

MINUTE ITEM

This Calendar Item No. 28.
was approved as Minute Item
No. 28 by the State Lands
Commission by a vote of 3
to 0 at its 1-24-80
meeting.

CALENDAR ITEM

28.

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DETERMINATIONS CONCERNING LEASE BETWEEN CITY OF LONG
BEACH AND GOLDEN SHORE PROFESSIONAL BUILDING (A GENERAL
PARTNERSHIP).

The City of Long Beach has requested the Commission to
make the determinations set forth in Section 6702(b) of
the State Public Resources Code with respect to the Lease
described below. Briefly, the determinations relate to:
(a) conformance with the terms of the granting statutes;
(b) proceeds of the lease shall be expended for statewide
public purposes as authorized by the granting statutes;
and (c) that the lease is in the best interests of the
State.

DESCRIPTION OF LEASE

- LESSOR: City of Long Beach
c/o John E. Dever, City Manager
300 W. Ocean Blvd.
Long Beach, California 90802
- LESSEE: Golden Shore Professional Building
5020 E. Second Street
Long Beach, California 90803
- LOCATION: A parcel of filled tidelands containing
0.124 acres at the northwest corner of
the intersection of Golden Shore and Shore-
line Drive in the City of Long Beach, Los
Angeles County. The site is presently unimproved
and is a portion of Seaside Way (a dedicated
street).
- LAND USE: The parcel is to be used solely for the
purpose of providing vehicular ingress
to, and egress from, a parking structure
to be constructed on the adjacent land.
The parcel will be improved with a roadway,
curbs and landscaping at the expense of
the Redevelopment Agency of the City of
Long Beach.

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(Nonsubstantive Revision, 4/10/80)

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TERMS: Duration: 50 years from date of execution by City together with an extension of 25 years.

 Rental: \$i per year.

 Public Liability Insurance: \$1,000,000 - property damage; \$200,000, other liability.

ENVIRONMENTAL IMPACT OF THE LEASE

In accordance with CEQA and the State EIR Guidelines the City of Long Beach conducted an initial study of the Golden Shore Professional Building. The City subsequently prepared and certified a Negative Declaration for the project. The City found that the project would not have significant environmental impacts if mitigated as detailed in the Negative Declaration. Briefly, the mitigation relates to landscape design, building design, parking requirements, pedestrian access, and energy conservation features.

CONFORMANCE WITH GRANTING STATUTES

Legislative Acts relating to the leased lands include:

<u>CHAPTER</u>	<u>YEAR</u>
676	1911
102	1925
158	1935
29	1956 1st Extraordinary Session
1560	1959
138	1964 1st Extraordinary Session

Staff and the office of the Attorney General believe the lease to be in accordance with the terms and conditions of the granting statutes.

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DISPOSITION OF LEASE PROCEEDS

All rental and any other cash consideration generated under the lease will be deposited to the credit of the City's Tidelands Operating Fund in accordance with Long Beach City Charter Section 260.2. Said charter section provides that tidelands trust monies shall be expended only for purposes directly related to the operation, maintenance and improvement of the legislatively granted lands. The disposition of the lease proceeds into the Tidelands Operating Fund complies with the granting statutes and Section 6702 of the Public Resources Code.

IS THE LEASE IN THE BEST INTERESTS
OF THE STATE?

- LAND USE: The existing parcel consists of a dedicated, but unimproved portion of Seaside Way adjacent to a larger parcel owned by the Redevelopment Agency of the City of Long Beach. Vehicular access to the larger parcel which will be developed into an office structure can only be provided over the subject parcel.
- CONSIDERATION: The City of Long Beach has found that the parcel has no economic value except in joinder with an adjacent parcel as a landscaped street. For this reason, only nominal cash rent has been reserved in the lease. Once improved, the leased premises will be used as an extension of a public street. The improvements will be constructed and maintained at no cost to the tidelands trust funds. Staff agrees that the parcel has only nominal value as an economic unit.

STATEWIDE PUBLIC BENEFIT

Some general public benefits accruing from the lease include:

- (a) Improvement and maintenance of a parcel that has very little economic value.
- (b) Development of the site as proposed is consistent with the public trust and local ordinances and plans.

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- (c) Development of the parcel will be accomplished at no cost to the tidelands trust funds.
- (d) Development of the site for the proposed use will not have a significant effect on the environment.

