



CITY OF HAYWARD
AGENDA REPORT

Planning Commission
Meeting Date 02/11/99
Agenda Item 3

TO: PLANNING COMMISSION

FROM: Norman Payne, Survey Engineer

SUBJECT: REFERRAL FROM THE PUBLIC WORKS DEPARTMENT -
CONVEYANCE OF SURPLUS REAL PROPERTY: Surplus Property Parcel
No. 83, at the westerly dead end of Dean Street to the adjoining property owner.

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find that sale is categorically exempt from C.E.Q.A.;
2. Find the conveyance is not in conflict with the General Plan; and
3. Recommend to the City Council that they authorize the City Manager to execute a deed conveying the surplus real property to the adjoining property owner.

DISCUSSION:

The 3,450 square-foot parcel at the westerly dead-end of Dean Street was purchased by the City in 1987 for the "D" Street Extension, which extended from Winton Avenue to Grand Street. Upon completion of the street project, this parcel was one of the excess parcels remaining. The size of this parcel is insufficient for independent development and must be combined with an adjoining parcel to be usable. The Streets and Highways Code gives the City the authority to sell this "uneconomic remnant" to an adjoining property owner. The owner of the adjoining parcel to the east is constructing and adding to his house, and has offered to purchase the City parcel for \$2,000. City staff has concluded that this is fair market value for the property. This proposal is in keeping with the City policy of divesting these small, unbuildable parcels. It will also eliminate costs associated with weed abatement and other maintenance expenses for the property.

General Plan

The General Plan Map designates this parcel as " Residential Medium Density." The parcel is located within the Burbank Neighborhood and is zoned "Medium Density Residential" (RM). Any development which could result as a consequence of the sale of the parcel must comply with the General Plan and the Zoning Ordinance. Thus, there is no conflict.

Environmental Review

Sale of surplus real property is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Section 15312, "Surplus Government Property Sales;" thus, no environmental action is required.

Public Notice

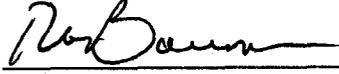
The parcel has been posted with the "Notice of Public Hearing" and the Neighborhood Task Force and property owners and residents within 300 feet have been notified by mail.

Prepared by:



Norman Payne
Survey Engineer

Recommended by:

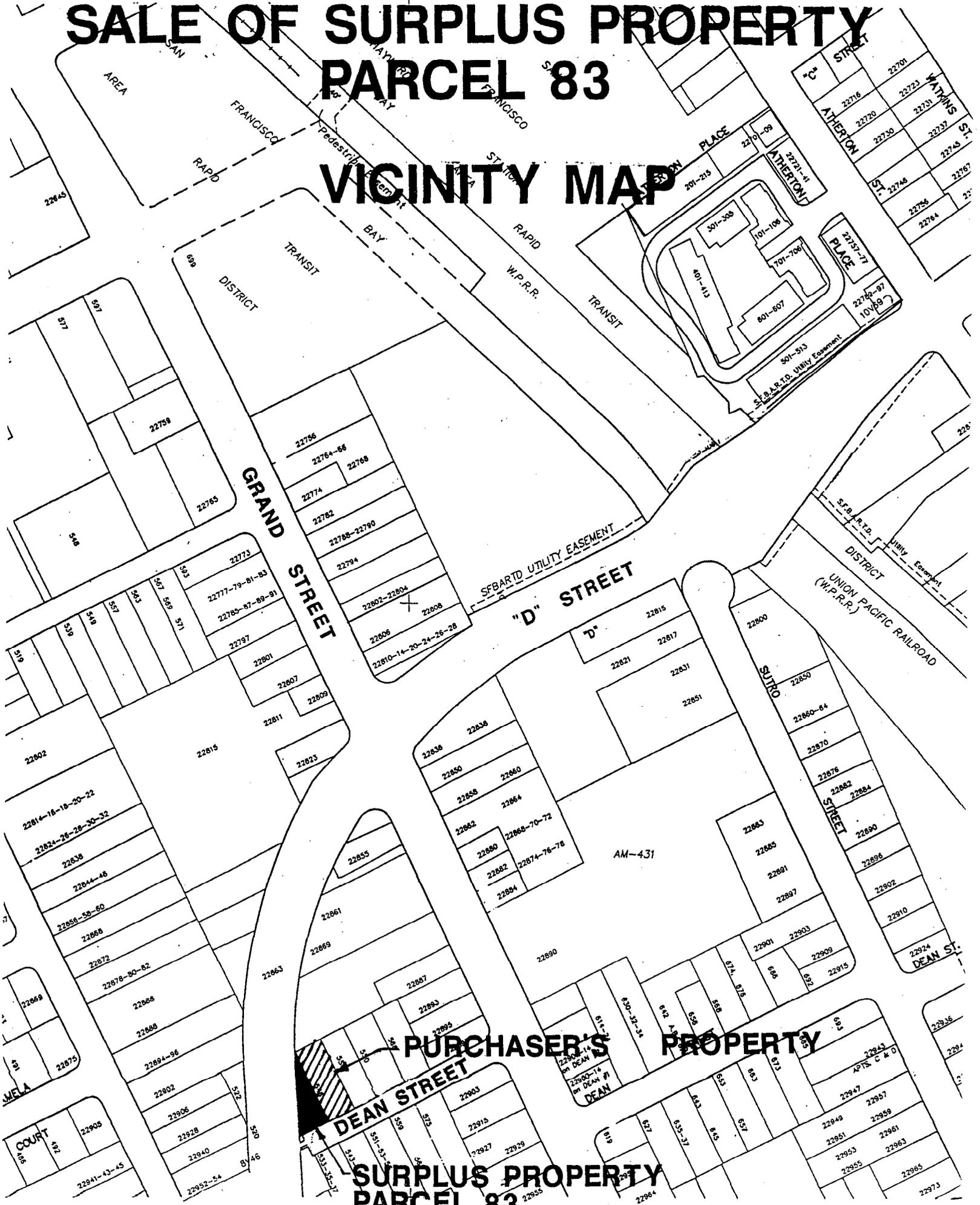


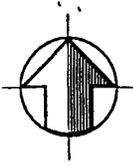
Robert A. Bauman
Deputy Director of Public Works

Attachments: Vicinity Map
Plat Map

SALE OF SURPLUS PROPERTY PARCEL 83

VICINITY MAP





R=654.00
 $\Delta=00^{\circ}30'32''$
 L=5.81

"D" STREET

131.91
 N02°49'33"W

S26°09'02"E
 126.45

AREA=3450 Sq.Ft.
 0.08 Acre

54.55
 S62°49'00"W

DEAN STREET



Norman Payne

NORMAN PAYNE
 L.S. 4388
 LICENSE EXPIRES 9/30/01

			CITY OF HAYWARD ENGINEERING DIVISION		SURPLUS PROPERTY PARCEL NO. 83 PARCEL 431-52-11		DWG. NO. 98022		
			DRAWN BY: JNP	DATE: 7-22-98			FILED		
			CHECKED BY: JNP	SCALE: 1"=50'			SHT. 1 OF 1		
REV	DATE	BY	APPD. BY	APPROVED					
			CITY ENGINEER	DIR. PUBLIC WORKS					