

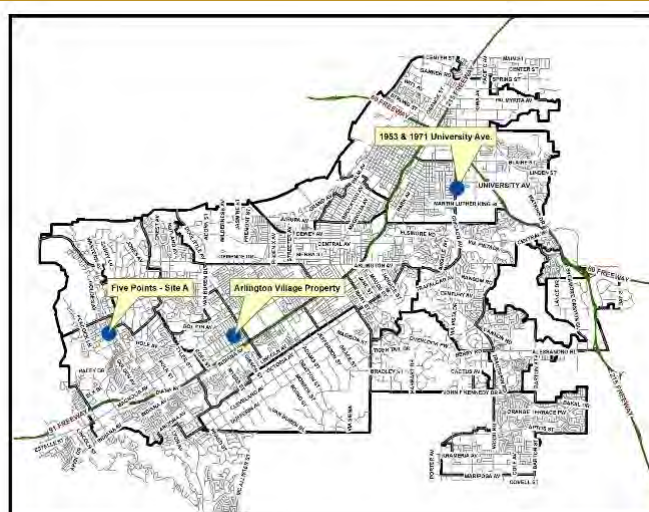
OVERSIGHT BOARD

Status of Disposition of Successor Agency-owned Properties

June 30, 2018

Item # 3

SOLD & FULLY DEVELOPED

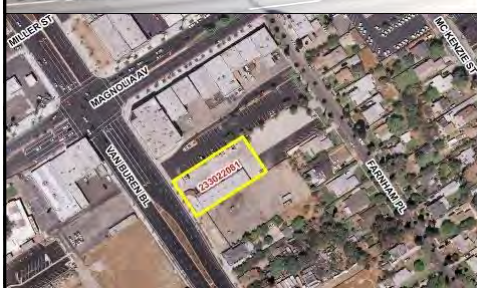


1953 & 1971 UNIVERSITY AVE.



- **WARD:** 2
- **SITE AREA:** 32,311 SQUARE FEET
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE – NEIGHBORHOOD
- **PREVIOUS USE:** VACANT LAND
- **CURRENT USE:** 5000 SQ. FT. MEDICAL OFFICE BUILDING

ARLINGTON VILLAGE PROPERTY



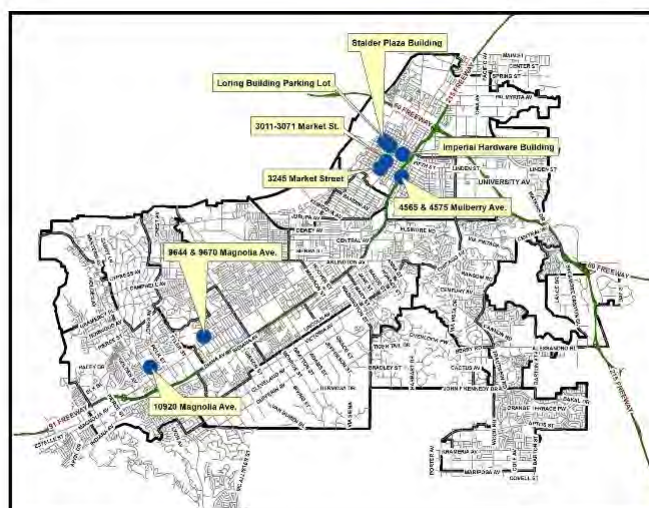
- **WARD:** 5
- **SITE AREA:** 23,958 SQUARE FEET
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE – VILLAGE
- **PREVIOUS/CURRENT USE:** RETAIL BUILDING AND PARKING LOT

FIVE POINTS - SITE A NW CORNER PIERCE & LA SIERRA



- **WARD:** 7
- **SITE AREA:** 4.68 ACRES
- **ZONING:** COMMERCIAL GENERAL
- **GENERAL PLAN:** MIXED USE – VILLAGE
- **PREVIOUS USE:** VACANT LAND
- **CURRENT USE:** MULTI-TENANT RETAIL CENTER WITH RITE AID AS AN ANCHOR

SOLD & UNDER CONSTRUCTION



IMPERIAL HARDWARE BUILDING



- **WARD:** 1
- **SITE AREA:** 26,268 SQUARE FEET
- **ZONING:** RAINCROSS DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **PREVIOUS USE:** VACANT HISTORIC IMPERIAL HARDWARE BUILDING
- **PLANNED DEVELOPMENT:** MIXED-USE DEVELOPMENT WITH 91 MARKET RATE HOUSING UNITS & 7,500 SQ. FT. OF RETAIL SPACE ON GROUND FLOOR

