



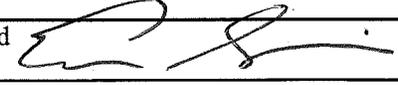
Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Katy Allen
Peter Jensen

**SUBJECT: UNDER-UTILIZED PROPERTY
UPDATE AND SURPLUS ACTIONS**

DATE: 05-26-09

Approved 

Date 6/3/09

COUNCIL DISTRICT: City-Wide

RECOMMENDATION

It is recommended that the City Council:

1. Adopt a resolution declaring the 20 properties listed below and detailed in Attachment A of this memorandum as surplus to the needs of the City, and authorizing the City Manager to sell or lease such properties in accordance with the Municipal Code, and any other City policies, as they may be amended from time to time, and in accordance with applicable state law

(a)	Keyes Street	APN# 47703054
(b)	Hamline Street	APN# None (adjacent to APN# 23023035)
(c)	Autumn/Julian	APN# 25929099
(d)	Santa Teresa Street	APN# 25935026
(e)	460 Park Avenue	APN# 25946097
(f)	510 Park Avenue	APN# 25947081
(g)	551 Keyes	APN# 47212086
(h)	Zion Lane	APN# 58712059
(i)	1360 State Street	APN# 01512091
(j)	Dorel Drive	APN# 59515072
(k)	126 S. King Road	APN# 48117020
(l)	Bird Avenue	APN# 26443078
(m)	1015 S. Bascom Avenue	APN# 28211014 / 28211015
(n)	Story Road	APN# 47211003 / 47211009 / 47211062
(o)	Bet. McLaughlin/Sherlock	APN# 49926003
(p)	1795 Courtney Avenue	APN# 47730011
(q)	1807 Sarasota	APN# 49118035
(r)	2123 Quimby	APN# 49104022
(s)	Rebel Way	APN# 56946001
(t)	Sunny Oaks/Blossom Hill	APN# 46423056

2. Direct staff to conduct community outreach to solicit public input on alternative uses, leasing potential, and/or sale of the 7 recently identified under-utilized City-owned

properties included in Attachment B, with particular emphasis on identifying revenue generating and cost reducing options.

OUTCOME

Twenty properties will be declared surplus to the needs of the City and staff will market and negotiate the sale or leasing of these properties to generate revenue and reduce maintenance expenses. In addition, the City Council will have the benefit of community feedback in considering staff recommendations for retaining, re-using, or disposing of the 7 additional properties identified in Attachment B.

BACKGROUND

On October 28, 2008, the City Council authorized staff to initiate community outreach to solicit public input on alternative uses, leasing potential and/or sale of 44 underutilized properties with a focus on identifying revenue generating and cost reducing options. Staff brought this action forward in response to the June 2008 City Council approval of MBA #4 – “Three-Year Structural Budget Deficit Elimination Plan – Top Priority Strategies” which directed staff to “proceed with further analysis and policy development to create a rigorous asset management program, while continuing with current real estate transactions.”

On April 7, 2009, Council approved a set of Asset Management Principles to guide the management of the City’s real property assets, declared 16 of the 44 identified under-utilized properties surplus to the needs of the City, and authorized staff to undertake their sale in accordance with the applicable provisions of the Municipal Code, as it may be amended. The Council also directed the Administration and City Attorney’s Office to develop, for Council consideration, amendments to the Municipal Code that would facilitate Asset Management goals. This report is submitted to update the Council on the status of the remaining 28 under-utilized properties and recommend that 20 of those be declared “surplus to the needs of the City.”

ANALYSIS

Previously Surplused Property (16)

The 16 parcels designated as surplus on April 7th included 13 remnant properties that are not independently developable and 3 former fire stations. Staff has since initiated the process required by CA Government Code 54222 for the three fire stations and has begun contacting the owners of properties that are adjacent to the remnant parcels. CA 54222 requires public agencies that wish to sell or lease developable real property to do outreach to affordable housing; parks and open space; and public education interests. In general, the Municipal Code requires that the sale of City property be done via a public auction, with an exception for direct negotiation with adjacent property owners. All property sales and lease agreements require final approval by the City Council.

Additional Properties Recommended for Surplus Designation (20)

The 20 properties recommended to be surplus include 6 sites that are not independently developable, 13 properties that could be independently developed, and the property at 1015 S. Bascom Avenue that was purchased with Library Bond funds. The largest sites are the Western Portion of the Story Road Landfill (3 parcels totaling over 29 acres), 1015 S. Bascom (2 parcels totaling 1.33 acres), the 1.15 acre site on Dorel Drive, 551 Keyes/S. 12th St. (0.95 acres), and the 0.89 acre alleyway at McLaughlin and Sherlock. All of the other properties in this group range in size from a little more to significantly less than ½ acre. It should be noted that a designation of "surplus" is necessary for the City to entertain long term leases and land swaps as well as sale.

As with the earlier group of properties that were designated as surplus in April, notices were mailed to property owners and residents within a 300 foot radius of each property and signs were posted in prominent locations on each site. The notices and signs solicited input on the possible reuse or sale of the properties. Staff received three or fewer comments or inquiries on most of the sites. Four of the properties (Zion Lane, McLaughlin/Sherlock, Rebel Way, Hamline Street) received more comments because they have numerous adjacencies. Eight people commented on the lot at 9th and Keyes that had recently been landscaped by the community. Community meetings were held for the Dorel Drive property and 1015 S. Bascom.

Most contacts were either from parties interested in purchasing the properties or neighbors with questions about the process. Fewer people were advocating for or against a particular use. It should be noted that where significant community concern was raised about sale or a particular use, the City can prevent an unwanted use through a deed restriction and/or the development process.

2009-2010 Asset Management Work Plan Properties (4+2)

The Asset Management Work Plan for 2009-2010 approved by Council in April includes the evaluation of 4 major properties (from the original list of 44 under-utilized properties) for possible reuse or sale. In addition, 2 parcels on Water Pollution Control Plant lands will be evaluated for leasing or joint development options. The 6 major properties in the work plan are:

1. Former City Hall
2. "E" Lot
3. Singleton Landfill
4. Story Road Landfill – Eastern Portion
5. Water Pollution Control Plant Land – Parcel 1 "Nine Par"
6. Water Pollution Control Plant Land – Parcel 2 along Highway 237

If the proposed move of the Real Estate Division from Public Works to General Services is approved as part of the 2009-2010 Operating Budget, transition activity will include the identification of employee teams and consultant resources for the evaluation of each of these properties.

Properties to be Retained (4)

Staff is recommending that 4 of the parcels identified as under-utilized and authorized for public outreach in October 2008 be retained for now. The properties and reasons for retaining follow:

5. E. San Antonio/Coyote Creek – Reserve as a mitigation area for future City trail projects
14. W. San Carlos Street/West of Bird – Retain for future San Carlos Bridge replacement
15. W. San Carlos Street/West of Bird – Retain for future San Carlos Bridge replacement
41. 1590 Gold Street (Old Fire Station 25) – Additional outreach/subdivision of property

Recently Identified Under-Utilized Property (7)

In recent months, 7 additional under-utilized City properties have been identified – primarily through inquiries from parties interested in purchasing them. Staff is seeking Council authorization to begin public outreach on these properties to solicit public input on alternative uses, leasing potential, and/or sale. These properties are identified in Attachment B.

When the outreach on these properties is complete, staff will return to Council with specific recommendations for their retention or disposition.

EVALUATION AND FOLLOW-UP

As noted in the Asset Management Report approved by Council on April 7, 2009, staff is reviewing proposed changes to the Municipal Code and Council Policy to allow more flexibility in the process for selling surplus property and will return with proposed changes in August 2009. Individual agreements for lease or sale of City-owned property are subject to Council approval and will be placed on a Council agenda as agreements are reached.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Following Council approval on October 28, 2008, to begin outreach on 44 under-utilized properties, notices were mailed to owners and residents within a 300 foot radius of 39 of the

sites. Signs soliciting public comment were also placed on these properties. This outreach generated 131 contacts from the public and led to community meetings in a few cases. If Council authorizes outreach to begin on the 7 additional properties in Attachment B, similar efforts will be undertaken. Newspaper articles and radio interviews have also helped inform the public about the City's efforts to review under-utilized properties for possible reuse or sale.

The proposed actions do not meet any of the above listed criteria; however this memorandum will be posted on the City's website for the June 16, 2009 City Council meeting.

COORDINATION

This memorandum has been coordinated with the City Manager's Office and the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

The proposed actions are consistent with Investment Strategy 1h. in the Mayor's March 2008 Budget Message that reiterates prior direction to staff to sell nonessential property and addresses Urgent Revenue Strategy #5 in the Structural Budget Deficit Elimination Plan.

COST SUMMARY/IMPLICATIONS

Leasing of properties at market rates could generate an ongoing revenue stream. Sale of these properties would generate several million dollars in one-time revenue and a modest reduction in maintenance costs.

CEQA

CEQA: Not a project. Appropriate CEQA review will be completed prior to City action to dispose of any surplus parcels.



