



DATE: March 16, 2011

TO: Honorable Mayor and City Councilmembers and
Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **TRANSFER OF OWNERSHIP OF REAL PROPERTY OWNED BY THE
COMMUNITY DEVELOPMENT COMMISSION TO CITY**

SYNOPSIS

Staff recommends that the Community Development Commission approve the transfer of interests in certain improved Commission-owned real property to the City and authorize the Chairman to execute the quitclaim deed conveying the properties to the City; and that the City Council approve the acceptance of the conveyance and authorize the City Clerk to accept and file the deed with the County Recorder.

BACKGROUND

There are several properties that were purchased by the Community Development Commission in the implementation of the Downtown Redevelopment Plan that have been improved and placed into public use. The properties include:

- The easterly portion of Harbor Parking Lot 1 acquired in conjunction with the development of the Trend West Timeshare project Assessor Parcel No. ("APN") 143-040-45
- California Welcome Center Oceanside and Chamber of Commerce Office at 928 North Coast Highway APN 147-020-39
- California Surf Museum at 312-314 Pier View Way APN 147-088-02
- Parking Lot 21 west of RR Tracks and north of Surfrider Way APN 147-160-10
- Parking Lot 22 east of RR Tracks and north of Surfrider Way APN 147-160-08
- Strand Beach Park at 100 North The Strand APN 147-264-03, 04, 05 and 06
- Parking Lot 26 in the 100 Block of South Myers Street APN 147-350-16
- Transit Center Parking Structure at 290 Seagaze Drive APN 147-350-22
- Parking Lot 26 Extension from Tyson Street to Oak Avenue APN 150-077-22 and 25 and 150-263-22 and 23
- Parking Lot 27 at Wisconsin Avenue and the 600 Block of South Myers Street APN 150-263-23

The properties have been under City management since their improvement or rehabilitation, with the exception of Parking Lot 26 Extension, which is an approved development project and an enforceable obligation due to the disposition and development

agreement with the Oceanside Pier Resort Project and placed in public use upon completion of the improvements.

ANALYSIS

The Commission’s goal of redeveloping the previously underutilized property has been met. Therefore, it would be appropriate that the Commission transfer ownership of the property to the City at this time.

FISCAL IMPACT

The transfer of the properties from the Commission to the City will not have an adverse fiscal impact on either the Commission or City. The City has and will continue to maintain and improve the parking lots and structure as needed. Tenants of the Welcome Center, Chamber of Commerce Office and Surf Museum are required under their respective leases to maintain the property and improvements in good, safe and decent condition.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY’S ANALYSIS

The referenced document has been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the Community Development Commission approve the transfer of interests in certain improved Commission-owned real property to the City and authorize the Chairman to execute the quitclaim deed conveying the properties to the City; and that the City Council approve the acceptance of the conveyance and authorize the City Clerk to accept and file the deed with the County Recorder.

PREPARED BY:



William F. Marquis
Senior Property Agent

SUBMITTED BY:



Peter A. Weiss
City Manager

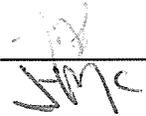
REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

Jane McVey, Economic and Community Development Director

Douglas E. Eddow, Real Property Manager

Kathy Baker, Redevelopment Manager







RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

CITY CLERK
CITY OF OCEANSIDE
300 NORTH COAST HIGHWAY
OCEANSIDE, CA 92054

SPACE ABOVE THIS LINE FOR RECORDER'S USE
CITY DOCUMENT NO

A.P.N 143-040-45, 147-020-39, 147-088-02, 147-160-08,
147-160-10, 147-264-03, 147-264-04, 147-264-05,
147-264-06, 147-350-16, 147-350-22, 150-077-22,
150-077-25, 150-263-22 and 150-263-23

NO DOCUMENTARY TRANSFER TAX DUE R&T CODE §11922
FOR BENEFIT OF PUBLIC AGENCY – NO FEES DUE GOV'T CODE §27383

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE, a public body corporate and politic of the State of California,

hereby REMISES, RELEASES AND QUITCLAIMS to

CITY OF OCEANSIDE, a California Charter City created by its charter and California Statute,

that certain real property situated in the City of Oceanside, County of San Diego, State of California, more particularly described as follows:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A", CONTAINING PARCELS A THROUGH F, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Dated: March 16, 2011