STALDER PLAZA BUILDING



- **WARD:** 1
- **SITE AREA:** 1.2 ACRES
- **ZONING:** RAINCROSS DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **PREVIOUS USE:** VACANT HISTORIC STALDER BUILDING
- **PLANNED USE:** MIXED-USE DEVELOPMENT WITH 165 MARKET RATE HOUSING UNITS AND 22,000 SQ. FT. OF RETAIL ON GROUND FLOOR

3747 MISSION INN AVE. (LORING BUILDING PARKING LOT)



- **WARD:** 1
- **SITE AREA:** 6,287 SQUARE FEET
- **ZONING:** RAINCROSS DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **PREVIOUS/CURRENT USE:** PROPERTY SOLD TO ADJACENT STALDER BUILDING DEVELOPER TO BE USED AS PARKING LOT

3011-3071 MARKET ST.



- **WARD:** 1
- **SITE AREA:** 18,294 SQUARE FEET
- **ZONING:** MARKET STREET GATEWAY
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **PREVIOUS USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** RENOVATION OF 2 SINGLE-FAMILY RESIDENTIAL HOUSES

3245 MARKET ST.



- **WARD:** 1
- **SITE AREA:** 17,383 SQUARE FEET
- **ZONING:** RAINCROSS DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **PREVIOUS USE:** SAV-A-MINUT LIQUOR STORE
- **PLANNED DEVELOPMENT:** MULTI-TENANT COMMERCIAL BUILDING

4565 & 4575 MULBERRY AVE.



- **WARD:** 1
- **SITE AREA:** 13,512 SQUARE FEET
- **ZONING:** PROSPECT PLACE OFFICE DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **PREVIOUS USE:** UNOCCUPIED VICTORIAN HOUSE & VACANT LAND
- **PLANNED DEVELOPMENT:** RENOVATED VICTORIAN HOUSE & MEDICAL OFFICE BUILDING

9644 & 9670 MAGNOLIA AVE.



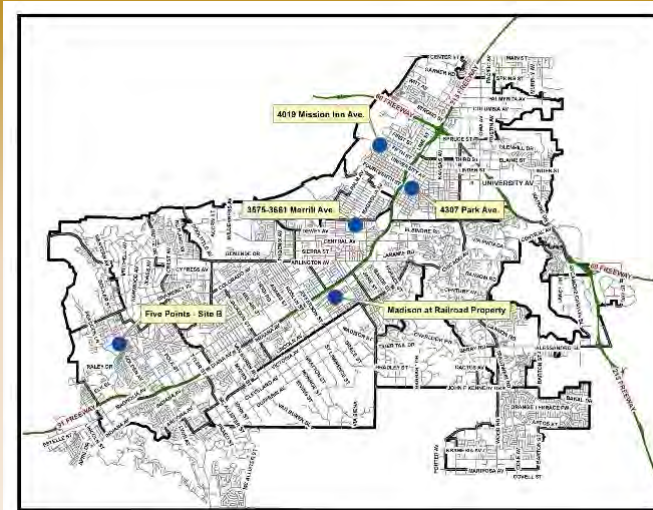
- **WARD:** 5
- **SITE AREA:** 40,537 SQUARE FEET
- **ZONING:** COMMERCIAL GENERAL
- **GENERAL PLAN:** MIXED USE – VILLAGE
- **PREVIOUS USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** MULTI-TENANT COMMERCIAL BUILDING

10920 MAGNOLIA AVE.



- **WARD:** 6
- **SITE AREA:** 43,560 SQUARE FEET
- **ZONING:** SINGLE FAMILY RESIDENTIAL
- **GENERAL PLAN:** MIXED USE – URBAN
- **PREVIOUS USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** MULTI-TENANT COMMERCIAL BUILDING

APPROVED & IN ESCROW



4019 MISSION INN AVE.



- **WARD:** 1
- **SITE AREA:** 27,000 SQUARE FEET
- **ZONING:** NEIGHBORHOOD COMMERCIAL DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** 13 SINGLE-FAMILY RESIDENTIAL UNITS RANGING FROM 1,275-1,450 SQ. FT.

