

SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY



LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP)



SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF LOS ANGELES COUNTY

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FIRST DISTRICT MARAVILLA

FIRST DISTRICT LRPMP SUMMARY RECOMMENDATIONS

First District summary recommendations:

The successor agency currently administers the following properties in the First District.

Properties to be retained for redevelopment purposes:

Transit-Oriented Development Project:

These lots partially comprise the planned mixed-use transit-oriented development on 3rd Street as designated in the 2009-2014 Maravilla Five-Year Implementation Redevelopment Plan and are recommended for retention for redevelopment purposes.

1. 4657 East 3rd Street
2. 219 South Dangler Avenue
3. 4643 East 3rd Street

Property to be sold:

1. 4612 East 3rd Street

TRANSIT-ORIENTED DEVELOPMENT PROJECT

FIRST DISTRICT
MARAVILLA

FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 1 of 3

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
1-1	4657 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-904	Vacant Land	Retain for development	Transit-oriented mixed-use Commercial and Residential	04/02/2008	\$173,254	\$82,011.75	Comparable sales estimate \$25.43 psf	7/9/2013
1-2	219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-902	Vacant Land	Retain for development	Transit-oriented mixed-use Commercial and Residential	06/26/1996	\$140,344	\$85,292.22	Comparable sales estimate \$25.43 psf	7/9/2013
1-3	4643 E.3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-903	Vacant Land	Retain for development	Transit-oriented mixed-use Commercial and Residential	10/31/2001	\$184,895	\$164,048.93	Comparable sales estimate \$25.43 psf	7/9/2013

FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 2 of 3

#	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue
1-1	4657 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-904	3,225	C-2/ Neighborhood business	To be determined by development agreement	2014	Properties held for transit-oriented development/ mixed-use project	\$82,011.75	None	N/A
1-2	219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-902	3,354	C-2/ Neighborhood business	To be determined by development agreement	2014	Properties held for transit-oriented development/ mixed-use project	\$85,292.22	None	N/A
1-3	4643 E.3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-903	6,451	C-2/ Neighborhood business	To be determined by development agreement	2014	Properties held for transit-oriented development/ mixed-use project	\$164,048.93	None	N/A

Successor Agency of the Redevelopment Agency of Los Angeles County
Long Range Property Management Plan (LRPMP)

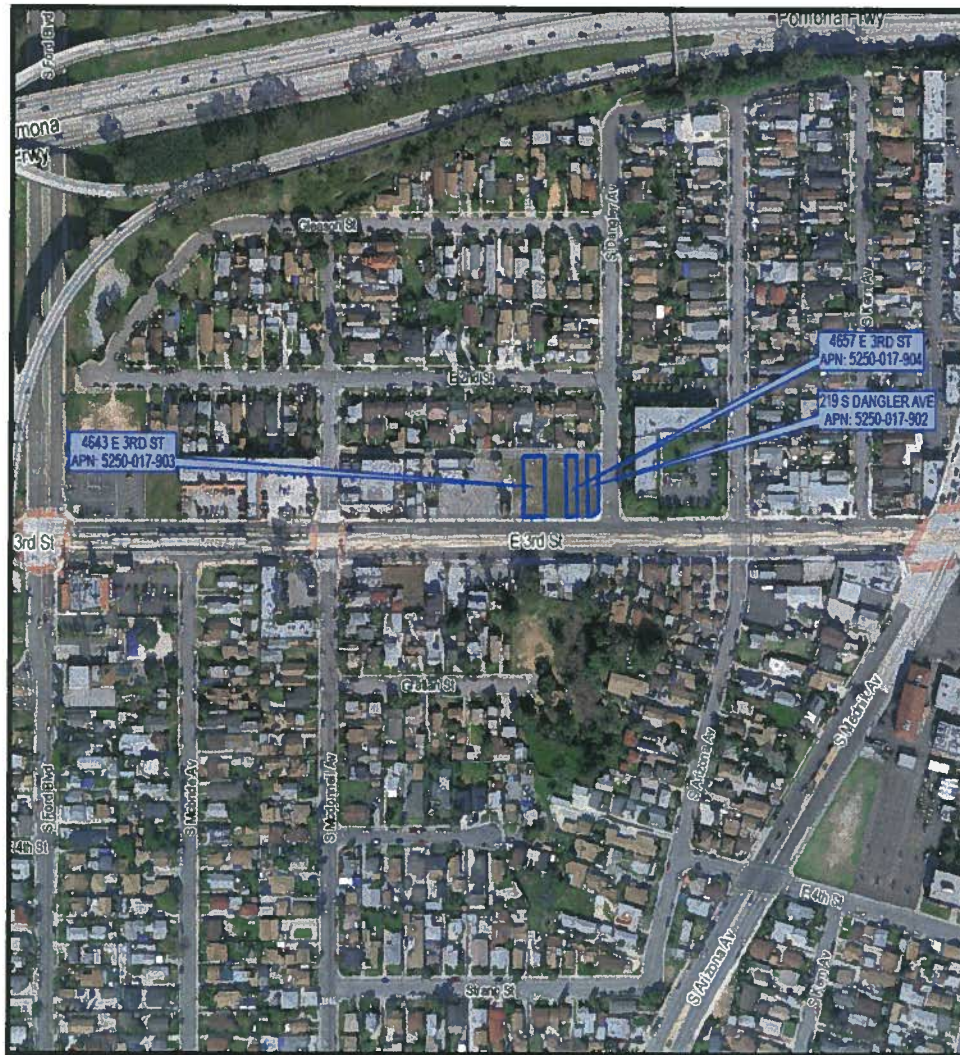
FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

