

**RESOLUTION TO DECLARE AS EXEMPT SURPLUS
CITY-OWNED LAND, APPROXIMATELY 1,032 SQUARE
FEET, USED AS PARKWAY AND AUTHORIZE
CONVEYANCE TO ADJACENT PROPERTY OWNER
AT 5188 VICTORIA AVENUE**

Community & Economic Development

CITY COUNCIL

July 14, 2026

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BACKGROUND



- Enacted in 1968, the Surplus Land Act (Act) requires all local agencies to prioritize affordable housing when disposing of surplus land.
- In 2019, the Act was amended requiring local agencies to notify the State of available surplus property for potential housing development.
- On July 22, 1977, a portion of real property described in Grant Deed, recorded July 22, 1977, as instrument No. 140151, was acquired from adjacent owner to be used as City parkway.



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CITY-OWNED PARKWAY AND SURPLUS AREA

Subject Site:

- Original property (outlined in gold), which consisted of City-owned parkway
- City-owned parkway approximately 6,970 sf, (shaded in green)
- Portion to be transferred back to adjacent owner approximately 1,032 sf, (shaded in yellow)



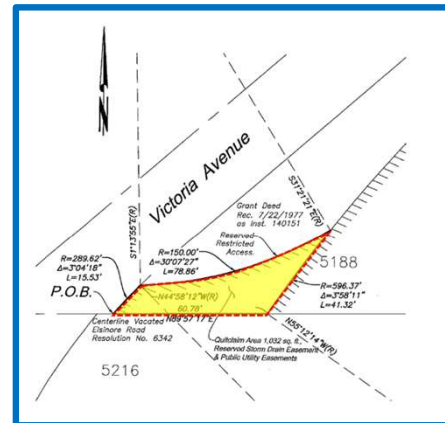
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DISCUSSION

- On February 23, 2026, Survey on behalf of Public Works authorized the conveyance of a portion of City-owned parkway to the original owner at 5188 Victoria Avenue.
- Reservation of easements include: Waiver of access, restricting all access rights of vehicular ingress and egress, blanket storm drain, electrical/telecommunication facilities.
- Conveyed property will be maintained by adjacent owner with only surface rights and will be transferred to the adjacent owner at zero-dollar consideration due to the easements that encumber the area.



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DISCUSSION

- On October 11, 2023, Senate Bill 747, was approved defining exempt surplus land as less than one-half acre in area and is not contiguous to land owned by a state or local agency that is used for open-space or low-and moderate-income housing purposes.
- Per HCD, the surplus area meets the requirements as defined by Senate Bill 747 for exempt surplus land in which a Findings Letter will be issued after approvals.



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RECOMMENDATIONS

That the City Council:

1. Adopt a Resolution (Attachment 1) to declare as exempt surplus City-owned land, approximately 1,032 square feet as street frontage surplus property, near Victoria Avenue and Elsinore Road (Property);
2. Authorize the conveyance of fee simple Property to the adjacent owner at 5188 Victoria Avenue as street frontage area, pursuant to Assembly Bill 1486 and in accordance with the City's Administrative Manual 08.003.00 for the Disposition and Sale of City-owned Real Property; and
3. Authorize the City Manager, or his designee, to execute any documents necessary to effectuate this transaction.



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