

May 6, 2025

Honorable Mayor and City Council
City of Long Beach
California

RECOMMENDATION:

Recommendation to adopt a resolution declaring a 5,281-square-foot vacant parcel of City-owned property located at 1152 East Hill Street, Assessor Parcel Numbers 7210-025-900 and 7210-025-901, as exempt surplus property as defined in Government Code Section 54221(f)(1)(B); 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. (District 6)

DISCUSSION

The City of Long Beach (City) is currently fee owner of the property located at 1152 East Hill Street, Assessor Parcel Numbers 7210-025-900, -901 (Subject Property) (Attachment). The Subject Property encompasses approximately 5,281 square feet of land area and is currently an unimproved vacant lot. As no City use is envisioned for the Subject Property, and the Subject Property is considered a remnant by the City, staff recommends proceeding with disposition. Disposition of the Subject Property would allow interested parties a potential opportunity to reactivate the Subject Property, alleviate the cost of maintenance and generate revenue through sales proceeds and property taxes by returning the Subject Property to the tax rolls. Prior to proceeding with disposition activities for the Subject Property, the City must first comply with the Surplus Land Act (SLA).

As codified in Government Code Section 54220 et seq., the SLA requires all agencies to prioritize affordable housing as well as parks and open space when disposing of surplus land. Surplus land is land that is owned by a local agency that is determined to be no longer necessary for the agency's use. Recent changes to the SLA, through Assembly Bill (AB) 2135, (i) revise procedures for disposition by sale or lease of surplus land by local agencies; (ii) extend the good faith negotiation period with potential affordable housing developers to 90 days; (iii) deepen affordability requirements where an affordable housing project is developed on the site; and, (iv) add a requirement that if negotiations with an affordable housing developer are unsuccessful, then any residential development on the surplus land over ten units must make at least 15 percent of the units affordable. Further, AB 2135 no longer allows exceptions and requires local agencies to adopt a Resolution declaring property "surplus" or "exempt surplus" as supported by findings at a regular public meeting of the agency's governing body.

The City considers the Subject Property to be exempt surplus land, as defined by Government Code Section 54221(f)(1)(B), and to proceed with the disposition of the Subject Property, the following findings must be made by the City Council, as the legislative body of the City:

- The Subject Property is “exempt surplus land” pursuant to Government Code Section 54221(f)(1)(B) because the Subject Property is less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

This matter was reviewed by Deputy City Attorney Adam Jacobs on April 17, 2025, and by Budget Management Officer Nader Kaamouch on April 18, 2025.

TIMING CONSIDERATIONS

City Council consideration of the Resolution is requested on May 6, 2025, to allow the City to implement actions necessary to comply with the SLA and continue the disposition process for the Subject Property.

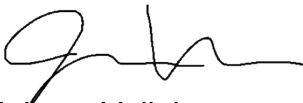
FISCAL IMPACT

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no fiscal or local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Johnny Vallejo
Deputy Director
Economic Development

APPROVED:



THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: RESOLUTION
AERIAL OF SUBJECT PROPERTY