

# **COMMERCE SUCCESSOR AGENCY**

## **Amended Long Range Property Management Plan**

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**2017**



# Executive Summary

As part of the 2011-12 State budget bill, the California Legislature enacted and the Governor signed Assembly Bill X1 26 (“AB 26”), requiring that each redevelopment agency in the State be dissolved and directed the wind-down activities of such agencies. The dissolution wind-down process includes a series of audits, reviews, and approvals addressing which obligations an agency is authorized to complete (enforceable obligations), how much funding may be used to meet the obligations, and the return of all un-obligated agency funds to the affected taxing entities.

The Dissolution Act requires agencies to undergo detailed Due Diligence Reviews (DDR) to determine un-obligated fund balances available for transfer to the affected taxing entities. Upon the agency’s completion of these requirements, the State Department of Finance (DOF) issues a Finding of Completion (FOC). Upon issuance of an FOC, an agency is required to submit a Long Range Property Management Plan (LRPMP) within six months to the DOF identifying the disposition and use of all remaining agency properties retained by the agency. Commerce received its FOC on May 24, 2013 and timely submitted its LRPMP. May 19, 2014, the DOF approved the Successor Agency’s LRPMP. The Successor Agency now seeks to amend the LRPMP slightly as to Item 4 only. (See pages 11-13.) All other aspects of the LRPMP remain the same. Upon approval by the Successor Agency, the Amended LRPMP will be submitted for review and approval by the Oversight Board and transmitted to the DOF for final action.

An LRPMP must identify that agency properties will be used in one of the following ways:

1. Use Property to Fulfill Enforceable Obligation;
2. Retention of Property for Governmental Use; and
3. Retention of Property for Future Development including sale of property.

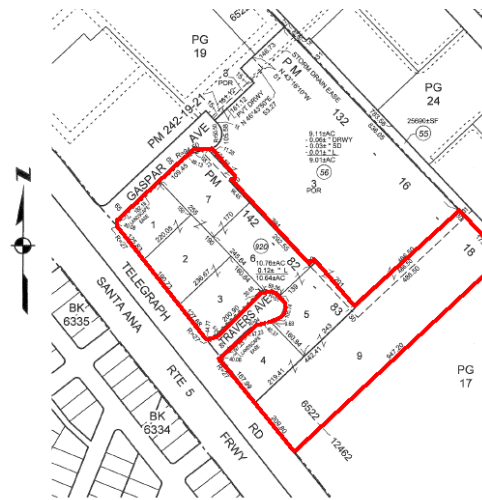
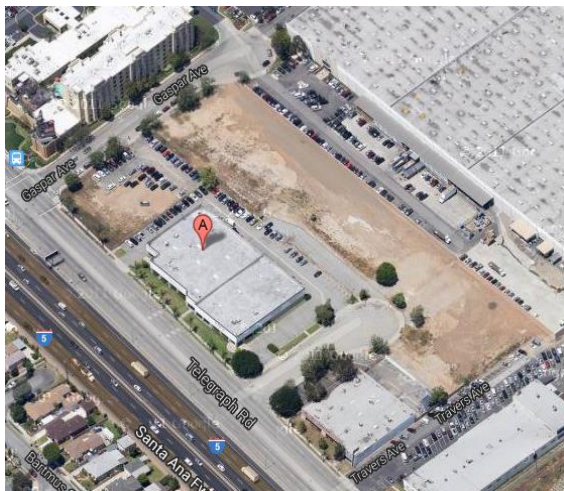
An LRPMP must include the following information:

1. Inventory of all properties indicating proposed use or sale of each property;
2. Date acquired and intended purpose;
3. Value at acquisition and estimated current value;
4. Parcel data (address, lot size, current zoning);
5. Estimate of revenue generated by property;
6. History of environmental contamination;
7. Description of transit-oriented development potential and advancement of planning objectives; and
8. Brief history of previous development proposals/activity (if any).

The Successor Agency’s Amended LRPMP indicates that all of its land assets are being used to fulfill enforceable obligations, serve as governmental use properties, subject to retention for

future development or future sale. The following list outlines all agency properties, their recommended uses, and justification for those recommendations.

### 1) 5819 Telegraph Rd.



### Summary

Site assembly activities concluded in 2010. The Commerce Community Development Commission (“CDC”) had been working towards the goal of creating a vibrant Telegraph Road Commercial/Entertainment Corridor. The selection of Telegraph Road for redevelopment was a logical one as it has some of the best I-5 Freeway visibility and access in the area. The proposed Telegraph Corridor is composed of several different sites. Although each project is to be developed independently, it is anticipated that each will benefit from each other’s success. The intent of the redevelopment scenario for this site is to create a destination retail/entertainment concept on the site wherein both architecture and uses are compatible with and complementary to the adjacent Citadel Outlets Shopping Center and the Commerce Casino.

In 2009, the CDC approved an Exclusive Negotiation Agreement (“ENA”) with the Craig Realty Group, the owner of the Citadel Outlets, to evaluate the potential retail and entertainment market for the site. In the Fall of 2010, the CDC authorized an extension of the ENA. The ENA with Craig Realty has lapsed. Pursuant to AB 1x 26, the CDC was not able to complete the ENA negotiations or enter into any new contractual obligations regarding the site. Nonetheless, the City of Commerce is committed to working with Craig Realty to further pursue the redevelopment vision for the site. The City desires that the site be sold to Craig Realty so that the property can be developed in accordance with the City’s planning objectives.

### Land Use

**Property Type:** Warehouse Buildings/Vacant Lot/Land& Signage

**Permissible Use:** Future Development

**Permissible Use Detail:** Commercial (C2) Per Current Zoning Code – In addition, refer to Attachment A & Regency/ Clear Channel Outdoor Advertising

### **Property Information**

**APN:** 6336-018-920

**Zoning:** C2

**Lot Size:** 478,971 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** June 1981- July 2009

**Value at time of purchase:** \$2,047,589.00

**Estimated current value:** \$22,500,000.00

**Value Basis:** Appraised

**Date of estimated current value:** January 31, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of the LRPMP

**Purpose for which property acquired:** Commercial / Retail Development

**Estimate of current parcel value:** \$22,500,000.00

**Contractual requirements for use of income/revenue:** Reference – Attachment

### **History of Environmental Contamination**

Phase I and Phase II studies completed. Studies identified some potential Underground Storage Tanks (UST). In addition, given the previous history of manufacturing uses on the site there may be some residual groundwater and soil concentrations of Total Petroleum Hydrocarbons (TPH) and Volatile Organic Compounds (VOC). Additional assessments and/or remediation may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located in the heart of the City's commercial/entertainment district and employment areas on a major arterial street and adjacent to the I-5 Freeway. The City has initiated a local bus service connecting both the Citadel Outlets shopping center and Commerce Casino to many local points as well as the major hotels in Downtown Los Angeles as well as linking to the Union Station in Los Angeles. The site is well served by regional bus service (MTA) and is in close proximity to the Commerce/Montebello Metrolink Station. The City is looking at partnering with various other major regional transportation initiatives including the Eastside Light Rail extension, improvements to regional rail service at the Commerce 26<sup>th</sup> Street Metrolink Station, and others to better link the regional shopping and entertainment opportunities afforded by the site to the region. This is will increase job opportunities and the tax base of the entire region.

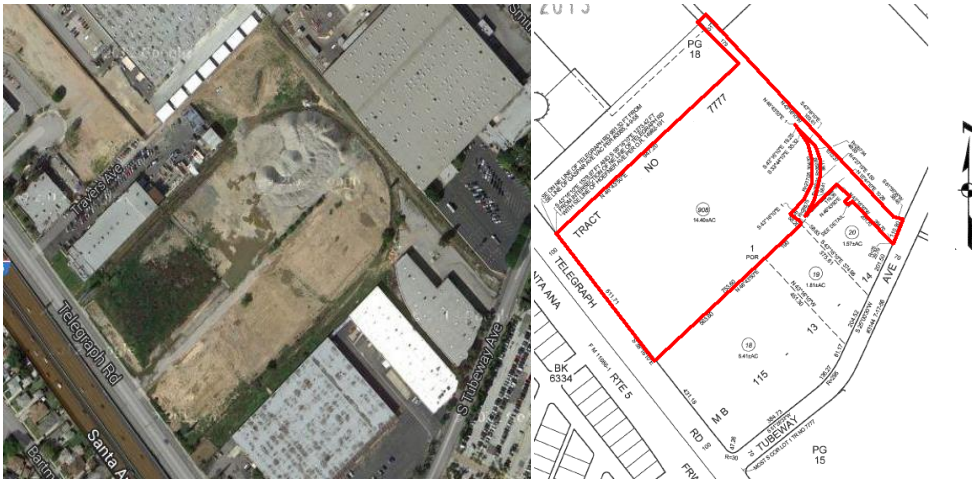
### **Advancement of Planning Objectives**

The intent of the City's redevelopment plans for this site is to create a destination retail/entertainment concept on the site wherein both architecture and uses are compatible with and complementary to the adjacent Citadel Outlets Shopping Center and the Commerce Casino. The scenario will serve to enhance and increase regional shopping and entertainment options.

### **Previous Development Proposals/Activity**

In 2006, the CDC entered into an ENA with JH Snyder for the site development. The parties were not able to agree upon the details of a project at the site. In 2009, the CDC approved the ENA with the Craig Realty Group. The ENA was extended in the Fall of 2010. The parties were not able to complete negotiations for the site development before the passage of AB 1x 26.

## 2) Vacant Lot



### Summary

This site was part of the properties that were to make up the Telegraph Road Commercial/Entertainment Corridor Project. The proposed Telegraph Corridor is composed of several different sites. The intent of the redevelopment project is to create a destination retail/entertainment concept on the site where both architecture and uses are compatible with and complementary to the adjacent Citadel Outlets Shopping Center and the Commerce Casino.

In 2009, the CDC approved an ENA with the Craig Realty Group, the owner of the Citadel Outlets, to evaluate the potential retail and entertainment market for the sites, including the subject site that would make up the Telegraph Road Corridor Project. The ENA was extended in the Fall of 2010. The ENA with Craig Realty has lapsed. Pursuant to AB 1x 26, the CDC was not able to complete the ENA negotiations or enter into any new contractual obligations regarding the site. Nonetheless, the City of Commerce is committed to working with Craig Realty to further pursue the redevelopment vision for the site. The City desires that the site be sold to Craig Realty so that the property can be developed in accordance with the City's planning objectives.

### Land Use

**Property Type:** Warehouse Building/Vacant Lot/Land & Signage

**Permissible Use:** Future Development

**Permissible Use Detail:** Commercial (C2) Per Current Zoning Code

### Property Information

**APN:** 6336-017-908

**Zoning:** C2

**Lot Size:** 627,017 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** October 1997- May 2004

**Value at time of purchase:** \$1,769,759.00

**Estimated current value:** \$22,500,000.00

**Value Basis:** Appraised

**Date of estimated current value:** January 31, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of the LRPMP

**Purpose for which property acquired:** Commercial / Retail Development

**Estimate of current parcel value:** \$22,500,000.00

### **History of Environmental Contamination**

Phase I and Phase II studies completed. Studies identified some potential Underground Storage Tanks (UST). In addition, given the previous history of manufacturing uses on the site there may be some residual groundwater and soil concentrations of Total Petroleum Hydrocarbons (TPH) and Volatile Organic Compounds (VOC). Additional assessments and/or remediation may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located in the heart of the City's commercial/entertainment district and employment areas on a major arterial street and adjacent to the I-5 Freeway. The City has initiated a local bus service connecting both the Citadel Outlets shopping center and Commerce Casino to many local points as well as the major hotels in Downtown Los Angeles as well as linking to the Union Station in Los Angeles. The site is well served by regional bus service (MTA) and is in close proximity to the Commerce/Montebello Metrolink Station. The City is looking at partnering with various other major regional transportation initiatives including the Eastside Light Rail extension, improvements to regional rail service at the Commerce 26<sup>th</sup> Street Metrolink Station, and others to better link the regional shopping and entertainment opportunities afforded by the site to the region. This is will increase job opportunities and the tax base of the entire region.

### **Advancement of Planning Objectives**

The intent of the City's redevelopment plans for this site is to create a destination retail/entertainment concept on the site wherein both architecture and uses are compatible with and complementary to the adjacent Citadel Outlets Shopping Center and the Commerce Casino. The scenario will serve to enhance and increase regional shopping and entertainment options.

### **Previous Development Proposals/Activity**

In 2006, the CDC entered into an ENA with JH Snyder for the site development. The parties were not able to agree upon the details of a project at the site. In 2009, the CDC approved the ENA with the Craig Realty Group. The ENA was extended in the Fall of 2010. The parties were not able to complete negotiations for the site development before the passage of AB 1x 26.



### 3) 6300 Telegraph Rd.



#### Summary

The CDC acquired the site in 2005 for blight removal including the demolition of a functionally obsolescent hotel building (Commerce Plaza Hotel). The CDC has been working towards the goal of creating a vibrant Telegraph Road Commercial/Entertainment Corridor with an emphasis on retention and expansion of job opportunities for the community and region as a whole. This includes (wherever possible) the retention of existing long standing local businesses.

In 2009 the CDC acquired property owned by Justman Packaging and Display (“Justman”), located at 5819-5923 Telegraph Road, for the Urban Entertainment Center Project. The CDC committed to working with Justman to find a suitable replacement site for its business. To that end, in October 2010, the CDC approved an ENA with Justman so that they could analyze the feasibility of redeveloping the site at 6300 Telegraph (former Commerce Plaza Hotel Site) to house the Justman Packaging use. This site is an important site for Justman in that it provides similar access and visibility and will allow the City to retain an important employment generator that has been displaced because of the assembly of the Urban Entertainment Center site.

The development of this site with a state of the art approximately 60,000 s.f. corporate headquarters facility for Justman Packaging, a very successful local business, will enhance employment opportunities for the area. The building’s architecture and site layout will be done in a way to be compatible with future uses and developments in the area.

#### Land Use

**Property Type:** Vacant Lot/Land

**Permissible Use:** Future Development

**Permissible Use Detail:** Commercial (C2) Per Current Zoning Code

### **Property Information**

**APN:** 6336-008-900

**Zoning:** C2

**Lot Size:** 125,453s.f.

### **Acquisition & Valuation**

**Acquisition Date:** October 2005

**Value at time of purchase:** \$2,068,568.00

**Estimated current value:** \$3,500,000.00

**Value Basis:** Appraised

**Date of estimated current value:** January 31, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of the LRPMP

**Purpose for which property acquired:** Relocation of Commerce business currently located in  
No. 1/ No. 2 properties aforementioned

**Estimate of current parcel value:** \$3,500,000.00

**Contractual requirements for use of income/revenue:**

### **History of Environmental Contamination**

No environmental contamination on the site is known at this time. Phase I or Phase II assessments and/or remediation may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located on the Telegraph Road Commercial Corridor and has excellent access to regional public transportation (MTA) service. The City has local bus service connecting several locations in Commerce to many local points as well as the major hotels in Downtown Los Angeles as well as linking to the Union Station in Los Angeles. The site is in close proximity to the Commerce/Montebello Metrolink Station. The City is looking at partnering with various other major regional transportation initiatives including the Eastside Light Rail extension, improvements to regional rail service at the Commerce 26<sup>th</sup> Street Metrolink Station, and others to better link jobs to the regional transportation network.

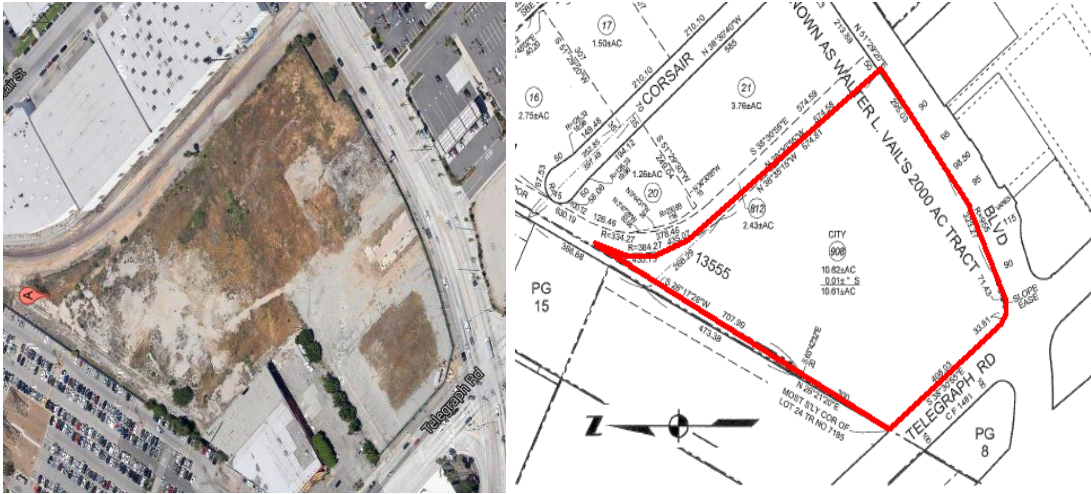
### **Advancement of Planning Objectives**

The intent of the redevelopment scenario for this site will be to allow for the retention of a long standing local business that was displaced as part of the property acquisition for the Telegraph Road Corridor Commercial/Entertainment project. The proposed redevelopment plan will also allow the City to retain and enhance job opportunities for the region.

### **Previous Development Proposals/Activity**

In 2009, the Commission approved and ENA with Gonzales Automotive Group to explore the feasibility of developing the site with a Chrysler Automobile Dealership. However, it was determined that the site was not suitable for a new car dealership because of construction and site development costs as well as the economic downturn of 2008 which had profound impacts on the sales and marketing of new automobiles. There has been interest from retail developers for this property. Trip generation to the site for these kinds of users would be a challenge as both the access to the site and its unique size and shape (located between the I-5 Freeway and Telegraph Road) next to a major intersection (Telegraph and Washington) serve to create traffic constraints for retail users.

