

RESOLUTION NO. 26-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, DECLARING CERTAIN REAL PROPERTY OWNED BY THE CITY LOCATED AT 2143 S. ATLANTIC BOULEVARD (ASSESSOR'S PARCEL NUMBER 5244-014-905) AS "EXEMPT SURPLUS LAND" PURSUANT TO GOVERNMENT CODE SECTION 54221(F)(1)(B), MAKING WRITTEN FINDINGS, AND AUTHORIZING RELATED ACTIONS

WHEREAS, the Surplus Land Act ("SLA"), codified at Government Code Section 54220 et seq., applies when a local agency disposes of surplus land, as that term is defined in Government Code Section 54221; and

WHEREAS, Government Code Section 54221 requires the City of Commerce ("City"), prior to the disposal of land, to declare the land either "surplus land" or "exempt surplus land" by resolution at a regular public meeting, supported by written findings; and

WHEREAS, the City is the owner in fee simple of certain real property located at 2143 S. Atlantic Boulevard, Commerce, California 90040 (Assessor's Parcel Number 5244-014-905), as more particularly described in Exhibit A, attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property consists of one parcel totaling approximately 7,884 square feet, or 0.18 acres, and is zoned Commercial Manufacturing (C/M-1) with a Mixed-Use (MU) overlay; and

WHEREAS, the City has evaluated the Property and determined that it is not necessary for the City's current or foreseeable municipal operations and is not required to fulfill any identified governmental purpose; and

WHEREAS, Government Code Section 54221(f)(1)(B) identifies certain small surplus land parcels as exempt surplus land, including land that 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; and

WHEREAS, the Property is approximately 7,884 square feet, or 0.18 acres, which is less than one-half acre and below the 21,780-square-foot threshold for the small surplus land parcel exemption; and

WHEREAS, based on staff's review of City records, the vicinity map, and surrounding property information, staff has not identified any contiguous land owned by a state or local agency that is used for open-space purposes or low- and moderate-income housing purposes; and

WHEREAS, because the Property qualifies as exempt surplus land, the City is not required to complete the standard non-exempt surplus land process, including issuance of a Notice of Availability, the 60-day response period, or the 90-day good faith negotiation period; and

WHEREAS, the City will submit the Resolution, written findings, and any required

supporting documentation to the California Department of Housing and Community Development (“HCD”) at least 30 days before any final disposition of the Property and will complete any remaining applicable SLA requirements prior to final disposition; and

WHEREAS, this Resolution does not approve a sale, lease, development proposal, demolition, construction, or other final disposition of the Property; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMMERCE DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. The City Council finds and declares that the foregoing recitals are true and correct and are hereby incorporated as findings and as a substantive part of this Resolution.

Section 2. Based on the recitals above, the staff report accompanying this Resolution, Exhibit A, and all evidence in the record, the City Council hereby makes the following written findings:

(a) The Property is owned by the City and is subject to the SLA.

(b) The Property is not necessary for the City’s use because it is not needed for the City’s current or foreseeable municipal operations and is not required to fulfill any identified governmental purpose.

(c) The Property is approximately 7,884 square feet, or 0.18 acres, which is less than one-half acre.

(d) The Property is not contiguous to land owned by a state or local agency that is used for open-space purposes or low- and moderate-income housing purposes.

(e) The Property qualifies as exempt surplus land pursuant to Government Code Section 54221(f)(1)(B).

Section 3. The City Council hereby declares the Property to be “Exempt Surplus Land” pursuant to Government Code Section 54221(f)(1)(B).

Section 4. The City Council finds and determines that adoption of this Resolution is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) (the “Common Sense Exemption”), in that it can be seen with certainty that there is no possibility that the approval will have a significant effect on the environment. The action is also not a project under CEQA Guidelines Section 15378(b)(5) because it is an administrative action that will not result in direct or indirect physical changes in the environment. Any future disposition or development proposal will be reviewed for CEQA compliance at the appropriate time.

Section 5. The City Manager, or designee, is authorized to direct City staff to submit the Resolution, written findings, and any required supporting documentation to HCD at least 30 days before any final disposition of the Property, and to coordinate any necessary follow-up with HCD or additional process requirements prior to final disposition.

Section 6. The City Manager, or designee, is authorized to direct City staff to take all actions reasonably necessary to comply with the SLA and to carry out the intent of this

Resolution. This authorization does not approve any final sale, lease, development proposal, demolition, construction, or other final disposition of the Property. Any future disposition or development proposal shall be considered separately and brought forward for City Council consideration, as required.

Section 7. The City Clerk shall attest and certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

Section 8. This Resolution shall take full force and effect immediately upon adoption by the City Council.

PASSED, APPROVED AND ADOPTED this 14th day of July, 2026, at Commerce, California.

Kevin Lainez, Mayor

ATTEST:

Pat Jacquez-Nares, Interim City Clerk