4307 PARK AVE.



- **WARD:** 2
- **SITE AREA:** 5,600 SQUARE FEET
- **ZONING:** SINGLE-FAMILY RESIDENTIAL
- **GENERAL PLAN:** SINGLE-FAMILY RESIDENTIAL
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** 2 SINGLE-FAMILY RESIDENTIAL HOUSES FOR ARTISTS

3575-3661 MERRILL AVE.



- **WARD:** 3
- **SITE AREA:** 3.17 ACRES
- **ZONING:** COMMERCIAL GENERAL
- **GENERAL PLAN:** COMMERCIAL
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** MIXED-USE RETAIL & 108 MULTI-FAMILY MARKET RATE UNITS

FIVE POINTS - SITE B SW CORNER PIERCE & LA SIERRA



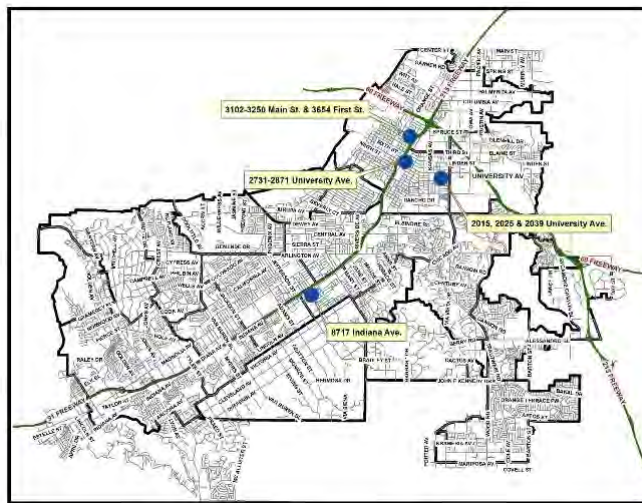
- **WARD:** 7
- **SITE AREA:** 2.56 ACRES
- **ZONING:** COMMERCIAL GENERAL
- **GENERAL PLAN:** MIXED USE – VILLAGE
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** RETAIL CENTER & 36 MARKET RATE SENIOR HOUSING UNITS

MADISON AT RAILROAD PROPERTY



- **WARD:** 4
- **SITE AREA:** 3.90 ACRES
- **ZONING:** SINGLE-FAMILY RESIDENTIAL
- **GENERAL PLAN:** MEDIUM DENSITY RESIDENTIAL
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** WAREHOUSE AND STORAGE FOR RIVERSIDE HARLEY DAVIDSON

BUYERS SELECTED



3102-3250 MAIN ST. & 3654 FIRST ST.



- **WARD:** 1
- **SITE AREA:** 1.83 ACRES
- **ZONING:** RAINCROSS DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **CURRENT USE:** HISTORIC GAS STATION AND VACANT LAND
- **PLANNED DEVELOPMENT:** REUSE HISTORIC PROPERTY AS A RESTAURANT & 96 MULTI-FAMILY MARKET RATE HOUSING UNITS

2015, 2025 & 2039 UNIVERSITY AVE.



- **WARD:** 2
- **SITE AREA:** 29,913 SQUARE FEET
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE – NEIGHBORHOOD
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** RESTAURANT PROJECT

2731-2871 UNIVERSITY AVE.



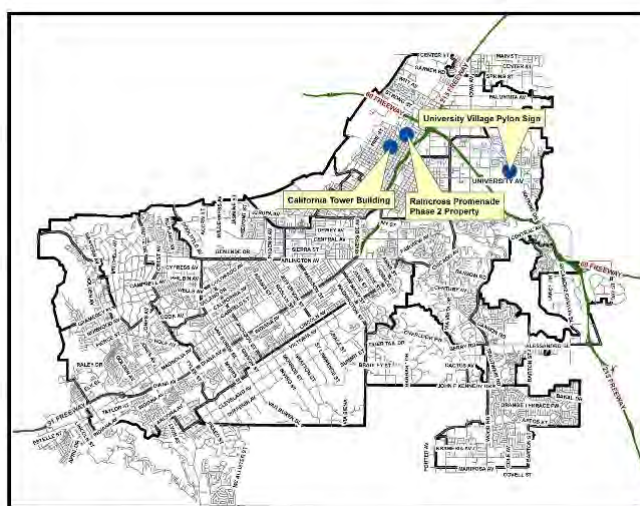
- **WARD:** 2
- **SITE AREA:** 1.95 ACRES
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE – NEIGHBORHOOD
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** MIXED-USE RETAIL & 78 MULTI-FAMILY AFFORDABLE HOUSING UNITS

