

**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 12/15/98

AGENDA ITEM 6

WORK SESSION ITEM \_\_\_\_\_

**TO:** Mayor and City Council

**FROM:** Director of Public Works

**SUBJECT:** Authorization to Prepare a Tentative Map for Surplus City-Owned Property along the Proposed Extension of Panjon Street

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution declaring the 2.25-acre city-owned parcel along the extension of Panjon Street surplus, authorizing staff to offer the parcel to interested public agencies as required by law, and prepare and process a tentative map for the parcel.

**BACKGROUND:**

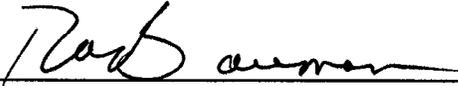
The Tennyson-Alquire Neighborhood Plan called for the extension of Panjon Street along the south side of Tennyson Park from Huntwood Avenue to Ruus Road. The eastern portion of this extension was completed in 1989 when Panjon Street was connected to Huntwood Avenue across from Lustig Court. The portion between Coleridge Avenue and Ruus Road has not yet been completed and goes through a city-owned parcel, which is surplus to City needs. As Council will recall, a portion of this surplus parcel that fronts on Ruus Road was made available to the Boys and Girls Club of Hayward, Inc., for their new facility (see Exhibit A).

In order to carry out this neighborhood plan policy without expending City funds, staff proposes to prepare and process a tentative map to subdivide the remaining portion of the City-owned parcel into ten 5,000-square-foot residential lots. This is consistent with the zoning of the parcel. First, however, the parcel must be declared surplus and, in accordance with state law, offered for sale or lease to local public entities for low-cost housing, park and recreation purposes, or for public school purposes. If no interest is received, or if an agreeable price cannot be reached, the City may then market the property to a private developer who would then construct the final portion of the Panjon Street extension. Since completion of the street extension would be a condition of any development, the sale of this property should not be expected to generate a great deal of revenue.

Assuming Council's concurrence in this proposal, staff anticipates, after offering to sell the parcel to public agencies and assuming no interest, being able to complete preparation of the tentative map so that it can be processed before the Planning Commission in February 1999

and submitted to the City Council in March 1999. Once the tentative map is approved, City staff would be able to effectively market the property and could likely have a developer-processed final map completed sometime in 1999. This would, of course, depend on the future developer's desires and market conditions.

Prepared by:



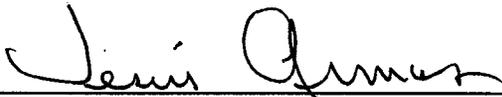
Robert A. Bauman, Deputy Director of Public Works

Recommended by:



Dennis L. Butler, Director of Public Works

Approved by:



Jesús Armas, City Manager

Attachments: Exhibit A - Site Plan



**DRAFT**

HAYWARD CITY COUNCIL

BM 12-11-98

RESOLUTION NO. \_\_\_\_\_

Introduced by Council Member \_\_\_\_\_

RESOLUTION DECLARING AS SURPLUS PROPERTY AN APPROXIMATELY 2.25 ACRE PARCEL LOCATED BETWEEN COLERIDGE AVENUE AND RUUS ROAD ON THE SITE OF THE PROPOSED EXTENSION OF PANJON STREET AND AUTHORIZING STAFF TO PREPARE A TENTATIVE MAP FOR SUBDIVISION OF SUCH PROPERTY

WHEREAS, the Tennyson-Alquire Neighborhood Plan called for the extension of Panjon Street, a portion of which was completed 1989; and

WHEREAS, the portion of Panjon Street between Coleridge Avenue and Ruus Road has not been completed and runs through a City owned parcel containing approximately 2.25 acres which extends south of the proposed Panjon Street extension ("the Property"); and

WHEREAS, the City Council has considered staff's recommendation that such property be designated as a surplus property at its December 15, 1998, meeting,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward hereby takes the following actions:

1. The Property, which lies outside of the proposed extension of Panjon Street is hereby designated as a surplus property, since such Property is not necessary for City use.
2. Staff is directed to notify interested public agencies of the surplus property status of the Property and its availability for sale.
3. Staff is also authorized to make the Property available to sale to private developers if there is no public agency which wishes to purchase the Property.
4. Staff is also authorized to prepare and process a tentative map for subdivision of the Property into ten lots, each lot to contain a minimum of 5,000 square feet, which includes a tentative map condition requiring the subdivider to fund and construct the proposed extension of Panjon Street which adjoins the Property.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 1998

APPROVED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward