

OVERSIGHT BOARD RESOLUTION NO.OB-2014-004

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE CITY OF HAWAIIAN GARDENS SUCCESSOR AGENCY RDA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 AND TAKING CERTAIN RELATED ACTIONS

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency of the City of Hawaiian Gardens (the "Former RDA") transferred to the control of the Hawaiian Gardens Successor Agency RDA (the "Successor Agency") by operation of law; and

WHEREAS, pursuant Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan (the "LRPMP") which addresses the disposition and use of the real properties (and interests in real property) of the Former RDA; and

WHEREAS, the LRPMP must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Health and Safety Code Section 34179.7, the DOF issued a finding of completion to the Successor Agency on February 21, 2014; and

WHEREAS, the Board of the Successor Agency approved the LRPMP, which Agency staff submitted to the DOF within the statutory time on June 27, 2014, but was challenged in various respects by the DOF; and

WHEREAS, the Board of Directors of the Successor Agency at its regular meeting on September 23, 2014, approved the Revised LRPMP attached hereto as Exhibit A, which addresses the disposition and use of the real properties (and interests in real property) of the former RDA and includes the information required pursuant to Health and Safety Code Section 34191.5(c), and which addresses the concerns of the DOF.

NOW THEREFORE THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The foregoing Recitals are incorporated into this Resolution by this reference, and constitute a material part of this Resolution.

Section 2. The Oversight Board hereby approves the Revised LRPMP substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Section 3. Pursuant to Health and Safety Code Section 34180(j), Staff of the Successor Agency is hereby authorized and directed to transmit the LRPMP to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, and the DOF.

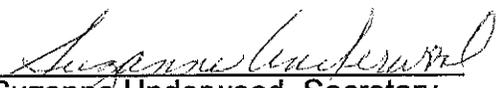
PASSED, APPROVED and ADOPTED this 24th day of September, 2014.

**OVERSIGHT BOARD FOR THE
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY
OF HAWAIIAN GARDENS**



Michael Gomez, Chairman

ATTEST:



Suzanne Underwood, Secretary

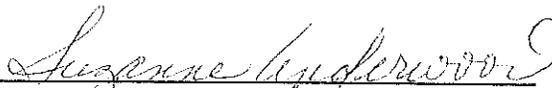
**OVERSIGHT BOARD
FOR SUCCESSOR AGENCY TO
THE REDEVELOPMENT AGENCY
OF THE CITY OF HAWAIIAN GARDENS**

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF HAWAIIAN GARDENS)

I, Suzanne Underwood, Secretary to the Oversight Board for Successor Agency to the Redevelopment Agency of the City of Hawaiian Gardens, do hereby certify that **Resolution No. OB-2014-004**, was duly and regularly passed and adopted by the Oversight Board on the **24TH DAY of SEPTEMBER 2014**, by the following votes as the same as appears on file and of record in the Office of the City Clerk.

AYES: NGUYEN, EL FATTAL, STEFENHAGEN, FRANZEN, COLOMBO
NOES: NONE
ABSENT: BLAIR
ABSTAIN: NONE
RECUSE: GOMEZ


SUZANNE UNDERWOOD
SECRETARY



**OVERSIGHT BOARD FOR THE CITY
OF HAWAIIAN GARDENS
SUCCESSOR AGENCY RDA**

Agenda Item No.: A-2

Meeting Date: 9/24/2014

City Manager: 

CITY OF HAWAIIAN GARDENS

ACTION:

- Approved
- Denied
- Amended
- Receive & File
- Other

Blaine Adams
James Russell

VOTE: 5-0

DATE: 9/24/2014

TO: Chairman and Members of the Oversight Board for the City of Hawaiian Gardens Successor Agency RDA

BY: Ernesto Marquez, Executive Director

DATE: September 24, 2014

SUBJECT: Resolution Approving the Revised Long-Range Property Management Plan Prepared Pursuant to Health and Safety Code Section 34191.5 and Taking Certain Related Actions

BACKGROUND

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties (and interests in real property) of the former Hawaiian Gardens Redevelopment Agency (the "RDA"). The LRPMP must be submitted to the Oversight Board and the State Department of Finance ("DOF") for approval no later than six months following the issuance by the DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7. The DOF issued a finding of completion to the Successor Agency on February 21, 2014. Therefore, the LRPMP was required to be submitted for approval by August 20, 2014. The Successor Agency approved a LRPMP at its June 10, 2014 meeting. The Oversight Board approved it at its June 25, 2014 meeting. The LRPMP was submitted to the DOF on June 27, 2014. On July 3, 2014, the DOF requested additional information pertaining to various properties. On July 29, 2014, the DOF challenged the recommendation in the LRPMP to transfer various properties to the City as open space. A revised LRPMP that addresses the DOF's objections is being presented for approval by the Oversight Board to be resubmitted to the DOF for final approval. The Successor Agency reviewed the revised Plan at its September 23, 2014, meeting, and a report of the Successor Agency's action will be provided at the Oversight Board's meeting.

SUMMARY OF LONG RANGE PROPERTY MANAGEMENT PLAN

State law requires that an LRPMP include an inventory with specified information, if applicable, about each parcel of real property (and interests in real property), including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value, and a history of previous development proposals. The Hawaiian Gardens Successor Agency RDA LRPMP contains data sheets for each parcel incorporating this information along with aerial and street-level photos. Each data sheet has also been assigned a map reference number that corresponds to a vicinity map showing the location of all the parcels.

Permissible uses of the properties pursuant to the Dissolution Act include retention of the property for governmental use, retention of the property for future development, sale of the property, or use of the property to fulfill an enforceable obligation.

The former RDA held interest in 42 properties. 30 of these properties are being proposed for sale either on the open market or to adjacent property owners. Table 1 below summarizes the disposition of these properties as contained in the LRPMP:

**Table 1
Summary of Recommended Property Disposition**

Recommended Disposition	No. of Parcels	Map Reference Numbers	Notes
Sell on open market as Low Density Residential*	9	1, 2, 4, 6, 7, 8, 18, 20, 23	The following contiguous parcels would be combined and offered as a single parcel: <ul style="list-style-type: none"> • Numbers 6, 7 and 8
Sell on open market as Medium Density Residential*	15	3, 11, 12, 13, 14, 15, 19, 32, 33, 37, 38, 39, 40, 41, 42	The following contiguous parcels would be combined and offered as single parcels: <ul style="list-style-type: none"> • Numbers 11 and 12 • Numbers 13-15 • Numbers 32 and 33 • Numbers 37-40 • Numbers 41 and 42
Sell on open market as General Commercial*	4	21, 22, 26, 28	
Retention of property by the City for open space	7	5, 9, 10, 16, 25, 34, 35	Remnant parcels deemed to be of insufficient size for development.
Retention of property by the City for public facilities	3	29, 30, 31	Civic Center and Public Works Corporate Yard
Retention of property by the City for enforceable obligations	1	27	Site of Mexican American Opportunity Foundation preschool (transfer would include lease)
Dispose of residential parcels to adjacent property owners	3	17, 24, 36	Numbers 17 and 36 would be offered for sale to adjacent property owners or sold at open market; Number 24 would be quit-claimed to the adjacent property owner.

* The recommended property sales shown in this Table reflect the current zoning on the various sites.

The following discussion highlights some of the more noteworthy properties and recommendations:

- **East of Church on Farlow Street (Map Reference 17)** – This parcel is zoned for low density residential. At a price of \$15 per square foot for vacant residential land, the 25,210 square foot site has an estimated value of \$378,000. However, because it is landlocked, it is unlikely that the City could generate any private party interest without some ingress and egress provided. Furthermore, it may also not be worth the estimated current market value to any of the adjacent property owners.
- **22321 Joliet Avenue (Map Reference 24)** - This parcel was one of four contiguous lots acquired by the RDA in 1994. The purpose of the acquisition was to consolidate the four narrow lots into two developable lots. . The RDA built a single family home on the subject parcel and the adjacent parcel in 1995. The Recorder's records show that the lot adjacent to the subject parcel was sold by the RDA to Jose Medina in August 1995. The RDA's original intent was to include the subject parcel with the sale, although it is unknown why this transaction was not recorded. The single-family residential structure sold to Jose Medina is currently across the two parcels. The subject parcel should not have been included in the list of assets of the RDA, but it is unknown why the RDA is still shown as the owner of record of the parcel.

The 1995 sales price to Medina was \$140,000. This amount is comparable to the sales price for the other two contiguous lots which were sold and then combined at about the same time. While RDA records of these transactions are not available, it is apparent that the subject parcel should have been included with the original Medina sale, especially in light of the fact that the RDA constructed a single-family residential structure across both lots. Consequently, it would not be possible for the Successor Agency to sell the subject parcel on the open market, nor would it be appropriate to transfer the lot to the City for public purposes. The LRPMP recommendation is for the Successor Agency to quit-claim title to the parcel to the owner of the adjacent parcel, Jose Medina, as it was originally intended in 1995.

- **22325 Norwalk Boulevard (Map Reference 27)** – This property was acquired in 1988 for future economic development purposes and has been leased to the Mexican American Opportunity Foundation for its preschool operation since March 2001. The LRPMP recommendation is to transfer the parcel, and the lease, to the City.
- **22308 Violeta Avenue (Map Reference 36)** – This 2,499 square foot parcel was originally acquired for affordable housing purposes and is located between two single family residential structures. In order to avoid building a new residential structure on such a narrow lot, the LRPMP recommendation is to offer it for sale to the adjacent property owners at fair market value. If neither owner wants the parcel, it will be suggested to both that the lot be divided and that each owner would only acquire half. If one or both owners decline this alternative proposal, the property will be placed for sale on the open market.
- **Remnant Parcels** – Seven of the RDA-owned parcels that are being recommended for retention by the City are remnants left over from previous acquisitions and projects. These have been deemed as not meeting minimum City zoning standards for development because of their sizes. All but two of these remnant parcels lie

along 226th Street and were acquired for the original public right-of-way projects in that neighborhood. Most have also been landscaped. The LRPMP recommendation is to transfer these parcels to the City for public open space.

It should be noted that in those instances where other contiguous remnant parcels could be combined to form a single, developable site, the LRPMP recommendation is to proceed with these consolidations and sell them on the open market (see Map References 6, 7, 8, 11, 12, 13, 14, 15, 32, 33, 37, 38, 39, 40, 41, and 42).

Pursuant to Health and Safety Code Section 34180(j), after approval by the Successor Agency Board, the LRPMP is submitted to the Oversight Board for approval, and copies of the LRPMP will be transmitted to the County Executive Officer, the County Auditor-Controller, and DOF at the same time. Once the Oversight Board approves the LRPMP, it will be submitted to the DOF for final approval pursuant to Health and Safety Code 34191.5.

FISCAL IMPACT

The estimated current value of those properties being recommended for sale is \$3,303.853. However, the overall fiscal impact is dependent on the eventual actual sales prices for those properties to be sold on the open market.

RECOMMENDED ACTION

Staff recommends that the Oversight Board adopt the Resolution approving the Revised LRPMP substantially in the form attached as Exhibit A to the resolution, and directing the transmittal of the LRPMP to the County Administrative Officer, the County Auditor-Controller and the Department of Finance.

ATTACHMENTS

Resolution (and Revised LRPMP) approving the Revised Long-Range Property Management Plan prepared pursuant to Health and Safety Code section 34191.5 and taking certain related actions.



The Successor Agency to the City of Hawaiian Gardens Redevelopment Agency



REVISED LONG RANGE PROPERTY MANAGEMENT PLAN

September, 2014

**The Successor Agency to the City of
Hawaiian Gardens Redevelopment Agency**



**Revised Long-Range
Property Management
Plan**

September, 2014



City of Hawaiian Gardens Successor Agency Revised Long Range Property Management Plan

VICINITY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

Map Ref	Assessor Parcel Number	Address	Estimated Sale Price	Recommended Disposition
1	7076-013-900	12302 221 st Street	\$80,280	Sell on open market as low density residential.
2	7076-004-900	12429 221 st Street	\$66,105	Sell on open market as low density residential.
3	7069-027-902	11904 223 rd Street	\$37,620	Sell on open market as low density residential.
4	7076-014-900	12323 223 rd Street	\$79,530	Sell on open market as low density residential.
5	7069-030-901	22327 Arline Avenue	\$0	Remnant parcel. Transfer to City for open space.
6	7069-029-908	22330 Arline Avenue	\$62,600 (Consolidated)	Consolidate with Map Ref. 7 and 8 and sell on open market as low density residential.
7	7069-029-906	22334 Arline Avenue	\$62,600 (Consolidated)	Consolidate with Map Ref. 6 and 8 and sell on open market as low density residential.
8	7069-029-907	22336 Arline Avenue	\$62,600 (Consolidated)	Consolidate with Map Ref. 6 and 7 and sell on open market as low density residential.
9	7069-029-909	22401 Clarkdale Avenue	\$0	Remnant parcel. Transfer to City for open space.
10	7069-029-910	22403 Clarkdale Avenue	\$0	Remnant parcel. Transfer to City for open space.
11	7069-028-901	22402 Clarkdale Avenue	\$75,000 (Consolidated)	Consolidate with Map Ref. 12 and sell on open market as low density residential.
12	7069-028-912	22404 Clarkdale Avenue	\$75,000 (Consolidated)	Consolidate with Map Ref. 11 and sell on open market as low density residential.
13	7069-028-907	22406 Clarkdale Avenue	\$50,115 (Consolidated)	Consolidate with Map Ref. 14 and 15 and sell on open market as low density residential.
14	7069-028-908	22408 Clarkdale Avenue	\$50,115 (Consolidated)	Consolidate with Map Ref. 13 and 15 and sell on open market as low density residential.
15	7069-028-909	22410 Clarkdale Avenue	\$50,115 (Consolidated)	Consolidate with Map Ref. 13 and 14 and sell on open market as low density residential.
16	7069-026-913	22211 Devlin Avenue	\$0	Remnant parcel. Transfer to City for open space.
17	7066-013-913	East of Church on Farlow Street	\$378,000	Sell on open market as low density residential.



City of Hawaiian Gardens Successor Agency Revised Long Range Property Management Plan

VICINITY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

Map Ref	Assessor Parcel Number	Address	Estimated Sale Price	Recommended Disposition
18	7069-023-900	22408 Elaine Avenue	\$37,515	Sell on open market as low density residential.
19	7069-024-900	22417 Elaine Avenue	\$37,600	Sell on open market as medium density residential.
20	7068-016-900	21931 Ibex Avenue	\$81,465	Sell on open market as low density residential.
21	7069-013-901	22112 Ibex Avenue	\$149,500	Sell on open market as General Commercial.
22	7069-019-906	22406 Ibex Avenue	\$112,000	Sell on open market as General Commercial.
23	7069-010-902	22211 Joliet Avenue	\$55,955	Sell on open market as low density residential.
24	7069-022-904	22321 Joliet Avenue	\$0	Quit-claim to adjacent property owner
25	7068-008-906	N/E of Civic Ctr. Dr. and Juan Ave.	\$0	Remnant parcel. Transfer to City for open space.
26	7069-013-906	22211 Norwalk Boulevard	\$127,000	Sell on open market as General Commercial.
27	7069-019-907	22325 Norwalk Boulevard	\$0	Transfer to City with daycare center lease.
28	7076-033-910	22434 Norwalk Boulevard	\$1,610,000	Sell on open market as General Commercial.
29	7075-001-915	21815 Pioneer Boulevard	\$0	Transfer to City for public facility.
30	7068-012-903	22028 Pioneer Boulevard	\$0	Transfer to City for public facility.
31	7068-012-904	22028 Pioneer Boulevard	\$0	Transfer to City for public facility.
32	7069-027-904	22411 Seine Avenue	\$75,000 (Consolidated)	Consolidate with Map Ref. 33 and sell on open market as medium density residential.
33	7069-027-907	22415 Seine Avenue	\$75,000 (Consolidated)	Consolidate with Map Ref. 32 and sell on open market as medium density residential.
34	7069-026-911	22426 Seine Avenue	\$0	Remnant parcel. Transfer to City for open space.
35	7069-026-912	22428 Seine Avenue	\$0	Remnant parcel. Transfer to City for open space.
36	7069-027-906	22308 Violeta Avenue	\$37,500	Offer to sell to adjacent property owners (may require lot line adjustment).



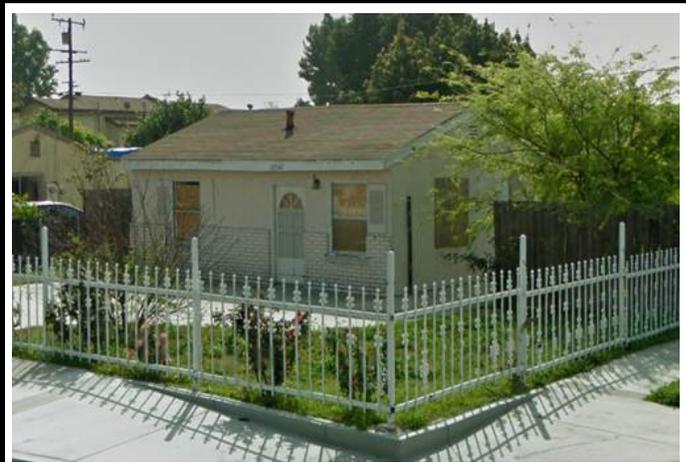
City of Hawaiian Gardens Successor Agency Revised Long Range Property Management Plan

VICINITY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

Map Ref	Assessor Parcel Number	Address	Estimated Sale Price	Recommended Disposition
37	7069-028-900	22407 Violeta Avenue	\$98,910 (Consolidated)	Consolidate with Map Ref. 38, 39 and 40 and process lot-line adjustment to establish two parcels of acceptable developable size. Sell both parcels on open market as medium density residential.
38	7069-028-913	22409 Violeta Avenue	\$98,910 (Consolidated)	Consolidate with Map Ref. 37, 39 and 40 and process lot-line adjustment to establish two parcels of acceptable developable size. Sell both parcels on open market as medium density residential.
39	7069-028-910	22411 Violeta Avenue	\$98,910 (Consolidated)	Consolidate with Map Ref. 37, 38 and 40 and process lot-line adjustment to establish two parcels of acceptable developable size. Sell both parcels on open market as medium density residential.
40	7069-028-911	22413 Violeta Avenue	\$98,910 (Consolidated)	Consolidate with Map Ref. 37, 38 and 39 and process lot-line adjustment to establish two parcels of acceptable developable size. Sell both parcels on open market as medium density residential.
41	7069-027-913	22414 Violeta Avenue	\$52,158 (Consolidated)	Consolidate with Map Ref. 42 and sell on open market as medium density residential.
42	7069-027-914	22418 Violeta Avenue	\$52,158 (Consolidated)	Consolidate with Map Ref. 41 and sell on open market as medium density residential.
Total Estimated Current Value			\$3,303,853	



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	1
• Address	12302 221st Street
• Assessor Parcel Number(s)	7076-013-900
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	5,352 Square Feet
• Current Use	Single-family residential (vacant)
• Original Seller	Wachovia MTG FSB
• Value of Property at Time of Acquisition	\$149,900
• Acquisition Date	2/25/09

• Property History/Purpose for Acquisition
Property acquired for affordable housing.

Estimate of Current Property Value

Fair Market Value Assessment

The subject parcel contains an 840-square foot, three-bedroom single family residential structure and detached garage. The house has been vacant for several years and would require substantial interior and exterior repair work to restore habitability. Consequently, the parcel has been evaluated as vacant land. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the subject parcel totals 5,352 square feet. At \$15 per square foot, the parcel has an estimated value of \$80,280.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 12302 221st Street****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The project is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	2
• Address	12429 221st Street
• Assessor Parcel Number(s)	7076-004-900
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	4,407 Square Feet
• Current Use	Vacant
• Original Seller	GSAA Home Trust 2006-4
• Value of Property at Time of Acquisition	\$144,347.50
• Acquisition Date	12/10/08

• Property History/Purpose for Acquisition
Property acquired for affordable housing.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the subject parcel totals 4,407 square feet. At \$15 per square foot, the parcel has an estimated value of \$66,105.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 12429 221st Street****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The project is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	3
• Address	11904 223rd Street
• Assessor Parcel Number(s)	7069-027-902
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,508 Square Feet
• Current Use	Open Space
• Original Seller	Miguel and Sally Mendez
• Value of Property at Time of Acquisition	\$111,527
• Acquisition Date	December 11, 1992

• Property History/Purpose for Acquisition
Property acquired for consolidation with other adjacent parcels for future affordable housing project..

Estimate of Current Property Value

Fair Market Value Assessment
Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value
The area of the subject parcel totals 2,508 square feet. At \$15 per square foot, the parcel has an estimated value of \$37,620.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 11904 223rd Street****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. No other adjacent parcels were acquired for consolidation as an affordable housing project.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The project is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	4
• Address	12323 223 rd Street
• Assessor Parcel Number(s)	7076-014-900
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	5,302 Square Feet
• Current Use	Single-family residential (vacant)
• Original Seller	Bosse Family Living Trust
• Value of Property at Time of Acquisition	\$171,127.94
• Acquisition Date	11/25/08

• Property History/Purpose for Acquisition
Property acquired for affordable housing.

Estimate of Current Property Value

Fair Market Value Assessment

The subject parcel contains a 720-square foot, one-bedroom single family residential structure and attached garage. The house has been vacant for several years and would require substantial interior and exterior repair work to restore habitability. Consequently, the parcel has been evaluated as vacant land. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the subject parcel totals 5,302 square feet. At \$15 per square foot, the parcel has an estimated value of \$79,530.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 12323 223rd Street****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The project is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	5
• Address	22327 Arline Avenue
• Assessor Parcel Number(s)	7069-030-901
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,232 Square Feet
• Current Use	226th Street Extension - Parkway
• Original Seller	Jesus and Aurora Mendez
• Value of Property at Time of Acquisition	\$348,401
• Acquisition Date	November 19, 2008

• Property History/Purpose for Acquisition
Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as Open Space adjacent to a major arterial street. No income will be derived from the site to either the City of Hawaiian Gardens or the Successor Agency. The property therefore has no commercial fair market value.

Estimated Current Value

This parcel has a commercial market value of zero because it is undevelopable. If the parcel could be developed as Medium Density Residential, it is estimated that it would have a value of \$33,480 based on an area of 2,232 square feet and the average \$15 per sq. ft. price for similar property in the City.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22327 Arline Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Use of this property as public open space adjacent to a major arterial street is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this remnant parcel does not meet the minimum lot size for any type of stand-alone development and should be retained for governmental use as public open space. The parcel should be transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	6
• Address	22330 Arline Avenue
• Assessor Parcel Number(s)	7069-029-908
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,427 Square Feet
• Current Use	Open Space
• Original Seller	HUD
• Value of Property at Time of Acquisition	\$113,000
• Acquisition Date	November 7, 2003
• <u>Property History/Purpose for Acquisition</u>	<i>Acquisition and improvement of public right-of-way.</i>

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-029-908, 906, and 907 (Map References 6, 7 and 8) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the three combined parcels totals 4,174 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$62,600.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22330 Arline Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the two contiguous properties: APN 7069-029-906 (Map Reference #7) and APN 7069-029-907 (Map Reference #8). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the two contiguous properties and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	7
• Address	22334 Arline Avenue
• Assessor Parcel Number(s)	7069-029-906
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	1,579 Square Feet
• Current Use	Open Space
• Original Seller	Francisco and Maria Calderon
• Value of Property at Time of Acquisition	City records show that Map References #7 and #8 were acquired in 1992 for a total of \$342,518. There are no records that indicate the individual prices for each parcel.
• Acquisition Date	June 15, 1992
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-029-908, 906, and 907 (Map References 6, 7 and 8) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the three combined parcels totals 4,174 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$62,600.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22334 Arline Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the two contiguous properties: APN 7069-029-908 (Map Reference #6) and APN 7069-029-907 (Map Reference #8). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the two contiguous properties and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	8
• Address	22336 Arline Avenue
• Assessor Parcel Number(s)	7069-029-907
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	168 Square Feet
• Current Use	Open Space
• Original Seller	Jose and Refugio Macias
• Value of Property at Time of Acquisition	City records show that Map References #7 and #8 were acquired in 1992 for a total of \$342,518. There are no records that indicate the individual prices for each parcel.
• Acquisition Date	July 17, 1992
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-029-908, 906, and 907 (Map References 6, 7 and 8) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the three combined parcels totals 4,174 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$62,600.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22336 Arline Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the two contiguous properties: (Map Reference #6) and APN 7069-029-906 (Map Reference #7). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the two contiguous properties and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	9
• Address	22401 Clarkdale Avenue
• Assessor Parcel Number(s)	7069-029-909
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,116 square feet
• Current Use	Open Space
• Original Seller	Jose & Maria Nunez
• Value of Property at Time of Acquisition	City records show that Map References #9 and #10 were acquired in 2005 for a total of \$100,000. There are no records that indicate the individual prices for each parcel.
• Acquisition Date	March 31, 2005
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

This parcel does not meet the minimum required lot size for development and, consequently, will be kept in public use as Open Space. No income will be derived from the site to either the City of Hawaiian Gardens or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has a commercial market value of zero because it is undevelopable. If the parcel could be developed as Medium Density Residential, it is estimated that it would have a value of \$31,740 based on an area of 2,116 square feet and the average \$15 per sq. ft. price for similar property in the City.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22401 Clarkdale Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Use of this property as public open space is consistent with the City's General Plan objectives. Also, this parcel is contiguous with APN 7069-029-910 (Map Reference #10).</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this remnant parcel does not meet the minimum lot size for any type of stand-alone development and should be retained for governmental use as public open space. The parcel should be consolidated with the contiguous property and transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	10
• Address	22403 Clarkdale Avenue
• Assessor Parcel Number(s)	7069-029-910
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	260 square feet
• Current Use	Open Space
• Original Seller	Burt & Ethel Huff
• Value of Property at Time of Acquisition	City records show that Map References #9 and #10 were acquired in 2005 for a total of \$100,000. There are no records that indicate the individual prices for each parcel.
• Acquisition Date	May 18, 2005
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

This parcel does not meet the minimum required lot size for development and, consequently, will be kept in public use as Open Space. No income will be derived from the site to either the City of Hawaiian Gardens or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has a commercial market value of zero because it is undevelopable. If the parcel could be developed as Medium Density Residential, it is estimated that it would have a value of \$3,900 based on an area of 260 square feet and the average \$15 per sq. ft. price for similar property in the City.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22403 Clarkdale Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Use of this property as public open space is consistent with the City's General Plan objectives. Also, this parcel is contiguous with APN 7069-029-909 (Map Reference #9).</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this remnant parcel does not meet the minimum lot size for any type of stand-alone development and should be retained for governmental use as public open space. The parcel should be consolidated with the contiguous property and transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	11
• Address	22402 Clarkdale Avenue
• Assessor Parcel Number(s)	7069-028-901
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,502 square feet
• Current Use	Vacant Lot
• Original Seller	Flavio and Maria Ornelas
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	August 5, 1994
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-028-901 and 912 (Map References 11 and 12) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the two combined parcels totals 5,003 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$75,000.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22402 Clarkdale Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous property: APN 7069-028-912 (Map Reference #12). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous property and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	12
• Address	22404 Clarkdale Avenue
• Assessor Parcel Number(s)	7069-028-912
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,501 square feet
• Current Use	Vacant Lot
• Original Seller	Gary Dean
• Value of Property at Time of Acquisition	\$384,180
• Acquisition Date	March 5, 2007

• Property History/Purpose for Acquisition
Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-028-901 and 912 (Map References 11 and 12) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the two combined parcels totals 5,003 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$75,000.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22404 Clarkdale Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous property: APN 7069-028-901 (Map Reference #11). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous property and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	13
• Address	22406 Clarkdale Avenue
• Assessor Parcel Number(s)	7069-028-907
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,381 square feet
• Current Use	Open Space
• Original Seller	Roberto M. Guzman
• Value of Property at Time of Acquisition	\$285,000
• Acquisition Date	March 17, 2005
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APNs 7069-028-907, 908, and 909 (Map References #13, #14, and #15) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the three combined parcels totals 3,341 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$50,115.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22406 Clarkdale Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous properties: APN 7069-028-908 and 909 (Map Reference #14 and #15). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous properties and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	14
• Address	22408 Clarkdale Avenue
• Assessor Parcel Number(s)	7069-028-908
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	955 square feet
• Current Use	Open Space
• Original Seller	Maria Buenrostro
• Value of Property at Time of Acquisition	\$300,000
• Acquisition Date	May 20, 2005

• Property History/Purpose for Acquisition
Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APNs 7069-028-907, 908, and 909 (Map References #13, #14, and #15) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the three combined parcels totals 3,341 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$50,115.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22408 Clarkdale Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous properties: APN 7069-028-907 and 909 (Map Reference #13 and #15). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous properties and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	15
• Address	22410 Clarkdale Avenue
• Assessor Parcel Number(s)	7069-028-909
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	5 square feet
• Current Use	Open Space
• Original Seller	Burt Huff
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	August 8, 2005
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APNs 7069-028-907, 908, and 909 (Map References #13, #14, and #15) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the three combined parcels totals 3,341 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$50,115.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22410 Clarkdale Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous properties: APN 7069-028-907 and 908 (Map Reference #13 and #14). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous properties and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	16
• Address	22429 Devlin Avenue
• Assessor Parcel Number(s)	7069-026-913
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,173 square feet
• Current Use	Open Space
• Original Seller	Jose L. Gonzales
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	October 18, 1993
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

This parcel does not meet the minimum required lot size for development and, consequently, will be kept in public use as Open Space. No income will be derived from the site to either the City of Hawaiian Gardens or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has a commercial market value of zero because it is undevelopable. If the parcel could be developed as Medium Density Residential, it is estimated that it would have a value of \$32,595 based on an area of 2,173 square feet and the average \$15 per sq. ft. price for similar property in the City.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22429 Devlin Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Use of this property as public open space is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this remnant parcel does not meet the minimum lot size for any type of stand-alone development and should be retained for governmental use as public open space. The parcel should be transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	17
• Address	East of Church on Farlow Street
• Assessor Parcel Number(s)	7066-013-913
• Current Zoning	Low Density Residential (R-1) - Study Area
• Lot Size	25,210 square feet
• Current Use	Vacant Lot
• Original Seller	Robert and Patricia Stevens
• Value of Property at Time of Acquisition	\$85,000
• Acquisition Date	November 29, 2006
• <u>Property History/Purpose for Acquisition</u>	<i>The Redevelopment Agency acquired this blighted parcel in the R-1 Study Area when it came up for sale in order to consolidate it with other adjacent parcels to facilitate a potential commercial or residential development.</i>

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot. However, the value of the site is diminished by the fact that it is a landlocked parcel with no ingress/egress.

