



# LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

March 19, 2007

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Recommendation to approve and authorize the Executive Director to execute a Purchase and Sale Agreement and all other related documents to complete the purchase of property at 1478 Cota Avenue for a purchase price of \$505,000 plus closing costs. (West Industrial – District 1)

### DISCUSSION

One of the goals of the West Long Beach Industrial Redevelopment Plan is to remove nonconforming residential uses from the project area. The residence at 1478 Cota Avenue is located within the project area (Exhibit A).

This parcel has 6,504 square feet of land and a 1,056 square foot duplex apartment building (Exhibit B). The unit mix includes two 1-bedroom, 1-bathroom units. Lidgard & Associates appraised the property at \$485,000 in an appraisal report dated June 13, 2006. The property owner has offered this parcel for sale to the Redevelopment Agency for a price of \$505,000 plus closing costs. The tenants will be relocated according to state relocation law.

Since the property can be purchased for fair market value without the use of eminent domain, and its purchase is consistent with the goal of removing nonconforming residential uses from the project area, staff is recommending acquisition. After the existing tenants have been relocated in accordance with California State law and the structures demolished, the land will be offered for resale.

Funds are available for this acquisition in the FY 2007 budget for the West Long Beach Industrial Project Area. The West Industrial Project Area Committee (WPAC) found that acquisition of the parcel is consistent with the WPAC's adopted land acquisition policy. The WPAC recommended the acquisition of this property at their March 14, 2007 meeting.

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



PATRICK H. WEST  
EXECUTIVE DIRECTOR

APPROVED:



GERALD R. MILLER  
CITY MANAGER

PHW:CAB:AES:mp

Attachment: Exhibit A – Site Map  
Exhibit B – Site Photograph

**EXHIBIT A**

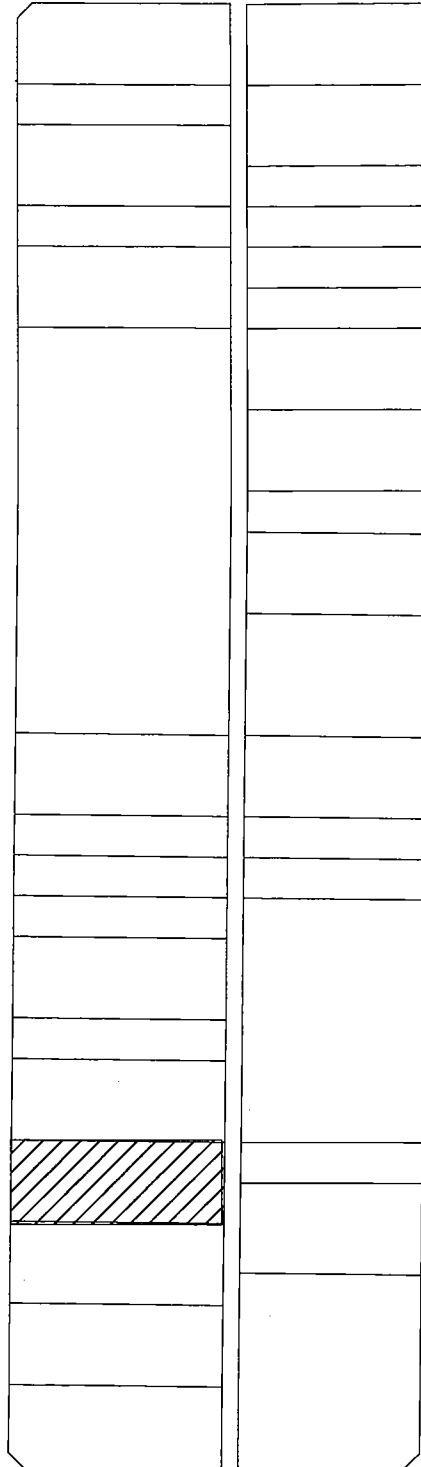
SITE MAP  
1478 COTA AVENUE  
APN: 7432-005-016



W 16TH STREET

COTA AVENUE

SANTA FE AVE



COWLES STREET

EXHIBIT B

1478 Cota Avenue

