

Request for Qualifications and Proposals

**POMONA UNIFIED SCHOOL
DISTRICT**

**Approximate 8.55 Acre
Redevelopment Opportunity**



855 E Kingsley Ave
Pomona, CA

3D
STRATEGIES



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PROPERTY INFORMATION

Pomona Unified School District invites proposals for the acquisition of 855 E Kingsley Ave, Pomona. This property spans approximately **8.55 acres** and situated at the intersection of E Kingsley Avenue and N San Antonio Ave. An underutilized asset brimming with potential, this site is perfectly poised for redevelopment into residential spaces. This property presents an unparalleled opportunity for forward-thinking investors and developers.



ADDRESS	855 E Kingsley Ave, Pomona CA 91767
APN	8319-020-912
OWNER	Pomona Unified School District
LOT SIZE	Approx. 8.55 Acres
CURRENT ZONE	RND1 = [HM1-N1-R1] + SB330 Overlay (City of Pomona)*
GENERAL PLAN	Residential Neighborhood, Transect Zone: T3
CURRENT USE	Vacant
TITLE REPORT	LINK
PLOTTED EASEMENTS	LINK



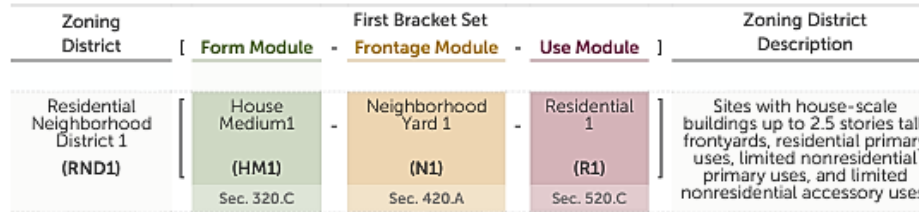
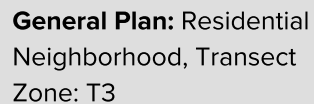
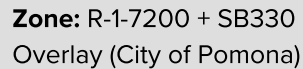
PROPERTY PHOTOS



**Please be advised that the property has undergone significant changes, including the razing of the buildings, and no longer corresponds to the images provided.*

PROPERTY PHOTOS

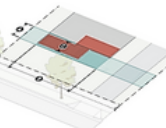





- a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.
- b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing. It amends the State Housing Accountability Act, Permit Streamlining Act and Planning and Zoning Law all under Title 7 of the California Government Code. The bill is in effect from January 1, 2020, to January 1, 2025. SB 330 aims to increase certainty in the development process, speeding the review of new Housing Development Projects, preserving existing affordable housing and preventing certain zoning actions that reduce the availability of housing.

The R1 Use Module is intended to accommodate a wide variety of housing types for a variety of housing needs in a predominantly residential setting, to accommodate certain accessory uses, and to facilitate the efficient management of municipal resources.

120.A. Neighborhood Yard 1 (N1)				
STREET ORIENTATION		2. STREET-FACING FACADE		
				
BUILD-TO		Primary Street	Side Street	
Buildable stories (min)		All	All	Sec. 420.0
➤ Build-to depth (max)		25	20	
➤ Build-to width (min)		50%	50%	
➤ Pedestrian amenity allowance		n/a	n/a	
➤ Active depth (min)		9'	5'	
PARKING LOCATION		Sec. 480		
Parking between building and street		Not allowed	Not allowed	
LANDSCAPING		Sec. 490		
Frontage planting area (min)		50%	50%	
Frontage yard fence & wall type allowed		Type A3	Type A3	
TRANSPARENCY		Primary Street	Side Street	
➤ Ground story transparency		20%	30%	Sec. 420.0
➤ Upper story transparency		15%	30%	
➤ Active wall spacing (max)		30'	40'	
ENTRANCES		Sec. 430.0		
➤ Street-facing entrance		Required	n/a	
➤ Entrance spacing (max)		30'	n/a	
Required Entry feature		Required	n/a	
Options		<ul style="list-style-type: none"> • Porch • Stoop • Forecourt 		
GROUND STORY		Sec. 420.0		
➤ Ground story-height				
Residential (min)		9'	10'	
Non-residential (min)		10'	10'	
➤ Ground-story elevation				
Residential (min/max)		0'/5'	0'/5'	
Non-residential (min/max)		0'/12'	0'/12'	

