



City Council & Housing Authority Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR, CITY COUNCIL & HOUSING AUTHORITY COMMISSIONER **DATE:** NOVEMBER 10, 2015

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD:** 6
DEPARTMENT

SUBJECT: CONVEYANCE OF A 20-FOOT WIDE PARCEL ALONG THE NORTHERLY PORTION OF ASSESSOR PARCEL NUMBER 151-123-014 FROM THE HOUSING AUTHORITY TO THE CITY OF RIVERSIDE AND THE CITY'S ACCEPTANCE OF A FOUR-FOOT WIDE EASEMENT FROM CAMP ANZA, LP TO RETAIN EXISTING PARKING LOT IMPROVEMENTS AT THE ARLANZA BRANCH PUBLIC LIBRARY LOCATED AT 8267 PHILBIN AVENUE

ISSUES:

The issue for Housing Authority consideration is the conveyance of a 20-foot wide parcel along the northerly portion of Assessor Parcel Number (APN) 151-123-014 (Arlanza Branch Public Library property).

The issues for City Council consideration include the acceptance of a 20-foot wide parcel along the northerly portion of APN 151-123-014 and acceptance of a four-foot wide easement from Camp Anza, LP to retain the existing parking lot improvements associated with the Arlanza Branch Public Library located at 8267 Philbin Avenue.

RECOMMENDATIONS:

That the Housing Authority:

1. Authorize the conveyance of a 20-foot wide parcel along the northerly portion of APN 151-123-014 to the City of Riverside; and
2. Authorize the Executive Director, or designee, to execute the attached Grant Deed (Attachment 1) in favor of the City of Riverside to transfer the ownership of a 20-foot wide parcel along the northerly portion of APN 151-123-014.

That the City Council:

1. Authorize the acceptance of a 20-foot wide parcel along the northerly portion of APN 151-123-014;
2. Authorize the acceptance of a four-foot wide easement from Camp Anza, LP to retain the existing parking lot improvements associated with the Arlanza Branch Public Library located at 8267 Philbin Avenue;

3. Authorize the City Manager, or designee, to execute a Certificate of Acceptance for a 20-foot parcel along the northerly portion of APN 151-123-014; and
4. Authorize the City Manager, or designee, to execute the attached Easement Agreement (Attachment 2) and any related documents for the acceptance of a four-foot wide easement from Camp Anza, LP to retain the existing parking lot improvements at the Arlanza Branch Public Library located at 8267 Philbin Avenue, including making minor non-substantive changes.

BACKGROUND:

In 2008, the former Redevelopment Agency assembled approximately three (3) acres located between Picker and Wohlstetter Streets north of Philbin Avenue to facilitate the development of an affordable housing community and the construction of the Arlanza Branch Library located at 8267 Philbin Avenue.

In 2009, the former Redevelopment Agency conveyed the southerly portion of one-half acre to the City of Riverside for the purpose of constructing the Arlanza Branch Public Library. During the course of construction of the library, it was determined that an additional 20 feet of land was required to complete the necessary parking lot improvements. The former Redevelopment Agency granted an additional 20-foot wide (approximately 0.10 acre) parcel to the City and the library improvements were completed.

In 2010, APN 151-123-008 was conveyed by the former Redevelopment Agency to the City's Housing Authority to facilitate the development of a new affordable housing community. The Housing Authority procured a developer, Camp Anza, LP, to develop Home Front at Camp Anza, which is a 30-unit apartment community for disabled veterans and their families that include the rehabilitated and adaptive re-use of the World War II Camp Anza Officers Club as a resident recreational space and supportive service center.

During the transfer of the Housing Authority-owned property to Camp Anza, LP two issues were found. The first issue pertains to the 20-foot wide, 0.10 acre parcel that was conveyed twice by the Redevelopment Agency first to the City in 2009 and then to the Housing Authority in 2010. The Housing Authority needs to grant the subject property to the City so that title clearly shows that the parcel is owned by the City.

The second issue pertains to the Arlanza Branch Public Library's physical improvements that encroach on approximately four-feet of the southerly portion of APN 151-123-008 (Parcel Map - Attachment C). To resolve the encroachment issue, Camp Anza, LP is offering a four-foot wide easement to the City to accommodate the existing physical improvements and ongoing maintenance of these improvements.

FISCAL IMPACT:

There is no fiscal impact to the General Fund.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds: Brent A. Mason, Finance Director/Treasurer

Approved by: Al Zelinka, Assistant City Manager

Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Housing Authority Grant Deed
2. Easement Agreement
3. Location Map