



LONG BEACH REDEVELOPMENT AGENCY

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

April 16, 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 1601 W. 17th Street for \$600,000 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 1601 W. 17th Street is located within the project area (Exhibit A).

This parcel has 4,950 square feet of land and three apartment buildings (Exhibit B). The building mix includes a studio and two 1-bedroom, 1-bathroom structures. Lidgard & Associates appraised the property at \$602,000 in an appraisal report dated January 15, 2007. The property owner has offered to sell this parcel to the Long Beach Redevelopment Agency. 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.

The West Industrial Project Area Committee (WPAC) found that acquisition of the parcel is consistent with the WPAC's adopted land acquisition policy, and recommended acquisition at their April 11, 2007 meeting. Sufficient funding is budgeted for this activity.

REDEVELOPMENT AGENCY BOARD MEMBERS

April 16, 2007

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SUGGESTED ACTION:

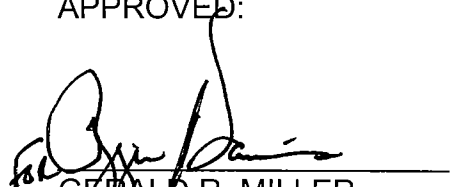
Approve recommendation.

Respectfully submitted,



PATRICK H. WEST
EXECUTIVE DIRECTOR

APPROVED:


GERALD R. MILLER
CITY MANAGER

PHW:CAB:aes

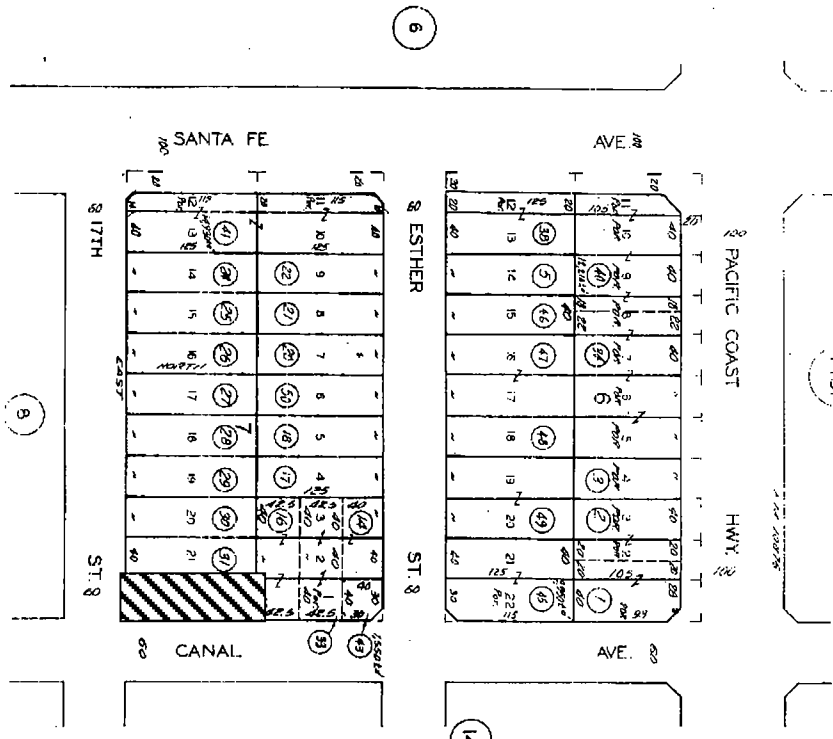
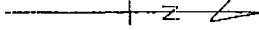
Attachment: Exhibit A – Site Map
Exhibit B – Site Photograph

R:\RDA Board\RDA Board Meetings\2007\April 16\1601 W 17th Purchase Staff Ltr.doc

Exhibit A Site Map

7432 7
100'
1998

County of Los Angeles: Rick Auerbach, Assessor



CODE
552

FOR FURTHER INFORMATION SEE
PAGE 1

SUB. OF BLOCKS 1 TO 24 INC. OF THE
INNER HARBOR TRACT M.B. 10-178

680812003
641121506
750820
760811
780817201
821112204
8308080048
85062519-86
86062804-86
8900498005001
8900498005002
918270005001-27
918270005002-27
9507705004001-27
9507705004002-27
960439000001-27
960439000002-27
960439000003-27

