

ALTERNATIVE USE DEVELOPMENT FEASIBILITY

PRESENTED TO AZUSA UNIFIED SCHOOL DISTRICT'S
BOARD OF EDUCATION BY DCG STRATEGIES

April 11, 2023






ABOUT US

DCG Strategies

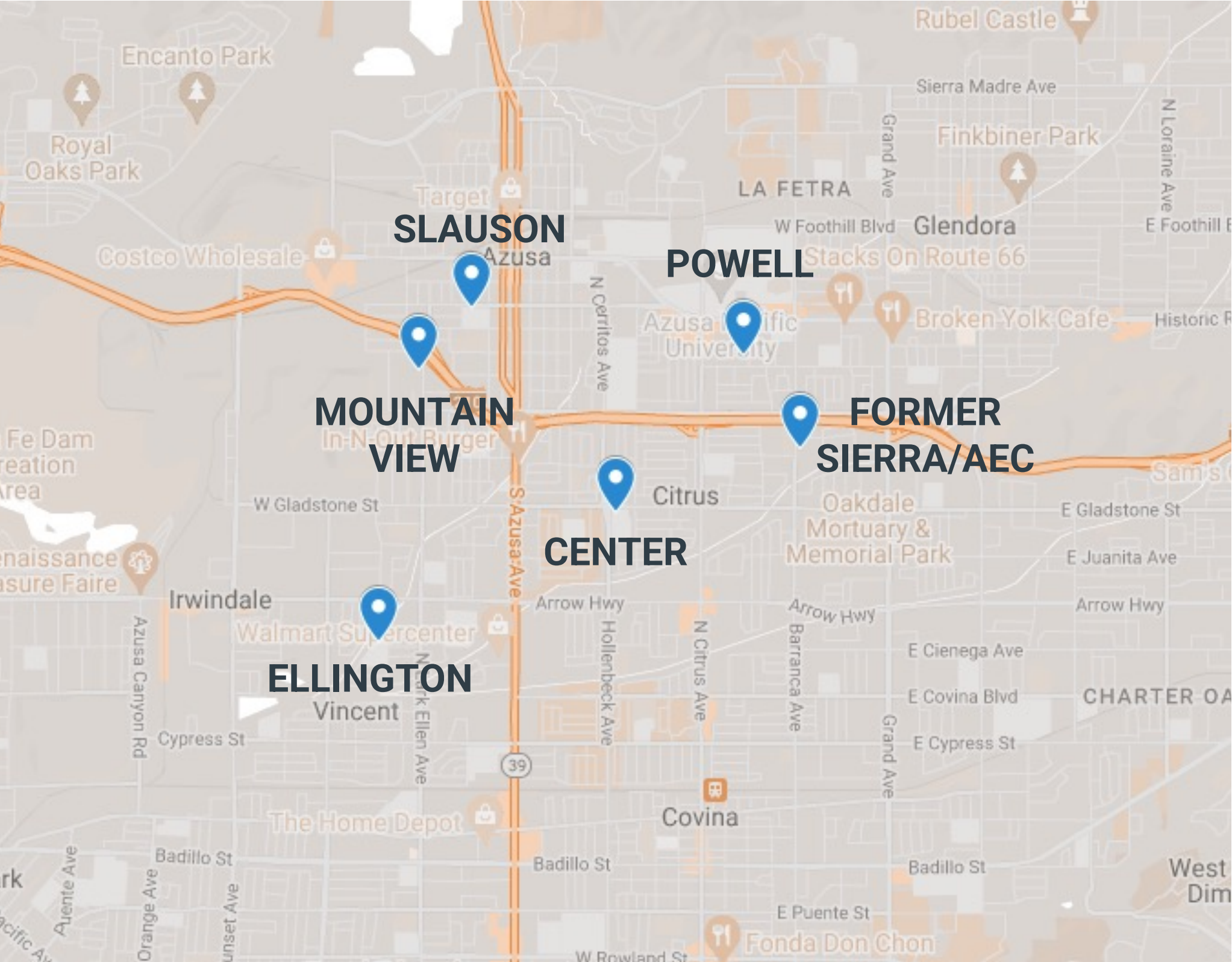
Founded in 2005, DCG Strategies is a commercial real estate firm with a distinct mission to serve California's public schools and districts.

DCG Strategies provides consulting, development and brokerage services to local educational agencies statewide.

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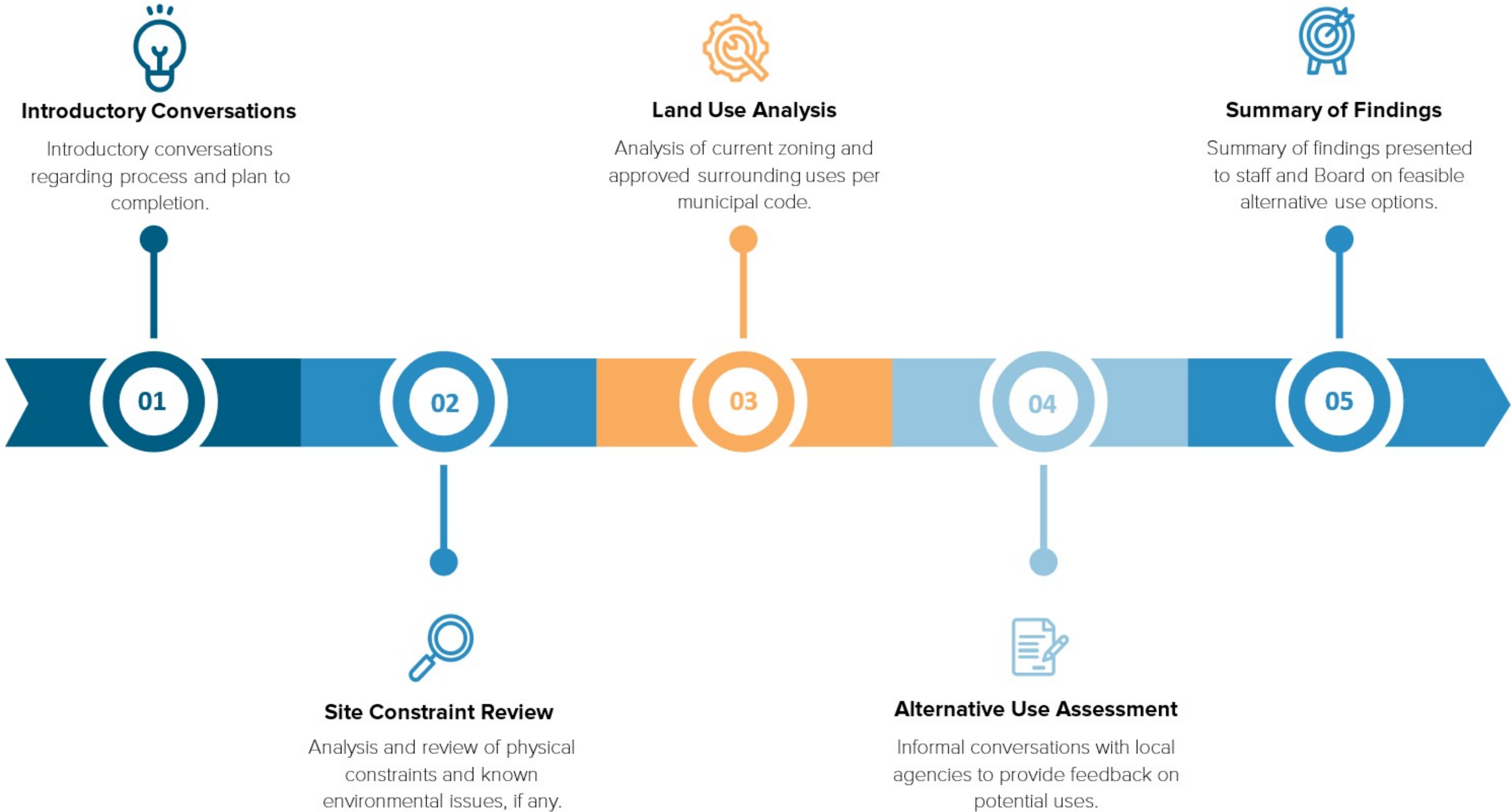
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SUBJECT PROPERTIES



- Center Middle School: 5500 N. Cerritos Avenue, Azusa
- Ellington Elementary School: 5034 N. Clydebank Avenue, Covina
- Former Sierra High School/AEC: 1134 S. Barranca Avenue, Glendora
- Mountain View Elementary School: 201 N. Vernon Avenue, Azusa
- Powell Elementary School: 1035 E. Mauna Loa Avenue, Azusa
- Slauson Middle School: 340 W. 5th Street, Azusa

Our Process



Highest & Best Use



Physically Possible: The uses to which it is physically possible to put on the site in question.



Legally Permissible: The uses that are permitted by zoning and deed restrictions on the site in question.



Financially Feasible: The possible and permissible uses that will produce any net return to the owner of the site.



Maximally Productive: Among the feasible uses, the use that will produce the highest net return or the highest present worth.

