



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

Item No. _____

FROM: City Manager

SUBJECT: RESOLUTION RECOMMENDING APPROVAL OF THE FINAL PARCEL MAP NO. 82490 FOR THE PROPERTY AT 6233 TELEGRAPH ROAD (APN: 6336-010-908) AND LOCATED AT THE NORTHWEST CORNER OF WASHINGTON BLVD. AND TELEGRAPH ROAD.

MEETING DATE: MAY 19, 2020

RECOMMENDATION:

It is recommended that the City Council adopt a resolution (attached) accepting the final map, Subdivision Improvement Agreement and securities associated with the division of land for the property located 6233 Telegraph Road.

BACKGROUND:

As a result of AB 26, which was enacted in June 2011, the Commerce Community Development Commission ("Commission"), along with redevelopment agencies throughout the state, were dissolved as of February 1, 2012. Subsequently, AB 1484 was enacted in June of 2012 to substantially amended AB 26, which among other things, allowed for the transfer of redevelopment-held land and transferred the ownership and control to a successor agency.

During that time the City of Commerce purchased and assembled the land discussed herein in order to work toward the goal of creating the Telegraph Road Commercial/Entertainment Corridor, which was to be a destination retail / entertainment concept wherein both architecture and uses would be compatible with and complementary to the Citadel Outlets Shopping Center and the Commerce Casino. Through interest and collaboration between the Commerce Casino and Craig Realty Group the "Wash-Tel Commerce" LLC was formed for purposes of purchasing and operating the uses to be developed on the Land. On May 16, 2017 the Successor Agency approved a Contingent Agreement to Purchase and Sell Real Estate to Wash-Tel Commerce, LLC and Craig Realty Group Citadel, LLC that would allow for the development of the Project. Regardless of whether or not that project moves forward as envisioned, the City of Commerce is

compelled by state law to dispose of the subject property, thus the subdivision of land contained and discussed in this report is necessary.

DISCUSSION:

The City Engineer, under consultation with staff, has reviewed the submitted final map and has verified that the final map filed herein is in substantial compliance with the tentative map and complies with all of the requirements of the California Government Code, the City's subdivision ordinance, including Chapter 18.01 (LA County Subdivision Ordinance), and is in conformance with the Subdivision Map Act. The final map has been approved by the City Surveyor.

FISCAL IMPACT:

The activity of requesting for the approval of Final Parcel Map to subdivide land can be carried out without additional impact on the current operating budget.

RELATIONSHIP TO STRATEGIC GOALS:

This item has the potential to relate to the Strategic Action Plan's Goal of: Economic Growth - Guiding Principles 1 to "Create and strengthen our identity, as a community that promotes opportunity and success for business that meets the strategic focus for economic growth, will have a positive impact on the quality of life and the City's financial sustainability," and 3 "Support a long-range planning vision through the City's General Plan, zoning ordinance, and related land use planning documents that incorporate community and stakeholder input and provide a compass for strategic economic growth, infrastructure investments and city fiscal planning."

Prepared and

Recommended by: Jose D. Jimenez, Director of Economic Development and Planning

Reviewed By: Vilko Domic, Assistant City Manager

Approved as to form: Noel Tapia, City Attorney

Respectfully submitted: Edgar P. Cisneros, City Manager

ATTACHMENTS:

1. Resolution Approving Parcel Map No. 82490
2. Parcel Map No. 82490