COMMUNITY DEVELOPMENT COMMISSION
OF THE CITY OF OCEANSIDE

By: _____
Jim Wood, Chairman

filed in the Office of the County Recorder of San Diego as Document No. 89-683345 and 89-683346, respectively, on December 18, 1989, Official Records of San Diego County, being Parcel No. 1, Parcel No. 2, and Parcel No. 3 of said Document No. 89-683345, and Parcel No. 1 of said Document No. 89-683346

Assessor Parcel No. 147-160-08, 147-160-10, 147-350-16, 150-077-22 & 25, 150-760-22 & 23

Parcel E:

That certain real property situated in the City of Oceanside, County of San Diego, State of California, being Lots 3, 4, 5, and 6 of Strand Tract Addition according to Map thereof No, 936 filed in Office of the County Recorder of San Diego County, December 8, 1904, as more particularly described the in that certain that Certain Grant Deed dated December 12, 1989 from David Rorick, Jr., et al, to said Commission as file in the Office of the County Recorder of San Diego as Document No. 89-679564, on December 15, 1989, Official Records of San Diego County

Assessor Parcel No. 147-264-03, 04, 05 & 06

Parcel F:

That certain real property situated in the City of Oceanside, County of San Diego, State of California, being a portion of said Atchison, Topeka and Santa Fe Railway Company's 500 foot wide Oceanside Station Grounds as further described in of that certain Final Order of Condemnation in Superior Court of the State of California for the County of San Diego, North County Branch, Case No. N81201 (Consolidated with N81757-1 dated April 17, 2000, Community Development Commission of the City of Oceanside as Plaintiff and Burlington Northern and Santa Fe Railway Company, et al, as Defendant, as filed in the Office of the County Recorder of San Diego as Document No. 2000-021076, on April 25, 2000, Official Records of San Diego County

Assessor Parcel No. 147-350-22

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A:

That certain real property situated in the City of Oceanside, County of San Diego, State of California, being that portion of the Southeast Quarter of the Northeast Quarter of Section 22 Township 11 South, Range 5 West, San Bernardino Meridian, according to Official Plat thereof, as described in that certain Final Order of Condemnation in Superior Court of the State of California for the County of San Diego, North County Branch, Case No. GIN 002372-1 dated February 8, 2001, Community Development Commission of the City of Oceanside as Plaintiff and P-H- Oceanside, Ltd, et al, as Defendant, as filed in the Office of the County Recorder of San Diego County as Document No. 2001-0112409 on February 28, 2001, Official Records of San Diego County

Assessor Parcel No. 143-040-45

Parcel B:

That certain real property situated in the City of Oceanside, County of San Diego, State of California, being portions of Lots 2, 3 and 4 of Hill Street Annex to the City of Oceanside, according to Map thereof No. 1296 filed in the Office of the County Recorder of San Diego County, October 20, 1910, described in that certain Grant Deed dated May 21, 1980, from Fred J. Williams and Doris M Williams, to The Redevelopment Agency of the City of Oceanside (predecessor in interest to said Commission) as filed in the Office of the County Recorder of San Diego as Document No. 80-1746637 on May 30, 1980, Official Records of San Diego County

Assessor Parcel No. 147-020-39

Parcel C:

That certain real property situated in the City of Oceanside, County of San Diego, State of California, being the southwesterly 60 feet of Lots 5 and 6 in Block 10 of Oceanside Townsite, according to Map thereof No. 344 filed in the Office of the County Recorder of the County of San Diego County, July 1, 1885, described in that certain Grant Deed dated May 1, 2002 from Edward J. Arthur and Jean M. Arthur, as Trustees of the Arthur Declaration of Trust dated December 29, 1988, to said Commission as filed in the Office of the County Recorder of San Diego as Document No. 2002-0448329, on May 28, 2002, Official Records of San Diego County

Assessor Parcel No. 147-088-02

Parcel D:

That certain real property situated in the City of Oceanside, County of San Diego, State of California, being those portions of said Railway Company's 500-wide Oceanside Station Grounds as described in Deed dated February 19, 1887 to California Southern Railroad Company (predecessor in interest to said Railway Company) recorded February 23, 1887, in Book 78 of Deeds, Page 390, Records of said County, together with those portions of said Railway Company's 200-foot wide strip of land as acquired by said Railroad Company under the provisions of the Act of Congress of March 3, 1875 (18 Stat. 482), and as shown on a Map filed in the Office of the Secretary of the Interior, March 14, 1881, as approved May 12, 1881, lying in Sections 22, 26 and 27, Township 11 South, Range 5 West, San Bernardino Meridian, as more fully described in those certain Quitclaim Deeds from The Atchison, Topeka and Santa Fe Railway Company dated September 19, 1989, to said Commission as