

OTHER SCHEDULED ITEMS

**BELVEDERE CITY COUNCIL
MARCH 11, 2019**

To: Mayor and City Council

From: John Moe, Contract City Engineer
Robert Zadnik, Public Works Manager
Craig Middleton, City Manager

Subject: Consider proposal from Marshall Miller and Linda Applewhite for a lot line adjustment and abandonment of a portion of the street right-of-way in front of 431 Golden Gate Avenue

Recommended Motion/Item Description

1. Consider the land swap proposal.
2. Pass a motion directing staff to set a hearing date for lot line adjustment and abandonment of a portion of the street right-of-way at 431 Golden Gate Avenue.

Background

Marshall R. Miller and Linda B. Applewhite, trustees of the Miller and Applewhite Revocable Trust, are the property owners of 431 Golden Gate Avenue, Assessor's Parcel Number 60-232-07. They have proposed a land swap with the City (see attachments) with the intention of benefitting both parties. In simple terms, Miller and Applewhite will gain ownership of a portion of the frontage of their property and the City will gain clear title to a portion of Golden Gate Avenue which is within the current roadway alignment.

The issue was initiated through a Design Review application for building and site improvements at 431 Golden Gate Avenue in February 2018.

Proposal

The property owners prefer their new edge of property along Golden Gate Avenue to be in alignment with the edge of pavement for the portion of land exchanged with the City. This would allow their existing private frontage improvements (stone wall and gate) to remain as private property after the exchange of land is executed. However, this results in an unequal exchange of land. In order to make the exchange of land (square footage) approximately equivalent, a small additional portion (22.69 square feet) of the private parcel along the Belvedere Avenue frontage is also proposed to be exchanged with the City. Please see Exhibit A and Exhibit B for details of the proposed parcel exchange.

The exchange will be accomplished by a lot line adjustment favoring the City and a roadway abandonment and quit claim deed favoring Miller and Applewhite. If the City Council approves the concept of the exchange it sets the transaction in motion by directing the City staff to set a hearing date to adopt a resolution of street right-of-way abandonment. The hearing will be noticed by publication of a notice of vacation including diagrams illustrating the exchange. The notice will also be posted at the site and mailed, as a courtesy, to all property owners within a radius of 300 feet.

With regard to access, this proposal will not adversely impact the fire department's ability to maneuver the Golden Gate Avenue circle. Additionally, this proposal will not modify or reduce the nearby public parking.

Fiscal Impact

The cost of all document preparation, processing, and filing has been the responsibility of the property owners of 431 Golden Gate Avenue.

