



*City of Arts & Innovation*

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: MAY 16, 2017**

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

**SUBJECT: SURPLUS PROPERTY DECLARATION OF 6104 RIVERSIDE AVENUE AND  
6105 ELIZABETH STREET, ACQUIRED FOR THE RIVERSIDE AVENUE GRADE  
SEPARATION PROJECT AND AUTHORIZATION TO DISPOSE OF THESE  
PROPERTIES**

## **ISSUE:**

Declare as surplus 6104 Riverside Avenue, a 15,662 square foot site improved with an unoccupied two-story 3,740 square foot office building, and 6105 Elizabeth Street, a 5,199 square foot vacant land site, acquired for the Riverside Avenue Grade Separation Project.

## **RECOMMENDATIONS:**

That the City Council:

1. Declare as surplus 6104 Riverside Avenue, a 15,662 square foot site improved with an unoccupied two-story 3,740 square foot office building, bearing Assessor Parcel Number 225-091-067 acquired for the Riverside Avenue Grade Separation Project (Attachment 1);
2. Declare as surplus 6105 Elizabeth Street, a 5,199 square foot vacant land site, bearing Assessor Parcel Number 225-074-012 acquired for the Riverside Avenue Grade Separation Project (Attachment 2); and
3. Authorize marketing and sale of 6104 Riverside Avenue and 6105 Elizabeth Street at fair market value in accordance with the City's Administrative Manual 08.003.00 for the Disposition and Sale of City-Owned Real Property.

## **BACKGROUND:**

The Riverside Avenue Grade Separation Project reduced the congestion and inconvenience caused by the existing at-grade Union Pacific railroad along Riverside Avenue from Merrill Avenue to north of Elizabeth Street. The construction required reconstructing the existing four lanes and construction of a two-track railroad bridge. The City acquired the office building at 6104 Riverside Avenue on October 21, 2011 and Public Works utilized the offices during construction. A single

family detached residence at 6105 Elizabeth Street was acquired on October 14, 2010 and has been subsequently demolished. The Riverside Avenue Grade Separation Project is complete and Sites 1 and 2 are no longer needed by the Public Works Department.

## **DISCUSSION:**

### **Site 1:**

Address: 6104 Riverside Avenue  
APN: 225-091-067  
Lot Size: 15,662 square feet  
Improvements: Unoccupied two-story 3,740 square foot office building with a 721 square foot detached one-car garage/storage building  
Zoning: Office  
General Plan: Office  
Ingress/Egress: Riverside Avenue

### **Site 2:**

Address: 6105 Elizabeth Street  
APN: 225-074-012  
Lot size: 5,199 square feet  
Improvements: None, vacant land  
Zoning: Residential (R-1-7000)  
General Plan: Mixed Use-Neighborhood

Sites 1 and 2 are shown before completion of the Riverside Avenue Grade Separation Project in the map below.



Sites 1 and 2 are shown after completion of the Riverside Avenue Grade Separation Project in the photo below.



A disposition notice was provided to City departments and no interest was received by the deadline to respond. Once Sites 1 and 2 are declared surplus, City staff will offer them 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 properties for a 60-day period. If there is no public agency interest in Sites 1 and 2, staff will market them to the general public in an effort to sell Sites 1 and 2 at fair market value in accordance with the City's Administrative Manual 08.003.00 for the Disposition and Sale of City-Owned Real Property.

The Public Works Department 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 Sites 1 and 2. All remaining proceeds from the sale of Sites 1 and 2 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:	Scott G. Miller, PhD, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

**Attachments:**

1. Site 1 Legal Description and Plat Map - 6104 Riverside Avenue
2. Site 2 Legal Description and Plat Map - 6105 Elizabeth Street