



# CITY OF LONG BEACH

AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 Phone: 562.570.6615 Fax: 562.570.6215

January 24, 2017

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY  
OF THE CITY OF LONG BEACH  
City of Long Beach  
California

## RECOMMENDATION:

Declare the property located at 1827 Pacific Avenue, Assessor Parcel Number 7209-022-900 (Subject Property) as surplus; authorize the City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate with Kay Mendoza and/or assignee(s) (Buyer), for the sale of the Subject Property in the amount of \$355,000; and accept Categorical Exemption CE 16-163. (District 6)

## DISCUSSION

The City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach (Successor Agency), currently owns the property located at 1827 Pacific Avenue (Subject Property) (Exhibit A). The Subject Property is approximately 16,000 square feet and is currently unimproved. The Subject Property is included in the Successor Agency's Long Range Property Management Plan, which was approved by the State of California Department of Finance on March 10, 2015, and amended on June 24, 2015 (Revised Plan). The Subject Property has been categorized with a permissible use of "Sale of Property" allowing for the Subject Property to be sold and proceeds distributed as property tax to the local taxing agencies.

The City and the former Redevelopment Agency (Agency) of the City of Long Beach were in pre-existing and near-final discussions with the Buyer for the purchase of the Subject Property at the time of the Agency's dissolution. Upon approval of the Revised Plan, the Subject Property was assigned to Cushman & Wakefield of California, Inc., who worked with the Buyer to present the Successor Agency with an offer to purchase the property for \$355,000, which is based on an appraisal prepared during pre-existing negotiations and reflects the price agreed to at that time. The sale of the Subject Property is consistent with the Revised Plan and dissolution law.

In compliance with Government Code Section 54220 et seq (Chapter 621, Statutes of 1968), on June 1 and December 8, 2015, staff notified the State of California (State) and requesting parties that the Successor Agency was declaring all Future Development and Sale of Property parcels as surplus. Further, on September 28, 2016, staff notified qualified housing sponsors of the proposed sale as required by Government Code Section 54222(a). Finally, in accordance with past practice, a memorandum was circulated to all City Departments to determine their interest in, or objection to, declaring any parcel surplus. To date, neither the State, requesting parties, qualified housing sponsors, nor any City Department has expressed an interest in, or objection to, the sale of the Subject Property. A Categorical Exemption, CE 16-163 (Exhibit B), was completed related to the proposed transaction on July 1, 2016.

This matter was reviewed by Deputy City Attorney Richard F. Anthony on December 12, 2016 and by Budget Management Officer Rhutu Amin Gharib on December 29, 2016.

TIMING CONSIDERATIONS

Successor Agency action is requested on January 24, 2017, so the sale of 1827 Pacific Avenue may be considered by the Oversight Board on January 25, 2017.

FISCAL IMPACT

Sale proceeds of \$355,000, less escrow and closing fees, commission, and recovery of administrative costs, will be remitted to the Los Angeles County Auditor-Controller (County) for distribution to the affected taxing agencies. The net proceeds available for remittance is estimated to be \$305,300. The County will distribute the net proceeds to the affected taxing agencies based on their share of the 1 percent tax rate. The City's share is approximately 21 percent, resulting in roughly \$64,113. Consistent with City Council policy direction, 75 percent of the City's proceeds shall be retained for non-recurring economic programs in the former Central Redevelopment Project Area, and 25 percent shall be retained for non-recurring economic programs with a Citywide impact.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



