

City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 28, 2015

FROM: COMMUNITY DEVELOPMENT DEPARTMENT WARD: 1

SUBJECT: UPDATE STATUS OF CITY-OWNED PROPERTY - FORMER RIVERSIDE GOLF COURSE AND AB BROWN SPORTS COMPLEX

ISSUE:

The issue for City Council is to receive a status update of the City-owned former Riverside Golf Course and Ab Brown Sports Complex properties within the Northside Neighborhood and a contextual framework of existing land use policies and regulations.

RECOMMENDATIONS:

That the City Council receive and consider the information presented within this report related to the City-owned property within the Northside Neighborhood.

BACKGROUND:

The former Riverside Golf Club is currently comprised of Assessor Parcel No.'s 206-070-002, 003, and 246-060-003 (which also includes property adjacent Reid Park). These three parcels were purchased in the 1930's by the City of Riverside for the benefit of the Riverside Public Utility (RPU) as part of a large acquisition to acquire water rights and well locations to serve the City. On January 25, 2011, the City Council and Redevelopment Agency approved a Reimbursement Agreement between the former Redevelopment Agency and RPU. This Reimbursement Agreement authorized the former Redevelopment Agency to provide funding in the amount of \$4,837,500 for the transfer of a 64-acre portion of the former Riverside Golf Club from RPU to the City's General Fund. Only a portion of the former Golf Club site was transferred to the City based on RPU's desire to retain a portion of the property for a potential future corporation yard and maintenance area. In addition, the City Council and Redevelopment Agency also approved a separate Reimbursement Agreement between the former Redevelopment Agency and RPU. This separate Reimbursement Agreement authorized the former Redevelopment Agency to provide funding in the amount of \$720,000 for the transfer of Reid Park from RPU to the City to ensure the long term preservation of Reid Park as a public park.

The former Redevelopment Agency's funding of the aforementioned transfers was secured via two separate notes, each financed over a 20-year term, at the RPU investment fund interest rate. The transfers were based on a fair market appraisal in compliance with Propositions 26 and 218, which requires that ratepayers receive fair market value. Lastly, as the former Redevelopment Agency only funded the noted transfers, the above-mentioned parcels remain correctly vested in the name of the City.

Current Use of Properties

The former Riverside Golf Club site is approximately 124 acres and is located at 1011 N. Orange Street. It is bounded by Columbia Avenue and residential uses to the south, Reid Park to the east, industrial uses to the west, and the Ab Brown Soccer Complex and industrial uses to the north. The site was formerly occupied by the Riverside Golf Club, which ceased operation in 2010.

On September 9, 2014, the City Council approved execution of a Joint Use Agreement with Riverside Unified School District for shared use of the golf course site for cross-country meets, for a term of three years.

The Ab Brown Sports Complex, north of the Golf Course property, is approximately 55 acres in size and is located at 3700 Placentia Lane. Land to the east is currently vacant; industrial uses are to the west; and vacant land is to the north. An industrial project has been proposed on vacant property to the north. The Ab Brown site consists of approximately 11 small sized soccer fields (190' x 118'), five medium sized soccer fields (300' x 150'), and eight full size soccer fields (360' x 210').