Recommendation

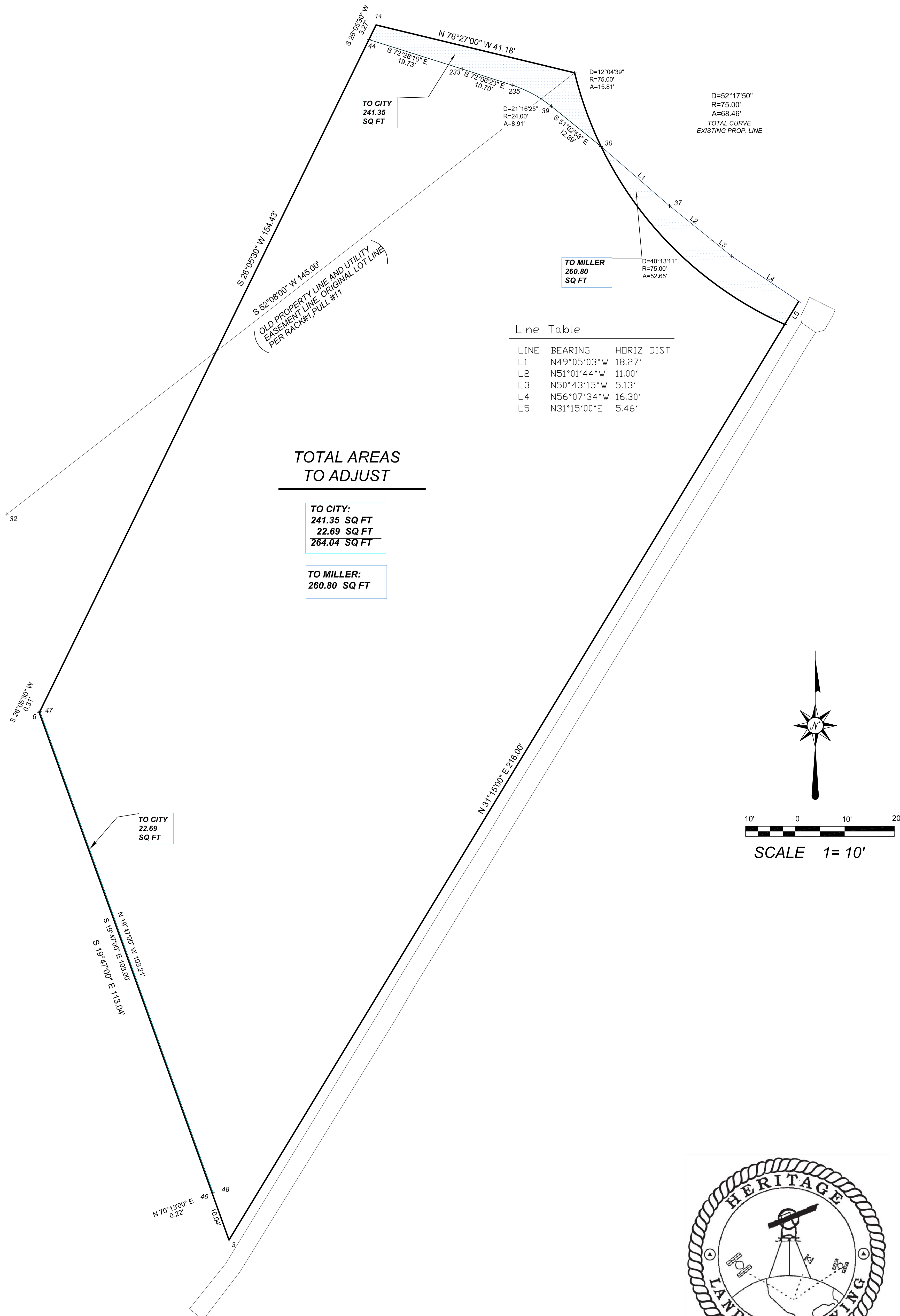
1. Consider the land swap proposal.
2. Pass a motion directing staff to set a hearing date for lot line adjustment and abandonment of a portion of the street right-of-way at 431 Golden Gate Avenue.

Attachments

- Exhibit A – Proposed Lot Line Adjustment.
- Exhibit B – Topographic Survey overlaid with the proposed lot lines/right-of-way.

PROPOSED LOT LINE ADJUSTMENT

(MILLER / CITY OF BELVEDERE)

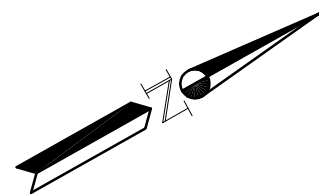


HERITAGE LAND SURVEYING

HERITAGELANDSURVEYS.COM

(707) 583-4066

JANUARY 2019



SCALE: 1"=10'

Lot 39
Lot 38



NOTES:

1. ELEVATIONS BASED ON ASSUMED DATUM
2. ONLY SIGNIFICANT TREES SHOWN
3. DISTANCES ARE IN FEET AND DECIMALS THEREOF
4. 2' CONTOUR INTERVAL SHOWN

LEGEND:

1. FENCE LINE
2. CONTROL POINT
3. EDGE OF PAVEMENT
4. ROCK WALLS
5. GRADE BREAK LINES

Line Table

LINE	BEARING	HORIZ DIST
L1	N49°05'03"W	18.27'
L2	N51°01'44"W	11.00'
L3	N50°43'15"W	5.13'
L4	N56°07'34"W	16.30'
L5	N31°15'00"E	5.46'

TOPOGRAPHIC SURVEY
431 GOLDEN GATE AVE.

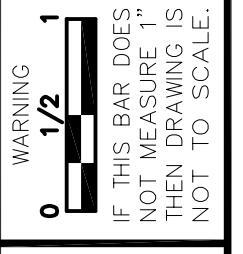
BELVEDERE, MARIN COUNTY, CALIFORNIA APN 060-232-07

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Prepared under the supervision of
 J.L. Hallberg
 R.C.E. NO. 30465, L.L.S. No.

DATE: 10-28-99
 SCALE: 1"=10'
 DRAWN BY: M.J.C.
 CHECKED BY: J.R.B.

REVISIONS



SHEET 1

OF 1 SHEETS