

**COMMUNITY DEVELOPMENT DEPARTMENT
STATUS REPORT ON MAJOR DEVELOPMENTS AND OPPORTUNITY SITES - NOVEMBER 2010**

Development Name	Location	Developer/ Applicant	Original Project Description	Revised Project Description	Budget	Final Cost	Geographic Area	Origination Date	Planning Case No.	Completion Status	Planner
"Mission Villa"	130 S. Mission Drive	Paul Chen & Julie Hwang	11 condos and 5,200 sf of retail	No Change			Mission District Specific Plan	Application Submitted 04/17/2007	PL-07-057	PC approved project on 10/13/2008; DRC approved plans on August 24, 2009. Applicant preparing plan check submittal.	Mark
"Golden Village Senior Community"	235 Arroyo Drive	Frank Lac	63 senior condos	75 senior condos	Unknown		Mission District Specific Plan	Application Submitted 05/17/2004	PL-07-169 (formerly PL-04-103)	Pre-application review (pending applicant submittal of financial pro formas for consideration of density bonus). Applicant submitted revised pro forma in early May 2009, but per applicant's architect, the project is on hold pending developer finding financing.	Mark
"Mission Gateway"	300 W. Las Tunas Dr.	Alex C Serena Cheng (Liya Inc.) Alex Chaing, Designer	A mixed-use project consisting of 1,300 SF restaurant on the first floor and 5 live/work units and 5 residential condos on the second floor				Mission District Specific Plan			Pre-application review under way.	Mark
"Former Sam Yocum property" consisting of warehouse, manufacturing, office, and showroom spaces	809 W. Santa Anita		51,000 SF industrial building listed by Scott Wilcott of NAI				Mission District Specific Plan			Property listed for sale for \$5 million. Staff maintains contact with broker regarding new opportunities. Staff met with potential manufacturing user on Nov 12, 2010. Proposed use is consistent with zoning.	
"Las Tunas Place"	222 W. Las Tunas Dr.	Serena Cheng (Liya Inc.) Alex Chaing, Designer	A mixed-use project consisting of 8,000 SF of retail, 1,800 SF of restaurant with 500 SF of outdoor dining area on the first floor, 2,400 SF of retail on a mezzanine level, a 1,600 SF art school and 4,000 SF dance studio on the second floor, and 14 residential condos on the third floor				Las Tunas Corridor			Pre-application review under way.	Larissa
324 E. Las Tunas (Old Bavarian Inn Site)	324 E. Las Tunas	Isaac Tenihaha	17,013 sq. ft. new office/retail commercial building	No Change			Las Tunas Corridor	Application submitted 09/23/08	PL-08-117	DRC approved plans on 4-27-09. No building plans have been submitted for formal plan check review. Applicant advised entitlements were about to lapse. Entitlements for the Precise Plan expired as of April 27, 2010. On July 12, 2010, The applicant, Isaac Tenihaha, was contacted and made aware of the expired entitlements. He indicated that the project is not feasible at this time and stated that the FAR would have to nearly quadruple from the allowed 0.5 to 2.0, in order for the project to responsible out. Property is listed for sale.	
"Old Norms Site"	101 W. Valley Boulevard	Phoenix Realty Group (Alex Saunders) Valley Del Mar Plaza, LLC	74,000 sf of retail, 34,000 sf of restaurants, and 18,000 sf of office.	Project scope under review.	\$26.8M	TBD	Valley Blvd. Neighborhoods Specific Plan	Application Submitted 04/25/2008	PL-08-058	Applicant applied for PPD and Master Sign Program. Application Incomplete. Applicant will also need a TTM to consolidate parcels. The project's original lender was taken over the FDIC and some of its assets, including 101 W. Valley, were sold to One West Bank. Developer still owns the property and is the borrower. Staff met with owner and its new development partner in October. Concept plans for a revised project are in progress and expected to be submitted to the City in early 2011.	Mark

