



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

February 16, 2016

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

RECOMMENDATION:

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 Davila Properties, LLC, and Ashwood Construction, Inc., and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$1,100,000; and accept Categorical Exemption CE 15-151. (District 6)

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 (LRPMP), which was approved by the State of California Department of Finance 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 Cushman and Wakefield, Inc., who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$1,100,000, 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 15-151 (Exhibit B), was completed related to the proposed transaction on October 22, 2015.

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OF THE CITY OF LONG BEACH
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This matter was reviewed by Deputy City Attorney Richard F. Anthony on January 20, 2016 and by Budget Management Officer Victoria Bell on January 29, 2016.

TIMING CONSIDERATIONS

Successor Agency action is requested on February 16, 2016, so the sale of 540-558 East Willow Street may be considered by the Oversight Board on March 7, 2016.

FISCAL IMPACT

Sale proceeds of \$1,100,000, 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 \$946,000. 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 \$198,660.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



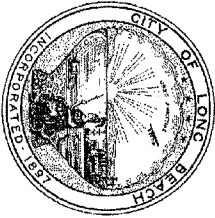
AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST
CITY MANAGER

PHW:AJB:LAF:mft
Z:\1_Successor Agency\SUCCESSOR AGENCY STAFF REPORTS\2016\B February 16\021616 Sale 540-558 E Willow St v1.doc

Attachments: Exhibit A – Subject Property
Exhibit B – Categorical Exemption CE 15-151



Subject Property:

540-558 E Willow St

AIN: 7208-006-909, 918

Council District : 6

Exhibit A

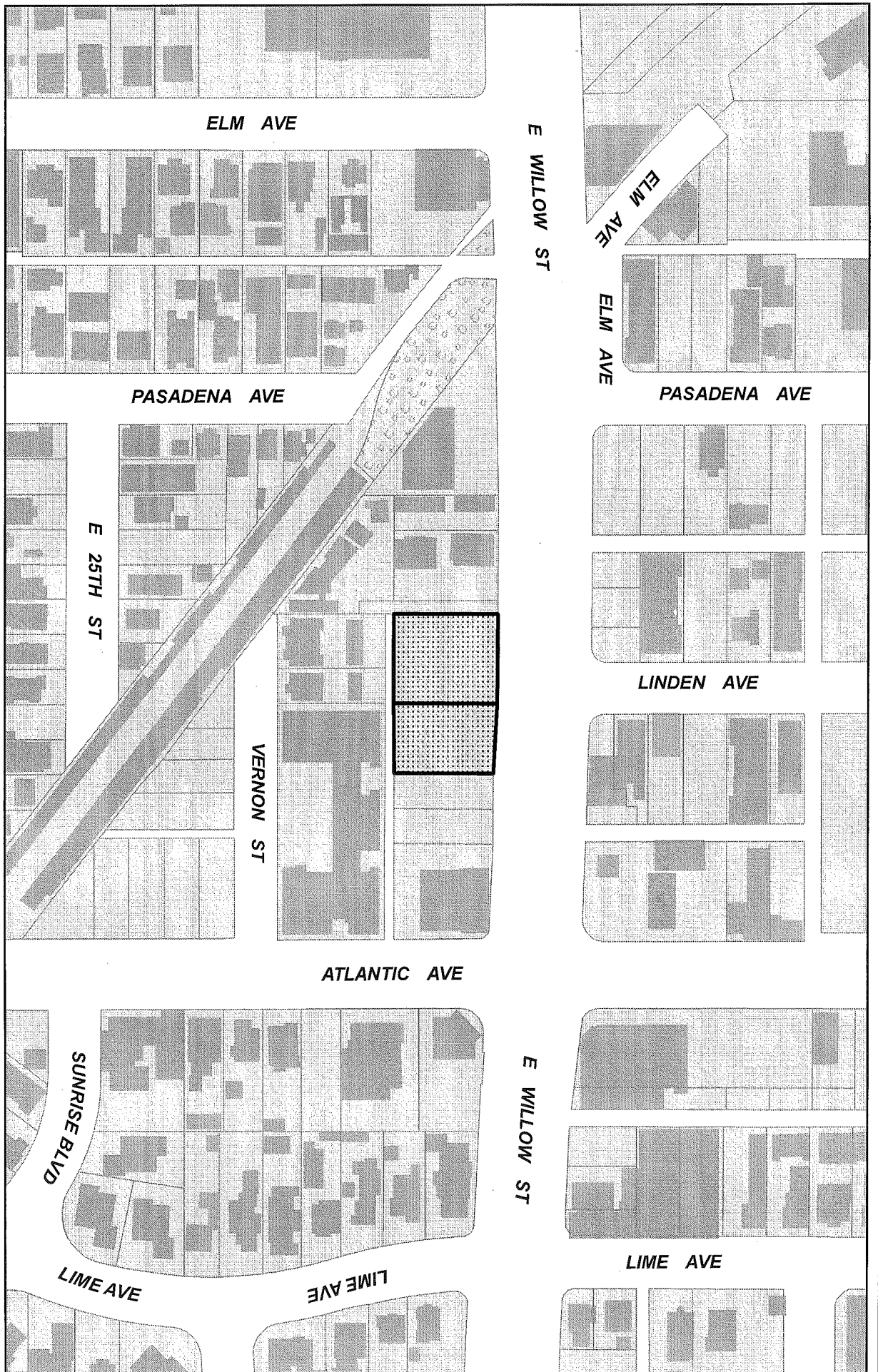
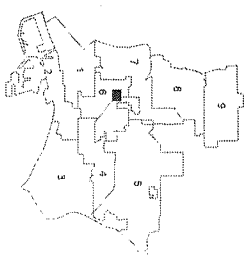




EXHIBIT B

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
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, 5th Floor
Long Beach, CA 90802

☒ L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE-15-151

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., 3rd Floor, Long Beach, CA 90802

Phone Number: 562-570-6846

Applicant Signature: *[Handwritten Signature]*

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: *[Handwritten Signature]*

Date: 10/22/15