Development Feasibility Analysis

Step 1

Introductory Conversations

Property history research
General property exploration

Step 2

Site Constraint Review

Preliminary Title Report review
Plotted Easements Map review

Step 3

Land Use Analysis

Preliminary development feasibility
Preliminary capacity review

Step 4

Alternative Use Assessment

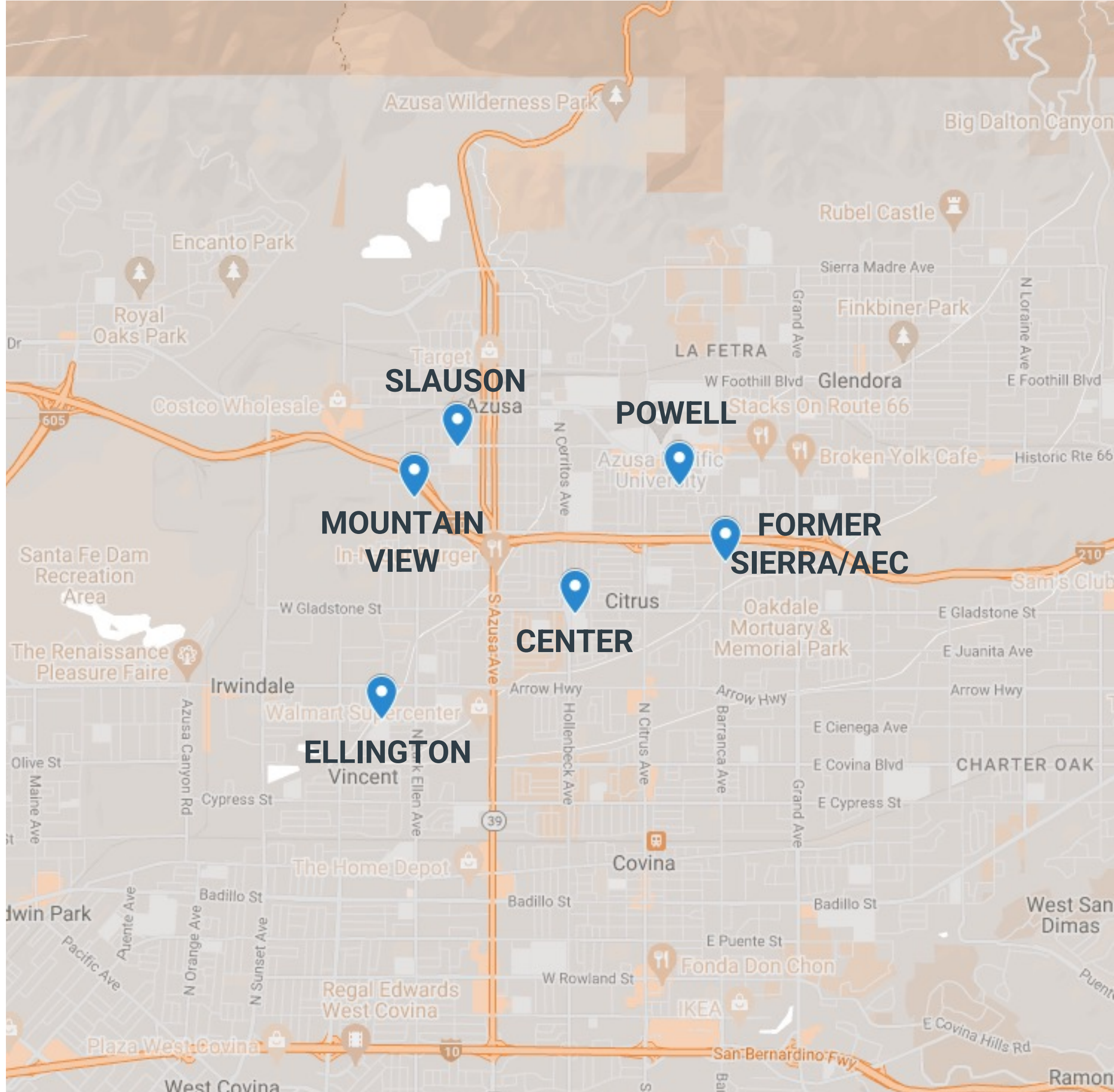
Informal conversations with Planning
Land use trends overview

Preliminary development feasibility was based on local land use regulations, review of contextual influences, informal conversations with county and city planning staff and development patterns within Los Angeles County.

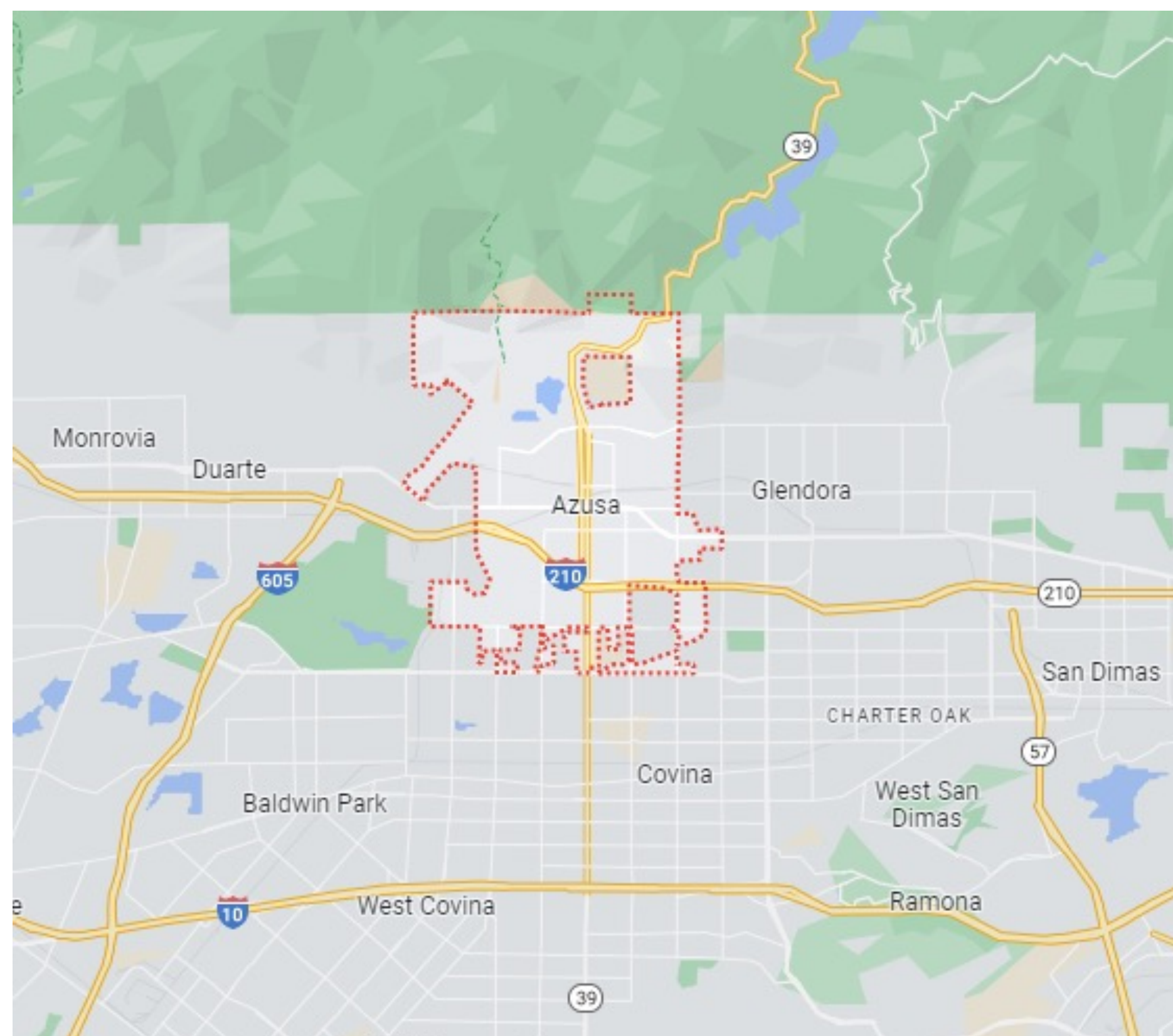
SUMMARY OF FINDINGS

Development Feasibility

- Properties total approximately 58.51 acres of land.
- Properties are located within three jurisdictions: City of Azusa, City of Glendora and County of Los Angeles.
- Properties hold a variety of zoning designations ranging from classifications reserved for public agencies to some form of residential.
- Increasing housing stock is a key priority throughout the City and County.
- Alternative use options were analyzed for each property.



Azusa Overview & Development Character



- The Azusa area was largely fully developed by the end of the 1960's as large orchards were turned into low-density residential developments.
 - Vestiges of this are seen today as many residential areas still hold an agricultural zoning.
- Open space available for development is sparse as the city is almost entirely developed.
- City goals and development needs include development that supports neighborhoods and reinforces Azusa's distinct identity and sense of place.
- Local government policy makers and City staff are aligned in their goal to increase housing stock throughout the City and County.

Regional Housing Needs Allocation

As required by state law, the Southern California Association of Governments (SCAG) conducts the Housing Element and Regional Housing Needs Allocation (RHNA) every eight years. As part of RHNA, the California Department of Housing and Community Development, or HCD, determines the total number of new homes six Southern California counties, including Los Angeles, need to allow for—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels.

Recognizing the need for more housing for people of all income levels, in March 2020, SCAG accepted HCD's determination of 1,341,827 housing units needed in the region between October 2021 and October 2029. Based on the RHNA as well as informal conversations with City/County staff, each jurisdiction has a need to increase housing stock within their respective boundaries.

