



## Exempt Surplus Declaration

**5870 Atlantic Avenue (portion) & 5885-5895 Lime Avenue**

City Council Meeting - May 16, 2023

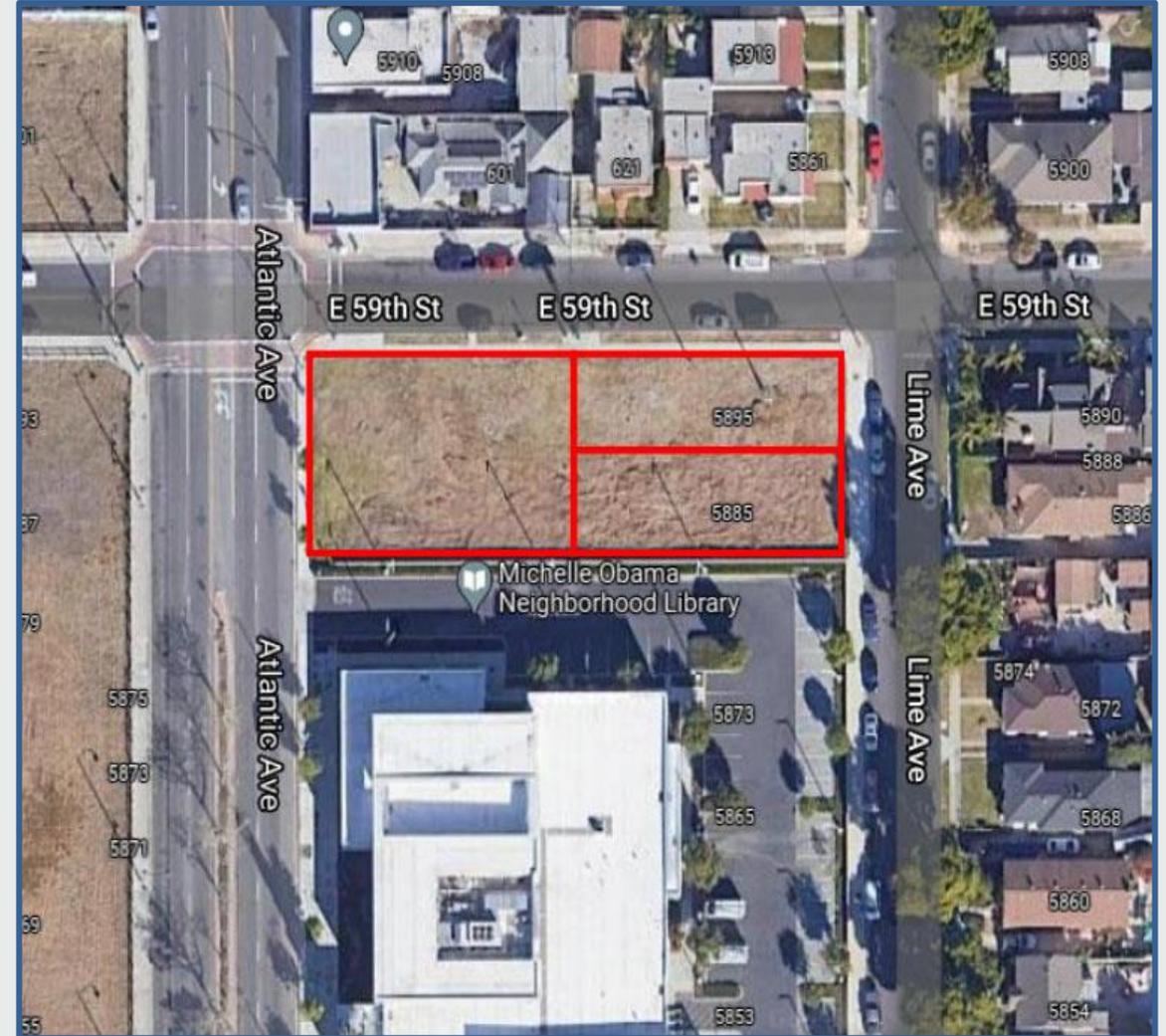


CITY OF  
**LONG BEACH**

# 5870 Atlantic Avenue (portion) and 5885-5895 Lime Avenue

## Summary

- **Subject Properties:** Portion of 5870 Atlantic Avenue; 5885 & 5895 Lime Avenue, north of Michelle Obama Library.
- **Size:** Approximately 19,388 square feet (*correction from staff report*).
- **Developer:** Long Beach Community College District, familiarly known as Long Beach City College (LBCC).
- **Proposed Project:** Satellite classrooms and student housing project serving LBCC students and the adjacent neighborhoods.



# History

- On November 13, 2018, the City Council directed the City Manager to work with LBCC, Economic Development Department and the Pacific Gateway Workforce Investment Network and higher education experts to establish a higher education center in North Long Beach.
- Due to the onset of the COVID-19 pandemic, establishment of a location was delayed.
- On August 2, 2022, the City Council approved a lease for the property located at 635 South Street, which consists of a 3,200-square-foot building to house the North Long Beach Education Center.
- Renovation of the building has been completed with remaining interior improvements to be completed this summer.
- As part of the establishment of the North Long Beach Higher Education Center, LBCC expressed a desire to develop a 19,388-square-foot lot north of the Michelle Obama Library into a larger presence in North Long Beach.
- Development contemplates classrooms and student housing; however, the final configuration is dependent on construction costs and funding.
- While the details are preliminary and may change throughout the development process, these efforts align with the goals of the Long Beach Housing Promise to promote innovative partnerships between the City and educational partners to expand affordable housing options for students and families.

# Surplus Land Act

## Government Code Section 54220 et seq.

- **Purpose**: Intended to prioritize the reuse of surplus land for affordable housing, parks, and schools.
- **Application**: All public land considered surplus or no longer needed for the local agency's use.
- **Notable actions required from the Surplus Land Act:**
  - ✓ Requires City Council action to declare a property “surplus” or “exempt surplus” prior to disposition as supported by findings at a regular public meeting of the agency's governing body.
  - ✓ Requires written notice of availability to State of California Department of Housing and Community Development as well as housing sponsors, if not exempt.
  - ✓ Requires local agency to submit process to HCD for compliance verification (does allow a cure period if noticed of violation).
  - ✓ Imposes penalties if property disposition found in violation of SLA.

# “Exempt Surplus Property”

- Government Code Section 54221(f)(1)(D) allows the property to be declared “exempt surplus” if the project meets certain requirements:

Surplus land that a local agency is transferring to another local, state, or federal agency for the agency’s use, or to a federally recognized California Indian tribe.



Properties would be transferred to LBCC for the District’s use in accordance with a written plan adopted by the District’s governing board.

# Next Steps

Adopt a Resolution declaring properties as “Exempt Surplus.”

Submit resolution to HCD for compliance verification.

Once verified, bring Exclusive Negotiating Agreement to City Council for consideration.

Commence negotiations and evaluation of potential development and associated terms.

# Recommendation

## Recommend the City Council:

- Adopt a Resolution declaring City-owned properties located at 5870 Atlantic Avenue (a portion of APN 7124-032-900), 5895 Lime Avenue (APN 7124-032-912), and 5885 Lime Avenue (APN 7124-032-914) (collectively “Subject Properties”) as “exempt surplus land” as defined in Government Code Section 54221(f)(1)(D); and authorize the City Manager, or designee, to take any actions and execute any documents necessary to ensure compliance with the Surplus Land Act and State regulations relating thereto.