



Agenda Item No. \_\_\_\_\_

File Code No. 330.03

# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** October 25, 2011

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department

**SUBJECT:** Declare Property At 136 W. Haley Street As Excess And Subject To Disposal By Public Auction

### **RECOMMENDATION:**

That Council declare the real property located at 136 W. Haley Street as excess to the City's needs and authorize staff to begin the process required by the City Charter and Municipal Code for the disposition of said property.

### **DISCUSSION:**

The property located at 136 W. Haley Street was acquired along with other properties in the area as a necessary right of way acquisition for the Haley/De La Vina Streets Bridge Replacement Project. Council approved the acquisition of the Bridge Project properties on April 1, 2008. The subject property was acquired in full due to its proximity to the bridge and the potential for damage to the residence as a consequence of pile driving and other heavy construction activity. The property is a small corner parcel of approximately 2,263 square feet and contains a single family residence of approximately 606 square feet. A permanent street easement for the bridge infrastructure and some utility easements on the southwest corner of the parcel were also acquired.

With its acquisition, it was intended that the property be available for sale upon the completion of the bridge construction and any necessary repairs or appropriate renovations to the residence. The bridge replacement is now complete. Permanent easements have been secured on the subject parcel. Renovations to the residence should be finished by November 1, 2011.

Staff will follow all necessary procedures, including noticing to agencies and the preparation and coordination of the execution of documents by authorized parties as required. All actions will be subject to the review and approval of the City Attorney to dispose of said property by public auction in accordance with the City Charter and Santa Barbara Municipal Code Chapter 4.28, if applicable.

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Pending any interest expressed by the state and local agencies noticed of the excess land sale, staff proposes to offer the property for sale via public auction. It is intended that the auction will be advertised for a two-week period with a deadline designated for receipt of sealed bids by interested parties. Bid packages containing general information about the property, including the appraisal, will be made available. Initial bids will be required at a price no lower than that of the appraisal valuation. An appraisal has been authorized for completion by Stephen Schott and Associates.

Acceptable bids shall require a deposit of \$5,000 dollars by cashier's check or money order. At bid opening, a designated City official will open the sealed bids and declare the highest bidder eligible to purchase the property. From this point, overbidding in increments of \$5,000 dollars shall be allowed until the highest bid is determined. The remaining bidders shall have their respective deposits returned. The successful high bidder will then be required to complete any subsequent negotiations with staff in order to execute a Land Purchase Agreement to be approved and accepted by a City ordinance adopted by the City Council.

This process was successfully used in the sale of the City's excess property at 404 Garden Street in 2005.

This project was funded at 88.53% by the Federal Highway Administration's Bridge Replacement Program with the City making up the remaining 11.47%. Proceeds from the sale shall be deposited to a specified City Streets Fund account as appropriate per Federal Highway Administration standards and can only be used on similar federally funded projects such as those in the Federal Highway Bridge Program. These funds can be used as the City's match for Federal funding of several bridge replacement projects anticipated in upcoming years. The success of this effort will be a significant boost to the City's ability to finance its share of Highway Bridge Program projects going forward.