EXHIBIT: A. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE CITY OF LONG BEACH, IN ACCORDANCE WITH CEQA AND THE STATE EIR GUIDELINES, COMPLETED AND CERTIFIED A NEGATIVE DECLARATION ON THE OFFICE BUILDING AND ACCESS PROPOSAL ON OCTOBER 9, 1979.
2. MAKE THE FOLLOWING DETERMINATIONS, REQUIRED BY SECTION 6702 OF THE P.R.C., AS APPLYING TO THAT CERTAIN LEASE BETWEEN THE CITY OF LONG BEACH AND GOLDEN SHORE PROFESSIONAL BUILDING, A GENERAL PARTNERSHIP, APPROVED BY THE CITY ON LONG BEACH ON OCTOBER 9, 1979; ON FILE IN THE PRINCIPAL OFFICE OF THE COMMISSION AND BY REFERENCE MADE A PART HEREOF:
 - (a) THAT SAID LEASE IS IN ACCORDANCE WITH THE TERMS OF THE GRANTS UNDER WHICH TITLE TO THE LANDS IN QUESTION ARE HELD BY THE CITY OF LONG BEACH.
 - (b) THAT, PURSUANT TO SECTION 260.2 OF THE LONG BEACH CITY CHARTER, ALL REVENUES DERIVED BY THE CITY FROM THE LEASE SHALL BE DEPOSITED IN THE CITY'S "TIDELAND OPERATING FUND" EXPENDABLE ONLY FOR STATE-WIDE PURPOSES AS AUTHORIZED BY THE GRANTING STATUTES.
 - (c) THAT SAID LEASE IS IN THE BEST INTERESTS OF THE STATE.

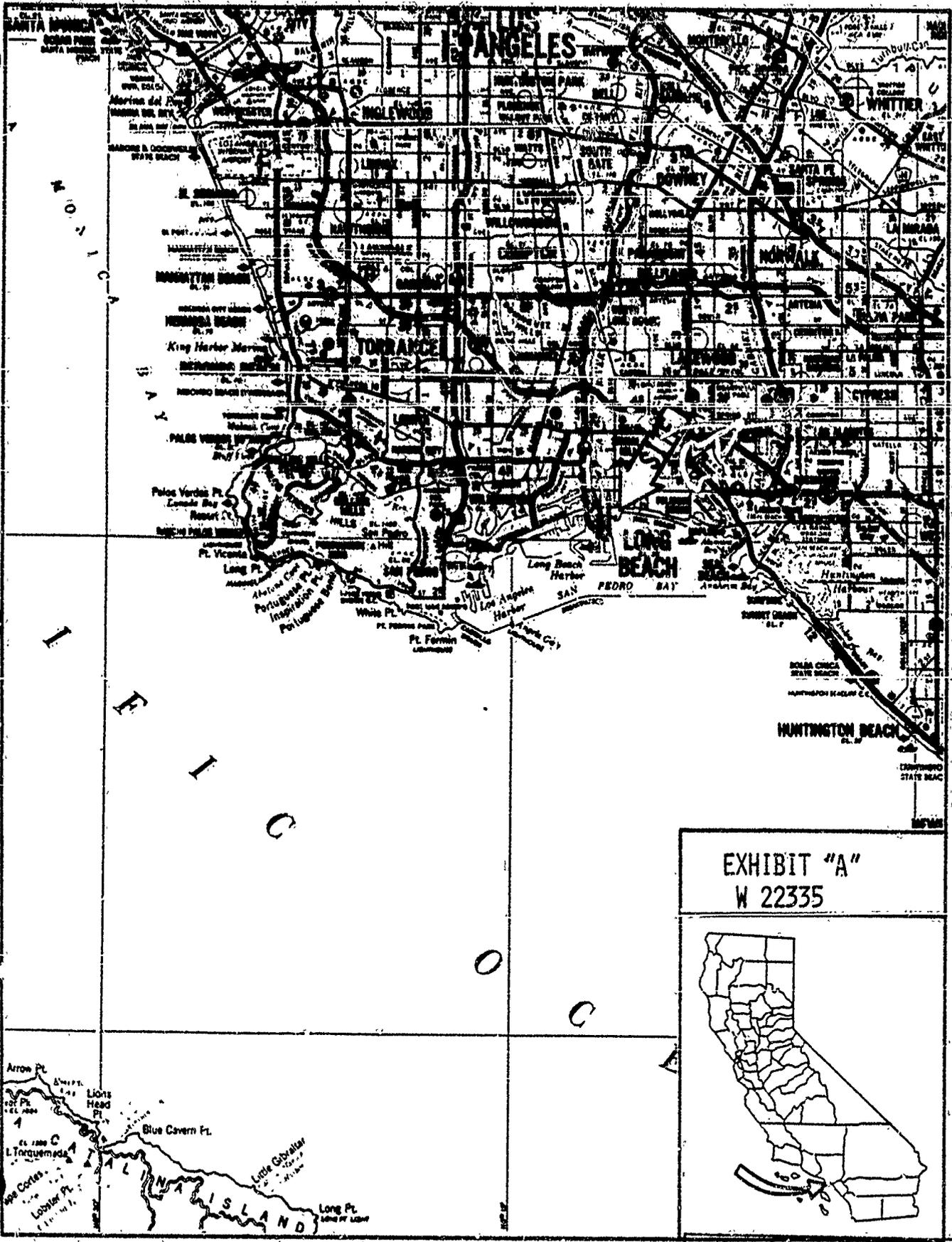


EXHIBIT "A"
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