

4TH DISTRICT CONSOLIDATED OVERSIGHT BOARD
OF THE CITY OF LONG BEACH AS SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY
OF THE CITY OF LONG BEACH

April 23, 2025

Mr. Andy Perez
Consolidated Oversight Board Chair, 4th District
C/O Kenneth Hahn Hall of Administration
500 West Temple Street, Room B-50
Los Angeles, CA 90012

RECOMMENDATION:

Adopt a Resolution approving the decision of the City of Long Beach, as the Successor Agency to the Redevelopment Agency of the City of Long Beach, to 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 BJ and Sons, LLC and Hillgard, LLC, and/or assignee(s) (Current Buyers), for the sale of property located at 1827 Pacific Avenue (Assessor's Parcel Number [APN]: 7209-022-900) (Subject Property) in the amount of \$955,680; and accept Categorical Exemption CE 25-015. (District 7)

DISCUSSION

The City of Long Beach (City), acting as the Successor Agency to the Redevelopment Agency of the City of Long Beach (Successor Agency), currently owns surplus property at 1827 Pacific Avenue (APN: 7209-022-900) (Subject Property) (Attachment A). The Subject Property, which measures approximately 16,000 square feet, is presently unimproved. The Subject Property is listed in the Successor Agency's Long Range Property Management Plan, approved by the California Department of Finance on March 10, 2015, and amended on June 24, 2015. It has been designated for "Sale of Property," allowing its sale with proceeds distributed as property tax to local taxing agencies.

On January 23 and January 31, 2024, the Successor Agency and 4th District Consolidated Oversight Board (Oversight Board), respectively, authorized the City Manager to enter into a sale agreement with a different buyer for the purchase of the Subject Property. When that buyer failed to perform, the City canceled escrow and relisted the Subject Property for sale. The Subject Property was marketed by Cushman & Wakefield of California, Inc., who engaged with interested buyers to present offers to the City. The property was listed at \$1,027,000, which was determined to be the market value through a broker's opinion of value. BJ and Sons, LLC, and Hillgard, LLC (Collectively, Current Buyers) submitted an offer of \$955,680, approximately 93% of the asking price. As the proposed sale of the Subject Property aligns with the Revised Plan and dissolution law, City staff recommends proceeding with the sale upon the terms presented herein.

Surplus Land Act Compliance

On March 22, 2022, the Successor Agency adopted a resolution declaring the Subject Property as "surplus land" as defined in Government Code Section 54220 et seq.; and authorized the City Manager to take any actions and execute any documents necessary to ensure compliance with the Surplus Land Act. The Oversight Board performed similar actions on May 17, 2022. Subsequent to surplus declaration by the Successor Agency and Oversight Board, the City issued a Written Notice of Availability, dated July 27, 2022, to the following statutorily required entities:

- Any "local public entity" as defined in Health and Safety Code Section 50079 within whose jurisdiction the surplus land is located and to "Housing Sponsors" that have notified the California Department of Housing and Community Development of their interest in surplus land.
- For open space purposes, notices were sent to the Los Angeles County Department of Parks and Recreation, Los Angeles County Regional Park and Open Space District, the State Resources Agency, or any agency that may succeed to its powers.
- For the purpose of use by a school district for school facilities construction or open space purposes, Long Beach Unified School District was noticed.

All noticed entities had 60 days to respond with a request to negotiate if they are interested in purchasing the Subject Property. Within the notice period, the City received one offer to negotiate and conducted good faith negotiations for a period of six months but ultimately could not agree to terms and conditions of a sale. Pursuant to Government Code Section 54233 and 54233.5, an affordability covenant is required to be recorded on the Subject Property specifying that in the event 10 or more residential units are developed, 15% of the units be set aside as affordable to lower income households.

A Categorical Exemption, CE 25-015 (Attachment B), was completed related to the proposed transaction on February 10, 2025.

This matter was approved by the Successor Agency on April 1, 2025.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,


Christopher Koontz
Director of Community Development

APPROVED:


THOMAS B. MODICA
CITY MANAGER

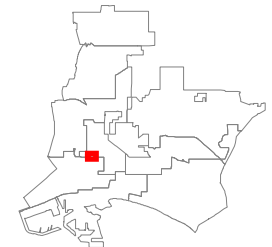
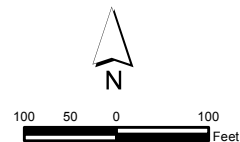
ATTACHMENTS: RESOLUTION
A - SUBJECT PROPERTY
B - CATEGORICAL EXEMPTION CE 25-015



Subject Property:

1827 Pacific Ave
 AIN: 7209-022-900
 Council District: 7

Attachment A



CEQA Notice of Exemption

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

FROM: Community Development Department
411 W. Ocean Blvd, 3rd Floor
Long Beach, CA 90802

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

Exemption Number: CE 25-015

Project Title (Application Number): Transfer of ownership of City-owned surplus property at 1827 Pacific Avenue

Project Location – Specific: 1827 Pacific Avenue, Long Beach, CA 90806, APN: 7209-022-900

Project Location – City/County: **City of Long Beach, Los Angeles County, California**

Description of Nature, Purpose and Beneficiaries of Project:

Transfer of ownership of Successor Agency-owned property located at 1827 Pacific Avenue, in accordance with redevelopment dissolution law.

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

Person or Agency Carrying Out Project: Mary Torres, Economic Development Department

Exempt Status: **(Check One)**

Ministerial (Sec 21080(b)(1); 15268);

Declared Emergency (Sec 21080(b)(3); 15269(a));

Emergency Project (Sec 21080(b)(4); 15269(b)(c));

Categorical Exemption. State type and section number: 15301, 15312

Statutory Exemption. State code number: _____

Reasons why project is exempt:

The project involves the transfer of ownership of an existing parcel with no proposed change of use at this time (Section 15301). The existing vacant parcel would continue upon the sale of the property. The property sale is exempt under surplus government property sale as it does not include land nor a project located in an area of statewide, regional, or areawide concern identified in Section 15206(b)(4) (Section 15312).

Lead Agency

Contact Person: Manraj G. Bhatia Contact Phone: (562) 570-5086

Signature: *Manraj Bhatia* Date: 2/10/2025 Title: Planner V