

**RESOLUTION NO. 2013 -12**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE  
LAWNDALE SUCCESSOR AGENCY AUTHORIZING THE SUCCESSOR AGENCY TO  
APPROVE THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO  
HEALTH AND SAFETY CODE SECTION 34191.5(c)(1)**

WHEREAS, Health and Safety Code section 34191.5(c)(1) requires the Successor Agency to the Lawndale Redevelopment Agency to prepare a long range property management plan that details each property that was owned by redevelopment when it was eliminated ; and

WHEREAS, the long range property management plan must be reviewed and approved by the State Department of Finance before any potential real estate transaction can occur; and

WHEREAS, the Lawndale Redevelopment Agency owned three properties at the time that redevelopment was eliminated; and

WHEREAS, the Long Range Property Management Plan was presented to and approved by the Successor Agency at its the July 15, 2013 meeting; and

WHEREAS, Health and Safety Code Section 34191.5(c)(1) requires that the Oversight Board consider and approve the Long Range Property Management Plan before it is submitted to the Department of Finance for its review.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAWNDALE REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

SECTION 2. The approval of the Long Range Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

SECTION 3. The Oversight Board hereby approves and adopts the Long Range Property Management Plan, in substantially the form attached to this Resolution as Exhibit A, which was prepared pursuant to Health and Safety Code Section 34191.5(c)(1).

SECTION 4. The Oversight Board hereby directs the Successor Agency to submit a copy of the Long Range Property Management Plan which was approved by the Oversight Board to the State of California Department of Finance after the effective date of this Resolution.

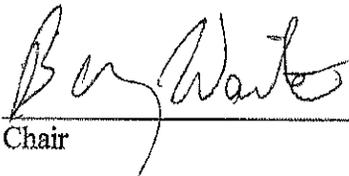
SECTION 5. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to the end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board

would have adopted this Resolution irrespective of the invalidity or any particular portion of this Resolution.

SECTION 6. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

SECTION 7. The Secretary of the Successor Agency or the authorized designee is directed to post this Resolution on the Successor Agency's website pursuant to the Dissolution Act.

PASSED, APPROVED AND ADOPTED this 25th day of July, 2013.

  
Chair

ATTEST:

State of California            )  
County of Los Angeles        )        SS  
City of Lawndale             )

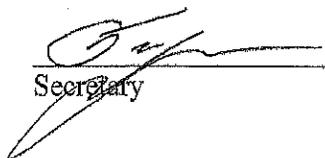
I, Otis Ginoza, Secretary of the Oversight Board of the Successor Agency of the Lawndale Redevelopment Agency, do hereby certify that the Members of the Oversight Board of the Successor Agency to the Lawndale Redevelopment Agency duly approved and adopted the foregoing Resolution No. 2013-12 at a regular meeting of said Oversight Board held on the 25<sup>th</sup> day of July, 2013, by the following roll call vote:

Ayes: Higdon, Stewart, Tsujiuchi, Vinke, Waite

Noes:

Absent: Flynn, Mandoki

Abstain:

  
Secretary

**RESOLUTION NO. 2014 -9**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE  
LAWNDALE SUCCESSOR AGENCY AMENDING RESOLUTION NO. 2013-12 APPROVING  
THE LONG RANGE PROPERTY MANAGEMENT PLAN**

WHEREAS, Health and Safety Code section 34191.5(c)(1) requires the Successor Agency to the Lawndale Redevelopment Agency to prepare a long range property management plan that details each property that was owned by redevelopment when it was eliminated ; and

WHEREAS, the long range property management plan must be reviewed and approved by the State Department of Finance before any potential real estate transaction can occur; and

WHEREAS, the Lawndale Redevelopment Agency owned three properties at the time that redevelopment was eliminated; and

WHEREAS, the Long Range Property Management Plan (LRPMP) was presented to and approved by the Successor Agency at its the July 15, 2013 meeting; and

WHEREAS, the LRPMP was then presented to and approved by the Oversight Board with the adoption of Resolution No. 2013-12 on July 25, 2013; and

WHEREAS, the LRPMP approved by the Oversight Board by Resolution No. 2013-12 listed three former redevelopment agency properties 15801, 15811 & 15821 Hawthorne Boulevard, 14611 Firmona Avenue, and 14700 Burin Avenue; and

WHEREAS, the LRPMP stated that 14700 Burin Avenue, would be retained for government use; and

WHEREAS, in a letter dated September 20, 2013, the California Department of Finance approved Oversight Board Resolution No. 2013-10 which transferred 14700 Burin Avenue the to the City of Lawndale for public use as a community center; and

WHEREAS the LRPMP stated that 15801, 15811 & 15821 Hawthorne Boulevard and 14611 Firmona Avenue were to be retained by the City of Lawndale for future development; and

WHEREAS, the Successor Agency now wishes to retain the two properties that the LRPMP had specified would be transferred to the City for future development and the Successor Agency wishes to sell these properties for development as described in the LRPMP; and

WHEREAS the Successor Agency has requested that the Oversight Board approve a resolution amending the LRPMP to permit the retention and sale of 15801, 15811 & 15821 Hawthorne Boulevard, and 14611 Firmona Avenue by the Successor Agency; and

WHEREAS, the California Department of Finance has advised the Successor Agency that the LRPMP should describe the disposition of the proceeds from the sale of property described in the Long Range Property Management Plan (Sale Proceeds); and

WHEREAS, the Successor Agency wishes to retain the Sale Proceeds to pay enforceable obligations listed on the ROPS or deposit the Sale Proceeds with the Los Angeles County Auditor Controller.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE LAWDALE REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and incorporated herein, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

SECTION 2. That the Oversight Board hereby amends Resolution 2013-12 approving the Long Range Property Management Plan to state that the 15801, 15811 & 15821 Hawthorne Boulevard and 14611 Firmona Avenue will be retained by the Successor Agency for future sale and not transferred to the City of Lawndale.

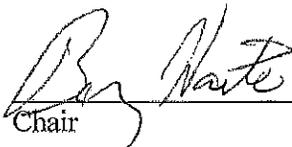
SECTION 3. That the Oversight Board hereby amends Resolution 2013-12 approving the Long Range Property Management Plan to state that the proceeds from the sale of 15801, 15811 & 15821 Hawthorne Boulevard and 14611 Firmona Avenue shall be retained by the Successor Agency to pay enforceable obligations listed on the ROPS or be submitted to the Los Angeles County Auditor-Controller's office for distribution to the affected taxing entities.

SECTION 4. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications or this Resolution that can be given effect without the invalid provision or application, and to the end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity or any particular portion of this Resolution.

SECTION 5. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

SECTION 6. The Secretary of the Successor Agency or the authorized designee is directed to post this Resolution on the Successor Agency's website pursuant to the Dissolution Act.

PASSED, APPROVED AND ADOPTED this 22nd day of May, 2014.

  
Chair

ATTEST:

State of California            )  
County of Los Angeles        )       SS  
City of Lawndale             )

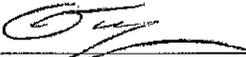
I, Otis Ginoza, Secretary of the Oversight Board of the Successor Agency of the Lawndale Redevelopment Agency, do hereby certify that the Members of the Oversight Board of the Successor Agency to the Lawndale Redevelopment Agency duly approved and adopted the foregoing Resolution No. 2014-9 at a regular meeting of said Oversight Board held on the 22nd day of May, 2014, by the following roll call vote:

Ayes: Patricia Flynn, Michael Stewart, Barry Waite, Greg Tsujiuchi, Steve Mandoki

Noes:

Absent: Joann Higdon, John Vinke

Abstain:

  
\_\_\_\_\_  
Secretary

# Lawndale Successor Agency

## Long Range Property Management Plan



July 15, 2013

Long Range Property Management Plan  
Lawndale Successor Agency

**INTRODUCTION**

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by AB 1x26. One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency property. This document is the Long Range Property Management Plan for the Lawndale Successor Agency.

**SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY  
INCLUDING LOT SIZE, PARCEL DATA, ZONING, AND ADDRESSES**

There are three (3) properties which were owned and controlled by the now dissolved Redevelopment Agency. They include the following:

- Incorrect APN*
1. Address: 15801, 15811 & 15821 Hawthorne Blvd., Lawndale, CA 90260  
4432 Manhattan Beach Blvd., Lawndale, CA 90260  
APN: 4074-001-900, 903, 904, & 906 / 4078-007-003  
Size: 60,034 square feet  
Zoned: Office Commercial

The site that consists of vacant land and a 5 tenant mobile home park. Prior to the end of redevelopment agencies, the former Lawndale Redevelopment Agency had been working with a developer on a retail, restaurant, and commercial development proposal.

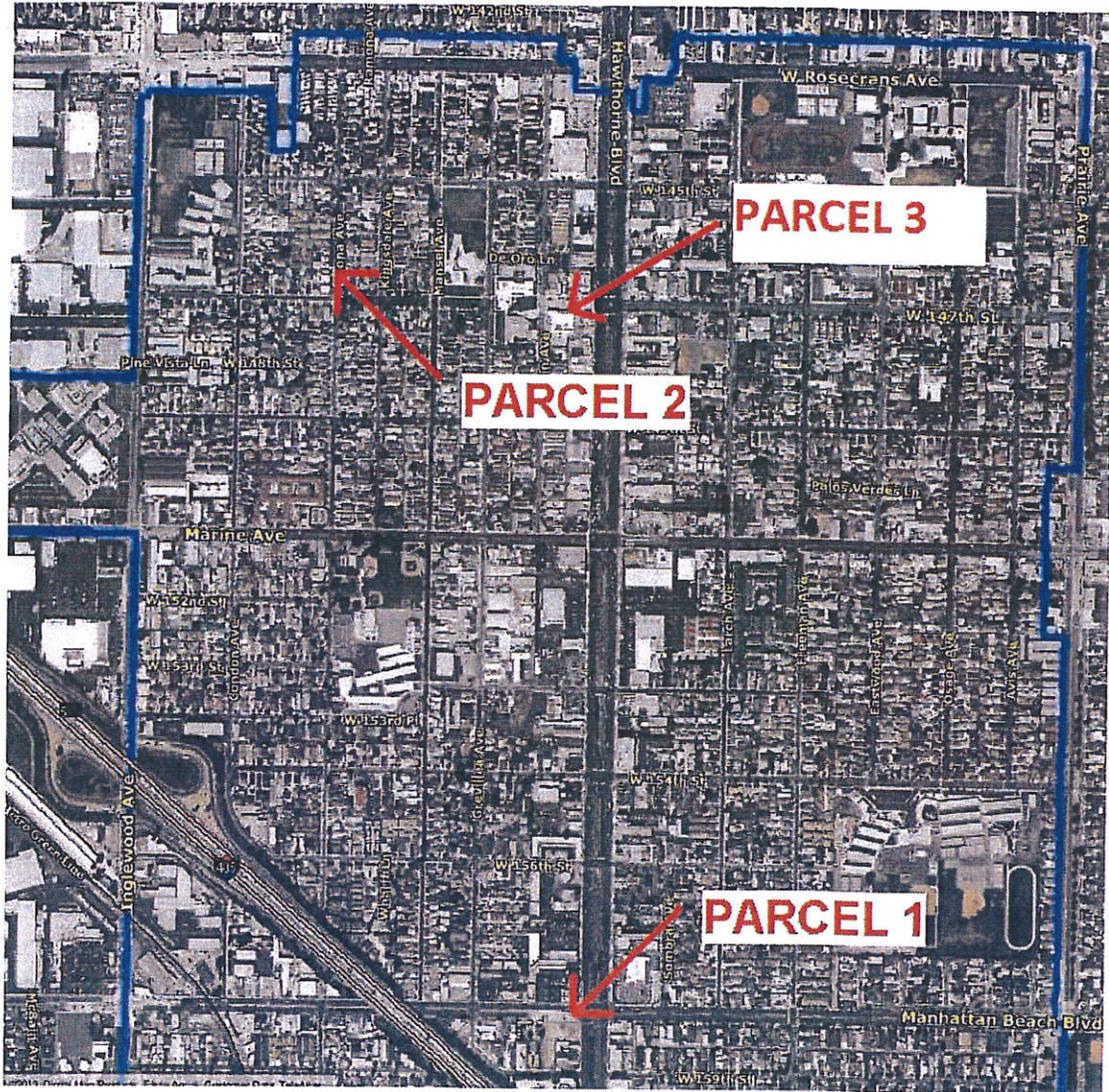
2. Address: 14611 Firmona Avenue, Lawndale, CA 90260  
APN: 4078-006-900  
Size: 4,479 square feet  
Zoned: R-2 (Multi-Family Residential)

The site consists of a single-family residence located in a multi-residential zone. Prior to the end of redevelopment agencies, this vacant residential unit was to be rehabilitated as an affordable housing unit.

3. Address: 14700 Burin Avenue, Lawndale, CA 90260  
APN: 4078-024-4908  
Size: 26,862 square feet  
Zoned: I (Institutional Use)

The site consists of the Lawndale Community Center located in a Governmental Use zone. Prior to the end of redevelopment agencies, this site was already in construction and nearing completion.

The three properties are identified in the below aerial map:



## Parcel #1



### **DATE OF ACQUISITION AND ITS VALUE AT THAT TIME, AND AN ESTIMATE OF CURRENT VALUE, INCLUDING APPRAISAL INFORMATION**