2021-2029 Housing Allocation

- City of Azusa: 2,651 units
- City of Glendora: 2,276 units
- Unincorporated Los Angeles County: 90,052 units

SUMMARY OF FINDINGS

Property Overview

Center Middle School



- Site is approximately 13.87 acres
- Current zoning is Light Agriculture; County is proposing to rezone to R-1 Single Family to align with surrounding uses

Ellington Elementary School



- Site is approximately 8.55 acres
- Current zoning is Light Agriculture; County is proposing to rezone to R-1 Single Family to align with surrounding uses

Former Sierra High School/AEC

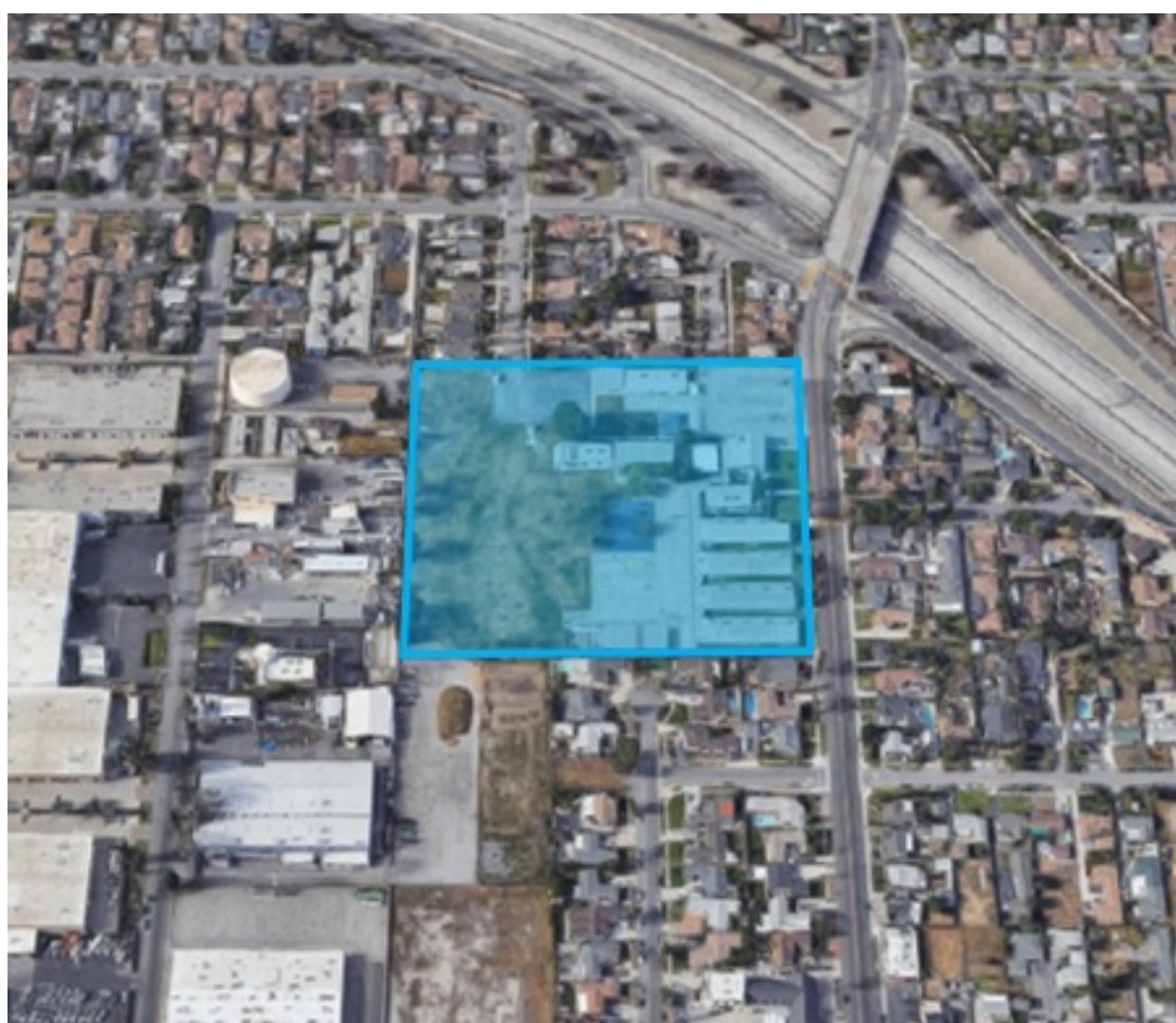


- Site is approximately 9.07 acres
- Current zoning is R-1 Single Family Residential
- Property is included in the City's residential sites inventory list in the 2021-2029 Housing Element

SUMMARY OF FINDINGS

Property Overview

Mountain View Elementary School



- Site is approximately 8.45 acres
- Current zoning is Civic / Institutional

Powell Elementary School



- Site is approximately 9.14 acres
- Current zoning is Civic / Institutional

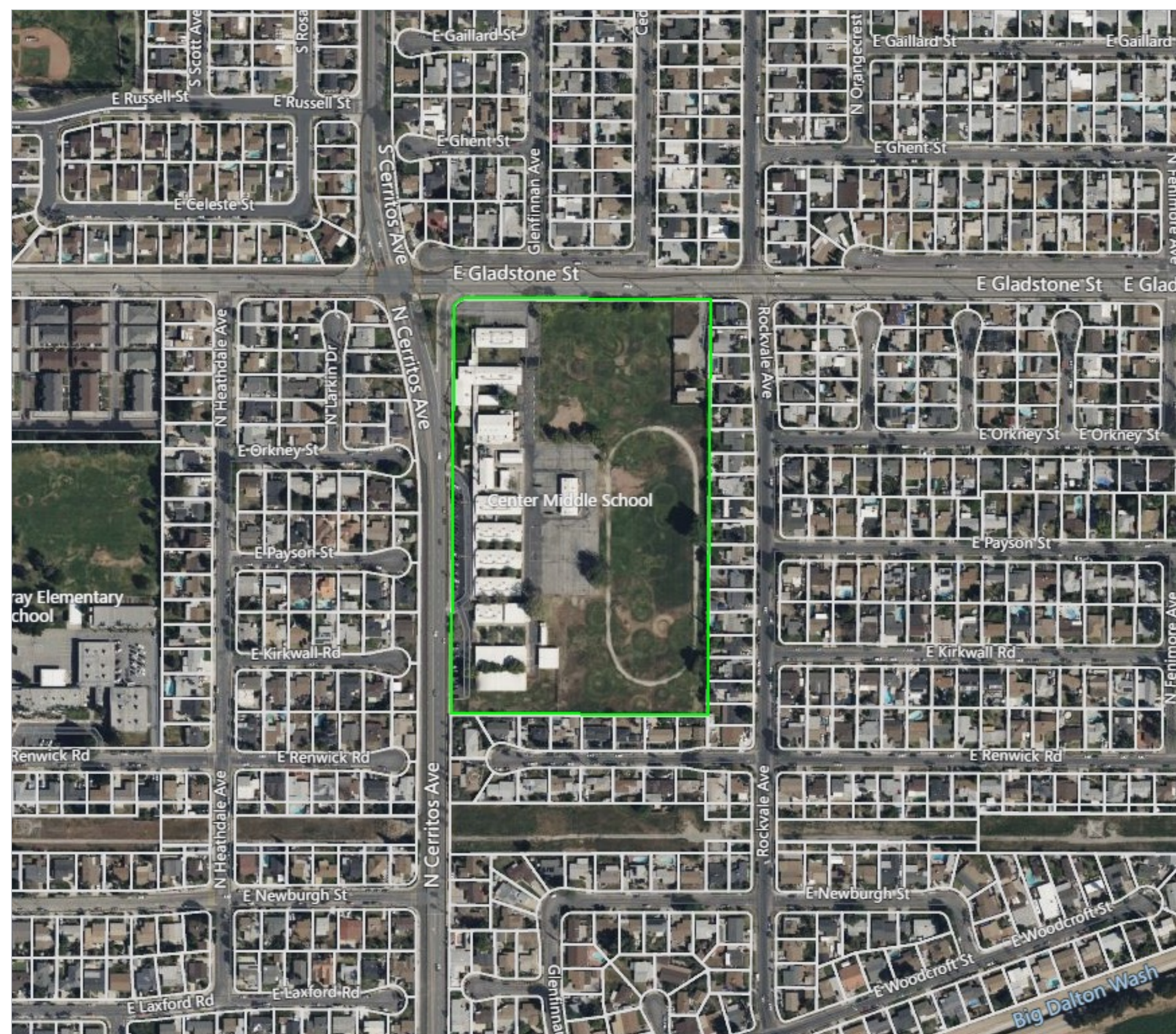
Slauson Middle School



- Site is approximately 9.43 acres
- Current zoning is Civic / Institutional
- Property is adjacent to Memorial Park, a significant element for the community