8717 INDIANA AVE.



- **WARD:** 5
- **SITE AREA:** 6,969 SQUARE FEET
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** COMMERCIAL
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** FUTURE CAL BAPTIST UNIVERSITY ADMINISTRATION FACILITY

EXISTING ENFORCEABLE OBLIGATIONS



CALIFORNIA TOWER BUILDING




- **WARD:** 1
- **SITE AREA:** 1.17 ACRES
- **ZONING:** RAINCROSS DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- LEASED TO STATE OF CALIFORNIA - STATE HAS OPTION TO PURCHASE BUILDING FOR \$1 AT END OF LEASE ON OCTOBER 1, 2024
- SUCCESSOR AGENCY RESPONSIBLE FOR MANAGING & LEASING GROUND FLOOR RETAIL & OFFICE SPACE

RAINCROSS PROMENADE PHASE 2 PROPERTY



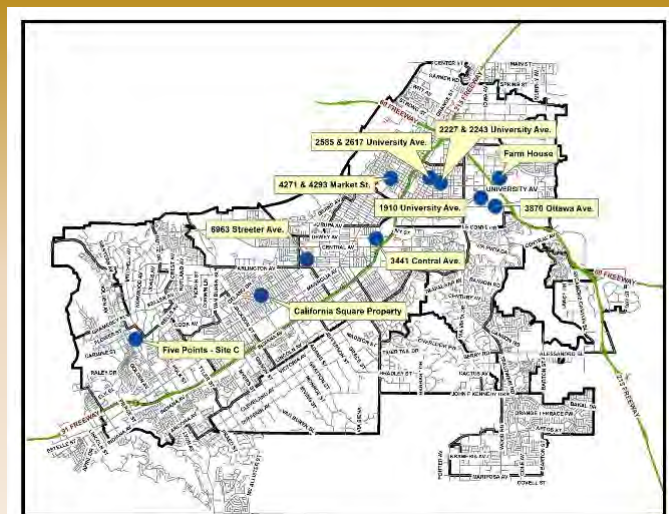
- **WARD:** 1
- **SITE AREA:** 1.66 ACRES
- **ZONING:** RAINCROSS DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **CURRENT USE:** VACANT LAND
- **PLANNED DEVELOPMENT:** RAINCROSS PROMENADE PHASE 2, 141 MULTI-FAMILY RESIDENTIAL UNITS

UNIVERSITY VILLAGE PYLON SIGN



- **WARD: 2**
- CITY LEASED LAND FROM UNIVERSITY VILLAGE & SUCCESSOR AGENCY OWNS THE SIGN AND INSTALLED NEW SCREENS IN 2013
- TERM : MONTH-TO-MONTH UNTIL TERMINATED BY EITHER PARTY WITH A 60-DAY WRITTEN NOTICE
- UNIVERSITY VILLAGE PAYS CITY \$2,000 A MONTH TO ADVERTISE ON THE SIGN
- CALTRANS SIGN RIGHTS TO EXPIRE IN 2023

AVAILABLE FOR SALE



FARM HOUSE MOTEL



- **WARD:** 2
- **SITE AREA:** 42,253 SQUARE FEET
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE - URBAN
- **CURRENT USE:** UNOCCUPIED HISTORIC FARM HOUSE MOTEL
- **PLANNED DEVELOPMENT:** PROPOSAL RECEIVED FOR INDOOR/OUTDOOR RETAIL CENTER

4271 & 4293 MARKET ST.



- **WARD:** 1
- **SITE AREA:** 15,682 SQUARE FEET
- **ZONING:** JUSTICE CENTER DISTRICT
- **GENERAL PLAN:** DOWNTOWN SPECIFIC PLAN
- **CURRENT USE:** VACANT LAND
- REMEDIATION REQUIRED – SITE CLOSURE RECENTLY RECEIVED FROM THE WATER BOARD
- REQUEST FOR DEVELOPMENT PROPOSALS ISSUED PENDING RESPONSES