Estimated Current Value

As the parcel now stands, it has a zero value due to the lack of ingress/egress. Should some vehicle and pedestrian access be made available, the 25,210 square feet site has an estimated value of \$378,000 based on \$15 per square foot for vacant residential property.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: East of Church on Farlow Street****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No proposals have been solicited for this property. The Agency had planned to possibly acquire other parcels or easements before marketing the site.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Low Density Residential development is consistent with City of Hawaiian Gardens Zoning Code. Current Land Use is Vacant Lot. However, the property is land locked and has no legal access.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be offered for sale to the adjacent property owner or sold on the open market. However, because the parcel is landlocked, it would likely have no sales value. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	18
• Address	22408 Elaine Avenue
• Assessor Parcel Number(s)	7069-023-900
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,501 Square Feet
• Current Use	Single-family residential (vacant)
• Original Seller	Morgan Stanley Trust
• Value of Property at Time of Acquisition	\$105,000
• Acquisition Date	March 31, 2009
• <u>Property History/Purpose for Acquisition</u>	<i>Property acquired for affordable housing.</i>

Estimate of Current Property Value

Fair Market Value Assessment

The subject parcel contains a 608-square foot, two-bedroom single family residential structure. The house has been vacant for several years and would require substantial interior and exterior repair work to restore habitability. Consequently, the parcel has been evaluated as vacant land. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the subject parcel totals 2,501 square feet. At \$15 per square foot, the parcel has an estimated value of \$37,515.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22408 Elaine Avenue****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The project is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	19
• Address	22417 Elaine Avenue
• Assessor Parcel Number(s)	7069-024-900
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,506 square feet
• Current Use	Vacant Lot
• Original Seller	HUD
• Value of Property at Time of Acquisition	\$94,205
• Acquisition Date	July 22, 1992

• Property History/Purpose for Acquisition
Acquisition for affordable housing.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the subject parcel totals 2,506 square feet. At \$15 per square foot, the parcel has an estimated value of \$37,600.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22417 Elaine Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	20
• Address	21931 Ibex Avenue
• Assessor Parcel Number(s)	7068-016-900
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	5,431 Square Feet
• Current Use	Single-family residential (vacant)
• Original Seller	Rafael & Maria Martinez
• Value of Property at Time of Acquisition	\$199,000
• Acquisition Date	March 18, 2009
• <u>Property History/Purpose for Acquisition</u>	<i>Property acquired for affordable housing.</i>

Estimate of Current Property Value

Fair Market Value Assessment

The subject parcel contains a 685-square foot, three-bedroom single family residential structure. The house has been vacant for several years and would require substantial interior and exterior repair work to restore habitability. Consequently, the parcel has been evaluated as vacant land. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the subject parcel totals 5,431 square feet. At \$15 per square foot, the parcel has an estimated value of \$81,465.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 21931 IbeX Avenue****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The project is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	21
• Address	22112 Ibex Avenue
• Assessor Parcel Number(s)	7069-013-901
• Current Zoning	General Commercial (C-4)
• Lot Size	4,983 square feet
• Current Use	Vacant Lot
• Original Seller	Robert and Reba Schoefeld
• Value of Property at Time of Acquisition	\$110,387
• Acquisition Date	March 30, 1988
• <u>Property History/Purpose for Acquisition</u>	Acquired for future commercial redevelopment.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$30 per square foot.

Estimated Current Value

The area of the subject parcel totals 4,983 square feet. At \$30 per square foot, the parcel has an estimated value of \$149,500.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22112 Ibox Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No proposals have been solicited for this property. The Agency had planned to possibly acquire and assemble parcels on Norwalk Boulevard before marketing the site.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>General Commercial development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	22
• Address	22406 Ibex Avenue
• Assessor Parcel Number(s)	7069-019-906
• Current Zoning	General Commercial (C-4)
• Lot Size	3,750 square feet
• Current Use	Vacant Lot
• Original Seller	Modesto and Esther Garcia
• Value of Property at Time of Acquisition	\$90,989
• Acquisition Date	August 1, 1988
• <u>Property History/Purpose for Acquisition</u>	Acquired for future commercial redevelopment.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant commercial property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$30 per square foot.

Estimated Current Value

The area of the subject parcel totals 3,750 square feet. At \$30 per square foot, the parcel has an estimated value of \$112,500.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$	
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)		

Environmental

Have any environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).			
• If Yes, describe the current environmental condition of the site			
Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Describe any remediation work performed on the property.			

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No proposals have been solicited for this property. The Agency had planned to possibly acquire and assemble parcels on Norwalk Boulevard before marketing the site.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>General Commercial development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	23
• Address	22211 Joliet Avenue
• Assessor Parcel Number(s)	7069-010-902
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	3,733 Square Feet
• Current Use	Single-family residential (vacant)
• Original Seller	Irene Velasco
• Value of Property at Time of Acquisition	\$168,000
• Acquisition Date	March 27, 2009

• Property History/Purpose for Acquisition
Property acquired for affordable housing.

Estimate of Current Property Value

Fair Market Value Assessment

The subject parcel contains an 832-square foot, two-bedroom single family residential structure. The house has been vacant for several years and would require substantial interior and exterior repair work to restore habitability. Consequently, the parcel has been evaluated as vacant land. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the subject parcel totals 3,733 square feet. At \$15 per square foot, the parcel has an estimated value of \$55,955.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22211 Joliet Avenue****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The project is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	24
• Address	22321 Joliet Avenue
• Assessor Parcel Number(s)	7069-022-904
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,501 square feet
• Current Use	Single Family Home
• Original Seller	Donald and Gerald Hoytt
• Value of Property at Time of Acquisition	Map Reference 24 was acquired at the same time as the three adjacent parcels. Due to the time that has passed since the properties were purchased, the Agency's acquisition file could not be found after a diligent search. Despite ordering title reports for all four parcels, the original purchase price is unknown.
• Acquisition Date	May 10, 1994
• <u>Property History/Purpose for Acquisition</u>	<i>The subject parcel was one of four contiguous lots acquired by the Redevelopment Agency in 1994 from Donald and Gerald Hoytt. The purpose was to consolidate the four narrow lots into two developable lots. The Redevelopment Agency built a single family house on the subject parcel and the adjacent parcel in 1995. The Recorder's records show that the lot adjacent to the subject parcel was sold to Jose Medina in August 1995. The Agency originally intended to include the subject parcel with the sale (it is unknown why this transaction was not recorded). The single-family residential structure sold to Jose Medina is currently across the two parcels. The subject parcel should not have been included in the list of assets of the Redevelopment Agency, but it is unknown why the Redevelopment Agency is still shown as the owner of record of the parcel.</i>

Estimate of Current Property Value

Fair Market Value Assessment

The lot adjacent to the subject parcel was sold to Jose Medina in 1995 for \$140,000. This amount is comparable to the sales price for the other two contiguous lots which were sold at about the same time to a different homeowner. This evidence, in addition to the fact that the Agency built the single family home across the two adjacent parcels indicate that the Agency intended to include the subject parcel with the original Medina sale. Other than the building permits for the construction of the single family home, and the title records for the two parcels, the original acquisition file has not been located. Nevertheless, the only clear alternative for the subject parcel would be for the Successor Agency to quit-claim title to the parcel to Jose Medina as it was originally intended in 1995.

Estimated Current Value

Since the subject parcel is already part of a larger single-family residential site, its estimated current value is zero.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22321 Joliet Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be quit-claimed to the owner of the adjacent parcel.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	25
• Address	N/E of Civic Center Drive and Juan Avenue
• Assessor Parcel Number(s)	7068-008-906
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,963 square feet
• Current Use	Riverbed/Drainage Channel
• Original Seller	ABC Unified School District
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	October 31, 1985
• <u>Property History/Purpose for Acquisition</u>	Parcel acquired as potential buffer between property owners and drainage channel or as public open space.

