



# 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

April 23, 2018

## 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 properties located at 1545-1551 and 1565 Santa Fe Avenue, Assessor Parcel Numbers 7432-005-900, -901, -903, and -904 (Subject Properties), 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 Chris Jhawar and/or assignee(s) (Buyer), for the sale of the Subject Properties in the amount of \$525,000; and, accept Categorical Exemption CE 18-056.

### DISCUSSION

The City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach (Successor Agency), currently owns the properties located at 1545-1551 and 1565 Santa Fe Avenue, Assessor Parcel Numbers 7432-005-900, -901, -903, and -904 (Subject Properties) (Exhibit A). The Subject Properties total approximately 13,764 square feet and consist of two non-contiguous unimproved lots. The Subject Properties are 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 Properties have been categorized with a permissible use of "Sale of Property," allowing for the Subject Properties to be sold and proceeds distributed as property tax to the local taxing agencies.

Upon approval of the Revised Plan, the Subject Properties were marketed by Lee & Associates, who worked with the Buyer to present the Successor Agency with an offer to purchase the properties for \$525,000, which is within the range of fair market value as determined by an independent appraisal or broker opinion of value, as appropriate. The sale of the Subject Properties is consistent with the Revised Plan and dissolution law.

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

OVERSIGHT BOARD MEMBERS

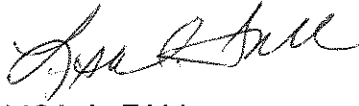
April 23, 2018

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Sale of Property parcels as surplus. Further, on July 31, 2017, 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 Properties. On February 22, 2018, Categorical Exemption CE 18-056, was completed related to the proposed transaction (Exhibit B).

This matter was approved by the Successor Agency to the Redevelopment Agency of the City of Long Beach on April 3, 2018.

Respectfully submitted,



LISA A. FALL  
ADMINISTRATIVE AND FINANCIAL SERVICES BUREAU MANAGER,  
DEVELOPMENT SERVICES



PATRICK H. WEST  
CITY MANAGER

PHW:TM:MFT

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Attachments: Resolution  
Exhibit A - Subject Property  
Exhibit B - Categorical Exemption CE 18-056

1 RESOLUTION NO. \_\_\_\_\_

2  
3 A RESOLUTION OF THE OVERSIGHT BOARD OF  
4 THE CITY OF LONG BEACH AS THE SUCCESSOR  
5 AGENCY TO THE REDEVELOPMENT AGENCY OF THE  
6 CITY OF LONG BEACH APPROVING THE SUCCESSOR  
7 AGENCY'S DECISION TO DECLARE THE PROPERTIES  
8 LOCATED AT 1545-1551 AND 1565 SANTA FE AVENUE,  
9 ASSESSOR PARCEL NUMBERS 7432-005-900, -901, -903,  
10 AND -904 AS SURPLUS AND AUTHORIZE THE CITY  
11 MANAGER TO EXECUTE ANY AND ALL DOCUMENTS  
12 NECESSARY FOR THE SALE OF THE SUBJECT  
13 PROPERTIES TO CHRIS JHAWAR, AND/OR ASSIGNEE(S)  
14

15 WHEREAS, the City of Long Beach, as Successor Agency to the  
16 Redevelopment Agency of the City of Long Beach ("Successor Agency") currently owns  
17 the properties located at 1545-1551 and 1565 Santa Fe Avenue ("Subject Properties"); and

18 WHEREAS, the Subject Properties are included in the Successor Agency's  
19 Long Range Property Management Plan (LRPMP), which was approved by the State of  
20 California Department of Finance on March 10, 2015, and amended on June 24, 2015; and

21 WHEREAS, the Subject Properties have been categorized in the LRPMP  
22 with a permissible use of "Sale of Property" allowing for the Subject Properties to be sold  
23 and proceeds distributed as property tax to the local taxing agencies; and

24 WHEREAS, this matter was approved by the Successor Agency to the  
25 Redevelopment Agency of the City of Long Beach on April 3, 2018;

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

1 Section 1. Approve the decision of the Successor Agency to the  
2 Redevelopment Agency of the City of Long Beach to declare the properties located at  
3 1545-1551 and 1565 Santa Fe Avenue, Assessor Parcel Numbers 7432-005-900, -901, -  
4 903, and -904, as surplus and authorize the City Manager, or designee, to execute any  
5 and all documents necessary for the sale of the Subject Properties to Chris Jhawarg,  
6 and/or assignee(s).

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

9 PASSED, APPROVED, and ADOPTED at a meeting of the Oversight Board  
10 of the City of Long Beach as the Successor Agency to the Redevelopment Agency of the  
11 City of Long Beach held this \_\_\_\_ day of \_\_\_\_\_, 2018 by the following vote:

12  
13 Ayes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16 Noes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

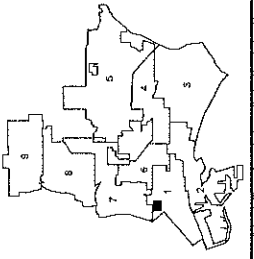
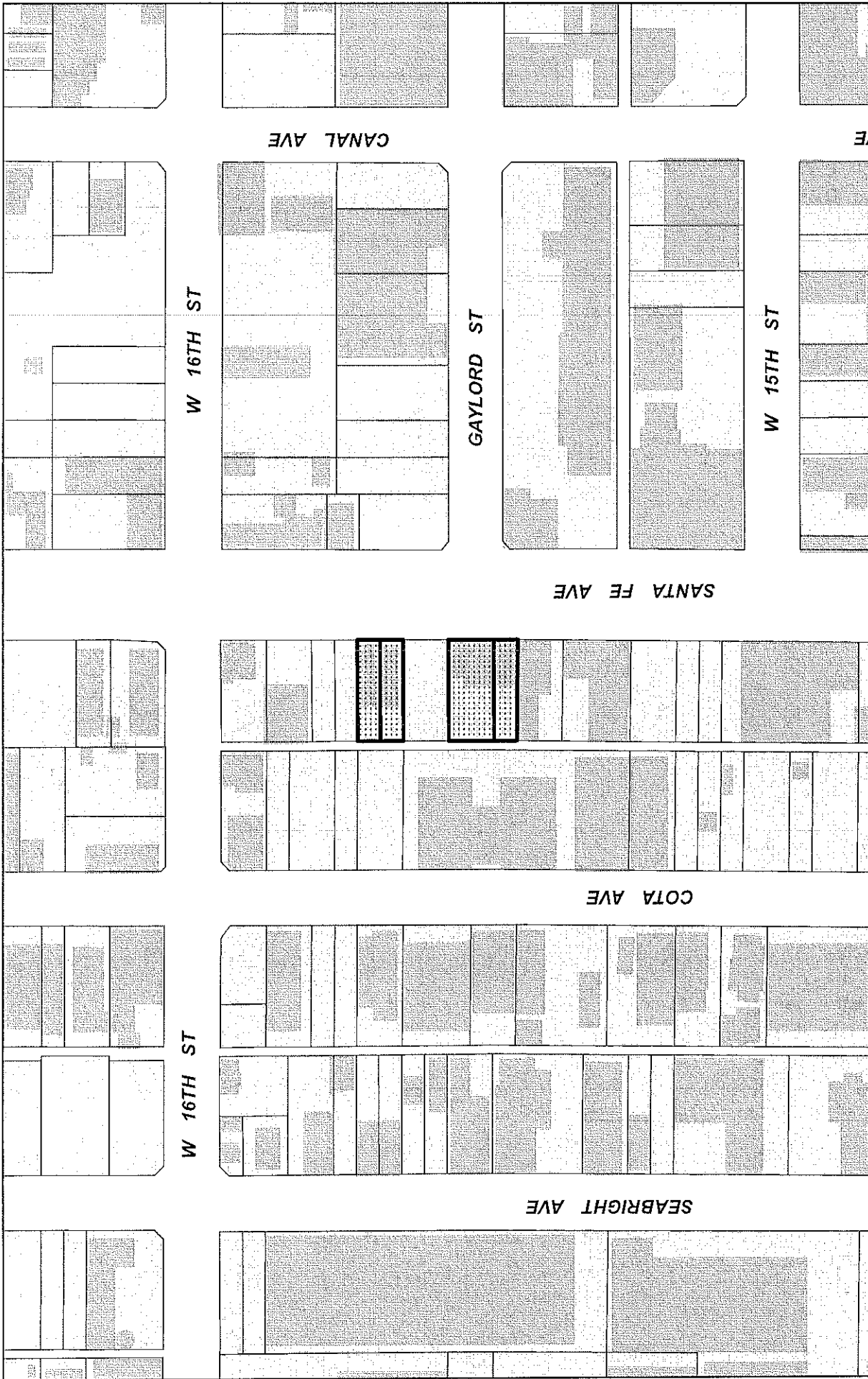
19 Absent:

\_\_\_\_\_

21 \_\_\_\_\_  
22 Chairperson, Oversight Board

23 APPROVED:

24 \_\_\_\_\_  
25 Secretary, Oversight Board  
26  
27  
28



## Exhibit A



## Subject Property:

1545-1551 & 1565 Santa Fe Ave

AIN: 7432-005-900, 901, 903,904

Council District : 1

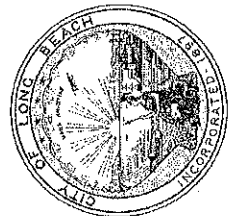




EXHIBIT B

# 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  
lbds.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- 18-056

Project Location/Address: 1545-1551 and 1565 Santa Fe Avenue, APNs 7432-005-900, -901, -903 and -904

Project/Activity Description: Transfer of ownership of approximately 13,764 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 1545-1551 and 1565 Santa Fe Avenue, APN 7432-005-900, -901, -903 and -904

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 Fanning

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 for a  
Class 12 exemption

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 2/22/18