



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 5641-5643 Atlantic Avenue, Assessor Parcel Number 7127-007-902 (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 \$385,200; and accept Categorical Exemption CE 15-086.

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 5641-5643 Atlantic Avenue (Subject Property) (Exhibit A). The Subject Property is approximately 4,100 square feet and is currently improved with a 3,210-square-foot building, which is potentially historic. The unit at 5641 Atlantic Avenue is leased to the 8th Council District as a field office, and the unit at 5643 Atlantic Avenue is leased to the Uptown Property and Community Association. Both tenancies are month-to-month and will be allowed a 90-day period to vacate upon the opening of escrow. 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 \$385,200, 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.

OVERSIGHT BOARD MEMBERS

August 3, 2015

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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 15-086 (Exhibit B), was completed related to the proposed transaction on June 30, 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 15-086

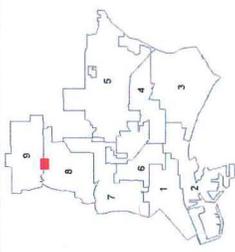
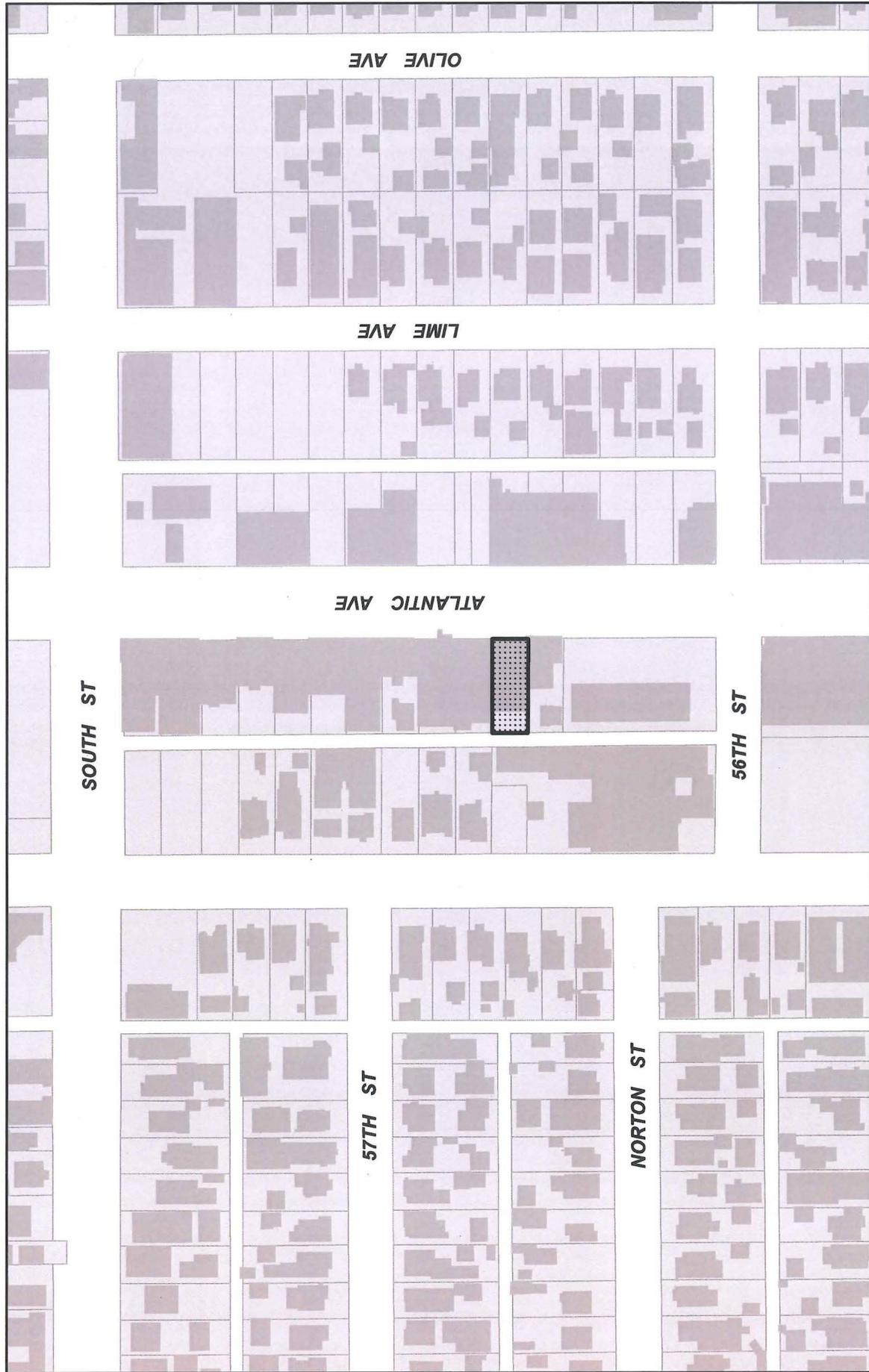
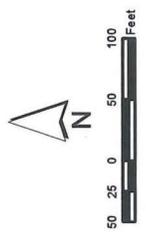