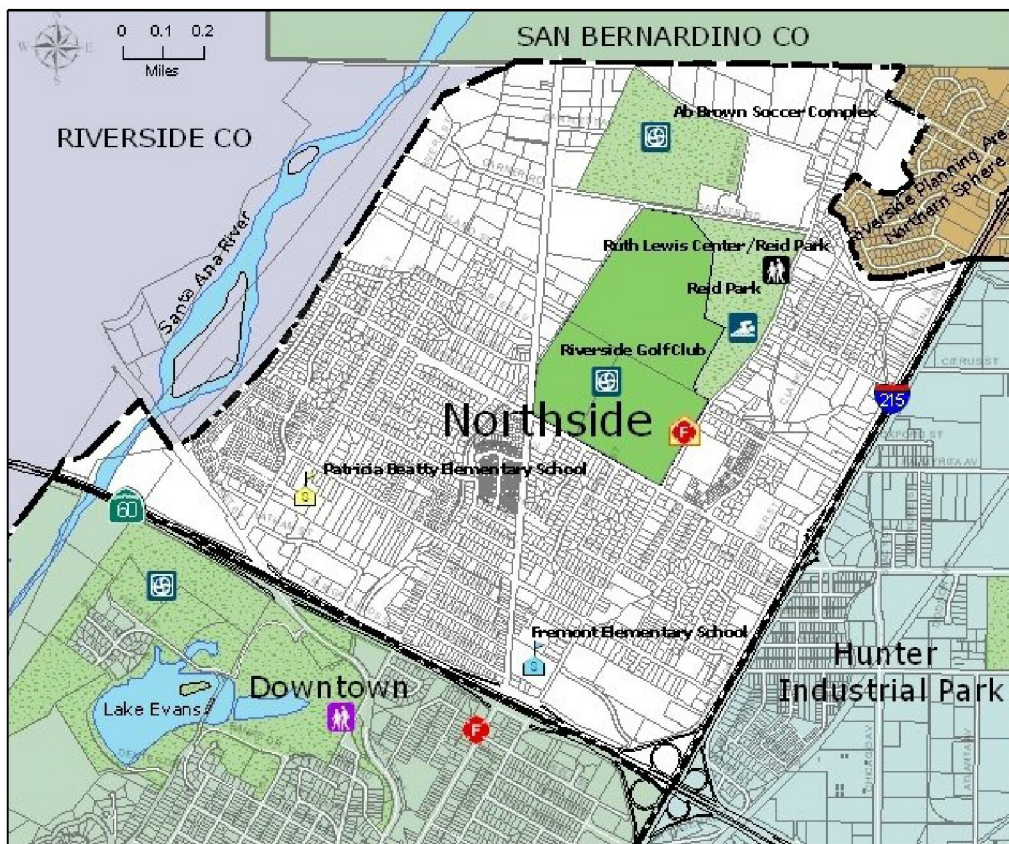
The Ab Brown Sports Complex is currently leased to the American Youth Soccer Organization (AYSO) as an organized youth soccer complex. AYSO and City staff have reached agreement on terms for a one year lease to continue to use the facility through the end of fiscal year 2015-2016. The draft agreement is scheduled to be presented to the Board of Public Utilities on May 1, 2015, and City Council in the near future thereafter for consideration. AYSO has also requested to commence negotiations for an additional one-year lease, through the 2016-2017 fiscal year.

General Plan 2025

As required by State law, the City of Riverside has a General Plan that establishes goals, policies and a vision for the City (General Plan 2025). The General Plan 2025 Land Use designation for the Golf Course property is Private Recreation (PR); and the Ab Brown Property is largely Private Recreation (PR), with a smaller portion designated Public Facilities (PF) (See Attachment 1). The General Plan 2025 states that the PR designation is *“applied to such areas as private golf courses, equestrian centers and amusement parks that provide opportunities for primarily outdoor recreation. Allowable uses are similar in nature to those permitted in public parks, but are not under the public domain.”* The PF designation *“provides for schools, hospitals, libraries, utilities, the municipal airport, and government institutions.”*

The former Golf Course side and Ab Brown Sports Complex are located within the Northside Neighborhood (see figure A). General Plan 2025 includes specific Objectives and Policies for the Northside Neighborhood. Specifically, Objective LU-70 states that the Northside Neighborhood should *“provide a balanced community with sufficient office, commercial and industrial uses while preserving the single family residential preeminence of the community”*, while Objective LU-71 seeks to *“establish the Northside Community as a balanced community in which it is pleasant to live, work and play.”* Many of the subsequent policies seek to retain, enhance or expand commercial, industrial and residential land uses; and Policy LU-71.1 directs the City to prepare a Specific Plan for the Northside.

Figure A: Northside Neighborhood



Current Zoning

Zoning ordinances are implementation tools for General Plans. Zoning Codes establish regulations that achieve the goals, policies and visions established by local jurisdictions through their general plans. It is important to note that California law does not mandate that the Zoning of a charter city be consistent with the city's General Plan (contrary to general law cities, which must be consistent). Because it is not mandated for charter cities, there are many parts of the City of Riverside where zoning or general plan designations have been changed independent from each other. These inconsistencies mean that the goals and policies of the City's General Plan are not being implemented in all cases by the City's zoning regulations.

Most of the golf course site is zoned Public Facilities (PF), which is *"established to create and preserve areas for official and public uses of property and related activities..."* (see Attachment 2). The southeast corner of the golf course site (approximately 40 acres) is zoned Single-Family Residential (R-1-7000). This R-1-7000 zoning designation is inconsistent with the property's General Plan designation of PR. Additionally, the northern and western edges of the Golf Course property have a Water Course Overlay (WC) zone. This overlay zone prohibits structures and restricts the types of uses allowed. Uses allowed in the WC zone, include, but are not limited to, outdoor recreation, flood control facilities, and public utilities. –

The entire Ab Brown site is zoned Public Facilities (PF), which is consistent with its PR and PF General Plan designations (see Consistency Matrix LU-5, Attachment 3).

The Public Utilities General Manager and Public Works Director concur with this report.

FISCAL IMPACT:

There is no fiscal impact as a result of receiving this informational update.

