

**RESOLUTION OB 2013-04**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GLENDORA COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, TO SUBMIT A LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) TO THE CALIFORNIA DEPARTMENT OF FINANCE RELATING TO THE FORMER AGENCY REAL PROPERTY AT 213 E. ROUTE 66.**

**THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
City of Glendora, California**

**THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GLENDORA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, ABx1 26 ("Dissolution Act") dissolved the former Glendora Community Redevelopment Agency (the "Former Agency") and designated the City of Glendora ("City") as the Successor Agency for the Former Agency ("Successor Agency"), and;

**WHEREAS**, the Successor Agency has obtained a Finding of Completion from the California Department of Finance (DOF), and;

**WHEREAS**, the Oversight Board previously adopted Resolution OB 2012-08 designating former Agency properties as either Housing Properties and Non-housing properties, and;

**WHEREAS**, the Oversight Board has adopted Resolution OB 2012-06 approving Property Disposal Procedures for the Non-housing properties previously identified, and;

**WHEREAS**, In October 2010, the Former Agency acquired property located at 213 E. Route 66, Glendora, CA (the "Property") pursuant to the Former Agency 2010-2014 Implementation Plan and the City's Route 66 Specific Plan, and;

**WHEREAS**, on February 26, 2013, the City approved land entitlements for the development of 256 residential apartment units with retail/commercial space (the "Development") at a site which includes the Property, and;

**WHEREAS**, on June 26, 2013 the Oversight Board approved the purchase and sale of the property to CV Glendora 2 Site, LLC at the appraised price of \$667,000; and

**WHEREAS**, the California Department of Finance (DOF) has reviewed the Oversight Board action and is prepared to formally consider and approve the transaction to CV Glendora 2 Site, LLC (the "Buyer") once the Oversight Board approves a site specific LRPMP for 213 E. Route 66, and;

WHEREAS, the DOF has reviewed the attached LRPMP and found it to meet their guidelines and stated that if substantially submitted in the same form would likely result in approval.

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER GLENDORA REDEVELOPMENT AGENCY OF THE CITY OF GLENDORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

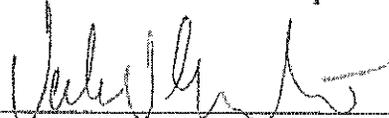
**SECTION 1.** The Oversight Board hereby adopts the above stated recitals. The Oversight Board approves and authorizes the submittal of the LRPMP for 213 E. Route 66 to the California Department of Finance for formal approval.

**SECTION 2.** The Board Secretary shall certify to the passage and adoption of this resolution and shall enter the same in the Book of Original Resolutions.

**APPROVED and PASSED** this 24th day of July, 2013.

Oversight Board of Successor Agency  
to the Glendora Redevelopment Agency

BY:



VALERIE ESCALANTE

Chair

APPROVED AS TO FORM:



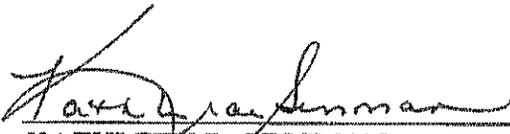
MARK J. HUEBSCH

Successor Agency Special Counsel

I, Kathleen R. Sessman, Board Secretary for the Oversight Board of the Successor Agency for the former Glendora Redevelopment Agency of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a regular meeting held on the 24<sup>th</sup> day of July, 2013, by the following vote:

AYES:	BOARD MEMBERS:	Blaydow, Chaldu, Rasmussen, Wiles, Hamlow, and Escalante
NOES:	BOARD MEMBERS:	None
ABSENT:	BOARD MEMBERS:	Flores
ABSTAIN:	BOARD MEMBERS:	None

Dated: July 24, 2013

  
KATHLEEN R. SESSMAN  
Board Secretary



## LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

**Instructions:** Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment\_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to [Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov).

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

### GENERAL INFORMATION:

Agency Name: **Successor Agency of the former Glendora Redevelopment Agency**

Date Finding of Completion Received: **April 26, 2013**

Date Oversight Board Approved LRPMP: **June 26, 2013**

### Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes  No

For each property the plan includes the purpose for which the property was acquired.

Yes  No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes  No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes  No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes  No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes  No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes  No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes  No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes  No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes  No  N/A

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## ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.
1. Finding of Completion dated April 26, 2013
  2. Aerial of 213 E Route 66
  3. Property Appraisal Summary Report dated May 10, 2013
  4. Glendora Redevelopment Agency Staff Report regarding Acquisition of 213 E Route 66 dated September 14, 2010
  5. Environmental Site Assessment Phase I – Executive Summary – dated June 11, 2013
  6. Pre-Demolition Asbestos and Lead-Based Paint Survey Report – Executive Summary – dated June 14, 2013
  7. Approved Plans for 256 unit mixed-use transit oriented development – dated February 5, 2013
  8. Purchase and Sale Agreement between City Ventures (DBA CV Glendora 2, LLC) and City of Glendora, as the Successor Agency to the Glendora Community Redevelopment Agency
  9. Resolution of the Successor Agency approving sale of 213 E Route 66
  10. Resolution of the Oversight Board approving the sale of 213 Route 66

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**Agency Contact Information**

Name:	Chris Jeffers	Name:	Jeff Kugel
Title:	City Manager	Title:	Planning Director
Phone:	(626) 914-8201	Phone:	(626) 914-8214
Email:	cjeffers@ci.glendora.ca.us	Email:	jkugel@ci.glendora.ca.us
Date:	7/12/13	Date:	7/12/13

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**Department of Finance Local Government Unit Use Only**

DETERMINATION ON LRPMP:  APPROVED  DENIED

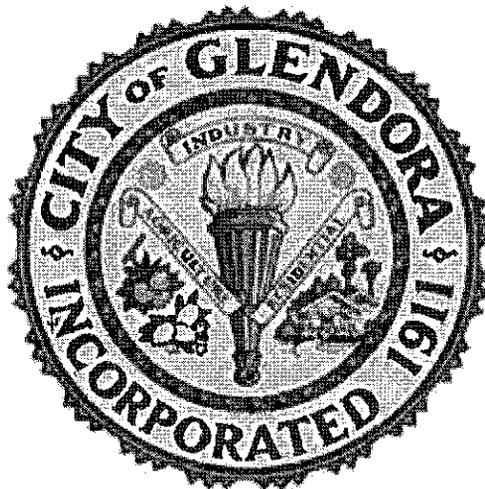
APPROVED/DENIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL OR DENIAL LETTER PROVIDED:  YES DATE AGENCY NOTIFIED: \_\_\_\_\_

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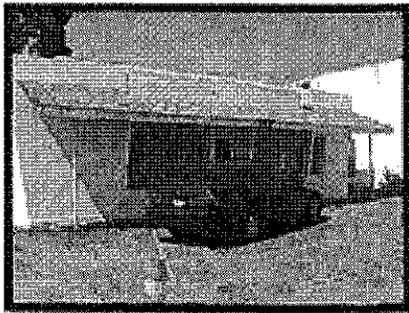
**LONG TERM PROPERTY  
MANAGEMENT PLAN FOR 213 E ROUTE 66**

**SUCCESSOR AGENCY TO THE  
GLENORA COMMUNITY REDEVELOPMENT AGENCY**



**116 E. FOOTHILL BOULEVARD  
GLENORA, CALIFORNIA 91741**

**213 E Route 66, Glendora, California, 91740**



**Date of Acquisition and its value at the time and estimate of current value**

The property at 213 E Route 66 was acquired on October 26, 2010 for \$528,000.00 based on a price determined by MAI certified appraiser at the time of purchase. An appraisal of the property was completed on May 10, 2013 by James Lewis Appraisals which determined a value of \$667,000.00.

**The purpose for which the property was acquired**

The site is located east of Glendora Avenue along Route 66 and is adjacent to a 3.22 acre vacant site within the Route 66 Specific Plan and within Redevelopment Project Area No. 3. One of the key goals of the Redevelopment Plan for Project Area No. 3 was to encourage the consolidation of substandard parcels and eliminating uses no longer permitted in the area. While a previously proposed mixed-use transit oriented development from 2007 did not move forward due to the unfavorable real estate market, the acquisition of the 213 E Route 66 property represented a key development opportunity when the climate for new development improved.

**Parcel data for each property, including address, lot size and current zoning**

The property address is 213-217 E Route 66. The Assessor Parcel Number is 8639-012-007. The lot size is 15,747 square feet. The property has a 3,145 square foot office/light industrial building and a 913 square foot single family home in the rear of the property. The office/light industrial buildings and home are vacant. The last tenant in the office/light industrial building was a car stereo installer. The home could not be rented due to its dilapidated /deteriorated condition. The current zoning is Town Center Mixed Use.

The commercial/light industrial building was constructed in 1945 and expanded in 1972 and was formerly used for auto stereo installations and auto service. The commercial/light industrial building has four parking stalls. The parking ratio of the existing building is one parking space per 786 square

feet. The current code requires one parking stall for every 250 square feet of gross floor area of commercial space the building would require 13 parking spaces. The single family home was constructed in 1954 and is current in a dilapidated /deteriorated condition. The 213 E Route 66 property was a legal non-conforming use.

**An estimate of the current value of the property including any appraisal information**

The property was appraised on May 10, 2013 for \$667,000.00 by James Lewis Appraisals. The property has not been generating income since it was purchased by the Community Redevelopment Agency. Currently the property is vacant and fenced. The primary value of the property is in the land rather than the improvements. This is because the city did not want the building reoccupied without adequate parking and significant work done to the buildings which have suffered years of neglect and deferred maintenance.

**An estimate of any lease, rental, or other revenue generated by the property and a description of the contractual requirements for disposition of those revenues**

When the Community Redevelopment Agency purchased the property it was vacant and remains vacant. There is no rental or other revenue being generated by the property.

**Any history of environmental contamination or remediation efforts**

An Environmental Site Assessment (ESA) Phase I was performed on the property on June 11, 2013. The ESA Phase I identified the risk of Lead Based Paint and Asbestos within the existing structures. On June 14, 2013 at Lead Based Paint and Asbestos Study was conducted. The Lead Based Paint and Asbestos Study determined that property contained significant area of Asbestos that exceeded Environmental Protection Agency and Division of Occupational Safety and Health standards and will require remediation and permitting by the Air Quality Management District for demolition. While none of the paint samples tested exceeded United States, Housing and Urban Development standards for lead, the paint samples contain detectable concentrations of lead that will require compliance with applicable Occupational Safety & Health Administration and Division of Occupational Safety and Health standards for demolition.

**A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency**

The property is located adjacent to 3.22 acre vacant property which is adjacent to the future Glendora Gold Line Station. The proposal is to combine the 213 E Route 66 property with the adjacent properties to develop a 256 unit mixed-use transit oriented community. Additionally the development of the property into the mixed-use transit oriented development will result in the immediate regional benefits:

1. Employment of over 750 individuals in numerous construction trades throughout to life of this multi-year construction project.
2. The creation of 10 full-time permanent jobs.

3. An urban in-fill community consistent with SB 375, redeveloping a total of 4.74 acres of vacant and underutilized property (formerly automotive repair and storage facilities) into a 256 unit mixed-use transit oriented development.
4. A greenhouse gas reducing community consistent with AB 32 --256 homes and supporting retail at a future Gold Line Station.
5. Expansion of the Property and Sales Tax revenue to State and local public agencies.

The sale of 213 E Route 66 is consistent with the development standards and policies of the Successor Agency and the those contained in the Route 66 Specific Plan. The development site is located within the Town Center Mixed Use sub-district, which encourages compact and vertical mixed-use development featuring higher residential densities, particularly in areas that reinforce pedestrian activity and transit utilization. The current proposed development is directly across from the future Gold Line station and within walking distance of commercial centers along Route 66 and Glendora Village.

**A brief history of previous development proposals and activities, including the rental or lease of property.**

On February 26, 2013 the Glendora City Council approved the construction of 256 unit mixed-use transit oriented development on a 4.74 acre area that included the 213 E Route 66 (0.36 acre) property. While there were previous development proposal for the adjacent properties to 213 E Route 66 there has been no previous proposals for the 213 E Route 66 property. The acquisition of the 213 E Route 66 property was made to foster and encourage the development of a large mixed-use transit oriented development at the corner of Route 66 and Glendora Avenue.

**Identify the use or disposition of the property**

It is goal of the Successor Agency and the Oversight Board to sell the property to City Ventures for the immediate construction of this community. Proceeds from the sale will be distributed to 13 effected public taxing agencies. The largest beneficiaries of the proceeds will be: Glendora Unified School District, Los Angeles County and Citrus Community College District. The loss of the sale would result in a continued delay in the getting the property sold and the sale proceeds distributed to the taxing agencies. Time is of the essence to proceed with the sale of the 213 E Route 66 property so that this mixed-use transit oriented development can immediately precede.

