

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to proposed lease in connection with three remnant parcels under the Santa Fe Avenue Overpass (Assessor Parcel Numbers 5168-012-900, 901 and 909).

Recommendations for Council action, pursuant to Motion (DeLeon – Blumenfield):

1. DIRECT the Bureau of Engineering (BOE), with the assistance of the Department of General Services (GSD) and City Attorney, to negotiate a lease agreement with the owner of the property located at 2426 Washington Boulevard for the City-owned remnant parcels under the Santa Fe Avenue Overpass, Assessor Parcel Numbers 5168-012-900, 901, and 909 with said lease to include all or a portion of these remnant parcels as determined by BOE, and should:
 - a. Include any access to the site required by the City
 - b. Provision to capture back rent for the previous use of these properties by the adjacent property owner without an agreement.
2. AMEND, upon execution of the lease detailed above in Recommendation No. 1, that the Council Action of February 22, 2022 relative to the vacation of the alley southerly of Washington Boulevard from the alley easterly of Santa Fe Avenue to its easterly terminus (Council File No. 21-0345; VAC-E1401392), to delete condition 6(b) of the October 22, 2021 BOE report, attached to the Council File.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

(Public Works Committee waived consideration of this matter.)

Summary:

On November 22 2024, your Committee considered a Motion (DeLeon – Blumenfield) relative to proposed lease in connection with three remnant parcels under the Santa Fe Avenue Overpass (Assessor Parcel Numbers 5168-012-900, 901 and 909). According to the Motion, the City owns three remnant parcels under the Santa Fe Avenue Overpass (Assessor Parcel Numbers 5168-012-900, 901 and 909), adjacent to the Santa Fe Avenue right-of-way. The parcels are under the jurisdiction of the BOE and are undevelopable due to their location under an overpass. The adjacent property owner at 2426 Washington Boulevard has been using these lots for storage of equipment and an agreement is needed to formalize this use, while ensuring that back rent is paid to the City and that the City retains the ability to access critical infrastructure on the site.

Due to the unusual nature of these properties, the BOE should take the lead on this lease, with assistance from the GSD. In addition, the adjacent property owner has received a street vacation for a portion of the right-of-way adjacent to his property and has requested that certain conditions related to that vacation be removed. That action would be appropriate if a lease for the remnant parcels is negotiated. After consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES

HERNANDEZ: YES

HUTT: YES

ARL

11/22/24

-NOT OFFICIAL UNTIL COUNCIL ACTS-