



December 14, 2010

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Declare the west 40 feet of Lot 8 in Block 7 of Tract No. 9686 in the City of Long Beach as surplus, and authorize the City Manager to execute any and all documents necessary for the sale of the property to Ramon and Imelda Orozco for \$9,000. (District 7)

DISCUSSION

The City of Long Beach purchased several portions of frontage along DeForest Avenue from the adjacent residential property owners during the 1950's and 1960's to accommodate a proposed street widening of DeForest Avenue. The City did not purchase all of the properties needed to complete the proposed street widening project, and in 1996, a determination was made that the street widening project would no longer be pursued. The City subsequently worked with the property owners to sell back the adjacent lots at fair market value.

A recent review of street maps determined that one of these parcels along DeForest Avenue still remains under City ownership (Subject Property) and is adjacent to the residential property located at 2435 San Francisco as shown on the attached map. The owners of the adjacent parcel have expressed interest in purchasing the Subject Property, and an independent appraisal dated May 13, 2010 determined the fair market value to be \$9,000. There are no other practical uses for the Subject Property and selling it to the adjacent property owners would also return it to the property tax rolls.

Pursuant to the California Environmental Quality Act, the sale of the Subject Property is categorically exempt, pursuant to the Public Resources Code, Division 13, as the disposition activity contemplated is not intended to expand the use beyond what currently exists. Any future development on the Subject Property will be subject to a separate environmental review process under CEQA and would be the responsibility of the new property owners.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on November 18, 2010 and by Budget and Performance Management Bureau Manager Lou Palmer on November 22, 2010.

HONORABLE MAYOR AND CITY COUNCIL

December 14, 2010

Page 2

TIMING CONSIDERATIONS

City Council action on this matter is requested on December 14, 2010 in order to facilitate the sale of the Subject Property.

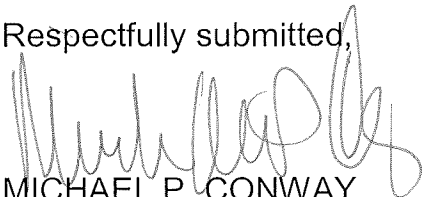
FISCAL IMPACT

The sale proceeds of \$9,000, less any escrow and closing fees, will be a one-time revenue source to the General Fund (GP). There is no job impact associated with this action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

MPC:MFT:ggw
12.14.10 Sale 2435SF-DeForest Avenue Surplus v2

Attachment

APPROVED:



PATRICK H. WEST
CITY MANAGER

Subject Property

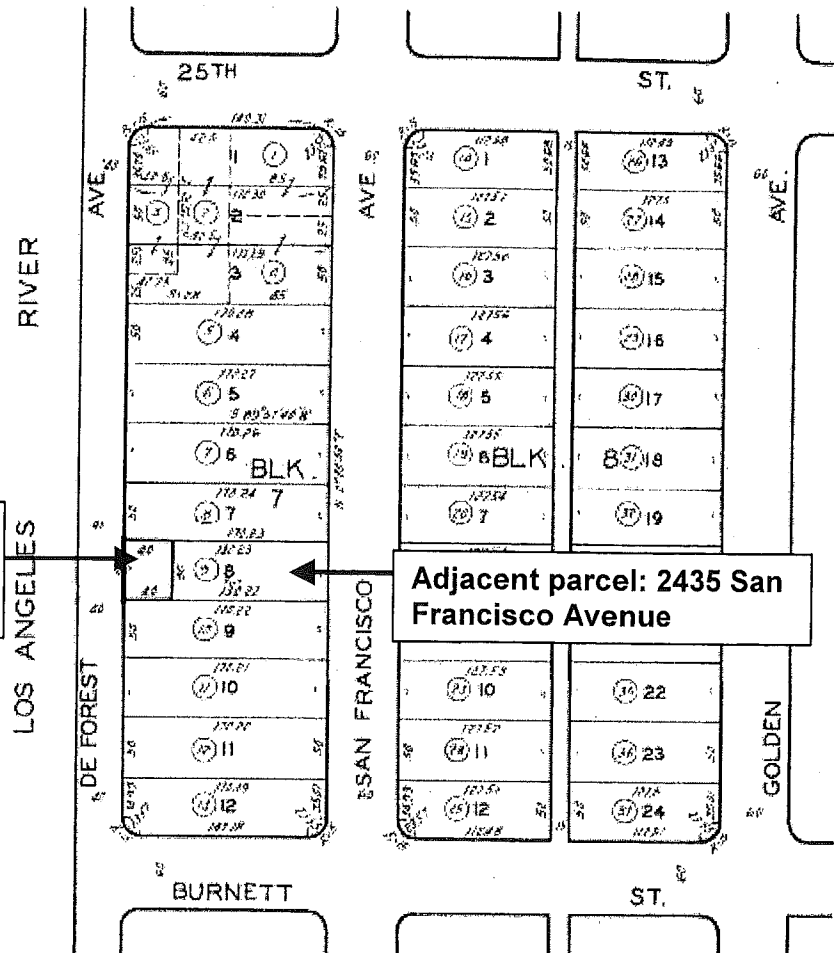
7202 5
SCALE 1" = 80'



Subject Property: West
40 feet of Lot 8 in Block
7 of Tract No. 9686

TRACT NO. 9686
M.B. 135-20-22

CODE
5501



Adjacent parcel: 2435 San
Francisco Avenue