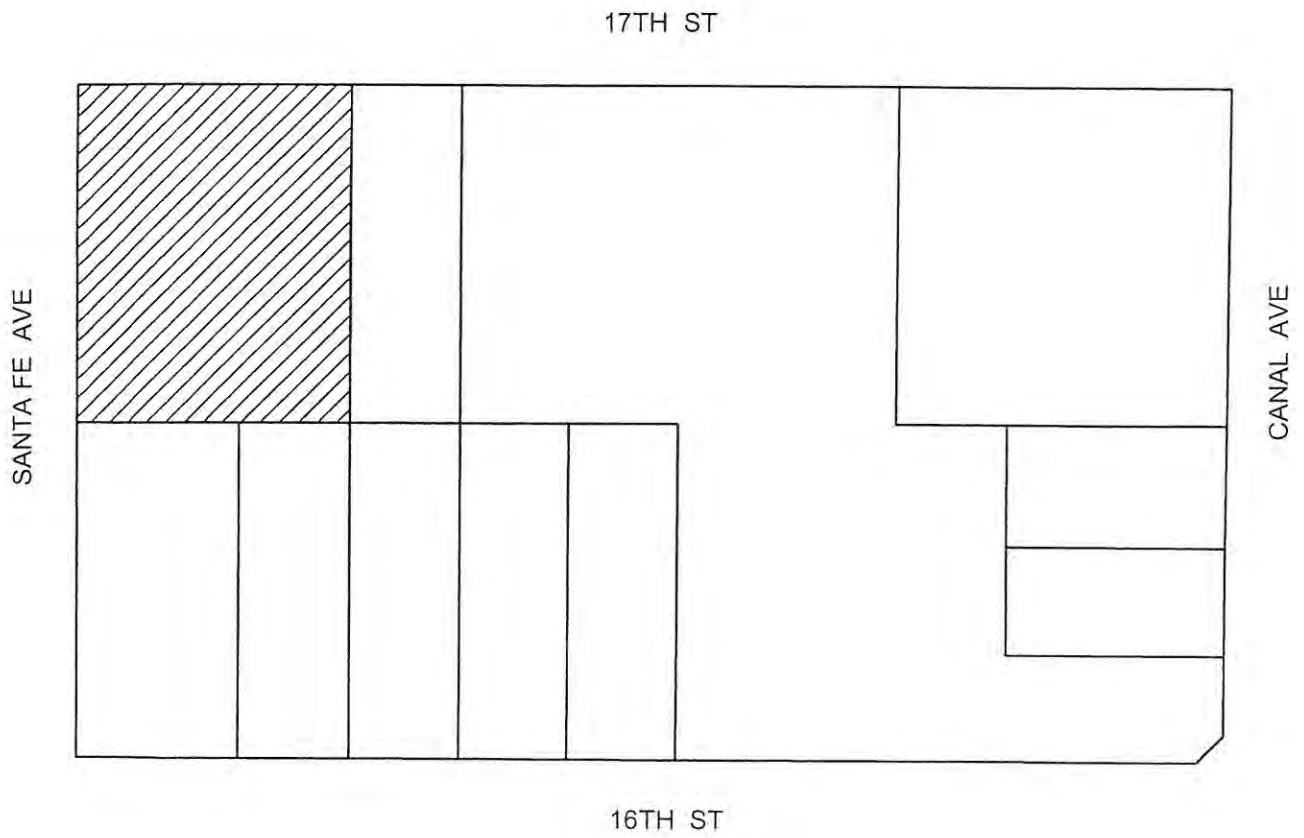

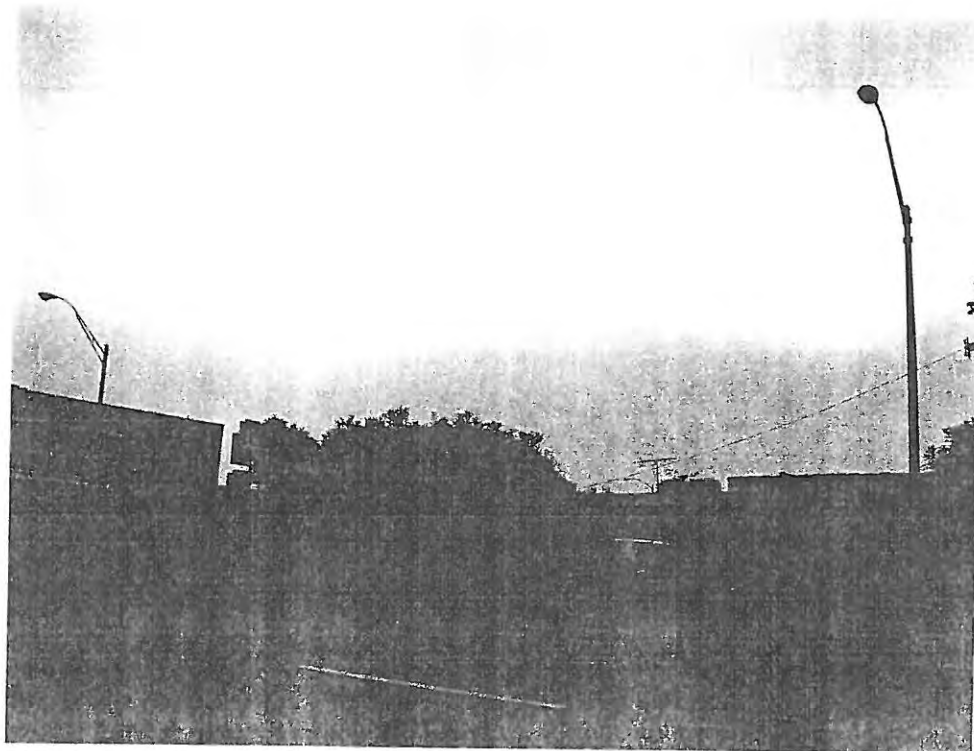
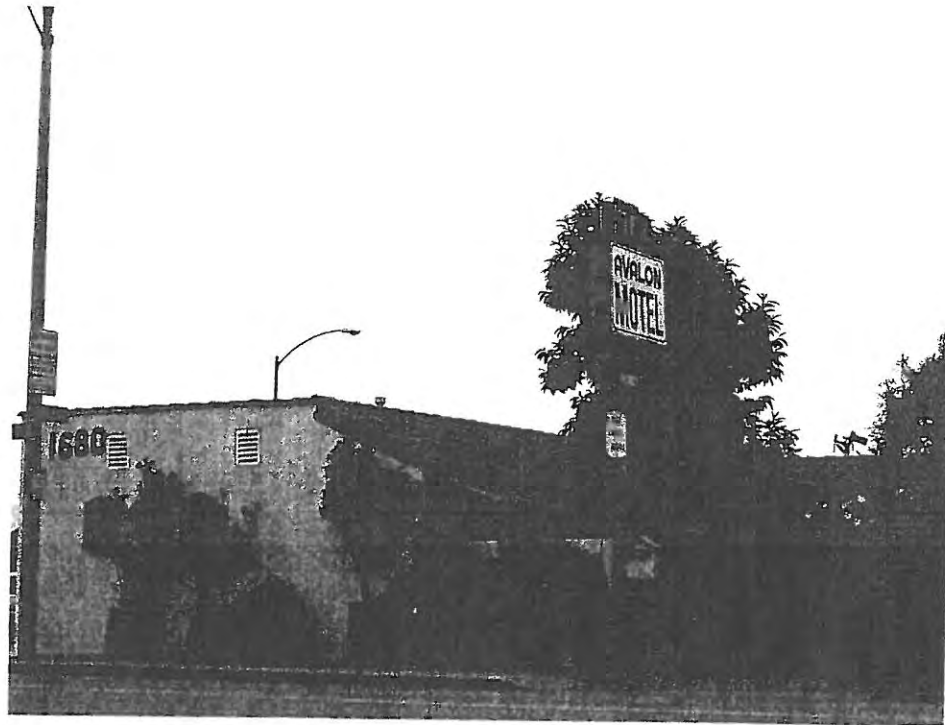
