



# LONG BEACH REDEVELOPMENT AGENCY

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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 1225 Lime Avenue for a purchase price of \$650,000 plus closing costs. (Central – District 6)

### DISCUSSION

One of the revitalization goals identified in the Central Long Beach Strategic Guide for Development (Strategic Guide) is the consolidation of commercial uses at designated neighborhood centers and major arterial corridor intersections. One intersection that was identified is Atlantic Avenue and Anaheim Street. To that end, the underutilized properties located on the south side of Anaheim Street between Atlantic and Lime Avenues have been identified as a critical site for redevelopment (Project Site) (Exhibit A – Site Map).

In March 2005, the Long Beach Redevelopment Agency (Agency) purchased the vacant two-story art deco hotel with ground floor retail at 622-628 E. Anaheim Street and the property at 1235 Lime Avenue, which is currently vacant. The Agency also entered into an Owner Participation Agreement with the owners of the adjacent vacant lot at 602 E. Anaheim Street.

The property located at 1225 Lime is also within the Project Site (Exhibit B – Site Photograph). This parcel is 6,500 square feet and improved with two detached single family dwellings containing a gross building area of 2,356 square feet. Lidgard & Associates appraised the property at \$650,000 in an appraisal report dated January 22, 2007. The property is currently on the market and the property owner has offered to sell this parcel to the Agency for the appraised value. Existing tenants will be relocated and compensated according to state relocation law.

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Since the property can be purchased for fair market value without the use of eminent domain and its purchase is consistent with the future development of this intersection as outlined in the Strategic Guide, staff is recommending acquisition. The land will be assembled with adjacent property allowing for the adaptive reuse of the existing art deco building.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST  
EXECUTIVE DIRECTOR

PHW:CAB:DSW:jmv

APPROVED:



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GERALD R. MILLER  
CITY MANAGER

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

SITE MAP



-  602 E. Anaheim Street
-  622-628 E. Anaheim Street
-  1235 Lime Avenue
-  1225 Lime Avenue

SITE PHOTOS

1225 Lime Avenue

