



CITY OF HAYWARD AGENDA REPORT

Planning Commission
Meeting Date 03/11/99
Agenda Item 3

TO: PLANNING COMMISSION

FROM: Norman Payne, Survey Engineer

SUBJECT: SALE OF SURPLUS REAL PROPERTY: Parcel Nos. 113, 114, and 115
Located on 'D' Street between First and Second Street

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find that the proposed sales are categorically exempt from C.E.Q.A.;
2. Find the sales are not in conflict with the General Plan; and
3. Recommend to the City Council the sale of Surplus Parcel Nos. 113, 114, and 115 and authorize the City Manager to execute deeds conveying the surplus real properties.

DISCUSSION:

The City acquired the three parcels described below during 1994/1995 for the 'D' Street Phase II Widening Project which extends from Grand Street to Second Street. Upon completion of the street project the three parcels were created and became excess. The Streets and Highway Code Section 118.6 and Government Code Section 54237 gives the City the authority to sell excess surplus real property. Since the 'D' Street Project had some federal funds involved, the required sale process includes offering the property to various public agencies. These offers have been mailed and so far there has been no interest shown by a public agency.

If public agencies show no interest by April 12, 1999 in acquiring the properties, the disposal process consists of an auction offered to the general public. All those who are interested in participating in the auction must submit a cashier's check for 10 percent of the minimum bid. At this time the minimum bid has not been established.

Parcel No. 113 (1100 & 1110 'D' Street):

This vacant lot is located at the northeasterly corner of the intersection of First and 'D' Streets and consists of two lots which will be merged to create one parcel consisting of 8,498± square feet. Independently, 1100 'D' St. consists of 3,796± sq.ft. and 1110 'D' St. consists of 4,702± sq. ft. The street frontage is approximately 100± feet on 'D' Street and 100± feet on First Street. Independently these parcels are insufficient for development.

Parcel No. 114 (1154 'D' Street):

This parcel is located on the north side of 'D' Street between First and Second Streets and consists of a 10,167± square foot lot with a "Neo-Classic Rowhouse" single family residence constructed in 1910. It consists of 1,206± square feet (3 bedroom and 2 bath). This dwelling is currently unoccupied.

Parcel No. 115 (22775 Second Street):

This parcel is located at the northwesterly corner of the intersection of 'D' and Second Streets and consists of a 6,322± square foot lot with a single family residence consisting of a dwelling unit, with two bedrooms and one bath (784± square feet) and two attached garages (781± square feet). This dwelling is currently occupied. Pursuant to Government Code Section 54237 the current occupant will have first right of refusal to purchase.

General Plan:

The sale of the property is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment. For subject properties, the objective of the "Downtown Hayward Design Plan" for 'D' Street between Foothill and Second Street is to preserve the character established by the single family residences by preserving existing buildings where possible. The Plan also envisions dense development. The sale of these properties would not conflict with these objectives. The General Plan seeks to establish uses that will support the purpose of the downtown as the central area of the City for business, governmental, cultural, financial, residential, office, and entertainment uses. Housing may serve this purpose. The General Policies Plan Map designates these parcels as "Residential-High Density." These parcels are located within the Downtown City Center Area and zoned Central City-Residential (CC-R). Any development which could result as a consequence of the sale of the parcels 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.