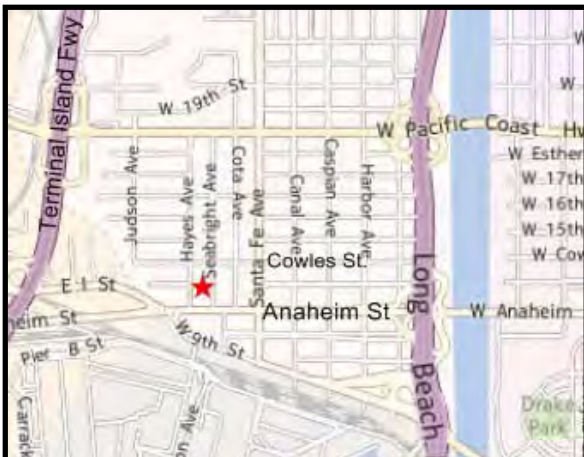
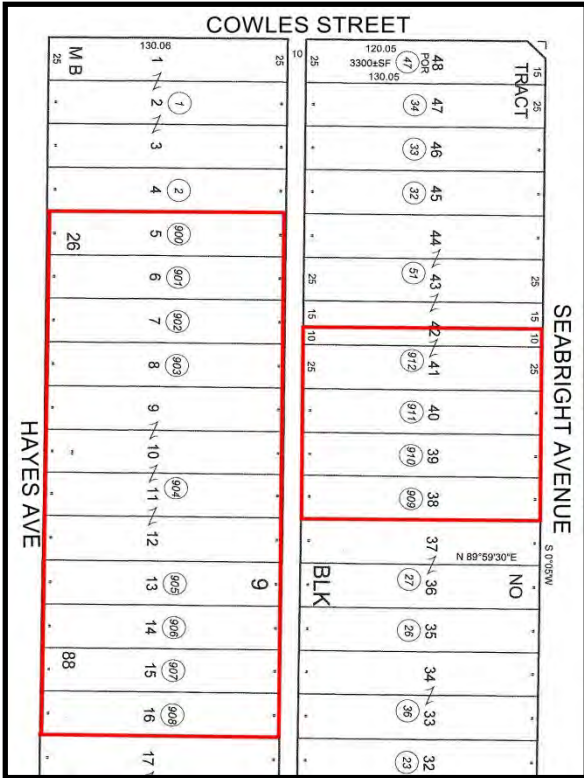




