



CITY OF HAYWARD AGENDA REPORT

Planning Commission

Meeting Date 6/14/01

Agenda Item 3

TO: PLANNING COMMISSION

FROM: Norman Payne, Survey Engineer

SUBJECT: PROPOSAL TO CONVEY SURPLUS PROPERTY PARCEL 107 TO THE ADJOINING PROPERTY OWNER Located on Fairview Avenue: Abandoned Tank Site

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find that the proposed sale is categorically exempt from C.E.Q.A.;
2. Find the sale is not in conflict with the General Plan; and
3. Recommend to the City Council the sale of Surplus Parcel No. 107 to the adjoining owner.

DISCUSSION:

The property is currently under the jurisdiction of Alameda County, however, it is within the City's "sphere of influence," so may at some future point be annexed to the City. The City acquired the subject parcel in 1953 as a portion of a larger parcel from Castle Homes for one of two water tank sites serving the Castle Homes area. The tank was removed in 1993. The property consists of 6,105± s.f. of land in the unincorporated area along Fairview Avenue. The parcel is a rectangular-shaped and measures approximately 100 feet long and approximately 60 feet wide and includes approximately 6,105± square feet. Per Alameda County Zoning Ordinance, this parcel cannot be independently developed based on minimum lot size requirements for that area, which is five acres minimum per parcel.

The City has recently received from the adjoining owner of APN 425-0060-010-02 an 'Offer to Purchase' the subject parcel. This adjoining property abuts subject parcel on two sides (see attached vicinity map). The Offer to Purchase identified a purchase price of \$6,000.00, which staff has reviewed and found to be fair and reasonable. This parcel is primarily beneficial to this adjoining owner, and sale of the property would return it to the tax rolls.

Conveyance of this property will eliminate all City liability and any obligation to maintain the site. A condition of purchase will be that the parcel will be merged with the buyer's parcel, which will eliminate the nonconforming parcel.

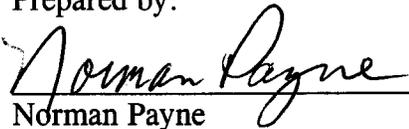
GENERAL PLAN:

The City of Hayward's General Plan designates this parcel as Residential, Rural Estate Density (0.2-1.0 dwelling unit per net/acre). Therefore, merging subject sub-standard parcel with the adjoining parcel will render it in conformance with the General Plan designation. This designation is also consistent with the County's Fairview Specific Plan.

ENVIRONMENTAL REVIEW:

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

Prepared by:



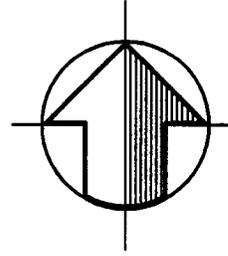
Norman Payne
Survey Engineer

Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments: Vicinity Map
Plat Map



EAST AVENUE
(PRIVATE ROAD)

FAIRVIEW AVENUE
(COUNTY ROAD NO. 7791)



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

MCELROY, THOMAS D.
 89-181568

AREA=6105 sq.ft.
 0.14 acre

CURVE DATA
 RADIUS DELTA LENGTH

- | | | | |
|----|------|----------|-------|
| 1. | 1000 | 3°26'47" | 60.16 |
| 2. | 1030 | 3°20'46" | 60.15 |

GOODE, STEPHEN & LAURA
 20000338130
 APN 425 0060 010 02

CITY OF HAYWARD
 AH-112564

= SURPLUS PROPERTY PARCEL NO. 107

CITY OF HAYWARD ENGINEERING DIVISION			SURPLUS PROPERTY PARCEL NO. 107 A.P.N. 425-60-9	DWG. NO. 01003
REV	DATE	BY		FILED
				SHT. 1 of 1
			CITY ENGINEER	DIR. PUBLIC WORKS