PROPERTY OVERVIEW

Center Middle School

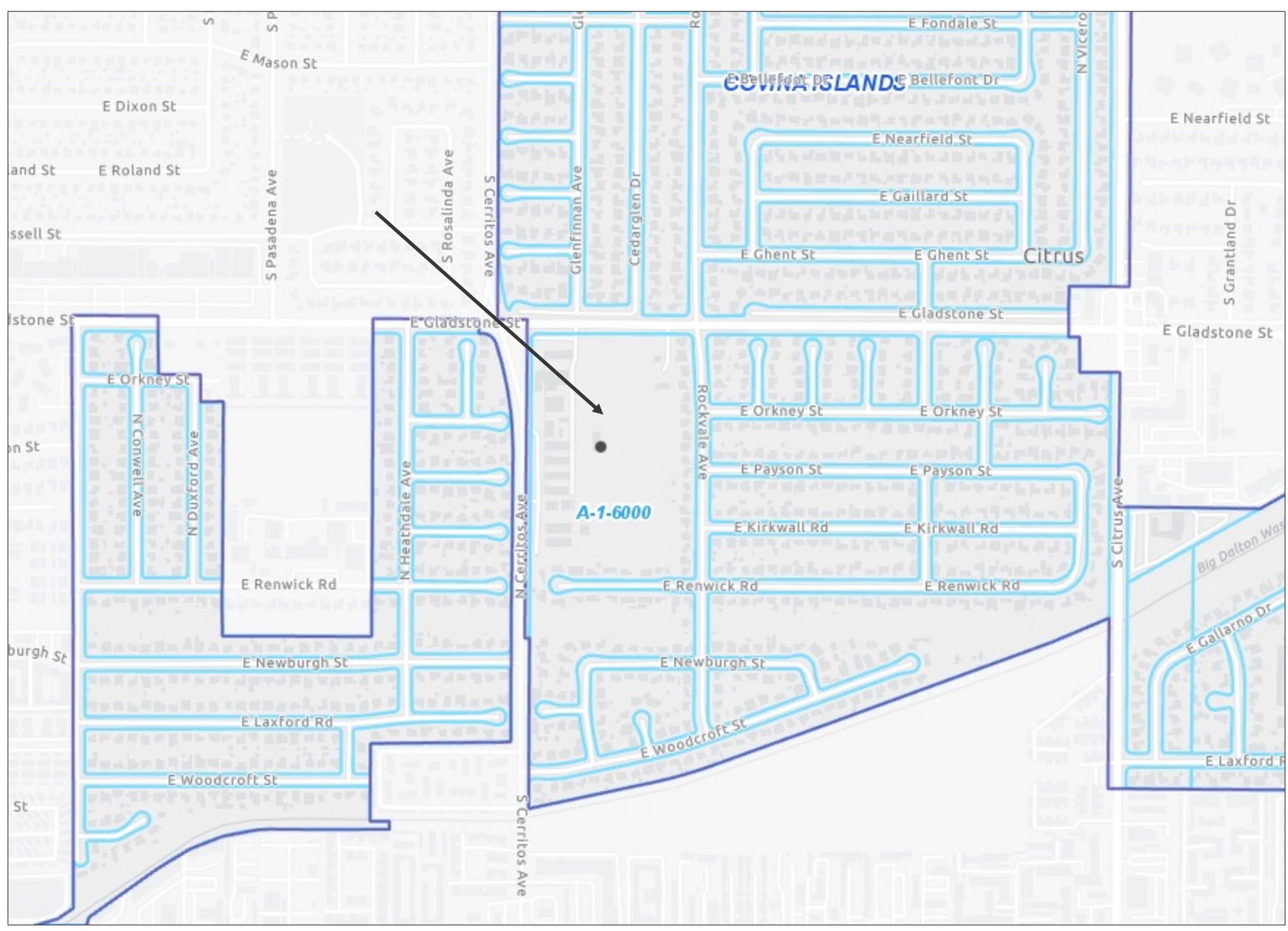


Address: 5500 N. Cerritos Avenue Azusa, CA 91702	Assessor's Parcel Number: 8622-016-900	Land Size: 13.87 acres
Zoning: A-1-6000 Light Agriculture	Land Use Designation: P - Public and Semi-Public	Jurisdiction: County of Los Angeles
Alternative Use Options: As-Is Residential Development	Highest & Best Use: Residential Development	

- Located in an unincorporated community of Azusa known as Covina Islands.
- Resides in a residential neighborhood primarily consisting of single-family homes.

ZONING & LAND USE DESIGNATION

Center Middle School



- Current zoning: A-1-6000 Light Agriculture
 - Permitted uses include community gardens, utility scale solar energy facilities (ground mounted), and various residential uses.
- The County of Los Angeles has proposed to rezone the property to R-1, Single Family Residence in the East San Gabriel Valley Plan update.
 - R-1 is primarily designated for low-density housing allowing 0-9 units to the acre with minimum 6,000 square foot lots.
 - R-1 also provides for the appropriate location of public and semi-public uses such as schools, parks, and religious facilities that can serve and complement residential uses.
- Land Use Designation: Public and Semi-Public
 - Intended for public and semi-public facilities and community-serving uses, including public buildings and campuses, schools, hospitals, cemeteries, and fairgrounds; airports and other major transportation facilities.

SUMMARY OF FINDINGS

Center Middle School



Key site findings:

- The property is proposed to be rezoned to R-1 Single Family Residential in the East San Gabriel Valley Area Plan update. This rezone is a part of a larger rezone of approximately 25,000 lots to align zoning with current uses.
- Any residential development considered should be consistent with the surrounding adjacent residential neighborhoods.
- With the proposed zone change, the Public / Semi-Public land use designation would terminate should ownership change away from a public agency. The new land use designation would align with surrounding zoning.
- With the proposed zone change, should a new proposed use be compliant with R-1 zoning, a general plan amendment would not be required.

PROPERTY OVERVIEW

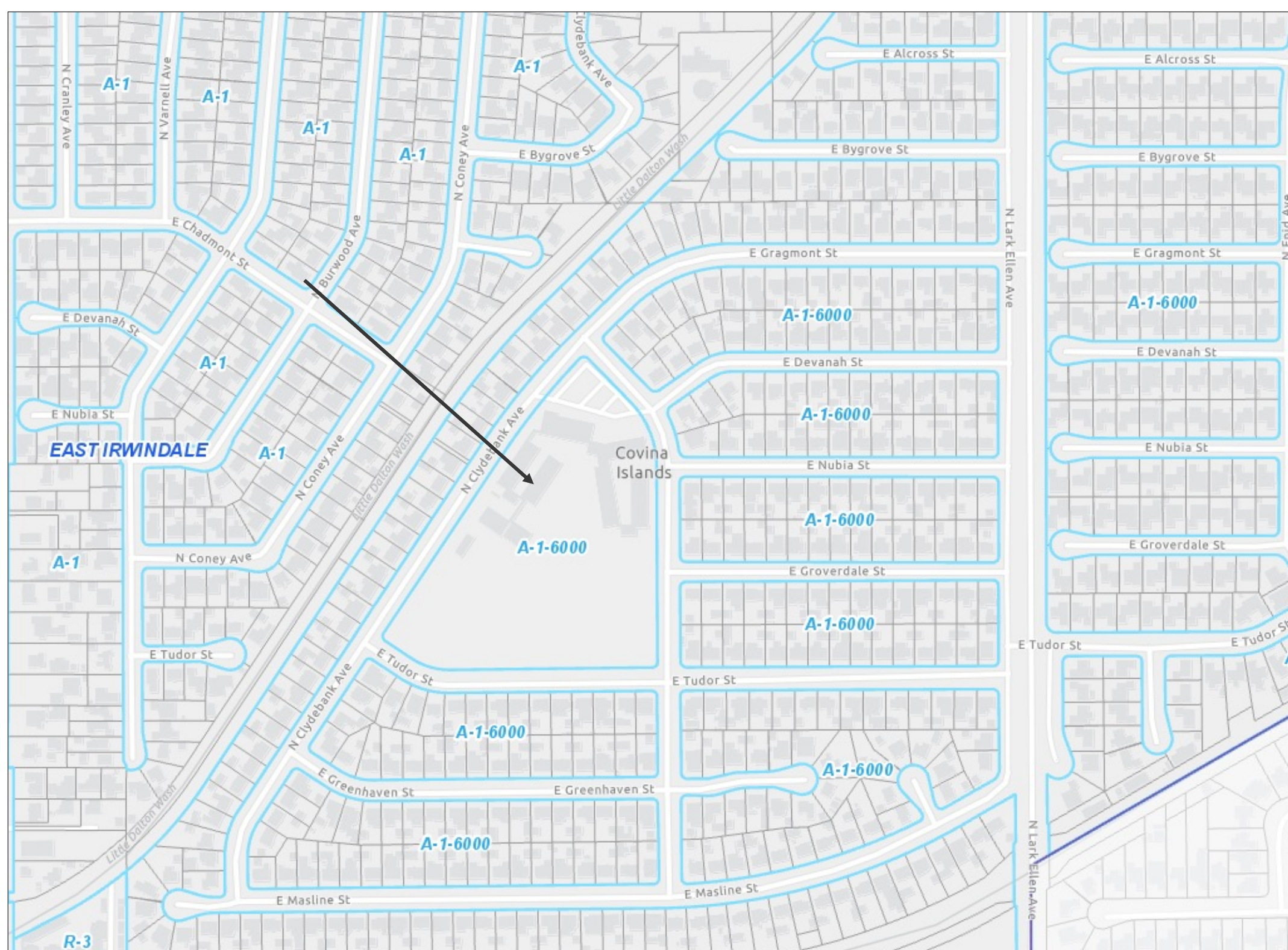
Ellington Elementary School



Address: 5034 N. Clydebank Avenue Covina, CA 91722	Assessor's Parcel Number: 8410-028-900	Land Size: 8.55 acres
Zoning: A-1-6000 Light Agriculture	Land Use Designation: P - Public and Semi-Public	Jurisdiction: County of Los Angeles
Alternative Use Options: As-Is Residential Development	Highest & Best Use: Residential Development	

- Located in an unincorporated community of Covina known as East Irwindale.
- South of highly concentrated retail on Azusa Avenue and adjacent to a mix of single-family homes, moderate density and mixed-use.
- Bordered by low-density residential houses on all four sides.

