GLENELDER COMMUNITY MEETING – AUGUST 2, 2017

TOP 10 FREQUENTLY ASKED QUESTIONS

1. Can we have multiple uses on the property: church, park, and soccer field?
The location has General Plan designations for single family residential (H9). Alternative purposes and uses would have to seek additional approvals from LA County Regional Planning.

2. How long has the proposal of selling these properties gone on for? How long have you been working on it? Has the decision to sell been a recent decision or based on recommendations from eight years ago?
The Facility Advisory Committee (7-11 Committee) met in 2009 to review underutilized properties for Hacienda Heights Unified School District. A report was submitted to the school board in March 2010. In December 2013, the board acted on the 7-11 Committee’s recommendation to declare Glenelder, La Subida and Wedgeworth as surplus properties. The board’s decision to declare the three mentioned properties above surplus in 2013 allows the Superintendent to act as a real property negotiator on the Board’s behalf. In July 2015, Tierra Development Advisors is selected to provide broker services. The activities for a potential sale have been continuous since 2009 and have increased since 2013.

3. Can you talk about the property assessment, when the study was done the first time? What is the price (assessment) of the property?
The property was appraised in 2014. At that time, the appraisal value was roughly between $9 and $11 million.

4. Will you have a third round of bids? Why can’t you disclose the bidders at this time?
Bidding for the properties has closed. In order to be fair to the active bidders, we cannot disclose who is bidding on the property and what the bids are. Once the process is complete, the relevant information will become public information.

5. What type of development has been offered?
Several proposals have been submitted ranging in scope. The district is not interested in proposals that have been submitted that include apartments or condominiums.

6. What is the current number of homes going to be built in this site (Glenelder)?
It is currently unknown how many homes will be built. Current General Plan guidelines allow for 87 homes to be developed.

7. Can the community vote on the different plans?
The community meetings capture information and feedback on what the community would like to see developed. If you have additional insight or would like to provide the school board with your thoughts, you can contact Lee Andrews Group. Lee Andrews Group will provide the information to the School Board and to the District. You can contact Lee Andrews Group at (213) 891-2965 or via email at rmendoza@leeandrewsgroup.com.

8. Will we know who are the final bidders and price before it is sold?
Information related to the potential sale will be posted on the School Board Agenda website. Please refer to the website on a regular basis or sign up with Lee Andrews Group to receive regular updates. You can contact Lee Andrews Group at (213) 891-2965 or via email at rmendoza@leeandrewsgroup.com.
9. Will the look of the new homes bring the value of the older homes down?
   Typically, when new homes are built in communities, it increases the property value of
   surrounding properties.

10. Once it is sold, will the zoning be changed?
    The site has a current Land Use designation of H9 (single family homes). A bidder can
    opt to seek a new use and re-zone the property, but the bidder would have to go through
    the Los Angeles County Regional Planning office in an extensive process that highly
    involves the community.

Comments

1. I don’t want the traffic impact to the community, church impacts and I prefer home
   owners than renters.
2. There should be traffic studies because there are only three exits around this community.
   There are petitions going around the community for a church.
3. For many years, HLPUSD said that the school was going to be closed. During the
   shutdown of the school parents made the choice to take their kids to their school of
   choice. It’s been a frustrating process.
4. I’m concerned of a homeless shelter in the community. I want to keep the integrity of the
   community.
5. There should be a certain percent for senior, veterans and low affordable housing in the
   project proposal.
6. R1 zoning is single family homes, I would like a senior center or park.