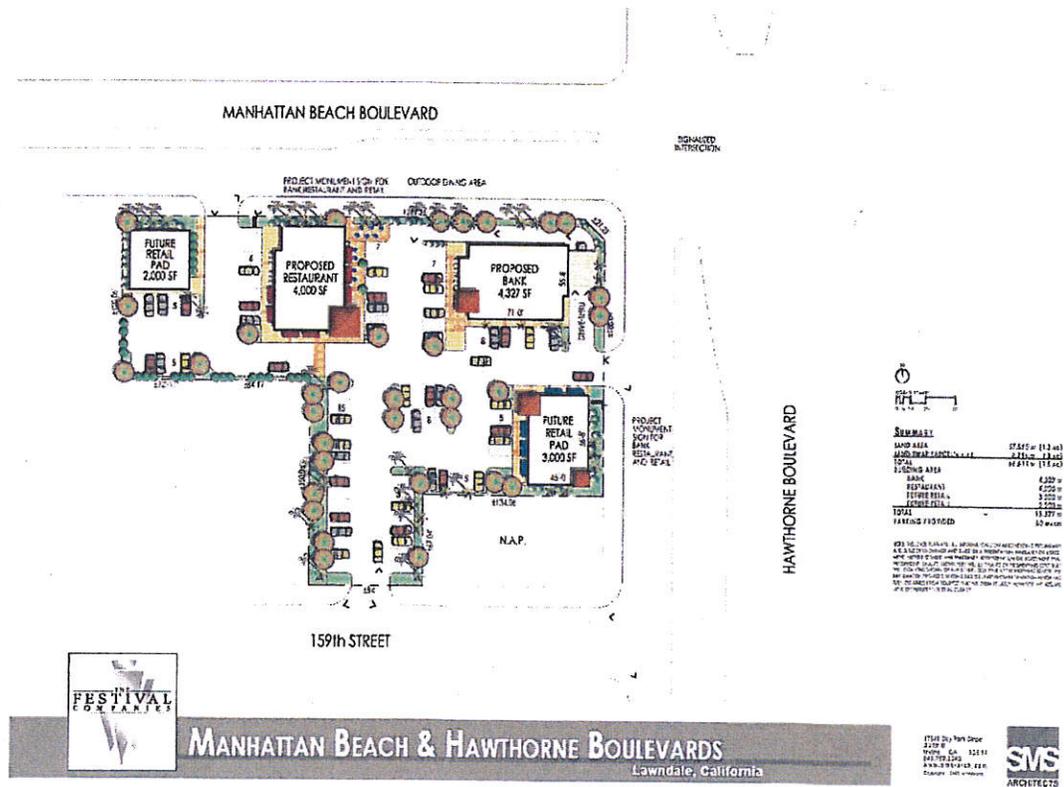
**Parcel #1** was purchased over several years. 15801 & 15811 Hawthorne Boulevard (APN: 4074-001-900, 903, 904, & 906) was purchased on February 27, 2001 for \$1,100,000, 15821 Hawthorne Boulevard (APN: 4074-001-006) was purchased on April 30, 2002 for \$160,000, and 4432 Manhattan Beach Boulevard (APN: 4078-007-003) was purchased on April 14, 2010 for \$1,000,000. As the sites became available for sale, the former redevelopment agency purchased the sites in order to assemble the separate parcels into a larger contiguous site that would be more attractive to retail and commercial development. The combined properties provide approximately 60,034 square feet of developable land at a very visible and high traffic intersection in the middle of the City of Lawndale.

An updated appraisal was conducted for APN: 4074-001-900, 903, 904, 906 & 006 on December 8, 2006. The estimated value was determined to be \$1,560,000. An appraisal for the acquisition of 4078-007-003 was conducted in December of 2008. The estimated value was \$1,000,000. As of the date of this report, given that commercial real estate values have declined since 2006 & 2008 and have only slightly risen since approximately

2012, the current value of the sites are estimated downward. Staff spoke informally with an appraiser that specializes in commercial real estate and estimated that the vacant land parcels of APN: 4074-001-900, 903, 904, & 006 have reduced in value since 2006 by approximately 20% to \$1,248,000. The appraiser also informally estimated a current value of APN: 4078-007-003 to have reduced in value since 2011 by approximately 25% to \$750,000 due to a combination of lower land value and higher relocation costs for tenants (increase in rental rates).

## PURPOSE FOR WHICH THE PROPERTY WAS ACQUIRED

The properties were purchased for economic development to pursue the assemblage of a large parcel that would be attractive to retail and commercial establishments. The size of such establishments would require larger building space and customer parking lots than what the individual parcels could provide by themselves. A portion of this site (Vacant Land) was initially purchased to create a site for a car dealership in 2002. The car dealership project ended before acquisition of the entire site was complete and the Lawndale Redevelopment Agency was left with an irregular site that was not correctly configured for the needs of retail or office users. In 2009, the Redevelopment Agency was offered the opportunity to purchase a mobile home park adjacent to its existing property. The Redevelopment Agency acquired the mobile home park, perhaps better described as a trailer court, in December of 2009. Prior to the end of redevelopment the Agency marketed the combined site for retail development and was negotiating a disposition and development agreement with a developer of small shopping centers.



**MANHATTAN BEACH & HAWTHORNE BOULEVARDS**  
Lawndale, California

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Lawndale, CA 90244  
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## **ESTIMATE OF LEASE, RENTAL OR OTHER REVENUES GENERATED BY THE PROPERTY AND DESCRIPTION OF CONTRACTUAL REQUIREMENTS**

Approximately 42,112 square feet of the parcel is vacant land. The mobile home park consists of approximately 17,922 square feet. The park currently hosts five (5) tenants on a month-to-month basis. The tenants are generally low income and have very low lease rates in comparison to the surrounding area. **The total income generated by the park is approximately \$3,700 per month.** Rents are retained by the mobile home park management firm and placed in an operating reserve to be used for maintenance, major repairs, and other administrative expenses. The operation of mobile home parks are strictly enforced by the State of California and certain standards must be met and maintained in a timely matter. Local government staff are not normally trained for such activities and rely on outside assistance. The rents are used to pay a 3<sup>rd</sup> party management firm, site maintenance activities, and for future relocation costs of the tenants should the site be developed.

The cost of maintaining the aging mobile home park is often unpredictable. During the time that the Redevelopment Agency has owned the park it has had to make extensive repairs to the common area washroom and restrooms, remove and demolish coaches abandoned by tenants, repair damages caused by an automobile crashing into the park, and address an infestation of feral cats.

## **HISTORY OF ENVIRONMENTAL CONTAMINATION OR REMEDIATION EFFORTS**

There is no known history of environmental contamination of this site.

