



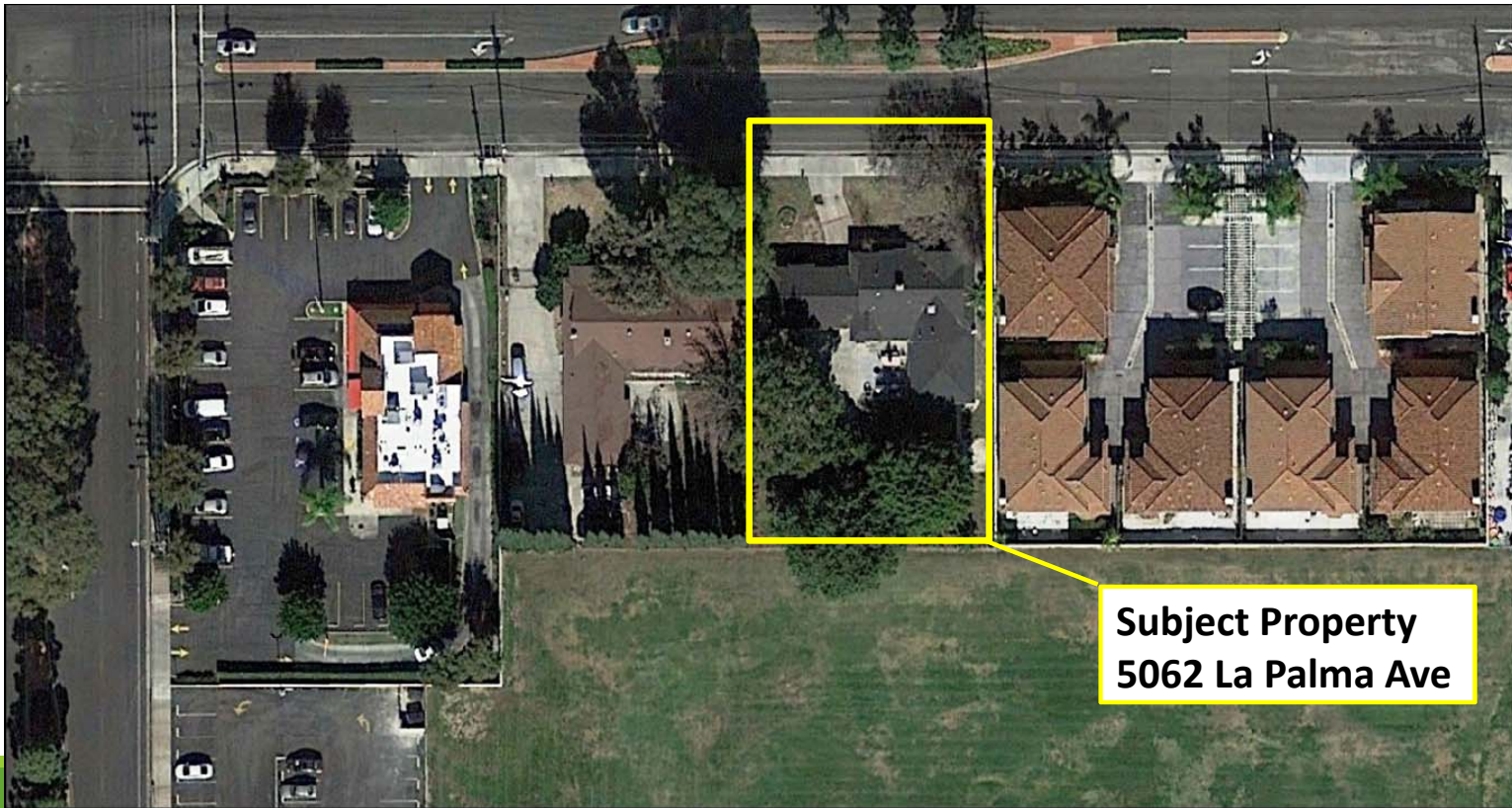
5062 La Palma Avenue Purchase and Sale Agreement

CITY COUNCIL MEETING

AUGUST 1, 2017



Background and History



**Subject Property
5062 La Palma Ave**

Background and History



- **Public Opposition**
 - **Number of Units**
 - **Size of Parcel**
 - **Lack of Open Space**
 - **On-site Parking**
 - **Circulation**
- **Development and Circulation Committee**
 - **Denied Project – June 12, 2017**

Zoning History 5052 & 5062 La Palma Avenue

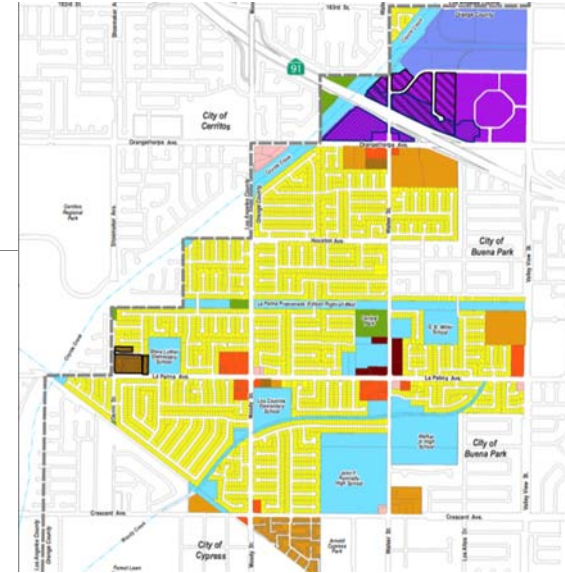


- **1999**
 - **General Plan identifies 5052 & 5062 La Palma as future locations for Affordable Housing**
- **2004**
 - **Rezoned from R-1 to R-3**
- **2010**
 - **2007-2014 Housing Element Approved**
 - **Parcels identified as sites for Affordable Housing with Village Overlay with future development at 30 units to the acres**
- **2011**
 - **Density Bonus Ordinance Adopted**
 - **Village Overlay Ordinance Modified**
 - **30 units to acre**
- **2012**
 - **Parcels rezoned as Village Overlay**



Moving Forward

- **Study on Public Use of Property**
- **Proposed Extension of Moratorium**
- **Joint City Council and Development and Circulation Committee Meeting**
 - **Housing Law Update – What is Required**
 - **Review Zoning Areas**
 - **Identify Potential Village Overlay Sites**
 - **Identify Other Sites that may require zoning changes**
 - **Identify Changes to Zoning Standards**
 - **Identify Changes to Noticing Requirements**





The Agreement

- **City to Purchase 5062 La Palma Avenue**
 - **Purchase price of \$1,550,000**
 - **Assessed at \$1,500,00 with current entitlements**
 - **Difference is for purchase of design drawings, engineering plans, and other documents related to proposed development**
 - **30 Day Escrow**
 - **Upon Close of Escrow**
 - **Project Withdrawn**



Fiscal Impact

- **\$1,550,000 – Purchase price of \$1,550,000**
- **\$ 10,000 – Ancillary Acquisition Costs (Escrow, Title)**
- **\$ 17,000 – Attorney and Professional Services to date**
- **\$ 15,000 – Estimated Attorney Fees – July through Close of Escrow**
- **Rental Income of \$2,500 per month pending City final decision on use of property**



Recommended Action

(a) Adopt a Resolution approving the City's purchase of the property at 5062 La Palma Avenue, La Palma, authorizing the City Manager to execute the Purchase and Sale Agreement and take other necessary actions to perform La Palma's obligations under the Purchase and Sale Agreement, and authorizing and directing the filing of a CEQA Notice of Exemption; and

(b) Adopt a Resolution approving an amendment to the FY 2017-18 Adopted Budget.