



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 6, 2019

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 2
DEPARTMENT

SUBJECT: SURPLUS DECLARATION OF APPROXIMATELY 1.413 ACRES OF VACANT CITY OWNED LAND LOCATED AT THE NORTHWESTERLY CORNER OF SYCAMORE CANYON BOULEVARD AND STATE ROUTE 60 NORTH OF CENTRAL AVENUE

ISSUE:

Declare as surplus property approximately 1.413 acres of vacant City owned land located at the northwesterly corner of Sycamore Canyon Boulevard and State Route 60, north of Central Avenue.

RECOMMENDATIONS:

That the City Council:

1. Approve the surplus declaration of approximately 1.413 acres of vacant City owned land located at the northwesterly corner of Sycamore Canyon Boulevard and State Route 60, north of Central Avenue; and
2. Authorize marketing and sale of 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.

BACKGROUND:

The City owned vacant land consists of Caltrans' former right-of-way located between Sycamore Canyon Boulevard and State Route 60 (SR60) north of Central Avenue (Property). Caltrans relinquished the Property to the County of Riverside prior to the City's annexation of the area in 2015 (Annexation 118).

In April 2017, KA Enterprises contacted the City with an interest in acquiring the Property to facilitate a commercial development on the adjacent excess land that was being offered for sale by Caltrans. KA Enterprises successfully acquired the 2.19 acre Caltrans parcel in August 2017. Subsequently, KA Enterprises submitted planning applications for a drive-thru restaurant, a vehicle fuel station with a convenience store, and an automated vehicle wash facility (Project).

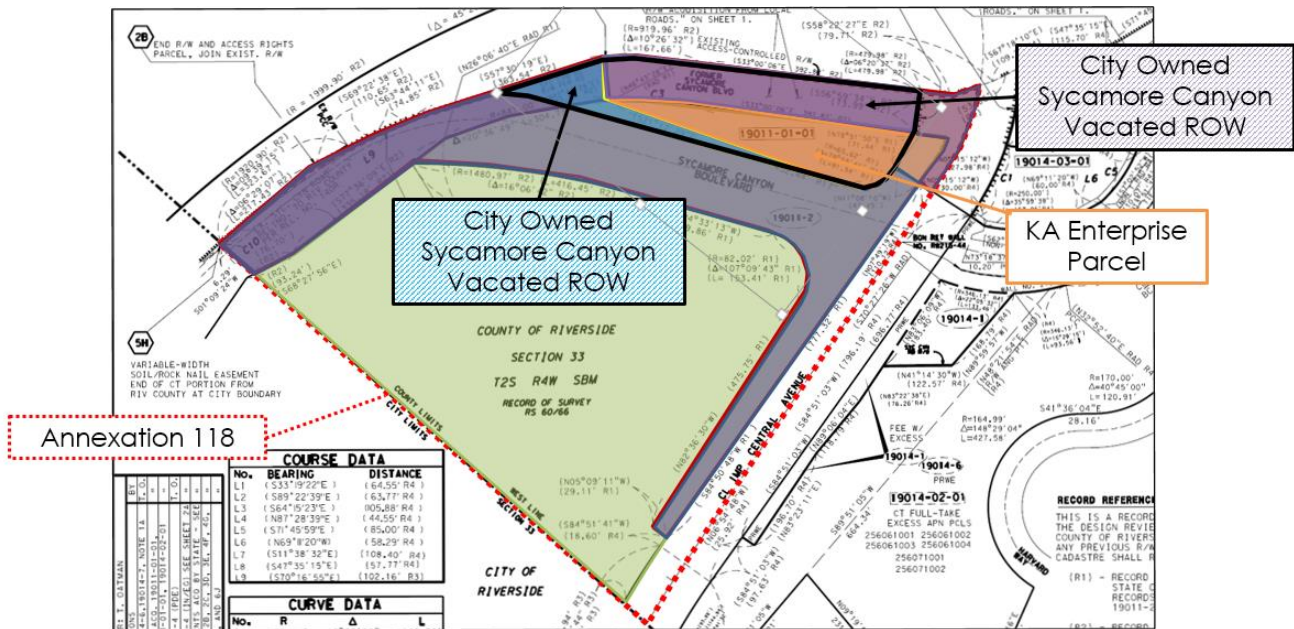
On April 18, 2019, the Planning Commission considered a proposal from KA Enterprises to develop the Project. During discussion, Planning Commissioners expressed concern with the Project’s potential negative effects, including impacts on wildlife corridors, increased traffic congestion and accidents, and impacts on public safety related to the sale of alcohol. The Project did not receive the two-thirds majority vote required for approval of a Conditional Use Permit.

KA Enterprises filed a timely appeal of the Planning Commission’s denial of the project, and on June 11, 2019, City Council upheld KA Enterprises’ appeal of the Planning Commission denial of its proposals for a Zoning Code Amendment (P18-0028), Tentative Parcel Map (P18-0034), Conditional Use Permits (P18-0031 & P18-0032), and Design Review (18-0033). The Property shall be shown as vacated on the Tentative Parcel Map.

DISCUSSION:

The Property is zoned CG – Commercial General. The northerly property line runs adjacent to SR60. Sycamore Canyon Boulevard and Central Avenue street improvements are complete. As such, Public Works no longer needs the Property.

The Property is shown as City Owned Sycamore Canyon Vacated right-of-way (ROW) on the map below highlighted in blue and purple.



A disposition notice was sent to City departments and no interest was received by the deadline to respond. Once the Property is declared surplus, in conformance with California Government Code Section 54220, et seq., staff will notify other public agencies of the sale of 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 with KA Enterprises, the adjacent property owner, 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 the recommendations in this staff report.

FISCAL IMPACT:

There are sufficient funds available in Public Works Miscellaneous Street Construction account number 9507027-440223 for costs associated with the sale, which will be fully offset with the proceeds from the disposition of the Parcels. All remaining proceeds from the sale of the Parcels will be deposited into Public Works Transportation Development Impact Fees – Sale of Land and Buildings account number 0000433-380010.

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachment: Legal Description and Plat Map