PETER JENSEN
Director of General Services



KATY ALLEN
Director, Public Works Department

For questions please contact PHIL PRINCE, DEPUTY DIRECTOR, at (408) 535-8300.

ATTACHMENT A

Properties Recommended for Surplus Designation

<u>Memo Reference</u>	<u>Site Number</u>	<u>Site Location</u>	<u>Council District</u>	<u>Acreage</u>
(a)	#5	Keyes Street	3	0.05
(b)	#23	Hamline Street	3	0.16
(c)	#24	Autumn/Julian	3	0.29
(d)	#25	Santa Teresa Street	3	0.15
(e)	#26	460 Park Avenue	3	0.36
(f)	#27	510 Park Avenue	3	0.25
(g)	#28	551 Keyes Street	3	0.95
(h)	#9	Zion Lane	4	0.53
(i)	#4	1360 State Street	4	0.56
(j)	#30	Dorel Drive	4	1.15
(k)	#31	126 S. King Road	5	0.09
(l)	#16	Bird Avenue	6	0.54
(m)	#42	1015 S. Bascom Avenue	6	1.33
(n)	#19	Story Road	7	29.31
(o)	#20	Btwn McLaughlin/Sherlock	7	0.89
(p)	#32	1795 Courtney Avenue	7	0.09
(q)	#33	1807 Sarasota Way	7	0.15
(r)	#34	2123 Quimby	8	0.62
(s)	#22	Rebel Way	9	0.47
(t)	#35	Sunny Oaks/Blossom Hill	10	0.14

(a) Site #7

Keyes Street
SE Corner of S. 9th and Keyes

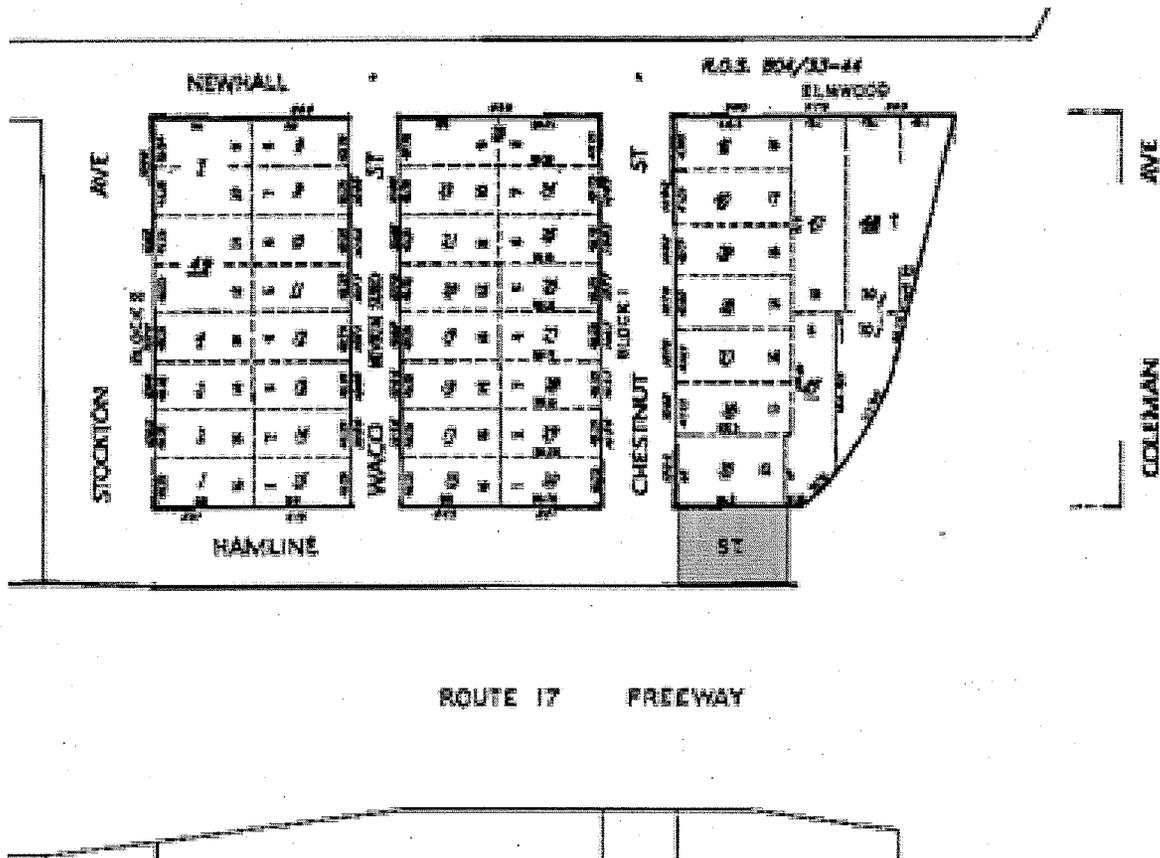
APN:	477-03-054	
Parcel Size	Approx. 2,123 sq.ft.	.05 acres
Current Use	Vacant	
SNI District	Spartan / Keyes	
Council District	3	
General Plan/Zoning	General Commercial	CP
Description: Dimensions 16' x 138' – site not independently available.		
Community Input: 8 responses – property has been improved with some landscaping by SNI group and should remain like a park. The adjoining owners are interested in purchasing the property.		



(b) Site #23

Hamline St. Between Chestnut and Coleman

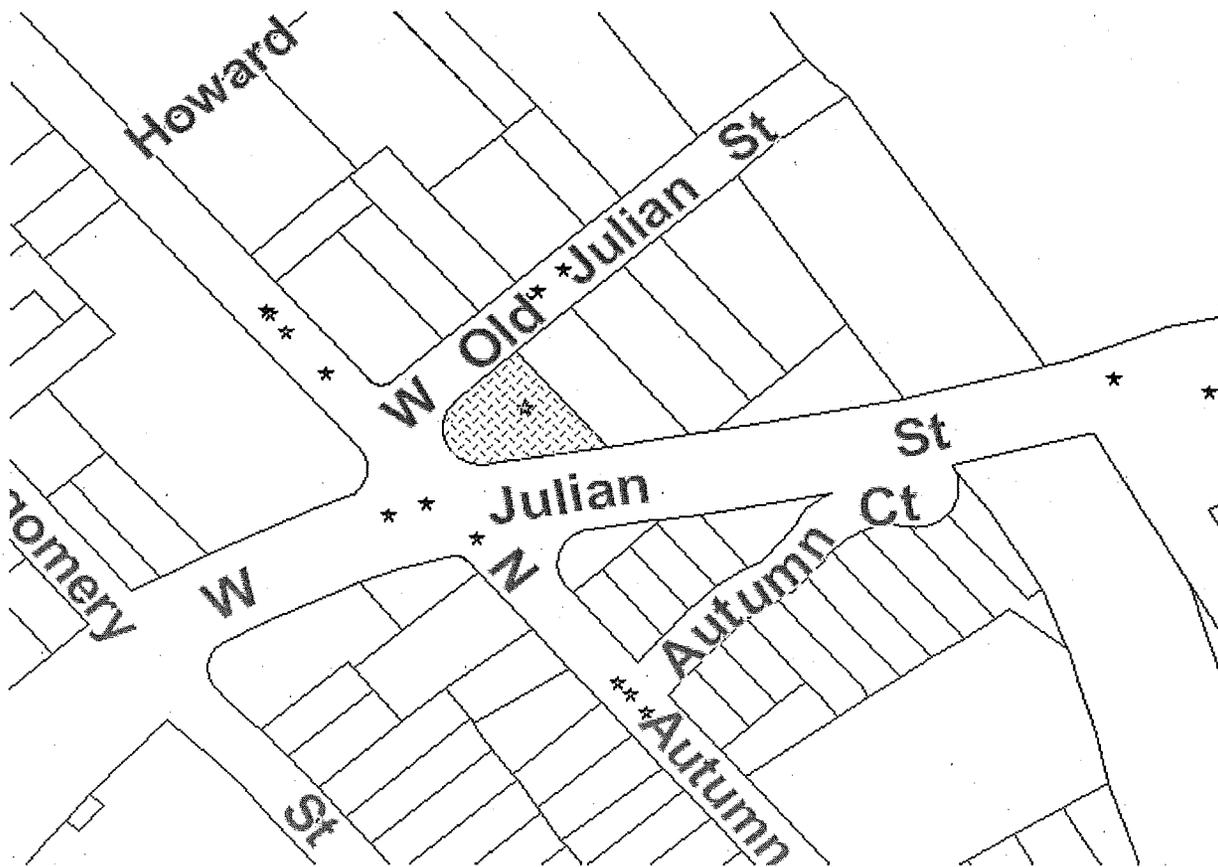
APN:	230-23-035 (adjacent to)	
Parcel Size	Approx. 6,948 sq.ft.	0.16 acres
Current Use	Right of Way	
SNI District	None	
Council District	3	
General Plan/Zoning	Heavy Industrial	LI
Description: Property will require vacation of the street – near dead end at Coleman.		
Community Input: 4 responses – property should be a community garden. Adjoining property owner is interested in purchasing property.		



