



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT REPORT
July 21, 2005

Honorable Mayor and
Members of the City Council

Subject: Agreement: Johnston Park Land Exchange

Location/Council District : District 2

Recommendation:

Adopt a Resolution approving the Johnston Park agreement for exchange of real property in fee between the City of Sacramento and Matson Properties.

Contact: Janet Baker, Park Development Manager, 808-8234

Presenters: None

Department: Department of Parks & Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Summary:

Mr. Dave Matson of Matson Properties submitted a development proposal for residential units on the parcel immediately adjacent to Johnston Park and owned by Mr. Joe Corwin and Ms. Yunny Corwin. The Department of Parks and Recreation and Mr. Dave Matson have agreed to exchange real property in order to optimize the positive impact the proposed development will have on the park and to avoid the removal of three oak trees. Both the Planning Commission and City Council approved the development project and the property exchange. The purpose of this report is to implement the property exchange.

Committee/Commission Action: The Planning Commission and the City Council approved the development proposal and the land exchange that the development required.

Background Information:

In May of year 2002, Mr. Dave Matson of Matson Properties submitted a development proposal for residential units on the parcel immediately adjacent to Johnston Park. Due to the awkward configuration of the parcel, Mr. Matson's proposal included houses that backed onto the park and which would require a masonry wall, per the Department of Parks and Recreation standard, to separate back-on residential units from parks. Mr. Matson worked with Parks and Recreation staff to reconfigure the parcel through a land exchange in order to provide homes that face the park and, therefore, provide "eyes on the park" for better security and for a positive aesthetic interface with the park. The developer also agreed to provide additional trees and landscaping in the park to enhance the interface between the residential units and the park.

The proposal was presented to the community at the Johnston Park Community Center on May 7, 2003. The support for the development was largely positive. The City Planning Commission reviewed and approved the development proposal on November 13, 2003. On February 3, 2004, the City Council approved the General Plan amendment and rezone of the park site as was required for the real property exchange.

This action of this report is to approve the agreement in order to implement the real estate exchange.

Financial Considerations:

The fair market value of the private owner's conveyance and the City's conveyance are of relatively equal size and value.

Environmental Considerations:

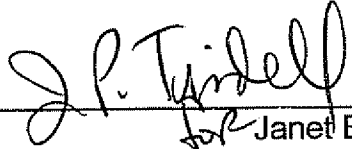
There are no environmental considerations. The developer has completed a phase I on the property, and a negative declaration was issued for the development project.


Policy Considerations:

The property exchange at Johnston Park is consistent with the City Council's goals to preserve and expand arts and culture, open space, the urban forest, parks and recreational opportunities, and establish and strengthen community and regional partnerships to enhance the quality of life.

Emerging Small Business Development (ESBD):

No goods or services are being purchased in association with this report.

Respectfully Submitted by: 
for Janet Baker
Park Development Manager

Approved by: 
ROBERT G. OVERSTREET
Director, Parks & Recreation

Recommendation Approved:


ROBERT P. THOMAS
City Manager

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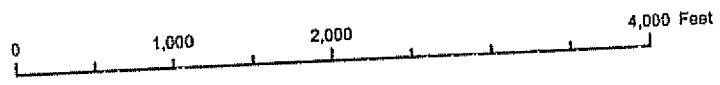
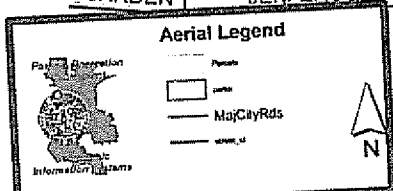
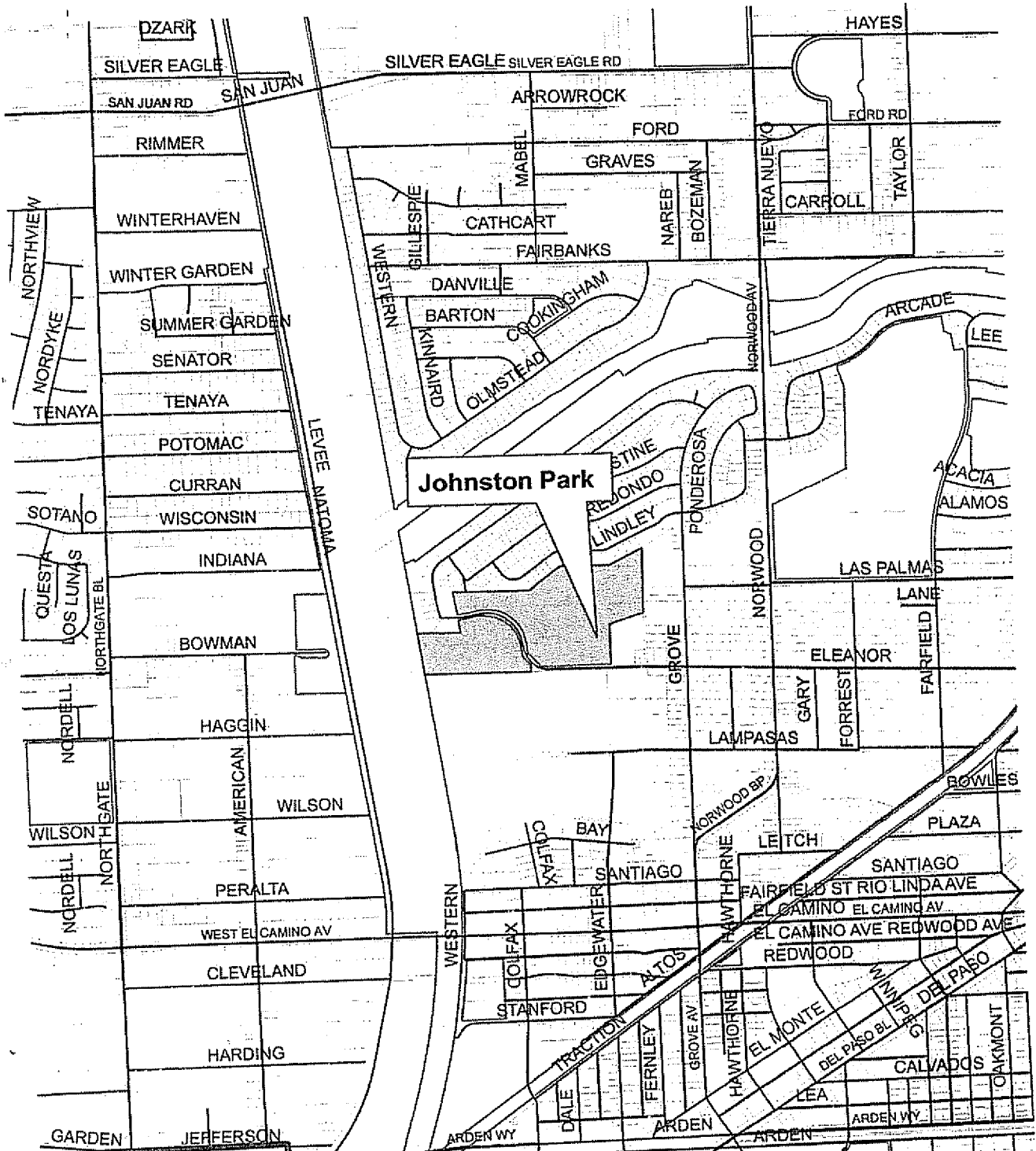
Pg	1-3	Report
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Pg	5	Resolution
Pg	6-9	Exhibit A – Land Exchange Exhibit

Attachment A

Johnston Park City of Sacramento Department of Parks and Recreation



Location Map



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RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING A JOHNSTON PARK AGREEMENT FOR LAND EXCHANGE

BACKGROUND

- A. In May of year 2002, Mr. Dave Matson of Matson Properties submitted a development proposal for residential units on the parcel immediately adjacent to Johnston Park. Due to the awkward configuration of the parcel, Mr. Matson's proposal included houses that backed onto the park and which would require a masonry wall, per the Department of Parks and Recreation standard, to separate back-on residential units from parks.
- B. Mr. Matson worked with Parks and Recreation staff to reconfigure the parcel through a land exchange in order to provide homes that face the park and, therefore, provide "eyes on the park" for better security and for a positive aesthetic interface with the park.
- C. The developer also agreed to provide additional trees and landscaping in the park to enhance the interface between the residential units and the park.
- D. The proposal was presented to the community at the Johnston Park Community Center on May 7, 2003. The support for the development was largely positive.
- E. The City Planning Commission reviewed and approved the development proposal on November 13, 2003. On February 3, 2004, the City Council approved the General Plan amendment and rezone of the park site as was required for the real property exchange.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Approve the Johnston Park agreement for exchange of real property in fee between the City of Sacramento and Matson Properties