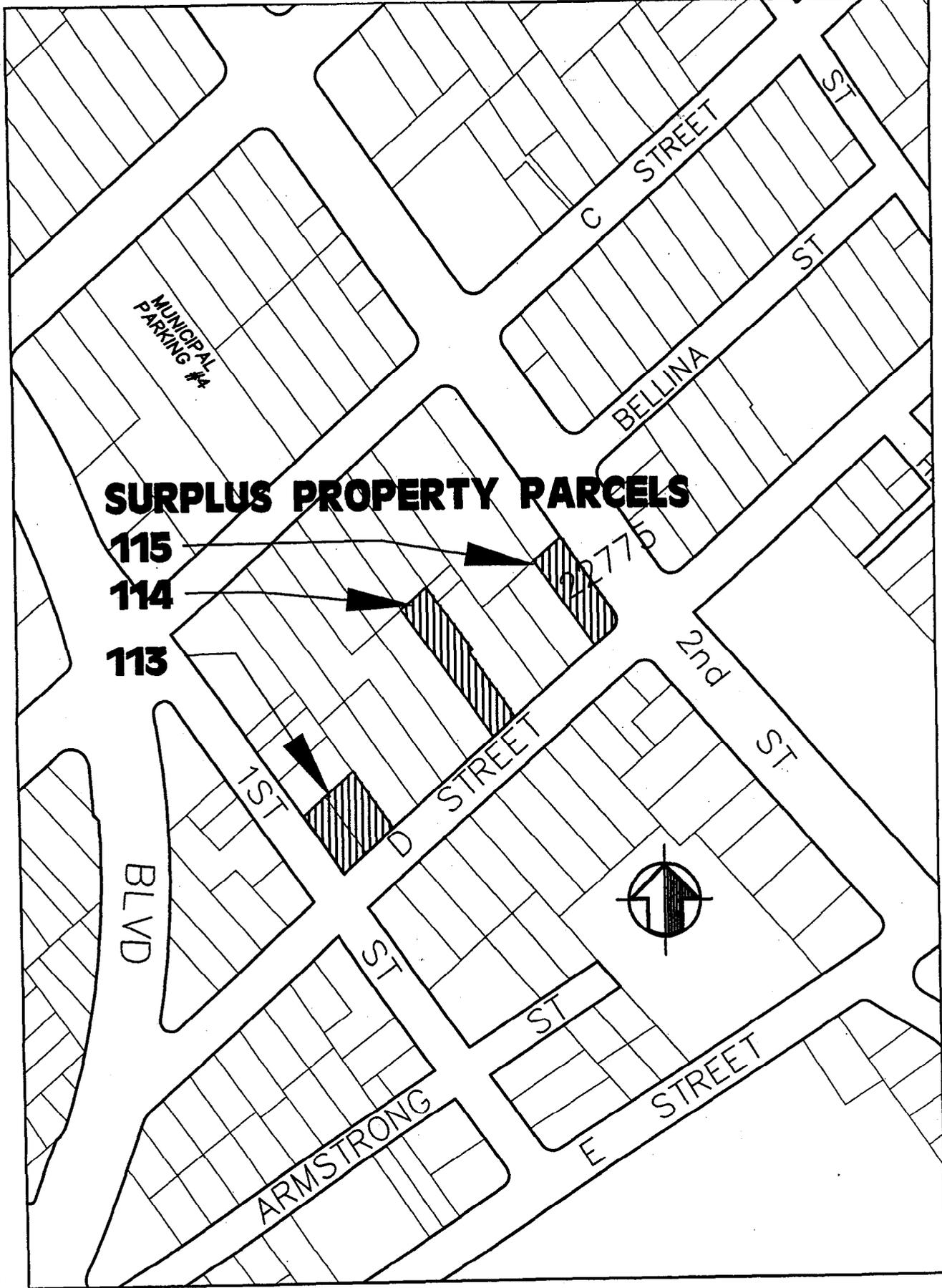
Prepared by:

Jammie Gusard
for Norman Payne
Survey Engineer

Recommended by:

Daniel Collins
for Robert A. Bauman
Deputy Director of Public Works

Attachments: Vicinity Map
Plat Maps

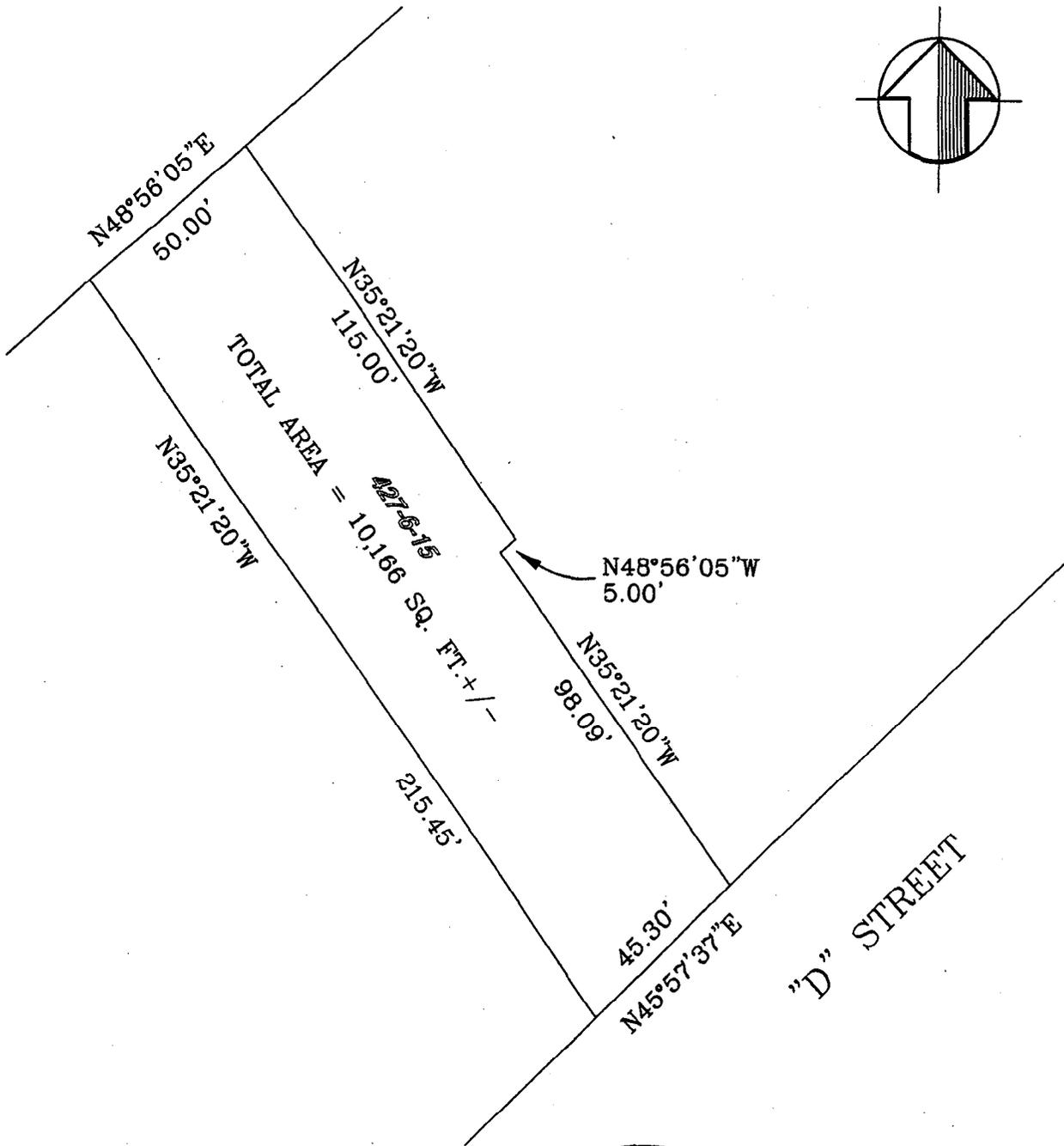
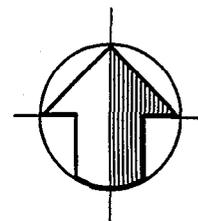


CITY OF HAYWARD ENGINEERING DIVISION		
DRAWN BY: F.MORALES	DATE FEB 24, 1999	
CHECKED BY: N.PAYNE	SCALE: 1-200	
APPD. BY	APPROVED	
REV	DATE	BY
		CITY ENGINEER
		DIR. PUBLIC WORKS

**SURPLUS PROPERTY
VICINITY MAP
PARCEL 113,114 & 115**

DWG. NO.	99007
FILED	
SHT.	1 OF 1

EXHIBIT "A"



Keith Nofield

KEITH NOFIELD
 L.S. 7393
 LICENSE EXPIRES 12/31/01



			CITY OF HAYWARD ENGINEERING DIVISION		SURPLUS PROPERTY PARCEL NO. 114		DWG. NO. 99005	
			DRAWN BY: KLN	DATE: 2/11/99	APN: 427-6-15		FILED	
			CHECKED BY: JNP	SCALE: 1"=40'	1154 "D" STREET		SHT. 1 of 1	
REV	DATE	BY	APPD. BY	APPROVED				
			CITY ENGINEER	DIR. PUBLIC WORKS				