(c) Site #24

NW Corner of Autumn & Julian
Between Old W. Julian and W. Julian

APN:	259-29-099	
Parcel Size	Approx. 12,658 sq.ft.	0.29 acres
Current Use	Vacant parcel	
SNI District	None	
Council District	3	
General Plan/Zoning	Office	LI
Description: Property is vacant and has underground utility lines.		
Community Input: 2 responses – interested in purchasing the property.		



(d) Site #25

Santa Teresa St.
NW Corner of Santa Teresa and Carlisle

APN:	259-35-026	
Parcel Size	Approx. 6,543 sq.ft.	0.15 acres
Current Use	Vacant	
SNI District	None	
Council District	3	
General Plan/Zoning	Core Area	DC
Description: Independently developable		
Community Input: 1 response – adjoining property owner interested in purchasing property.		



(e) Site #26

460 Park Ave.
SE Corner of Gifford and Sonoma

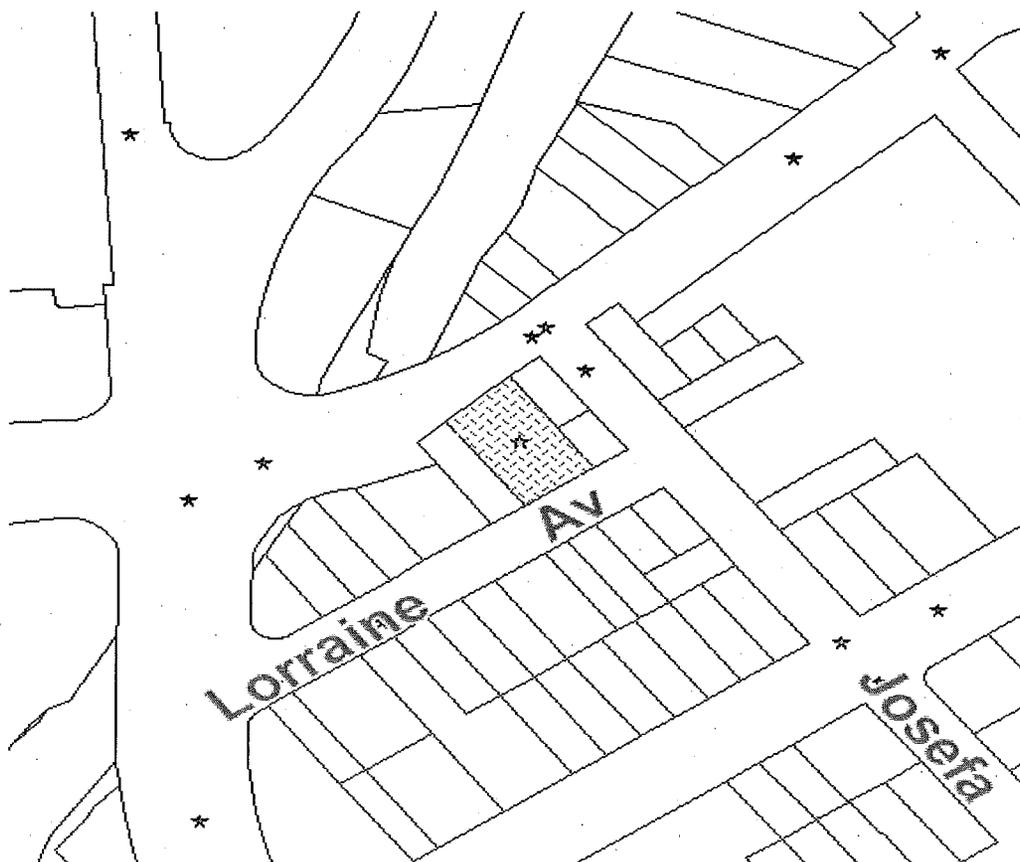
APN:	259-46-097	
Parcel Size	Approx. 15,681 sq.ft.	0.36 acres
Current Use	Vacant office building with parking lot	
SNI District	Delmas Park	
Council District	3	
General Plan/Zoning	Residential Support for the Core	LI
Description: Existing vacant structure - scheduled for demolition - development of property will require dedication of portion for street widening		
Community Input: 1 response – adjoining property owner interested in purchase of the property.		



(f) Site #27

510 Park Ave.
Between S. Montgomery and Josefa

APN:	259-47-081	
Parcel Size	Approx. 10,878 sq.ft.	0.25 acres
Current Use	Vacant office building with parking lot	
SNI District	Delmas Park	
Council District	3	
General Plan/Zoning	Residential Support for the Core	LI
Description: Existing vacant structure - development of property will require dedication of portion for street widening.		
Community Input: 3 responses – interest in purchasing, leasing or trading for the property.		



(g) Site #28

551 Keyes St.
NE Corner of 12th and Keyes St.

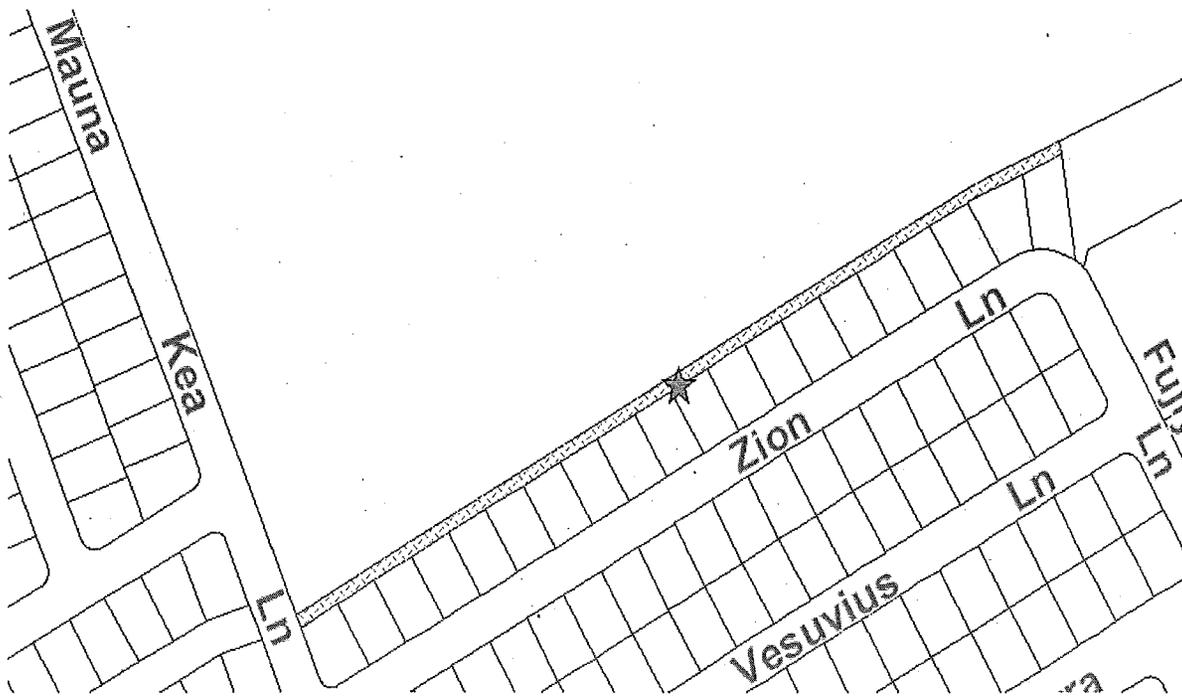
APN:	472-12-086	
Parcel Size	Approx. 39,278 sq.ft.	0.95 acres
Current Use	Vacant	
SNI District	Spartan / Keyes	
Council District	3	
General Plan/Zoning	General Commercial	R-M
Description: Approximately 10,839 sq. ft. within the right of way with 28,439 square feet remainder.		
Community Input: 1 response – wants to be able to utilize the property as a park/trail.		



(h) Site #9

Zion Lane Between Mauna Kea and Piedmont

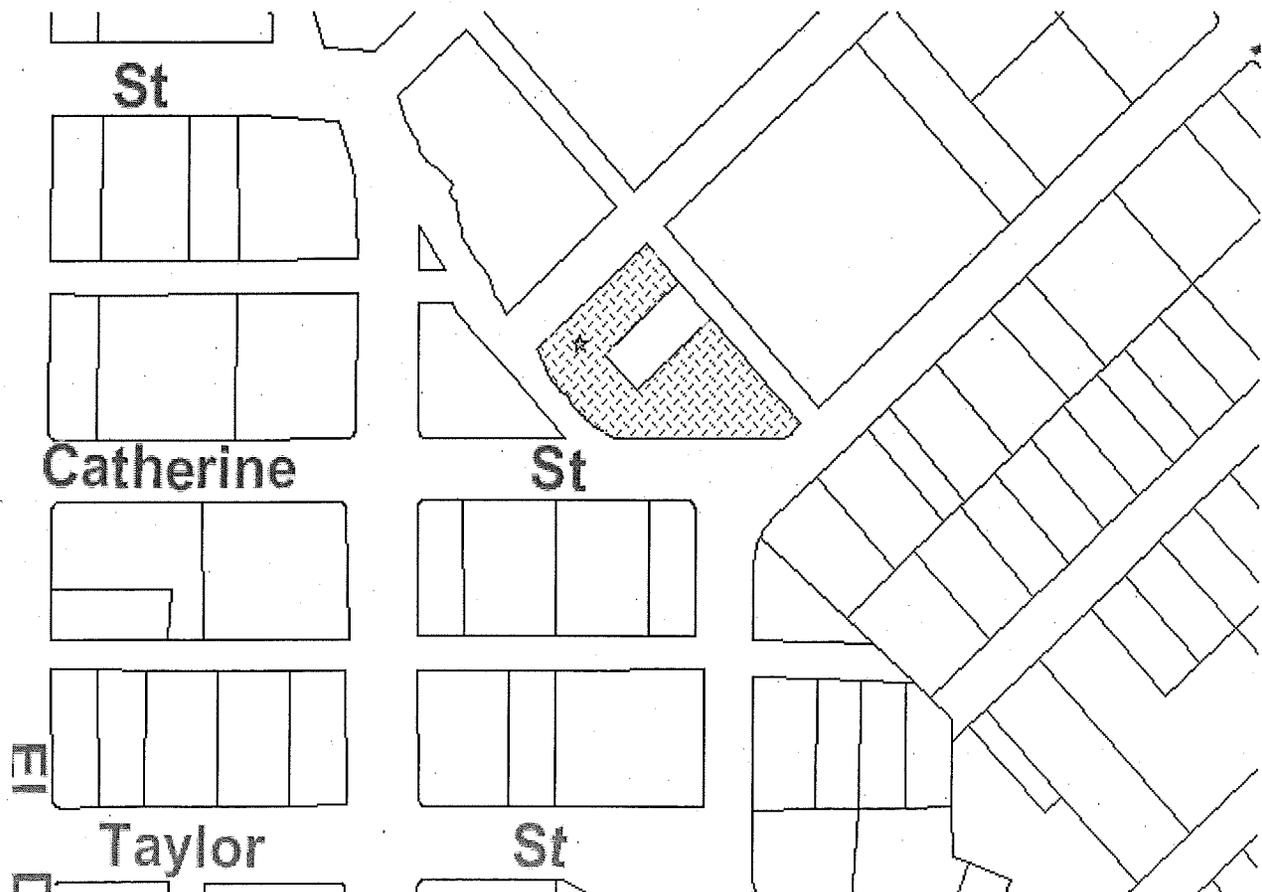
APN:	587-12-059	
Parcel Size	Approx. 23,082 sq.ft.	0.53 acres
Current Use	Vacant	
SNI District	None	
Council District	4	
General Plan/Zoning	Public Park & Open Space	R-1-8
Description: Dimensions 18' x 1,288' - includes underground 54" storm line - immediately adjacent and south of Piedmont Hills High School and immediately adjacent and north of single family residences. Site is not independently developable.		
Community Input: 5 responses – property should be used primarily for maintenance, utilities and emergency access. May be good for planting a nursery.		



(i) Site #29

**1360 State Street
Between Dearborn and State**

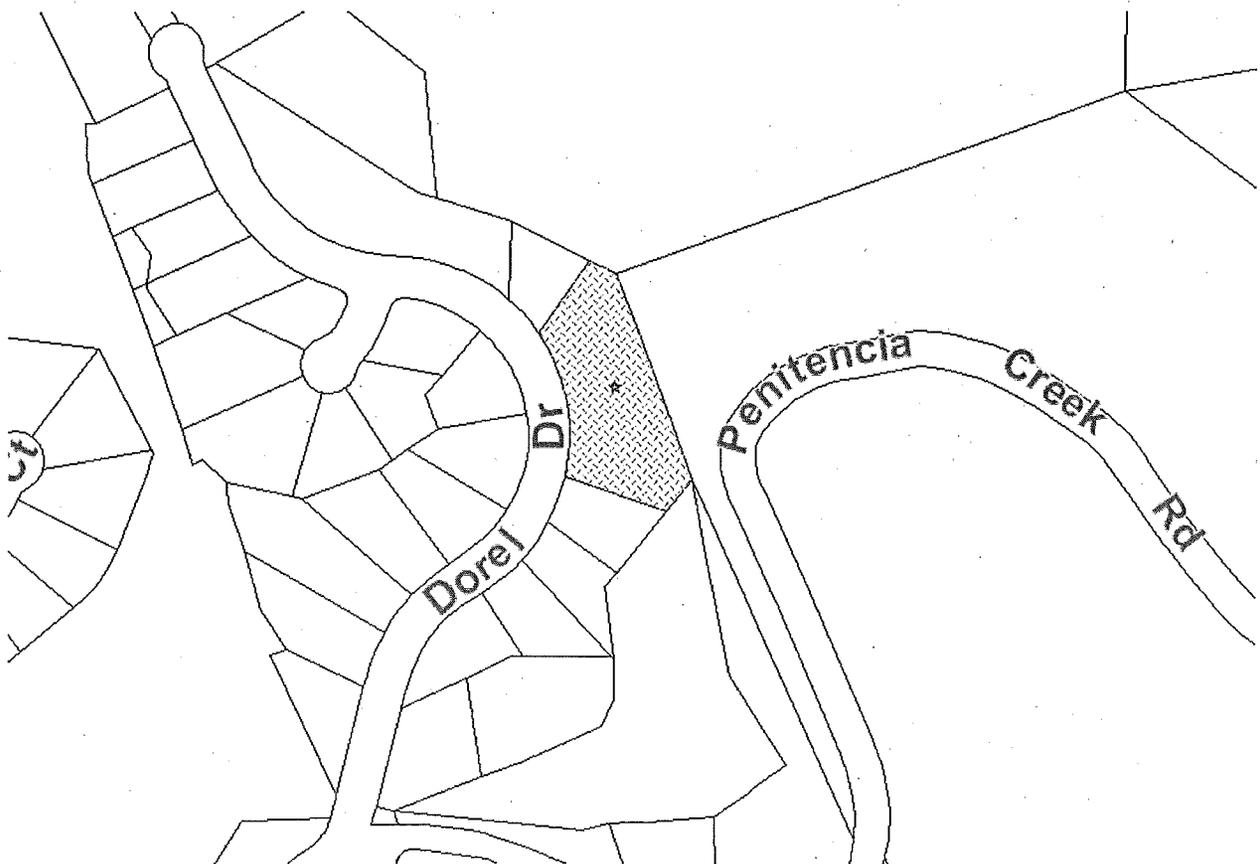
APN:	015-12-091	
Parcel Size	Approx. 24,446 sq.ft.	0.56 acres
Current Use	Vacant	
SNI District	None	
Council District	4	
General Plan/Zoning	Light Industrial	LI
Description: Property is only partially flat. A portion may be below sea level.		
Community Input: 1 response – adjacent property owner is interested in purchasing.		



(j) Site #30

Dorel Drive Between Otto and Penitencia Creek

APN:	595-15-072	
Parcel Size	Approx. 49,876 sq.ft.	1.15 acres
Current Use	Vacant	
SNI District	None	
Council District	4	
General Plan/Zoning	Low density residential	R-1-8
Description: Geological slope instability adjacent to single family residences.		
Community Input: Community meeting, received 5 responses – desire no solar panels, keep in its natural setting for surrounding wildlife, do not use for parking for Alum Rock Park. Some interest in purchasing the property.		



(k) Site #31

126 S. King Rd.
Between E. San Fernando and Whitton

APN:	481-17-020	
Parcel Size	Approx. 3,969 sq.ft.	0.09 acres
Current Use	Vacant	
SNI District	Mayfair	
Council District	5	
General Plan/Zoning	Medium low density residential	R-1-8
Description: Vacant parcel		
Community Input: 1 response – adjoining property owner interested in purchasing.		