#### 4) 6233 Telegraph Rd.



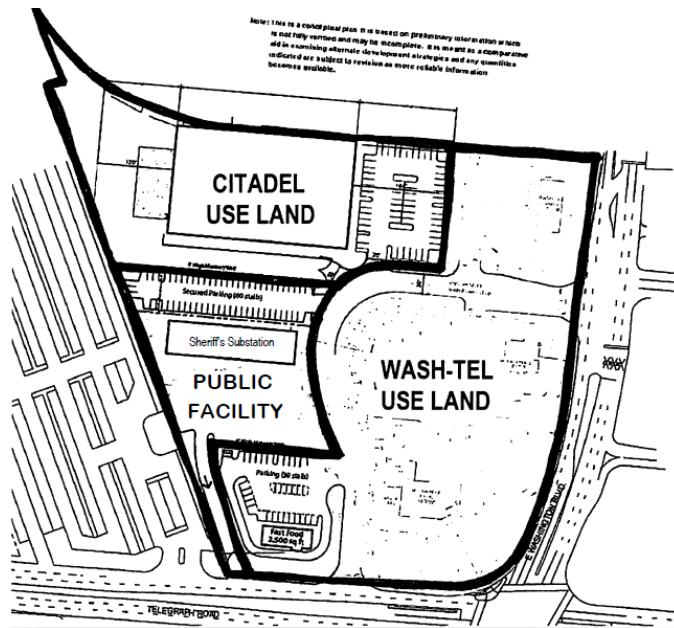
#### Summary

This site was part of the properties that were to make up the Telegraph Road Commercial/Entertainment Corridor Project. The proposed Telegraph Corridor is composed of several different sites. The intent of the redevelopment project was to create a destination retail/entertainment concept on the site where both architecture and uses are compatible with and complementary to the adjacent Citadel Outlets Shopping Center and the Commerce Casino.

At the time of the LRPMP, the Commerce Casino had expressed interest in potentially purchasing the Land. Through further communications and negotiations, the Casino collaborated with the Craig Realty Group (the developer of the Citadel Outlets) in developing a plan to purchase the site to develop commercial uses that would be consistent with the operations of the Casino and the Citadel Outlets. They formed a limited liability company named “Wash-Tel Commerce, LLC” for that purpose. However, the City of Commerce, along with the Casino and the Citadel Outlets, has had ongoing and advancing discussions with Los Angeles County and the Los Angeles County Sheriff’s Department regarding the placement of a Sheriff’s substation on a portion of the site. The substation would improve public safety, increase visibility of law enforcement, and provide rapid responses to the most active and visited area in the City, as well as to neighboring communities. If the City obtains a firm commitment from the County regarding a substation, it will, as part of a public-private partnership with Wash-Tel Commerce, LLC, proceed with obtaining all necessary development approvals.

If all necessary approvals are received, the Successor Agency will transfer the site as follows: (1) three acres will be sold to Craig Realty Group Citadel, LLC for purposes of constructing a commercial or industrial building, (2) a minimum of 4.87 acres will be sold to Wash-Tel Commerce LLC for purposes of developing commercial uses, and (3) a maximum of 2.75 acres will be transferred to the City of Commerce for purposes of developing a Sheriff’s substation to

provide enhanced law enforcement to the local communities. An approximate depiction is as follows:



If all necessary approvals for the substation are not received, the Successor Agency will sell 7.62 acres to Wash-Tel Commerce, LLC and three acres to Craig Realty Group for purposes of developing that portion of the site for commercial uses.

### **Land Use**

**Property Type:** Warehouse Building/Vacant Lot/ Land & Mixed Use

**Permissible Use:** Future Development and Governmental Use

**Permissible Use Detail:** Vacant Lot Stahl Trust Site

### **Property Information**

**APN:** 6336-010-908

**Zoning:** C2

**Lot Size:** 462,607 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** January 1996

**Value at time of purchase:** \$3,799,049.00

**Estimated current value:** \$10,025,000.00

**Value Basis:** Appraised

**Date of estimated current value:** May 16, 2017

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale and transfer date:** Subsequent to Approval of the LRPMP

**Purpose for which property acquired:** Potential Commercial/Retail Development

**Estimate of current parcel value:** \$10,025,000.00

**Contractual requirements for use of income/revenue:** Reference - Attachment

### **History of Environmental Contamination**

No environmental contamination on the site is known at this time. Phase I or Phase II assessments and/or remediation may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located on the Telegraph Road Commercial Corridor and has excellent access to regional public transportation (MTA) service. The City has local bus service connecting several locations in Commerce to many local points as well as the major hotels in Downtown Los Angeles as well as linking to the Union Station in Los Angeles. The site is in close proximity to the Commerce/Montebello Metrolink Station. The City is looking at partnering with various other major regional transportation initiatives including the Eastside Light Rail extension, improvements to regional rail service at the Commerce 26<sup>th</sup> Street Metrolink Station, and others to better link jobs to the regional transportation network.

### **Advancement of Planning Objectives**

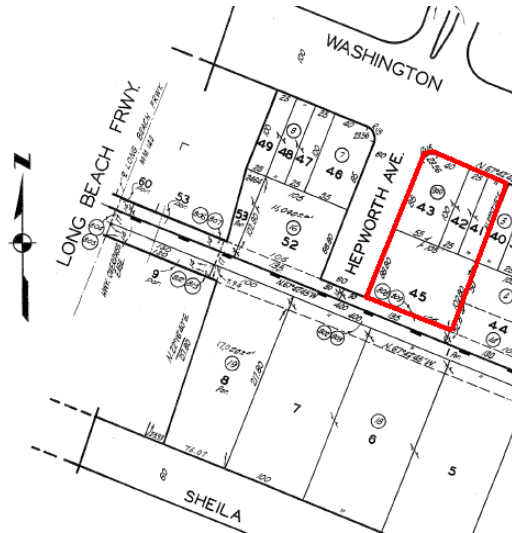
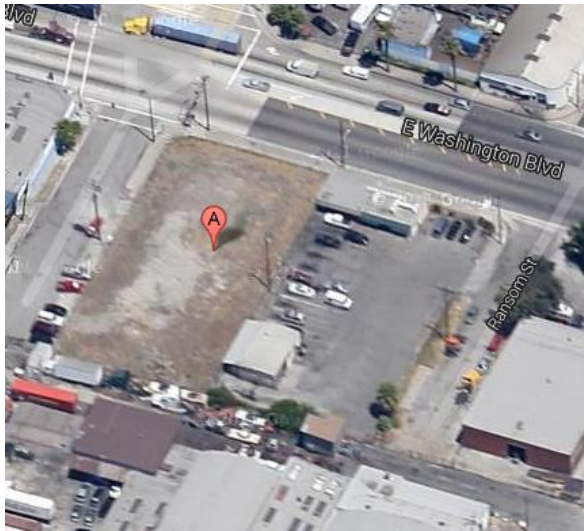
The intent of the redevelopment scenario for this site will be to create a destination retail/entertainment concept on the site wherein both architecture and uses are compatible with and complementary to the adjacent Citadel Outlets Shopping Center and the Commerce Casino. The above scenario will serve to enhance and increase regional shopping and entertainment options. It will also improve public safety, increase visibility of law enforcement, and provide rapid responses to the most active and visited area in the City, as well as to neighboring cities

### **Previous Development Proposals/Activity**

In 2008, the Commission approved and ENA with Golden Boy Productions to explore the feasibility of developing the site with a state of the art 4,000 seat multi-purpose entertainment venue. During the course of due diligence for the redevelopment concept it was determined the proposed use was not viable at this location due to the changing nature of entertainment and major competition from similar venues in nearby Downtown Los Angeles. The ENA expired. While there have been varying discussions regarding other potential uses of the site, the two possible proposals are one where the site is used entirely for commercial and/or industrial uses, and one where commercial uses are slightly reduced to allow for the Sheriff's substation, as discussed above.



## 5) 4800 E Washington Blvd.



### Summary

The CDC acquired the property in 1989 for blight removal and for land assembly to remedy the historic pattern of development on lots with insufficient size, shape and access. The goal was to encourage a unified cohesive master development with proper design and orientation. The overall site 13 acres + bounded on the north by Washington Boulevard on the east by Atlantic Avenue, south by Sheila Street, and on the west by the I-710 Freeway, and is anticipated for a retail development with approximately 160,000 square feet of destination retail. A draft Purchase and Sale Agreement was approved by the Successor Agency and Oversight Board for the sale of approximately .5 acre owned by the Commission for land assembly with an adjacent Commission owned parcel by the Venture Retail Group. However, the Agreement was not processed because of the passage of AB 1484 and the requirement that redevelopment properties be disposed of pursuant to a property management plan.

### Land Use

**Property Type:** Vacant Lot/Land

**Permissible Use:** Future Development

**Permissible Use Detail:** Commercial/Manufacturing Per Current Zoning Code

### Property Information

**APN:** 5244-033-900

**Zoning:** CM1

**Lot Size:** 19,570 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** June 1989

**Value at time of purchase:** \$985,000.00

**Estimated current value:** \$587,000.00

**Value Basis:** Appraised

**Date of estimated current value:** June 21, 2012

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of the LRPMP

**Purpose for which property acquired:** Potential Commercial/Retail Development

**Estimate of current parcel value:** \$587,000.00

**Contractual requirements for use of income/revenue:** None

### **History of Environmental Contamination**

A Geotechnical Report was generated in 2011 by Twining Moore for the entire site 13+ acre site concluding that the site was suitable for redevelopment and not subject to special considerations relating to design of structural footings or foundations. This was a geotechnical report only. There have been previous Phase I studies completed. They identified some potential Underground Storage Tanks (UST). In addition, given the previous history of manufacturing uses on the site there may be some residual groundwater and soil concentrations of concern. Additional Phase I and Phase II studies may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located at a major commercial/industrial intersection of Washington/Atlantic and is abutting a key on/off ramp at the I-710 Freeway.

### **Advancement of Planning Objectives**

Reuse of the property for destination retail will lead to increase sales and property taxes, thereby benefiting the City, County, and State. In addition, the proposed destination retail project will provide the residents access to much needed goods and services as well as increased employment opportunities.

### **Previous Development Proposals/Activity**

There have been previous development proposals/concepts for the entire 13+ acre site, ranging from the development of over 200,000 square feet of high tech industrial/manufacturing space including business incubator space, to a railyard expansion facility for the adjacent BNSF/Hobart Yard Facility; the railyard facility is not a desired use for the City.



## 6) 4957 Shiela St.



### Summary

The CDC acquired the property in 1980 for blight removal and for land assembly to remedy the historic pattern of development on lots with insufficient size, shape and access. The goal was to encourage a unified cohesive master development with proper design and orientation. A draft Purchase and Sale Agreement was approved by the Successor Agency and Oversight Board for the sale of approximately .5 site acre owned by the CDC with an adjacent Commission owned parcel by the Venture Retail Group. However, the Agreement was not processed because of the passage of AB 1484 and the requirement that redevelopment properties be disposed of pursuant to a property management plan. The overall site 13 acres + bounded on the north by Washington Boulevard on the east by Atlantic Avenue, south by Sheila Street, and on the west by the I-710 Freeway, and is anticipated for a retail development with approximately 160,000 square feet of destination retail.

### Land Use

**Property Type:** Industrial Building and Surface Parking

**Permissible Use:** Future Development

**Permissible Use Detail:** Nada Bus, Inc.

### Property Information

**APN:** 5244-034-900

**Zoning:** CM1

**Lot Size:** 133,729 s.f.

## **Acquisition & Valuation**

**Acquisition Date:** February 1980

**Value at time of purchase:** \$1,941,000.00

**Estimated current value:** \$3,345,000.00

**Value Basis:** Appraised

**Date of estimated current value:** June 20, 2012

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of the LRPMP

**Purpose for which property acquired:** Potential Commercial/ Retail Development

**Estimate of current parcel value:** \$3,345,000.00

**Contractual requirements for use of income/revenue:** Reference - Attachment

## **History of Environmental Contamination**

A Geotechnical Report was generated in 2011 by Twining Moore for the entire site 13+ acre site concluding that the site was suitable for redevelopment and not subject to special considerations relating to design of structural footings or foundations. This was a geotechnical report only. There have been previous Phase I studies completed. They identified some potential Underground Storage Tanks (UST). In addition, given the previous history of manufacturing uses on the site there may be some residual groundwater and soil concentrations of concern. Additional Phase I and Phase II studies may be necessary prior to commencement of grading/construction activities.

## **TOD Potential**

The site is located at a major commercial/industrial intersection of Washington/Atlantic and is abutting a key on/off ramp at the I-710 Freeway.

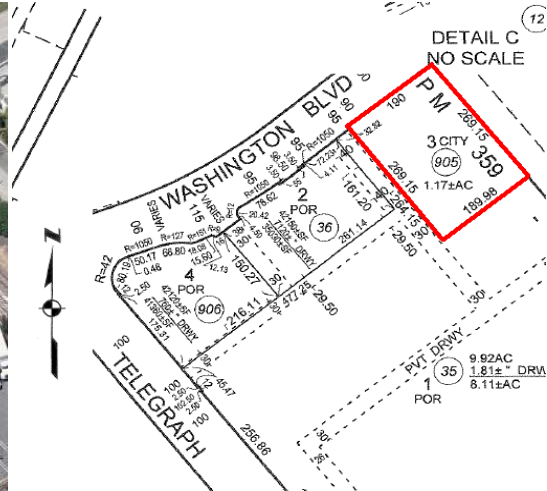
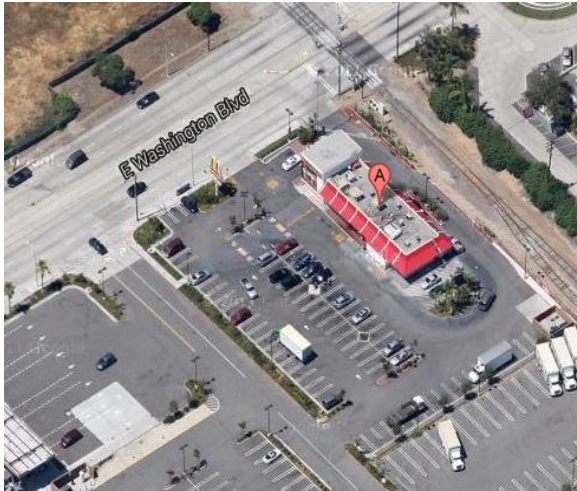
## **Advancement of Planning Objectives**

Reuse of the property for destination retail will lead to increase sales and property taxes, thereby benefiting the City, County, and State. In addition, the proposed destination retail project will provide the residents access to much needed goods and services as well as increased employment opportunities.

## **Previous Development Proposals/Activity**

There have been previous development proposals/concepts on the entire 13+acre site ranging from the development of 200,000 square feet of high tech industrial/manufacturing space including business incubator space, to a rail yard expansion facility for the adjacent BNSF/Hobart Yard Facility; the railyard use is not a desirable use for the City.

## 7) 6350 E. Washington Blvd.



### Summary

This site was acquired by the CDC in 1992 from the Firestone Corporation as part of a larger 12 acre site. The CDC acquired the overall site to promote the economic revitalization of the area, and encourage appropriate land uses as the Telegraph Road Corridor transitions from industrial to commercial land uses. The overall site was developed with three buildings housing three tenants. In addition to the McDonalds, the other tenants on the site included a former retail/service use (Firestone Tires) and the other as a warehouse use (Allan Paper).

A Costco Business to business center was constructed on the adjacent 8 acre site subject to a Disposition and Development Agreement (DDA) as a Recognized Enforceable Obligation. The CDC continues to receive rent revenue from the McDonalds tenant.

### Land Use

**Property Type:** Commercial

**Permissible Use:** Sale of Property

**Permissible Use Detail:** McDonalds Corp.

### Property Information

**APN:** 6336-009-905

**Zoning:** C2

**Lot Size:** 49,440 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** January 1992

**Value at time of purchase:** \$10.5 million for the entire 12 acre site

**Estimated current value:** \$1.3 million

**Value Basis:** Market

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of the LRPMP

**Purpose for which property acquired:** Site Assembly/Future Development (Costco Business Center completed in 2011)

**Estimate of current parcel value:** \$1.3 million

**Contractual requirements for use of income/revenue:** Reference - Attachment

### **History of Environmental Contamination**

No environmental contamination on the site is known at this time. Phase I or Phase II assessments and/or remediation may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located within the Telegraph Road Commercial Corridor and has excellent access to regional public transportation (MTA) service. The City has local bus service connecting several locations in Commerce to many local points as well as the major hotels in Downtown Los Angeles as well as linking to the Union Station in Los Angeles. The site is in close proximity to the Commerce/Montebello Metrolink Station.

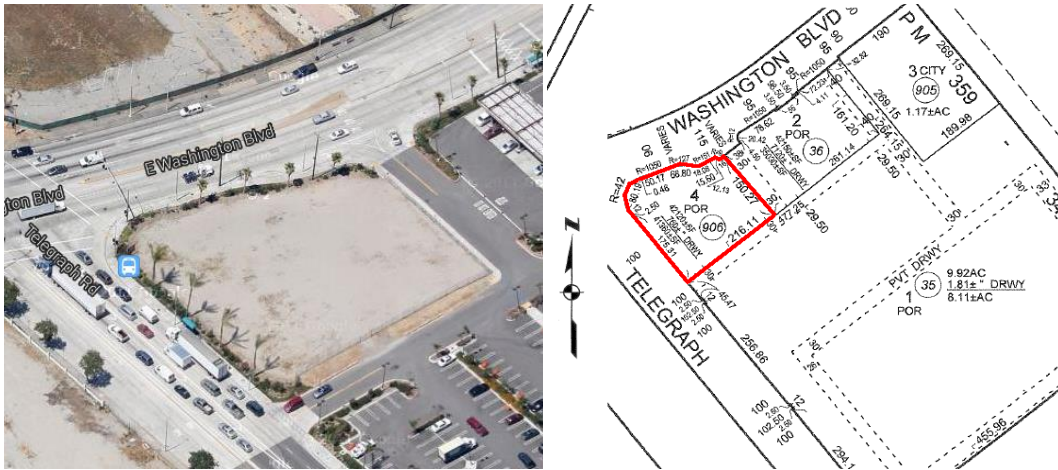
### **Advancement of Planning Objectives**

Maintenance of the use at this location serves the residents and employment base.

### **Previous Development Proposals/Activity**

None noted.

## 8) Costco Site Corner Lot Pad



### Summary

This site was acquired by the Commission in 1992 from the Firestone Corporation as part of a larger 12 acre site. The Commission acquired the overall site to promote the economic revitalization of the area, and encourage appropriate land uses as the Telegraph Road Corridor transitions from industrial to commercial land uses. The overall site was developed with three buildings housing three tenants of which the McDonalds still remains.

Except for the existing McDonalds tenancy, the site was demolished for a Costco Business to business center was constructed on the adjacent 8 acre site subject to a Disposition and Development Agreement (DDA) as a Recognized Enforceable Obligation. This site was graded at the time the Costco Business to Business Center was constructed but was not improved pending final clearance from the Regional Water Board relating to potential groundwater contamination issues. The Regional Water Board subsequently gave a No Further Action clearance after ground water monitoring demonstrated no contamination concerns. The site is cleared for development.

