



Staff Report

TO: City Council
FROM: Kyle Warsinski, Economic Development Manager
DATE: June 6, 2023
SUBJECT: Purchase and Sale Agreement – APN 417-051-001

Description Acquisition of an open space lot at the intersection of Eighth Street and Elm Avenue.

Background and Analysis:

The City of Beaumont was approached by the executor of the Estate of Victor J. Holchak, Deceased, about purchasing a small park property at the intersection of Eighth Street and Elm Avenue (APN 417-051-001). The City owns a similar triangle shaped park at the intersection of Seventh Street and California Avenue. These small park properties are a result of the street alignments over time since the incorporation of the City in 1912.



On May 10, 2023, the Beaumont Planning Commission received and filed a report as to the conformity of the parcel to be acquired and the Beaumont General Plan pursuant to the requirements of California State Government Code Section 65402.

The subject site consists of approximately 0.03 acres (1,300 square feet) of vacant land. The property is zoned Recreation / Conservation and is designated as Neighborhood Commercial in the General Plan. The property can also be seen in the following materials attached to this staff report:

- Aerial Photograph (Attachment A)
- Zoning Map (Attachment B)
- General Plan Land Use Map (Attachment C)

The purchase price within the purchase and sale agreement (Attachment A) is \$10, and the City has agreed to pay the remaining property taxes due this year. The City will also incur approximately \$2,000 for the associated escrow closing costs and cost of securing a title policy for the property.

To preserve the health, safety, and welfare of the public, it is appropriate for the City to purchase the park to ensure maintenance is continued and the property does not become a public nuisance.

Fiscal Impact:

The estimated cost for the acquisition of the parcel is \$2,010 which will come from the Administration Department contingency budget 100-1200-7900-0000.

The cost to prepare this report was \$500.

Recommended Action:

Approve the Purchase and Sale Agreement by and between the City of Beaumont and Leslie Easterbrook, executor of the Estate of Victor J. Holchak, Deceased, and authorize and direct the City Manager, or her designee to take any and all actions and execute any and all documents needed to consummate the transactions contemplated by the Purchase and Sale Agreement.

Attachments:

- A. Aerial Photograph
- B. Zoning Map
- C. General Plan Land Use Map
- D. Purchase and Sale Agreement