

CITY OF LONG BEACH

DEPARTMENT OF ECONOMIC DEVELOPMENT

411 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6099 • Fax (562) 570 -6380

September 17, 2019

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Declare City-owned property at 652 ½ Alamitos Avenue, Assessor Parcel Number 7266-006-900 (Subject Property), as surplus; authorize the City Manager, or designee, to execute any and all documents necessary, including a Purchase and Sale Agreement, with the Robert Gumbiner Foundation, a California nonprofit corporation, for the sale of the Subject Property, in the amount of \$27,500; and,

Accept Categorical Exemption CE-19-221. (District 2)

DISCUSSION

The City of Long Beach (City) currently owns a vacant 3,150-square-foot parcel at 652 ½ Alamitos Avenue (Subject Property) (Attachment A). Formerly owned by the Redevelopment Agency of the City of Long Beach (Agency), the Subject Property was included in the Successor Agency's Long Range Property Management Plan (LRPMP), which was approved by the State of California Department of Finance (DOF) on March 10, 2015 and amended on June 24, 2015. The Subject Property has been categorized with a permissible use of "Government Use" as the Subject Property was originally purchased by the Agency for traffic improvements including a sidewalk with access ramp compliant with the Americans with Disabilities Act. It also facilitated a northbound right-turn at the traffic signal and a bus stop. The Subject Property is now effectively a remnant parcel and is not reasonably capable of independent development.

The adjacent property owner, the Robert Gumbiner Foundation (Foundation), has expressed interest in purchasing the Subject Property to install a monument sign welcoming visitors to the Museum of Latin American Art (Museum), which is located adjacent to the Subject Property. The sale of the Subject Property to the Foundation would allow the Museum to maintain a presence on the corner of 7th Street and Alamitos Avenue, as well as remove the Subject Property from the City's liability and allow the parcel to be placed back onto the property tax rolls.

The sale of the Subject Property is exempt from Government Code Section 54220 et seq (Chapter 621, Statutes of 1968), due to its size of less than 5,000 square feet and less than the minimum legal residential building lot size for this area. A Categorical Exemption, CE-19-221 (Attachment B), was completed related to the proposed transaction on September 5, 2019.

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This matter was reviewed by Deputy City Attorney Richard F. Anthony on August 26, 2019 and by Budget Management Officer Rhutu Amin Gharib on August 29, 2019.

TIMING CONSIDERATIONS

City Council action is requested on September 17, 2019, to facilitate the sale of the Subject Property.

FISCAL IMPACT

Sale proceeds of \$27,500, less escrow and closing fees 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 \$23,100. The County will distribute the net proceeds to the affected taxing agencies based on their share of the 1 percent tax rate. The City's share is approximately 21 percent of the net sale proceeds, estimated to be \$4,851. Consistent with City Council policy direction, 75 percent of the City's proceeds will be retained for non-recurring economic programs in the former Central Long Beach Project Area, and 25 percent will be retained for non-recurring economic programs with a citywide impact. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