**Attachments:**

1. Finding of Completion dated April 26, 2013
2. Aerial of 213 E Route 66
3. Property Appraisal Summary Report dated May 10, 2013
4. Glendora Redevelopment Agency Staff Report regarding Acquisition of 213 E Route 66 dated September 14, 2010
5. Environmental Site Assessment Phase I – Executive Summary – dated June 11, 2013

6. Pre-Demolition Asbestos and Lead-Based Paint Survey Report – Executive Summary – dated June 14, 2013
7. Approved Plans for 256 unit mixed-use transit oriented development – dated February 5, 2013
8. Purchase and Sale Agreement between City Ventures (DBA CV Glendora 2, LLC) and City of Glendora, as the Successor Agency to the Glendora Community Redevelopment Agency
9. Resolution of the Successor Agency approving sale of 213 E Route 66
10. Resolution of the Oversight Board approving the sale of 213 Route 66

**RESOLUTION OB 2014-02**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE GLENDORA COMMUNITY REDEVELOPMENT AGENCY APPROVING A REVISED 2014 LONG RANGE PROPERTY MANAGEMENT PLAN**

**THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY  
City of Glendora, California**

**WHEREAS**, prior to February 1, 2012, the Glendora Community Redevelopment Agency (herein referred to as the "Former Agency") was a community redevelopment agency duly organized and existing under the California Community Redevelopment Law (Health and Safety Code Sections 33000 et seq.), and was authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Glendora ("City"); and

**WHEREAS**, Assembly Bill x1 26, chaptered and effective on June 27, 2011, added Parts 1.8 and 1.85 to Division 24 of the California Health and Safety Code, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former agencies, including as such laws were amended by Assembly Bill 1484, chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

**WHEREAS**, as of February 1, 2012 the Former Agency was dissolved pursuant to the Dissolution Act and as a separate legal entity the City serves as the Successor Agency to the Glendora Community Redevelopment Agency ("Successor Agency"); and

**WHEREAS**, the Successor Agency administers the enforceable obligations of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval by a seven-member oversight board ("Oversight Board"); and

**WHEREAS**, pursuant to Health & Safety Code Section 34191.5(b), upon the Successor Agency's receipt of a "Finding of Completion" from the California Department of Finance pursuant to Health & Safety Code Section 34179.7, the Successor Agency is required to prepare a long range property management plan ("Property Management Plan") for the Former Agency's real property assets and submit the approved Property Management Plan to the Oversight Board and the Department of Finance for approval, all within six months of the date of the Finding of Completion; and

**WHEREAS**, on April 26, 2013, pursuant to Health & Safety Code Section 34179.7, the Successor Agency received a Finding of Completion from the Department of Finance; and

**WHEREAS**, on September 24, 2013, by its Resolution No. CC 2013-50 (SA), the Successor Agency approved a Long Range Property Management Plan (the "Original PMP"), which Original PMP was subsequently approved by the Oversight Board on September 25, 2013, by its Resolution No. OB 2013-50, and was subsequently submitted to the California Department of Finance ("DOF"); and

**WHEREAS**, the DOF has indicated, through its staff, that the Successor Agency is required to modify its Property Management Plan; and

**WHEREAS**, Successor Agency staff has prepared a modified Property Management Plan in the form now submitted herewith (the "Revised 2014 LRPMP"); and

**WHEREAS**, by this Resolution, the Oversight Board desires to approve the 2013 Revised LRPMP in the form submitted to the Successor Agency concurrently herewith and to authorize the transmittal of the Revised 2014 LRPMP as the Property Management Plan, and to authorize the Successor Agency to transmit Property Management Plan to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY OF THE CITY OF GLENDRORA, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and constitute a substantive part of this Resolution.

**SECTION 2.** The Oversight Board hereby approves the Revised 2014 LRPMP as the Property Management Plan in the form submitted to the Oversight Board concurrently herewith and authorizes the Successor Agency to transmit said Property Management Plan to the Department of Finance for approval, all pursuant to Health & Safety Code Section 34191.5(b).

**SECTION 3.** This Resolution shall be effective immediately upon adoption.

**SECTION 4.** The Secretary to the Oversight Board shall certify to the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED** this 28<sup>th</sup> day of May, 2014.

Oversight Board of Successor Agency  
to the Glendora Redevelopment Agency

BY:

  
VALERIE ESCALANTE  
Chair

**APPROVED AS TO FORM:**

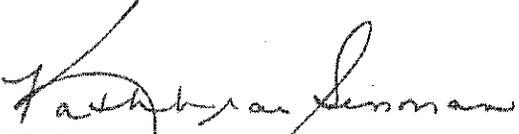


MARK J. HUEBSCH  
Successor Agency Attorney

I, Kathleen R. Sessman, City Clerk of the City of Glendora, do hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Glendora at a special meeting held on the 28<sup>th</sup> day of May, 2014, by the following vote:

AYES: BOARD MEMBERS: Blaydow, Wiles, Hamlow and Escalante.  
NOES: BOARD MEMBERS: None.  
ABSENT: BOARD MEMBERS: Chaldu, Flores, and Rasmussen.  
ABSTAIN: BOARD MEMBERS: None.

Dated: May 28, 2014

  
KATHLEEN R. SESSMAN  
Board Secretary



**LONG RANGE PROPERTY  
MANAGEMENT PLAN**  
September 2013

**REVISED  
MAY 2014**

*Prepared for the:*  
**Successor Agency to the former Glendora  
Community Redevelopment Agency  
116 E. Foothill Blvd  
Glendora, CA 91741-3380  
[www.ci.glendora.ca.us](http://www.ci.glendora.ca.us)**

*Prepared by:*  
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# **LONG RANGE PROPERTY MANAGEMENT PLAN**

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## **CITY COUNCIL/ SUCCESSOR AGENCY BOARD**

Judy M. Nelson, *Mayor*

Karen K. Davis, *Mayor Pro Tem*

Joe Santoro, *Council Member*

Douglas F. Tessitor, *Council Member*

Gene Murabito, *Council Member*

## **CITY STAFF**

Chris Jeffers, *City Manager*

Jeff Kugel, *Planning Director*



# 2013 LONG RANGE PROPERTY MANAGEMENT PLAN

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## Table of Contents

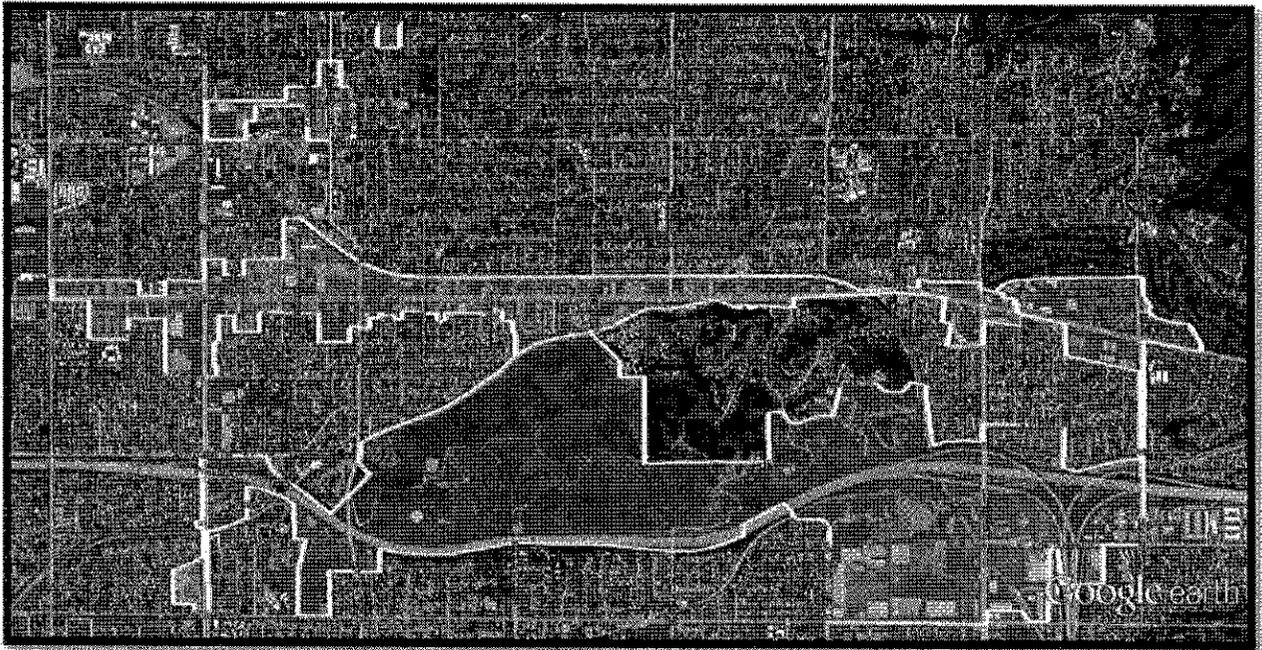
I. INTRODUCTION.....	1
II. SUMMARY OF SUCCESSOR AGENCY PROPERTIES .....	5
III. PROPERTY TO BE RETAINED FOR GOVERNMENTAL USE.....	7
IV. PROPERTY TO BE SOLD .....	15
V. PROPERTY TO BE RETAINED FOR FUTURE DEVELOPMENT.....	33
V. PROPERTY INVENTORY PER HSC § 34191.5(C)(1).....	39
EXHIBIT A – SUCCESSOR AGENCY PROPERTY DISPOSITION PROCEDURES ...	42
EXHIBIT B – HEALTH & SAFETY CODE .....	46
EXHIBIT C – DOF FINDING OF COMPLETION .....	49
EXHIBIT D – RESOLUTION OF THE SUCCESSOR AGENCY.....	51
EXHIBIT E – RESOLUTION OF THE OVERSIGHT BOARD.....	58
EXHIBIT F – ASSESSOR PARCEL MAPS.....	65
EXHIBIT G – ZONING.....	78
EXHIBIT H – STAND-ALONE LRPMP FOR 213 EAST ROUTE 66.....	81
EXHIBIT I – DOF EMAIL CORRESPONDENCE .....	94
EXHIBIT J – SITE NO. 7 APPROVED REDEVELOPMENT PLAN .....	97

# I. Introduction

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The City of Glendora (the “City”) is located at the base of the San Gabriel Mountains, in the eastern portion of Los Angeles County, approximately 23 miles east of downtown Los Angeles. It was incorporated on November 13, 1911 and is the 38<sup>th</sup> largest of 88 cities in Los Angeles County. The California Department of Finance (the “DOF”) reports the City’s population to be 50,666 as of January 1, 2013.

## *Former Redevelopment Agency*



The former Glendora Community Redevelopment Agency of the City of Glendora (the “Agency”) was organized pursuant to § 33000 *et seq.* of the California Health and Safety Code (the “HSC”) and was responsible for the administration of redevelopment activities within the City. The governing board of the Agency is composed of the five members of the City Council.

In November 1974, the Agency adopted the first redevelopment project area, Project No. 1, with an additional three (3) Project Areas to follow – Project No. 2 (adopted July 1976), Project No. 3 (adopted November 1976), and Project No. 4 (adopted November, 1982). In July 1976, Project No. 1 was amended to add 520 acres to the original Project Area. This is the only amendment that added area to any of the Redevelopment Plans.



The Agency's four (4) redevelopment plans are summarized as follows:

<b>Redevelopment Plans Summary</b>				
	<i>Project No. 1</i>	<i>Project No. 2</i>	<i>Project No. 3</i>	<i>Project No. 4</i>
<b>Plan Adoption</b>				
<b>Date of Adoption</b>	November 1974	July 1976	November 1976	November 1982
<b>Ordinance Number</b>	1231	1256	1270	1399
<b>Number of Years Plan is Effective</b>	40 years	40 years	40 years	40 years <sup>1</sup>
<b>Base Year of Plan</b>	1973-74	1975-76	1975-1976	1981-82
<b>Project Area Size by Plan</b>	997 acres	35 acres	304 acres	3.1 acres
<b>Number of Plan Amendments</b>	3	4	4	1
<b>Amendment No. 1</b>	July 1976 Added 520 acres	January 1979 Technical changes	February 1979 Technical changes	1999 (Ord. 1707) Time extension
<b>Amendment No. 2</b>	February 1979 Technical changes	August 1986 Technical changes	January 1984 Technical changes	
<b>Amendment No. 3</b>	November 1999 (Ord. 1704) Time extension	September 1992 Technical changes	January 1991 Technical changes	
<b>Amendment No. 4</b>		1999 (Ord. 1705) Time extension	1999 (Ord. 1706) <sup>2</sup> Time extension	
<b>Time Limits</b>				
<b>Effectiveness of Redevelopment Plan</b>	2014	2016	2016	2022

<sup>1</sup> Project Area No. 4 had a limit on tax increment which could be received of \$1,000,000; according to Los Angeles County, this limit was reached in December 2004 at which time the Los Angeles County Auditor-Controller informed the Agency that no additional tax increment would be payable with respect to Project No. 4.

