



DATE: October 16, 2018

TO: Mayor and City Council

FROM: Interim Director of Public Works

SUBJECT: Adoption of a Resolution Authorizing the City Manager to Execute the Summary Vacation of a Portion of Whitman Street.

RECOMMENDATION

That Council adopts the attached resolution authorizing the City Manager to execute the summary vacation of a portion of Whitman Street.

SUMMARY

A portion of a property owner's land along Whitman Street is encumbered by the City for right-of-way purposes. The land at issue is a small remnant piece that was inadvertently left out of a large vacation of unneeded street right-of-way approved in 1974 and has not been used by the City since. The property owner requests that the City vacate the land to facilitate the development of two single-family homes. The request submitted by the property owner conforms to the general guidelines of the General Plan and is consistent with the City's Strategic Initiatives related to expanding the housing supply.

BACKGROUND

In 1974, Whitman Street was widened and realigned, leaving an easterly portion unused for public street right-of-way purposes. The portion of Whitman to be vacated is located approximately fifty-one square feet behind the sidewalk on the easterly side, just north of Tennyson Road (Attachment III). This small piece was inadvertently left out of the 1974 vacation. Reservation of utility easements is not necessary because neither the sanitary sewer mains nor storm drain lines exist within the proposed vacation area. Once vacated, all public rights will be extinguished, and all private rights revived.

DISCUSSION

The adjacent property owner submitted a request for the City to vacate a portion of Whitman Street to develop a larger parcel. Based on the proposed plan submitted and reviewed by Planning staff, the property owner will subdivide this piece of land into two parcels of approximately 8,801 square feet and 8,790 square feet, respectively, for the construction of two single-family dwellings.

The proposed vacation conforms to the general guidelines of the General Plan, which calls for improving the local economy, increasing the tax base, and generating public revenue. The vacation will revive unused land on Whitman Street to the adjoining landowner for use in its planned development, eliminating the need for ongoing cleanup and maintenance by the City, and will return the area to the public tax roll.

ECONOMIC IMPACT

The future development of housing on the vacated land will have a positive economic impact, including during the construction of homes.

FISCAL IMPACT

This action will enable the owner to subdivide and develop this property, and is likely to result in a small, positive impact on City revenues. This impact has not been analyzed for quantification and is not expected to materially impact the City's finances.

STRATEGIC INITIATIVES

This agenda item supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities initiative is to create and support structures, services, and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work, and play for all. This agenda item supports the following goal and objective.

Goal 2: Provide a mix of housing stock for all Hayward residents and community members, including the expansion of affordable housing opportunities and resources.

Objective 2: Facilitate the development of diverse housing types that serve the needs of all populations.

SUSTAINABILITY FEATURES

The action taken for this report will not result in physical development, purchase, service, or new policy/legislation. This agenda item will only revive private property rights of the unused land on Whitman Street to the adjoining landowner.

PUBLIC CONTACT

This action qualifies as a summary vacation as defined under the California Streets and Highways Code Section 8334 (a) because the proposed vacated portion of Whitman Street is not being utilized as intended. Therefore, a public hearing is not required.

NEXT STEPS

If approved, the effective date of vacation will be when the adopted Resolution of Vacation adopted is filed for recordation with the Alameda County Recorder.

Prepared by: Dan S. Scott III, City Surveyor
Lucky Narain, Senior Management Analyst

Recommended by: Alex Ameri, Interim Director of Public Works

Approved by:



Kelly McAdoo, City Manager