## **A DESCRIPTION OF THE PROPERTY'S POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT AND THE ADVANCEMENT OF THE PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY**

The State of California supports through grants and other incentives the development of Transit Oriented Development (TOD) near major transportation stations. The City of Lawndale supports this goal and is currently undertaking the preparation of study whose objective is a new TOD zoning ordinance for Lawndale. Unfortunately, the site is located 1.5 miles from the nearest transit hub, the Marine Avenue Green Line Station.

State of California incentives seek to promote mixed use development on infill sites because such development types promote the use of transit and reduce the use of automobiles. Though the site is well beyond walking distance to a major transit station, it could accommodate development similar to TOD concepts. The site was previously developed (infill site), is located on a major transportation corridor, and the site's zoning allows for mixed use development. The first development proposals received for the site in 2005 included mixed use concepts. However, the subsequent decline of the housing

market caused developers to revise their proposals to eliminate the housing component. It is possible that future strengthening of the housing market could make mixed use development once again feasible.

The use of this property for retail and commercial development is in line with the City's General Plan, Hawthorne Boulevard Specific Plan, and the former Redevelopment Agency's 5-Year Implementation Plan. Although the site is approximately 1.5 miles from the Green Line Metro Station, there are potential opportunities for bus and bicycle transit type stations. Currently, there are three (3) daily transit bus stops located at the intersection of Hawthorne and Manhattan Beach Boulevards. The stops are approximately within 300 feet of the site.

### **HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS**

Since 2008, the Lawndale Redevelopment Agency has been in exclusive negotiations with a developer regarding the site. The developer had provided a number of proposals consisting of a combination of retail, commercial, and restaurant establishments. However, prior to moving forward with a proposed disposition and development agreement, the commercial market started to change and ultimately began a downward spiral before leveling off in 2012 after the end of redevelopment.

### **USE OR DISPOSITION**

The intended use of this property is retention for future development by the City of Lawndale. The use of the site is described in the Lawndale Redevelopment Agency's 2009-2015 Implementation Plan. Chapter XI Proposed Implementation Activities describes the projects that the Agency intended to undertake during the five year period. The intended use of the subject site is described as follows in B (2) of Chapter XI follows:

*"Development of Agency owned land at the intersection of Hawthorne and Manhattan Beach Boulevards, through a public-private partnership, into a vibrant life-style center that will act as a catalyst to spark the market confidence to attract private investment in the surrounding area."*

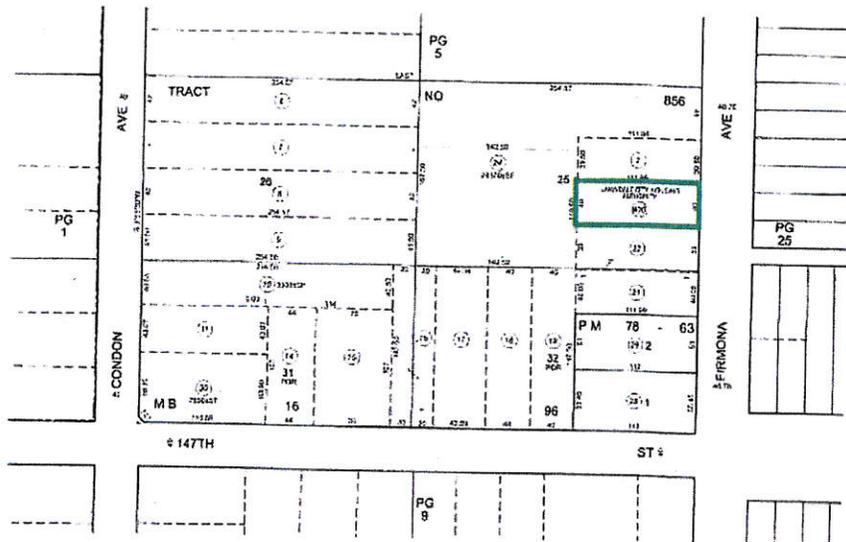
HSC Section 34181 states that property to be used for a project identified in an approved redevelopment plan is to be transferred to the City. It is the intention of the City of Lawndale to seek development proposals for a retail development on this site as specified in the Redevelopment Agency's 2009-2015 Implementation Plan. The City believes that a retail development will provide the greatest long term financial benefit to the residents of Lawndale, the City of Lawndale, and the other taxing entities by increasing neighborhood property values and generating sales tax.

Parcel #2





2012



**DATE OF ACQUISITION AND ITS VALUE AT THAT TIME, AND AN ESTIMATE OF CURRENT VALUE, INCLUDING APPRAISAL INFORMATION**

Parcel #2 was purchased on July 27, 2011 for \$255,000. The city entered into an agreement with Habitat for Humanity to acquire and purchase sites within the City of Lawndale for affordable housing projects. The Agency does not have a copy of the appraisal that was conducted by Habitat for Humanity. Using the actual purchase price, a certified MAI appraiser estimated the current value of the site as the previous purchase price. Although prices did reduce in value since the purchase date, prices have also slightly increased more recently to maintain the value at \$255,000.

**PURPOSE FOR WHICH THE PROPERTY WAS ACQUIRED**

The property was purchased for affordable housing purposes. It was the intention of the Redevelopment Agency to undertake a substantial rehabilitation of the unit and then deed restrict it for occupancy by a low or moderate income household.

**ESTIMATE OF LEASE, RENTAL OR OTHER REVENUES GENERATED BY THE PROPERTY AND DESCRIPTION OF CONTRACTUAL REQUIREMENTS**

The property is currently vacant and generates no revenues.

**HISTORY OF ENVIRONMENTAL CONTAMINATION OR REMEDIATION EFFORTS**

There is no known history of environmental contamination of this site.

### **A DESCRIPTION OF THE PROPERTY'S POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT AND THE ADVANCEMENT OF THE PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY**

Parcel #2 is located in a residential neighborhood surrounded by other single-family and multi-family residential units. Transit Oriented Development would not be ideally located in this area. The zoning does not allow mixed use development and the parcel is not located near a transit station.

### **HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS**

This site was purchased as part of an agreement with Habitat for Humanity to acquire and rehabilitate affordable housing units in a "turn-key" manner.

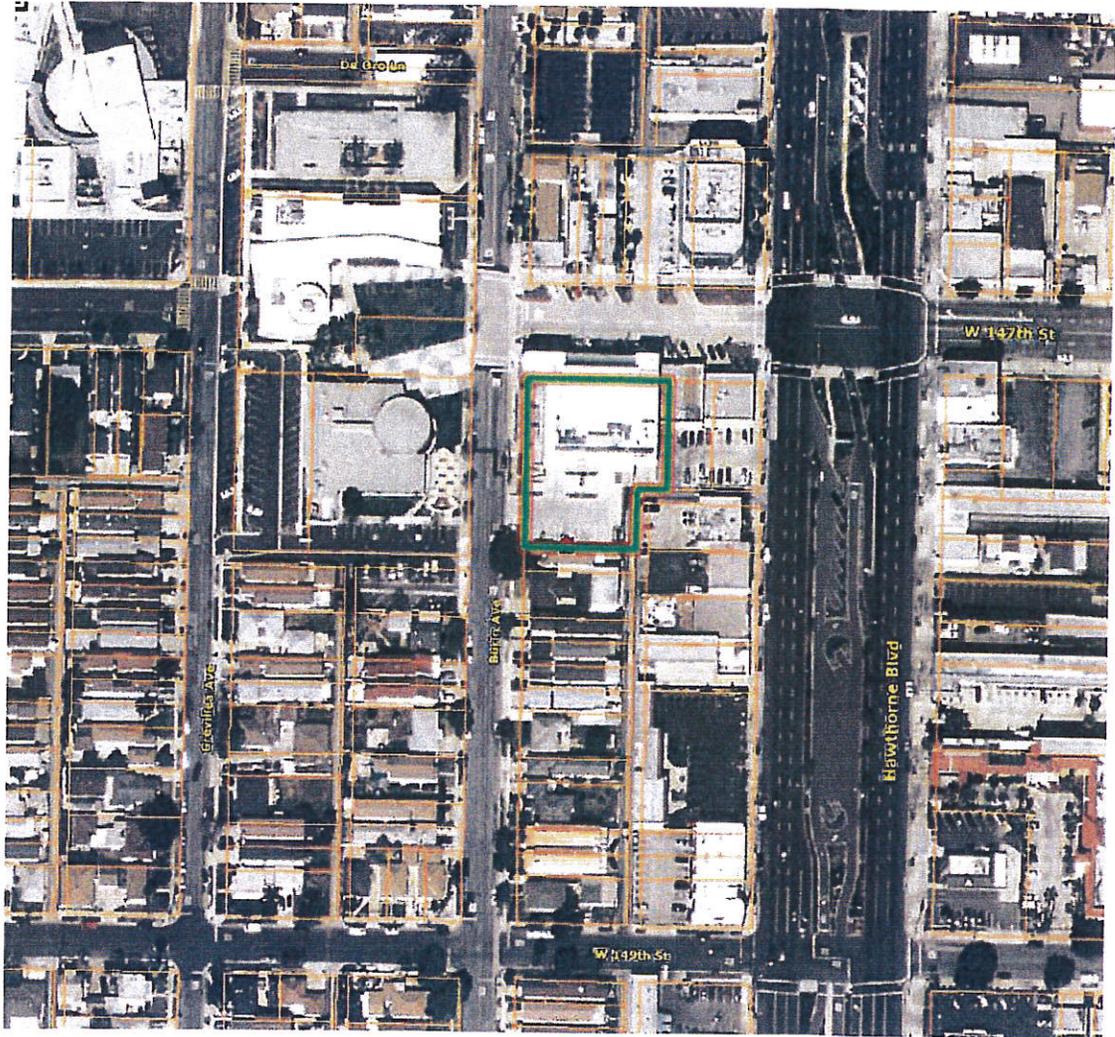
### **USE OR DISPOSITION**

The intended use of this property is retention by the City of Lawndale for future development. The site was purchased as part of the Redevelopment Agency's acquisition and rehabilitation program. That program is described in the Lawndale Redevelopment Agency's 2009-2015 Implementation Plan. The Implementation Plan contains "Chapter XI Proposed Implementation Activities" which describes the projects that the Agency intended to undertake during the five year period. The acquisition and rehabilitation project is described in D (2) as follows:

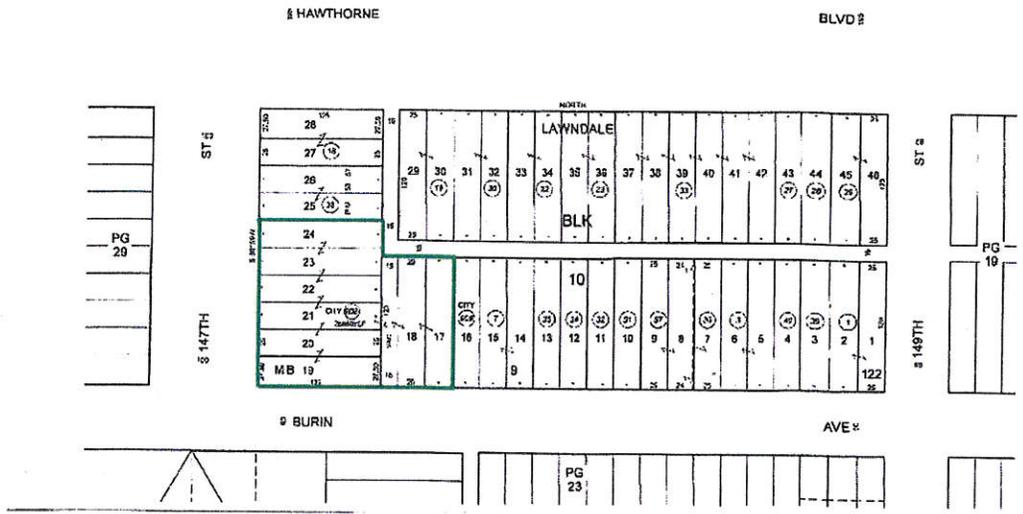
*"The Agency will operate an acquisition and rehabilitation program in partnership with Habitat for Humanity whereby affordable units will be created through the substantial rehabilitation of existing homes."*

Section 34181 states that property to be used for a project identified in an approved redevelopment plan is to be transferred to the City. It is the intention of the City of Lawndale to undertake a substantial rehabilitation of the housing unit and deed restrict it for occupancy by a low or moderate income household as specified in the Redevelopment Agency's 2009-2015 Implementation Plan.

Parcel #3



4078	24	F.A. 4078-24	75A 2711	REVISED 200911020202001-14 201002170202001-06 201002170202001-06 201002170202001-06	200911020202001-14 201002170202001-06 201002170202001-06 201002170202001-06	201104182402001-14 201104182402001-14 201104182402001-14	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2012
2012				BK 4077				



**DATE OF ACQUISITION AND ITS VALUE AT THAT TIME, AND AN ESTIMATE OF CURRENT VALUE, INCLUDING APPRAISAL INFORMATION**

Parcel #3 was purchased over several years. Easterly portion of the site containing approximately 6,250 square feet was purchased in March 2002 for \$292,000. The Westerly portion of the site, including an alley way and a former residential unit to the South were used for staff offices and initially purchased or deeded by the City of Lawndale and sold to the former Redevelopment Agency in 2010 for \$920,000. Subsequently an additional residential parcel located to the south was purchased in 2011 for \$425,000. No appraisal of the site was conducted after the completion of the Lawndale Community Center in 2012. City staff estimates the value using the replacement cost method at approximately \$12,000,000 which was derived from actual construction costs and land value. However, staff has determined that the market value of the site is \$0 as a result of the following restrictions placed on the use of the site by the Lawndale Zoning Code, the federal government, and the County of Los Angeles:

- The Lawndale Community Center site is zoned for Institutional use and therefore can only be used for school and government facilities.
- The Lawndale Community Center was constructed using the proceeds of a tax exempt bond issue. The bond covenants would prevent the use of the property for a nonpublic use as it would endanger the tax deductability of the bonds.
- The construction of the Lawndale Community Center was funded in part with federal grants from the U.S. Department of Housing and Urban Development which restrict the use of the site to a Community Center.

- The construction of the Lawndale Community Center was funded in part with recreation grants from Los Angeles County which specify that the site must remain open to the public and used for public recreation.

The Community Center is used for administrative offices for parks and recreation staff and contains rooms used for public recreation. Occasionally, rooms are rented for private parties. The cost of operating and maintaining the Community Center far exceeds the small amount of rental income it generates. If an income approach were used to determine the value of the community center the value would be negative.

After using the three valuation methods, the Successor Agency believes that the value of the building is zero as a result of the many restrictions placed on its use.

#### **PURPOSE FOR WHICH THE PROPERTY WAS ACQUIRED**

The property was purchased for a community center facility. The Lawndale Community Center was built to provide a recreation center facility and administrative offices for the City's Community Services Department.

