



Legislation Details (With Text)

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Title:	Report regarding a resolution declaring an unnumbered City-owned parcel on Gull Drive, (Parcel B of Parcel Map 99-005 of Book of Maps 72) surplus. (Kris Romasanta, Community Development Coordinator)		
Sponsors:	Economic & Community Development		
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Attachments:	1. Attachement 1 Gull Drive Property Map		

Date	Ver.	Action By	Action	Result
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Report regarding a resolution declaring an unnumbered City-owned parcel on Gull Drive, (Parcel B of Parcel Map 99-005 of Book of Maps 72) surplus. *(Kris Romasanta, Community Development Coordinator)*

RECOMMENDATION

Staff recommends that the City Council adopt a resolution declaring an unnumbered parcel on Gull Drive (Parcel B of Parcel Map 99-005 of Book of Maps 72) surplus and authorizing the City to initiate the process to comply with the State of California's Surplus Land Act (Government Code sections 54220 through 54233).

BACKGROUND/DISCUSSION

The subject parcel on Gull Drive (Parcel B of Parcel Map 99-005 of Book of Maps 72) is located in the City's East of 101 area. It is a long, narrow sliver of land that runs adjacent to Gull Drive, south of Oyster Point Boulevard. (see attached parcel map for the general location of the property.) At present, the site does not have an address. It is a small site at 0.38 acres and has a Business Technology Park zoning designation. Due to the shape and adjacent uses of the parcel, the City has determined that the parcel is no longer necessary for the City's use and may have value to the adjacent property owner.

In order to dispose of City-owned property, the City must comply with the State of California's Surplus Land Act ("SLA"). The procedures required in order to do this include:

1. City Council must make a finding that the City has no use for the property and, adopt a resolution declaring the property surplus.
2. Send notices of the proposed disposition of surplus property to all local public entities and housing sponsors who engage in the development of affordable housing in the jurisdiction where the property is located, as well as to the County Park and recreation department and the State Natural Resources Agency. The notice will provide information about the site and provide the agencies with 60-days to express interest in purchasing the property.
3. If any public agencies are interested, the City may enter into negotiations with the interested agency/agencies.

4. If no agency responds, the City then has the option to proceed with the sale or lease to other interested parties.

Pursuant to Government Code section 54223 of the SLA merely requires that if a local entity notifies the City of its desire to purchase or lease the land, the City must enter into “good faith negotiations” for not less than 90 days in an attempt to agree on a mutually satisfactory sales price. If 90 days goes by without a mutually satisfactory sales price being reached, the City can sell the property without further compliance with the SLA.

STRATEGIC PLAN

By declaring the parcel surplus, the City would have the option (in the future) to consider the sale of this property in order to support continued development within the Oyster Point district. This, in turn, would address the “Economic Vitality” priority area of the City’s Strategic Plan.

FISCAL IMPACT

There is no fiscal impact by the City adopting the resolution. Adopting the resolution will ensure the City is complying with the Surplus Land Act.

CONCLUSION

It is recommended that the City Council adopt a resolution declaring an unnamed parcel on Gull Drive, (Parcel B of Parcel Map 99-005 of Book of Maps 72) surplus and authorizing the City to perform the necessary steps to comply with the State of California’s Surplus Land Act (Government Code sections 54220 through 54233).

Attachment: Gull Drive property map