



DECLARATION OF CITY OWNED PARCELS AS SURPLUS

City Council Meeting

November 19, 2024



City Owned Property



The City owns approximately 1400 pieces of property.

Staff has catalogued these parcels and created a public site to view and review related documents:

srcity.org/reassetmap

Surplus Review Process

Once catalogued, the Staff goal is to review and analyze 50 properties annually using the following criteria:

- Operational uses for the parcel – Transportation and Public Works, Recreation and Parks and Water review
- When and how acquired
- Deeded for specific public purpose, such as park
- Parcel detail review, potential uses- Planning and Economic Development review for consistency
- Is the Property appropriate for housing- Does Housing and Community Services have a use
- If the Property is not buildable, are there adjacent property owners who may be interested

Housing and
Community
Development
(HCD)
Required
Categorization

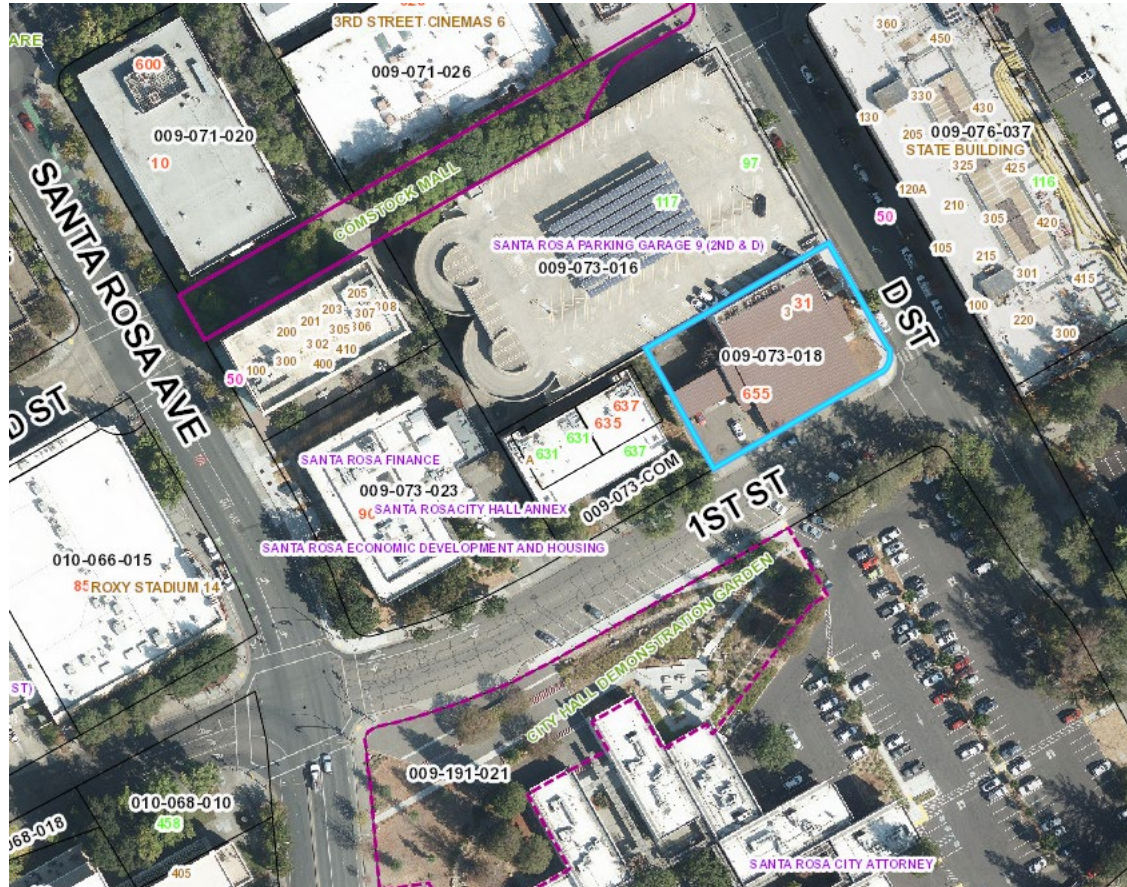
Exempt Surplus:

Land determined by a local agency and verified by the California Department of Housing and Community Development (HCD) to meet specific requirements, most specifically – not suitable for housing due to size.

Non-Exempt Surplus:

Land that that may be suitable for housing purposes.

Exempt Surplus Property



655 1st Street

009-073-018

Lot size -.41 acre

Built-in 1972

- The City purchased in 2009 for future Civic Center additional property
- Became underutilized due to required upgrades and substantial deferred maintenance
- Due to size- not required by SLA for notice of availability to affordable housing sponsors
- Opportunity to explore economic development opportunities supporting the downtown and overall community.

Non- Exempt Surplus Land



Declare

Declare parcels surplus at a regular public meeting



Appraise

Appraise parcels



NOA

Send Notices of Availability to all interested CalHFA housing sponsors and local public entities



Review

Review responses, determine affordability minimums and make recommendation to Council



Negotiate

Negotiate in good faith (90 days)

2610 Franz Kafka Avenue



Non-Exempt Surplus Property

- Acquired by donation in 1991 and 1998 without reservation or condition
- City had hoped to use the site for a future additional fire station
- Fire Department studies determined the location unsuitable due to response time limitations
- Staff recommends declaring the site non-exempt surplus to pursue housing development, as per the Surplus Lands Act (SLA), and using the proceeds toward acquiring or developing a fire station in a more appropriate location.
- Rezoning would be necessary; currently zoned Public Institutional

City Surplus Policy

In line with previous Council direction, staff will set aside City Council Surplus Policy 000-10 and instead follow the Surplus Lands Act when disposing of surplus property.

For properties designated as "exempt surplus," direct negotiations with neighboring landowners are permitted, allowing these parcels to be merged with adjacent properties. In this instance, the City is the only adjacent landowner.

Staff recommends exploring economic development initiatives for the 1st Street property to enhance community benefits and downtown vitality. Typically, such opportunities are not the primary focus in surplus property considerations, making this a unique opportunity.

Recommendation

It is recommended by the Fire and the Transportation and Public Works Departments for 2610 Franz Kafka Avenue (1a) and by the Transportation and Public Works Department for 655 1st Street (1b) that the Council, by two separate resolutions, declare (a) 2610 Franz Kafka Avenue (APN 044-051-046) as surplus, and (b) 655 1st Street (APN 009-073-018) as exempt surplus land and, authorize the City Manager or their designee to submit a Notice of Availability for 2610 Franz Kafka Avenue, pursue economic development opportunities for 655 1st Street, and take all necessary actions to comply with the Surplus Lands Act, as applicable.