1910 UNIVERSITY AVE.



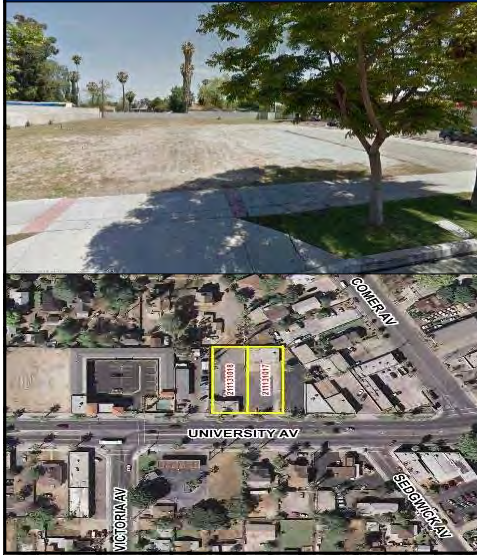
- **WARD:** 2
- **SITE AREA:** 20,908 SQUARE FEET
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE - NEIGHBORHOOD
- **CURRENT USE:** VACANT LAND
- WAS ON HOLD FOR DEVELOPMENT OF EASTSIDE LIBRARY
- REQUEST FOR DEVELOPMENT PROPOSALS ISSUED PENDING RESPONSES

2227 & 2243 UNIVERSITY AVE.



- **WARD:** 2
- **SITE AREA:** 16,000 SQUARE FEET
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE - NEIGHBORHOOD
- **CURRENT USE:** VACANT LAND
- ISSUED REQUEST FOR PROPOSALS 3 TIMES – NO RESPONSES RECEIVED
- NO ACTIVE PURCHASE OFFERS

2585 & 2617 UNIVERSITY AVE.



- **WARD:** 2
- **SITE AREA:** 19,000 SQUARE FEET
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE NEIGHBORHOOD
- **CURRENT USE:** VACANT LAND
- ISSUED REQUEST FOR PROPOSALS 3 TIMES – NO RESPONSES RECEIVED
- NO ACTIVE PURCHASE OFFERS

3870 OTTAWA AVE.



- **WARD:** 2
- **SITE AREA:** 16,552 SQUARE FEET
- **ZONING:** SINGLE-FAMILY RESIDENTIAL
- **GENERAL PLAN:** MIXED USE - VILLAGE
- **CURRENT USE:** VACANT LAND
- WAS ON HOLD FOR DEVELOPMENT OF EASTSIDE LIBRARY
- REQUEST FOR DEVELOPMENT PROPOSALS ISSUED PENDING RESPONSES

3441 CENTRAL AVE.



- **WARD:** 3
- **SITE AREA:** 21,212 SQUARE FEET
- **ZONING:** SINGLE-FAMILY RESIDENTIAL
- **GENERAL PLAN:** OFFICE
- **CURRENT USE:** VACANT LAND
- RECENTLY RECEIVED A PROPOSAL FOR 2 SINGLE-FAMILY RESIDENTIAL HOUSES

6963 STREETER AVE.



- **WARD:** 3
- **SITE AREA:** 16,117 SQUARE FEET
- **ZONING:** COMMERCIAL GENERAL
- **GENERAL PLAN:** PUBLIC FACILITY
- **CURRENT USE:** VACANT LAND
- REQUEST FOR DEVELOPMENT PROPOSALS ISSUED PENDING RESPONSES

CALIFORNIA SQUARE PROPERTY



- **WARD:** 5
- **SITE AREA:** 3.08 ACRES
- **ZONING:** COMMERCIAL RETAIL
- **GENERAL PLAN:** MIXED USE – VILLAGE
- **CURRENT USE:** VACANT LAND/PARKING LOT
- REQUEST FOR PROPOSALS BEING PREPARED FOR DISPOSITION AND DEVELOPMENT

FIVE POINTS - SITE C SW CORNER PIERCE & LA SIERRA



- **WARD:** 7
- **SITE AREA:** 40,946 SQUARE FEET
- **ZONING:** COMMERCIAL GENERAL
- **GENERAL PLAN:** MIXED USE – VILLAGE
- **CURRENT USE:** VACANT LAND
- ISSUED REQUEST FOR PROPOSALS & RECENTLY REJECTED 2 PROPOSALS DUE TO INADEQUATE PARKING FOR PROPOSED USES

RECOMMENDATION

- THAT THE OVERSIGHT BOARD RECEIVE AND FILE AN UPDATE ON THE SUCCESSOR AGENCY DISPOSITION STATUS OF THE FORMER REDEVELOPMENT AGENCY PROPERTIES PURSUANT TO THE APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN.