



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Peter Jensen

SUBJECT: SEE BELOW

DATE: January 18, 2006

Approved

Ray Winter

Date

1/23/06

COUNCIL DISTRICT: 3

SNI: N/A

**SUBJECT: SALE OF CITY-OWNED PROPERTY LOCATED AT THE NORTHEAST
CORNER OF 21ST STREET AND EAST TAYLOR STREET**

RECOMMENDATION

Adoption of a resolution declaring certain property located at the Northeast corner of 21st Street and Taylor Street, comprising approximately 1, 888 square feet, surplus to the needs of the City, approving an agreement for the sale of the property to the adjacent property owners, Paul Garcia, Jeremy C. Garcia, Maria S. Garcia, Paul Garcia Jr., and Maria Magdalena Garcia for Twenty-Eight Thousand Dollars (\$28,000); and delegating authority to the Director of General Services to execute all documents necessary to complete the transfer of the property.

BACKGROUND

At their meeting of March 23, 1982, the City Council adopted Resolution No. 55375 vacating a portion of 21st Street at Taylor Street subject to the reservation of certain easements. The underlying fee title to this portion of 21st Street is vested in the City and no direction was given at that time for its disposition.

Municipal Code Section 4.20.050 permits the City Council to declare City-owned property surplus to the needs of the City and to authorize its direct sale to the adjoining property owner when it finds: 1) that a property is neither needed for, nor adaptable to, municipal purposes; and 2) the public interest would be served thereby. As stated above, this portion of 21st Street was vacated in 1982 and there has been no indication from City Departments that there is an operational or facility need for this property.

ANALYSIS

This parcel is roughly rectangular in shape and is located between 21st Street and Mr. Garcia's property. The parcel is vacant and not independently developable. The fair market value of the subject parcel was determined to be Twenty-Eight Thousand Dollars (\$28,000).

A Map illustrating the subject property's location is attached as Exhibit A.

OUTCOME

Approval of this property sale will result in the following:

- Ongoing property tax revenue, in that the property will return to the tax roll;
- Elimination of maintenance and liability expenditures; and
- One-time revenue of Twenty-Eight Thousand Dollars (\$28,000).

PUBLIC OUTREACH

Not applicable

COORDINATION

This memorandum has been coordinated with the City Attorney's Office, and the Office of the City Manager and Council District 3.

COST IMPLICATION

The sale of this property generates revenue of Twenty-Eight Thousand Dollars (\$28,000) to the General Fund and is in alignment with the Mayor's Budget Strategy Expenditure Control Principle No. 4 in that it eliminates City maintenance obligations and liability. The City's cost will consist of staff time to complete the transaction. The buyer will pay all title, tax and recording fees.

CEQA

Exempt, January 12, 1982.


PETER JENSEN
Director of General Services

Attachment

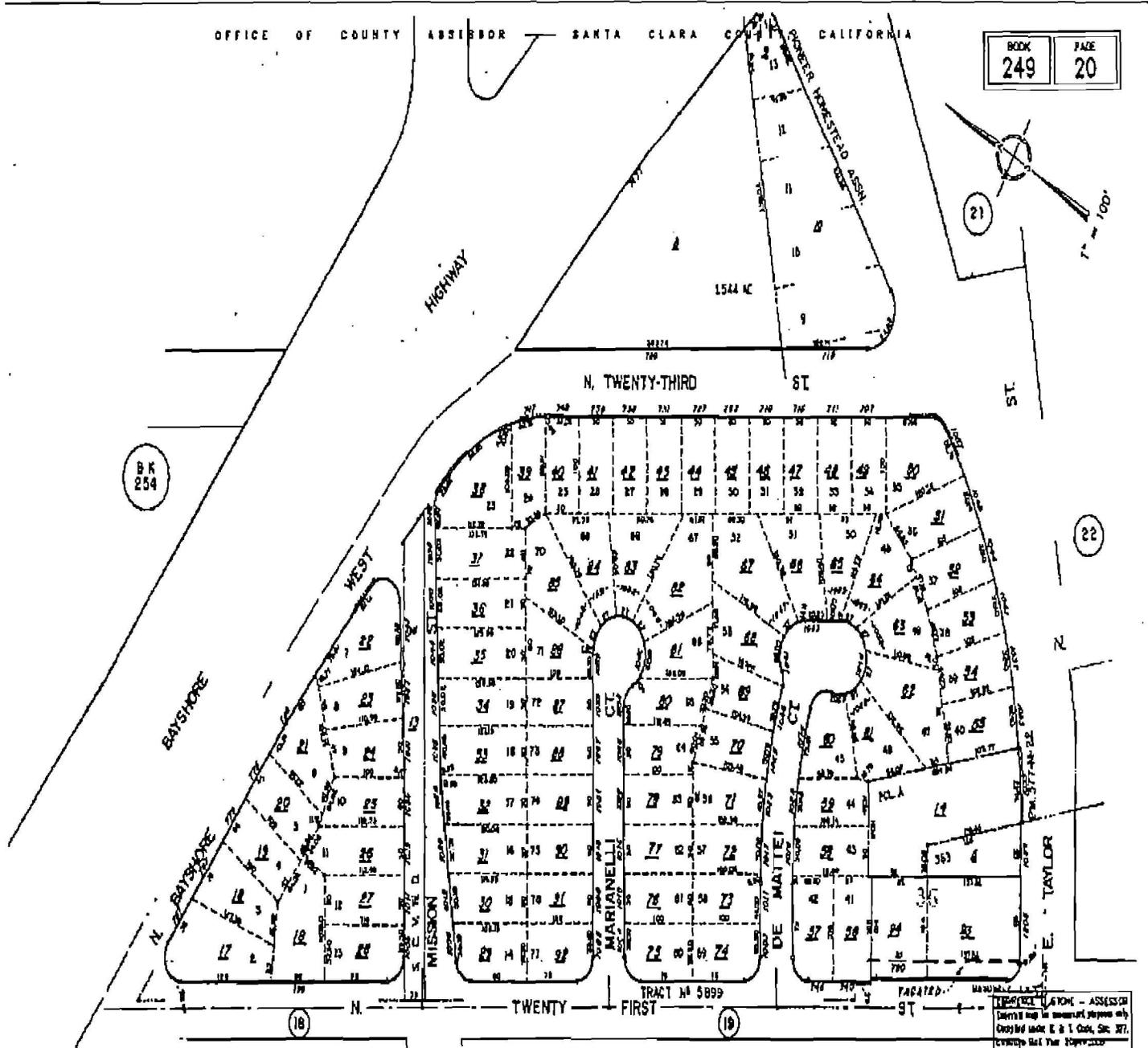
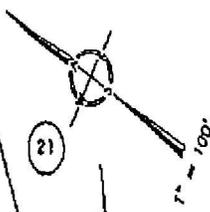


EXHIBIT A

PROPERTY TAXPAYER - ASSESSOR
Shows map for assessment purposes only.
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