### Land Use

**Property Type:** Vacant Lot/ Land

**Permissible Use:** Fulfill Enforceable Obligation

**Permissible Use Detail:** Costco Site Corner Lot Pad

### Property Information

**APN:** 6336-009-906

**Zoning:** C2

**Lot Size:** 41,772 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** January 2009

**Value at time of purchase:** \$10.5 million for the entire 12 acre site

**Estimated current value:** \$1 million

**Value Basis:** Market

**Date of estimated current value:** May 1, 2013

**Proposed sale value:** \$1,000,000.00

**Proposed sale date:** November 2013

**Purpose for which property acquired:** Potential Retail/Commercial Development. Site entitled for 2 restaurant buildings with drive-through.

**Estimate of current parcel value:** \$1 million

**Contractual requirements for use of income/revenue:**

### **History of Environmental Contamination**

The Regional Water Board subsequently gave a No Further Action clearance after ground water monitoring demonstrated no contamination concerns. The site is cleared for development.

### **TOD Potential**

The site is located within the Telegraph Road Commercial Corridor and has excellent access to regional public transportation (MTA) service. The City has local bus service connecting several locations in Commerce to many local points as well as the major hotels in Downtown Los Angeles as well as linking to the Union Station in Los Angeles. The site is in close proximity to the Commerce/Montebello Metrolink Station.

### **Advancement of Planning Objectives**

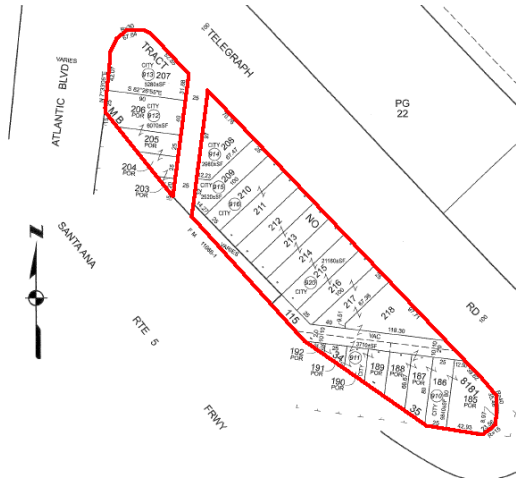
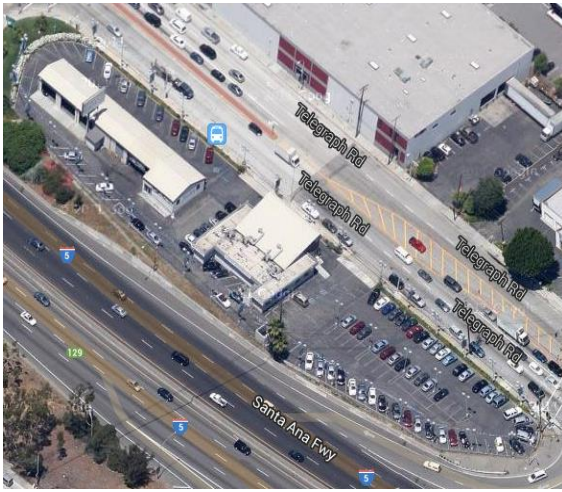
Development of new uses at this location serves the residents and employment base.

### **Previous Development Proposals/Activity**

None noted.



## 9) Commerce Hyundai Car Dealership



### Summary

The CDC acquired the property in 1993 to assist the retention of an auto dealership (Ford). The Ford dealership was subsequently replaced with a used car dealership franchise (Hertz) in 1995 which operated there until 1999. In 2007 Hyundai approached the Commission for assistance with constructing state of the art facility improvements to establish a Hyundai new car and used car sales operation. Commission assistance was provided to assist with the establishment and subsequent retention and stabilization efforts. The site has excellent visibility and access from the I-5 Freeway but suffers from some physical constraints that limit inventory storage and display.

### Land Use

**Property Type:** Commercial

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Commerce Hyundai

### Property Information

**APN:** 6336-023-910, 6336-023-911, 6336-023-912, 6336-023-913, 6336-023-914, 6336-023-915, 6336-023-916, 6336-023-920

**Zoning:** C2

**Lot Size:** 35,729 s.f.

### Acquisition & Valuation

**Acquisition Date:** June 1993

**Value at time of purchase:** \$421,920.00

**Estimated current value:** \$2,250,000.00  
**Value Basis:** Market  
**Date of estimated current value:** November 1, 2013  
**Proposed sale value:**  
**Proposed sale date:**  
**Purpose for which property acquired:**  
**Estimate of current parcel value:**  
**Contractual requirements for use of income/revenue:**

### **History of Environmental Contamination**

No environmental contamination on the site is known at this time.

### **TOD Potential**

The site is located on the Telegraph Road Commercial Corridor and has excellent access to regional public transportation (MTA) service. The City has local bus service connecting several locations in Commerce to many local points as well as the major hotels in Downtown Los Angeles as well as linking to the Union Station in Los Angeles. The site is in close proximity to the Commerce/Montebello Metrolink Station.

### **Advancement of Planning Objectives**

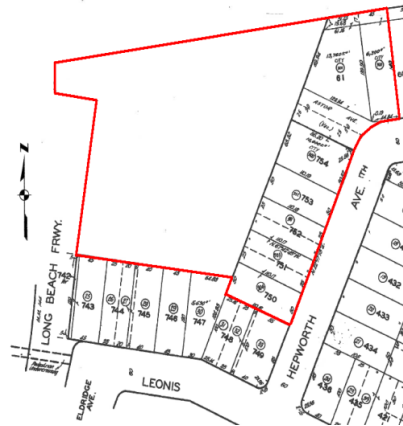
The intent of the redevelopment scenario for this site will be to allow for the retention of a long standing local business and the goal of the Telegraph Road Corridor Commercial/Entertainment district is to provide for a combination of compatible uses to preserve and enhance job opportunities.

### **Previous Development Proposals/Activity**

None, site has been used for vehicle sales since 1993.



## 10) Bandini Park



### Summary

Site was acquired and assembled for a public park.

### Land Use

**Property Type:** Public Building/Park

**Permissible Use:** Governmental Use

**Permissible Use Detail:** Bandini Park

### Property Information

**APN:** 5244-008-900, 5244-009-901, 5244-009-902, 5244-009-903, 5244-009-904, 5244-009-900, 5244-010-900, 5244-010-901

**Zoning:** PF & R2

**Lot Size:** 158,381 s.f.

### Acquisition & Valuation

**Acquisition Date:** May 1973, November 1990, August 1995, November 2002

**Value at time of purchase:** \$327, 215.00

**Estimated current value:** \$488,704.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** N/A

**Proposed sale date:** N/A

**Purpose for which property acquired:** Public Park

**Estimate of current parcel value:** \$488,704.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

None

**TOD Potential**

N/A

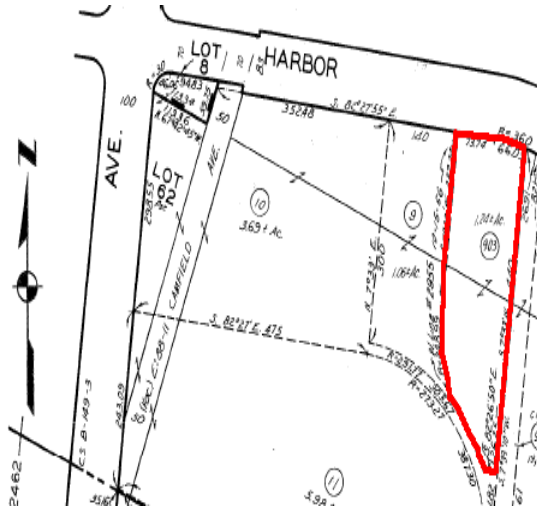
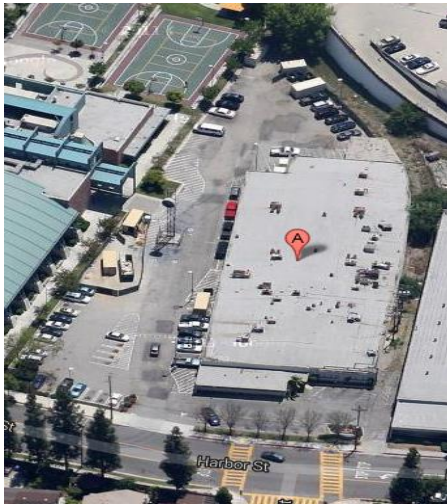
**Advancement of Planning Objectives**

Maintenance of open space in a highly urbanized setting is critical quality of life for the residents.

**Previous Development Proposals/Activity**

None

## 11) 5550 Harbor St.



### Summary

Formerly was an Orange Whip Corporate tenant location. Property was acquired for a public purpose to provide community and city services to the residents.

### Land Use

**Property Type:** Public Building

**Permissible Use:** Governmental Use

**Permissible Use Detail:** City Hall Annex/Warehouse

### Property Information

**APN:** 6335-025-903

**Zoning:** M2

**Lot Size:** 47,597 s.f.

### Acquisition & Valuation

**Acquisition Date:** January 1988

**Value at time of purchase:** \$198,328.00

**Estimated current value:** \$285,600.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** N/A

**Proposed sale date:** N/A

**Purpose for which property acquired:** Governmental Use

**Estimate of current parcel value:** \$285,600.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

None known at this time.