(I) Site #16

Bird Ave.
Between W. Virginia and Fuller

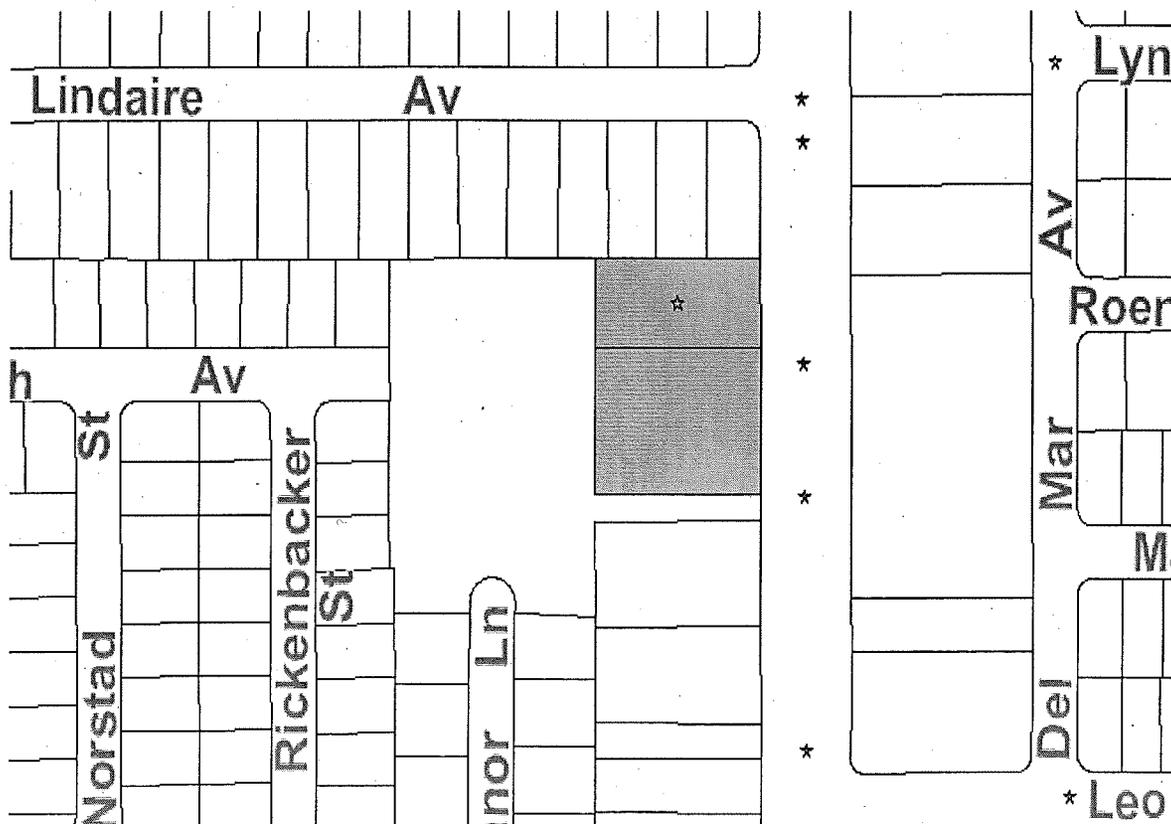
APN:	264-43-078	
Parcel Size	Approx. 23,478 sq.ft.	0.54 acres
Current Use	Vacant parcel	
SNI District	Greater Gardner	
Council District	6	
General Plan/Zoning	Medium low density residential	R- 2
Description: There is no vehicular access to this parcel –making it not independently developable.		
Community Input: 4 responses – interest in the value of the property and what is going to happen on the site.		



(m) Site #42

1015 South Bascom Ave.
Between Lindaire and Downing
San Jose, CA 95128

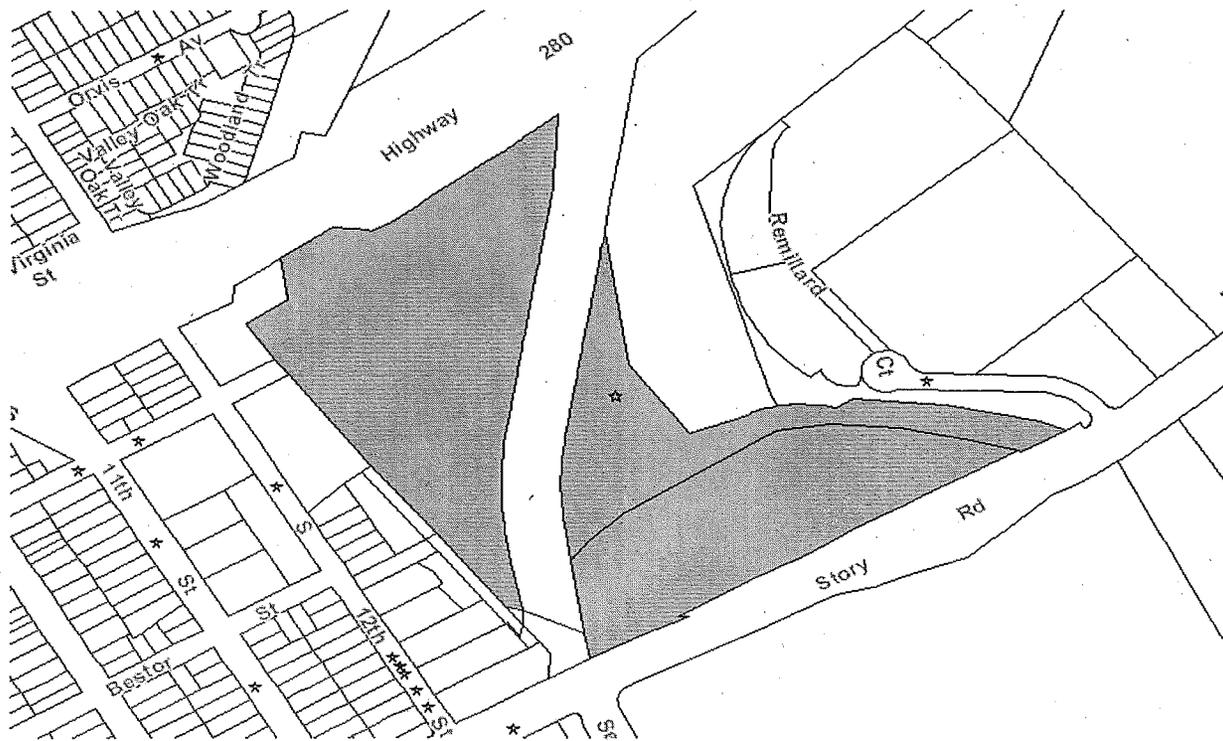
APN:	282-11-014/015	
Parcel Size	Approx. 57,695 sq.ft.	1.33 acres
Current Use	Vacant parcels	
SNI District	None	
Council District	6	
General Plan/Zoning	General commercial	CN
Description: These 2 parcels (approximately 220x263 feet) are adjacent to each other and are anticipated to be sold as one property. Site was purchased with Library Bond Funds and sale proceeds must be returned to that fund. The site currently includes a billboard.		
Community Input: 2 responses – wants to keep the site as a park, no additional parking or solar panels.		



(n) Site #19

Story Road Between Story and Freeway 280

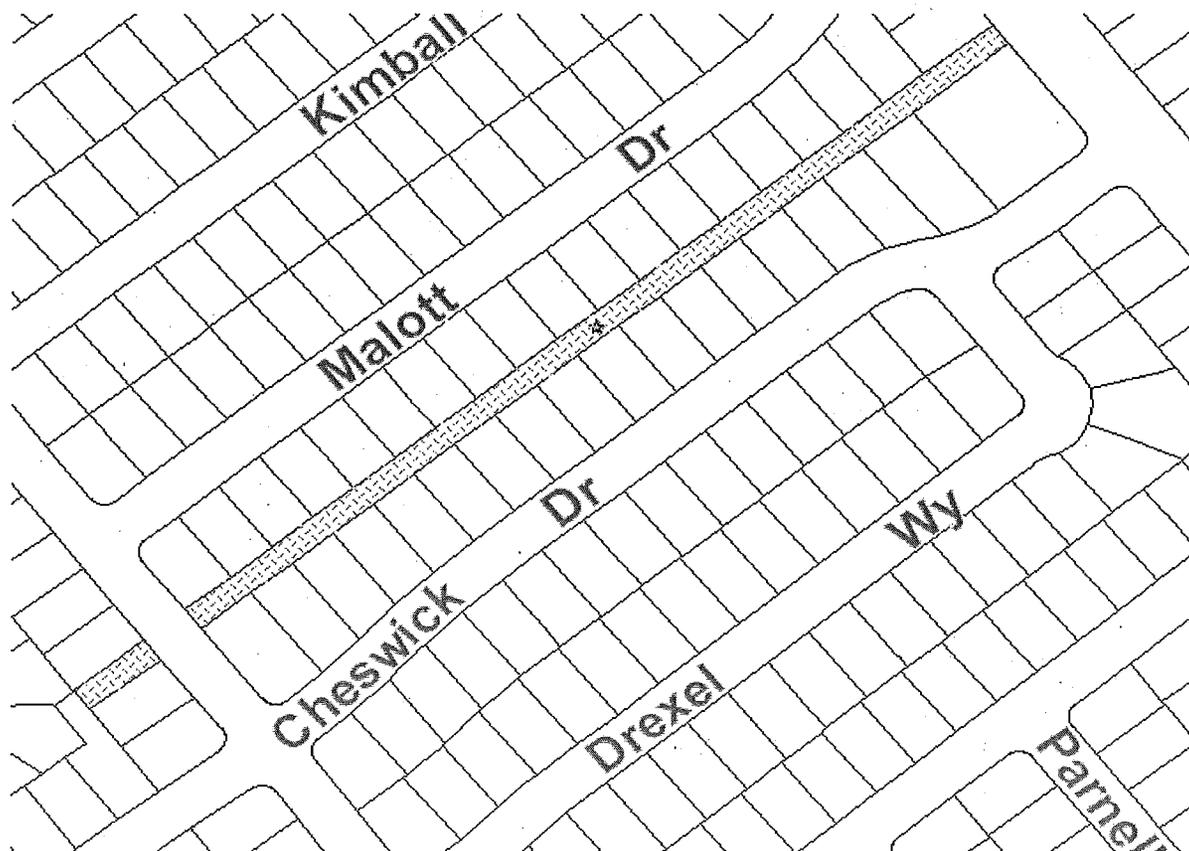
APN:	472-11-003 / 472-11-009 / 472-11-062	
Parcel Size	Approx. 1,276,789 sq.ft.	29.31 acres
Current Use	Vacant	
SNI District	Spartan / Keyes	
Council District	7	
General Plan/Zoning	Public Park & Open Space	R-1-8
Description: Part of "Western Portion" of Story Road Landfill. APN 47211009 has approx. 6 acres leased through 2018 for radio tower placement. Riparian and flooding issues limit development options.		
Community Input: 2 responses – retain for park and trail purposes, great for hiking.		