CONCEPTUAL RESIDENTIAL DEVELOPMENT SCHEMES BY URBAN ARENA



OPTION A | DETACHED SINGLE FAMILY HOMES



32' x 70' ALLEY-LOADED LOTS

Net Site Area	8.61 ac
Total Units:	92 units
Average Net Density:	10.69 du/ac
Stories:	2
Min. Lot Size:	2,240 sf

CONCEPTUAL RESIDENTIAL DEVELOPMENT SCHEMES BY URBAN ARENA

OPTION B | DETACHED TOWNHOMES



CONCEPTUAL RESIDENTIAL DEVELOPMENT SCHEMES BY URBAN ARENA

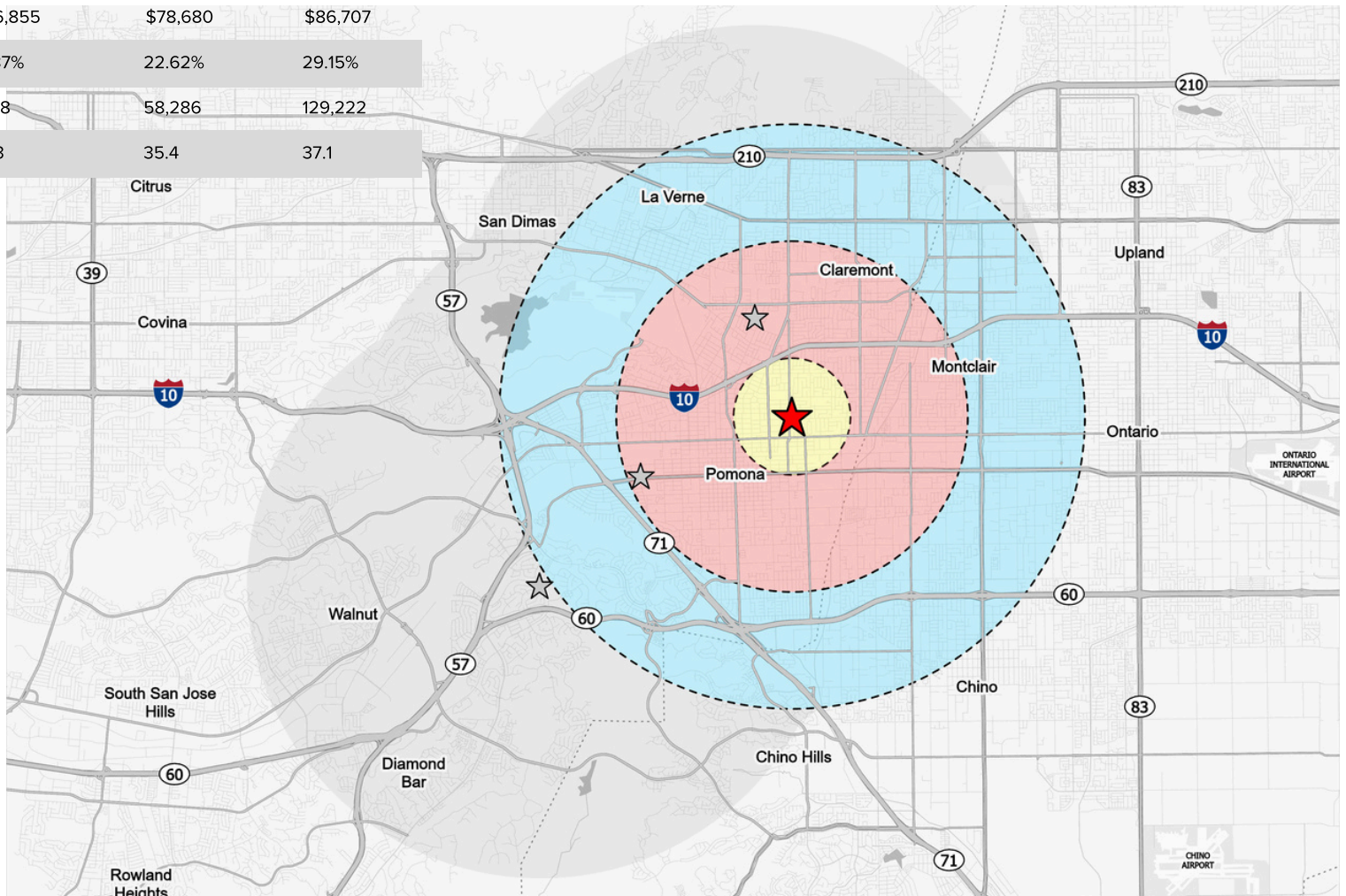
OPTION C | ATTACHED TOWNHOMES



DEMOGRAPHICS

DEMOGRAPHICS (ESRI)

	1 MILE	3 MILE	5 MILE
Population (2024)	26,987	199,369	419,427
5 Year Growth (2023 - 2028)	-3.06%	-0.79%	-0.71%
Median HHI	\$66,855	\$78,680	\$86,707
% Pop w/ Bachelor or Above	16.87%	22.62%	29.15%
Total Households	8,178	58,286	129,222
Median Age	34.3	35.4	37.1



POMONA, CA



Nestled amidst the vibrant tapestry of the San Gabriel Valley, Pomona, California, exudes the quintessential charm of a diverse and dynamic city. Surrounded by the majestic San Gabriel Mountains and situated near the bustling energy of Los Angeles, this eclectic urban center offers a perfect blend of cultural richness and recreational opportunities that captivate residents and visitors alike.

One of the most captivating features of Pomona is its rich cultural heritage and vibrant arts scene. With a backdrop of stunning mountain vistas and a bustling cityscape, residents are treated to a melting pot of cultural experiences and artistic expressions. From world-class museums and galleries to lively festivals and performances, there's never a shortage of creativity and inspiration in this dynamic city.