#### **ESTIMATE OF LEASE, RENTAL OR OTHER REVENUES GENERATED BY THE PROPERTY AND DESCRIPTION OF CONTRACTUAL REQUIREMENTS**

The Community Center is used for administrative offices for parks and recreation staff and contains rooms used public recreation. Occasionally, rooms are rented for private parties. The cost of operating and maintaining the Community Center far exceeds the small amount of rental income it generates.

#### **HISTORY OF ENVIRONMENTAL CONTAMINATION OR REMEDIATION EFFORTS**

There is no known history of environmental contamination of this site.

#### **A DESCRIPTION OF THE PROPERTY'S POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT AND THE ADVANCEMENT OF THE PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY**

There is no potential for Transit-Oriented Development at this site as it is fully developed as a community center.

#### **HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS**

This site was purchased specifically for a community center and no other proposals were sought.

#### **USE OR DISPOSITION**

The intended use of this property is retention by the City of Lawndale for a governmental use as a recreational community center. The Lawndale Community Center is currently being used as a public recreation facility and the administrative offices for the Community Services Department (parks and recreation).

During their existence, redevelopment agencies constructed recreation facilities to serve redevelopment project areas. Community Redevelopment Law authorized the expenditure of redevelopment funds for construction of recreation facilities but prohibited the use of redevelopment funds for operation of such facilities. Since a redevelopment agency could not operate a recreation facility, agencies commonly transferred the facilities after completion to a local government agency. In March of 2011, the Lawndale Redevelopment Agency transferred the completed Lawndale Community Center to the City of Lawndale at no cost.

The continued use of this site as a Community Center is consistent with several redevelopment plans adopted by the Lawndale Redevelopment Agency. The Lawndale Redevelopment Agency adopted a redevelopment plan for its only redevelopment project area in 1999. The 1999 Redevelopment Plan contains an "Exhibit C Public Facilities and Infrastructure Improvements Projects. Exhibit C lists, among other needed improvements, to be provided by the Redevelopment Agency a "Community Center" and a "Community Plaza on Burin Avenue." A community plaza was constructed on Burin Avenue as part of the development of the Lawndale Community Center.

A later plan, the Lawndale Redevelopment Agency's 2009-2015 Implementation Plan also lists a community center as a needed public improvement to be provided by the Redevelopment Agency. In 2009, Redevelopment Bonds specifically to fund the construction of a community center and other infrastructure projects.

Section 34181 states that property to be used for a governmental use is to be transferred to the City. It is the intention of the City of Lawndale to maintain the Lawndale Community Center for recreational purposes and to house the City's Community Services Department staff.

Successor Agency:  
County:

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis
1	Vacant Land & Mobile Home Park	Retention of Property for Future Development	The 2009-2015 Redevelopment Implementation Plan states that the site is to be used for future development of a retail shopping center.	15801 & 15811 Hawthorne Blvd. - February 27, 2001 / 15824 Hawthorne Blvd. - April 30, 2002 / 4432 Manhattan Beach Blvd. (Mobile Home Park) - April 14, 2010	\$2,260,000	\$1,998,000	The following was based on discussions from a certified MAI appraiser. 20% reduction on 42,112 square feet of vacant land since the last appraisal conducted in December 2006. 25% reduction on 17,922 square feet of mobile home park space since last appraisal conducted in December 2008.
2	Single Family Residence	Retention of Property for Future Development	The 2009-2015 Redevelopment Implementation Plan described an acquisition and rehabilitation program to create affordable housing. This site was purchased for this program.	July 27, 2011	\$255,000	\$255,000	The following was based on discussions from a certified MAI appraiser. Value remains the same as when purchased. The city contracted with Habitat for Humanity for the purchase and acquisition of the site, there was no recent appraisal conducted.
3	Community Center	Retention of Property for Governmental Use	The Lawndale Community Center was built to provide a recreational community center facility and administrative offices for the City's Community Services Department	4416, 4420, 4422 147th Street - March 14, 2002 / 14718 Burin Ave. - July 7, 2008 / 14700 Burin Ave. - December 7, 2009	\$1,637,000	\$0	The bond proceeds used in the development of this facility restrict the use of the building for recreational community services purposes and the zoning for this land is restricted to institutional. The building on the site does not meet parking requirements alone and would require the additional parking provided by the Lawndale City Hall. Two federal and one county grant restrict the use to a community center facility or recreation. There is no private marketability for this site.

SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)			
Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning
July 1, 2013	\$1,750,000	June 30, 2015	Economic Development - To pursue the development of a retail, restaurant, and commercial site	15801, 15811, and 15821 Hawthorne Boulevard (Vacant Land) / 4032 Manhattan Beach Boulevard (Mobile Home Park)	4074-001-900, 902, 903, 904 & 906 (Vacant Land) / 4074-001-006 (Mobile Home Park)	Approximately 60,034 Square Feet	Office Commercial
July 1, 2013	\$250,000	June 30, 2014	Affordable Housing - Substantial rehabilitation of a delapidated housing unit	14611 Firmona Avenue	4078-006-900	Approximately 4,479 Square Feet	Multi-Residential
July 1, 2013	None	None	Recreational facility for youth and seniors and to house administrative staff	14700 Burin Avenue	4078-024-908	Approximately 26,862 Square Feet	Institutional

