



Melita Road, Montgomery Drive Property Disposition

City Council Meeting
April 18, 2017

Patrick Streeter
Senior Planner
Planning and Economic Development

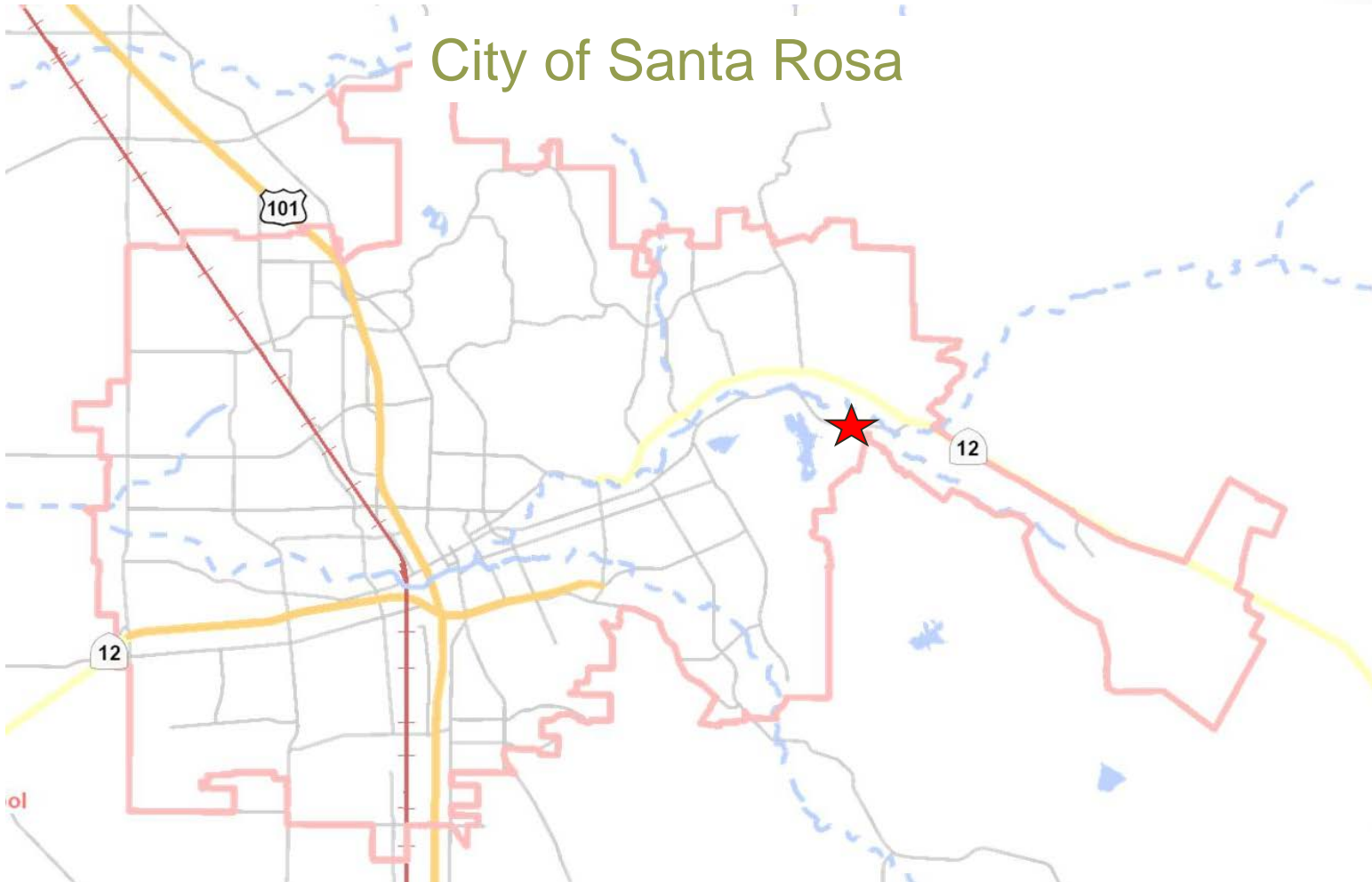
Project Description

Request by Episcopal Senior Communities for Council to:

- Summarily vacate 1,014 square feet of Melita Road right-of-way beneath portions of the Melita Station Inn
- Declare surplus property to a 683 square foot portion of a City-owned roadway parcel beneath the deck and landscaping of the Melita Station Inn
- Declare surplus property to a 986 square foot portion of a City-owned roadway parcel beneath a driveway to properties controlled by Episcopal Senior Communities along Montgomery Drive