Prepared by: Emilio Ramirez, Interim Community Development Director

Certified as to

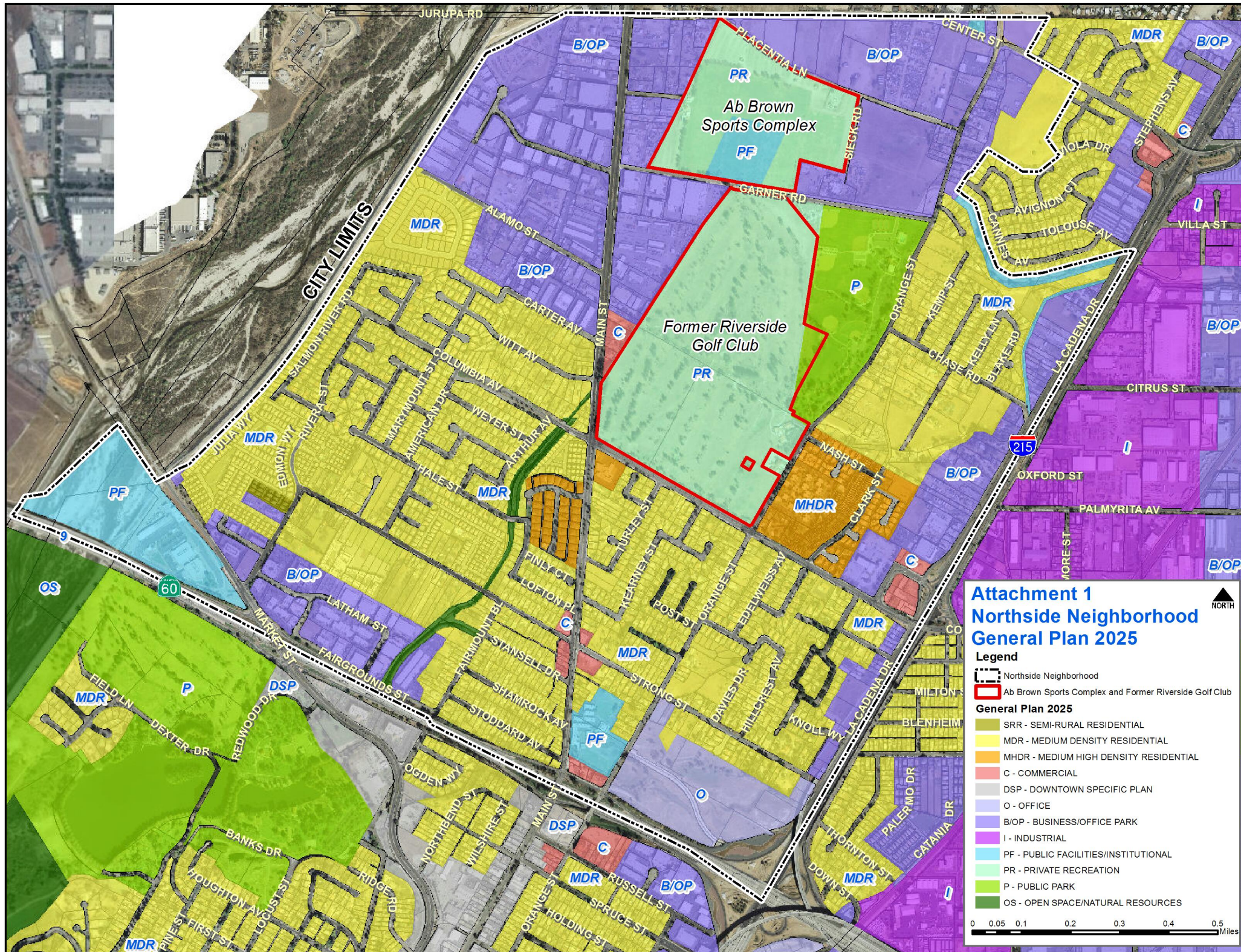
availability of funds: Brent A. Mason, Finance Director/Treasurer

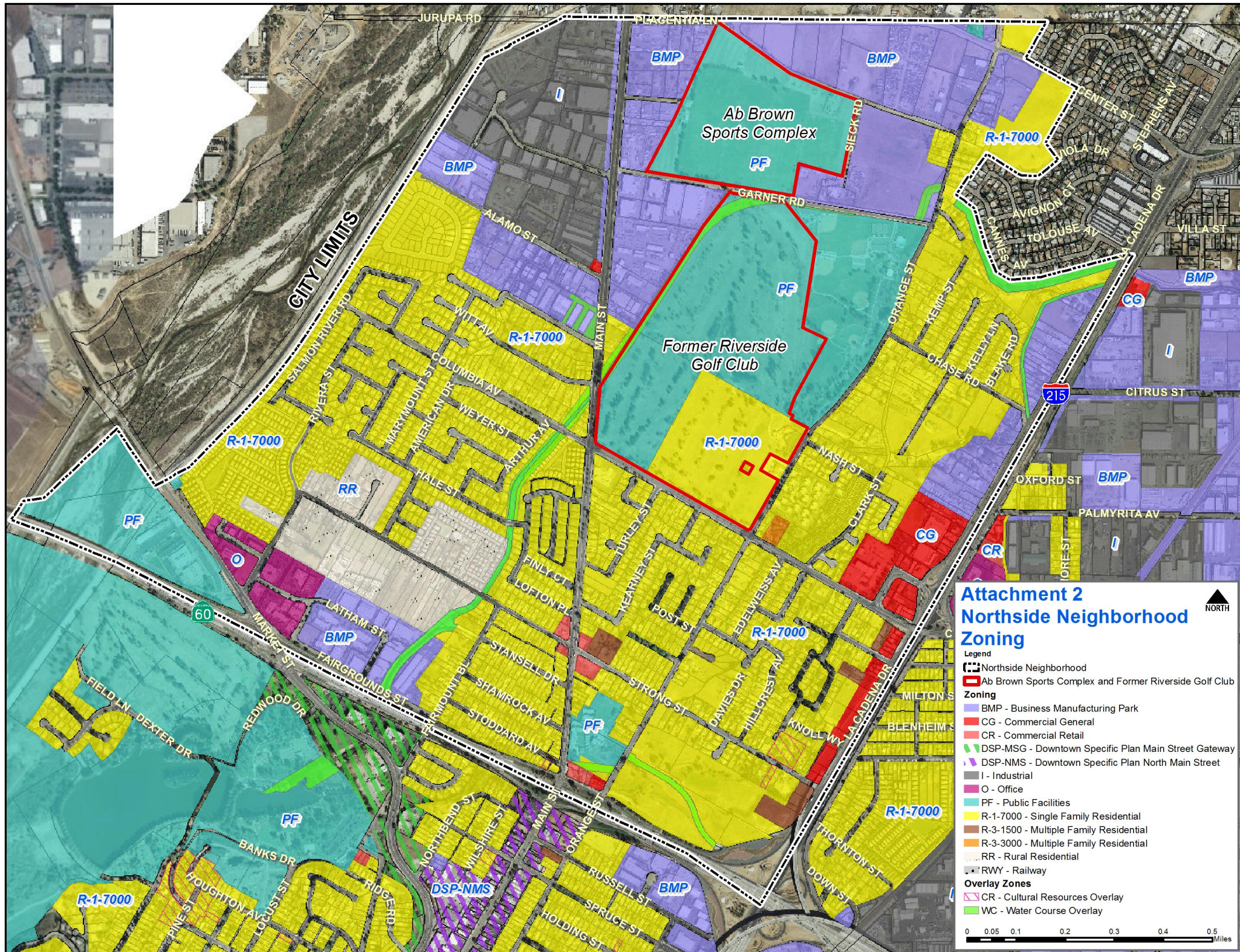
Approved by: Al Zelinka, FAICP, Assistant City Manager
for Lee C. McDougal, Interim City Manager

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

Attachments:

1. Map: Northside Neighborhood General Plan 2025
2. Map: Northside Neighborhood Zoning
3. Consistency Matrix, General Plan 2025 Table LU-5 (Excerpt)







LAND USE AND URBAN DESIGN ELEMENT

TABLE LU-5
ZONING/GENERAL PLAN CONSISTENCY MATRIX

General Plan Land Use Designation	GP Symbol	Zone Symbol	Zoning Designation
Mixed Use – Village (Max. 30/40* du/acre, 2.5 FAR/acre)	MU-V	MU-V	Mixed Use - Village
Mixed Use – Urban (Max. 40/60* du/acre, 4.0 FAR/acre)	MU-U	MU-U	Mixed Use - Urban
Community Amenities and Support Designations			
Agriculture (Max. 0.20 du/acre)	A	RA-5	Residential Agriculture
Public Parks	P	PF	Public Facilities
Private Recreation	PR	All Zones per the Requirem ents of Title 19	Public Facilities
Open Space/Natural Resources	OS	PF	Public Facilities
Public Facilities and Institutional Uses (Max. 1.0 FAR/acre)	PF	PF AIR	Public Facilities Airport
All General Plan Land Use Designations		RWY AP X S SP WC	Railway Airport Protection Overlay Building Setback Overlay Story Overlay Specific Plan Overlay Water Course Overlay
*See Table LU-3 (Land Use Designations)			