(o) Site #20

Alleyway Between Malott and Cheswick From McLaughlin to Sherlock

APN:	499-26-003	
Parcel Size	Approx. 38,598 sq.ft.	.89 acres
Current Use	Vacant	
SNI District	None	
Council District	7	
General Plan/Zoning	Medium low density residential	R-1-8
Description: 30' wide strip "fenced non accessible alleyway" behind homes which face Malott and Cheswick Drives.		
Community Input: 12 responses – property should be sold in pieces to individual property owners, as a whole to one property owner, retained by City or used for solar panels or tree planting.		



(p) Site #32

1795 Courtney Ave.
SW Corner of Phelan and Courtney

APN:	477-30-011	
Parcel Size	Approx. 5,990 sq.ft.	0.14 acres
Current Use	Vacant	
SNI District	Tully/Senter	
Council District	7	
General Plan/Zoning	Residential Support for the Core	CG
Description: Property is currently vacant. Approximately 2,137 sq. ft. of the parcel is street right of way with a remainder of 3,853 sq. ft.		
Community Input: 2 responses – make it a park.		



(q) Site #33

1807 Sarasota Way
NW Corner of Lanai and Sarasota

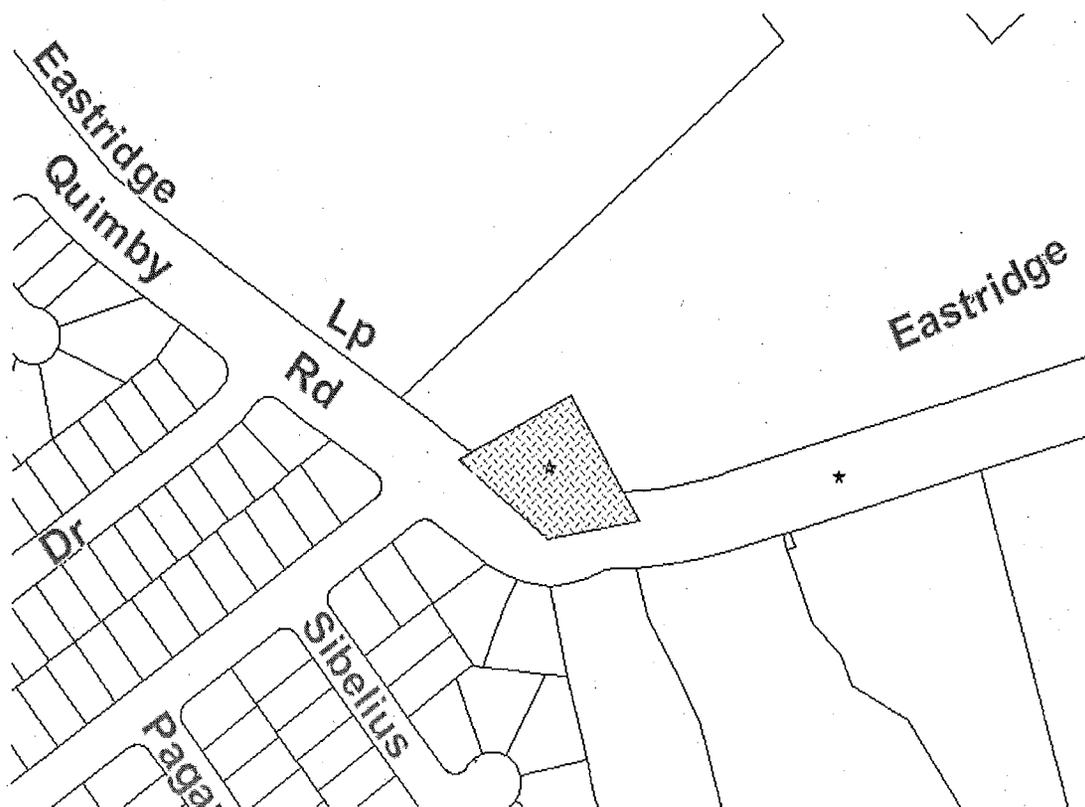
APN:	491-18-035	
Parcel Size	Approx. 6,542 sq.ft.	.15 acres
Current Use	Vacant single family detached residence	
SNI District	K.O.N.A.	
Council District	7	
General Plan/Zoning	Medium low density residential	R-1-8
Description: Property has an existing vacant house		
Community Input: 3 responses - property should be sold, not vacant due to gang activity. Not sure this is a good time to sell with the current market.		



(r) Site #34

2123 Quimby Rd.
Between Rigoletto and Eastridge Loop

APN:	491-04-022	
Parcel Size	Approx. 27,034 sq.ft.	0.62 acres
Current Use	Vacant	
SNI District	None	
Council District	8	
General Plan/Zoning	Regional Commercial	CG
Description: Within "Eastridge Mall" loop. 27,034 gross square feet, 16,624 in the right of way with remainder of approximately 10,410 square feet		
Community Input: 1 response – may be interested in purchase of property.		



(s) Site #22

Rebel Way Between Howes and Joseph

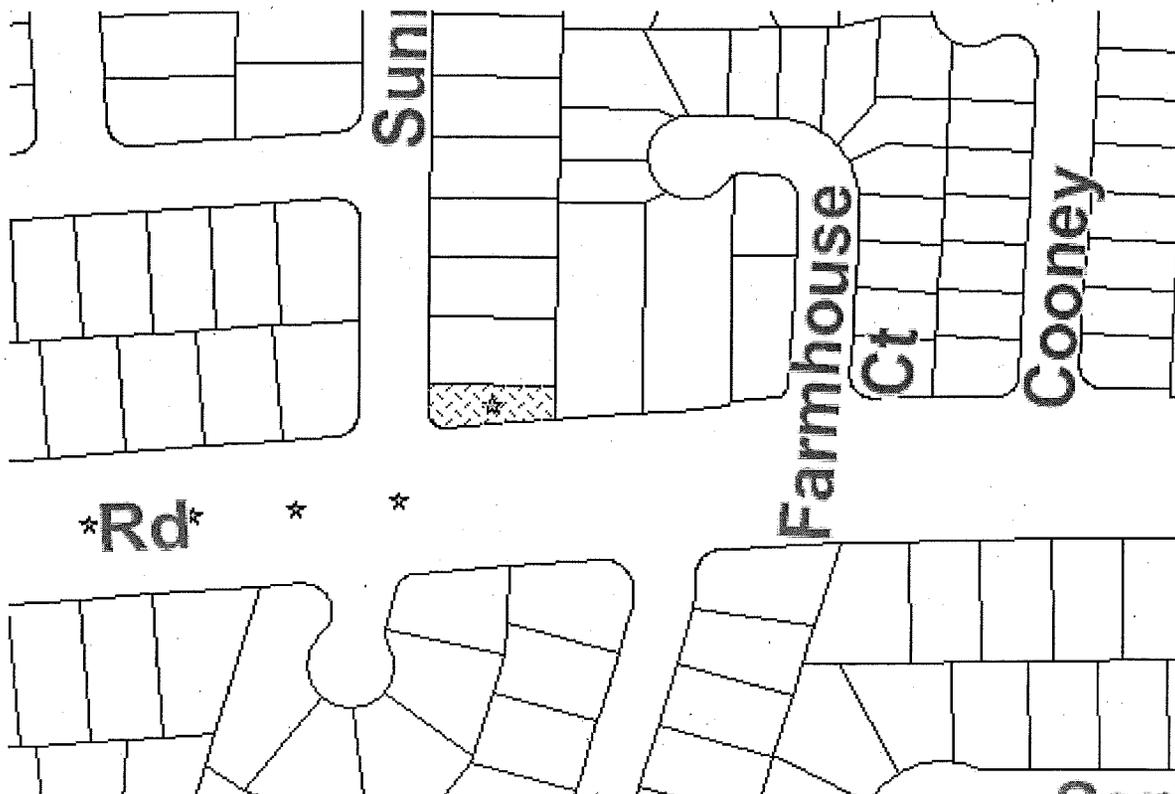
APN:	569-46-001	
Parcel Size	Approx. 20,381 sq.ft.	0.47 acres
Current Use	Vacant	
SNI District	None	
Council District	9	
General Plan/Zoning	Medium low density residential	R-1-8
Description: Under PG&E overhead wires adjacent on both east and west sides to single family residences.		
Community Input: 4 responses - interested in purchase or lease of all or a portion of the property.		