Exhibit B  
Site Photograph



# 246-258). 1404-1420 Hayes Avenue Development



**Parcel Data:**

Property Type: Lot/Land  
 Permissible Use: Future Development  
 Property Address: 1404-1420 Hayes Avenue  
 Assessor ID Number(s): 7429-041-900, -901, -902, -903, -904, -905, -906, -907, -908, -909, -910, -911, -912  
 Lot Size (SF): 53,329  
 Zoning: LBIG  
 Council District: 1  
 Strategic Plan: Westside Long Beach Project Area  
 Redevelopment Plan

One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove blight by purchasing underutilized properties to facilitate business retention and expansion opportunities within the West Long Beach Industrial Redevelopment Project Area. The former Redevelopment Agency (Agency) acquired the property at 1404-1420 Hayes through an open market transaction to assemble a significant parcel of land for future development. At the time of dissolution, there were no development proposals were under consideration by the Agency. It is anticipated that a competitive RFP process for disposition would begin upon approval of this Plan.

**Successor Agency to the Redevelopment Agency of the City of Long Beach**





# Building A Better Long Beach

December 7, 2009

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1404-1420 Hayes Avenue and 1351 Seabright Avenue for a purchase price of \$1,600,000 plus closing costs; and

Approve and authorize the Executive Director to enter into a month-to-month lease agreement with Anthony Lopez for the temporary use of 1404-1420 Hayes Avenue and 1351 Seabright Avenue. (West Long Beach Industrial – District 1)

### DISCUSSION

One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove blight by purchasing underutilized industrial properties to facilitate business retention and expansion opportunities within the West Long Beach Industrial Redevelopment Project Area. The property located at 1404-1420 Hayes Avenue and 1351 Seabright Avenue (Subject Property) is within this area (Exhibit A – Site Map) and was recently put on the open market for sale.