Estimate of Current Property Value

Fair Market Value Assessment

The property's narrow, linear shape and adjacency to a flood control channel precludes any development or lease potential. The property therefore has no commercial market value.

Estimated Current Value

This parcel has a commercial market value of zero because it is undevelopable. If the parcel could be developed as Medium Density Residential, it is estimated that it would have a value of \$44,445 based on an area of 2,963 square feet and the average \$15 per sq. ft. price for similar property in the City.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: N/E of Civic Center Dr. and Juan Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>The property's narrow, linear shape and adjacency to a flood control channel precludes any development potential.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this remnant parcel does not meet the minimum lot size for any type of stand-alone development and should be retained for governmental use as a buffer between the flood control channel and the adjacent residential properties. The parcel should be transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	26
• Address	22211 Norwalk Boulevard
• Assessor Parcel Number(s)	7069-013-906
• Current Zoning	General Commercial (C-4)
• Lot Size	4,113 square feet
• Current Use	Vacant Lot
• Original Seller	Levon Keorjikian
• Value of Property at Time of Acquisition	\$189,500
• Acquisition Date	April 25, 1989

• Property History/Purpose for Acquisition
Acquired for future commercial redevelopment.

Estimate of Current Property Value

Fair Market Value Assessment

A Land Value and Rental Value appraisal was prepared by R.P. Laurain & Associates, Long Beach, CA, for the vacant commercial property at 22434 Norwalk Boulevard (see Map Reference #28). The effective date of value was August 13, 2012 and reflects both a Sales Comparison analysis and a Direct Rental Comparison analysis. Because of the subject property's proximity to this site and their similarities in terms of zoning and overall condition, the approach utilized to determine appraised values are also applicable to the subject property.

Estimated Current Value

Sales Comparison

The appraisal examined sales for eight comparable vacant properties in the Hawaiian Gardens area. The sales comparison analysis determined that the high value of the property at 22434 Norwalk Boulevard is \$31.00 per square foot with a value range from \$25.32 to \$35.83 per square foot. Based on this assessment, the appropriate Fair Market Value for the 4,083 square feet of the subject property would be \$127,000 (adjusted from \$126,573) based on the condition of the property.

Direct Rental Comparison

The Direct Rental Comparison analysis assumed an 8.0% rate of return based on local, regional and national indicators of income yield. Based on this 8.0% return and the \$127,000 estimated property value, the fair market rental value is \$847 per month, or \$0.21 per square foot. The appraised lease rates for six properties in the Hawaiian Gardens area was determined to range between \$0.13 and \$0.26 per square foot. This comparison supports the property's \$127,000 value.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: N/E of Civic Center Dr. and Juan Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No proposals have been solicited for this property.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>None. Although the property is serviced by bus lines from the Los Angeles County MTA (Line 62), Long Beach Transit (Line 173) and the Orange County Transit Authority (Line 42), the lot size and current zoning preclude any effective transit-oriented development.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>General Commercial development is consistent with City of Hawaiian Gardens General Plan and Zoning Code. Current Land Use is Vacant Lot.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	27
• Address	22325 Norwalk Boulevard
• Assessor Parcel Number(s)	7069-019-907
• Current Zoning	General Commercial (C-4)
• Lot Size	13,082 square feet
• Current Use	Day Care Center
• Original Seller	Michael F. Schmidt Family Trust
• Value of Property at Time of Acquisition	\$210,000
• Acquisition Date	March 15, 1988
• <u>Property History/Purpose for Acquisition</u>	<i>The property was originally acquired to promote commercial redevelopment along Norwalk Boulevard. In March 2001, the Redevelopment Agency entered into a lease agreement with the Mexican American Opportunity Foundation for the development and operation of a Daycare Center. The Foundation had received funding from the California Department of Education to provide preschool education program services to 140 children ages 3-5 years old. The Lease authorized the Foundation to provide childcare and other services in support of low-income families and children enrolled at the center and in the neighborhood at large.</i>

Estimate of Current Property Value

Fair Market Value Assessment

The property will be kept in governmental use as a private, non-profit preschool. Income to the City of Hawaiian Gardens derived from the Lease will be limited to \$1.00 per year. The property therefore has no commercial fair market value.

Estimated Current Value

This parcel has a commercial market value of zero because it is to be retained for governmental use as a nonprofit daycare center. If the parcel could be developed as General Commercial, it is estimated that it would have a value of \$392,460 based on an area of 13,082 square feet and the average \$30 per sq. ft. price for similarly zoned property in the City.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22325 Norwalk Blvd.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$1.00 per year			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	The initial term of the Lease was 10 years. The Lessee has been on a month-to-month holdover since 2011. The Lessee pays \$1.00 per year for use of the property.			

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	None.
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	None. Although the property is serviced by bus lines from the Los Angeles County MTA (Line 62), Long Beach Transit (Line 173) and the Orange County Transit Authority (Line 42), the existing Day Care improvements preclude any new development.
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Current Land Use (Day Care Center) is consistent with City's General Plan and Zoning designation.
• Recommended action:	The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be retained for governmental use as a nonprofit daycare center operating pursuant to a California Department of Education Grant to provide preschool programs. The parcel and the lease should be transferred to the City of Hawaiian Gardens.



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	28
• Address	22434 Norwalk Blvd.
• Assessor Parcel Number(s)	7076-033-910
• Current Zoning	General Commercial (C-4)
• Lot Size	51,867 square feet
• Current Use	Vacant Land
• Original Seller	Luxurious Properties LLC
• Value of Property at Time of Acquisition	\$1,705,000
• Acquisition Date	November 3, 2010
• <u>Property History/Purpose for Acquisition</u>	<i>The site was originally acquired for future commercial redevelopment. It was conveyed to Luxurious Properties LLC in 2005 pursuant to a Disposition and Development Agreement. The Agency sought to reacquire the property when the Developer was found to have breached the Agreement. The Developer then filed a lawsuit against the Agency and the property was ultimately re-conveyed back to the Agency in 2010 pursuant to a Settlement Agreement.</i>

Estimate of Current Property Value

Fair Market Value Assessment

A Land Value and Rental Value appraisal was prepared by R.P. Laurain & Associates, Long Beach, CA, and sent to the City of Hawaiian Gardens on August 24, 2012. The effective date of value was August 13, 2012. The appraiser prepared both a Sales Comparison analysis and a Direct Rental Comparison analysis.

Estimated Current Value

Sales Comparison

Sales for eight comparable vacant properties in the Hawaiian Gardens area were selected. The sales comparison analysis determined that the high value of the subject property is \$31.00 per square foot with a value range from \$25.32 to \$35.83 per square foot. The appraisal concluded that an appropriate Fair Market Value for the property would be \$1,610,000 (adjusted from \$1,607,877) based on the condition of the property.

Direct Rental Comparison

The Direct Rental Comparison analysis assumed an 8.0% rate of return based on local, regional and national indicators of income yield. Based on this 8.0% return and \$1,610,000 estimated property value, the fair market rental value is \$10,750 per month, or \$0.21 per square foot. The appraisal then examined current lease rates for six properties in the Hawaiian Gardens area and determined that they range between \$0.13 and \$0.26 per square foot. This comparison supports the property's \$1,610,000 value.

City of Hawaiian Gardens Successor Agency

Long Range Property Management Plan

Address: 22434 Norwalk Blvd.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>The 2005 Development Agreement with Luxurious Properties envisioned the construction of a full-service car wash, full-service gasoline island, and associated retail structures. Since re-conveyance of the property back to the Agency in 2010, no new proposals have been solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>While the property is serviced by bus lines from the Los Angeles County MTA (Line 62), Long Beach Transit (Line 173) and the Orange County Transit Authority (Line 42), it is not proximate to any rail transportation facilities. It is also not zoned for residential or multi-use development.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>General commercial consistent with City of Hawaiian Gardens General Plan and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	29
• Address	21815 Pioneer Boulevard
• Assessor Parcel Number(s)	7075-001-915
• Current Zoning	Public Facilities – Civic Center
• Lot Size	69,625 square feet
• Current Use	Community Center/Recreation
• Original Seller	City of Hawaiian Gardens Public Financing Authority
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	June 14, 1996
• <u>Property History/Purpose for Acquisition</u>	Construction of the Community Center and appurtenant recreation facilities.

