



Real Property Sale – 3917 Long Beach Boulevard

City Council Meeting – March 19, 2024

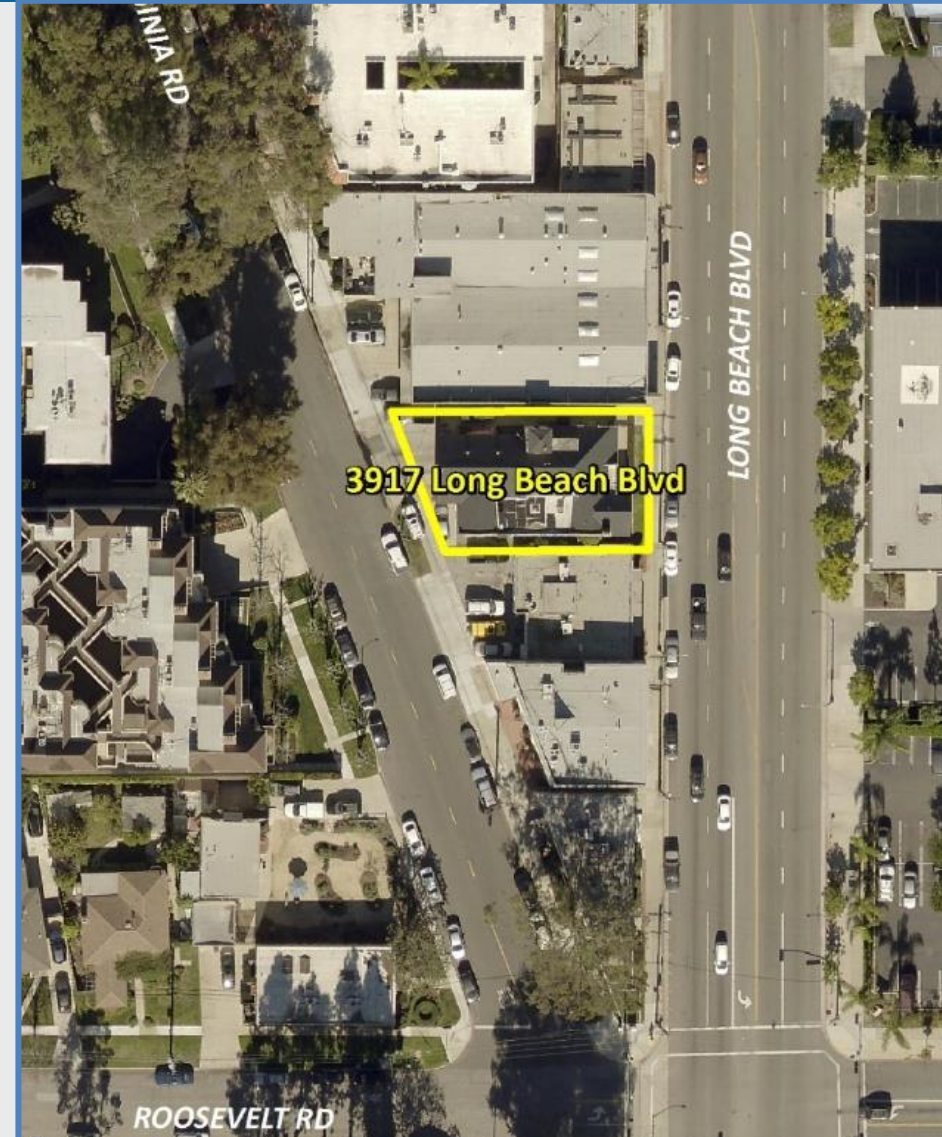


CITY OF
LONG BEACH

3917 Long Beach Boulevard

Background

- **July 2019**: Active mold discovered (Engine 9 moved to Fire Station 16, Rescue 9 moved to Fire Station 13) & search for new temporary and permanent location commences.
- **September 2019**: Environmental Impact Report (EIR) prepared to determine reuse of site for future rebuild.
- **May 2021**: Planning Commission consideration of EIR, requested property to be offered for sale prior to certification.
- **October 2021**: Property declared surplus by City Council.
- **December 2021**: Written Notice of Availability issued to interested parties, 60 days to respond, none received.
- **October 2022**: RFP ED22-149 issued, site visits conducted in November & December.
- **January 2023**: RFP closed; no proposals received.



Background (continued)

- **July-August 2023**: Property listed for sale for \$445,000; 19 offers received.
- **June 2023**: Landmark Application filed by Los Cerritos Neighborhood Association.
- **September 2023**: Cultural Heritage Commission (CHC) held a public hearing to consider the application. Voted to recommend designation of the exterior as Locally Designated Historic Landmark building while asking staff to bring back options for designating particular interior elements.
- **October 2023**: Negotiations commenced with Buyer.
- **November 2023**: CHC held a public hearing to consider interior elements making recommendations to include: 1) protection/preservation of the exterior; 2) protection/preservation of three internal features (reception room fireplace, and built-ins, apparatus/engine room wood truss ceiling, and fire hose tower); 3) adaptive reuse and/or photography of remaining features; and 4) replacement of the missing Works Progress Administration plaque on the front elevation.
- **January 2024**: City Council directed the City Attorney to draft a Historic Landmark Ordinance that protects/preserves the exterior of the structure and makes all reasonable efforts to preserve and reuse all interior features. If preservation or reuse is not feasible, then documentation through photographs should occur prior to modification.
- **February 2024**: City Council adopted the ordinance related to the designation of the property at 3917 Long Beach Boulevard as a historic landmark.



Sale Terms and Conditions

Summary

- **Subject Property**: 3917 Long Beach Boulevard.
- **Developer**: Tolentino Properties, LLC.
- **Proposed Project**: Second bakery location for current westside business, Gemmae Bake Shop (Long Beach Legacy Business).
- **Purchase Price**: \$750,000.
- **Deposit**: \$22,500, due at the opening of escrow.
- **Due Diligence Period**: 60 days from the opening of escrow, with additional time provided as needed to ensure suitability.
- **Conditions**: Buyer will accept property in as-is condition and release the City from all liability. (Does not contain development restrictions on the Buyer to solely develop as a bakery.)
- **Close of Escrow**: 15 days following the expiration of the Due Diligence Period.



Recommendation

Recommend the City Council:

- Authorize the City Manager, or designee, to execute any and all documents, including the Standard Offer, Agreement and Escrow Instructions for the Purchase of Real Estate with Tolentino Properties, LLC, or assignee(s), for the sale of surplus City-owned property at 3917 Long Beach Boulevard, formerly known as Fire Station 9, in the amount of \$750,000; and accept Categorical Exemption CE-24-029.