



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 12, 2018**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 3**
DEPARTMENT

**SUBJECT: SURPLUS DECLARATION OF APPROXIMATELY 7,988 SQUARE FEET OF
VACANT CITY OWNED LAND LOCATED AT THE SOUTHERLY TERMINUS OF
ELIZABETH STREET ACQUIRED FOR THE RIVERSIDE AVENUE GRADE
SEPARATION PROJECT**

ISSUE:

Declare as surplus approximately 7,988 square feet of vacant City owned land located at the southerly terminus of Elizabeth Street, bearing Assessor Parcel Numbers 225-073-027 and 225-073-028, acquired for the Riverside Avenue Grade Separation Project.

RECOMMENDATIONS:

That the City Council:

1. Approve the surplus declaration of approximately 7,988 square feet of vacant City owned land located at the southerly terminus of Elizabeth Street, bearing Assessor Parcel Numbers 225-073-027 and 225-073-028, acquired for the Riverside Avenue Grade Separation Project; and
2. Authorize marketing and sale of Assessor Parcel Numbers 225-073-027 and 225-073-028 at fair market value in accordance with the City's Administrative Manual 08.003.00, Disposition and Sale of City-Owned Real Property.

BACKGROUND:

On May 16, 2017, City Council declared 6104 Riverside Avenue and 6105 Elizabeth Street surplus as a result of the completion of the Riverside Avenue Grade Separation Project which reduced congestion and inconvenience caused by the existing at-grade Union Pacific railroad along Riverside Avenue from Merrill Avenue to north of Elizabeth Street. At the time, the remnant portion of Assessor Parcel Numbers 225-073-027 and 225-073-028 was not considered developable due to existing right of way on its southerly border.

A Riverside developer recently approached the City with an interest in purchasing 6104 Elizabeth Street and the Property for residential development. The City Surveyor prepared a

legal description for the Property containing approximately 7,988 square feet of vacant land that could potentially accommodate a single family residence subject to obtaining development entitlements from the City's Planning Division (Attachment – Legal Description and Plat Map).

DISCUSSION:

The Property is zoned residential (R-1-7000) and originally fronted on the northerly side of Riverside Avenue at Elizabeth Street. The General Plan designation is Medium Density Residential. After completion of the Riverside Avenue Grade Separation Project, Elizabeth Street no longer extends south to Riverside Avenue and was converted into a cul-de-sac. The Property is no longer needed by Public Works and excludes the area improved with a pedestrian walk-way and down slope.

The Property as well as the other two parcels that were previously declared surplus are shown on the site map below.



A disposition notice was provided to City departments and no interest was received by the deadline to respond. Once the Property is declared surplus, City staff will offer it for sale first to public agencies and then to the general public in conformance with California Government Code Section 54220, et seq. This law requires the City, prior to disposing of surplus property, to notify other governmental agencies and offer to sell the Property for a 60-day period. If there is no public agency interest in the Property, staff will negotiate a Purchase and Sale agreement in an effort to sell the Property at fair market value in accordance with the City's Administrative Manual 08.003.00, Disposition and Sale of City-Owned Real Property.

The Public Works Director concurs with these recommendations.

FISCAL IMPACT:

There are sufficient funds available in Public Works Riverside Ave/UPRR Grade Separation – 2009 Measure A account number 9595730-440313 for costs associated with the sale, which will be offset with the proceeds from the disposition of the Property. All remaining proceeds from the sale of the Property will be deposited into Public Works Riverside Ave/UPRR Grade Separation – 2009 Measure A account number 9595730-440313.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachment: Legal Description and Plat Map