**ATTACHMENT(S):** 1) Aerial Map of Property Location  
2) Assessor's Parcel Map of 136 W. Haley Street

**PREPARED BY:** John Ewasiuk, Principal Civil Engineer/DT/mj

**SUBMITTED BY:** Christine F. Andersen, Public Works Director

**APPROVED BY:** City Administrator's Office

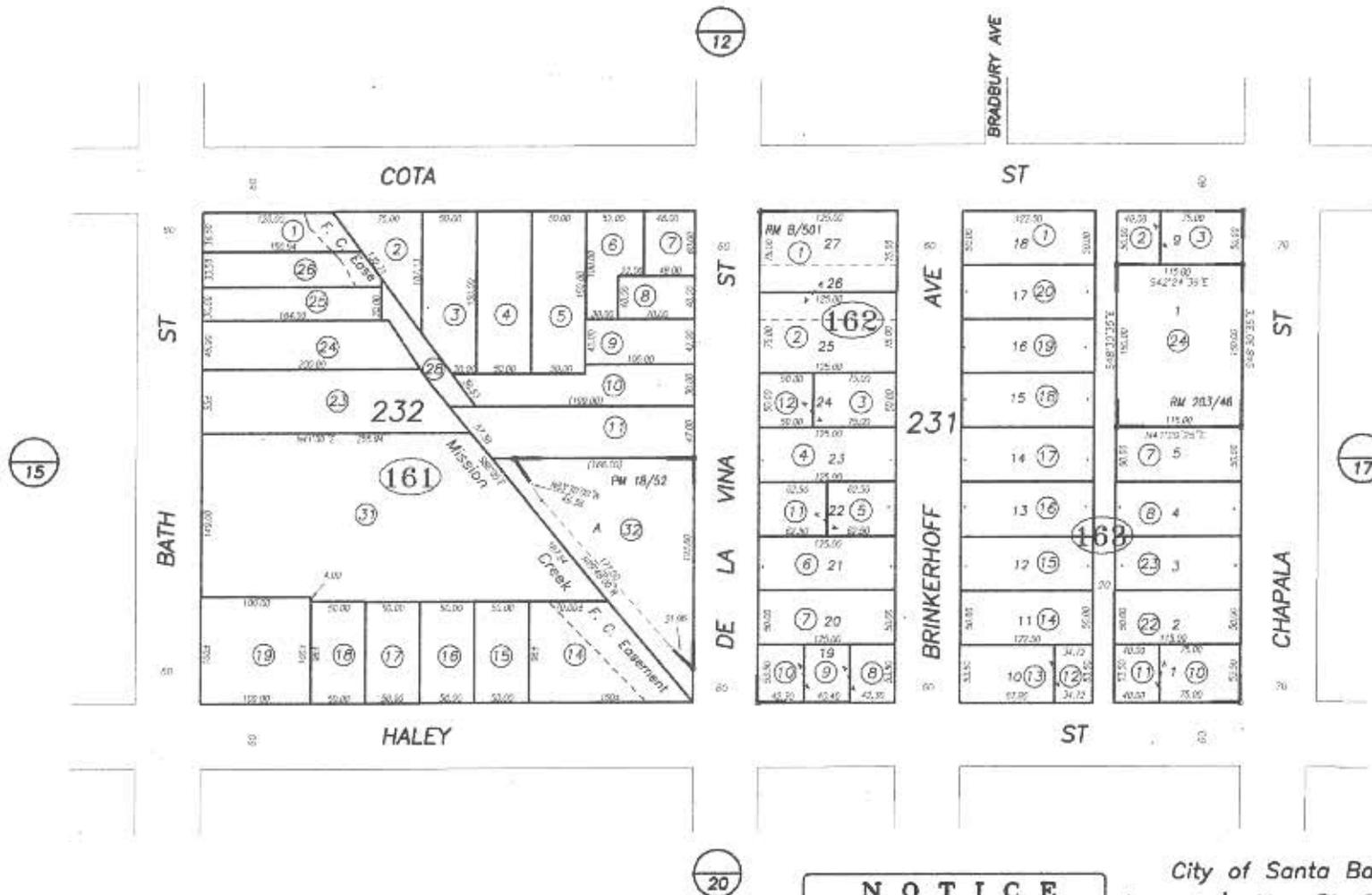


**General Corner Location  
Street & Utilities Easements  
Haley/De La Vina Bridge Project**



POR. PUEBLO LANDS

037-16



15

12

20

17

rotation = 48°30'  
1" = 100'  
scale 1

8/28/2007 R.M. Bk. 203, Pg. 46-47, Tract 20727  
/ / R.M. Bk. B, Pg. 501, Tract Subdivision of block 231

**NOTICE**  
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Santa Barbara  
Assessor's Map Bk, 037-Pg, 16  
County of Santa Barbara, Calif.

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