Ellington Elementary School



- Current zoning: A-1-6000 Light Agriculture
 - Permitted uses include community gardens, utility scale solar energy facilities (ground mounted), and various residential uses.
- The County of Los Angeles has proposed to rezone the property to R-1, Single Family Residence in the East San Gabriel Valley Plan update.
 - R-1 is primarily designated for low-density housing allowing 0-9 units to the acre with minimum 6,000 square foot lots.
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SUMMARY OF FINDINGS

Ellington Elementary School

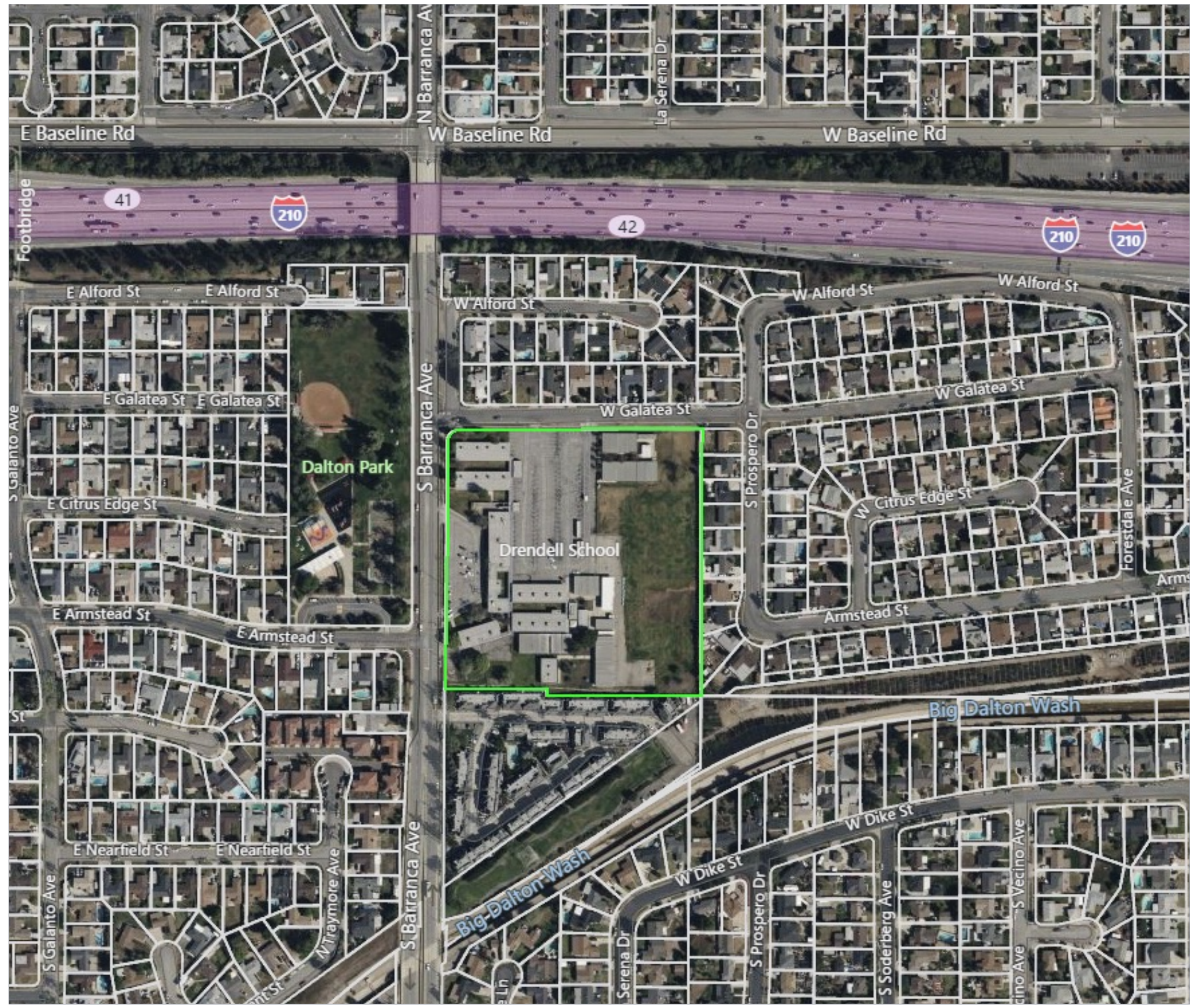


Key site findings:

- The property is proposed to be rezoned to R-1 Single Family Residential in the East San Gabriel Valley Area Plan update. This rezone is a part of a larger rezone of approximately 25,000 lots to align zoning with current uses.
- Any residential development considered should be consistent with the surrounding adjacent residential neighborhoods.
- With the proposed zone change, the Public / Semi-Public land use designation would terminate should ownership change away from a public agency. The new land use would align with surrounding zoning.
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PROPERTY OVERVIEW

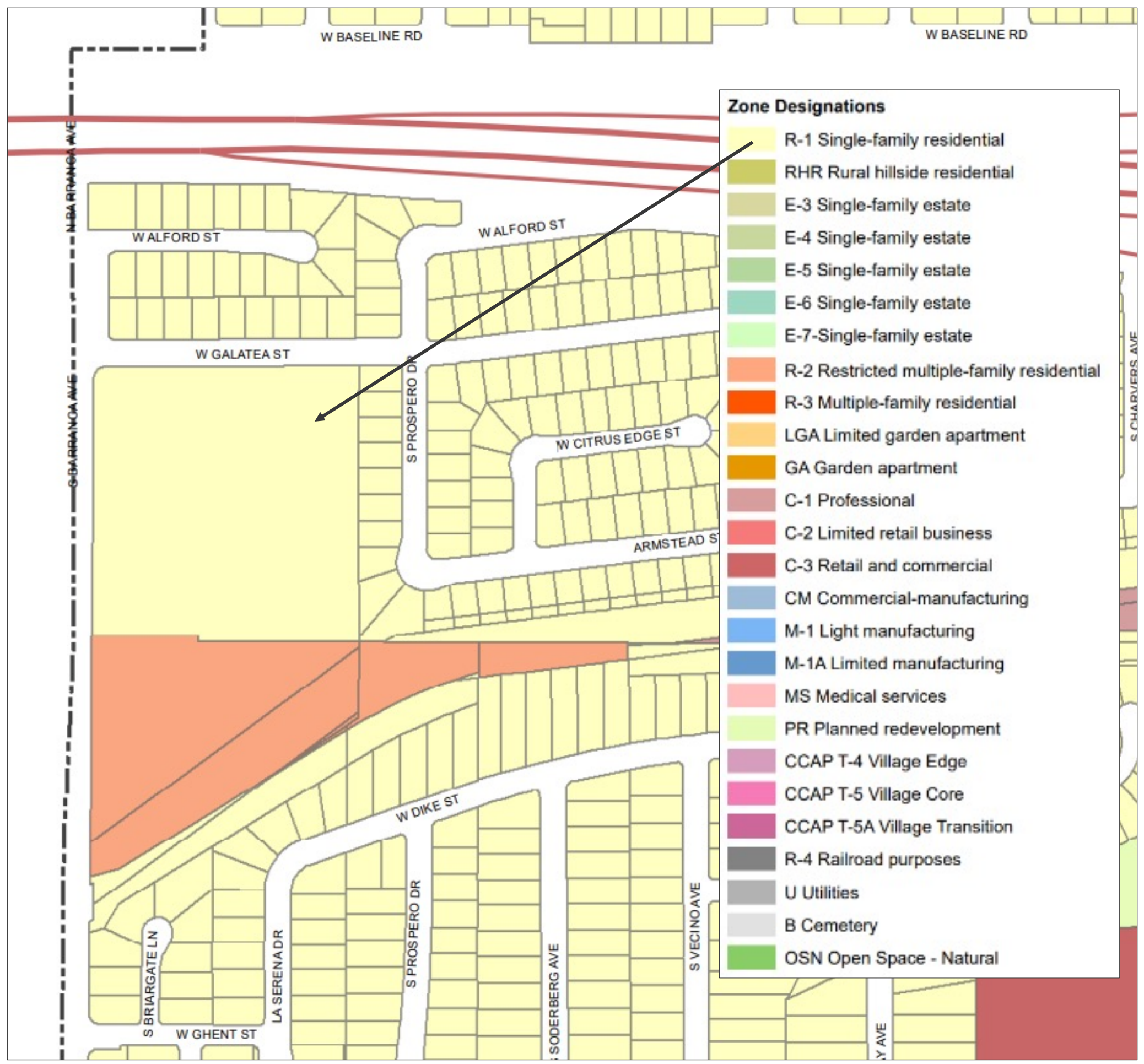
Former Sierra High School/AEC



Address: 1134 S. Barranca Avenue Glendora, CA 91740	Assessor's Parcel Number: 8632-001-900	Land Size: 9.07 acres
Zoning: R-1 Single-Family Residential	Land Use Designation: Civic / Institutional	Jurisdiction: City of Glendora
Alternative Use Options: As-Is Residential Development	Highest & Best Use: Residential Development	

- Located in a low-density to medium-density residential area.
- Bordered by multi-family residential to the south and low-density residential to the east and north. Bordered to the west by unincorporated County land, with Dalton Park, owned by Los Angeles County, immediately west.