**TOD Potential**

N/A

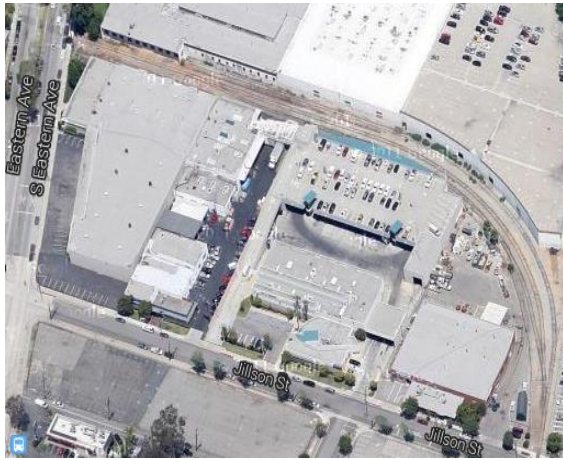
**Advancement of Planning Objectives**

To provide community and city services to the residents.

**Previous Development Proposals/Activity**

None.

## 12) Transportation Center



### Summary

Formerly was a Coast Detergent Facility. The property acquired and improvements constructed for a transportation and fleet servicing facility. Said facility provides necessary storage and repair facilities for City's public transportation vehicles.

### Land Use

**Property Type:** Public Building

**Permissible Use:** Governmental Use

**Permissible Use Detail:** Transportation Center

### Property Information

**APN:** 6335-025-906

**Zoning:** M2

**Lot Size:** 102,919s.f.

### Acquisition & Valuation

**Acquisition Date:** September 1991

**Value at time of purchase:** \$2,427,720.00

**Estimated current value:** \$2,427,720.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** N/A

**Proposed sale date:** N/A

**Purpose for which property acquired:** Governmental Use-Transportation Center

**Estimate of current parcel value:** \$2,427,720.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

None known at this time.

**TOD Potential**

N/A

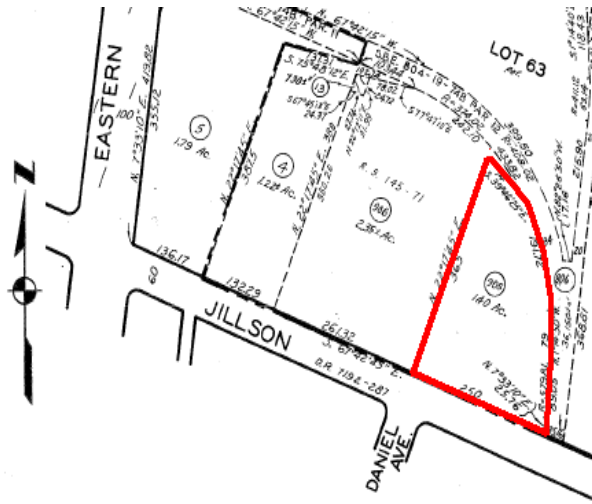
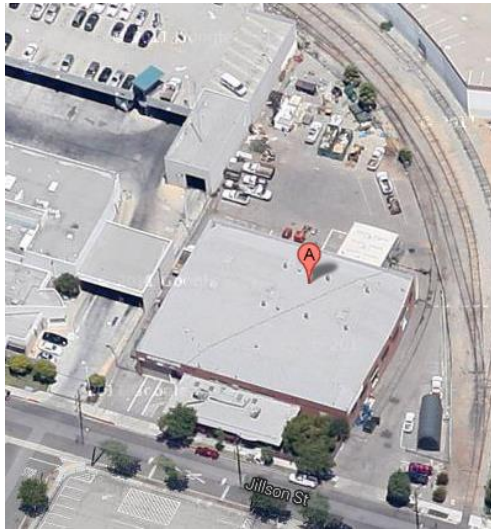
**Advancement of Planning Objectives**

To provide community and City services to the residents.

**Previous Development Proposals/Activity**

None

### 13) 5625 Jillson St. - Provisor Building



#### Summary

Property was acquired for a public purpose to provide community and city services to the residents.

#### Land Use

**Property Type:** Public Building

**Permissible Use:** Governmental Use

**Permissible Use Detail:** Provisor Building/Warehouse

#### Property Information

**APN:** 6335-025-905

**Zoning:** M2

**Lot Size:** 62,439 s.f.

#### Acquisition & Valuation

**Acquisition Date:** August 1992

**Value at time of purchase:** \$427,128.00

**Estimated current value:** \$427,128.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** N/A

**Proposed sale date:** N/A

**Purpose for which property acquired:** Governmental Use

**Estimate of current parcel value:** \$574,341.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

None known at this time.

**TOD Potential**

N/A

**Advancement of Planning Objectives**

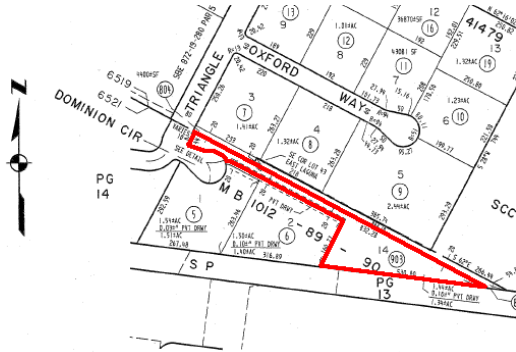
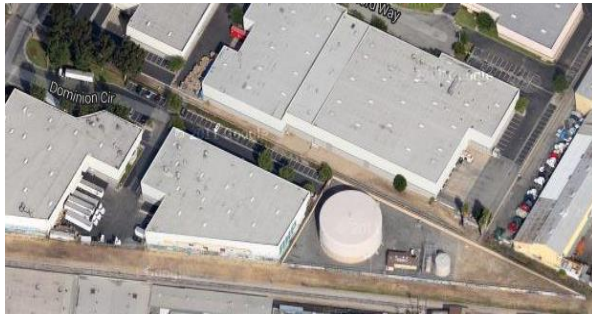
To provide community and City services to the residents.

**Previous Development Proposals/Activity**

None



## 14) Water Tank



### Summary

Site was acquired in support of City owned water utility.

### Land Use

**Property Type:** Other

**Permissible Use:** Governmental Use

**Permissible Use Detail:** Water Tank

### Property Information

**APN:** 6356-016-903

**Zoning:** M2

**Lot Size:** 64,696 s.f.

### Acquisition & Valuation

**Acquisition Date:** May 1983

**Value at time of purchase:** \$266,466.00

**Estimated current value:** \$411,324.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** N/A

**Proposed sale date:** N/A

**Purpose for which property acquired:** Governmental use for water utility

**Estimate of current parcel value:** \$411,324.00

**Contractual requirements for use of income/revenue:** None

### History of Environmental Contamination

None known at this time.

**TOD Potential**

N/A

**Advancement of Planning Objectives**

To provide essential water utility services to the residents.

**Previous Development Proposals/Activity**

None

## 15) Landscape Area



### Summary

Site was required as a Public Park as a condition of Subdivision Tract Map No. 37566.

### Land Use

**Property Type:** Park

**Permissible Use:** Governmental Use

**Permissible Use Detail:** Landscape Area/Public Park

### Property Information

**APN:** 6357-003-928

**Zoning:** PF

**Lot Size:** 13,368 s.f.

### Acquisition & Valuation

**Acquisition Date:** July 2003

**Value at time of purchase:** \$13,606.00

**Estimated current value:** \$15,540.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** N/A

**Proposed sale date:** N/A

**Purpose for which property acquired:** Governmental use as passive open space.

**Estimate of current parcel value:** \$15,540.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

None known at this time.

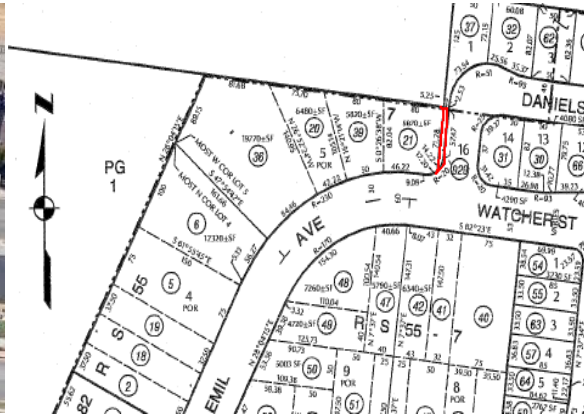
**Advancement of Planning Objectives**

Maintenance of open space in a highly urbanized setting is critical quality of life for the residents.

**Previous Development Proposals/Activity**

None

## 16) Vacant Lot



### Summary

Site was required as a side yard as a condition of Subdivision Tract Map No. 37566.

### Land Use

**Property Type:** Vacant Lot/Land Required Side Yard

**Permissible Use:** Governmental Use

**Permissible Use Detail:** Landscape Area

### Property Information

**APN:** 6357-003-929

**Zoning:** R3

**Lot Size:** 460 s.f.

### Acquisition & Valuation

**Acquisition Date:** December 1979

**Value at time of purchase:** \$182.00

**Estimated current value:** \$295.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** N/A

**Proposed sale date:** N/A

**Purpose for which property acquired:** Landscape area

**Estimate of current parcel value:** \$295.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

None known at this time.

**TOD Potential**

N/A

**Advancement of Planning Objectives**

N/A

**Previous Development Proposals/Activity**

None

## 17) Oil Line



### Summary

Required open space.

