



# 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 property located at 540-558 East Willow Street, Assessor Parcel Numbers 7208-006-909 and -918 (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 Israel Weinberg and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$1,080,000; and, accept Categorical Exemption CE 18-055.

### 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 540-558 East Willow Street (Subject Property) (Exhibit A). The Subject Property is approximately 21,580 square feet and is improved with a public parking lot serving the adjacent area. 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.

Upon approval of the Revised Plan, the Subject Property was marketed by Cushman and Wakefield, Inc., who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$1,080,000, which is fair market value as determined by a broker opinion of value. The offer was the highest of three offers received. The selection panel, consisting of representatives from the Departments of Development Services and Economic Development, and an outside real estate economics consultant, also recommended selection of the Buyer based on the Buyer's development and construction experience and the Buyer's ownership of the adjacent parcel. The sale of the Subject Property is consistent with the Revised Plan and dissolution law.

## OVERSIGHT BOARD MEMBERS

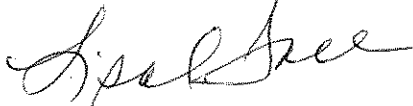
April 23, 2018

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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 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 Property. On February 22, 2018, Categorical Exemption CE 18-055, 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 18-055

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 540-558 EAST WILLOW STREET,  
ASSESSOR PARCEL NUMBERS 7208-006-909 AND -918  
AS SURPLUS AND AUTHORIZE THE CITY MANAGER TO  
EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR  
THE SALE OF THE SUBJECT PROPERTY TO ISRAEL  
WEINBERG, 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 540-558 East Willow Street ("Subject Property"); and

WHEREAS, the Subject Property is included in the Successor Agency's  
Amendment to the Revised Long Range Property Management Plan ("LRPMP"), which  
was approved by the State of California Department of Finance on June 24, 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 April 3, 2018;

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 540-558 East Willow Street, Assessor Parcel Numbers 7208-006-909 and -918, as surplus and authorize the City Manager, or designee, to execute any and all documents necessary for the sale of the Subject Property to Israel Weinberg, 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 \_\_\_\_\_, 2018 by the following vote:

Ayes:

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

Noes:

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

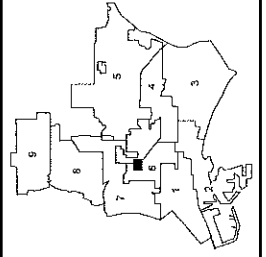
Absent:

\_\_\_\_\_

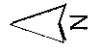
\_\_\_\_\_  
Chairperson, Oversight Board

APPROVED:

\_\_\_\_\_  
Secretary, Oversight Board

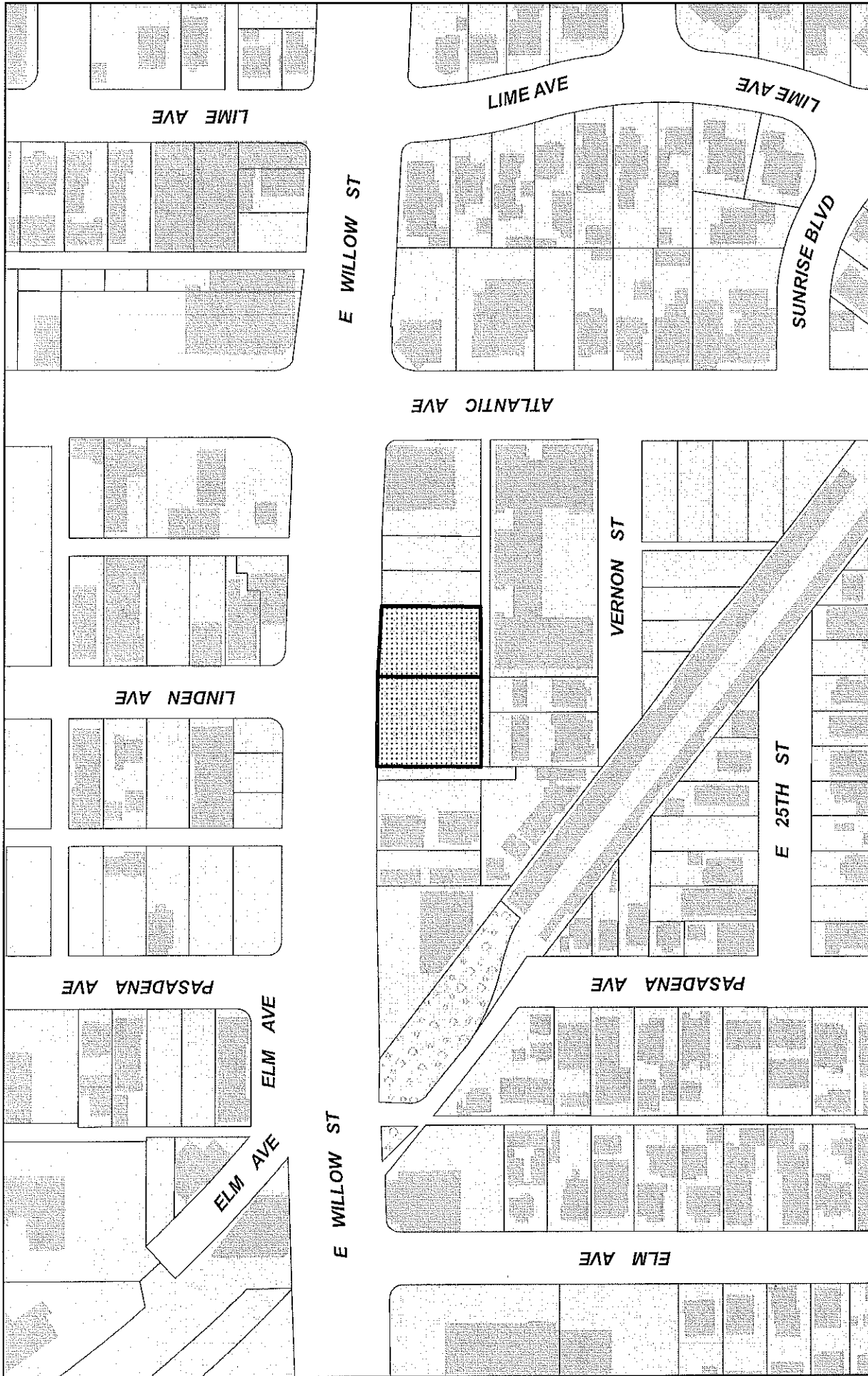
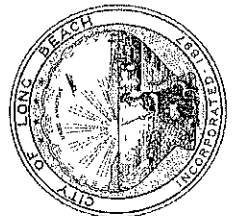


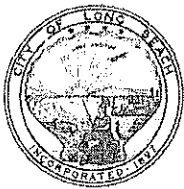
## Exhibit A



50 25 0 50 100 Feet

**Subject Property:**  
540-558 E Willow St  
AIN: 7208-006-909, 918  
Council District : 6





## 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

Project Title: CE-18-055

Project Location/Address: 540-558 East Willow Street, APNs 7208-006-909 & -918

Project Activity/Description: Transfer of approximately 21,580 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 540-558 East Willow Street, APNs 7208-006-909 & -918

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., 3<sup>rd</sup> Floor, Long Beach, CA 90802

Phone Number: 562-570-6846

Applicant Signature: Mary Frances

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