Former Sierra High School/AEC



- Zoning: R-1 Single-Family Residential
 - Permitted uses include single-family residences and accessory buildings, home occupations as an accessory to a single-family residence within specific requirements, boarding houses, and care facilities.
- Land Use Designation: Civic / Institutional
 - Includes educational uses, such as primary and high schools, colleges, universities hospitals, and governmental facilities.
- Listed as “Site 49” on the Housing Element Sites Inventory in the 2021-2029 Housing Element.
 - City has indicated the property could support 43-54 dwelling units.
- The City of Glendora may be open to conversations surrounding the potential for increased density on the site.

Former Sierra High School/AEC

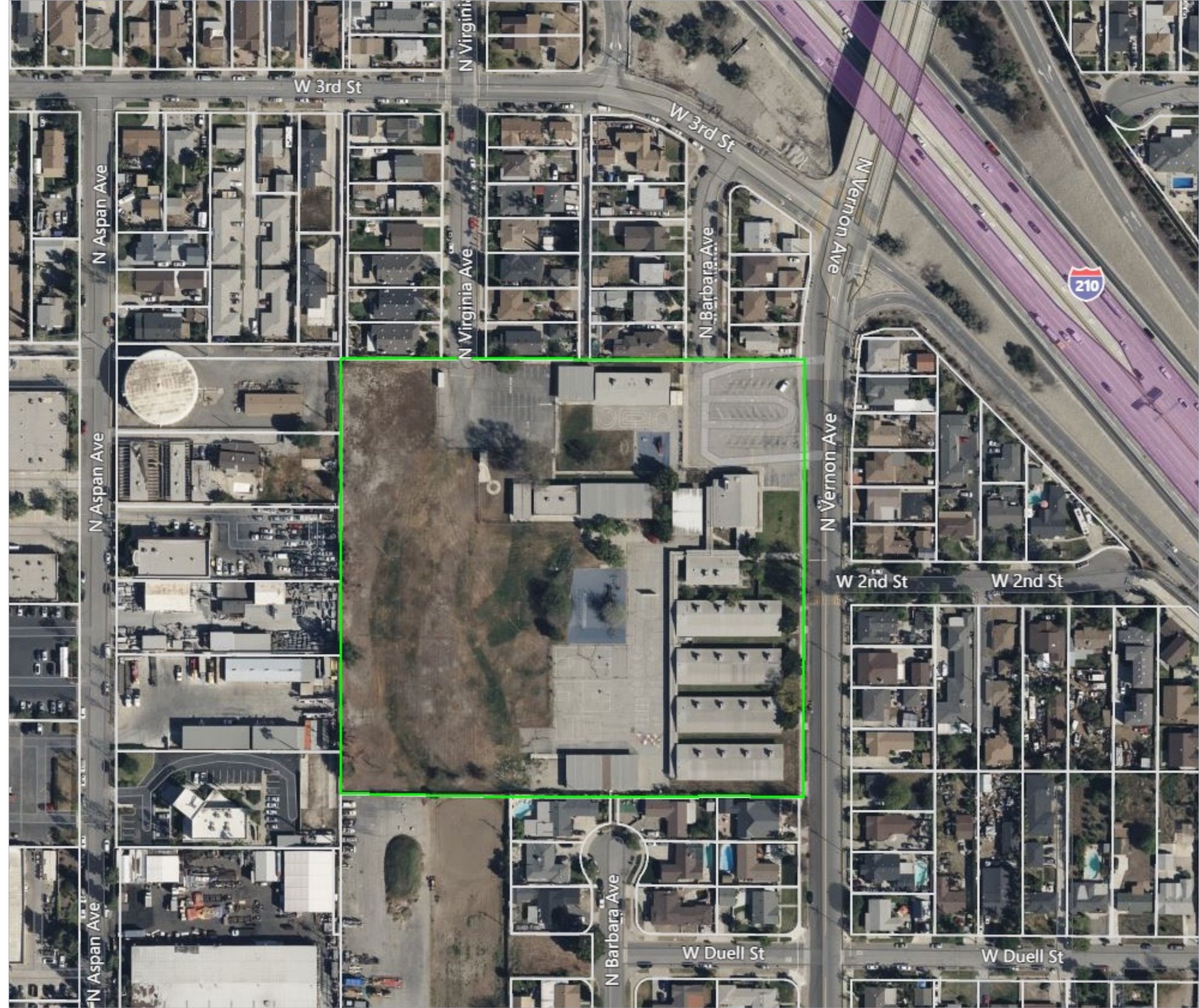


Key site findings:

- Any change in use / owner away from Civic / Institutional will require a general plan amendment.
- The property is included in the City of Glendora’s housing element; the City is in support of residential redevelopment on the property that is aligned with the current zoning.
- Any residential development considered should be consistent with the surrounding adjacent residential neighborhoods.

PROPERTY OVERVIEW

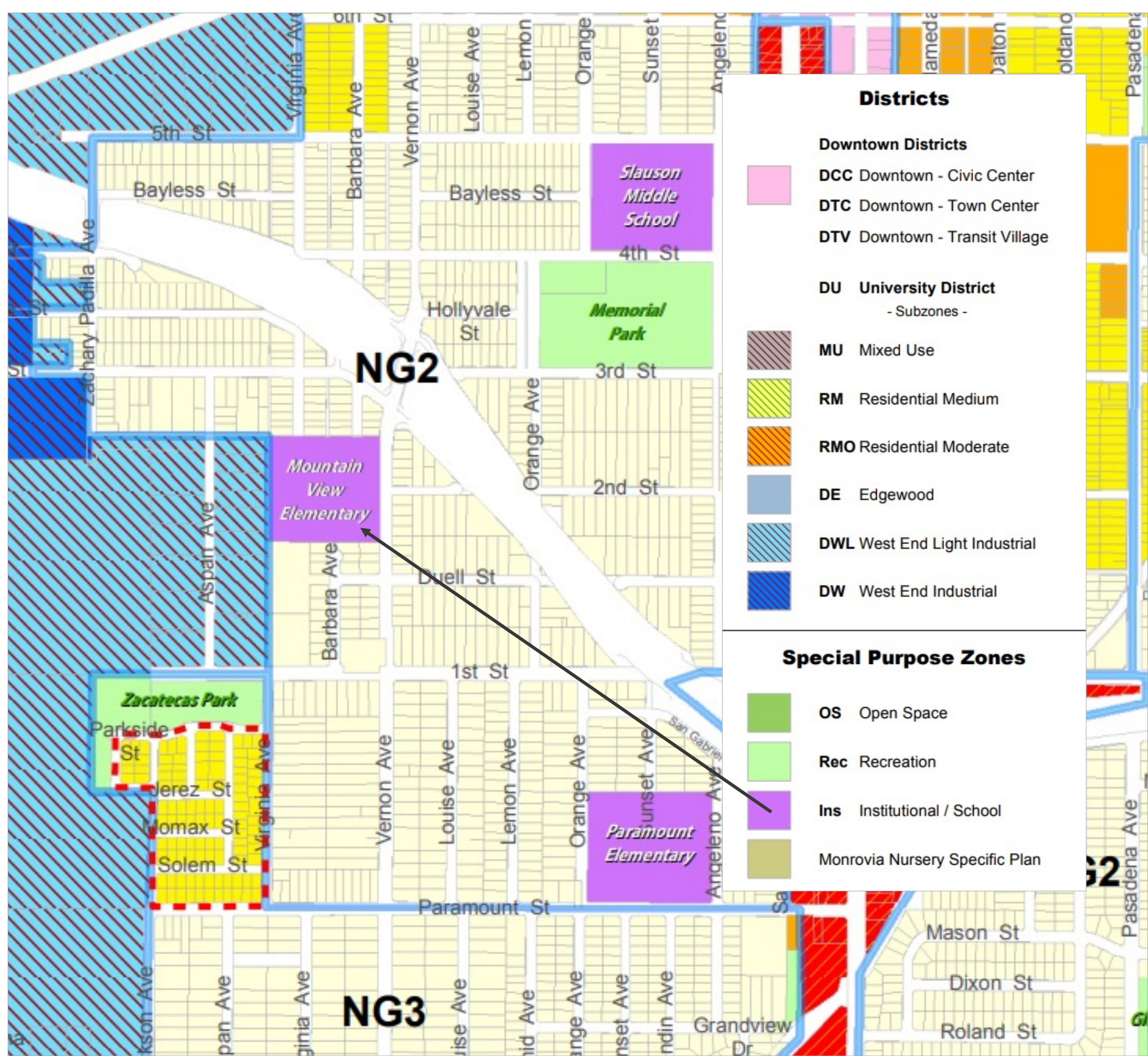
Mountain View Elementary School



Address: 201 N. Vernon Avenue Azusa, CA 91702	Assessor's Parcel Number: 8615-018-901	Land Size: 8.45 acres
Zoning: Institutional / School (INS)	Land Use Designation: Institutional / School (INS)	Jurisdiction: City of Azusa
Alternative Use Options: As-Is Residential Development Alternative Housing	Highest & Best Use: Residential Development	

- Immediate access and direct proximity to Interstate 210
- Surrounded by single-story residential to the north, east and south, with light industrial to the west.

Mountain View Elementary School



- Zoning: INS – Institutional/School
 - INS zone is applied to sites within the city that are occupied by or reserved for public facilities and utilities, meeting facilities, public and private schools, libraries, government offices, etc.
 - Permitted uses (requiring Zoning Clearance) include, but are not limited to, parks and playgrounds, office (accessory or government), and utility facilities.
- Land Use Designation: Institutional / School
 - Designation is to ensure public and institutional uses such as government and administrative offices, recreation facilities, cultural centers, and educational uses adequately support the existing and future population.

