



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

January 25, 2017

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 1827 Pacific Avenue, Assessor Parcel Number 7209-022-900 (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 Kay Mendoza and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$355,000; and accept Categorical Exemption CE 16-163.

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 1827 Pacific Avenue (Subject Property) (Exhibit A). The Subject Property is approximately 16,000 square feet and is currently unimproved. The Subject Property is included in the Successor Agency's Long Range Property Management Plan, which was approved by the State of California Department of Finance on March 10, 2015, and amended on June 24, 2015 (Revised Plan). 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.

The City and the former Redevelopment Agency (Agency) of the City of Long Beach were in pre-existing and near-final discussions with the Buyer for the purchase of the Subject Property at the time of the Agency's dissolution. Upon approval of the Revised Plan, the Subject Property was assigned to Cushman & Wakefield of California, Inc., who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$355,000, which is based on an appraisal prepared during pre-existing negotiations and reflects the price agreed to at that time. The sale of the Subject Property is consistent with the Revised Plan and dissolution law.

OVERSIGHT BOARD MEMBERS

January 25, 2017

Page 2 of 2

In compliance with Government Code Section 54220 et seq (Chapter 621, Statutes of 1968), on June 1 and December 8, 2015, staff notified the State of California (State) and requesting parties that the Successor Agency was declaring all Future Development and Sale of Property parcels as surplus. Further, on September 28, 2016, staff notified qualified housing sponsors of the proposed sale as required by Government Code Section 54222(a). Finally, 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, requesting parties, qualified housing sponsors, nor any City Department has expressed an interest in, or objection to, the sale of the Subject Property. A Categorical Exemption, CE 16-163 (Exhibit B), was completed related to the proposed transaction on July 1, 2016.

This matter will be considered by the Successor Agency to the Redevelopment Agency of the City of Long Beach on January 24, 2017.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST
CITY MANAGER

PHW:AJB:MFT

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Attachments: Resolution
Exhibit A - Subject Property
Exhibit B - Categorical Exemption CE 16-163

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 1827 PACIFIC AVENUE, ASSESSOR PARCEL NUMBER 7209-022-900 AS SURPLUS AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE SALE OF THE SUBJECT PROPERTY TO KAY MENDOZA, AND/OR ASSIGNEE(S)

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 1827 Pacific 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 amended on June 24, 2015 ("Revised Plan"); and

WHEREAS, 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; and

WHEREAS, this matter was approved by the Successor Agency to the Redevelopment Agency of the City of Long Beach on January 24, 2017;

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:

Section 1. Approve the decision of the Successor Agency to the Redevelopment Agency of the City of Long Beach to declare the property located at 1827 Pacific Avenue, Assessor Parcel Number 7209-022-900, as surplus and authorize the City Manager, or designee, to execute any and all documents necessary for the sale of the Subject Property to Kay Mendoza, and/or assignee(s).

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

PASSED, APPROVED, and ADOPTED at a meeting of the Oversight Board of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the City of Long Beach held this _____ day of _____, 2017 by the following vote:

Ayes:

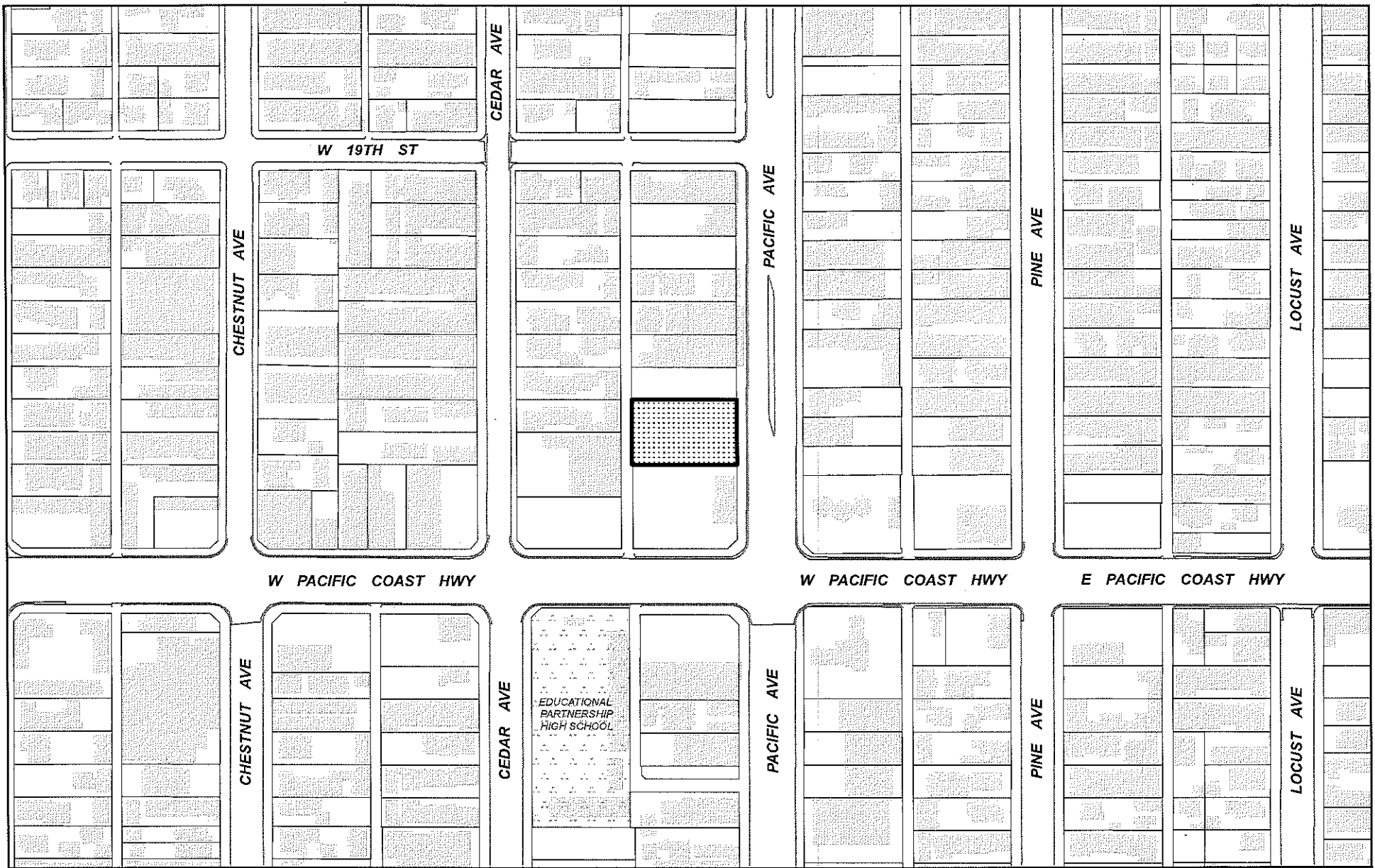
Noes:

Absent:

Chairperson, Oversight Board

APPROVED:

Secretary, Oversight Board



Subject Property:

1827 Pacific Ave

AIN: 7209-022-900

Council District: 6

Exhibit A

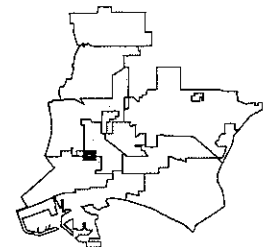
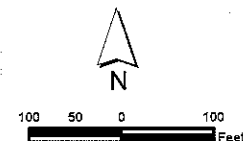




EXHIBIT B
NOTICE of EXEMPTION from CEQA

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

Project Title: CE-16-163

Project Location/Address: 1827 Pacific Avenue, APN 7209-022-900

Project Activity/Description: Transfer of approximately 16,000 square feet of surplus property owned by the City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach, located at 1827 Pacific Avenue, APN 7209-022-900

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., 3rd Floor, Long Beach, CA 90802

Phone Number: 562-570-6846

Applicant Signature: Melby 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 15312, Class 12, Surplus Government Property
Sales

Statement of support for this finding: This ownership transfer meets the
requirements to qualify for a
Class 12 exemption

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 7/1/16