



Folsom City Council Staff Report

MEETING DATE:	9/22/2020
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 10531 - A Resolution of the City Council Declaring 300 Persifer Street as Surplus
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Adopt Resolution No. 10531 - A Resolution of the City Council Declaring 300 Persifer Street as Surplus

BACKGROUND / ISSUE

The City of Folsom purchased the property located at 300 Persifer Street in 1961. The 0.91-acre site is located on the northeast corner of Persifer Street and Coloma Street as shown on the map below.



Since 1961, the property was developed and used as a Fire Station, City Hall Annex, City Library, then offices for the Army Corps of Engineers during construction of Folsom Lake Crossing. The building on the property was vacant between 2009 and 2017.

In January 2017, City Council approved the demolition of the building, along with land use changes (General Plan Amendment and Rezone) from Commercial to Single Family High Density for the 300 Persifer Street site. That action also modified the Historic District Subarea boundaries so that the entire site is now located in the Persifer-Dean Subarea.

City Council action on the land use changes for the property in 2017 also included direction to subdivide the property into five single-family residential parcels in keeping with the previous Theodore Judah historic lotting pattern. City Council discussions reflected a desire for individual sale of the parcels for single-family housing development in keeping with the predominant residential development pattern along that block of Persifer and in keeping with the Historic District Development and Design Guidelines.

City Staff has been evaluating ways that this property could create new housing opportunities to help meet our current affordable housing needs while honoring the residential lotting and development patterns of the area. Given new Accessory Dwelling Unit Laws and the fact that this property includes alley access, each of the five lots could accommodate a single-family dwelling unit and a smaller secondary or accessory dwelling unit along the alley. As such, staff is recommending that this property be designated as surplus with the requirement to provide at least one affordable for-sale single family dwelling unit on each of five parcels.

POLICY / RULE

Effective January 1, 2020, the Surplus Land Act (AB1486) was amended to address California’s shortage of affordable housing. It requires agencies to take formal action in a regular public meeting to declare land surplus. The declaration must be supported by written findings and may not allow for deal terms that would reduce or disallow residential use of property. Local agencies must also notify housing sponsors registered with the State Department of Housing and Community Development of the surplus land availability once the surplus declaration is made. The State then has 30 days to review the materials and process to ensure compliance with written findings and noticing requirements before the City can sell, lease, or otherwise dispose of the property.

ANALYSIS

The City is currently updating our Housing Element consistent with the State mandated cycle and process for the next eight-year planning period (2021 – 2029). One of the key challenges the City faces with this current update is accommodating Folsom’s share of the lower-income Regional Housing Needs Allocation (RHNA) determined by the Sacramento Area Council of Governments (SACOG). The City’s RHNA obligation for this cycle is 6,363 housing units, of which 3,567 units are to be affordable to very low-income and low-income households (collectively referred to as the “lower-income” RHNA).

A core assumption of the Housing Element is that the higher the allowed density in the zoning, the more feasible it is to accommodate affordable housing. In Folsom, the vast majority of

housing affordable to lower income households has been planned and developed in the form of higher density multifamily rental housing with funding subsidies from a variety of funding sources. Because of higher land values and home costs in Folsom, the number of affordable for sale homes in the City is very limited. This City owned property at 300 Persifer provides a unique opportunity to partner with an affordable housing builder or non-profit to create at least five for sale single-family units affordable to lower income households with the potential to develop an additional affordable accessory dwelling unit or second dwelling on each lot consistent with the land use and zoning requirements of the site.

Per City Council direction in 2017, staff has prepared a map exhibit showing the planned subdivision of the 0.91-acre property into five lots in keeping with the historic Theodore Judah lotting pattern (Attachment 1). Individual lots are 7,000 square feet in size with a 50-foot width and 140-foot depth. Each lot would have direct access to Persifer and the adjoining alley with a new Emergency Vehicle Access road created between the single-family lots and the adjoining property to the east.

Resolution No. 10531 has been prepared to declare 300 Persifer surplus in keeping with previous City Council action in 2017, State laws regarding surplus land, and in support of the City's housing needs (See Attachment 2). If City Council adopts the Resolution, staff will notify housing sponsors registered with the State of the land availability with Council directives (written findings) about future development of the site for single family for sale affordable housing. Any interested parties may then contact the City to request information or enter into negotiations. City Council will have final approval of land sale, lease or disposal for the 300 Persifer Street property.

