

RESOLUTION NO. 008

A RESOLUTION OF THE LA VERNE SUCCESSOR AGENCY OVERSIGHT BOARD APPROVING A PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY

WHEREAS, the City of La Verne Successor Agency has prepared a Property Management Plan, attached hereto as Attachment "I," which identifies each of the real property assets of the former Redevelopment Agency of the City of La Verne, including the Agency's preferred method of disposing of those assets pursuant to Health and Safety Code Section 34191.5;

WHEREAS, Health and Safety Code Section 34191.5 provides that Property shall not be transferred unless the plan is approved by the Oversight Board;

WHEREAS, the Oversight Board has reviewed the Property Management Plan.

NOW, THEREFORE, BE IT RESOLVED by the La Verne Successor Agency Oversight Board, as follows:

Section 1. The La Verne Successor Agency Property Management Plan prepared pursuant to Health and Safety Code Section 34191.5 is hereby approved in the form set forth in Attachment I.

Section 2. The Successor Agency Finance Director is directed to transmit this Resolution and the Property Management Plan to the La Verne Successor Agency and the Department of Finance for consideration and approval.

PASSED, APPROVED and ADOPTED by the La Verne Successor Agency Oversight Board on this 8th day of November 2012.

Ayes:	Dukett, Gregoryk, Huigens, Sparks, Vice Chair Frederickson
Noes:	None
Absent:	Tolia, Chair Kendrick
Abstain:	None

Attest:


Secretary

Vice Chairman



CITY OF LA VERNE
SUCCESSOR AGENCY

Property Management Plan
(AB 1484 Section 34191.5)

		Vacant Lots on Wheeler Avenue	1922 Walnut Street
H&S Sec.34191.5 (c)(1)(A-H)	Proposed Disposition of Property	See attached plan	Neighborhood park
A	Date of Acquisition	6/2005	12/1999
	Value of Property at Acquisition	\$1,549,598	\$172,400
	Estimate of Current Value	\$1,782,000	\$190,000
B	Purpose Acquired	No specific purpose at time of acquisition	Neighborhood park
C	Assessor Parcel No.	8378-027900/901	8378-007-905 + 906
	Lot Size (acres)	1.99 (86,764 sq.ft.) 1.71 (74,451sq.ft.)	0.88 (38,268 sq.ft.)
	Building Square Footage	n/a	n/a
	Zone	Arrow Corridor Specific Plan-BP (business park)	Walnut Specific Plan (residential)
	General Plan	Commercial Business Park	Low Density Residential (0-5 D.V./acre)
D	Estimate of Current Value of Parcel	\$1,782,000	\$190,000
	Appraisal Information Available	Yes	No
E	Estimate of Revenues Generated by Property	None	None
	Contractual Requirements for Disposition of Funds	n/a	n/a
F	Environmental History	Phase 1 completed and no reported contaminants were found	Phase 1 completed and no reported contaminants were found
G	Potential for Transit Oriented Development	n/a	n/a
H	History of Previous Development Proposals	Fire Training Facility	Currently used for purpose purchased

SUMMARY INFORMATION:

SITE AREA: 87,120 SF (2.0 AC)
SITE COVERAGE 42%

BUILDING AREA:

OFFICE: 3,500 SF
MEZZANINE: 3,500 SF
WAREHOUSE: 24,757 SF
TOTAL: 31,757 SF

PARKING:

OFFICE (1:250) 14 STALLS
MEZZANINE (1:250) 14 STALLS
WAREHOUSE (1:1,000) 30 STALLS
TOTAL REQUIRED: 58 STALLS

TOTAL PROVIDED: 60 STALLS

OFFICE

OFFICE

WHEELER AVE.

SUMMARY INFORMATION:

SITE AREA: 74,050 SF (1.7 AC)
SITE COVERAGE 42%

BUILDING AREA:

OFFICE: 3,500 SF
MEZZANINE: 3,500 SF
WAREHOUSE: 24,250 SF
TOTAL: 31,250 SF

PARKING:

OFFICE (1:250) 14 STALLS
MEZZANINE (1:250) 14 STALLS
WAREHOUSE (1:1,000) 26 STALLS
TOTAL REQUIRED: 54 STALLS

TOTAL PROVIDED: 54 STALLS

34'-8"