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Exhibit B

1601 W. 17th Street

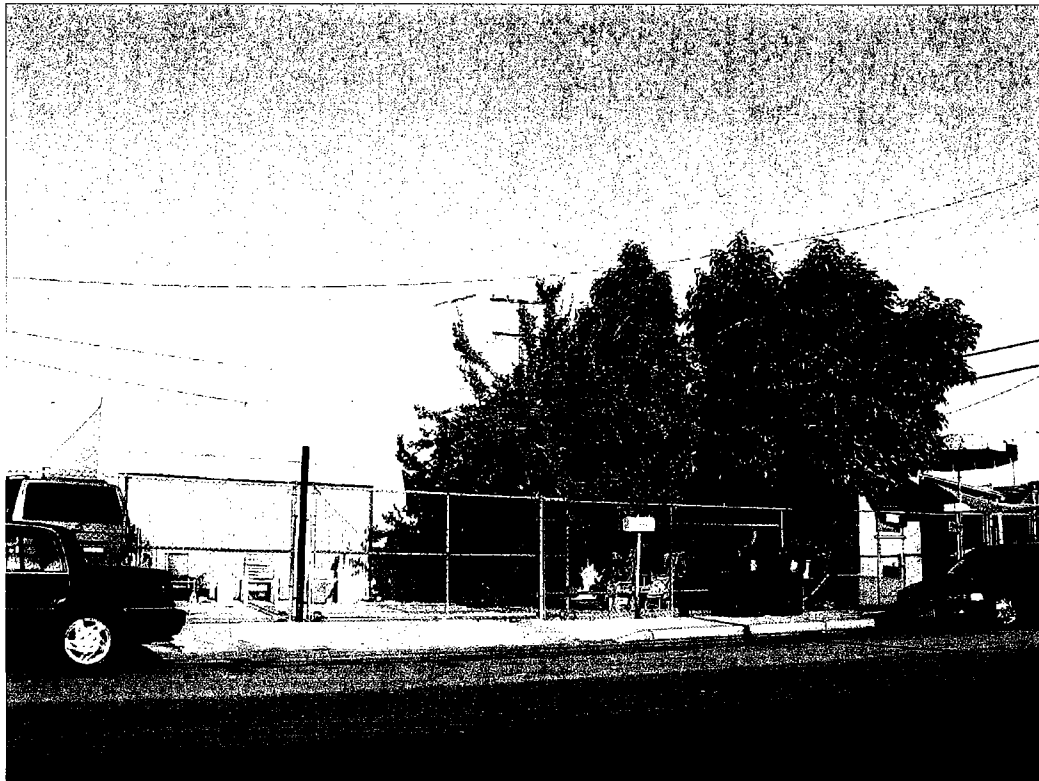
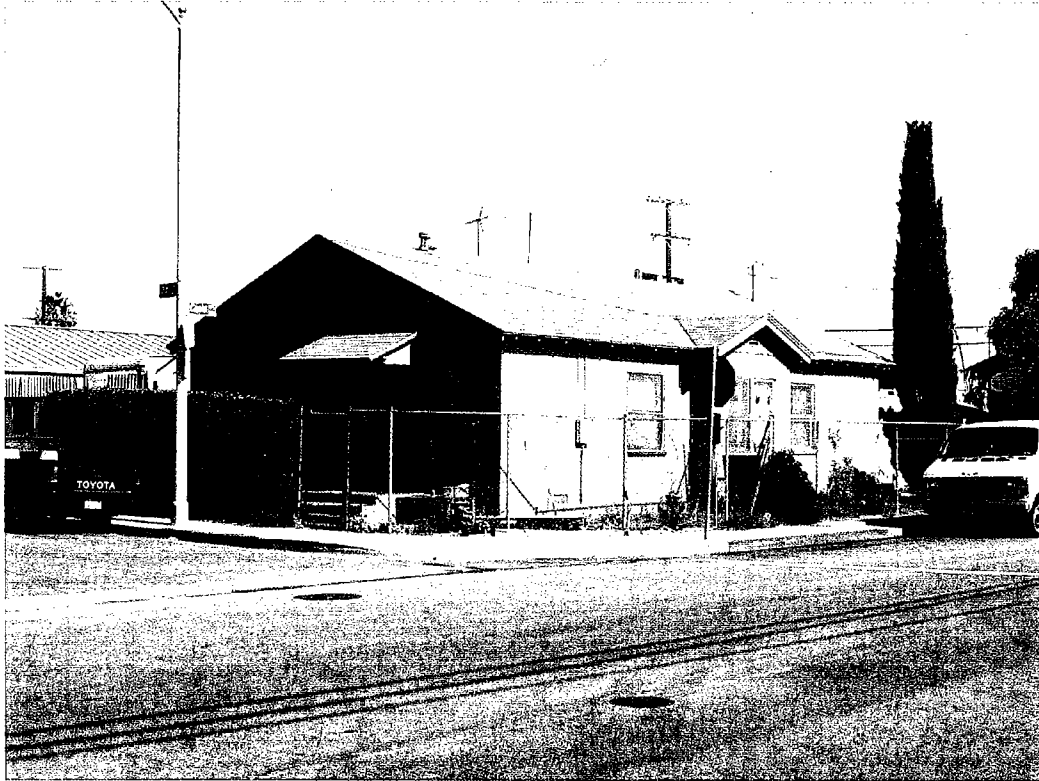


Exhibit B

1601 W. 17th Street

