



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JULY 25, 2017**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 6**
DEPARTMENT

SUBJECT: SURPLUS PROPERTY DECLARATION OF THE PROPERTIES LOCATED ON TYLER STREET NORTHWEST OF BONITA AVENUE, BEARING ASSESSOR PARCEL NUMBER 143-140-008, 10271 TO 10281 ADOBE AVENUE, BEARING ASSESSOR PARCEL NUMBER 145-021-006, AND 10307 COOK STREET, BEARING ASSESSOR PARCEL NUMBER 147-281-022, ACQUIRED FOR THE TYLER STREET WIDENING – HOLE TO WELLS AVENUES PROJECT AND AUTHORIZATION TO DISPOSE OF THESE PROPERTIES

ISSUES:

Declare as surplus the properties located on Tyler Street northwest of Bonita Avenue, bearing Assessor Parcel Number 143-140-008, 10271 to 10281 Adobe Avenue, bearing Assessor Parcel Number 145-021-006, and 10307 Cook Street, bearing Assessor Parcel Number 147-281-022, acquired for the Tyler Street Widening – Hole to Wells Avenues Project.

RECOMMENDATIONS:

That the City Council:

1. Declare as surplus the properties located on Tyler Street northwest of Bonita Avenue, a 6,589 square foot vacant land site bearing Assessor Parcel Number 143-140-008 acquired for the Tyler Street Widening – Hole to Wells Avenues Project;
2. Declare as surplus 10271 to 10281 Adobe Avenue, a 13,455 square foot vacant land site bearing Assessor Parcel Number 145-021-006 acquired for the Tyler Street Widening – Hole to Wells Avenues Project;
3. Declare as surplus 10307 Cook Street, a vacant 4,839.3 square foot vacant land site bearing Assessor Parcel Number 147-281-022 acquired for the Tyler Street Widening – Hole to Wells Avenues Project ; and
4. Authorize the marketing and sale of the properties located on Tyler Street northwest of Bonita Avenue, 10271 to 10281 Adobe Avenue, and 10307 Cook 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 Tyler Street Widening Project, Hole to Wells Avenues (“Project”) widened approximately one mile of Tyler Street between Hole and Wells Avenues. Project improvements include asphalt paving, concrete curb, gutter and sidewalk, raised center median with landscaping, storm drain modifications, streetlight installation, traffic signal modifications, and utility relocations. Site 1 is an existing vacant lot. Site 2 contained tenant occupied duplexes totaling 4 units and Site 3 was a tenant occupied single family residence. The properties were acquired in 2011 and improvements on Sites 2 and 3 were subsequently demolished. The Tyler Street Widening Project, Hole to Wells Avenues Project is complete and Sites 1, 2, and 3 are no longer needed by the Public Works Department.

DISCUSSION:

Sites 1 2, and 3 are shown in the maps below.



Site 1

Address:	Northwest of Bonita Avenue
APN:	Portion of 143-140-008
SIZE:	Approximately 6,589 square feet
IMPROVEMENTS:	None – vacant land
ZONING/GP:	Commercial Retail/Commercial



Site 2

Address:	10271 – 10281 Adobe Avenue
APN:	Portion of 145-021-006
SIZE:	Approximately 13,455 square feet
IMPROVEMENTS:	None – vacant land
ZONING/GP:	R-1-7000/Office



Site 3

Address:	10307 Cook Street
APN:	Portion of 147-281-022
SIZE:	Approximately 4,839.3 square feet
IMPROVEMENTS:	None – vacant land
ZONING/GP:	R-1-7000/Medium Density Res

A disposition notice was provided to City departments and no interest was received by the deadline to respond. Once Sites 1, 2, and 3 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, 2, and 3, staff will market them to the general public in an effort to sell the properties 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 Director concurs with these recommendations.

FISCAL IMPACT:

There are sufficient funds available in Public Works Tyler Widening-Wells to Hole – Measure A account number 9594830-440302 for costs associated with the sale, which will be offset with the proceeds from the disposition of Sites 1, 2, and 3. All remaining proceeds from the sale of Sites 1, 2, and 3 will be deposited into Public Works Measure A – Sale of Land & Buildings account number 0000432-380010.

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

Attachment: Legal Descriptions and Plat Maps