### Land Use

**Property Type:** Vacant Lot/Land

**Permissible Use:** Other

**Permissible Use Detail:** Oil Line

### Property Information

**APN:** 6357-005-905

**Zoning:** R3

**Lot Size:** 1,640 s.f.

### Acquisition & Valuation

**Acquisition Date:** June 1978

**Value at time of purchase:** \$1,421.00

**Estimated current value:** \$2,361.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** N/A

**Proposed sale date:** N/A

**Purpose for which property acquired:**

**Estimate of current parcel value:** \$2,361.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

None known at this time

**TOD Potential**

N/A

**Advancement of Planning Objectives**

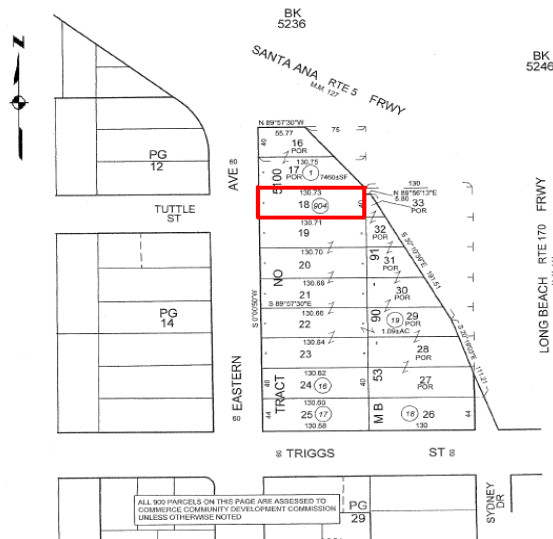
N/A

**Previous Development Proposals/Activity**

None



## 18) 1338 S. Eastern Ave.



### Summary

Property was acquired as part of the City's beautification program to remedy long standing neighborhood blight concerns.

### Land Use

**Property Type:** Residential

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Single Family House

### Property Information

**APN:** 5241-013-904

**Zoning:** R2

**Lot Size:** 5102 s.f.

### Acquisition & Valuation

**Acquisition Date:** February 2008

**Value at time of purchase:** \$43,618.00

**Estimated current value:** \$46,544.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of the LRPMP

**Purpose for which property acquired:** Blight removal

**Estimate of current parcel value:** \$46,544.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

Phase I and II Studies may be necessary prior to demolition and/or construction activities.

**TOD Potential**

N/A

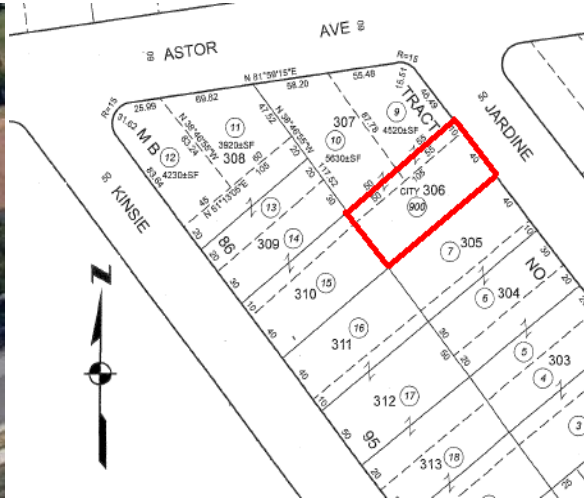
**Advancement of Planning Objectives**

Addressing blighting influences in a neighborhood is a critical planning objective.

**Previous Development Proposals/Activity**

None

## 19) 4906 Jardine St.



### Summary

Property was acquired as part of the City's beautification program to remedy long standing neighborhood blight concerns. The Single family dwelling on the property was remodeled and the unit was to be sold as affordable housing stock.

### Land Use

**Property Type:** Residential

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Single Family House

### Property Information

**APN:** 5244-022-900

**Zoning:** R1

**Lot Size:** 4,171 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** May 2008

**Value at time of purchase:** \$45,117.00

**Estimated current value:** \$47,983.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised based upon negotiations.

**Proposed sale date:** Subsequent to Approval of the LRPMP.

**Purpose for which property acquired:** Blight removal and affordable housing opportunities.

**Estimate of current parcel value:** \$47,983.00

**Contractual requirements for use of income/revenue:** None

### **History of Environmental Contamination**

None noted.

### **TOD Potential**

N/A

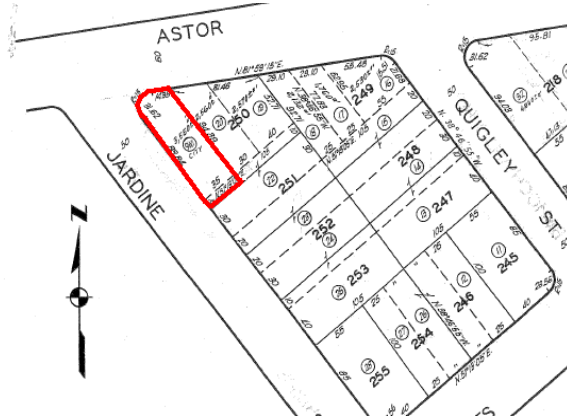
### **Advancement of Planning Objectives**

Addressing blighting influences and affordable housing opportunities in the neighborhood is a critical planning objective.

### **Previous Development Proposals/Activity**

None

## 20) 4902 Astor Ave.



### Summary

Property was acquired as part of the City's beautification program to remedy long standing neighborhood blight concerns. Formerly there was a substandard single family dwelling on the lot which was demolished by the Commission.

### Land Use

**Property Type:** Vacant Lot/Land

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Vacant Lot

### Property Information

**APN:** 5244-021-900

**Zoning:** R1

**Lot Size:** 3,042 s.f.

### Acquisition & Valuation

**Acquisition Date:** December 2007

**Value at time of purchase:** \$36,147.00

**Estimated current value:** \$38,681.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of LRPMP

**Purpose for which property acquired:** Blight Removal

**Estimate of current parcel value:** \$38,681.00

**Contractual requirements for use of income/revenue:** None

**History of Environmental Contamination**

None noted.

**TOD Potential**

N/A

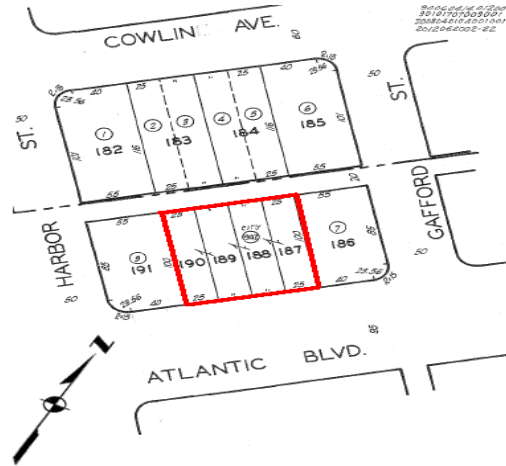
**Advancement of Planning Objectives**

Addressing blighting influences in the neighborhood is a critical planning objective.

**Previous Development Proposals/Activity**

None

## 21) 2207 S. Atlantic Blvd.



### Summary

The Commission acquired the property in 1989 for blight removal and for land assembly to remedy the historic pattern of development on lots with insufficient size, shape and access. In 1991 the building structure was demolished and the site cleared. The goal was to encourage a unified cohesive development with proper design and orientation and to have a site that may be suitable as a receiving site for existing local businesses displaced by redevelopment activities from other sites.

### Land Use

**Property Type:** Vacant Lot

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Vacant Lot

### Property Information

**APN:** 5244-019-902

**Zoning:** CM1

**Lot Size:** 10,000 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** March 1989

**Value at time of purchase:** \$600,000.00

**Estimated current value:** \$200,000.00

**Value Basis:** Market

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of LRPM

**Purpose for which property acquired:** Site Assembly/Future Development

**Estimate of current parcel value:** \$200,000.00

**Contractual requirements for use of income/revenue:** None

### **History of Environmental Contamination**

Additional Phase I and Phase II studies may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located along the major arterial street of Atlantic Boulevard and is well served by regional and local public transportation.

### **Advancement of Planning Objectives**

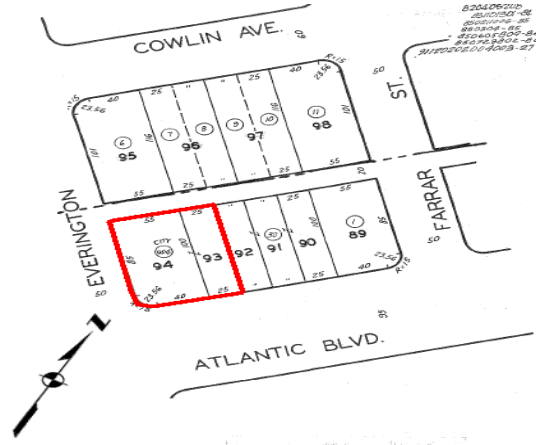
Reuse of the property for business retention will strengthen the business base of the City. In addition, said lot could be used for public parking purposes to respond to market demand if economic conditions change in the area.

### **Previous Development Proposals/Activity**

None.



## 22) 2143 S. Atlantic Blvd.



### Summary

The Commission acquired the property in 1985 for blight removal and for land assembly to remedy the historic pattern of development on lots with insufficient size, shape and access. The goal was to encourage a unified cohesive development with proper design and orientation and to have a site that may be suitable as a receiving site for existing local businesses displaced by redevelopment activities from other sites.

### Land Use

**Property Type:** Vacant Lot

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Vacant Lot

### Property Information

**APN:** 5244-014-904

**Zoning:** CM1

**Lot Size:** 7,500 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** March 1985

**Value at time of purchase:** \$114,000.00

**Estimated current value:** \$150,000.00

**Value Basis:** Market

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of LRPMP

**Purpose for which property acquired:** Site Assembly/Future Development

**Estimate of current parcel value:** \$150,000.00

**Contractual requirements for use of income/revenue:** None

### **History of Environmental Contamination**

Additional Phase I and Phase II studies may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located along the major arterial street of Atlantic Boulevard and is well served by regional and local public transportation.