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as part of Civic Center complex. No income will be derived from the site to either the City of the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has no commercial market value because it is to be retained for governmental use as part of the Civic Center complex. The parcel itself is zoned for Public Facilities – Civic Center.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 21815 Pioneer Blvd.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

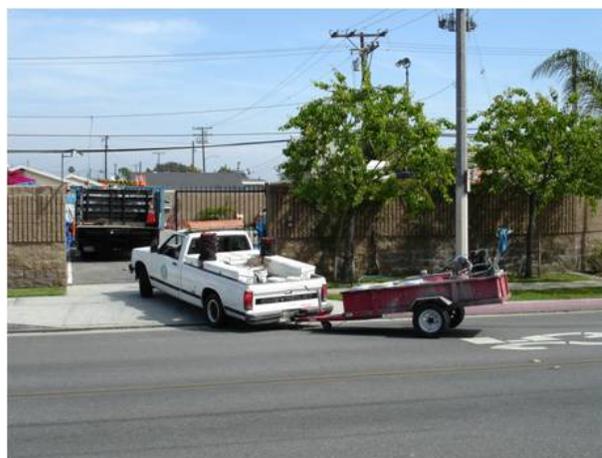
Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. The property was acquired for public recreational use.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Public Facilities-Civic Center is consistent with the City of Hawaiian Gardens Zoning Code. Current Land Use is Community Center/ Recreation.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be retained for governmental use as a public facility (Community Center). The parcel should be transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	30
• Address	22028 Pioneer Boulevard
• Assessor Parcel Number(s)	7068-012-903
• Current Zoning	Public Facilities – Corporate Yard
• Lot Size	3,121 square feet
• Current Use	Public Works Storage Yard
• Original Seller	Vera Guzman
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	November 6, 1992
• <u>Property History/Purpose for Acquisition</u>	<i>This parcel, as well as the adjacent parcel (APN 7068-012-904), was acquired for a Public Works corporate yard.</i>

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as a Public Works Corporate Yard. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial value.

Estimated Current Value

This parcel has no commercial market value because it is to be retained for governmental use as part of the City's Corporate Maintenance Yard. The parcel itself is zoned for Public Facilities – Corporate Yard.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22028 Pioneer Blvd.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. The property was acquired for a Public Works Corporate Yard.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Public Facilities-Civic is consistent with the City of Hawaiian Gardens General Plan and Zoning Code. Current Land Use is Public Works Corporate Yard. Also, this parcel is contiguous with APN 7068-012-904 (Map Reference #31)</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be combined with the adjacent parcel and retained for governmental use as a public facility (Public Works Corporate Yard). The combined parcel should be transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	31
• Address	22028 Pioneer Boulevard
• Assessor Parcel Number(s)	7068-012-904
• Current Zoning	Public Facilities – Corporate Yard
• Lot Size	5,524 square feet
• Current Use	Public Works Storage Yard
• Original Seller	Vera Guzman
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	November 6, 1992
• <u>Property History/Purpose for Acquisition</u>	<i>This parcel, as well as the adjacent parcel (APN 7068-012-903), was acquired for a Public Works corporate yard.</i>

Estimate of Current Property Value

Fair Market Value Assessment

The property will be in public use as a Public Works Corporate Yard. No income will be derived from the site to either the City or the Successor Agency. The property therefore has no commercial value.

Estimated Current Value

This parcel has no commercial market value because it is to be retained for governmental use as part of the City's Corporate Maintenance Yard. The parcel itself is zoned for Public Facilities – Corporate Yard.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22028 Pioneer Blvd.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. The property was acquired for a Public Works Corporate Yard.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Public Facilities-Civic is consistent with the City of Hawaiian Gardens General Plan and Zoning Code. Current Land Use is Public Works Corporate Yard. Also, this parcel is contiguous with APN 7068-012-903 (Map Reference #30)</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be combined with the adjacent parcel and retained for governmental use as a public facility (Public Works Corporate Yard). The combined parcel should be transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	32
• Address	22411 Seine Avenue
• Assessor Parcel Number(s)	7069-027-904
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,505 square feet
• Current Use	Vacant Lot
• Original Seller	Bill and Doris Small
• Value of Property at Time of Acquisition	\$126,323
• Acquisition Date	November 19, 1992

• Property History/Purpose for Acquisition
Acquisition for affordable housing.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-027-904 and 907 (Map References 32 and 33) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the two combined parcels totals 5,005 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$75,000.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22411 Seine Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous property: APN 7069-027-907 (Map Reference #33). Development as Medium Density Residential is consistent with the City's General Plan objectives and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous property and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	33
• Address	22415 Seine Avenue
• Assessor Parcel Number(s)	7069-027-907
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,500 square feet
• Current Use	Vacant Lot
• Original Seller	HUD
• Value of Property at Time of Acquisition	\$88,175
• Acquisition Date	July 23, 1993

• Property History/Purpose for Acquisition
Acquisition for affordable housing.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-027-904 and 907 (Map References 32 and 33) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the two combined parcels totals 5,005 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$75,000.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22415 Seine Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous property: APN 7069-027-904 (Map Reference #32). Development as Medium Density Residential is consistent with the City's General Plan objectives and Zoning Code.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous property and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	34
• Address	22426 Seine Avenue
• Assessor Parcel Number(s)	7069-026-911
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	1,490 square feet
• Current Use	Open Space
• Original Seller	Dennis Bruyere
• Value of Property at Time of Acquisition	\$118,272
• Acquisition Date	November 23, 1992

• Property History/Purpose for Acquisition
Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

This parcel does not meet the minimum required lot size for development and, consequently, will be kept in public use as Open Space. No income will be derived from the site to either the City of Hawaiian Gardens or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has a commercial market value of zero because it is undevelopable. If the parcel could be developed as Medium Density Residential, it is estimated that it would have a value of \$22,350 based on an area of 1,490 square feet and the average \$15 per sq. ft. price for similar property in the City.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22426 Seine Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Use of this property as public open space is consistent with the City's General Plan objectives. Also, this parcel is contiguous with APN 7069-026-912 (Map Reference #35).</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this remnant parcel does not meet the minimum lot size for any type of stand-alone development and should be retained for governmental use as public open space. The parcel should be consolidated with the contiguous property and transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	35
• Address	22428 Seine Avenue
• Assessor Parcel Number(s)	7069-026-912
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	111 square feet
• Current Use	Open Space
• Original Seller	Imogene M. Miller
• Value of Property at Time of Acquisition	\$111,427
• Acquisition Date	September 2, 1993

• Property History/Purpose for Acquisition
Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

This parcel does not meet the minimum required lot size for development and, consequently, will be kept in public use as Open Space. No income will be derived from the site to either the City of Hawaiian Gardens or the Successor Agency. The property therefore has no commercial market value.

Estimated Current Value

This parcel has a commercial market value of zero because it is undevelopable. If the parcel could be developed as Medium Density Residential, it is estimated that it would have a value of \$1,665 based on an area of 111 square feet and the average \$15 per sq. ft. price for similar property in the City.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22428 Seine Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Use of this property as public open space is consistent with the City's General Plan objectives. Also, this parcel is contiguous with APN 7069-026-911 (Map Reference #34).</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this remnant parcel does not meet the minimum lot size for any type of stand-alone development and should be retained for governmental use as public open space. The parcel should be consolidated with the contiguous property and transferred to the City of Hawaiian Gardens.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	36
• Address	22308 Violeta Avenue
• Assessor Parcel Number(s)	7069-027-906
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,499 square feet
• Current Use	Vacant Lot
• Original Seller	Resolution Trust Corporation
• Value of Property at Time of Acquisition	\$134,537
• Acquisition Date	April 5, 1993
• <u>Property History/Purpose for Acquisition</u>	Acquisition for affordable housing.