Beyond its cultural allure, Pomona boasts a thriving downtown area brimming with historic architecture, trendy boutiques, and diverse dining options, creating a vibrant hub of community life. Whether strolling through art walks or savoring international cuisine, residents find endless delights in the heart of the city.

With its diverse population, rich history, and vibrant cultural scene, Pomona offers a coveted lifestyle for those seeking the perfect blend of urban excitement and natural beauty. Whether yearning for a historic home in the city center or a modern retreat in the foothills, Pomona presents a diverse array of real estate options to suit every preference. Experience the allure of Pomona and discover the endless possibilities that await in this vibrant city.



SELECTION PROCESS FOR SUBMITTALS



SELLER'S RESERVATION OF RIGHTS

- To reject any and all proposals received in response to the RFP;
- To accept an offer other than the highest bid (price) as part of a comprehensive review process that includes, but is not limited to, the missional and strategic interests of Pomona Unified School District.
- To waive and/or modify any informalities, irregularities, or inconsistencies in any proposal;
- To negotiate any aspect on the proposal with any prospective buyer, terminate negotiations and select the next most responsive proposal;
- To prepare and release a new RFP, or take such action as deemed appropriate if negotiations fail to result in an agreement;
- To change the evaluation criteria or modify any other provision in this RFP.
- To award the contract, in whole or in part, to one or more bidders.

DOCUMENTATION OF FINANCIAL STABILITY



All proposals must provide documentation demonstrating the buyer's ability to meet the obligations described in the proposal. The financial documentation is a critical factor in determining whether a proposal is viable.