Mountain View Elementary School



Key site findings:

- As the property is owned by a public agency, it is zoned “INS” for Institutional/School and designated Institutional/Schools in the Azusa General Plan. Should use of the property change away from an Institutional/Schools use, a zone change and general plan amendment would be required.
- While the property is adjacent to both residential and light industrial uses, residential is the greatest need in this neighborhood.
- Any residential development considered should be consistent with the surrounding adjacent residential neighborhoods.
- A buffer between new development and existing light industrial uses would be necessary, should residential development be considered.

SUMMARY OF FINDINGS

Powell Elementary School

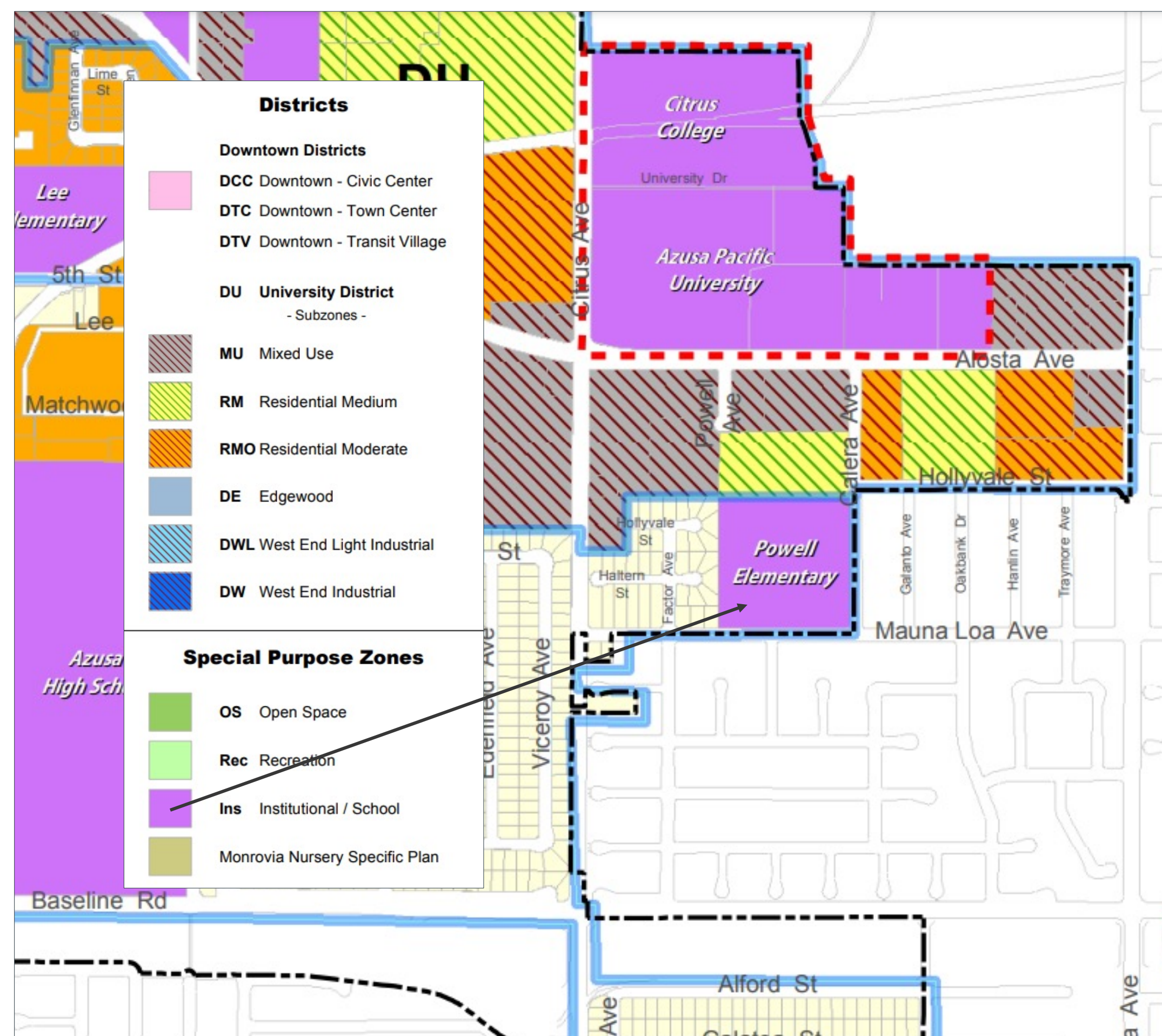


Address: 1035 E. Mauna Loa Avenue Azusa, CA 91702		Assessor's Parcel Number: 8628-4-9	Land Size: 9.14 acres
Zoning: Institutional / School (INS)	Land Use Designation: Institutional / School (INS)	Jurisdiction: City of Azusa	
Alternative Use Options: As-Is Residential Development Alternative Housing		Highest & Best Use: Residential Development	

- Resides on the eastern border of Azusa; bounded to the east and south by unincorporated land.
- Located in a primarily low-density residential area; with single-family homes on the east, west and south, and multi-family to the north.

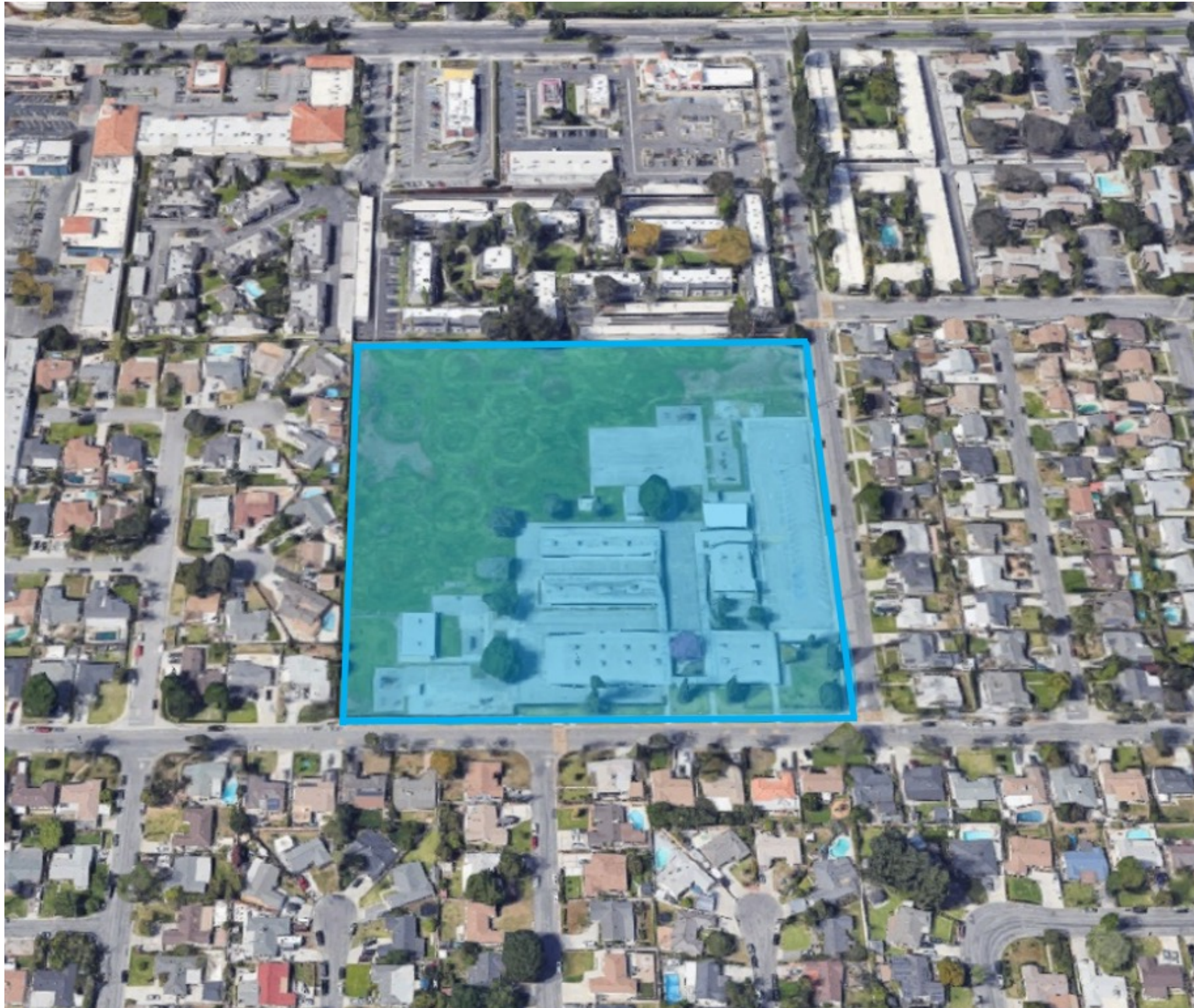
ZONING & LAND USE DESIGNATION

Powell Elementary School



- Zoning: INS – Institutional/School
 - INS zone is applied to sites within the city that are occupied by or reserved for public facilities and utilities, meeting facilities, public and private schools, libraries, government offices, etc.
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- Land Use Designation: Institutional / School
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Powell Elementary School

