RESOLUTION NO. R-2019-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACENTIA, CALIFORNIA, APPROVING A PURCHASE AGREEMENT WITH PLACENTIA INDUSTRIAL PARK PROPERTIES FOR REAL PROPERTY LOCATED AT 731 S. MELROSE STREET AND AUTHORIZING THE ACQUISITION OF PROPERTY IN CONNECTION THEREIN AND FINDING THAT THE ACQUISITION OF SAID PROPERTY IS NOT A PROJECT FOR THE PURPOSES OF CEQA AS DEFINED BY THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 21065 AND 21080

A. Recitals.

(i) The real property located at 731 S. Melrose Street, Placentia, California, Assessor Parcel Number ("APN") 339-102-08, which is within the City's municipal boundaries (the "Property" or "Site") is currently owned by Placentia Industrial Park Properties (the "Property Owner").

(ii) The City has expressed interest to purchase the Property to utilize the Site in a manner that will maximize public benefits and welfare, while encouraging the development of a well-planned and operated Regional Navigation Center for the purpose of providing year-round services to individuals who are experiencing homelessness ("Project").

(iii) The City and Property Owner have negotiated and prepared a Conveyance Instrument in a form of a Standard Offer, Agreement and Escrow Instructions for Purchase of Real Estate ("Purchase Agreement") for the City's purchase of the Property in the amount of $2,715,000 and proceed with closing of escrow by June 22, 2019.

(iv) The total purchase price of $2,715,000 will be made with funds secured in the amount of $5,650,000 in grant funding by the Orange County Continuum of Care as part of the State of California's Homeless Emergency Aid Program (HEAP).

All other legal prerequisites to the adoption of this resolution have occurred.

B. Resolution.

NOW, THEREFORE, the City Council of the City of Placentia hereby finds, determines and resolves as follows:

Section 1. On May 14, 2019, the Planning Commission adopted Resolution No. PC-2019-09, finding that the acquisition of 731 S. Melrose Street (APN 339-102-08) conforms with the City of Placentia General Plan. In adopting Resolution No. PC-2019-09, the Planning Commission also found that the acquisition of said property is not a
Project for the purposes of CEQA as defined by the California Public Resources Code Sections 21065 and 21080.

Section 2. The City Council approves the Purchase Agreement for the City's acquisition of the property at 731 S. Melrose Street, Placentia substantially in the form presented to the City Council.

Section 3. Pursuant to the Purchase Agreement, the City shall pay the Property Owner at 731 S. Melrose Street, Placentia the purchase price of $2,715,000 at the close of escrow, subject to the additional due diligence performance.

Section 4. The City Administrator is authorized and directed both to execute and deliver the Purchase Agreement, any standard form escrow instructions, and such other documents, and to take all other actions, as are necessary to perform the Purchase Agreement for the City's purchase of the property, subject to the additional due diligence performance.

PASSED, APPROVED AND ADOPTED this 21st day of May 2019.

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Rhonda Shader, Mayor

ATTEST:

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Robert S. McKinnell, City Clerk
I, Robert S. McKinnell, City Clerk of the City of Placentia, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the City Council of the City of Placentia, held on the 21st day of May 2019 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAINED: Councilmembers:

ATTEST:

Robert S. McKinnell, City Clerk

APPROVED AS TO FORM:

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Christian L. Bettenhausen, City Attorney