



OVERSIGHT BOARD

10

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

September 23, 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 620-632 South Street / 5705-5721 Lime Avenue, Assessor Parcel Numbers 7127-006-902, -903, -905, -906 and -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 Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Lab Holdings, LLC (Buyer), for the sale of the property in the amount of \$1,205,000; and accept Categorical Exemption CE 15-126.

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. Within the LRPMP, all property owned by the former Redevelopment Agency 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 620-632 South Street / 5705-5721 Lime Avenue (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 is approximately 29,375 square feet and includes a 3,630-square-foot commercial building, which is potentially historic and an adjacent unimproved lot. The commercial building contains four units, two of which are vacant. The remaining units, 628 and 638 East South Street are occupied by Calvary Chapel and Blue Ribbon Drapery, respectively. Both tenancies are month-to-month and will be assigned to the Buyer at the close of escrow. The City has entered into an agreement with the Buyer for several

OVERSIGHT BOARD MEMBERS

September 23, 2015

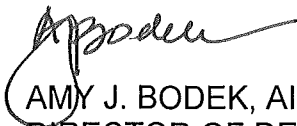
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properties along Atlantic Avenue in an effort to revitalize the corridor in a cohesive manner. As the Subject Property is located adjacent to the Atlantic Avenue parcels, the Buyer has expressed an interest in proceeding with the purchase of the Subject Property from the Successor Agency for \$1,205,000, the fair market value of the property as determined by an independent appraisal. The Subject Property will be developed along with the adjacent Atlantic Avenue parcels consistent with the vision and intent of the North Long Beach Strategic Guide for Redevelopment.

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 in, or objection to, the sale of the Subject Property. A Categorical Exemption, CE 15-126 (Exhibit B), was completed related to the proposed transaction on August 31, 2015.

This matter will be considered by the Successor Agency to the Redevelopment Agency of the City of Long Beach on September 22, 2015.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST
CITY MANAGER

PHW:AJB:MFT:bp

Z:\1_Successor Agency\OVERSIGHT BOARD\STAFF REPORTS Oversight Board\2015\ September 23\620-632 South-OB092315 v1.doc

Attachments: Resolution
Exhibit A - Site Map
Exhibit B - Categorical Exemption CE 15-126

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 AGENCY
5 TO THE REDEVELOPMENT AGENCY OF THE CITY OF
6 LONG BEACH APPROVING THE SUCCESSOR AGENCY'S
7 ACTION TO 1) RECLASSIFY THE PERMISSIBLE USE OF
8 THE PROPERTY LOCATED AT 620-632 SOUTH STREET /
9 5705-5721 LIME AVENUE, ASSESSOR PARCEL NUMBERS
10 7127-0069-902, -903, -905, -906 AND -907, FROM FUTURE
11 DEVELOPMENT TO SALE OF PROPERTY; 2) DECLARE THE
12 SUBJECT PROPERTY AS SURPLUS; AND 3) AUTHORIZE
13 THE CITY MANAGER TO EXECUTE ANY AND ALL
14 DOCUMENTS NECESSARY FOR THE SALE OF THE
15 SUBJECT PROPERTY TO LAB HOLDINGS, LLC, OR AN
16 AFFILIATED ENTITY
17

18 WHEREAS, the City of Long Beach, as Successor Agency to the
19 Redevelopment Agency of the City of Long Beach ("Successor Agency") currently owns
20 the property located at 620-632 South Street / 5705-5721 Lime Avenue ("Subject
21 Property"); and

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

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

27 WHEREAS, staff is requesting to change the permissible use of the Subject
28 Property from "Future Development" to "Sale of Property"; and

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

1 WHEREAS, this matter was approved by the Successor Agency to the
2 Redevelopment Agency of the City of Long Beach on September 22, 2015;

3 NOW, THEREFORE, the Oversight Board of the City of Long Beach as the
4 Successor Agency to the Redevelopment Agency of the City of Long Beach resolves as
5 follows:

6 Section 1. Approve the decision of the Successor Agency to the
7 Redevelopment Agency of the City of Long Beach to 1) reclassify the permissible use of
8 the property located at 620-632 South Street / 5705-5721 Lime Avenue, Assessor Parcel
9 Numbers 7127-0069-902, -903, -905, -906 and -907, from Future Development to Sale of
10 Property; 2) declare the Subject Property as surplus; and 3) authorize the City Manager to
11 execute any and all documents necessary for the sale of the Subject Property to Lab
12 Holdings, 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

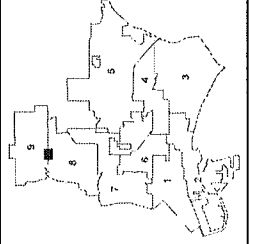


Exhibit A

Subject Property:

620-632 South St / 5705-5721 Lime Ave

AIN: 7127-006-902, 903, 905, 906, 907

Council District : 8

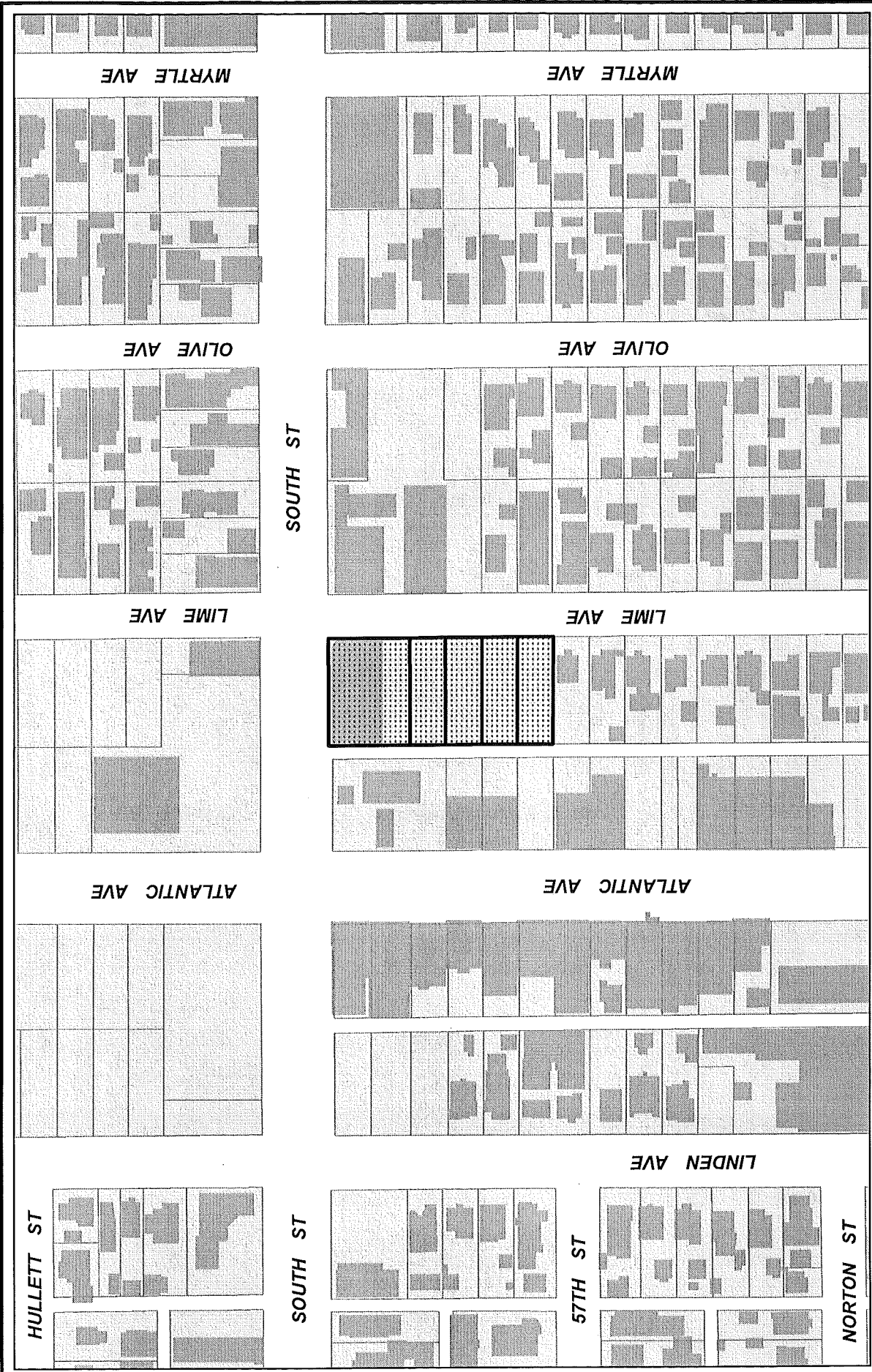
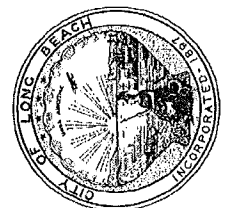




EXHIBIT B
NOTICE of EXEMPTION from CEQA

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- 15-126

Project Location/Address: 620-632 South Street/5705-5721 Lime Ave, APNs 7127-006-902, -903, -905, -906, and -907

Project/Activity Description: Transfer of ownership of approximately 29,375 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 620-632 South Street/5705-5721 Lime Ave, APNs 7127-006-902, -903, -905, -906, and -907

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: 562 570 6846 Applicant Signature: Mary Frank

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: 8/31/15