Section 3 of 3

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
#	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1-1	4657 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-904	Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.	Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station	Transit-oriented mixed-use development	Property acquired as part of larger site for mixed-use development
1-2	219 S. Dangler Ave., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-902	Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.	Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station	Transit-oriented mixed-use development	Property acquired as part of larger site for mixed-use development
1-3	4643 E.3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5250-017-903	Phase I completed in 2010. Recommendation for Phase II due to historic use as a dry cleaner. Demolition of building previously on site could have caused lead and asbestos impacts to the soil.	Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station	Transit-oriented mixed-use development	Property acquired as part of larger site for mixed-use development

FIRST DISTRICT MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT



SUMMARY/NARRATIVE

MARAVILLA TRANSIT-ORIENTED DEVELOPMENT PROJECT

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
4657 East 3rd Street, Los Angeles, CA 90022	5250-017-904	3,225	4/2/08	\$173,254	\$82,011.75	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use – Commercial and Residential
219 S. Dangler Avenue, Los Angeles, CA 90022	5250-017-902	3,354	6/26/96	\$140,344	\$85,292.22	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use – Commercial and Residential
4643 East 3 rd Street, Los Angeles, CA 90022	5250-017-903	6,451	10/31/01	\$184,895	\$164,048.93	To be determined by development agreement	Retain for development/ Transit-oriented mixed-use – Commercial and Residential

TRANSIT-ORIENTED DEVELOPMENT PROJECT:

These vacant properties are to be retained by the County for a transit oriented development project as presented in the 2009-2014 Maravilla Five-Year Redevelopment Implementation Plan. Fronting the Metro Gold Line light rail system and located close to the Maravilla and Civic Center Stations, these non-contiguous properties can be combined with others into a site that is ideal for transit oriented development. This development will bring in greatly increased property tax revenue for taxing entities over time and will provide needed jobs, housing, and services to East Los Angeles.

PROPERTY TO BE SOLD

FIRST DISTRICT

MARAVILLA

FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA- 4612 EAST 3rd STREET

Section 1 of 3

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)				
#	Address	APN #	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value
1-4	4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5247-024-900	Vacant Land	Sell Property	Sell to public	06/30/2003	\$175,640	\$191,971.07	Comparable sales estimate \$25.43 psf	7/9/2013

FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA- 4612 EAST 3rd STREET

Section 2 of 3

	HSC 34191.5 (c)(1)(C)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	
#	Address	APN #	Lot Size	Current Zoning	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/ revenue
1-4	4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5247-024-900	7,549	C-2/ Neighborhood business	Fair market value	2014	Blight elimination, decrepit structures	\$191,971.07	None	N/A

