City Owned Properties

Study Session

June 25, 2013
Origin of Study Session

• April 9, 2013 Council Meeting
• Review City-owned properties not currently used to provide City services
  ▪ affordable housing
  ▪ homeless shelter
City Properties Used for Services

- Parks
- Fire Stations
- Civic Center
- Community Center
- Downtown Parking Lots
- Water Storage and Pumping
- Corporation Yard
- Roadways
## Properties with Potential for Reuse

### Commercial
- Unilever Margarine Plant
- 239/241 Commercial Road
- 101 W. Olive Ave.

### Residential
- Downtown Housing (Charles/Mathilda)
- 715 San Conrado (Condominium)
- 263 Jackson Street
- Orchard Gardens Park Homes
- Dona Avenue (Girl Scout House)

### Vacant
- Onizuka Parcel
- Mary/Evelyn Lot
- Fair Oaks/Hwy 237 Parcel
- Evelyn/Washington Parcel
Unilever Margarine Plant

1485 Kifer Road
- Donated to City in 1979
- 4.7 Acres
- Building 100,000 s.f.
- Lease to expire in 2017
- $27,700 in Annual Revenues, tenant maintains property
239-241 Commercial Street

- Purchased 2003
- 1.2 Acres
- Building 10,000 s.f.
- Current Lease Expires May 2015
- Purchased for Corporation Yard Expansion
101 West Olive Avenue

- Purchased 1959
- 0.1 Acre
- Building 1,800 s.f.
- Currently Leased to Dental Office Until April 2014
Onizuka Parcel

- Land Swap with Mid-Pen and Charities Housing
- Acquired 2013
- 4.6 Acres
Downtown Housing
Charles/Mathilda/Iowa Avenue

• Three (3) Single Family Homes (Charles Street)
  - Built 1940s
  - 6,500 Square Foot lot sizes

• Two (2) Vacant Lots (Mathilda)
  - Lot 365 5,000 Square Feet
  - Lot 407 3,200 Square Feet

• One (1) Duplex (Mathilda)

Part of Downtown Specific Plan - Block 15
Downtown Housing

Downtown Specific Plan - Block 15
Vacant Land 365 & 407

365 Mathilda
- 0.11 acres

407 Mathilda
- 0.073 acres
- Irregular shape
715 San Conrado

- Built 1984
- 2 Bedroom, 2 Bath Condominium
- 996 S.F.
- Month-to-month Rental
- Acquired July 2010
Dona Avenue PG&E Lot
Girl Scout House

- PG&E Lots
- City Maintains 20 Foot Strip North and Southside of lots
Mary and Evelyn

- Acquired to facilitate Caltrain grade separation
- 0.79 Acres
- Recently leased to Family Towing until 2018
Fair Oaks/Hwy 237

Excess Roadway
- 2.5 Acres
- Short-term lease for storage
- Zoned industrial
Evelyn and Washington

Excess Roadway
• 0.130 Acres
Potential Acquisition Site
Fair Oaks at California
Owned by Santa Clara County
~ 2 Acres
Discussion Questions

1) What process should be used to establish a new use for the Onizuka parcels?

2) Is the Council interested in pursuing the acquisition of any new properties?
   a) Charles Street?
   b) Fair Oaks / California?

3) Is the Council interested in disposing of any properties?
   a) San Conrado condominium?

4) Other direction?