



DECLARE APN: 233-061-005, EXEMPT SURPLUS LAND & APPROVE PURCHASE AND SALE AGREEMENT

Community & Economic Development

City Council
August 2, 2022

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BACKGROUND

1. June 9, 1998, City Council approved the widening of Van Buren Blvd resulting in approximately 4,436 SF surplus ROW.
2. October 9, 2019, State Assembly Bill 1486 adopted, requiring public agencies to follow the Surplus Property Law for disposing surplus property
3. Widening of Van Buren Boulevard completed & Public Works Department has declared the subject properties surplus to their needs



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DISCUSSION

1. Property is to be consolidated with parcel 3605 Van Buren Boulevard
2. Consists of less than 5,000 square feet and has access from Andrew Street
3. Narrow strip of land and is not buildable independently
4. Electrical transformer located within the subject segment, which is reserved as a Public Utility Easement



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DISCUSSION

5. April 6, 2021, City Council adopted and approved the Resolution for Summary Street Vacated (segment of Andrew Street)
6. Property appraised value is the Purchase Price of \$30,000 in its as-is condition
7. Escrow period is 90-days from Effective Date
8. Deposit of \$2,000 within 15 business days after the Effective Date, applied towards purchase price



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SUBJECT SITE - APN: 233-061-005



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SUBJECT SITE

1. 4,436 square feet (0.10 acres) highlighted in yellow and is under the controlled of Public Works (PW)
2. Zoned Commercial Retail – Specific Plan (CR-SP)
3. General Plan designation is Mixed Use Village (MU-V)
4. Located on the signalized northeast corner of Van Buren Blvd. & Andrew Street
5. Remnant of the Van Buren Boulevard Street Widening Project



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 5 – High Performing Government

Goal No. 5.4 - Achieving and maintaining financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Declare the vacant City-owned land located at the intersection of Van Buren Blvd. and Andrew Street, identified as Assessor's Parcel Number 233-061-005, as exempt surplus land based on the written findings contain in this staff report;
2. Approve the Purchase and Sale Agreement with Ms. Suneet Sidhu for the sale of approximately 4,436 square feet of vacant City-owned land for the sale price of \$30,000; and



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RECOMMENDATIONS

3. Authorize the City Manager or his designee to execute the Purchase & Sale Agreement, including making minor non-substantive changes, and to sign all documents necessary to complete the transaction



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