Table of Contents:

Exhibit A: Land Exchange Exhibit – 4 Pages

EXHIBIT "A"
(1 of 4)

PARCEL 2
BK 7310-01, PG 520

PARCEL 1
BK 7310-01, PG 520

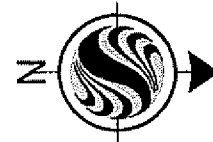
PARCEL 1
UNSURVEYED REMAINDER
CITY PROPERTY
ACREAGE=14.36+/-

ELEANOR AVENUE

PARCEL 2
ACREAGE
2.30+/-

SEE PAGE 4 OF 4

SEE PAGE 3 OF 4



Stantec

LOT LINE ADJUSTMENT JOHNSTON PARK SUBDIVISION

Stantec Consulting Inc. Tel. 916.569.2500
2590 Venture Oaks Way Fax. 916.921.9274
Sacramento, CA 95833-3288 www.stantec.com

DATE: 03-25-2005

JOB #:1846 13013

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CHECKED BY: JVM

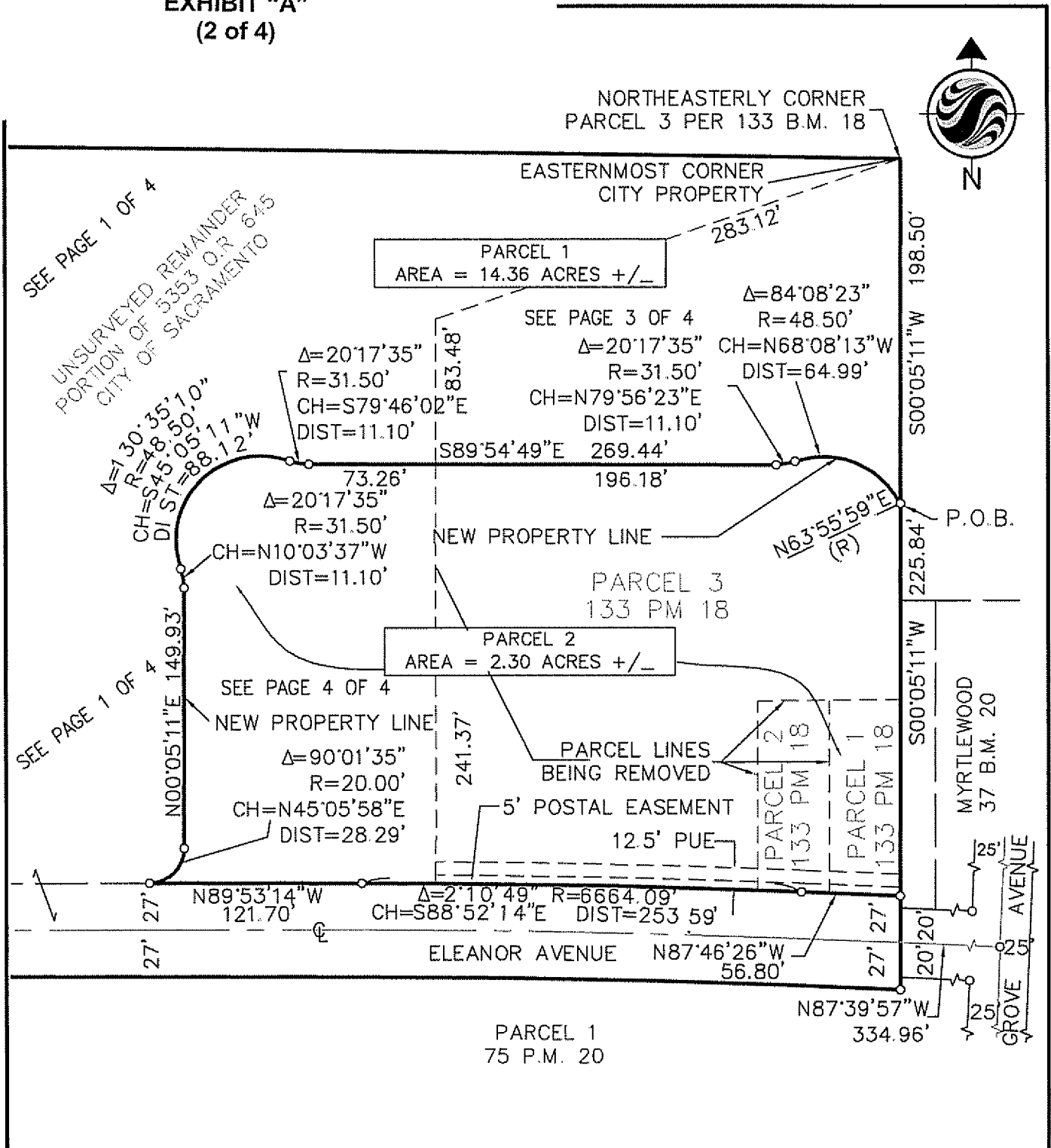
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EXHIBIT "A"
(2 of 4)



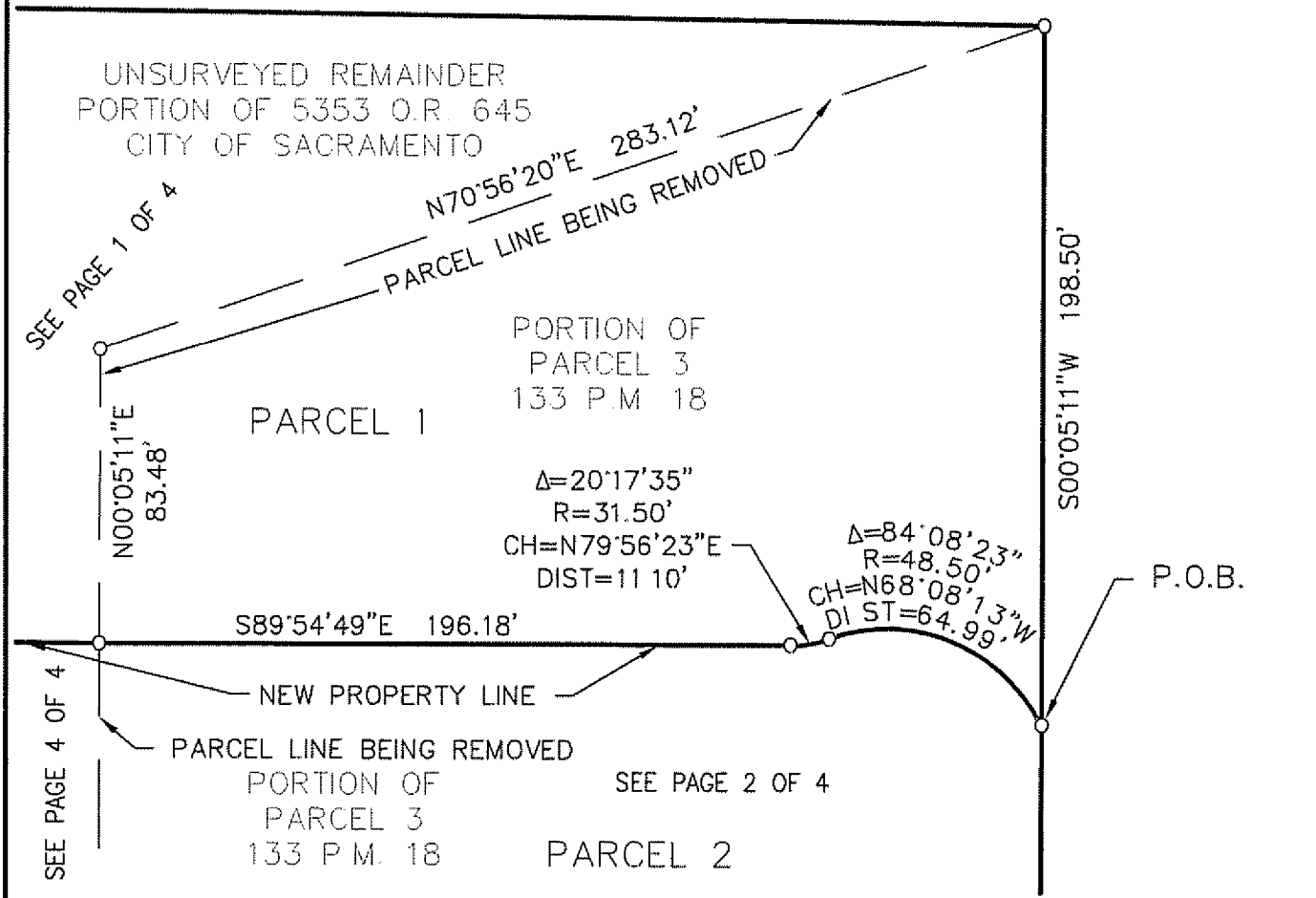
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DATE: 03/25/2005
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EXHIBIT "A"
(3 of 4)