Documentation of financial responsibility may include the following:

1. Financial statements for the past three (3) years.
2. A letter of reference from a major bank or lending institution.
3. A statement describing any and all litigation in which the entity and its principals have been involved during the past five (5) years, as well as any litigation which is pending or threatened against the entity and principals, and can reasonably be known by the entity.
4. A statement regarding any past or current bankruptcies involving the entity, the principals, or any sub-entity.
5. All documentation of financial responsibility shall be submitted with the proposal at the same time as the proposed purchase terms.
6. The Owner reserves the right to perform a background or credit check on any entity or principals.
7. This proposal is made directly to interested parties. All responses must be net of any broker's commission.

Additional information may also be requested.

WAIVER



On May 15, 2024, the Pomona Unified School District's Board of Trustees adopted Board Resolution No. 29 (2023-24) seeking a waiver of California Education Code section 17455 et seq., directing statutory offers to be made, and authorizing issuance of this Request for Qualifications and Proposals ("RFQ/P"), subject to approval of the waiver by the State Board of Education. In compliance with statutory requirements and the Board-adopted resolution(s), the District is simultaneously notifying various agencies that the Properties are being offered for sale, and those agencies may be entitled to certain priorities for consideration over other members of the public that are interested in purchasing the Property. The District applied to the State Board of Education for a waiver of certain Education Code requirements in order to provide the District with the greatest possible flexibility in the process of selling surplus properties. If approved, the waiver will apply to Education Code sections 17473 and 17474, and to portions of sections 17455, 17466, 17469, 17472, and 17475. It is anticipated that the waiver will be reviewed and approved by the State Board at its meetings scheduled for November 8-9, 2023, which will authorize the District to accept a proposal in response to this RFQ/P. The most compelling rationale for a school district to use a Request for Qualifications and Proposal process for selling properties is that unlike the bid process, which essentially limits the Board of Trustees to price as the sole criteria for selecting its "preferred party", the Board of Trustees can entertain other more subjective, but very important considerations. This is especially important when considering the residential or other development of school district property because this process is lengthy and complex and the Board will need to thoroughly review not only the proposals being submitted, including price, but the qualifications of the proposer. These other very important qualifications include, but certainly are not limited to, the following:

Experience: The developer should have a strong track record in developing similar properties – including in Pomona and/or surrounding cities - and a good understanding of the school district's complex needs.

Financial Stability: The developer should have a strong financial standing which will ensure that the project is fully funded and completed without any glitches.

Deposit Structure: Because the project will take 6-12 months before close of escrow, the developer should have the ability to release substantial nonrefundable deposits.

Reputation: The developer should have a good reputation in the community, which will ensure that the school district will receive a quality development that will also be respectful of the varying needs of key stakeholders such as neighbors, community members, school district staff, board members, city appointed and elected officials, etc.

Project Design and Planning: The developer should have a solid plan for the development which takes into account the community's needs and the school district's requirements, including zoning considerations, building codes, and environmental regulations. This is especially true with the state passage of key housing legislation such as SB 330 and others.

Construction Quality: The developer should be able to deliver a quality construction that will stand the test of time and meet the school district's and community's expectations.

Resources: The developer should have the necessary resources and staff to manage the project efficiently and effectively.

Effective Communication and Community Engagement: The developer should be an effective communicator and be able to keep the school district informed throughout the development process while also engaging with the neighbors and community in numerous public venues and through various media channels.

DISCLAIMER



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While the information contained herein has been provided in good faith and in an effort to provide prospective buyers with relevant property data, it should not be considered a substitute for a thorough due diligence investigation.

The information contained herein has been obtained from sources we believe to be reliable; however, 3D Strategies has not verified, and will not verify, any of the information contained herein, nor has 3D Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

3D Strategies has not made any investigation, and makes no warranty or representation, with respect to the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with Local, State and Federal regulations, or the physical condition of the improvements of the subject property.