

RESOLUTION NO. RES-21-0119

A RESOLUTION OF THE CITY OF LONG BEACH,  
DETERMINING A CITY-OWNED PARCEL LOCATED AT 854  
E. 7TH STREET TO BE EXEMPT SURPLUS LAND  
PURSUANT TO GOVERNMENT CODE SECTION  
54221(f)(1)(A) AND DETERMINING THE PROJECT IS  
EXEMPT FROM REVIEW UNDER THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the City Council supports the provision of affordable housing,  
and has taken several actions in furtherance thereof, including establishment of the Long  
Beach Community Investment Corporation, creation of the Housing Trust Fund, and the  
adoption of an inclusionary housing requirement for new development within the City; and

WHEREAS, after several decades of use as an armory, the State of  
California returned certain real property located at 854 E. 7th Street to the City of Long  
Beach ("Subject Property"); and

WHEREAS, after a competitive process soliciting development proposals for  
the Subject Property, the City Council provided staff with direction to execute an Exclusive  
Negotiating Agreement with Gundry Partners, LP ("Gundry") to begin the process to sell or  
lease the Subject Property for the construction of a mixed-use affordable housing  
development; and

WHEREAS, Assembly Bills 1486 and 1255 amended the Surplus Land Act  
to promote affordable housing development on surplus public land throughout the state to  
respond to the existing affordable housing crisis; and

WHEREAS, the proposed project, which includes the transfer of land and  
subsequent construction and operation of a mixed use affordable housing development  
consisting of 64 units, is categorically exempt from the California Environmental Quality

1 Act (CEQA) pursuant to Section 15194, Affordable Housing Exemption, which applies to  
2 projects that provide housing for low-income households, on a site that is less than five  
3 acres and located in an urbanized area. The project is eligible for the streamlined  
4 ministerial approval process established by Senate Bill (SB) 35. As such, the project is also  
5 exempt from CEQA pursuant to Cal. Code Regs. tit. 14 § 15268, which states that  
6 ministerial projects are exempt from CEQA.. Therefore, no further environmental review is  
7 required;

8 NOW, THEREFORE, the City Council of the City of Long Beach resolves as  
9 follows:

10 Section 1. The City Council has determined the Subject Property, as more  
11 particularly described on Exhibit "A" attached hereto, is exempt surplus land as defined in  
12 Government Code Section 54221(f)(1)(A).

13 Section 2. Pursuant to Government Code Section 54221(f)(1)(A) and  
14 Section 103(b)(3)(A) of the Surplus Land Act Guidelines issued by the California  
15 Department of Housing and Community Development, "exempt surplus land" means and  
16 includes surplus land that is transferred pursuant to Government Code Section 37364.  
17 Subject to certain conditions, Section 37364 authorizes a city to sell, lease, exchange,  
18 quitclaim, convey, or otherwise dispose of real property to provide housing affordable to  
19 persons and families of low or moderate income. In accordance with Government Code  
20 Section 37364, the City Council makes the following findings of fact

21 A. The Subject Property has a zoning designation of PD-30.  
22 Development proposals for the Subject Property were solicited pursuant to a  
23 competitive process, Gundry submitted the only proposal, and thereafter an  
24 Exclusive Negotiating Agreement was executed. Negotiations have resulted  
25 in a mixed use development proposal with 100% of the residential units being  
26 affordable. Therefore, the disposition of the exempt surplus land is in the  
27 City's best interest to provide affordable housing.

28 B. The Subject Property consists of 72,710 square feet of building

1 area. The proposed development on the Subject Property consists of 62,200  
2 square feet of housing building area. Therefore, in accordance with  
3 Government Code Section 37364(b), not less than 80 percent of the area of  
4 the Subject Property will be used for the development of housing. Such ratio  
5 shall not decrease during development of the Subject Property.

6 C. 63 of the 64 proposed residential units on the Subject Property  
7 (except for one on-site manager's unit) will be deed restricted such that they  
8 will be made available only to lower income households, with at least twenty  
9 percent (20%) of the units affordable to very low income households.  
10 Therefore, in accordance with Government Code Section 37364(c), no less  
11 than 40 percent (40%) of the total number of developed housing units will be  
12 affordable to lower income households, and half of such 40 percent (40%)  
13 shall be affordable to very low income households.

14 D. The Subject Property will be subject to a recorded regulatory  
15 agreement which provides that, for 55 years after the issuance of a certificate  
16 of occupancy, the residential units may be rented only to persons or  
17 households of low or very low-income, and such agreement shall run with the  
18 Subject Property and be binding upon all future owners, in satisfaction of the  
19 requirements of Government Code Section 37364(d).

20 Section 3. This resolution shall take effect immediately upon its adoption  
21 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council  
of the City of Long Beach at its meeting of October 5, 2021  
by the following vote:

Ayes: Councilmembers: Zendejas, Allen, Supernaw, Saro,  
Uranga, Austin, Richardson.

Noes: Councilmembers: None.

Absent: Councilmembers: Price, Mungo.

Recusal(s): Councilmembers: None.

  
City Clerk

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EXHIBIT "A"

The Subject Property is situated in the State of California, County of Los Angeles, City of Long Beach, and is described as follows:

Street Address : 854 E. 7th Street, Long Beach, California