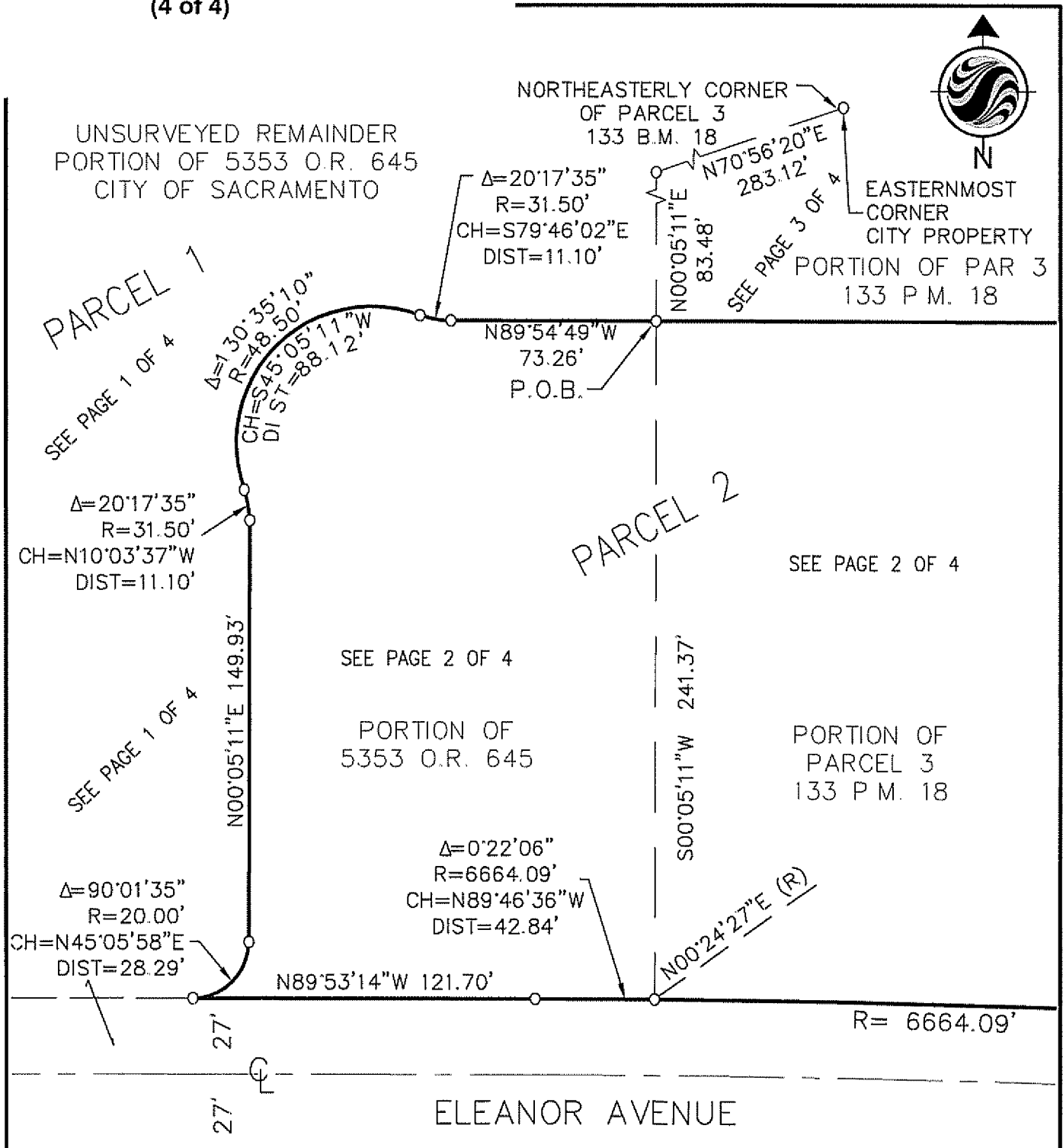
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DATE:	03/25/2005
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EXHIBIT "A"
(4 of 4)



LOT LINE ADJUSTMENT
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