The Subject Property has approximately 53,324 square feet of vacant land with a few temporary structures and is currently used as a storage yard (Exhibit B – Site Photograph). An independent appraisal was conducted and determined the fair market value to be \$1,600,000 with a date of value of September 23, 2009. The property owner has offered to voluntarily sell this parcel to the Redevelopment Agency (Agency). The purchase price represents an all-inclusive acquisition and represents an opportunity for the Agency to assemble a significant parcel of land for future development.

Upon receiving title, the Agency will then enter into a month-to-month lease agreement with the current tenant to allow him time to remove all temporary improvements and to consolidate his operations.

REDEVELOPMENT AGENCY BOARD MEMBERS

December 7, 2009

Page 2 of 2

Since the purchase of the Subject Property is consistent with the goal of removing blighted properties to create development opportunities to meet the growth needs of existing industrial businesses and to attract new larger developments, Agency staff is recommending acquisition. The long-term reuse of the site is for future industrial development.

The West Long Beach Industrial Project Area Committee (WPAC) determined that the acquisition of the Subject Property is consistent with the WPAC's adopted land acquisition policy and recommended acquisition at their October 14, 2009 meeting. Sufficient funding is budgeted for this activity in the West Long Beach Industrial Redevelopment Project Area FY 2010 budget.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
EXECUTIVE DIRECTOR

CB:AJB:SJ:AW

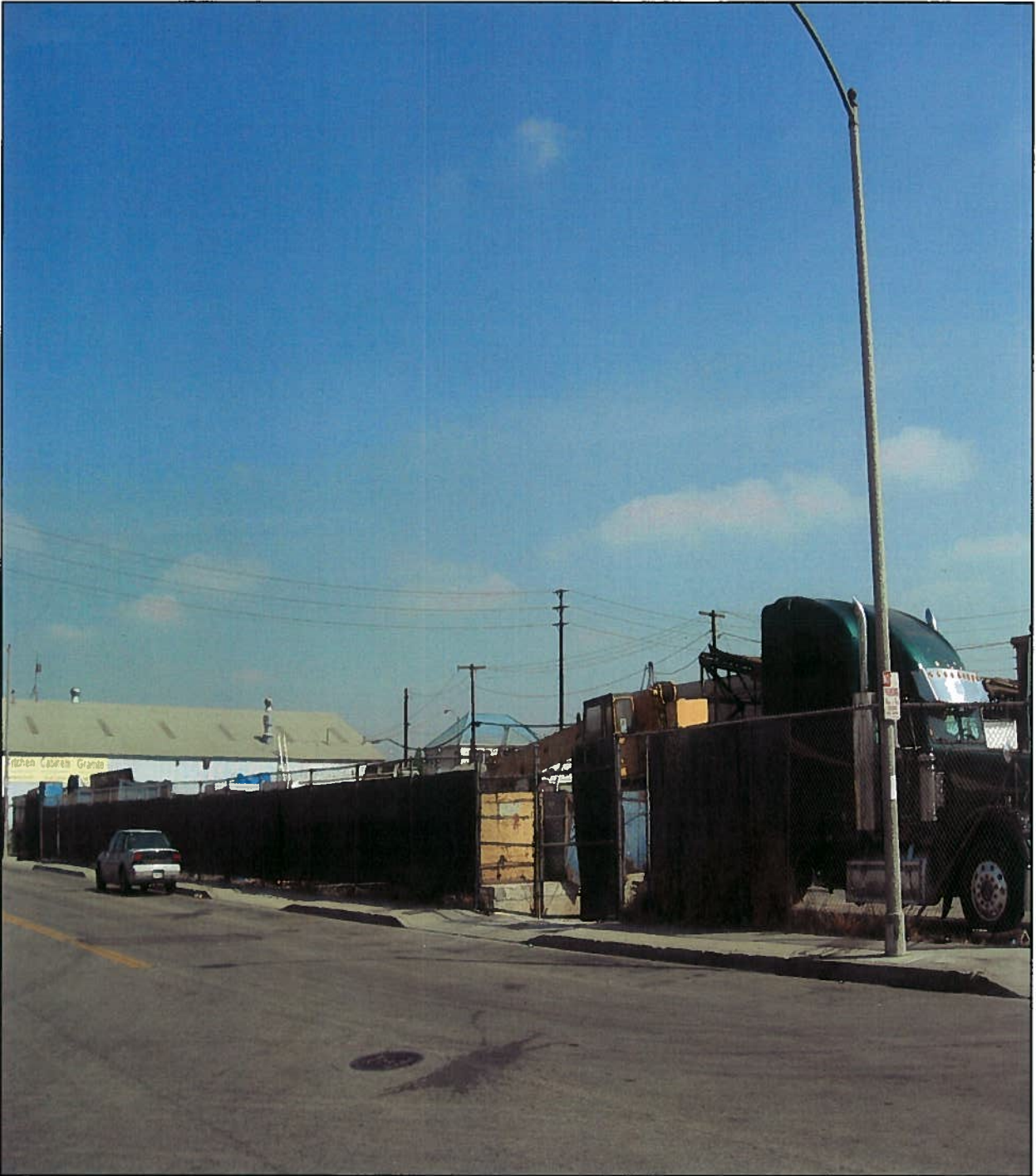
Attachments: Exhibit A – Site Map  
Exhibit B – Site Photograph

Exhibit A

1404-1420 Hayes Avenue and  
1351 Seabright Avenue



**Exhibit B**  
**Tankard Trust Properties**



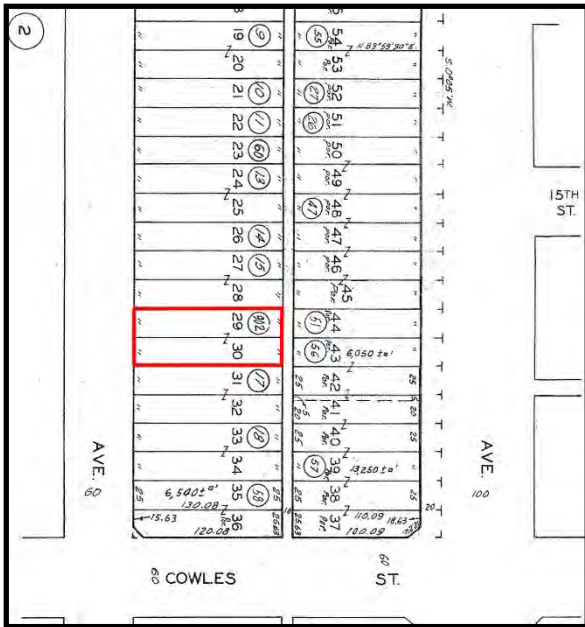
259).

# 1478 Cota Avenue

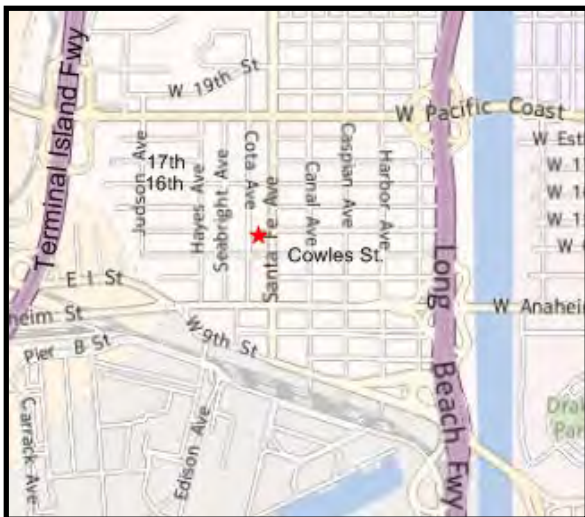


### Parcel Data:

Property Type:	Lot/Land
Permissible Use:	Sale of Property
Property Address:	1478 Cota Avenue
Assessor ID Number(s):	7432-005-902
Lot Size (SF):	3,252
Zoning:	LBIG
Council District:	1
Strategic Plan:	Westside Long Beach Project Area Redevelopment Plan



One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove nonconforming residential uses from the West Long Beach Industrial Redevelopment Project Area (Area). The property located at 1478 Cota Avenue is adjacent to industrial businesses and contained a duplex apartment building prior to removal. The former Redevelopment Agency acquired the property in order to remove a nonconforming use and create a development opportunity for existing industrial businesses in the Area. It is anticipated that a traditional process for disposition, with priority given to adjacent property owners, would begin upon approval of this Plan.



**Successor Agency to the  
Redevelopment Agency of  
the City of Long Beach**





# LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

March 19, 2007

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 1478 Cota Avenue for a purchase price of \$505,000 plus closing costs. (West Industrial – District 1)

### DISCUSSION

One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove nonconforming residential uses from the project area. The residence at 1478 Cota Avenue is located within the project area (Exhibit A).

This parcel has 6,504 square feet of land and a 1,056 square foot duplex apartment building (Exhibit B). The unit mix includes two 1-bedroom, 1-bathroom units. Lidgard & Associates appraised the property at \$485,000 in an appraisal report dated June 13, 2006. The property owner has offered this parcel for sale to the Redevelopment Agency for a price of \$505,000 plus closing costs. The tenants will be relocated according to state relocation law.

Since the property can be purchased for fair market value without the use of eminent domain, and its purchase is consistent with the goal of removing nonconforming residential uses from the project area, staff is recommending acquisition. After the existing tenants have been relocated in accordance with California State law and the structures demolished, the land will be offered for resale.

Funds are available for this acquisition in the FY 2007 budget for the West Long Beach Industrial Project Area. The West Industrial Project Area Committee (WPAC) found that acquisition of the parcel is consistent with the WPAC's adopted land acquisition policy. The WPAC recommended the acquisition of this property at their March 14, 2007 meeting.



REDEVELOPMENT AGENCY BOARD MEMBERS

March 19, 2007

Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST  
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER  
CITY MANAGER

PHW:CAB:AES:mp

Attachment: Exhibit A – Site Map  
Exhibit B – Site Photograph

**EXHIBIT A**

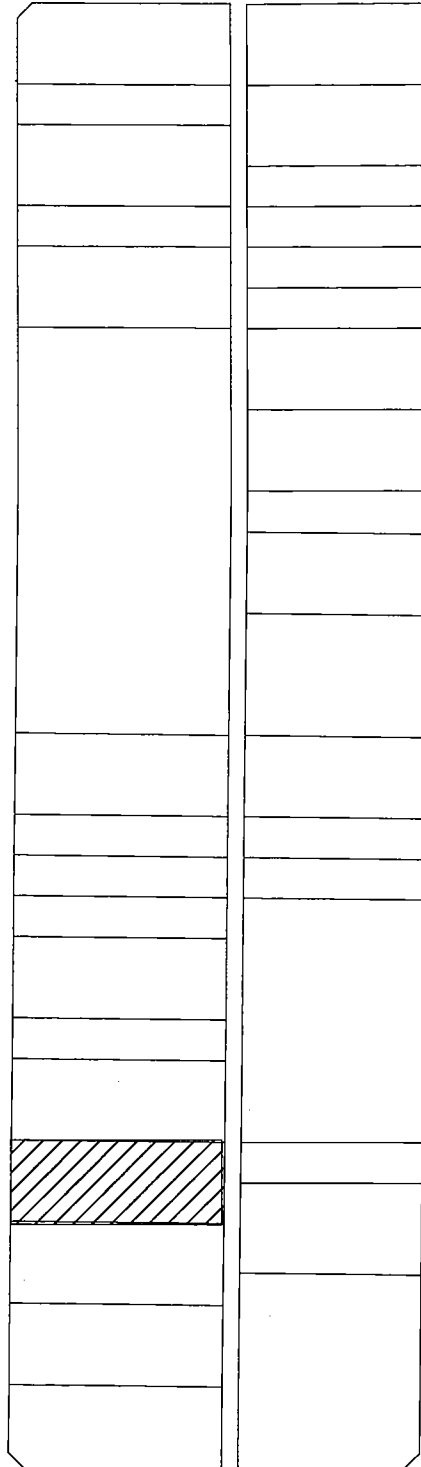
SITE MAP  
1478 COTA AVENUE  
APN: 7432-005-016



W 16TH STREET

COTA AVENUE

SANTA FE AVE



COWLES STREET

EXHIBIT B

1478 Cota Avenue