(t) Site #35

**Sunny Oaks Dr.
NE Corner of Blossom Hill & Sunny Oaks**

APN:	464-23-056	
Parcel Size	Approx. 6,344 sq.ft.	0.14 acres
Current Use	Vacant	
SNI District	None	
Council District	10	
General Plan/Zoning	Medium Low Density Residential	R-1-8
Description: Portion of parcel is right-of-way for Blossom Hill Road. 6,344 gross square feet, 2,197 in the right of way with remainder of approximately 4,147 square feet.		
Community Input: 3 responses - interest in the cost to buy the property and using for tree planting or a nursery. Do not want solar panels to ruin the street scene.		



ATTACHMENT B

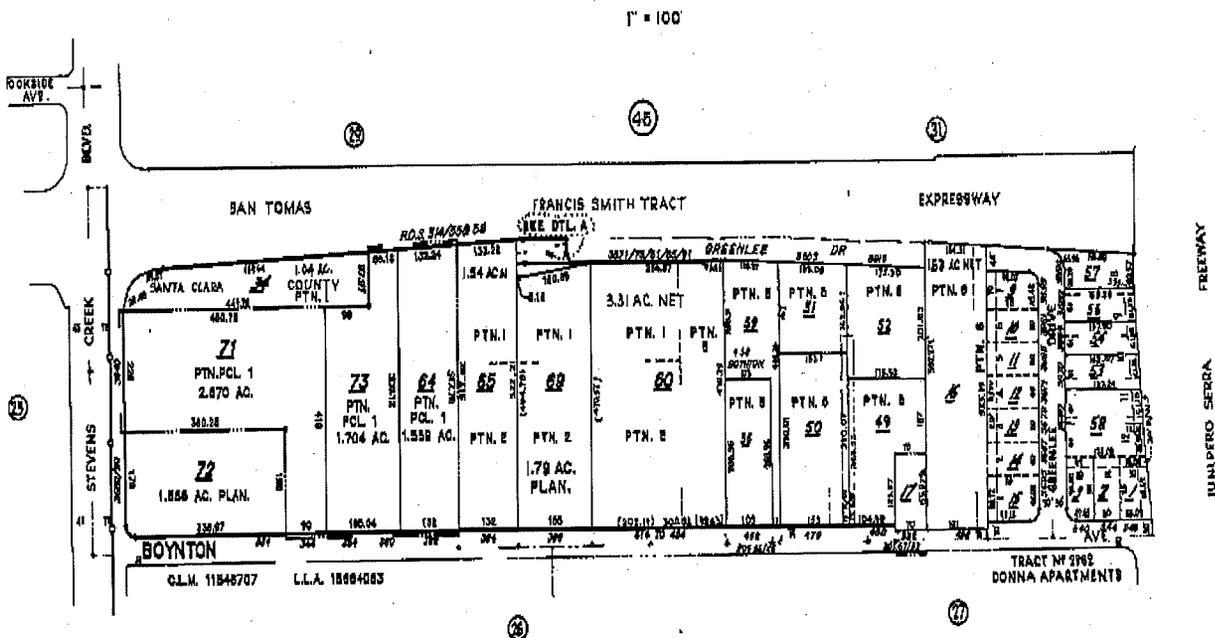
Authorization Requested to Begin Public Outreach on Seven Properties

	LOCATION	DIST.	SIZE	COMMENTS
1	Greenlee / Boynton	1	6,468 sf	Adjacent owner is interested in purchasing.
2	Adjacent to 6373 Didion Ct.	2	5,200 sf	Adjacent owner is interested in purchasing.
3	Old Bayshore / Commercial	4	2,000 sf	Adjacent owner is interested in purchasing.
4	N.1 st Street / Hwy 237	4	Survey Needed	Adjacent mobile home park owner is interested in purchasing.
5	King Rd / North of Mabury	4	63,031	About half of the property is within the creek area.
6	Plumas / Bellingham to Umbarger	7	12,100	Developable excess property
7	Between Rudy Drive and Lilac Blossom	9	3,427	Adjacent owners have shown interest in possible purchase.

Attachment B Site #1

Greenlee Drive E. of San Tomas Expwy

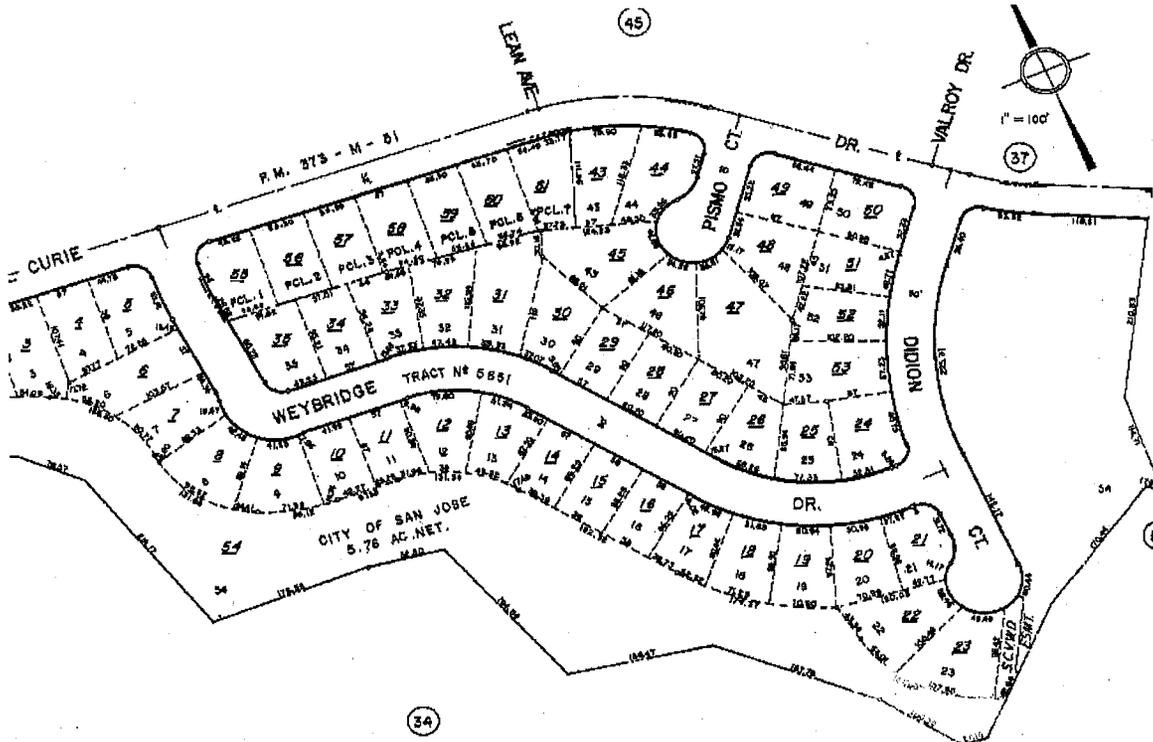
APN:	303-28-067	
Parcel Size	Approx. 6,468 sq.ft.	.15 acres
Current Use	Vacant	
SNI District	NA	
Council District	1	
General Plan/Zoning	Med High Density 12-25	R3
Description: Property is 44' x 147' at the end of Greenlee Drive. Sale of the property would require reservation of an easement for an existing storm drainage system.		
Possible Outcomes: May be used for additional parking, solar panels, or sell/lease property.		



Attachment B Site #2

6373 Didion Ct. (adjacent)
E. of San Tomas Expwy

APN:	689-60-054 ptn.	
Parcel Size	Approx. 5,200 sq.ft.	.12 acres
Current Use	Vacant	
SNI District	NA	
Council District	2	
General Plan/Zoning	Public Park & Open Space	A (PD)
Description: Property is part of a larger parcel along the foothills in the Santa Teresa area. Property is not independently developable.		
Possible Outcomes: May be sold/leased to adjacent property owner(s) or retain property.		

