

RESOLUTION NO. 39

A RESOLUTION OF THE LOS ANGELES COUNTY 5TH SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD APPROVING THE PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS FOR THE SALE OF THE PROPERTY AT 2712-2760 N. HOLLYWOOD WAY, BURBANK, CALIFORNIA.

WHEREAS, pursuant to ABx1 26, enacted on June 28, 2011, and as subsequently amended by AB 1484, SB 341, and SB 107 (“Dissolution Act”), the Redevelopment Agency of the City of Burbank was dissolved as of February 1, 2012, and the City of Burbank elected to serve as the Successor Agency to the former Redevelopment Agency of the City of Burbank.

WHEREAS, pursuant to Health and Safety Code Section 34179 (q), commencing on and after July 1, 2018, the County of Los Angeles, where more than 40 oversight boards were created by the Dissolution Act, shall have five consolidated oversight boards each encompassing the five supervisorial districts;

WHEREAS, the 5th Supervisorial District Consolidated Oversight Board (“Oversight Board”) has jurisdiction over the Successor Agency to the Former Redevelopment Agency of the City of Burbank.

WHEREAS, on July 25, 2014, the Department of Finance (“DOF”) approved the Successor Agency’s Long-Range Property Management Plan (“LRPMP”), in accordance with Health and Safety Code Section 34191.5 (b). Chapter 4 of the LRPMP sets forth the disposition plan of the Successor Agency property known as 2712-2760 N. Hollywood Way. A copy of that Chapter is attached hereto as Exhibit A and incorporated herein by this reference. In accordance with the LRPMP and subject to the terms and conditions of the Purchase and Sale Agreement and Escrow Instructions (the “Agreement”) between the Successor Agency and the Burbank-Glendale-Pasadena Airport Authority, the Successor Agency desires to sell the property at 2712-2760 N. Hollywood Way at fair market value (as set forth in the LRPMP and Section 2 below), containing approximately 43,150 square feet, together with all rights, benefits, easements, and appurtenances thereto (referred to collectively, as the “Property”), and particularly described in the “Legal Description of Property”, attached hereto Exhibit “B-1” and more particularly shown on the map attached hereto as Exhibit “B-2” and incorporated herein by this reference.

WHEREAS, the 5th Supervisorial District Consolidated Oversight Board, at a duly noticed meeting in accordance with Health and Safety Code Section 34181, on December 12, 2019 held a regular meeting and considered the Agreement between the Successor Agency and the Burbank-Glendale-Pasadena Airport Authority, concerning the Property.

WHEREAS, The Burbank-Glendale-Pasadena Airport Authority desires to purchase the Property.

WHEREAS, pursuant to SB 107, Section 34191.5 (f) was added to the Health and Safety code as follows: (f) Actions to implement the disposition of property pursuant to an approved long-range property management plan shall not require review by the department. No review by the DOF is needed for the sale of the Property.

WHEREAS, the sale of the Property is exempt from California Environmental Quality Act (CEQA) review under Section 15061(3) pertaining to the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is true based on the following: since 1990, the Property has been leased by the Burbank-Glendale-Pasadena Airport Authority ("Airport Authority") for use as an off-site airport parking lot and will remain as such until the parking lot use is retired with the opening of the Airport's proposed replacement terminal project; the Property is located within an Airport Influence Area with approximately one-third of the Property located within the Hollywood-Burbank Airport Runway Protection Zone ("RPZ"); pursuant to Federal Aviation Administration policy with respect to RPZ's, once the Airport Authority owns the Property and it is no longer needed as a parking lot, the Airport Authority will clear the Property and leave it fallow.

NOW THEREFORE, THE LOS ANGELES COUNTY 5TH SUPERVISORIAL DISTRICT CONSOLIDATED OVERSIGHT BOARD DOES HEREBY RESOLVE AND FIND AS FOLLOWS:

1. The above recitals are true and correct.
2. The 5th Supervisory District Consolidated Oversight Board approves the Agreement as attached hereto as Exhibit C, which authorizes sale of the Property to the Airport Authority. The Implementing Official, or her designee, is authorized to execute the Agreement, as well as any other necessary documents to effectuate the sale, on behalf of the Successor Agency.
3. The 5th Supervisory District Consolidated Oversight Board further finds that the approval of this Agreement is consistent with and in furtherance of the approved LRPMP, Chapter 4.

PASSED, APPROVED, AND ADOPTED this 12th day of December, 2019, by the following vote:

Ayes: *Board members Mark Berry, Michael J. Busk, John Z. Dostek, and Vice Chair Stephen Dickinson.*

Noes: *None*

Abstain: *None*

Absent: *Board members Steven Kappert, Edel Vignera and Chair Joseph T. Ruzicka*



Stephen Dickinson
Vice Chair, 5th District
Consolidated Oversight Board

ATTEST:


Deputy Clerk,
5th District Consolidated Oversight Board