

GOVERNMENT OPERATIONS COMMITTEE REPORT relative to the sale of the City's interest in the property located north of Nordyke Street at the end of Avenue 56 (APN 5480-031-90).

Recommendations for Council action, pursuant to Motion (Jurado – Blumenfield):

1. FIND that the City-owned property located north of Nordyke Street at the end of Avenue 56 (APN 5480-031-901) as "Exempt Surplus Land" pursuant to the California Surplus Land Act, inasmuch as the property qualifies as exempt surplus land under Gov. Code Section 54221 (f)(1)(B), which exempts "[s]urplus land that is 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" and that "Notwithstanding Section 54221 (f)(2), under Gov. Code Section 54221 (f)(2), the Property cannot qualify as exempt surplus land if it is:
 - a. Within a coastal zone.
 - b. Adjacent to a historical unit of the State Parks System
 - c. Listed on, or determined by the State Office of Historic Preservation to be eligible for, the National Register of Historic Places.
 - d. Within the Lake Tahoe region as defined in Section 66905.5
2. DIRECT the Department of General Services, with the assistance of the City Attorney and City Administrative Officer (CAO), to take all necessary steps and prepare all required documents to effectuate the sale of the parcel.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

On October 7, 2025, your Committee considered an Motion (Hutt – Park) relative to the sale of the City's interest in the property located north of Nordyke Street at the end of Avenue 56 (APN 5480-031-90). According to the Motion, the City owns a 4,200 square-foot property located north of Nordyke Street at the end of Avenue 56 (APN. 5480-031-90). This property is currently 50 percent owned by the City and 50 percent owned by the adjacent property owner, Daisy Zhong. The adjacent property owner would like to purchase the City's interest in the property to build a single-family home. The parcel is shaped in a way that severely limits development potential, and there is little need for the City to use it for circulation or other purposes. As there are no plans to upgrade this property or use it for any other City purpose, the public would best be served by the

disposal of this property. After further consideration and having provided an opportunity for public comment, the Committee moved to continue the matter.

Subsequently, on December 2, 2025, the Committee further considered this matter and after consideration and having provided an opportunity for public comment, the Committee moved to recommend approval of the Motion. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Government Operations Committee

COUNCILMEMBER VOTE

PADILLA: YES

LEE: YES

JURADO: YES

ARL

12/2/25

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-NOT OFFICIAL UNTIL COUNCIL ACTS-