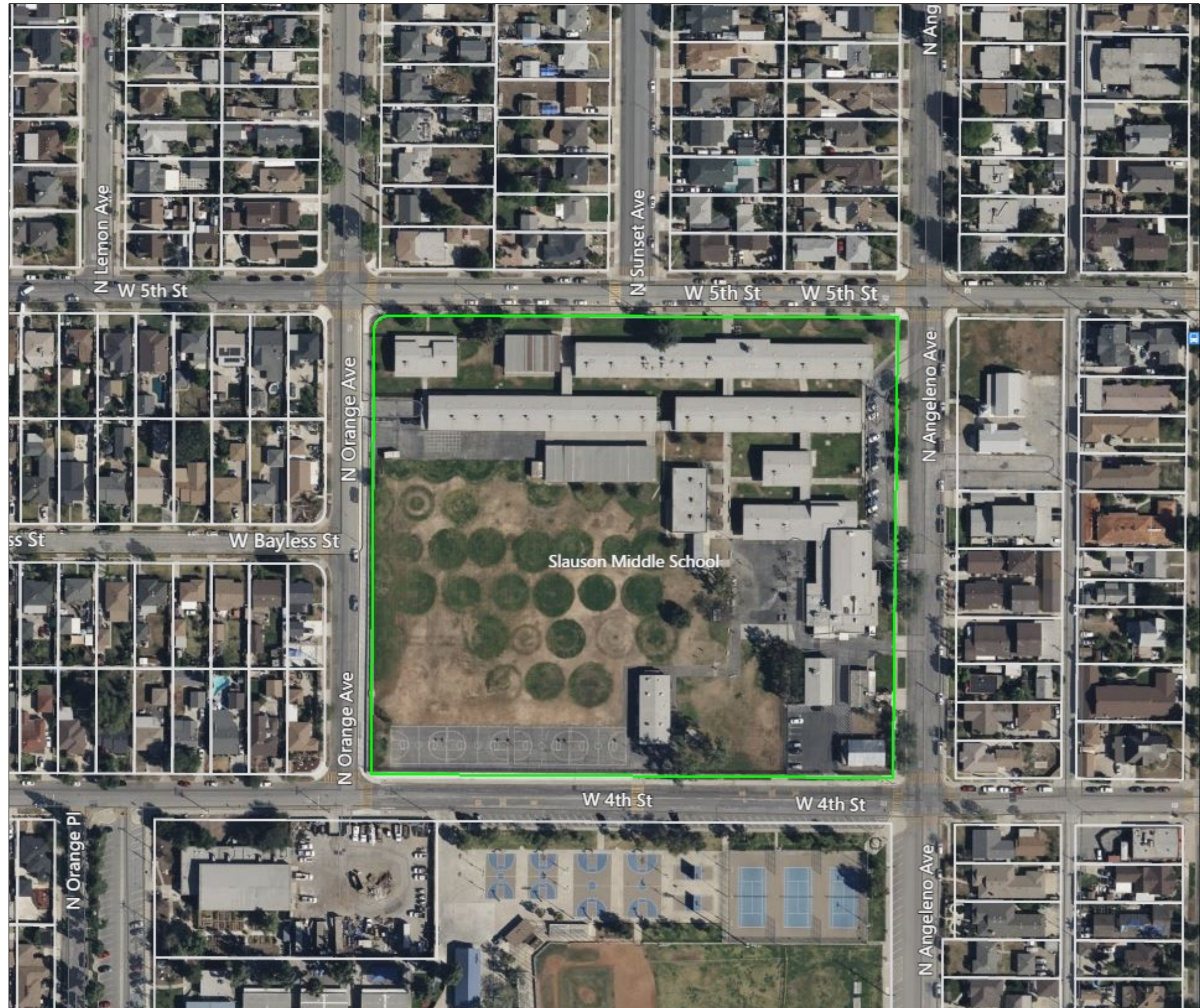


Key site findings:

- As the property is owned by a public agency, it is zoned “INS” for Institutional/School and designated Institutional/Schools in the Azusa General Plan. Should use of the property change away from an Institutional/Schools use, a zone change and general plan amendment would be required.
- A change in use to residential is likely the most plausible option given the surrounding neighborhood.
- Any residential development considered should be consistent with the surrounding adjacent residential neighborhoods.

SUMMARY OF FINDINGS

Slauson Middle School

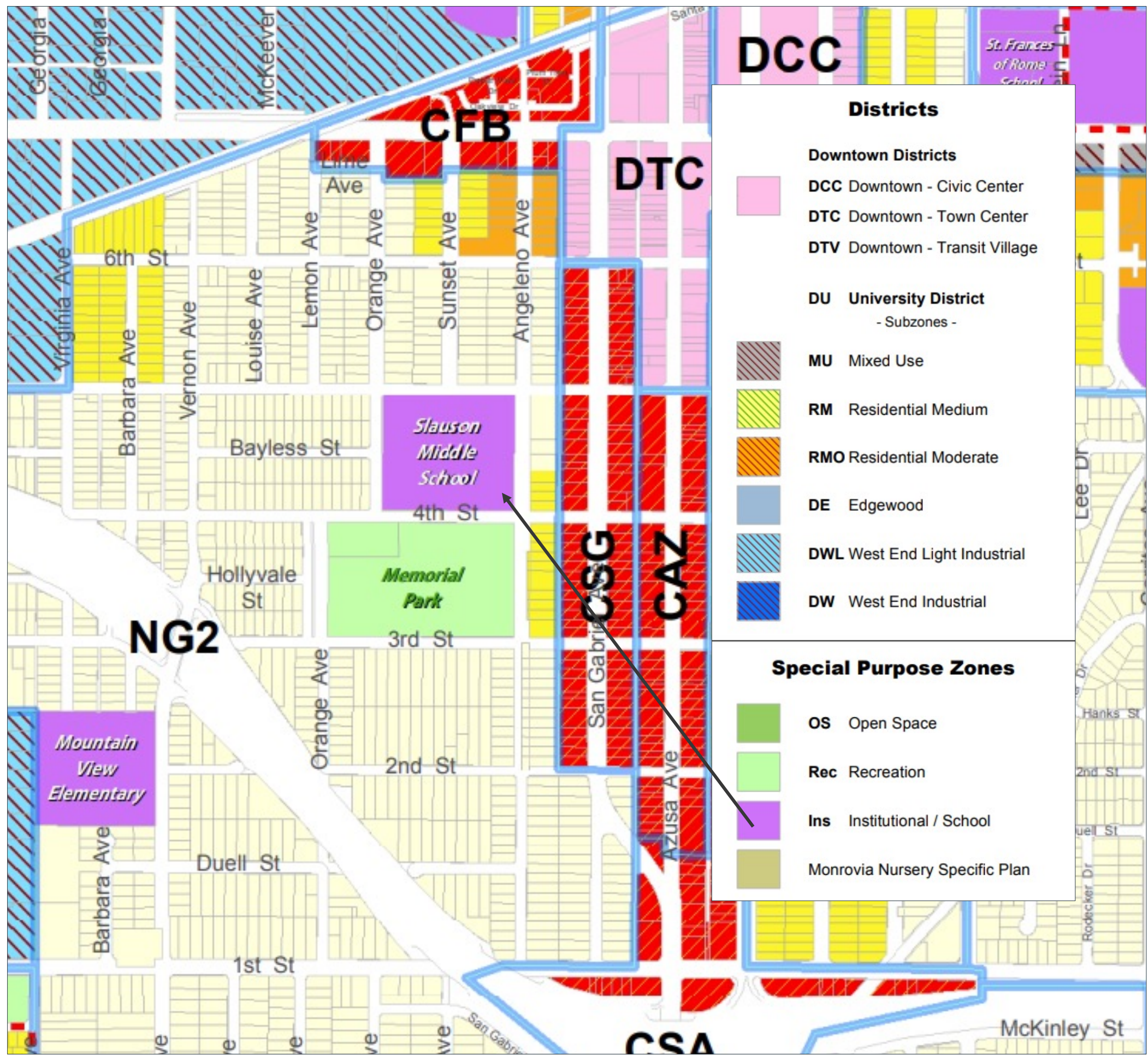


Address: 340 W. 5th Street Azusa, CA 91702	Assessor's Parcel Number: 8616-017-900	Land Size: 9.43 acres
Zoning: Institutional / School (INS)	Land Use Designation: Institutional / School (INS)	Jurisdiction: City of Azusa
Alternative Use Options: As-Is Residential Development Alternative Housing	Highest & Best Use: Residential Development	

- Adjacent to a mix of low-density and medium-density homes; one block from the San Gabriel Avenue Commercial Corridor.
- Bordered by low-density single-family homes on the east, west and north. Memorial Park, owned by the City of Azusa, is located to the south.

ZONING & LAND USE DESIGNATION

Slauson Middle School



- Zoning: INS – Institutional/School
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Slauson Middle School



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- A change in use to residential is likely the most plausible option given the surrounding neighborhood.
- Any residential development considered should be consistent with the surrounding adjacent residential neighborhoods.

SUMMARY OF FINDINGS

Alternative Use Options

- Based on the study of land use regulations governing the development of each property and local market conditions, the highest and best use for each site is for the development of residential housing, ranging from low-density to medium-density.
 - The proposed zoning for Center and Ellington align with the property's highest and best use.
 - The current zoning for Former Sierra/AEC aligns with the property's highest and best use. Residential development will likely require a general plan amendment, however.
 - The current zoning for Mountain View, Powell and Slauson do not align with the property's highest and best use. A general plan amendment will be required to allow for residential development.
- The primary factors informing this conclusion are contextual influences within each neighborhood, the demand for increased housing supply in each jurisdiction, as well as informal conversations with the applicable city's planning staff.
- Each property could also be used in its as-is condition, for example it could be repurposed for District-related uses.

THANK YOU

Questions & Answers