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"Hing Wa Lee Center"	1635 S. Del Mar	Hing Wa Lee Architect:Simon Lee	21 condos and 52,000 sf of retail space	Scope reduction from mixed use to 2-story commercial. Conceptual site plan submitted and reviewed 12/09. Precise Plan of Design application submitted 06/10.	\$12M	N/A	Valley Boulevard Neighborhoods Specific Plan	Application Submitted 03/15/2006	PL-06-035 PL-10-067	Submitted for plan check 12/26/07. Mixed use project withdrawn by applicant on 4-28-09. Reducing scale of project to 2-story commercial building. Precise Plan of Design application submitted 06/10. DRC approved project 07/26/10. Construction drawings submitted for plan check 10/01/10. Review completed on 11/10/10.	Mark
Former Board of Realtors site	221-309 E. Valley Blvd. and 1532 Palm Ave.	Global Valley LLC (David Kuo) Architect: CF Young – ARC Architects	20,000 sf of retail, 6 live/work units, 149 residential units	4,700 sf of retail, 8 live/work units, 104 residential units	\$48 M	33.5M	Valley Boulevard Neighborhoods Specific Plan	Application Submitted 08/01/07	PL-07-111 & PL-08-136	Original project approved by CC 07/15/08; revised project approved by CC 01/06/09 (pending second reading of ordinance). (Needs SP amendment.) Property acquired by Global Valley LLC 07/09. TTM expires 2013. Global Valley LLC seeking to rezone 1532 Palm to MU-T, convert existing auditorium to offices. City Council to consider 11/16/10.	Mark
"Villa Solaris"	1527 Abbott	Adam Lin	10 Condominium Units				Valley Blvd. Neighborhoods Specific Plan			Plan check underway.	Mark
"Crown Valley"	800 E. Valley	Pacific Lion LLC- David Kuo – Architect: CF Young – ARC Architects	16,335 sq. ft. new office/retail commercial building with subterranean garage	9,216 sf office/retail with 9,801 sf subterranean garage	\$1.3 M		Valley Blvd. Neighborhoods Specific Plan	Application submitted 10/19/07	PL-07-146	Approved by DRC 05/27/08 Demolition permits issued 01/09. Final plan check underway. Applicant is coordinating with the Building Division on an extension to secure building permits prior to December 31, 2010.	Larissa
"A+ Furniture" property	101 E. Valley Blvd		20,000 SF building constructed in 1936 on .86 acre lot				Valley Blvd. Neighborhoods Specific Plan			Property listed for sale at \$8,350,000.	
New Dental Building	138 N. San Gabriel Blvd.	Dr. Brian Kar	2-story new office building	1-story 2,400 SF new office building			Redevelopment Project Area	Original Application submitted 8-29-09	PL-09-016	Planning approval obtain in February 2010. Building approved plans on July 7, 2010. Project requires demolition and grading and drainage plans before construction starts. Applicant may request extension.	Larissa
Site of old New Century Dealership	1212 – 1288 E. Las Tunas Drive	Dennis Lin	Ford Dealership in corner building with dealership expansion on 1250-1288 sites.	Dealership closed. Development of underutilized parcels on hold. Developer is using upper level of main dealership building for auto leasing facilities. Site is being marketed for a 3-year lease. DDA modification approved by Council on April 7, 2009.			Redevelopment Project Area	Original DDA approved in April 2005	OPA – 5/ 01 DDA – 4/05 1st Mod. – 5/06 2nd Mod. –7/08 3rd Mod -	Agency approved the Third Amendment to the DDA on July 21, 2009 to allow for a used car dealership, among other things. Developer is required to submit a reuse plan by December 31, 2010. Substandard buildings owned by the Agency were demolished in September. Staff met with Developer in early November to discuss project use plans. A Commercial/Industrial Broker toured the property with staff in early November.	Larissa
"Skycourts"	402-404 South San Gabriel	Tag Design Works (architect)	Mixed use project – 31 residential units, approx. 10,000 square feet of retail/office ground floor.				Redevelopment Project Area	Application Submitted on March 19, 2010		Project originally entitled in 2007-08 by Shawn Nankani and subsequently sold to CETT Investments. TTM remains current. New owner submitted application for remainder of entitlements including CUP, Density Bonus (waiving certain development standards), and PPD. Project remains largely as previously reviewed. Planning Commission approved project, Mitigated Negative Declaration, and a Mitigation Monitoring & Reporting Program on November 8. Staff preparing to present plans to Design Review Commission in December. Pursuant to policy direction by the Agency in September, a draft Affordable housing agreement was sent to applicant on 10/11/10. Terms and conditions were agreed to and the agreement is scheduled for Agency action on December 7.	Mark

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Previous MR6 car dealership site	101 N. San Gabriel Blvd.						Redevelopment Project Area				
O'Donnell Chevrolet-Buick Dealership	100-110 S. San Gabriel Blvd.						Redevelopment Project Area			Owner met with GM architect in September to review scope of improvements related to GM's branding and imaging program. Owner provided architect with a copy of Agency funded Historic Resources Report prepared by the City Architect for use in developing design standards. The owner is in the process of contracting with a local architect to prepare project plans. A preliminary financing plan is expected from Los Angeles LDC in December.	
Site B&H (No name proposed)	650 & 708-730 E. Las Tunas Dr.						Redevelopment Project Area				
Site C (previous "Rubio Village" project)	201-217 S. San Gabriel Blvd.	San Gabriel Development Group, LLC.	18,000 sf or restaurant and retail; 159 residential condos	No Change			Redevelopment Project Area	Application Submitted 05/20/2005	PL-05-080	PC approved 02/21/2007; CC approved 04/03/2007; DRC approved 11/26/2007. Property listed for sale. Staff has met with several interested parties over last three months. A Commercial/Industrial Broker toured the property with staff in early November.	
Site D (No name proposed)	250-272 S. San Gabriel Blvd.; 810 Wedgewood Ave.; Winchester Pl.; 818-840 E. Live Oak						Redevelopment Project Area			236 Winchester Ave. property was purchased by a LLC on November 10. Staff contacted broker to request a meeting with the new owner. The sales price and buyer are confidential at this time.	
Site F (Currently Shakey's)	836-866 E. Las Tunas Dr.						Redevelopment Project Area				
Site G (Currently Goody's Restaurant)	835-865 E. Las Tunas Dr.						Redevelopment Project Area			Owner indicates no activity at this time. Staff has provided Agency funded Historic Resources Report and alternative restaurant seating layout plans to numerous prospective buyers.	
Site I (Currently the Albertson's Plaza)	917 & 923-965 E. Las Tunas Dr.						Redevelopment Project Area				
Site L (No name proposed)	300-516 S. San Gabriel Blvd.; 806-816 Broadway; 401-423 & 404-424 Gladys Ave.; 815-865 & 820-8901 Commercial Ave.; 838-842 Del Rio Ave.						Redevelopment Project Area				
Site M (former Wham-O)	700-722 S. Gladys Ave.; 835-901 El Monte St.; 865 Santa Fe Ave.						Redevelopment Project Area			Commercial/Industrial Broker toured the Wham-O property in early November.	