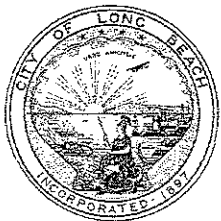
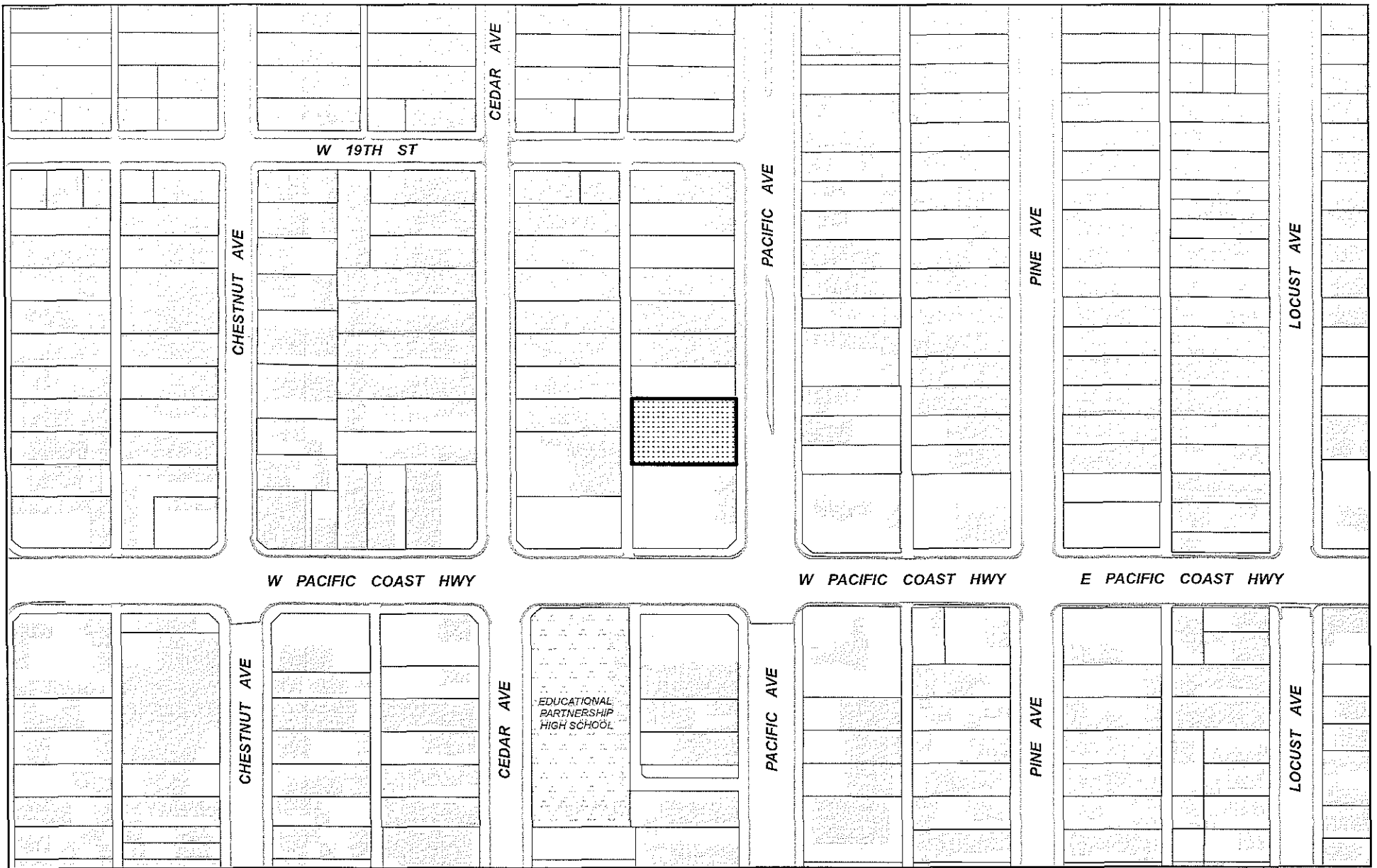
AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES



PATRICK H. WEST  
CITY MANAGER

PHW:AJB:LAF:mft  
Z:\1\_Successor Agency\SUCCESSOR AGENCY STAFF REPORTS\2017\Jan 24\012417 Sale 1827 Pacific v2.doc

Attachments: Exhibit A – Subject Property  
Exhibit B – Categorical Exemption CE 16-163



## Subject Property:

1827 Pacific Ave

AIN: 7209-022-900

Council District: 6

## Exhibit A

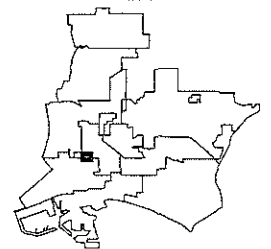
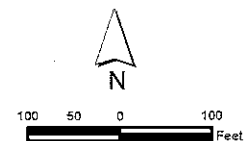




EXHIBIT B  
NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbds.longbeach.gov

TO: ☐ Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

☐ L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy., Room 1201  
Norwalk, CA 90650

Project Title: CE-16-163

Project Location/Address: 1827 Pacific Avenue, APN 7209-022-900

Project Activity/Description: Transfer of approximately 16,000 square feet of surplus property owned by the City of Long Beach, as Successor Agency to the Redevelopment Agency of the City of Long Beach,  
located at 1827 Pacific Avenue, APN 7209-022-900

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: The City of Long Beach

Mailing Address: 333 West Ocean Blvd., 3<sup>rd</sup> Floor, Long Beach, CA 90802

Phone Number: 562-570-6846

Applicant Signature: Mary Francisco

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: \_\_\_\_\_ Planner's Initials: \_\_\_\_\_

Required Permits: \_\_\_\_\_

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH  
STATE GUIDELINES SECTION 15312, Class 12, Surplus Government Property  
Sales

Statement of support for this finding: This ownership transfer meets the  
requirements to qualify for a  
Class 12 exemption

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 7/1/16