



# CITY OF LONG BEACH

DEPARTMENT OF ECONOMIC AND PROPERTY DEVELOPMENT

333 West Ocean Boulevard 3<sup>rd</sup> Floor • Long Beach, CA 90802 • (562) 570-6099 • Fax (562) 570-6380

August 9, 2016

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Authorize the City Manager, or designee, to execute any and all necessary documents, including a Purchase and Sale Agreement (PSA) with DTLB Alamitos, LLC, a California limited liability company (Buyer), for the sale of City-owned property located at Alamitos Avenue and 2<sup>nd</sup> Street, Assessor Parcel Number 7281-021-901 (Subject Property) in the amount of \$60,203 less escrow and closing fees; and, accept Categorical Exemption CE 16-191. (District 2)

## DISCUSSION

The City of Long Beach (City) currently owns the property located at Alamitos Avenue and 2<sup>nd</sup> Street, Assessor Parcel Number 7281-021-901 (Subject Property) (Exhibit A). The Subject Property is a remnant parcel remaining from the vacation of Olive Avenue and measures approximately 640 square feet. The Buyer is currently in escrow to purchase and develop the adjacent property at 101 Alamitos Avenue and has expressed interest in purchasing the Subject Property to better maintain its property and surrounding areas. The sale of the Subject Property will be contingent upon the Buyer's acquisition of the adjacent property. The purchase price offered is \$60,203, or \$94.07 per square foot, which is equal to the price per square foot of the adjacent property, as supported by an independent appraisal. As the Subject Property is no longer needed for public purposes, disposition, would not only remove maintenance obligations from the City, but also place a remnant parcel back onto the property tax rolls.

Pursuant to Government Code Section 54220 (Chapter 621, Statutes of 1968), declaration of the Subject Property is not required if the parcel is less than 10,000 square feet and is being sold to the adjacent property owner. A Categorical Exemption, CE 16-191 (Exhibit B), was completed related to the proposed transaction on July 27, 2016.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on July 25, 2016 and by Budget Operations Administrator Grace Yoon on July 26, 2016.

## TIMING CONSIDERATIONS

City Council consideration of this action is requested on August 9, 2016, to ensure that title can be transferred in a timely manner.

HONORABLE MAYOR AND CITY COUNCIL

August 9, 2016

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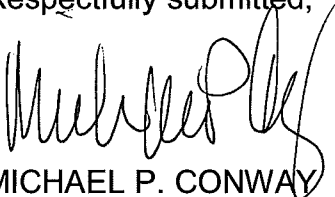
FISCAL IMPACT

Revenue in the amount of \$60,203, less escrow and closing fees, will accrue in the General Fund (GF) in the Economic and Property Development Department (EP). There is no local job impact associated with this action.

**SUGGESTED ACTION:**

Approve recommendation.

Respectfully submitted,



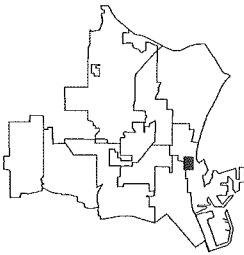
MICHAEL P. CONWAY  
DIRECTOR OF ECONOMIC  
AND PROPERTY DEVELOPMENT

MPC:MFT

Attachments: Exhibit A – Subject Property Map  
Exhibit B – Categorical Exemption CE 16-191

APPROVED:

  
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PATRICK H. WEST  
CITY MANAGER



# EXHIBIT A



**Subject Property:**  
 2nd St & Alamos Ave  
 AIN: 7281-021-901  
 Council District: 2

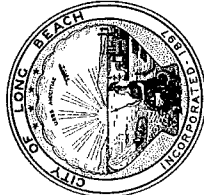




EXHIBIT B  
NOTICE of EXEMPTION from CEQA

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

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

Project Title: CE- 16-191

Project Location/Address: Alamitos Avenue and 2<sup>nd</sup> Street, APN 7281-021-901

Project Activity/Description: Transfer of approximately 640 square feet of surplus property owned by the City of Long Beach at Alamitos Avenue and 2<sup>nd</sup> Street, Assessor Parcel Number 7281-021-901

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

Applicant Name: The City of Long Beach

Mailing Address: 333 West Ocean Blvd., 3<sup>rd</sup> Floor, Long Beach, CA 90802

Phone Number: 562-570-6846

Applicant Signature: *Maryfrance*

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 16-191 Planner's Initials: CK

Required Permits: None, transfer/sale only

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15312 (Class 12) Surplus government property sales

Statement of support for this finding: As 640ft<sup>2</sup> this site is incapable of independent development use. This urbanized site does not have habitat or wildlife value.

Contact Person: Christopher Koontz Contact Phone: 562-570-6288

Signature: *Christopher Koontz* Date: 7/27/16