



# City Council Memorandum

*City of Arts & Innovation*

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**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: AUGUST 15, 2023**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 7**  
**DEPARTMENT**

**SUBJECT: DECLARE THE VACANT CITY-OWNED LAND LOCATED ON DOOLITTLE AVENUE BETWEEN MORRIS STREET AND CENTRAL AVENUE, BEARING ASSESSOR'S PARCEL NUMBER 155-060-010, AS EXEMPT SURPLUS AND APPROVE THE CONVEYANCE OF A GRANT DEED WITH SEAN, LLC PER THE EXCHANGE, DISPOSITION AND DEVELOPMENT AGREEMENT**

**ISSUE:**

Declare the vacant City-owned land located on Doolittle Avenue between Morris Street and Central Avenue, bearing Assessor's Parcel Number 155-060-010, as exempt surplus and approve the conveyance of a Grant Deed with SEAN, LLC per the Exchange, Disposition and Development Agreement.

**RECOMMENDATIONS:**

That the City Council:

1. Declare the vacant City-owned land located on Doolittle Avenue between Morris Street and Central Avenue as exempt surplus based on the written findings contained in this staff report;
2. Approve the Grant Deed (Attachment 1) with SEAN, LLC for the conveyance of approximately 11,743 square feet of vacant City-owned land; and
3. Authorize the City Manager, or designee, to execute the Grant Deed, including making minor and non-substantive changes, and signing all documents and instruments necessary to complete this transaction.

**BACKGROUND:**

On May 20, 2003, City Council approved the Exchange, Disposition and Development Agreement by and among the City of Riverside (City), the Friends of Riverside Airport, LLC, the Van Buren Golf Center, LLC, and the Riverside Gateway Plaza (Attachment 2 - Exchange, Disposition and Development Agreement). The Agreement mandated that the City acquire real property known as the "Doolittle Parcel", acquired by Grant Deed recorded on 4/9/2003, as instrument number

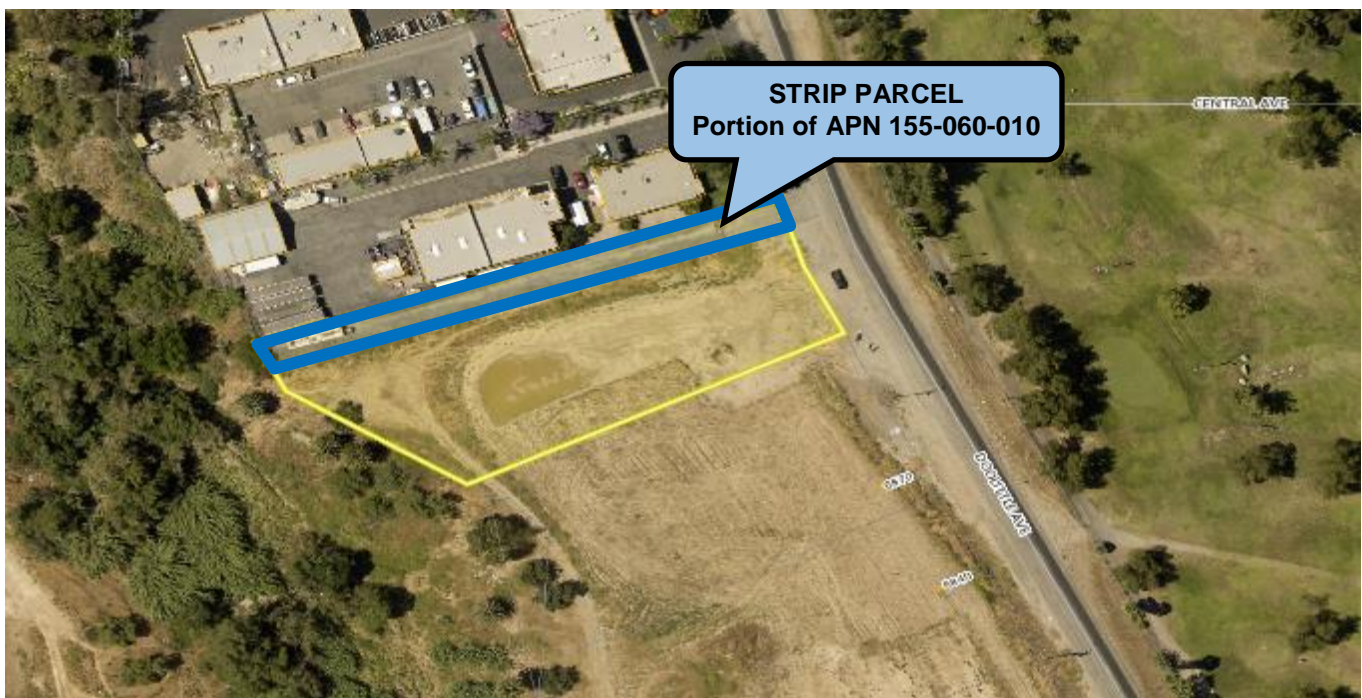
2023-248414. The Doolittle Parcel comprised of three parcels that included Assessor's Parcel Number 155-060-010, a portion of which is defined as the "Strip Parcel". The Strip Parcel was to be used to create a buffer zone between the expanded golf course and the adjacent parcel.

Originally enacted in 1968, the Surplus Land Act requires all local agencies to prioritize affordable housing when disposing of surplus land. In 2014, the Surplus Land Act was amended to define a qualified proposal, prioritize proposals that encourage the most units at the deepest affordability and provide more realistic time frames to make and negotiate offers. On October 9, 2019, the State adopted Assembly Bill 1486 (AB 1486) to clarify and strengthen the provisions in the Surplus Land Act that will promote the use of public land for affordable housing projects.

**DISCUSSION:**

The Exchange, Disposition and Development Agreement facilitated the "Gateway Project" which was a culmination of multiple sub-projects that combined the Gateway Commercial Project, the Jurupa Avenue Extension Project, and the Residential Project. The Gateway Project implemented the expansion of the existing Van Buren Golf Course into the Expanded Golf Course, the construction of a monumented City entrance, the creation of equestrian, bicycle, and recreational trails, and the development of mixed commercial, retail, and office facilities.

Pursuant to Government Code Section 54221 (g) "Surplus land that is subject to valid legal



restrictions that are not imposed by the local agency and that would make housing prohibited, unless there is a feasible method to satisfactorily mitigate or avoid the prohibition on the site. An existing nonresidential land use designation on the surplus land is not a legal restriction that would make housing prohibited for purposes of this subparagraph. Nothing in this article limits a local jurisdiction's authority or discretion to approve land use, zoning, or entitlement decisions in connection with the surplus land."

In this case, the subject property's use is exempt under Section 54221 (g) because it is subject to restrictions placed on the City through the Federal Aviation Administration (FAA) grant assurances. This parcel is not allowed to have housing on it per zoning restrictions adopted as

required by the FAA.

Per the terms of the Exchange, Disposition and Development Agreement, the Strip Parcel, pictured in the aerial above, approximately 11,743 square feet, is to be conveyed to the adjacent parcel owner, SEAN, LLC.

The Airport Manager concurs with the recommendation in this staff report.

**STRATEGIC PLAN ALIGNMENT:**

This item contributes to **Strategic Priority 6 – Infrastructure, Mobility, & Connectivity** and **Goal 6.2:** Maintain, protect and improve assets and infrastructure within the City’s built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

The item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – Declaring the property as exempt surplus and the conveyance of a Grant Deed to SEAN, LLC in an open meeting demonstrates that the City makes decisions that serve the public interest, benefit the City’s diverse populations, and results in the greater public good.
2. **Equity** – The City demonstrates its commitment to ensuring that all community members have equal access to the benefits of the proposed transaction and its value maximized which is necessary to promote growth and provide equitable economic benefits throughout the immediate area.
3. **Fiscal Responsibility** – The disposition of the property ensures the responsible management of the City's financial resources in a manner consistent with prudent stewardship while facilitating beneficial investment in the City of Riverside.
4. **Innovation** – Declaring the property as exempt surplus demonstrates that the City is timely in meeting the community's needs through collaborative partnerships and adaptive processes.
5. **Sustainability & Resiliency** – Declaring the property as exempt surplus ensures present and future reliability, resiliency, and sustainability for future development.

**FISCAL IMPACT:**

There is no fiscal impact related to this report.

Prepared by: Jennifer A. Lilley, AICP, Community & Economic Development Director

Certified as to

Availability of funds: Edward Enriquez, Assistant City Manager/Chief Financial Officer

Approved by: Rafael Guzman, Assistant City Manager

Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Grant Deed
2. Exchange, Disposition and Development Agreement
3. Presentation