FINANCIAL IMPACT

There is no financial impact associated with the declaration of surplus land. Any future negotiations regarding the sale, lease or disposal of the property will come back to the City Council for action.

ENVIRONMENTAL REVIEW

The declaration of surplus land is not considered a project and is therefore exempt from California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 10531 - A Resolution of the City Council Declaring 300 Persifer Street as Surplus
2. Map Exhibit for 300 Persifer Street

Submitted,



Pam Johns
Community Development Director

Attachment 1

**Resolution No. 10531 - A Resolution of the City Council
Declaring 300 Persifer Street as Surplus**

RESOLUTION NO. 10531

**A RESOLUTION OF THE CITY COUNCIL DECLARING
300 PERSIFER STREET AS SURPLUS**

WHEREAS, the City of Folsom owns 0.91-acres of vacant land located at 300 Persifer Street (Assessors Parcel Number 070-0172-048); and

WHEREAS, the City of Folsom purchased the property in 1961 and developed the site for a variety of municipal uses (Fire Station, City Hall Annex, City Library), then demolished the building in 2017; and

WHEREAS, in 2017, the City Council determined that the land was no longer needed for municipal purposes and changed the land use designation of the property to Single Family High Density (SFHD) General Plan designation with Single Family Residential, Small Lot (R-1-M) zoning, as also modified Historic District Subarea boundaries to include 300 Persifer in the Persifer-Dean Subarea; and

WHEREAS, in January 2017, City Council directed the subdivision of the 0.91-acre site at 300 Persifer into five individual parcels in keeping with the previous Theodore Judah historic lotting pattern with 7,000 square foot lots that are 50 feet wide and 140 feet deep for development of single family homes in keeping with the predominant development pattern along that block of Persifer; and

WHEREAS, the City of Folsom has identified challenges in meeting our share of the Regional Housing Needs Allocation (RHNA) for lower income households in both past and current Housing Element cycles; and

WHEREAS, the property at 300 Persifer creates a unique opportunity to partner with an affordable housing builder or non-profit to provide for sale housing affordable to lower income households; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom declares 300 Persifer surplus land with the following findings:

1. The land will be subdivided into five individual residential lots in keeping with the historic Theodore Judah lotting pattern each with 7,000 square foot lot size, 50-foot lot width, and 140-foot lot depth; and
2. The land will be transferred for the purpose of at creating at least one for sale affordable housing unit on each of the five lots with consideration for a smaller secondary or accessory dwelling unit along the adjoining alley consistent with local zoning and State housing laws; and
3. Consistent with the Surplus Land Act, the City will notify housing sponsors registered with the State Department of Housing and Community Development of the surplus land availability; and

4. The City will submit relevant materials and process to the State Department of Housing and Community Development to determine compliance with the requirements of the Surplus Land Act.

PASSED AND ADOPTED this 22nd day of September 2020, by the following roll-call vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):
ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

Map Exhibit for 300 Persifer Street

Notes:

1. LOTS 9 THRU 13 & POR. LOT 14, ARE MERGED TO CREATE PARCEL A.
2. REFERENCE: 3388 OR 469, 4123 OR 259, 5192 OR 158
3. THIS PROPERTY IS WITHIN THE BOUNDARIES OF THE "CENTRAL FOLSOM REDEVELOPMENT PROJECT" ADOPTED BY ORDINANCE 312, RECORDED IN BOOK 031200 O.R. PAGE 1055
4. A NOTICE REGARDING REAL PROPERTY LOCATED WITHIN THE CENTRAL FOLSOM REDEVELOPMENT PROJECT AREA, RECORDED IN BOOK 20070717 O.R. PAGE 2146

Basis of Bearing

THE BASIS OF BEARING OF THIS SURVEY IS IDENTICAL THAT RECORD OF SURVEY FILED IN THE SACRAMENTO COUNTY RECORDERS OFFICE IN BOOK 13 OF SURVEYS AT PAGE 24, AND WAS ESTABLISHED FROM MONUMENTS ON THE CENTERLINE OF NATOMA STREET AS SHOWN HEREON THE BEARING BEING N83°05'31"E

Legend

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/PLASTIC CAP STAMPED LS 3852



PARCEL MAP
 BEING LOTS 9 THRU 13,
 AND A PORTION OF LOT 14, BLOCK 82
 MAP OF THE TOWN OF FOLSOM
 1 BM 7

City of Folsom, County of Sacramento, California
 December 2011 Scale 1"=30'
 G.A. Young Consulting