<sup>2</sup> Project No. 3 was also the subject of Section 33333.13 of the California Health & Safety Code. Briefly, Section 33333.13 provides that the Agency was to continue to receive tax increment from Project Area No. 3. However, the County of Los Angeles contends that Section 33333.13 is not lawful and the County and the Los Angeles County Auditor-Controller have refused to implement Section 33333.13.

The Project Areas contain approximately 1,339.1 acres, are zoned for mixed land uses, and are composed of land and improvements, including, but not limited to shopping areas, commercial developments, public parking lots, public buildings, and housing.

### ***Dissolution of Redevelopment Agencies***

Budget trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the former Glendora Community Redevelopment Agency, (the "Successor Agency").



Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers, and the California Department of Finance (the "DOF"). This includes, but is not limited to, additional procedures regarding the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 that Section generally requires the Successor Agency to prepare a Long Range Property Management Plan (the "LRPMP") order to dispose of real property assets.<sup>1</sup>

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

After the enactment of ABx1 26, but prior to the enactment of AB 1484, at the Oversight Board meeting of June 26, 2012, 2013, the Oversight Board approved procedures for the disposition of Successor Agency property; these procedures (the "Original Procedures") were approved by Oversight Board Resolution No. OB2012-06. AB 1484, particularly as interpreted by DOF, purports to override other programs regarding the disposition of properties (other than governmental use properties, housing properties<sup>2</sup> and properties obligated under enforceable obligations). Accordingly, this LRPMP would, upon approval, supersede the Original Procedures. In the event, however unlikely, that no LRPMP were to be approved by the time established in AB 1484, then the Original Procedures will again become applicable. Otherwise, this LRPMP will supersede the Original Procedures.

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.

Upon DOF's approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable

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<sup>1</sup> Note: the disposition of certain property located at 213 E. Route 66 was previously approved by the Successor Agency and, by Resolution No. OB2013-03 as adopted on June 26, 2013, by the Oversight Board. At that time, the approval of the Oversight Board was qualified as follows: (i) the approval of such disposition was subject to approval by DOF and (ii) the disposition of proceeds from such disposition would be made as determined under the LRPMP. On July 25, 2013, the Successor Agency received communication from DOF approving a stand-alone LRPMP with respect to 213 E. Route 66. This LRPMP includes provisions regarding the disposition of 213 East Route 66 as well as language concerning the treatment of proceeds of such property disposition for clarity purposes only.

<sup>2</sup> The disposition of housing assets was dealt with under the housing asset transfer previously accomplished and is not part of the LRPMP. As a matter of clarification, the property designated within the housing asset transfer as 1000 S. Glendora Avenue, APNs 8644-015-033 and 034, also includes two additional APNs associated with the same address 8644-015-915 and 8644-013-907.



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
REVISED MAY 2014*

obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedures is included as Exhibit "A." This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP's prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit "B."

The Successor Agency received its Finding of Completion from the DOF on April 26, 2013 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency on September 24, 2013 (Exhibit "D") and by Resolution of the Oversight Board on September 25, 2013 (Exhibit "E").

The Successor Agency and the Oversight Board originally approved the LRPMP on September 24, 2013 (Resolution No. CC 2013-50 (SA)) and September 25, 2013 (OB 2013-05), respectively.

Revisions to the LRPMP are for the purpose of responding to DOF's comments received via emails from Jessica Yip and Zach Stacy on March 6, 2014 (Exhibit "I").

The Revised LRPMP was approved by Resolution of the Successor Agency on May 13, 2014 (Exhibit "D") and by Resolution of the Oversight Board on May 28, 2014 (Exhibit "E").



## II. Summary of Successor Agency Properties

The Successor Agency has control of 20 parcels that constitute seven (7) sites (the “Properties”), all of which are subject to the provisions of the Agency’s November 1974 Redevelopment Plan and subsequent 1976, 1979, and 1999 amendments; the Agency’s July 1976 Redevelopment Plan and subsequent 1979, 1986, 1992, and 1999 amendments; the Agency’s November 1976 Redevelopment Plan and subsequent 1979, 1984, 1991, and 1999 amendments; the Agency’s November 1982 Redevelopment Plan and subsequent 1999 amendment; the Agency’s Five-Year Implementation Plan 2009/2010 through 2013/2014; the Route 66 Specific Plan; and the City’s General Plan, zoning and land use regulations. Each of Glendora’s Redevelopment Plans provided that land uses would be consistent with and not in conflict with the City’s general plan and zoning ordinances, as these might be amended from time to time. Where these pertain to the territory of one or more Project Areas, these provisions, as well as the Route 66 Specific Plan and any other specific plans, are treated as provisions that are part of and implement one or more of the Redevelopment Plans.

The Properties are summarized in the table below. Note that Site No. 6 (i.e., 213 E. Route 66), was the subject of a stand-alone LRPMP, which was approved by DOF on July 25, 2013. Copies of DOF’s approval letter and the LRPMP for 213 East Route 66 are included within Exhibit “H” to this LRPMP for reference purposes only. The purpose for including the stand-alone LRPMP for 213 E. Route 66 in this report as an exhibit is to enable the users of this report to have a single resource document reporting on all of the Successor Agency’s Properties.

<b>Successor Agency Properties</b>							
Site No.	Property Type	Site Reference (x) <sup>1</sup>	Address	Assessor Parcel No.	Zoning	Lot Size (acres)	Permissible Use
1.	Real Property (Fee)	City Hall Parking Lot (3)	Foothill Blvd & Vista Bonita Av	8638-028-900, 901, 902	TCMU	0.43	Government Use
2.	Real Property (Fee)	Open Space (3)	South Hills Wilderness Park (north of I-210)	8644-028-902; 8644-032-905, 906	OSN	3.26	Government Use
3.	Real Property (Fee)	Village Parking Lots (6)	Vista Bonita Av; Glendora Av	8638-014-908, 909, 910, 911; 8638-015-904; 8638-016-910	CCAP T-5	0.85	Sell
4.	Real Property (Fee)	Alosta/Rt 66/Parker Property (3)	501 W Alosta; 501 W Route 66; 532 Parker Dr	8639-027-900, 901, 902	TCMU; R-3; R-3	0.74	Sell
5.	Real Property (Fee)	Affordable Housing (2)	Southeast corner S Glendora Av & Big Dalton Wash	8644-013-907 8644-015-915	OSN; E-7	4.78	Sell
6.	Real Property (Fee)	Vacant Rt 66 Commercial Property(1)	213 E Route 66	8639-012-900	TCMU	0.36	Sell See Exhibit “H”
7.	Real Property (Fee)	Rt 66 Shopping Center (2)	2244 E Route 66	8654-016-900, 901	TCO	1.92	Future Development

<sup>1</sup> Number of parcels

E-7 – Single Family Estate

R-3 – Multi-family Residential

TCO – Technology, Commercial, and Office

CCAP T-5 – Civic Center Area Plaza – Village Edge

OSN – Open Space – Natural

TCMU – Route 66 Specific Plan Town Center Mixed Use



*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
REVISED MAY 2014*

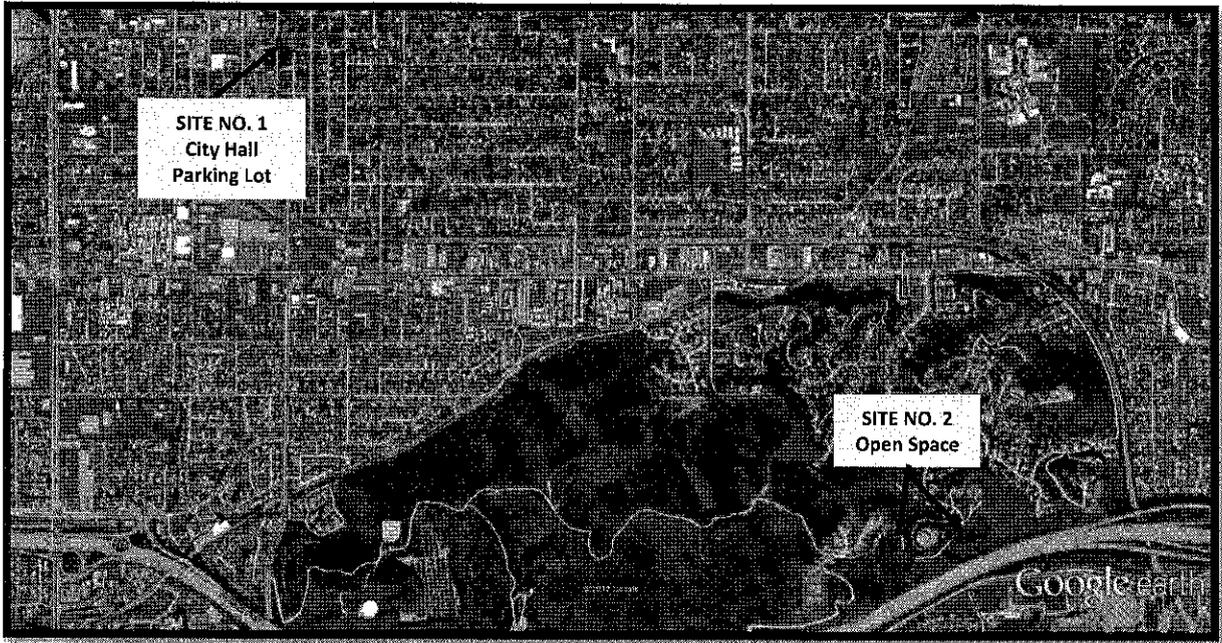
Sites Nos. 1 and 2 are to be transferred to the City for governmental purposes. Site Nos. 3, 4, 5, and 6 are to be sold and the land sale proceeds, minus any transaction costs approved on the associated ROPS, will be submitted to the County Auditor-Controller to be distributed to the taxing entities. Site No. 7 is to be retained by the City for future development on an approved redevelopment plan with the intent to reach a compensation agreement between the City and the taxing entities prior to the transfer of the property.

At the option of the Successor Agency, Site No. 7 may also be sold in the same manner as Site Nos. 3, 4, 5, and 6.



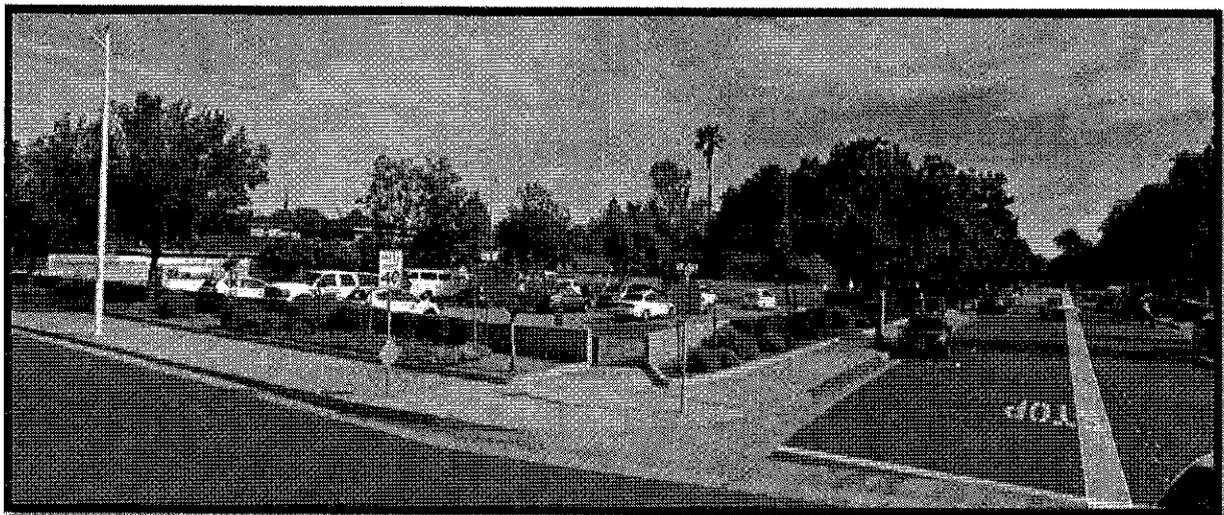
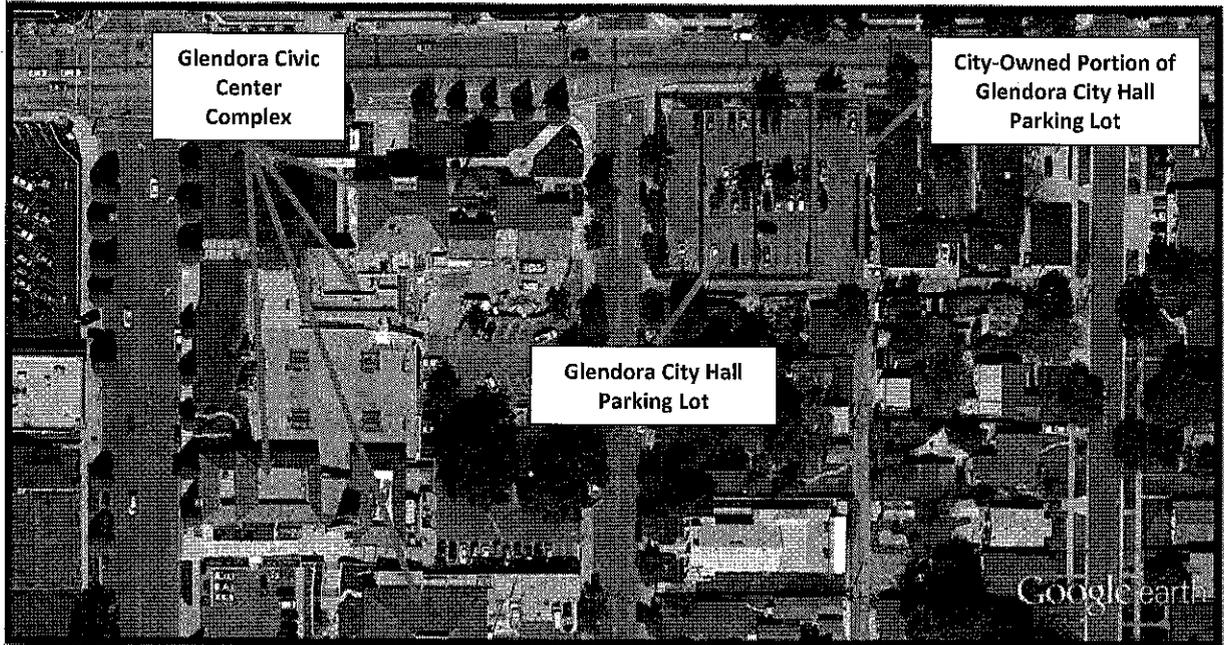
### III. Property to be Retained for Governmental Use

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**Site No. 1**  
**City Hall Parking Lot**  
Foothill Boulevard & Vista Bonita Avenue  
APNs: 8638-028-900, 901, 902



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 1 is the City Hall Parking Lot serving City Hall, the Glendora Public Library, and Police Department. The City Hall Parking Lot is to be retained for governmental use pursuant to HSC 34181(a).

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The City Hall Parking Lot was acquired by the Agency on May 30, 1984 for approximately \$159,650 for the purpose of blight alleviation.



The City Hall Parking Lot is used by City employees and the public to access City Hall offices. The areas adjacent to the City offices are quiet residential neighborhoods and if parking were removed, it would necessitate City employees and the public to park in these nearby residential areas. Additionally, narrow residential streets limit parking in surrounding areas to only one side of the street.

The estimate current value (the "ECV") of the City Hall Parking Lot is \$1.00 due to its current land use and the reasons stated above.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The City Hall Parking Lot consists of four (4) parcels: three (3) owned by the Successor Agency and one (1) owned by the City. The three (3) Successor Agency-owned parcels total 0.43 acres (APNS: 8638-028-900, 901, 902). The City Hall Parking Lot is located on the southeast corner of Foothill Boulevard and Vista Bonita Avenue. The property is in the C-1 (professional offices) zoning district. The C-1 is intended to provide for commercial office uses.

The City Hall Parking Lot is made up of four (4) non-conforming sized lots and is inadequate for development. Each of the Successor Agency-owned parcels contains an area between 5,800 and 7,250 sf with a width between 40 and 50 feet. Since development standards require a minimum area of 10,000 sf and a minimum width of 100 feet, the parcels are undevelopable.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

The ECV of the City Hall Parking Lot is \$1.00 due to the property's (i) current use as a parking lot for City Hall government offices; (ii) cost of maintenance; (iii) being a non-conforming lot size for development; and (iv) inability to generate income from the use of the property.

Based on the foregoing conditions and restrictions, the property has no commercial value. Therefore, the actual value of the City Hall Parking Lot is zero. However in recognition of DOF's request that all properties listed within an LRPMP have an ECV greater than zero, the ECV for the purposes of this LRPMP is therefore \$1.00.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the City Hall Parking Lot.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

There is no history of environmental contamination.



**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

The Metro Gold Line Foothill Extension Construction Authority is planning a 24 mile extension of the existing Gold Line from its current terminus at Sierra Madre Villa in East Pasadena to the Montclair Transcenter to the east. The construction of the line will occur in two phases, with stations from Arcadia to Azusa Citrus expected to open by 2015, and stations from Glendora to Montclair expected to open at an undetermined future date. Each of the twelve station locations offers unique opportunities for compact and transit focused development.<sup>3</sup>

Realizing the opportunity for strong growth within their station area, the City of Glendora asked the Project Team to develop concepts for the intensification for their downtown village and existing suburban community. The TOD study focused on the area north of the proposed transit station and the area south of Foothill Boulevard. The developed schemes and designs focused on making valuable and thoughtful connections between the downtown village and suburban community.<sup>4</sup> Furthermore, the City has established new zoning regulations in the Village and around the future station to foster TOD development. As previously stated, this includes regulations to reduce on-site parking requirements and encourage compact and vertical mixed-use/TOD development.

The new Gold Line Station is within a one-third walking mile of the City Hall offices.

The retention of the City Hall Parking Lot by the City advances the planning objectives of the City and the Successor Agency in that the lack of parking was one of the original blight conditions in the area. The objectives of the Redevelopment Plan were to eliminate or ameliorate certain environmental deficiencies, including substandard vehicular circulation systems, off-street parking and other similar public improvements, facilities, and utility deficiencies adversely affecting area. The City Hall Parking Lot alleviates the identified environmental deficiencies as identified in the Redevelopment Plan.



<sup>3</sup> *TOD Corridor Development Assessment Study – Summary Final Report*, 2006, pg. 1  
<http://www.foothillextension.org/images/uploads/Final%20Report.pdf>

<sup>4</sup> *TOD Corridor Development Assessment Study – Summary Final Report*, 2006, pg. 18  
<http://www.foothillextension.org/images/uploads/Final%20Report.pdf>



***H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):***

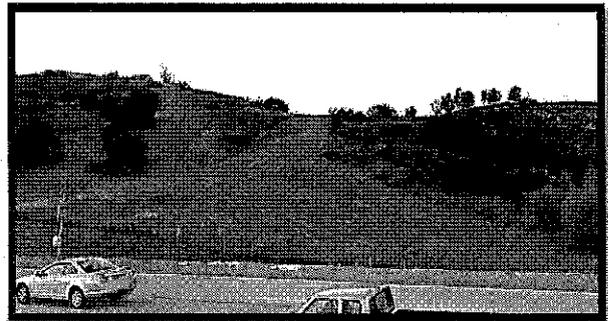
The property was previously occupied with one or two residential dwelling. With the purchase of the property by the Agency, the houses were demolished and the parking lot constructed for the use of City Hall.

***I. Sale of Property:***

The City Hall Parking Lot is proposed to be retained for governmental use pursuant to HSC 34181(a).



**Site No. 2**  
**Open Space**  
South Hills Wilderness Park (north of I-210)  
APNs: 8644-028-902  
8644-032-905, 906



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 2 is Open Space property and is to be retained for governmental use pursuant to HSC 34181(a).

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Open Space property was acquired by the Agency on September 14, 1976 from Caltrans via a non-monetary acquisition. The property was considered excess land by Caltrans after the construction of Interstate 210 was completed in the 1970's. The topography of the property is very rugged hillside and does not have any public street access. Further, the Caltrans grant deed restricts the use of the property to public purpose open space and includes a reversion clause which would return the property to



Caltrans ownership if the open space use is violated (see Section I below). Based on the foregoing conditions and restrictions, the property has no commercial value. Therefore, the estimated current value (the "ECV") of the Open Space is zero. However in recognition of DOF's request that all properties listed within an LRPMP have an ECV greater than zero (without regard to the actual value of such properties), the ECV for the purposes of this LRPMP is therefore \$1.00, as the State of California's deed restriction on the property has rendered the property worthless due to the reason stated above.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Open Space property consists of three (3) parcels (APNs: 8644-028-902 and 86644-032-905, 906) totaling 3.26 acres. These parcels are located in the hills north of I-210 and bestride South Hills Wilderness Park. In the Glendora Municipal Code, Title 21 – Zoning, the property is zoned Open Space-Natural (OSN).

The purpose of the OSN zone is to (i) conserve and manage natural resources which may include biological resources, watercourses, hills, canyons, major rock outcroppings, etc.; (ii) protect the public health and safety by including areas requiring management due to hazardous or special conditions such as fire, flood and earthquake fault; and (iii) provide outdoor recreation including areas of scenic, historic or cultural value. Permitted uses for OSN designated land require that all property located in an OSN zone shall be left in its natural, wilderness state except for the following uses: riding and hiking trails, picnic and playground areas, flood control structures and facilities, and utility substations and related equipment and structures.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

Consistent with the above and in recognition of DOF's request that all properties listed within an LRPMP have an ECV greater than zero, the ECV for the purposes of this LRPMP is therefore \$1.00 due to the property's (i) deed restriction; (ii) current use as open space; (iii) its zoning designation of OSN; (iv) limited potential to be developed; and (v) inability to generate income from the use of the property.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the Open Space property.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

There is no potential for a TOD.

The retention of this Open Space property by the City advances the planning objectives of the City and the Successor Agency in that this property allows for the continued existence of recreational facilities and assures the maintenance of this open space in a usable and aesthetically pleasing manner.



**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

There is no history of development proposals and none are possible given the deed restriction.

**I. Sale of Property:**

The Open Space property is proposed to be transferred to the City at no cost and retained for governmental use pursuant to HSC 34181(a) and subject to the recorded deed's exception and reservation as follows:

It is expressly made a condition herein that the conveyed property be used exclusively for public purposes; that if said property ceases to be used exclusively for public purposes, all title and interest to said property shall revert to the State of California, Department of Transportation, and the interest held by the grantee(s), named herein, or its/their assigns, shall cease and terminate at such time. It is understood and agreed by the grantee(s), herein named, and its/their assigns, that the foregoing provision constitutes a forfeiture and will cause all interest to revert in the State of California Department of Transportation, if the conveyed property ceases to be used for public purposes.<sup>5</sup>

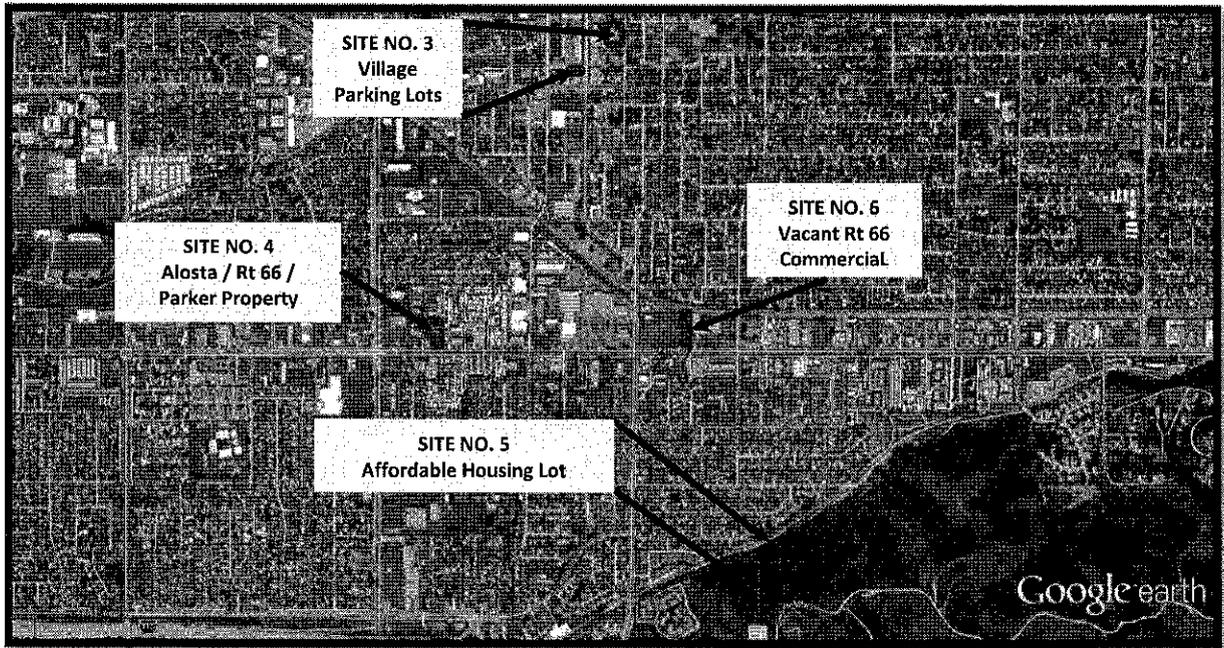
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<sup>5</sup> Director's Deed recorded on September 14, 1975 as Instrument No. 2986



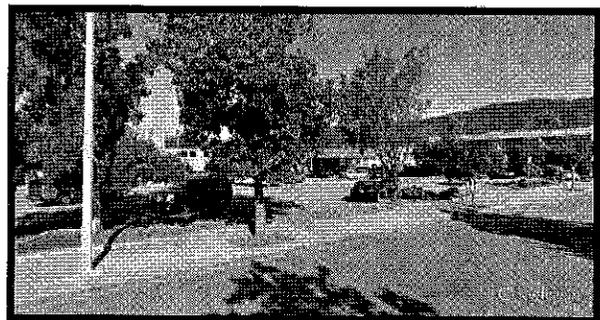
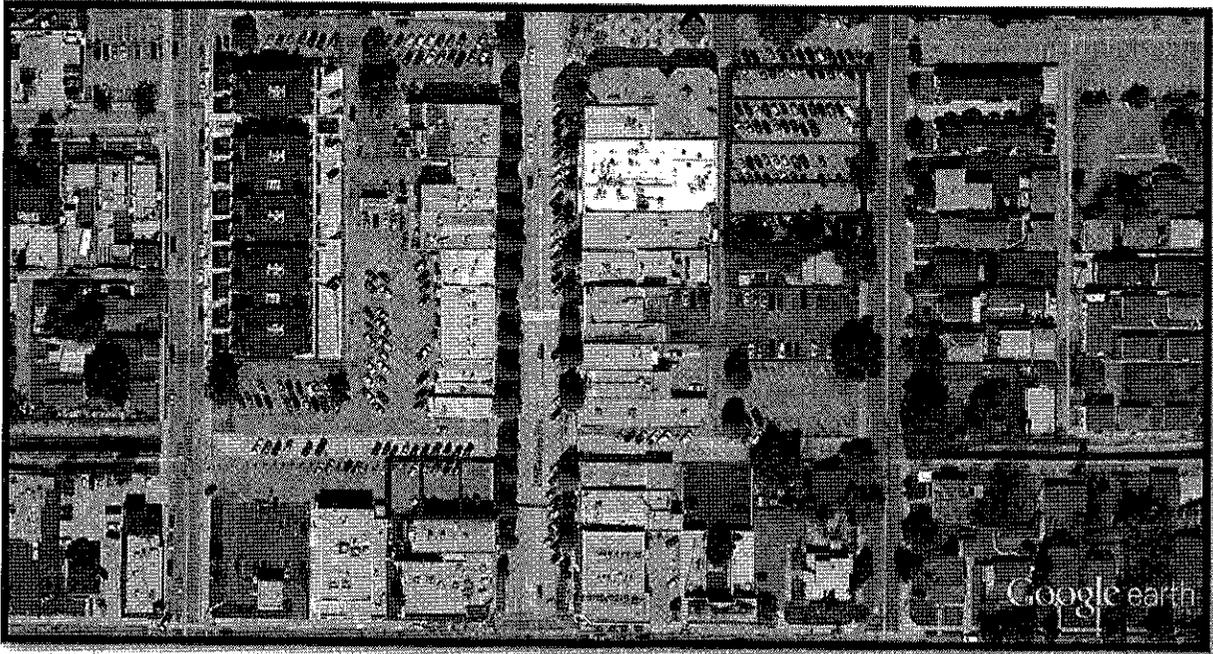
## IV. Property to be Sold

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**Site No. 3**  
**Village Parking Lots**  
Vista Bonita Avenue & Glendora Avenue  
APNs: 8638-014-908, 909, 910, 911  
8638-015-904;  
8638-016-910



- A. Permissible Use (HSC 34191.5(c)(2)):**  
Site No. 3 is the Village Parking Lots and are to be sold.



**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Village Parking Lots were acquired between 1980 and 1991 for an estimated amount of \$339,000 for the sustained purpose of blight alleviation.

<b>Village Parking Lots</b>		
<b>APN</b>	<b>Acquisition Price</b>	<b>Date</b>
8638-014-911	\$190,000	Jan 1991
8638-014-909	\$60,000	Aug 1981
8638-014-910	CNLR	Jun 1984
8638-014-908	\$99,000	Aug 1980
8638-015-904		
8638-016-910	CNLR	Dec 1986

CNLR – Cannot locate records. City Staff continues to search its records for this information.

The “acquisition of residential properties on Vermont and Vista Bonita Avenues, totaling 50,000 square feet, for the development of downtown parking facilities” is directly addressed in the Agency’s 5-year Implementation Plan as an activity carried out by the Agency for Project Area No. 2 in its efforts to alleviate blight. Additionally, the 5-Year Implementation Plan states that “the lack of certain public infrastructure, and the condition of infrastructure that was in place at the time, was found to be a contributing factor to the difficulties that Project Area No. 2 was experiencing. The quality and quantity of public parking facilities in the Village Business District was found to be severely inadequate, and contributed to the relatively high vacancy rate of the commercial units, thus diminishing the area’s ability to contribute functionally, or economically, to the community.”

The Village Parking Lots are used by businesses and their customers, as well as visitors to City offices. If the Lots became “pay parking” or were no longer available to the businesses that use them to meet their parking needs, this would render approximately 257 existing businesses non-conforming. Additionally, the areas adjacent to downtown commercial village are quiet residential neighborhoods and if parking were removed, or if it were to become pay parking, it is very likely that customers would park in nearby residential areas. This means that the market value of the Village Parking Lots is apt to be erroneous and that any impediments imposed to the continued availability of free parking in the Village are likely to negatively impact adjacent residential neighborhoods.

The estimate current value (the “ECV”), of the village Parking Lots was estimated based upon current comparable sales data obtained from the National Data Collective, which is not adjusted for local conditions. It is important to emphasize that the comparable sales data obtained are for properties that do not have the type of land use restrictions and size limitations affecting the Village Parking Lots. Consequently, the ECV is only a planning number and cannot be relied upon with respect to what the potential appraised value may be or predictor of what the sale price may ultimately be. Given that the comparable sales data obtained from the National Data Collective do not account for the land-use restrictions and size limitations of the Village Parking Lot parcels, the ECV must be adjusted. With this in mind, the initial results from the National Data Collective’s database indicated an unadjusted estimated value of \$129,000. However, after considering the application of site limitations, a 90% reduction of the ECV is warranted, resulting in an applicable ECV of \$12,900. Notwithstanding the



foregoing, the actual estimated value of the property can only be determined by an appraisal and will be further refined by what a buyer is prepared to offer.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Village Parking Lots consists of six (6) parcels totaling approximately 0.85 acres zoned Civic Center Area Plaza T-5 (CCAP T-5) in the Glendora Municipal Code, Title 21 – Zoning. The CCAP zone encompasses the area of the village from Foothill Boulevard north to Bennett Avenue and from Pennsylvania Avenue to Wabash Avenue. The village is the historic center of the city, and it remains an important symbol of the community. The CCAP zone is designed to reflect the evolving attitudes and expectations of the community and to encourage a vibrant pedestrian scale district that incorporates a compatible mix of retail and residential uses. The T-5 Village Core Sub-district is the City's oldest commercial district and heart of the community. The character of the area is a pedestrian-scale village street with one- to three-story buildings that reflect the predominant period of development in the area. A number of distinctive buildings from the early 1900's are still a part of the Village.

The Village Parking Lots are an integral part of the CCAP T-5 designation. Without the Village Parking Lots, the community businesses in this historic commercial district would have a negative economic impact. The Village Parking Lots enable the businesses to maintain adequate parking ratios which allow for pedestrian use of the village businesses. Additionally, the Village Parking Lots are non-conforming in size and inadequate for development. Each of the six (6) parcels that make up the Village Parking Lots is no more than 6,000 sf and 40 feet in width. The minimum lot size is 10,000 sf and the minimum lot width is 75 feet.

The Glendora Village provides one of the best opportunities in the City to take advantage of TOD and Mixed-use development opportunities. Consequently, a large portion of privately-owned property has been granted an exemption from providing on-site parking to encourage development. The CCAP zoning designation implicitly limits the lots to use as public parking only. The City could not allow any other use of the property without undoing its TOD and mixed-use zoning in the area, which would place the City at odds with state policy to promote this type of zoning, as well as compliance with the Regional Housing Needs Assessment.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

In March 2014, the National Data Collective subscription service was used to search for comparable sales data within a geographical radius of 3 miles of Village Parking Lots, over a time frame of 15 years. After adjustments were applied in consideration of the land-use restrictions and size limitations associated with the Village Parking Lots, an ECV of \$12,900 was selected.

Several factors will significantly impact an appraised value of the Village Parking Lots: (i) the zoning (ii) the annual cost of maintaining the property is approximately \$9,300 which is currently funded by the City, which is also responsible for necessary capital replacement costs; (iii) the lots are of non-conforming size for development; and (iv) there is no income generated from the use of the property, nor is it likely that the parking lots would generate income; there is only costs. These factors, along with other local factors, were not taken into consideration in determining the ECV of the Village Parking Lots. Therefore, it is important to emphasize that the comparable sales data obtained are for properties that do not have the type of use restrictions affecting the Village Parking Lots. Consequently,



the ECV is only a planning number and cannot be relied upon with respect to what the potential appraised value may be or predictor of what the sale price may ultimately be.

Further, the ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. As noted in the LRPMP, the real value of the property cannot be determined without an appraisal.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no known revenue generated from the Village Parking Lots.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

The Metro Gold Line Foothill Extension Construction Authority is planning a 24 mile extension of the existing Gold Line from its current terminus at Sierra Madre Villa in East Pasadena to the Montclair Transcenter to the east. The construction of the line will occur in two phases, with stations from Arcadia to Azusa Citrus expected to open by late 2015, and stations from Glendora to Montclair expected to open at some point in the future. No specific time-table for the Glendora to Montclair phase is established. Each of the twelve station locations offers unique opportunities for compact and transit focused development.<sup>6</sup>



<sup>6</sup> *TOD Corridor Development Assessment Study -- Summary Final Report*, 2006, pg. 1  
<http://www.foothillextension.org/images/uploads/Final%20Report.pdf>



Realizing the opportunity for strong growth within their station area, the City of Glendora asked the Project Team to develop concepts for the intensification for their downtown village and existing suburban community. The TOD study focused on the area north of the proposed transit station and the area south of Foothill Boulevard. The developed schemes and designs focused on making valuable and thoughtful connections between the downtown village and suburban community.<sup>7</sup> Furthermore, the City has established new zoning regulations in the Village and around the future station to foster TOD development. As previously stated, this includes regulations to reduce on-site parking requirements and encourage compact and vertical mixed-use/TOD development.

The new Gold Line Station is within two city blocks of the City's Historic Downtown Village enabling visitors, shoppers, and the business community to utilize the transit station when visiting the area.

The sale of the Village Parking Lots advances the planning objectives of the City and the Successor Agency in that the net proceeds will be distributed to the taxing agencies.

The lack of parking was one of the original blight conditions for Project Area No. 2, specifically in the area of the Village Parking Lots. The objectives of the Redevelopment Plan were to eliminate or ameliorate certain environmental deficiencies, including substandard vehicular circulation systems; inadequate water, sewer, and storm drainage systems; off-street parking and other similar public improvements, facilities, and utility deficiencies adversely affecting the Project Area.

Since the adoption of the Redevelopment Plan, Agency efforts have effectuated a number of improvements to address the blighted conditions within Project Area No. 2. For several years after the 1976 Redevelopment Plan adoption, efforts were aimed primarily at conducting studies and formulating plans to implement redevelopment. The Agency utilized its authority to acquire vacant, under-utilized, and blighted parcels of land, which were then cleared and made available for new development. Concurrently, the Agency began to provide upgraded public improvements designed to improve and enhance the local public service infrastructure and make the newly cleared land more desirable for new development.

Two specific actions listed in the Redevelopment Plan for Project No. 2 were (i) acquisition of land within the Project Area for additional parking and (ii) improvement of newly acquired and existing land for additional parking and providing for improved ingress/egress to that parking.

If the Village Parking Lots do not remain as free parking, the condition of blight will reoccur, thus eventually returning the area to a blighted state. HSC §33492.11(a)(2) addresses physical conditions that cause blight and that will become prevalent, again if the Village area is without the use of the Parking Lots. The Village Parking Lots encourage the economically viable reuse or capacity of the existing buildings found in the Village. Additionally, the Village Parking Lots allow for the Village to be used to its potential as a shopping, business, and City office destination. It is not known how many buildings may have to be demolished due to lack of parking if the Village Parking Lots are not kept for free parking.

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<sup>7</sup> *TOD Corridor Development Assessment Study – Summary Final Report*, 2006, pg. 1  
<http://www.foothillextension.org/images/uploads/Final%20Report.pdf>



**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

The Village Parking Lots are public parking lots for the commercial uses in the historic commercial area of the City. For decades the commercial enterprises have been able to build out their properties and offset their parking requirements by way of these public parking lots. These lots cannot be sold for other commercial uses as the parking credits that have been afforded to the existing businesses cannot be removed/undone without exposure to liability and the lots are of non-conforming size.

**I. Sale of Property:**

The Successor Agency proposes to sell the Village Parking Lots in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A."

The ECV is approximately \$12,900.

The following process was used in determining the *ECV* of the Property:

***Date of estimated current value*** – March 2014

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service.

Several factors will significantly impact an appraised value of the Village Parking Lots: (i) the zoning (ii) the annual cost of maintaining the property is approximately \$9,300 which is currently funded by the City, which is also responsible for necessary capital replacement costs; (iii) the lots are of non-conforming size for development; and (iv) there is no income generated from the use of the property, nor is it likely that the parking lots would generate income; there is only costs. These factors, along with other local factors, cannot be taken into account by the National Data Collective's database. With that in mind, the initial result from the database indicated an unadjusted estimated value of \$129,000. However, after considering the application of the site limitations, a 90% reduction of the ECV is warranted, resulting in an applicable ECV of \$12,900. Notwithstanding the foregoing, the actual estimated value of the property can only be determined by an appraisal. The ECV is only a planning number and should not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TBD and subject to a fair market appraisal conducted by a licensed appraiser. Any proceeds of the sale would be distributed as property tax to the taxing entities.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 weighs against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.



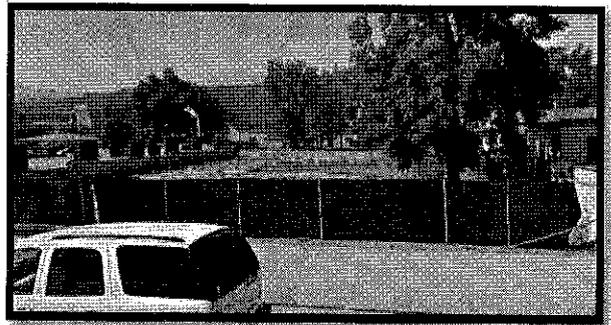
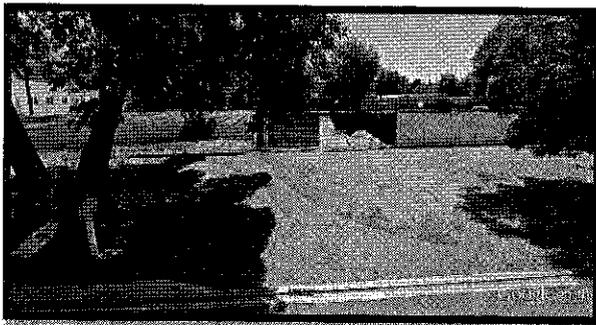
*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
REVISED MAY 2014*

***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.



**Site No. 4**  
**Alosta/Rt. 66/Parker Property**  
501 W. Alosta; 501 W. Route 66; 532 Parker  
APN: 8639-027-900, 901, 902



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 4 is the Alosta/Rt. 66/Parker Property and is to be sold.

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Alosta/Rt. 66/Parker Property was acquired in September 2008 for \$1,200,675 for the purposes of implementing the Redevelopment Plan to alleviate blight and to facilitate the development of the Property that is consistent with the existing land use objectives. Additionally, the property is located in close proximity to Grand Avenue, which is designated as an important "gateway" under the Route 66 Specific Plan.



The estimate current value (the "ECV"), of the Alostia/Rt. 66/Parker Property is approximately \$77,000.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Alostia/Rt. 66/Parker Property consists of three (3) parcels totaling 0.74 acres (APNs: 8639-027-900, 901, 902) located at 501 W. Alostia, 501 W. Route 66, and 532 Parker, respectively. In the Glendora Municipal Code, Title 21 – Zoning APNs 8639-027-901 and 902 are zoned Multi-family Residential (R-3) and in the Route 66 Specific Plan, APN 8639-027-900 is zoned Town Center Mixed Use (TCMU). The TCMU zone is intended to provide for a mix of land uses and development types that are compatible with and reinforce pedestrian activity and transit utilization.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

In March 2014, a comparable sales analysis was conducted for the Alostia/Rt. 66/Parker Property through the use of the National Data Collective subscription service to arrive at an estimated current value (the "ECV") of approximately \$77,000.

Environmental and local factors were not taken into consideration in determining the ECV of the Alostia/Rt. 66/Parker Property. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. As noted in the LRPMP, the real value of the property cannot be determined without an appraisal.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the Alostia/Rt. 66/Parker Property.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

In October 2007, an Environmental Site Assessment (Phase-I) was conducted at the Alostia/Rt. 66/Parker Property. Due to the site's history, a list of recognized environmental concerns were identified:

- 501 Alostia Avenue:
  - Was used as a nursery and could have potentially impacted the soil with pesticides.
- 501 W Route 66:
  - Was a car sales lot for several years. Plans were made to build an auto garage. Although the auto garage was not constructed, auto repairs may have been conducted on the site. If illegal dumping of automotive fluids occurred, the soil could be impacted with hydrocarbons.
  - Was used as a nursery and could have potentially impacted the soil with pesticides.



- A septic was installed; location is unknown.
- 532 Parker Drive:
  - An auto washer was installed at the house. The washer was not found. If the washer was connected to a sump, leakage may have occurred impacting the surrounding soil.
  - A septic was installed; location is unknown.
  - Due to the age of the structure, asbestos containing substances and lead-based paint could be present.

The recommendations/conclusions:

Conduct a limited Phase-II environmental site assessment and test the soils for pesticides and hydrocarbons.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

There is no potential for a TOD in conjunction with the Alostia/Rt. 66/Parker Property.

The sale of the Alostia/Rt. 66/Parker Property advances the planning objectives of the City and the Successor Agency in that (i) the net proceeds will be distributed to the taxing agencies; (ii) it will assist to maximize neighborhood retail development opportunities to capture demand and compliment other land uses; (iii) it will allow a mix of residential land uses; and (iv) it will encourage mixed-use, residential, and commercial development. The Property is considered to be in the "core commercial corridor" of the City of Glendora.

The Route 66 Specific Plan and Redevelopment Plan are meant to revitalize and maximize the potential of this area as a primary center of activity. The small and shallow parcels which comprise much of Route 66 are viewed as barriers to revitalization. Consequently, lot consolidation is a way to achieve community objectives as expressed through the Route 66 Specific Plan and the Redevelopment Plan. The proposed sale of the Property for development serves to facilitate community development objectives to consolidate small non-conforming parcels and develop the commercial core corridor.

**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

In 1928, the Alostia/Rt. 66/Parker Property was a citrus grove. By 1938, the south side was paved and by 1949, the citrus trees were removed and the site left vacant.

The 501 Alostia Avenue/501 Route 66 site served as a nursery in 1950 and a model house was displayed at the site in 1953. Sometime in the late 1950's or early 1960's, the nursery was replaced by an auto sales business. Until 2005, the site was intermittently used to sell autos.

In 1954, a new house was constructed on the 532 Parker Dr. site. In 1992 an effort was made to change the zoning from "Retail & Commercial" to "Multi-family Residential."

In 2007, the property owner submitted an application to construct a seven-unit residential condominium development utilizing the two parcels zoned R-3. The proposal did not include developing the parcel zoned TCMU, which fronts on Route 66. This project came before the Council in July 2007 and was not approved. At that time, the Council asked the property owner



to revise the project to utilize the TCMU zoned parcel and contact an adjacent property owner regarding the possibility of consolidating other parcels for a larger project. It was suggested at this meeting that an effort to consolidate smaller parcels would result in a development more consistent with the policies and objectives contained in the Route 66 Specific Plan.

During the latter part of 2007, the Property owner made attempts to address Council comments. At the same time, the housing market began to experience a significant decline. By the beginning of 2008, the property owner perceived that market conditions were against a condominium development and decided to explore selling the property. In April 2008, the property owner contacted the Redevelopment Agency regarding any interest in acquiring the property. The Agency purchased the Alosta/Rt. 66/Parker Property in 2008 and subsequently cleared the property of the industrial building and the single family residence.

***I. Sale of Property:***

The Successor Agency proposes to sell the Alosta/Rt. 66/Parker Property in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A."

The ECV is approximately \$77,000.

The following process was used in arriving at the *ECV* of the Property:

***Date of estimated current value*** – March 2014

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$77,000.

Environmental and local factors were not taken into consideration in determining the ECV of the Alosta/Rt. 66/Parker Property. Therefore, the actual value of the property is anticipated to vary significantly from the ECV. The ECV is only a planning number and not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TDB and subject to a fair market appraisal conducted by a licensed appraiser. Any net proceeds of the sale would be distributed as property tax to the taxing entities.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 weighs against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.



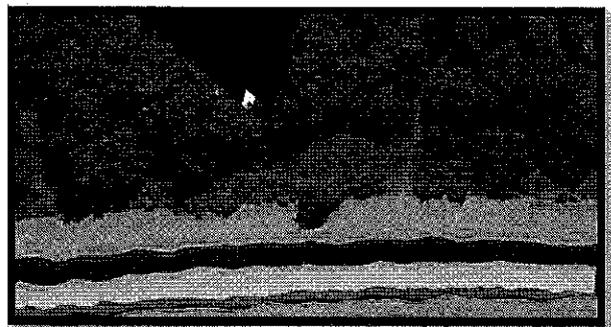
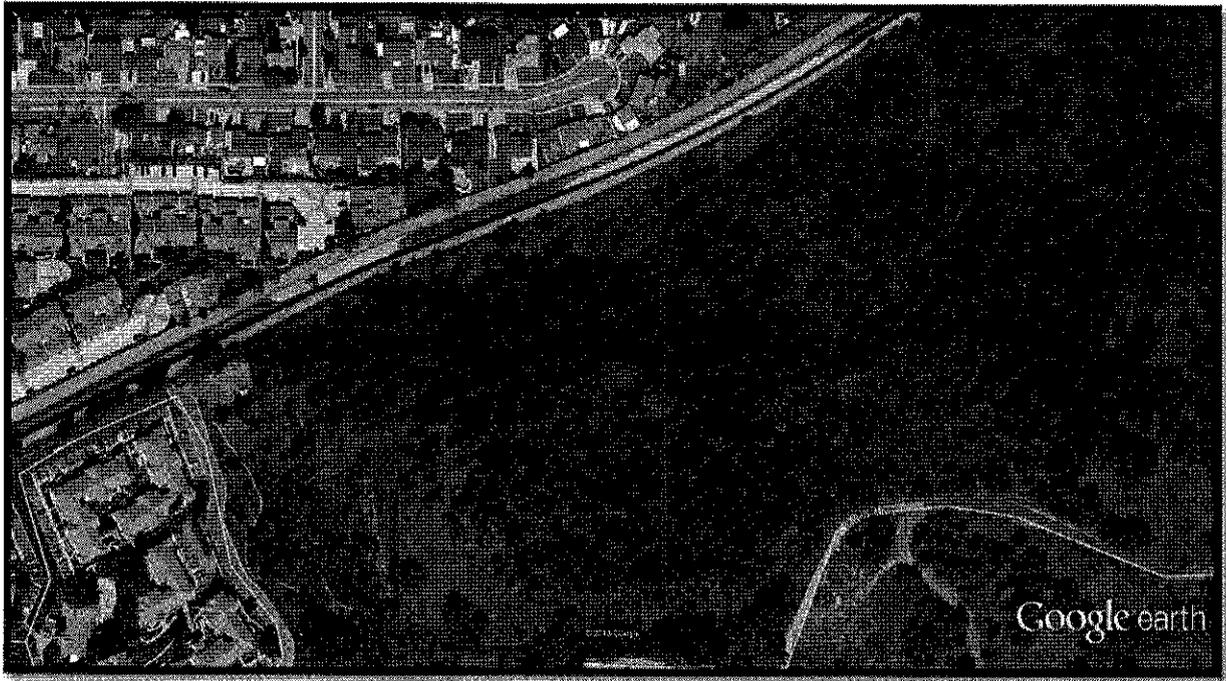
*Successor Agency to the former Glendora  
Community Redevelopment Agency  
Long Range Property Management Plan  
September 2013  
REVISED MAY 2014*

***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.



**Site No. 5**  
**Affordable Housing Lot**  
Southeast corner of S. Glendora Ave. and Big Dalton Wash  
APNs: 8644-013-907 and  
8644-015-915



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 5 is the Affordable Housing Lot property and is to be sold.

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Affordable Housing Lot property was acquired by the Agency on April 26, 1996 for \$55,000 with LMIHF moneys. The intent was for a future expansion of the Heritage Oaks Senior Affordable Housing project. The nature of an expansion is not defined in City records, and this property remains in a natural



hillside state; this property is not the subject of any agreement with the principals of the Heritage Oaks Senior Affordable Housing project or any other private party.

The estimate current value (the "ECV") of the Affordable Housing Lot property is approximately \$49,600.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Affordable Housing Lot property consists of two (2) parcels for a total of 4.78 acres (APNs: 8644-013-907 and 8644-015-915). The property is located at the southeast corner of S. Glendora Ave. and Big Dalton Wash. In the Glendora Municipal Code, Title 21 – Zoning, the smaller parcel (APN 8644-013-907) is zoned Open Space-Natural (OSN) and the larger parcel (APN 8644-015-915) is zoned Single Family Estate (E-7). Permitted uses in the OSN zoning district include open space conservation and public recreational facilities, with large-lot single-family residential development permitted in the E-7 zoning district.

APN 8644-013-907: The purpose of the OSN zone is to (i) conserve and manage natural resources which may include biological resources, watercourses, hills, canyons, major rock outcroppings, etc.; (ii) protect the public health and safety by including areas requiring management due to hazardous or special conditions such as fire, flood and earthquake fault; and (iii) provide outdoor recreation including areas of scenic, historic or cultural value. Permitted uses for OSN designated land require that all property located in an OSN zone shall be left in its natural, wilderness state except for the following uses: riding and hiking trails, picnic and playground areas, flood control structures and facilities, and utility substations and related equipment and structures.

APN 8644-015-915: The purpose of single-family residential zones is to protect and promote the unique single-family nature of the city by limiting the uses in such zones to residential and residentially compatible uses and by requiring standards for the use, maintenance, and development of single-family residential zoned properties. This particular parcel is zoned E-7 200,000. The zoning district requires a minimum lot size of 200,000 square feet and is intended to allow for the development on one single-family home per lot. The E-7 parcel is a non-conforming lot as it does not provide frontage on a public street. The parcel is inaccessible from a public or private road and is not served by utilities. In addition, the land use designation of the E-7 lot is Conservation Open Space. This designation includes areas that are publicly owned, undeveloped and will remain in a natural state. This designation is intended to protect areas with high scenic value, environmental and habitat sensitivity and passive recreational facilities. A large portion of this designation exists in the South Hills section of the City. This property is part of a Hillside Open Space conservation area and was never intended to be used for a single family development, hence its land use conservation open space designation.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

In March 2014, a comparable sales analysis was conducted for the Affordable Housing Lot property through the use of the National Data Collective subscription service to arrive at an ECV.

Several factors will significantly impact an appraised value of the Affordable Housing Lot property: (i) current use as conservation open space; (ii) its zoning designation of OSN; (iii) no potential for APN 8644-013-907 to be developed; (iv) inaccessibility of the E-7 lot; (v) steep and natural hillside slopes, which cannot be developed under the Glendora Municipal Code and (vi) inability to generate income from the use of the property under current zoning and land use designations. These factors, along with other local factors, cannot be taken into account by the National Data Collective's database. With that



in mind, the initial result from the database indicated an unadjusted estimated value of \$496,000. However, after considering the application of the site limitations, a 90% reduction of the ECV is warranted, resulting in an applicable ECV of \$49,600. Notwithstanding the foregoing, the actual estimated value of the property can only be determined by an appraisal. The ECV is only a planning number and should not be relied upon as a basis for actual value.

The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. As noted in the LRPMP, the real value of the property cannot be determined without an appraisal.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the Affordable Housing Lot property.

**F. History of Environmental Contamination ((HSC 34191.5(c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

There is no potential for a TOD.

The sale of the Affordable Housing Lot property could advance the planning objectives of the City and the Successor Agency if the sale allows this open space to remain in a natural state for the continued existence of recreational facilities and assures the maintenance of this open space in a usable and aesthetically pleasing manner.

**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

There is no history of development proposals pertaining to this property.

**I. Sale of Property:**

The Successor Agency proposes to sell the Affordable Housing Lot property in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A."

The ECV is approximately \$49,600.

The following process was used in determining the ECV of the Property:

*Date of estimated current value – March 2014*



**Value Basis** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service and adjusted for site specific limitations. The ECV is approximately \$49,600.

Several factors will significantly impact an appraised value of the Affordable Housing Lot property: (i) current use as conservation open space; (ii) its zoning designation of OSN; (iii) no potential for APN 8644-013-907 to be developed; (iv) inaccessibility of the E-7 lot; (v) steep and natural hillside slopes, which cannot be developed under the Glendora Municipal Code and (vi) inability to generate income from the use of the property under current zoning and land use designations. These factors, along with other local factors, cannot be taken into account by the National Data Collective's database. With that in mind, the initial result from the database indicated an unadjusted estimated value of \$496,000. However, after considering the application of the site limitations, a 90% reduction of the ECV is warranted, resulting in an applicable ECV of \$49,600. Notwithstanding the foregoing, the actual estimated value of the property can only be determined by an appraisal. The ECV is only a planning number and should not be relied upon as a basis for actual value.

**Proposed sale date** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

**Proposed sale value** – TDB and subject to a fair market appraisal conducted by a licensed appraiser. Any net proceeds of the sale would be distributed as property tax to the taxing entities.

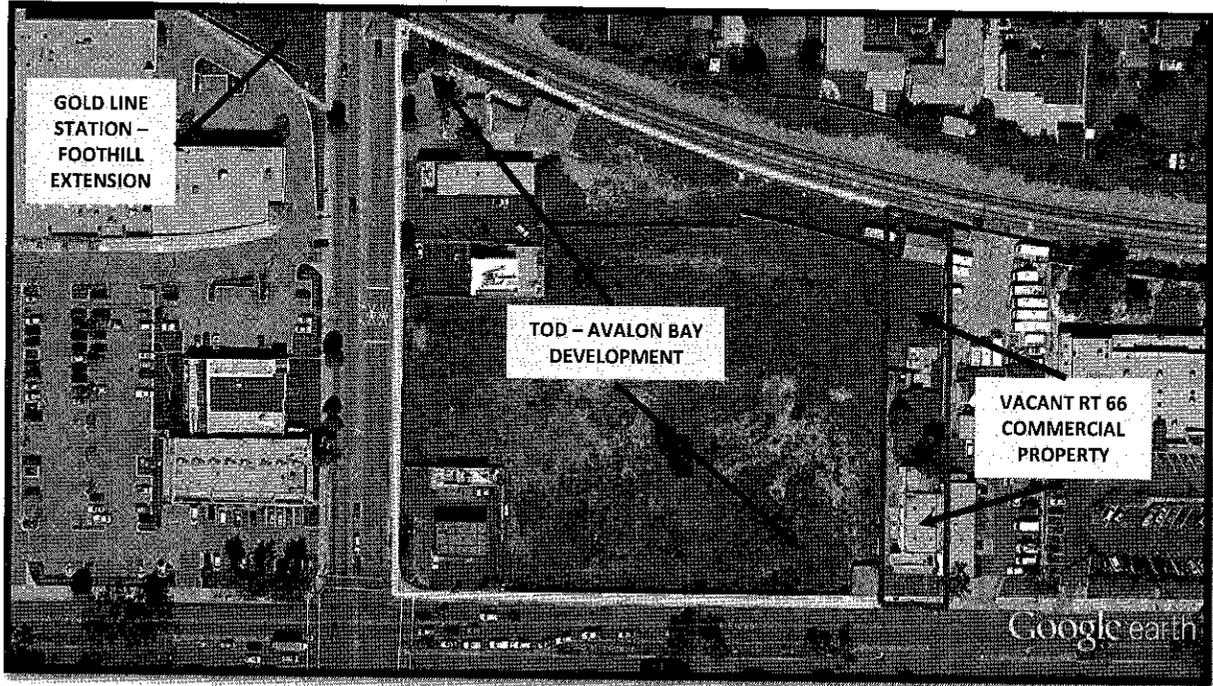
The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 weighs against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**J. Implementation of the Long-Range Property Management Plan:**

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.



**Site No. 6**  
**Vacant Rt. 66 Commercial Property**  
213 E. Route 66  
APN: 8639-012-900

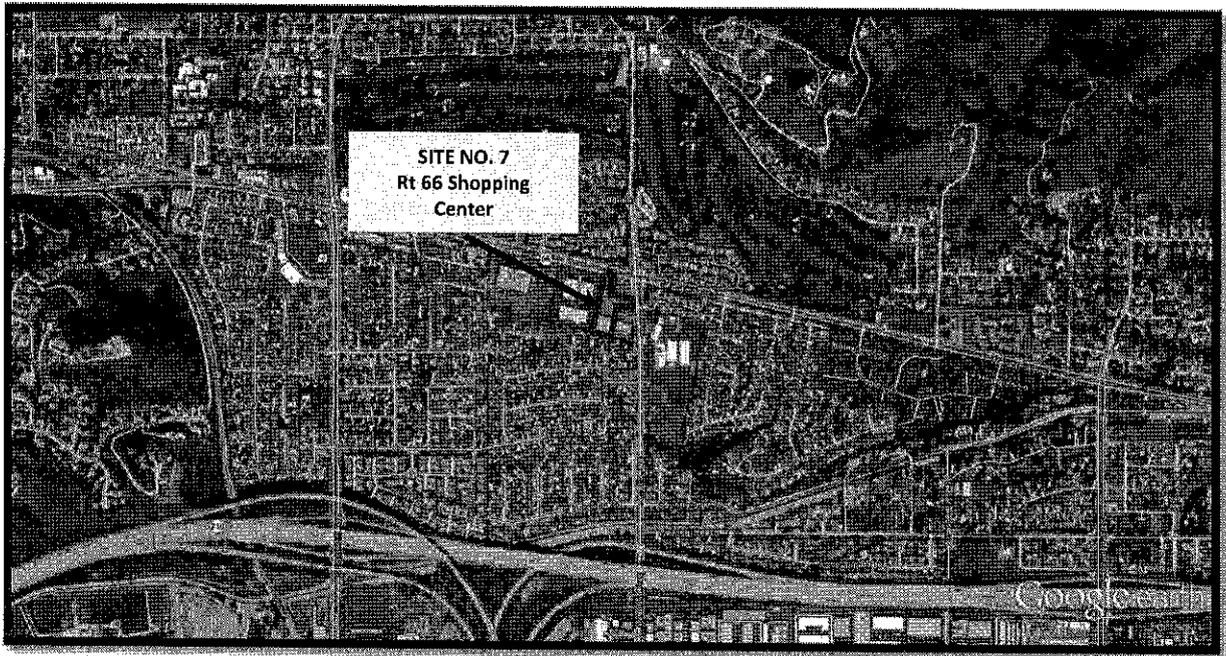


Note that Site No. 6, i.e., 213 E. Route 66, was the subject of a stand-alone LRPMP, which was approved by DOF on July 25, 2013. Copies of DOF's approval letter and the LRPMP for 213 East Route 66 are included within Exhibit "H" to this LRPMP for reference purposes only. The purpose for including the stand-alone LRPMP for 213 E. Route 66 in this report as an exhibit is to enable the users of this report to have a single resource document reporting on all of the Successor Agency's Properties.



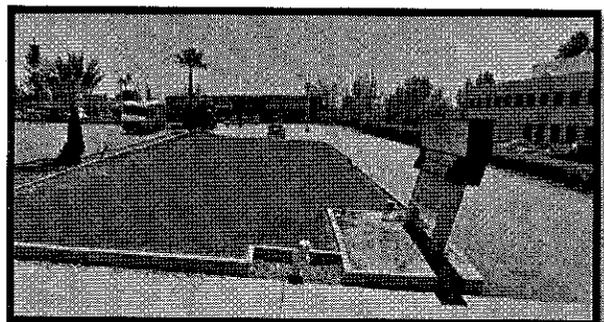
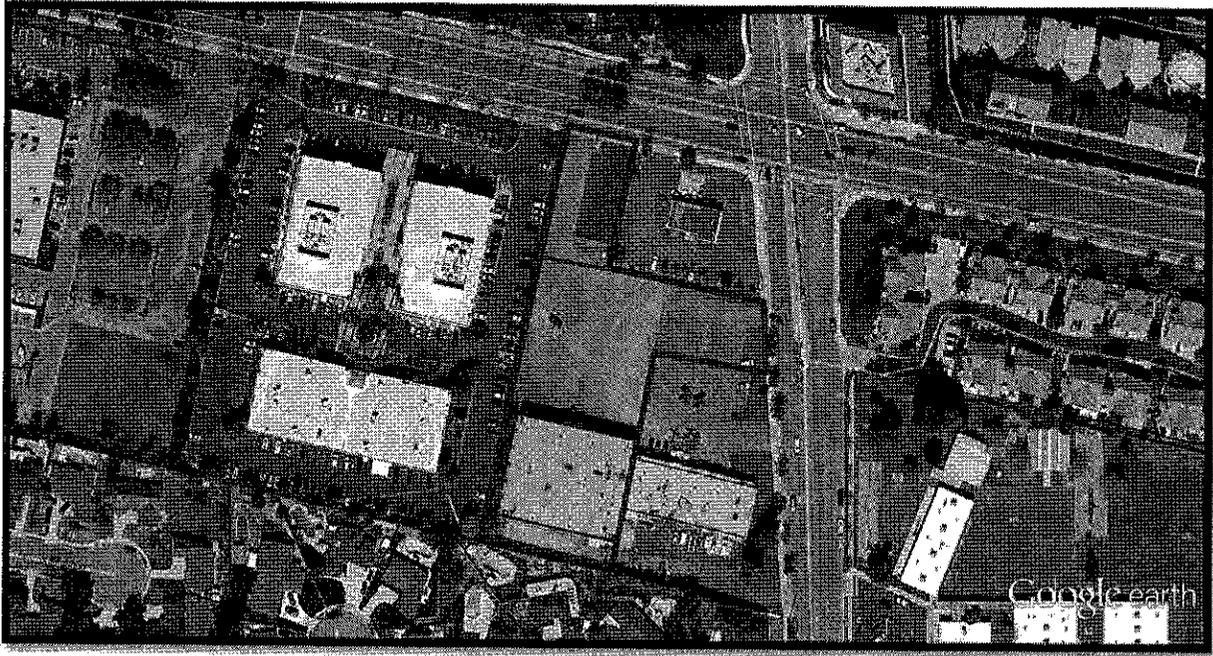
## V. Property to be Retained for Future Development

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**Site No. 7**  
**Rt. 66 Shopping Center**  
2244 E. Route 66  
APN: 8654-016-900, 901



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 7 is the Rt. 66 Shopping Center property and is proposed to be retained by the City of Glendora for future development pursuant to HSC 34191.5(c)(2).

**B. Acquisition of Property (HSC 34191.5(c)(1)(A) and 34191.5(c)(1)(B)):**

The Rt. 66 Shopping Center property was acquired by the Agency in July 2009 for \$2,300,000 for the purpose of implementing the Redevelopment Plan (refer to Exhibit “J” for Resolution and Priority Area #3 Map) and the Route 66 Specific Plan to alleviate blight through a private non-housing development to redevelop the property with commercial offices, occupied by high-tech and similar professions.

The estimated current value (the “ECV”) is approximately \$841,300.



The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Rt. 66 Shopping Center property consists of two (2) 1.92-acre parcels (APN: 8654-016-900, 901) located at 2244 E. Route 66. In the Route 66 Specific Plan, the Property is zone Technology, Commerce and Office (TCO). The TCO designation is intended to provide for the orderly development and operation of most types of medium to high density commercial uses and to serve as a primary employment center within the City of Glendora.

**D. Estimated Current Value (HSC 34191.5(c)(1)(D)):**

In August 2009, Goepfner & Associates, Inc., conducted an appraisal for the Rt. 66 Shopping Center property and determined its value to be \$2,300,000.

In July 2013, a comparable sales analysis was conducted for the Rt. 66 Shopping Center property through the use of the National Data Collective to determine an estimated current value (the "ECV") of approximately \$841,300.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property is anticipated to vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

The Agency and Blue Key Group (the "Tenant") signed a rental agreement (the "Agreement") on April 19, 2011. The Agency and the Tenant have agreed to rent the building on a temporary basis anticipating a term of no than three (3) years. It is not contemplated that the term of the Agreement will be extended or renewed, however, there is a provision for a one time 1-year extension to April 9, 2015.

The Tenant rents the building for the operation of an indoor baseball, softball, volleyball practice, and training facility. Rent during the term of the Agreement is \$7,134.00 per month which is payable in advance. The Agreement also states that the Tenant will be responsible for the maintenance and repair of the building while the Agreement is in effect.

There is no contractual agreement for the use of the rent payments. Annual rent of \$85,608 is retained by the Successor Agency.



**F. History of Environmental Contamination (HSC 34191.5(c)(1)(F)):**

On June 30, 2010, an Environmental Site Assessment (Phase-I) was conducted. The site appeared to have a low environmental risk with no recognized environmental concerns ("RECs"). Although there were no RECs identified on the site, there were potential environmental concerns identified that were adjacent to the site. To alleviate any environmental concerns with the site, a limited Phase-II was recommended. The limited Phase-II would be performed to test sub-surface soil-vapor on the south side, the inside, and in the front of the building for any signs of PCE or TCE gasses/vapors. Test for these constituents of concern were based on a dry cleaning business located approximately 80 feet from the building and the potential for residual PCE or TCE contamination.

On August 24, 2010, a limited Phase-II was conducted to perform soil-vapor and soil sampling of the Rt. 66 Shopping Center property's subsurface soil for specific EPA analyses. The soil-vapor test emphasized probing and collecting data mostly on the central-west, the southwest, and interior of the vacant building. The soil sample was collected from the south-southeast portion of the property near the adjacent site. The main concerned vapors were PCE, TCE, chlorinated solvents, and aromatic hydrocarbons.

Based on the soil vapor test results, the results of the soil sample, and the location-specific record of concern in any of the reviewed environmental data, it is believed that the Phase-II conducted on August 24, 2010 has indicated no measurable environmental contamination on the property.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5(c)(1)(G)):**

There is no potential for a TOD development in conjunction with the West Route 66 Property.

The retention of the West Route 66 Property for future development advances the planning objectives of the Successor Agency and the City in order to maximize neighborhood office development opportunities to capture demand and compliment other land uses. The Property represents one of the few opportunities to implement new multi-story commercial development and to significantly expand the City's employment base. City land-use policies have assigned a high priority for the redevelopment of the Property (refer to Exhibit "J").

**H. History of Previous Development Proposals and Activity (HSC 34191.5(c)(1)(H)):**

The Rt. 66 Shopping Center property appears to have been used as a commercial enterprise since 1963. The building was originally used as a grocery building, then an auto-parts store and finally left vacant. The Rt. 66 Shopping Center was acquired by the Agency with the expectation of later marketing the property for private development of a non-housing activity in accordance with the Route 66 Specific Plan. The property had been vacant for nearly a decade. Realizing the current market was extremely weak for research and development type development, the Agency realized the property would be held for some time before viable offers might be obtained. In the meantime, the building was leased to a tenant.

The Rt. 66 Shopping Center property is improved with a single, concrete tilt-up retail building built circa 1966/67. The building area is 19,140 gross sf including a 1,305 sf of 2<sup>nd</sup> floor mezzanine office/storage space. The building is in shell condition and is fully sprinkled with HVAC. The property provides asphalt paved on-site parking for 83 vehicles and has a reciprocal parking agreement (RPA) with the proper contiguous to the east. The RPA provides additional off-site parking and vehicular



access from Amelia Avenue, the road to the east. In 2009, the estimated remaining economic life for the building was estimated to be 2-5 years with proper on-going maintenance.

The Agency and Blue Key Group (the "Tenant") entered into a rental agreement (the "Agreement") on April 19, 2011. The Agency and the Tenant have agreed to rent the building on a temporary basis anticipating a term of no than three (3) years. It is not contemplated that the term of the Agreement will be extended or renewed, however, there is a provision for a one time 1-year extension to April 9, 2015.

The Tenant rents the building for the operation of an indoor baseball, softball, volleyball practice, and training facility. The Agreement state that the Tenant will make certain tenant improvements and is responsible for the maintenance and repair of the building while the Agreement is in effect.

**I. Sale of Property:**

The City proposes to issue an RFP in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A" for the sale and development of the Rt. 66 Shopping Center Property.

The ECV is approximately \$841,300.

The following process was used in determining the *ECV* of the Property:

***Date of estimated current value*** – July 2013

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$841,300.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property is anticipated to vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TDB and subject to a fair market appraisal conducted by a licensed appraiser. Any net proceeds of the sale would be distributed as property tax to the taxing entities. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 weighs against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval to the extent required by law. There is no reason to think that book values will be realized.



***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

For properties to be retained for future development, it is intended that the implementation of the LRPMP will include securing an HSC §34180(f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then the property will be sold, thus completely eliminating the need for a Compensation Agreement. Any proposed sale will be brought to the Oversight Board for review and approval, to the extent required by law, after the pricing and timing of sale is known.



## V. Property Inventory per HSC § 34191.5(C)(1)

Site No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)					Sale of Property		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use (Site Reference)	Date Acq'd	Value When Acq'd	Est. Current Value (ECV)	Value Basis	Date of ECV	Sale Value	Sale Date	Purpose Acq'd	Address	APN	Lot Size (ac)	Zone	ECV	Est. of Income / Revenue (Annual)	Contract req'd for use of income / revenue	History Envrn Contamination	TOD	Adv of SA Planning Objectives	Previous develop. proposals / activities
1.	Real Property (Fee)	Government (City Hall Parking Lot)	May 1984	\$159,650	\$1.00	Land Use	N/A	N/A	N/A	Alleviate Blight	Foothill Blvd & Vista Bonita Av	8638-028-900	0.13	TCMU	\$1.00	None	N/A	No	Yes	Yes	Yes
												8638-028-901	0.13								
												8638-028-902	0.17								
2.	Real Property (Fee)	Government (Open Space)	Sep 1976	\$0.00	\$1.00	Land Use	N/A	N/A	N/A	Excess Caltrans Property	South Hills Mt Vy (north of I-210)	8644-028-902	2.61	OSN	\$1.00	None	N/A	No	No	Yes	No
												8644-032-905	0.64								
												8644-032-906	0.01								



Site No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)				Sale of Property		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
		Permissible Use (Site Reference)	Date Acq'd	Value When Acq'd	Est. Current Value (ECV)	Value Basis	Date of ECV	Sale Value	Sale Date	Purpose Acq'd	Address	APN	Lot Size (ac)	Zone	ECV	Est. of Income / Revenue (Annual)	Contract req'd for use of income / revenue	History Env'n Contamination	TOD	Adv of SA Planning Objectives	Previous develop. / proposals / activities	
3.	Real Property (Fee)	Sell (Village Parking Lots)	Aug 1981	\$60,000	\$12,900	TBD	TBD	TBD	TBD	Alleviate Blight	Vista Bonita Av; Glendora Av	8638-014-909	0.14	CCAP T-5	\$129,000	None	NA	No	Yes	Yes	Yes	
			Jun 1984	CNLR								8638-014-910	0.14									
			Jan 1991	\$190,000								8638-014-911	0.14									
			Aug 1980	\$99,000								8638-014-908	0.14									
			Dec 1986	CNLR								8638-015-904	0.14									
												8638-016-910	0.17									
4.	Real Property (Fee)	Sell (Alosta / Rt 66 / Parker Property)	Sep 2008	\$1,200,675	\$77,000	TBD	Sep 2008	TBD	TBD	Alleviate Blight	501 W Alosta; 501 W Route 66; 532 Parker Dr	8639-027-900	0.25	TCMU	\$77,000	None	N/A	Yes	No	Yes	Yes	
												8639-027-901	0.27									R-3
												8639-027-902	0.22									R-3
5.	Real Property (Fee)	Sell (Affordable Housing Lot)		\$55,000	\$49,600	TBD	TBD	TBD	TBD	Expansion of Sr. Affordable Housing Project	Southeast corner S Glendora Av & Big Dalton Wash)	8644-013-907	0.20	OSN	\$496,000	None	N/A	No	No	Yes	No	
												8644-015-915	4.58									E-7



Site No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)					Sale of Property		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use (Site Reference)	Date Acq'd	Value When Acq'd	Est. Current Value (ECV)	Value Basis	Date of ECV	Sale Value	Sale Date	Purpose Acq'd	Address	APN	Lot Size (ac)	Zone	ECV <sup>1</sup>	Est. of Income / Revenue (Annual)	Contract req'd for use of income / revenue	History Envrn Contamination	TOD	Adv of SA Planning Objectives	Previous develop. proposals / activities
6.	Real Property (Fee)	Sell (Vacant Rt 66 Commercial Property) See Exhibit "H"	Oct 2010	\$528,000	\$667,000	Appraisal	May 2013	\$667,000	2013	TOD	213 E Route 66	8639-012-900	0.36	TCMU	SEE EXHIBIT "H"						
7.	Real Property (Fee)	Future Development (Rt 66 Shopping Center)	Jul 2009	\$2,300,000	\$841,300	Sales Comp	Jul 2013	TBD	TBD	Alleviate Blight	2244 E Route 66	8654-016-900	1.64	TCO	\$841,300	\$85,608	None	No	No	Yes	Yes
											8654-016-901	0.28									

<sup>1</sup> Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property is anticipated to vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

<sup>2</sup> CNLR - Cannot Locate Records. City Staff continues to search its records for this information.