



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

R-22

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

April 24, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute all documents necessary for the acquisition of the following three properties; 1) 1413-1419 Chestnut Avenue, Assessor Parcel Number 7269-040-042, from Timothy and Jane Paulson, 2) 1421-1427 Chestnut Avenue, Assessor Parcel Number 7269-040-041, from Luis and Ana M. Delgado, and 3) 1431 Chestnut Avenue, Assessor Parcel Number 7269-040-040, from Candida Zazuetarosas and Rosas Demetrio, for the expansion of Seaside Park at a total cost of \$3,055,650; and

Authorize an increase in appropriations in the Capital Projects Fund (CP) in the Department of Parks, Recreation and Marine (PR) in the amount of \$3,055,650. (District 1)

DISCUSSION

On September 19, 2006, the City Council authorized the issuance and sale of \$25 million in 2006 Open Space Lease Revenue Bonds to fund the expansion of parks and open space in underserved communities. As part of the bond issue, several potential park projects were identified. One such project is the expansion of Seaside Park through the acquisition of three properties located at 14th Street and Chestnut Avenue (Subject Properties) (Exhibit "A"). This project was found in compliance with the California Environmental Quality Act on March 6, 2007.

Acquisition of the Subject Properties would allow for the expansion of the park as part of a multi-phase plan to create a neighborhood park in the Washington School neighborhood. This neighborhood is a focus area for both the Housing Action Plan and the Central Redevelopment Project Area. The subsequent development of the parcels is anticipated to include a neighborhood picnic area and additional passive open space. Additionally, the park would be opened along Cowles Street providing better surveillance of the park and contributing to a safer community.

The City is currently in negotiations with the property owners of the three Subject Properties, which are as follows:

- 1413-1419 Chestnut Avenue
Assessor Parcel Number 7269-040-042
Owners: Timothy and Jane Paulson
- 1421-1427 Chestnut Avenue
Assessor Parcel Number 7269-040-041
Owners: Luis and Ana M. Delgado
- 1431 Chestnut Avenue
Assessor Parcel Number 7269-040-040
Owners: Candida Zazueta Rosas and Rosas Demetrio

The property owners of 1413-1419 Chestnut Avenue, Timothy and Jane Paulson, have agreed to sell the property to the City for \$840,000, which was determined to be the fair market value of the property as determined by an independent appraisal. An additional amount up to \$118,950 will be expended for relocation, demolition, escrow and closing fees.

The property owners of 1431 Chestnut Avenue, Candida Zazueta Rosas and Rosas Demetrio, have agreed to sell the property to the City for \$1,045,000, which is 5 percent above the fair market value of the property of \$995,000, as determined by an independent appraisal. An additional amount up to \$123,600 will be expended for relocation, demolition, escrow and closing fees.

The purchase of the remaining property is still under negotiation, however, it is anticipated that the purchase price will not exceed 10 percent of the appraisal price. An independent appraisal has determined the value of 1421-1427 Chestnut Avenue to be \$735,000. Total cost shall not exceed \$928,100 including relocation, demolition, escrow and closing fees.

This letter was reviewed by Deputy City Attorney Richard F. Anthony on April 10, 2007, and Budget and Performance Management Bureau Manager David Wodynski on April 17, 2007.

TIMING CONSIDERATIONS

City Council action is requested on April 24, 2007, in order to facilitate the acquisition of the Subject Properties.

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FISCAL IMPACT

The total acquisition, relocation, demolition, escrow and closing costs for all three Subject Properties is estimated at \$3,055,650. An appropriations increase of \$3,055,650 is requested in the Capital Projects Funds (CP) in the Department of Parks, Recreation and Marine (PR). While there is no impact to the General Fund related to the acquisition, future maintenance costs for the park have not been identified.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

PATRICK H. WEST
DIRECTOR OF
COMMUNITY DEVELOPMENT

PHW:PTH:MFT:lel
Attachment: Exhibit "A"
4.24.07 CC Ltr Acq Seaside Park


PHIL T. HESTER
DIRECTOR OF PARKS,
RECREATION AND MARINE

APPROVED:


for GERALD R. MILLER
CITY MANAGER

Exhibit "A"
Subject Properties



CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

Property Aquisition adjacent to
Seaside Park

South of Cowles Street between Magnolia Ave and Chestnut Ave