

# 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 22, 2015

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
OF THE CITY OF LONG BEACH  
City of Long Beach  
California

## RECOMMENDATION:

Declare the property located at 140 W. 7<sup>th</sup> Street & 650-656 Pacific Avenue, Assessor Parcel Numbers 7273-024-901 and -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 Urban Pacific Multi-Housing, LLC and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$1,200,000; and accept Categorical Exemption CE 15-129. (District 1)

## 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 140 W. 7<sup>th</sup> Street & 650-656 Pacific Avenue (Subject Property) (Exhibit A). The Subject Property is approximately 11,250 square feet and is currently improved as a public parking lot serving the adjacent area. 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 Coldwell Banker Commercial WestMac, who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$1,200,000, which is above 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.

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 15-129 (Exhibit B), was completed related

to the proposed transaction on August 31, 2015.

This matter was reviewed by Deputy City Attorney Richard Anthony on September 2, 2015 and by Budget Management Officer Victoria Bell on September 3, 2015.

#### TIMING CONSIDERATIONS

Successor Agency action is requested on September 22, 2015, so the sale of 140 W. 7<sup>th</sup> Street & 650-656 Pacific Avenue may be considered by the Oversight Board on September 23, 2015, and promptly submitted to the DOF for review.

#### FISCAL IMPACT

Sale proceeds of \$1,200,000, less escrow and closing fees, commission, and recovery of administrative costs, will be remitted to the Los Angeles County Auditor-Controller for distribution to the affected taxing agencies. The net proceeds available for remittance is estimated to be \$1,032,000. The County will distribute the net proceeds to the affected taxing agencies based on their share of the \$1 tax rate. The City's share is approximately 21 percent, resulting in roughly \$216,700.

#### SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



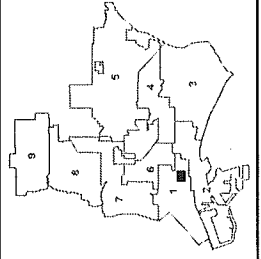
AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST  
CITY MANAGER

PHW:AJB:LAF:mft  
Z:\1\_Successor Agency\SUCCESSOR AGENCY STAFF REPORTS\2015\September 22\092215 Sale 7th & Pacific v1.doc

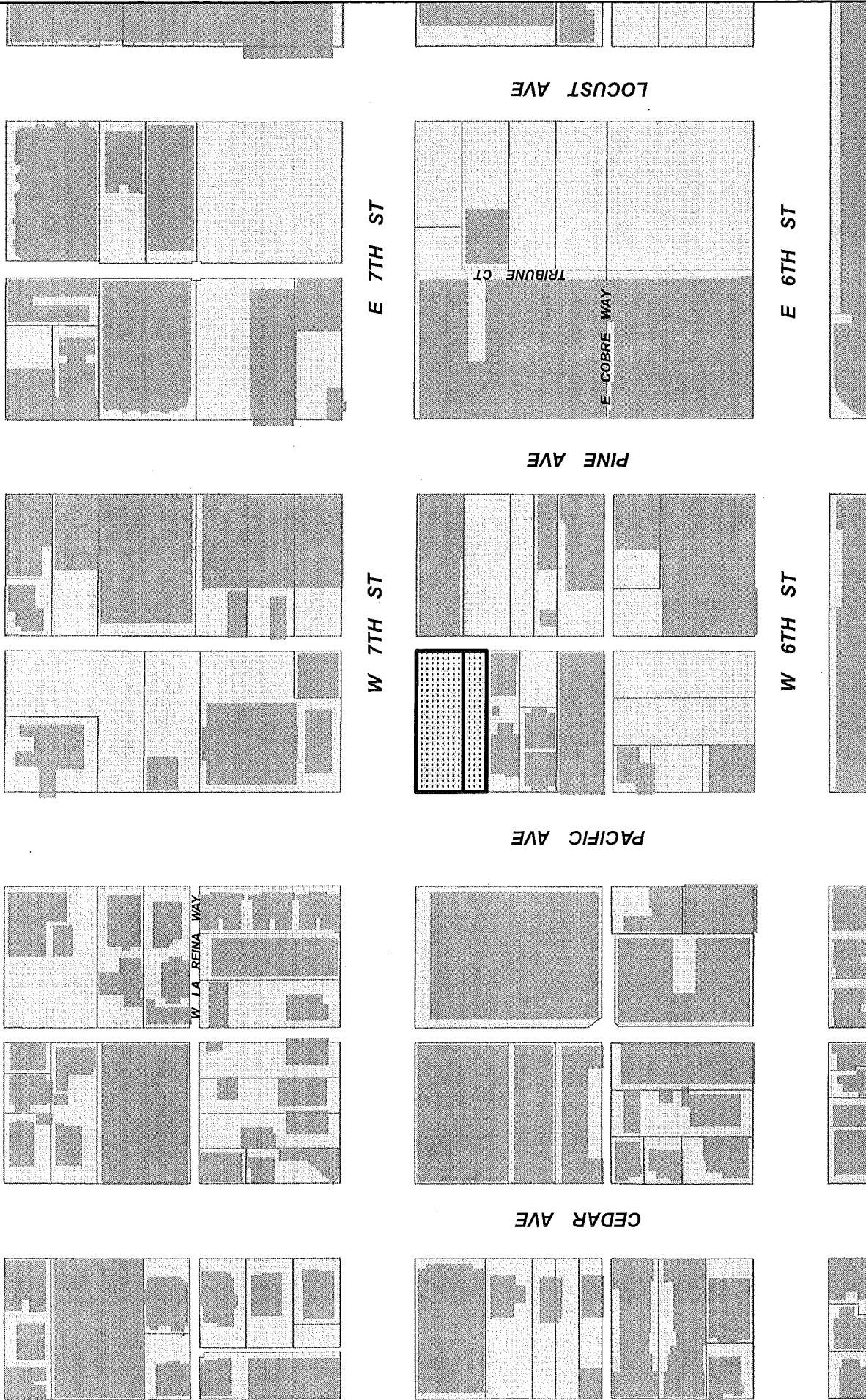
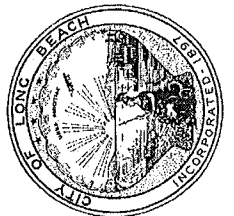
Attachments: Exhibit A – Subject Property  
Exhibit B – Categorical Exemption CE 15-129

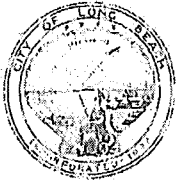


## Exhibit A



**Subject Property:**  
140 W 7th St / 650-656 Pacific Ave  
AIN: 7273-024-901, 902  
Council District : 1





## 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

Categorical Exemption CE-15-129

Project Location/Address: 140 W. 7<sup>th</sup> Street/650-656 Pacific Avenue, APN 7273-024-901 and -902

Project/Activity Description: Transfer of ownership of approximately 11,250 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 140 W. 7<sup>th</sup> Street/650-656 Pacific Avenue, APN 7273-024-901 and -902

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

Applicant Name: 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: Mary Francis

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 Chaffant Contact Phone: 562-570-6368  
Signature: [Signature] Date: 8/31/15