JOHN KEISLER
DIRECTOR OF ECONOMIC DEVELOPMENT

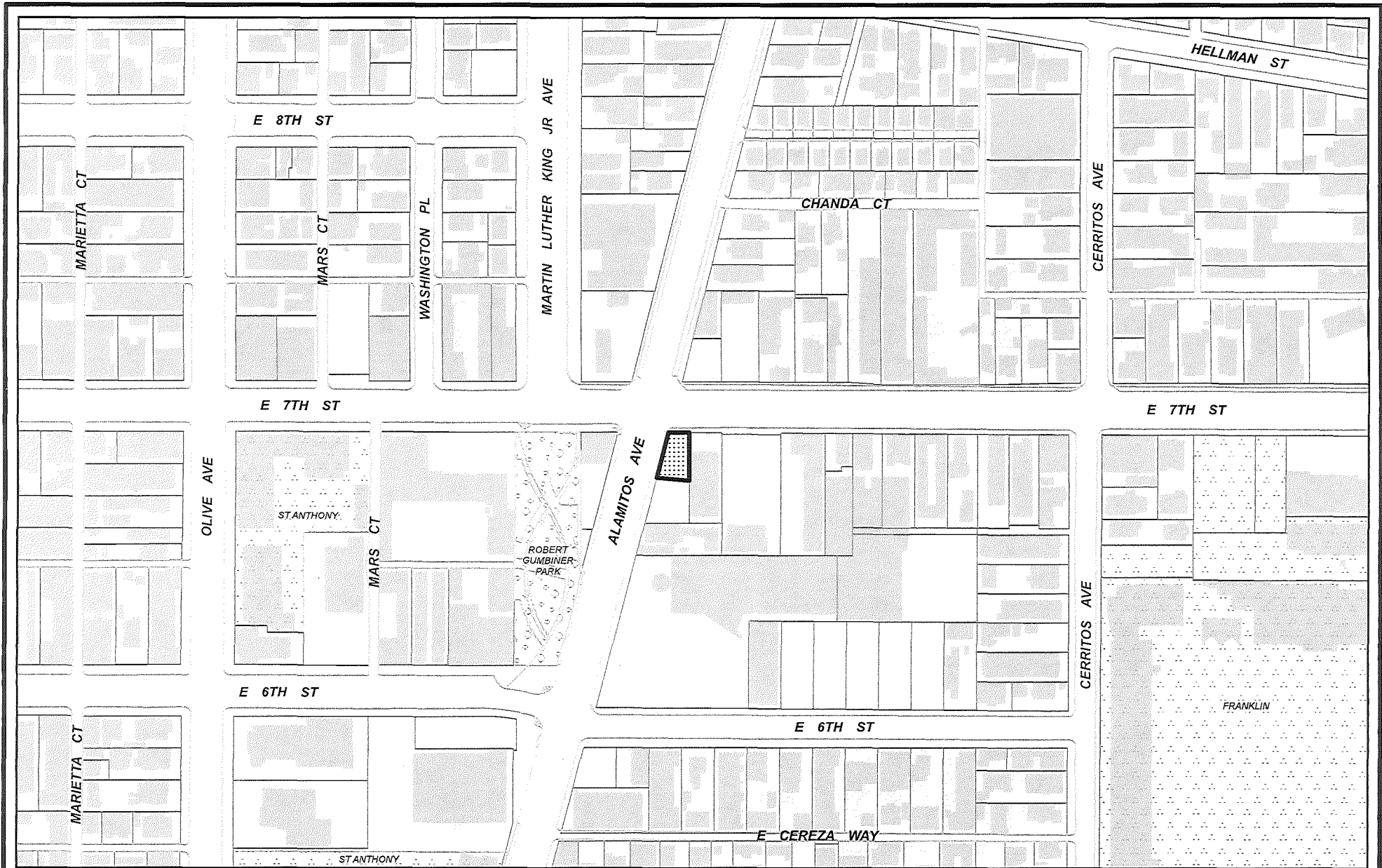
JK:MFT:LCC

Attachments A: Subject Property
B: Categorical Exemption CE 19-221

APPROVED:



PATRICK H. WEST
CITY MANAGER

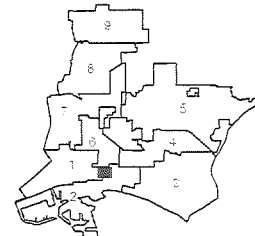


Subject Property:

APNs: 7266-006-900

Council District : 2

Attachment A





CEQA NOTICE of EXEMPTION

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
411 W. OCEAN BLVD., 3RD FLOOR, LONG BEACH, CA 90802
(562) 570-6194 WWW.LONGBEACH.GOV/LBDS

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

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

Exemption Number: CE-19-221

Project Title (Application Number): Transfer of Property - Alamitos Avenue and 7th Street

Project Location – Specific: APN 7266-006-900 - Alamitos Avenue and 7th Street

Project Location – City/County: City of Long Beach, Los Angeles County, California

Description of Nature, Purpose and Beneficiaries of Project: Sale approximately 3,150 square feet of City-owned surplus property located at Alamitos Avenue and 7th Street, Assessor Parcel Number (APN) 7266-006-900.

Public Agency Approving Project: City of Long Beach, California

Person or Agency Carrying Out Project: Mary Torres, City of Long Beach, Property Services Offer

Exempt Status: (Check One)

- Ministerial (Sec 21080(b)(1); 15268);
- Declared Emergency (Sec 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301 (Existing Facilities), 15312 (Surplus Property Sales)
- Statutory Exemption. State code number: _____

Reasons why project is exempt:

This matter involves the sale of surplus property (Section 15312) and requires subsequent review of any potential future development on site. The property does not have significant values for wildlife or habitat or other environmental purposes and the use of the property has not changed since the time of purchase by the public agency. There is no change in use included under this application (Section 15301).

Lead Agency	
Contact Person: <u>Maryanne Cronin</u>	Contact Phone: <u>(562) 570-5683</u>
Signature: <u><i>Maryanne Cronin</i></u>	Date: <u>9-5-19</u> Title: <u>Planner</u>