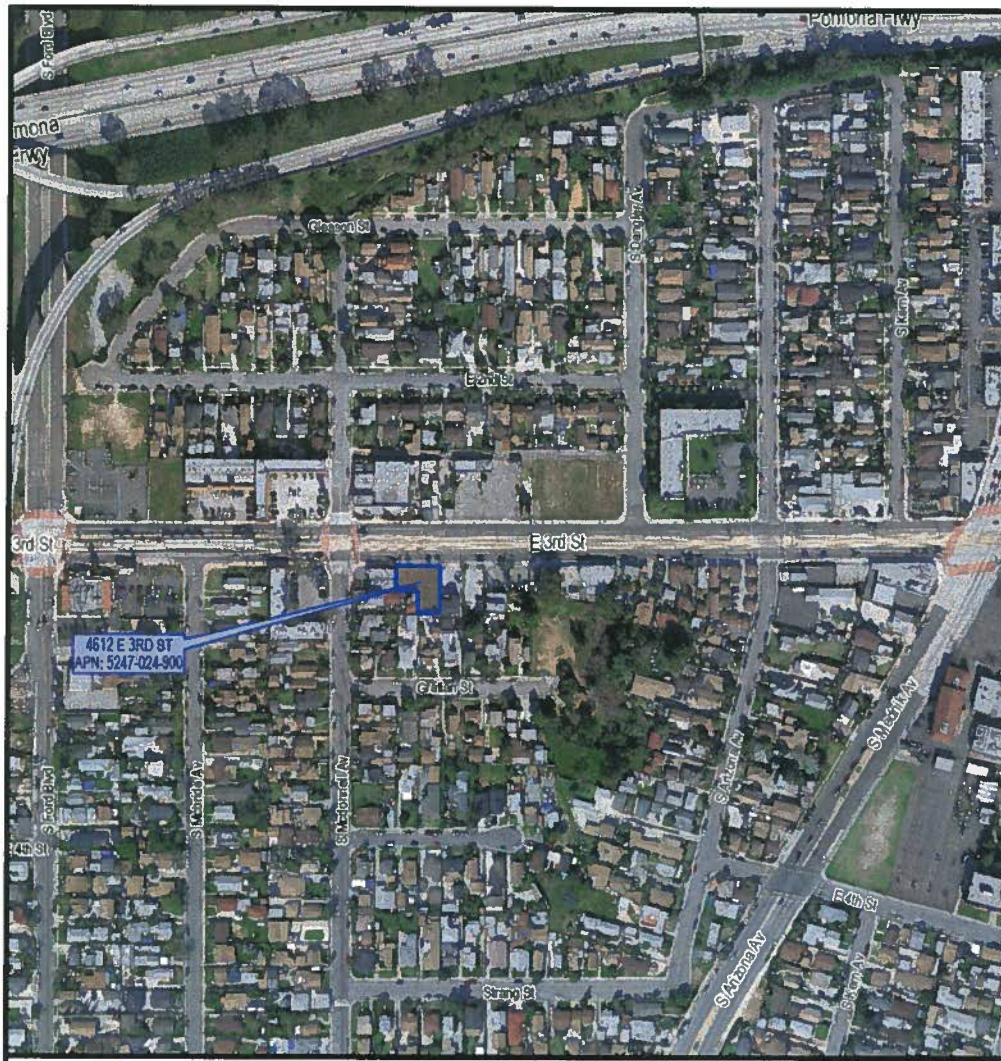
FIRST DISTRICT LONG RANGE PROPERTY MANAGEMENT PLAN

MARAVILLA- 4612 EAST 3rd STREET

Section 3 of 3

	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
#	Address	APN #	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1-4	4612 E. 3rd St., Los Angeles, CA 90022 (1st District-Maravilla)	5247-024-900	No report	Fronts MTA Goldline light rail. Less than 500' from Maravilla Station, less than 1000' from ELA Civic Center Station	N/A	RDA dissolution halted activity

FIRST DISTRICT MARAVILLA – 4612 EAST 3rd STREET



SUMMARY/NARRATIVE

MARAVILLA – 4612 EAST 3rd STREET

Property Address	APN #	Lot Area	Date of Purchase	Value at Time of Purchase	Estimated Current Value	Proposed Sale Value	Permissible Use and Detail
4612 East 3 rd Street, Los Angeles, CA 90022	5247-024-900	7,549	06/30/03	\$175,640	\$191,971.07	Fair market value	Sell to public/Distribute proceeds to taxing entities.

4612 East 3rd Street:

This property was acquired to remove blighted structures and possibly combine with other sites. There is no existing plan for the property, it is to be sold and the proceeds distributed to taxing entities.