Estimate of Current Property Value

Fair Market Value Assessment

Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the subject parcel totals 2,499 square feet. At \$15 per square foot, the parcel has an estimated value of \$37,500. The Successor Agency proposes to offer the parcel for sale to the adjacent property owners. If both decline to acquire the entire property, it may be necessary to process a lot line adjustment to split it in half. In this event, the total paid for each of the two parts may be less than \$37,500.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22308 Violeta Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>Medium Density Residential development is consistent with the City of Hawaiian Gardens General Plan and Zoning Code. Current land use is Vacant Lot.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be offered for sale to the adjacent property owners (possible split between the two) or be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	37
• Address	22407 Violeta Avenue
• Assessor Parcel Number(s)	7069-028-900
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,495 square feet
• Current Use	Open Space – Community Garden
• Original Seller	Jose and Sylvia Maldonado
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	May 28, 1993
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APNs 7069-028-900, 913, 910, and 911 (Map References #37, #38, #39 and #40) be consolidated and that a lot-line adjustment be processed in order to establish two parcels of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the two developable parcels could sell for approximately \$15 per square foot.

Estimated Current Value

The total area of the four parcels is 6,594 square feet. At \$15 per square foot, the combined parcels have an estimated value of \$98,910. However, because of irregular lot shapes the final two developable parcels that would be put on the open market may not be of equal size or value.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22407 Violeta Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous properties: APN 7069-028-913, 910 and 911 (Map Reference #38, #39 and #40). Two developable parcels would then be established. Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous properties, that two developable parcels be established, and that both be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	38
• Address	22409 Violeta Avenue
• Assessor Parcel Number(s)	7069-028-913
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	2,519 Square Feet
• Current Use	Open Space – Community Garden
• Original Seller	Mariano and Consuelo Lara
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	February 1, 2008
• <u>Property History/Purpose for Acquisition</u>	<i>Property acquired for affordable housing.</i>

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APNs 7069-028-900, 913, 910, and 911 (Map References #37, #38, #39 and #40) be consolidated and that a lot-line adjustment be processed in order to establish two parcels of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the two developable parcels could sell for approximately \$15 per square foot.

Estimated Current Value

The total area of the four parcels is 6,594 square feet. At \$15 per square foot, the combined parcels have an estimated value of \$98,910. However, because of irregular lot shapes the final two developable parcels that would be put on the open market may not be of equal size or value.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22409 Violeta Avenue****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>No development proposals for the site were solicited or received.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The project is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous properties: APN 7069-028-910, 910 and 911 (Map Reference #37, #39 and #40). Two developable parcels would then be established. Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous properties, that two developable parcels be established, and that both be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	39
• Address	22411 Violeta Avenue
• Assessor Parcel Number(s)	7069-028-910
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	1,574 square feet
• Current Use	Open Space
• Original Seller	Mario and Josefina Rico
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	August 5, 1994
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APNs 7069-028-900, 913, 910, and 911 (Map References #37, #38, #39 and #40) be consolidated and that a lot-line adjustment be processed in order to establish two parcels of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the two developable parcels could sell for approximately \$15 per square foot.

Estimated Current Value

The total area of the four parcels is 6,594 square feet. At \$15 per square foot, the combined parcels have an estimated value of \$98,910. However, because of irregular lot shapes the final two developable parcels that would be put on the open market may not be of equal size or value.

City of Hawaiian Gardens Successor Agency

Long Range Property Management Plan

Address: 22411 Violeta Ave.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous properties: APN 7069-028-900, 913 and 911 (Map Reference #37, #38 and #40). Two developable parcels would then be established. Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous properties, that two developable parcels be established, and that both be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	40
• Address	22413 Violeta Avenue
• Assessor Parcel Number(s)	7069-028-911
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	6 square feet
• Current Use	Open Space
• Original Seller	Ludy B. Keever, Adelaido Bancale and Juanita Bancale
• Value of Property at Time of Acquisition	\$178,455
• Acquisition Date	June 9, 2004

• Property History/Purpose for Acquisition
Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APNs 7069-028-900, 913, 910, and 911 (Map References #37, #38, #39 and #40) be consolidated and that a lot-line adjustment be processed in order to establish two parcels of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the two developable parcels could sell for approximately \$15 per square foot.

Estimated Current Value

The total area of the four parcels is 6,594 square feet. At \$15 per square foot, the combined parcels have an estimated value of \$98,910. However, because of irregular lot shapes the final two developable parcels that would be put on the open market may not be of equal size or value.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22413 Violeta Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous properties: APN 7069-028-900, 913 and 910 (Map Reference #37, #38 and #39). Two developable parcels would then be established. Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous properties, that two developable parcels be established, and that both be sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	41
• Address	22414 Violeta Avenue
• Assessor Parcel Number(s)	7069-027-913
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	441 square feet
• Current Use	Open Space
• Original Seller	Mary J. Tyler Trust
• Value of Property at Time of Acquisition	Due to the time that has passed since the property was purchased, the Agency's acquisition file could not be found after a diligent search. A title reports was also ordered which failed to yield the information required.
• Acquisition Date	May 13, 2005
• <u>Property History/Purpose for Acquisition</u>	Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-027-913 and 914 (Map References 41 and 42) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the two combined parcels totals 3,479 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$52,185.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22414 Violeta Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous property: APN 7069-027-914 (Map Reference #42). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous property and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>



City of Hawaiian Gardens Successor Agency Long Range Property Management Plan



Background Information

• Map Reference	42
• Address	22418 Violeta Avenue
• Assessor Parcel Number(s)	7069-027-914
• Current Zoning	Medium Density Residential (R-2)
• Lot Size	3,038 square feet
• Current Use	Open Space
• Original Seller	Martha Taufert
• Value of Property at Time of Acquisition	\$110,798
• Acquisition Date	August 31, 1994

• Property History/Purpose for Acquisition
Acquisition and improvement of public right-of-way.

Estimate of Current Property Value

Fair Market Value Assessment

It is proposed that APN 7069-027-913 and 914 (Map References 41 and 42) be combined in order to establish a single vacant parcel of acceptable developable size and sold at fair market value for residential use. Based on a survey of vacant residential property values in areas proximate to Hawaiian Gardens, it is estimated that the consolidated parcel could sell for approximately \$15 per square foot.

Estimated Current Value

The area of the two combined parcels totals 3,479 square feet. At \$15 per square foot, the combined parcel has an estimated value of \$52,185.

City of Hawaiian Gardens Successor Agency**Long Range Property Management Plan****Address: 22418 Violeta Ave.****Page 2 of 2****Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
• If Yes, indicate amount of Agency's annual rent/lease income	\$			
• If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)				

Environmental

Have any environmental tests or assessments been performed on the property?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).						
• If Yes, describe the current environmental condition of the site						
Has the property been designated as a "Brownfield" site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>		
• If No, would the property qualify for such a Brownfield designation?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
Describe any remediation work performed on the property.						

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	<i>None. Property was acquired for acquisition and improvement of public right-of-way.</i>
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Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	<i>The property is not proximate to any transit facilities.</i>
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<i>For development purposes, this parcel may be combined with the contiguous property: APN 7069-027-913 (Map Reference #41). Development as Medium Density Residential is consistent with the City's General Plan objectives.</i>
• Recommended action:	<i>The Successor Agency to the Hawaiian Gardens Redevelopment Agency has determined that this parcel should be consolidated with the contiguous property and sold on the open market. The Successor Agency will remit sale proceeds from the sale of properties to the Los Angeles County Auditor/Controller for distribution to all relevant taxing entities on the basis of the allocations of the general levy used in the last tax billing cycle.</i>