Exhibit A



Subject Property:
 5641-5643 Atlantic Ave
 AIN: 7127-007-902
 Council District : 8

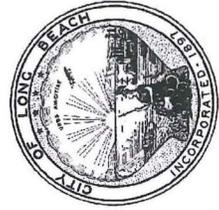




EXHIBIT B

Categorical Exemption CE-15-086

CITY OF LONG BEACH NOTICE OF EXEMPTION

Long Beach Development Services
333 W. Ocean Blvd., 5th Floor, Long Beach, CA 90802
Information: (562) 570-6194 Fax: (562) 570-6068
www.longbeach.gov/plan

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Long Beach Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Project Location/Address: 5641-5643 Atlantic Avenue, Long Beach, California

Project/Activity Description: Transfer of approximately 4,100 square feet of property owned by the City of Long Beach as Successor Agency to the Redevelopment Agency of the City of Long Beach located at 5641-5643 Atlantic Avenue, APN 7127-007-902.

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

Applicant Name: The City of Long Beach

Mailing Address: 333 West Ocean Boulevard, 3rd Floor, Long Beach, CA 90802

Phone Number: 562.570.6846

Applicant Signature: Mary Franck

(TO BE COMPLETED BY CITY STAFF ONLY)

Case Number:

Planner's Initials:

Required Permits:

THE ABOVE PROJECT HAD 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
Signature: [Handwritten Signature]

Contact Phone: 562-570-6368
Date: 6/30/15

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RESOLUTION NO. _____

A RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF LONG BEACH AS THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH APPROVING THE SUCCESSOR AGENCY'S DECISION TO DECLARE THE PROPERTY LOCATED AT 5641-5643 ATLANTIC AVENUE, ASSESSOR PARCEL NUMBER 7127-007-902, AS SURPLUS AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE SALE OF THE SUBJECT PROPERTY TO LAB HOLDING LLC, OR AN AFFILIATED ENTITY

WHEREAS, 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 5641-5643 Atlantic Avenue ("Subject Property"); and

WHEREAS, 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 on March 10, 2015; and

WHEREAS, the Subject Property has been categorized in the LRPMP 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; and

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

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

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

1 Section 1. Approve the decision of the Successor Agency to the
2 Redevelopment Agency of the City of Long Beach to declare the property located at 5641-
3 5643 Atlantic Avenue, Assessor Parcel Number 7127-007-902, as surplus and authorize
4 the City Manager, or designee, to execute any and all documents necessary for the sale
5 of the Subject Property to Lab Holding LLC, or an affiliated entity.

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

8 PASSED, APPROVED, and ADOPTED at a meeting of the Oversight Board
9 of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the
10 City of Long Beach held this ____ day of _____, 2015 by the following vote:

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12 Ayes: _____
13 _____
14 _____

15 Noes: _____
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17 _____

18 Absent: _____

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20 _____
Chairperson, Oversight Board

21 APPROVED:
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23 _____
Secretary, Oversight Board

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