### **Advancement of Planning Objectives**

Reuse of the property for business retention or business attraction will strengthen the business and economic base of the City.

### **Previous Development Proposals/Activity**

Several development concepts involving acquisition of this site for assembly with an abutting parcel (former Drive Thru Dairy use) and redevelopment for retail/service opportunities.

## 23-25) 4901/4903/4905/4909 E. Washington Blvd. & Vacant Lot



### Summary

The Commission acquired the property in 1986 for blight removal and for land assembly to remedy the historic pattern of development on lots with insufficient size, shape and access. The goal was to encourage a unified cohesive development with proper design and orientation and to have a site that may be suitable as a receiving site for existing local businesses displaced by redevelopment activities from other sites.

### Land Use

**Property Type:** Commercial & Vacant Lot/Land

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Calbest Portable Welder Repair, Inc & Vacant Lot

### Property Information

**APN:** 5244-032-900, 5244-032-901, 5244-032-902

**Zoning:** CM1

**Lot Size:** 19,948 s.f.

### **Acquisition & Valuation**

**Acquisition Date:** March 1986, June 1995

**Value at time of purchase:** \$300,967.00

**Estimated current value:** \$438,474.00

**Value Basis:** Book

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent to Approval of LRPMP

**Purpose for which property acquired:** Site Assembly/Future Development

**Estimate of current parcel value:** \$90,500.00

**Contractual requirements for use of income/revenue:** None

### **History of Environmental Contamination**

There have been previous Phase I studies completed. In addition, given the previous history of manufacturing uses on the site there may be some residual groundwater and soil concentrations of concern. Additional Phase I and Phase II studies may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located at a major commercial/industrial intersection of Washington/Atlantic and is abutting a key on/off ramp at the I-710 Freeway.

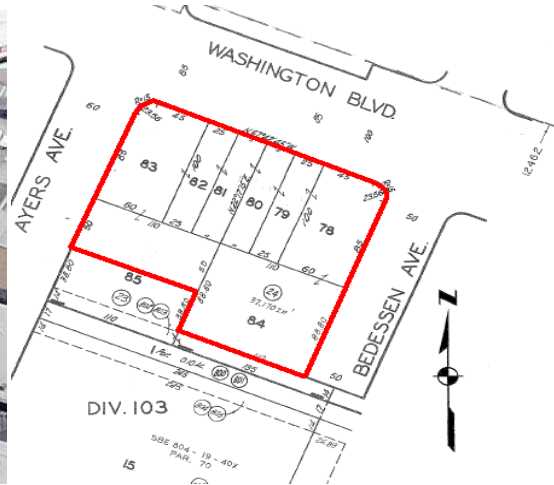
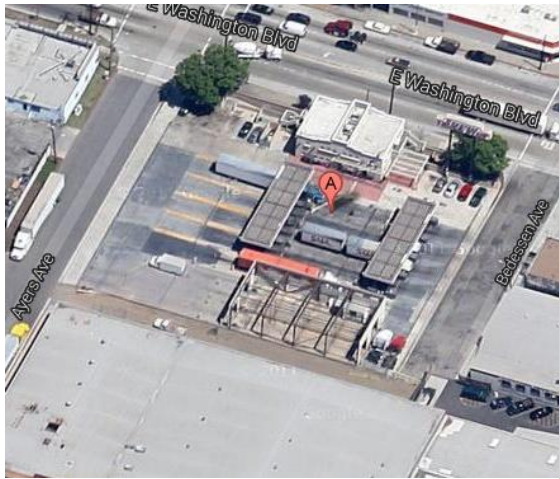
### **Advancement of Planning Objectives**

Reuse of the property for specialized retail service will lead to increase sales and property taxes, thereby benefiting the City, County, and State. In addition, redevelopment of the site will serve to assist local business retention and expansion opportunities.

### **Previous Development Proposals/Activity**

A local specialized retail business has contacted the Commission expressing an interest in redeveloping the property for the construction of an approximately 12,000 s.f. building with surface parking. Other options on this site include possible neighborhood serving retail/commercial. With the redevelopment of the 13+ acre site to the south, it is anticipated this may lead to increased interest in redeveloping the site.

## 26) 4560 E. Washington Blvd.



### Summary

The Commission acquired the property in 1990 to facilitate construction of a truck fuel stop to serve the large number of local and regional serving trucks. The site has excellent visibility and access from the I-710 Freeway but suffers from some physical constraints that limit the proper access and serving of larger trucks.

### Land Use

**Property Type:** Mixed Use

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Ron Sarakbi Commerce Truck Stop

### Property Information

**APN:** 5243-026-024

**Zoning:** CM1

**Lot Size:** 37,170 s.f.

### Acquisition & Valuation

**Acquisition Date:** July 1990

**Value at time of purchase:** \$580,146.00

**Estimated current value:** \$1,500,000.00

**Value Basis:** Market

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent To Approval of the LRPMP

**Purpose for which property acquired:**

**Estimate of current parcel value:** \$2,254,635.00

**Contractual requirements for use of income/revenue:** Refer to Exhibit M

### **History of Environmental Contamination**

Phase I and Phase II studies completed. Studies identified some potential Underground Storage Tanks (UST). In addition, given the previous history of manufacturing uses on the site there may be some residual groundwater and soil concentrations of Total Petroleum Hydrocarbons (TPH) and Volatile Organic Compounds (VOC). Additional assessments and/or remediation may be necessary prior to commencement of grading/construction activities.

### **TOD Potential**

The site is located on a major regional arterial (Washington Boulevard) is near a key on/off ramp at the I-710 Freeway.

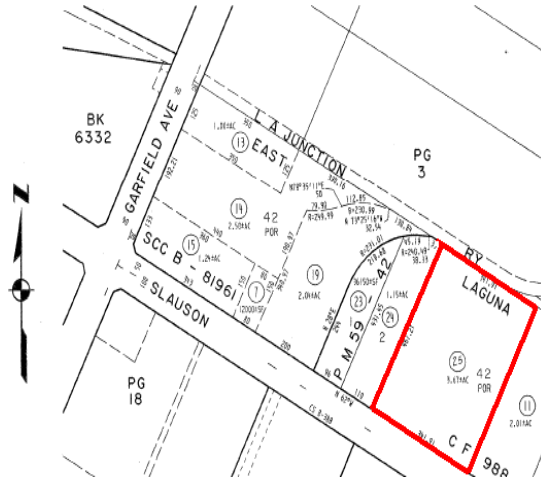
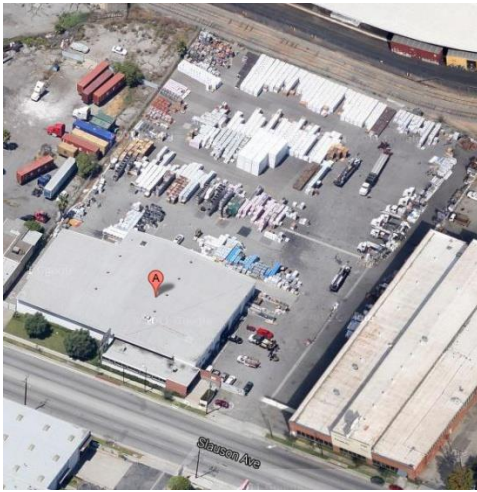
### **Advancement of Planning Objectives**

Maintenance of the use at this location will serve the local business community including the trucking industry.

### **Previous Development Proposals/Activity**

None at this time. In 2009, the Truck Stop owner approached the Commission to purchase the property but given the purchase price offered and the revenue stream from the lease payments the Commission elected not sell the property.

## 27)7025 E. Slauson Ave.



### Summary

The Commission acquired the property in 1995 to facilitate building improvements for business attraction. The use is a construction materials sales company (specialized retail) that serves the region. The site has convenient access but suffers from some physical constraints that limit the its redevelopment potential as the north half of the site (the rear portion) is limited to surface uses indefinitely due to the presence of methane gases from a former landfill in the area.

### Land Use

**Property Type:** Commercial

**Permissible Use:** Sale of Property

**Permissible Use Detail:** Structural Materials

### Property Information

**APN:** 6356-044-025

**Zoning:** M2

**Lot Size:** 3.67 acres

### **Acquisition & Valuation**

**Acquisition Date:** November 1995

**Value at time of purchase:** \$1,601,500.00

**Estimated current value:** \$2,880,000.00

**Value Basis:** Market

**Date of estimated current value:** November 1, 2013

**Proposed sale value:** Premised Upon Negotiations

**Proposed sale date:** Subsequent To Approval of the LRPMP

**Purpose for which property acquired:** Business Attraction and Environmental Mitigation

**Estimate of current parcel value:** \$2,880,000

**Contractual requirements for use of income/revenue:** Refer to Exhibit N

### **History of Environmental Contamination**

Phase I and Phase II studies have been done for the site. The primary issue is the presence of methane gas the byproduct of a former landfill in the area (Fudernick Dump). A monitoring system has been in place within the building since 1995 and recently a methane gas ventilation and processing system has been installed on the site to protect against over concentration of the gas.

### **TOD Potential**

The site is located on a major east/west arterial street.

### **Advancement of Planning Objectives**

Maintenance of the use at this location serves the construction and building supply industry.

### **Previous Development Proposals/Activity**

None noted.