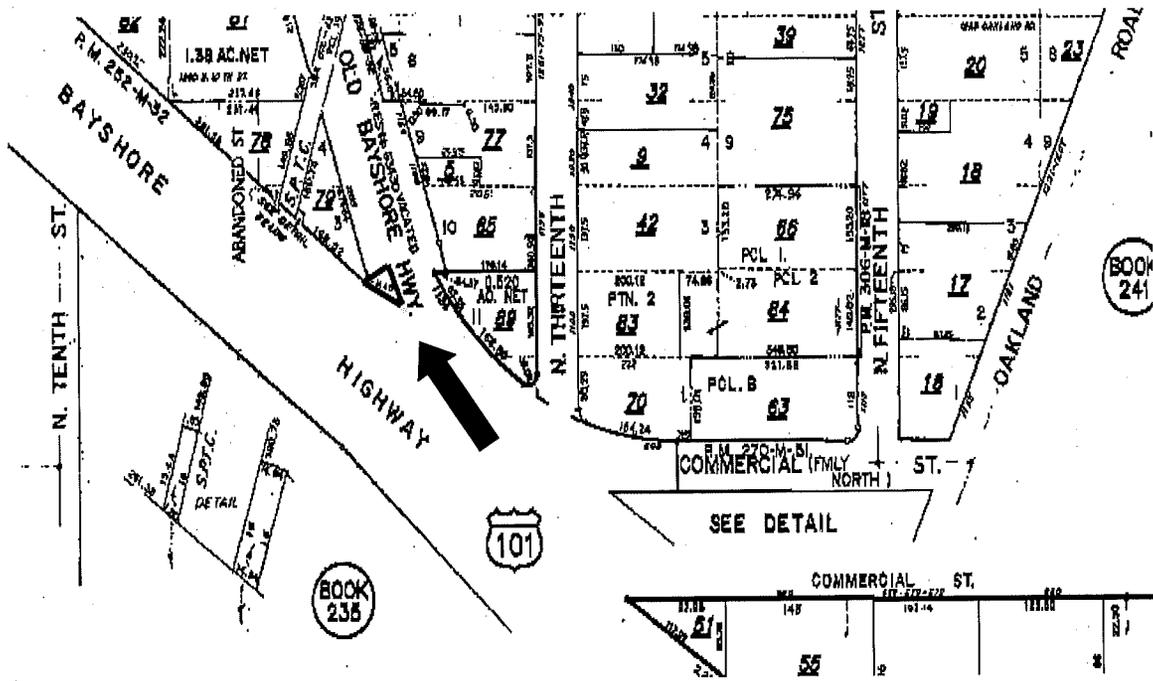


Attachment B

Site #3

Old Bayshore/Commercial W. of N. 13th Street

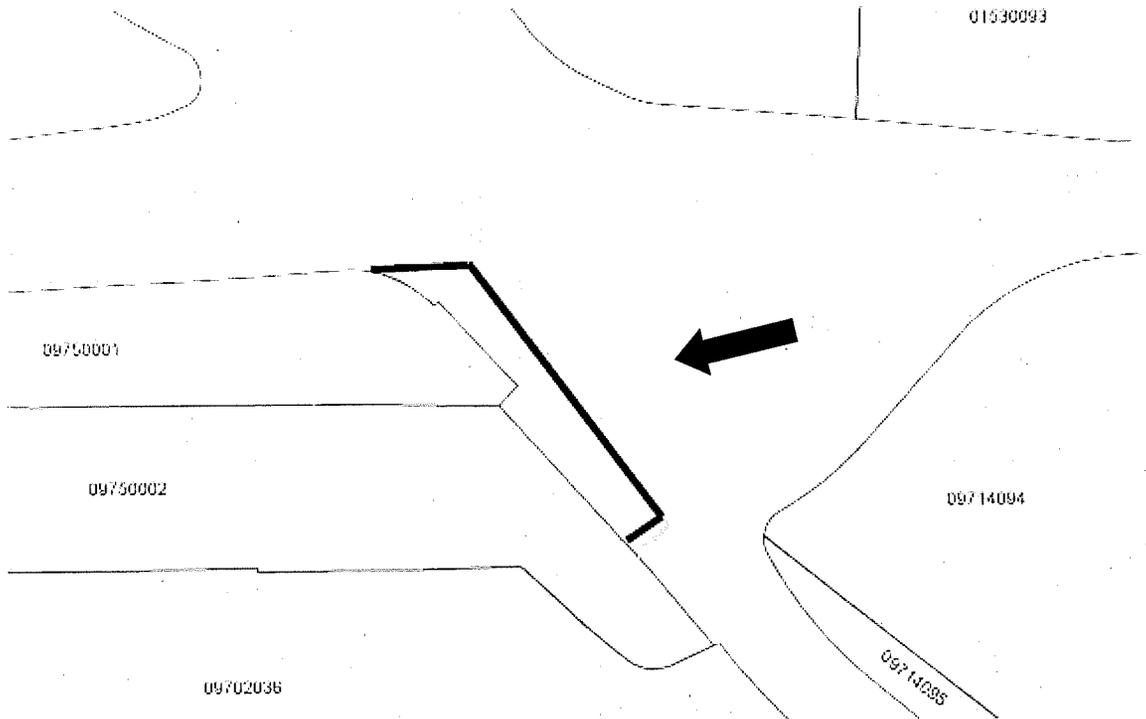
APN:	237-07-079 adj	
Parcel Size	Approx. 2,000 sq.ft.	.045 acres
Current Use	Vacant	
SNI District	NA	
Council District	4	
General Plan/Zoning	Heavy Industrial	LI
Description: Property is triangular shaped, decertified by the State of California.		
Possible Outcomes: Sell/lease to adjoining property owner or retain property.		



Attachment B Site #4

N. 1st Street/HWY 237
W. of N. 13th Street

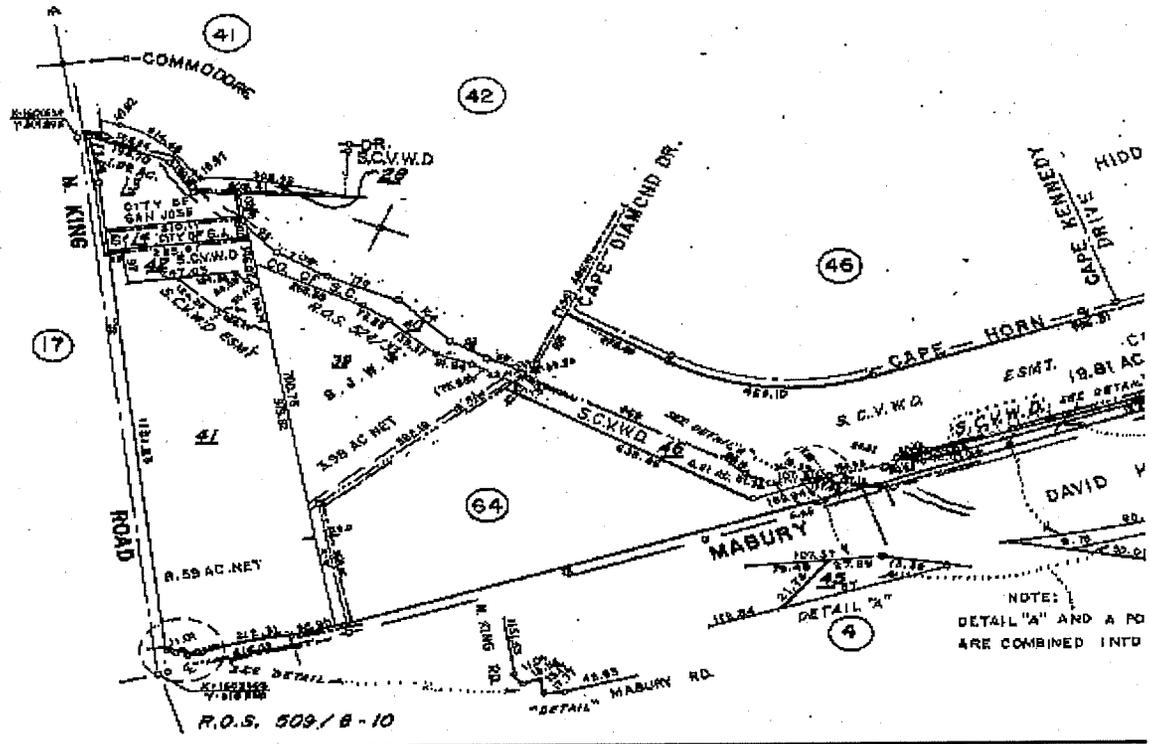
APN:	097-50-001 adj	
Parcel Size	Needs to be surveyed	
Current Use	Vacant	
SNI District	NA	
Council District	4	
General Plan/Zoning	Medium Low Density Residential	A(PD)
Description: Property is decertified right-of-way from the State of California (old 1 st Street). No vehicle access – not independently developable.		
Possible Outcomes: Sell/lease to adjoining property owner or retain property.		



Attachment B Site #5

N. King Road
N. of Mabury Road

APN:	254-19-013/014	
Parcel Size	63,031 sq. ft.	1.45 acres
Current Use	Vacant	
SNI District	NA	
Council District	4	
General Plan/Zoning	Public Park & Open Space	R-1-1
Description: Almost half of the property is within the creek area.		
Possible Outcomes: May be used for additional parking, a plant nursery, solar panels, or sell/lease or retain property.		



Attachment B Site #6

Plumas Between Bellingham & Umbarger

APN:	499-07-001 ptn	
Parcel Size	12,100 sq. ft.	.28 acres
Current Use	Vacant	
SNI District	NA	
Council District	7	
General Plan/Zoning	Public Park & Open Space	R-1-8(PD)
Description: Property is 110' x 110' and is covered by PG&E tower line easement. Not independently developable.		
Possible Outcomes: May be used for additional parking, a plant nursey, sell/lease to adjoining owner or retain property.		