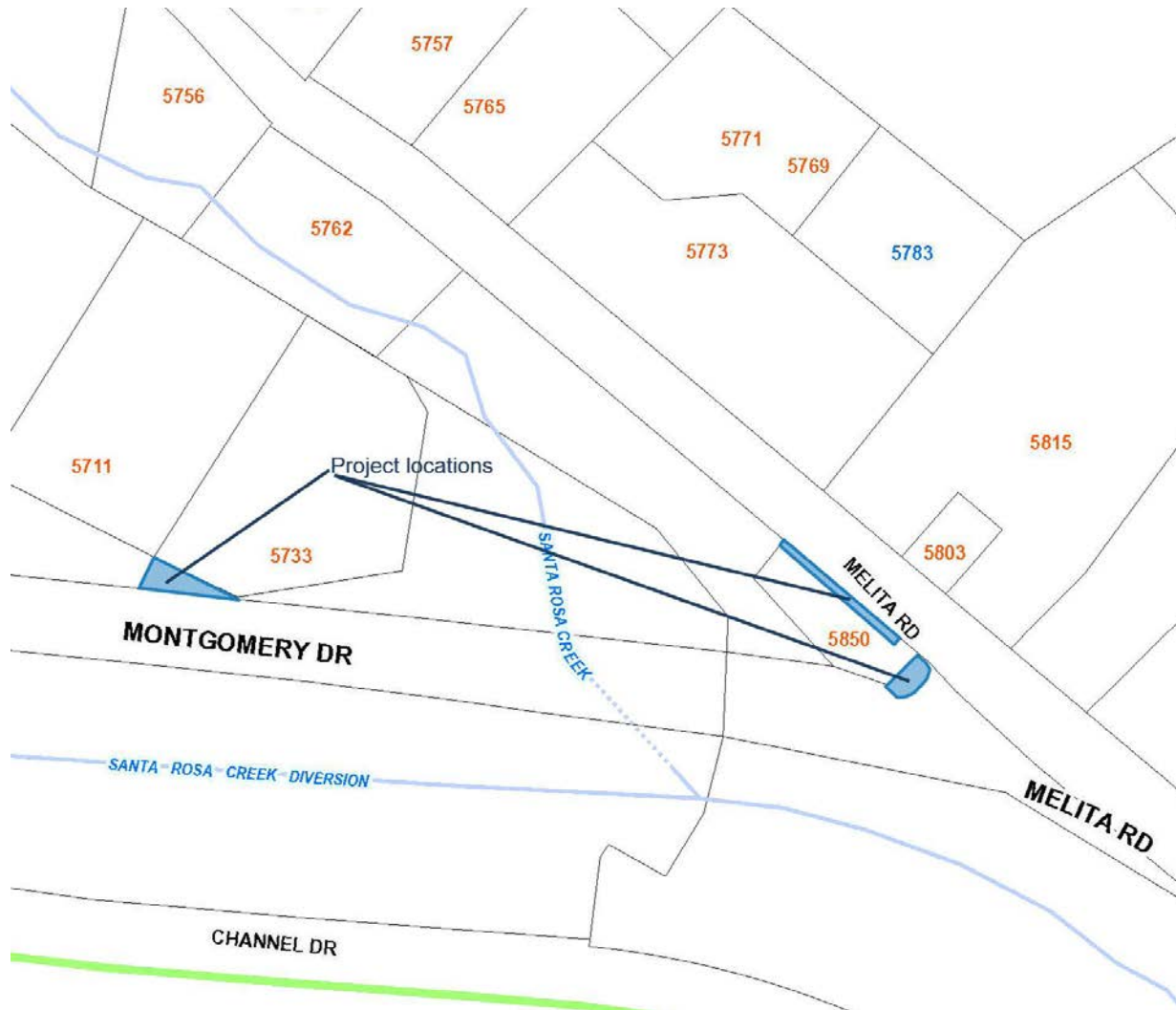
Project Location

5850 Melita Road, 5730 Montgomery Drive



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Project Location

5850 Melita Road



Project Location

5730 Montgomery Drive

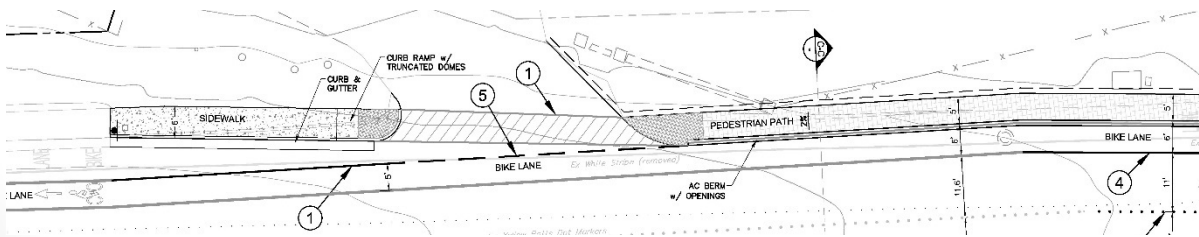
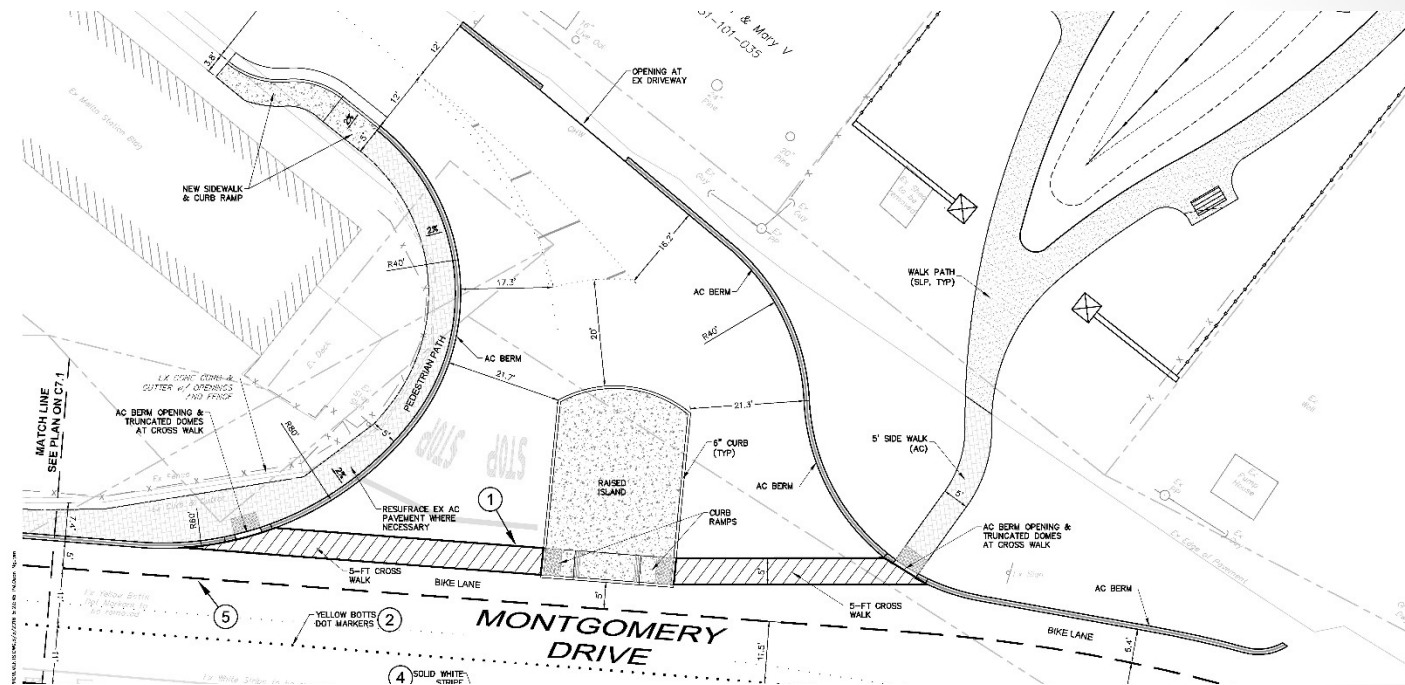


Analysis

- Vacation parcel has historically been a component of Melita Station Inn
- No public money has been expended for its maintenance
- No future role in General Plan or Capital Improvement Program

- Surplus parcels are not developable
- Merging to adjacent lots creates new taxable real property

Analysis



- City benefit in accommodating construction of new pedestrian path

Environmental Review

California Environmental Quality Act (CEQA)

This action is categorically exempt from the California Environmental Quality Act (CEQA) because it involves a minor alteration in land use limitations, pursuant to CEQA Guidelines section 15305.

Recommendation

It is recommended by the Planning and Economic Development Department that the Council, by Resolution, approve a summary vacation of public right-of-way (RoW) and make determinations and dispositions of surplus property to clear title on historic encroachments of the existing Melita Station building and to create a clear path of travel for proposed pedestrian improvements along Montgomery Drive.

Questions

Patrick Streeter, Senior Planner
Planning and Economic Development
100 Santa Rosa Avenue, Room 3
(707) 543-4323
PStreeter@SRCity.org

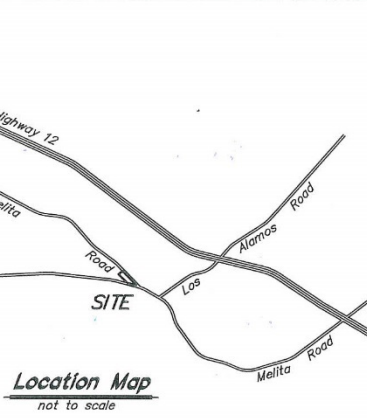
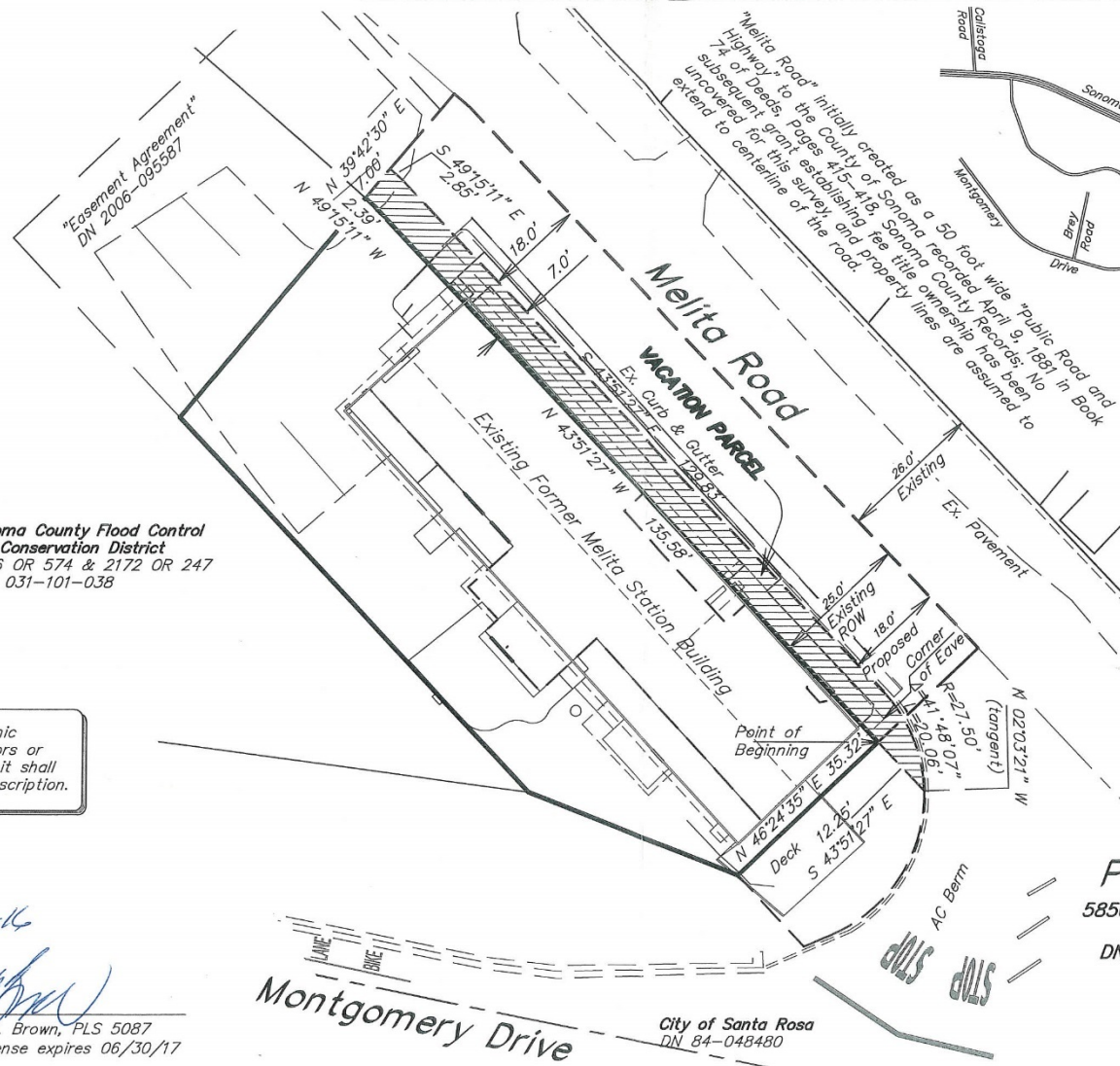
Scale: 1" = 20'

Sonoma County Flood Control and Conservation District
2096 OR 574 & 2172 OR 247
APN 031-101-038

This exhibit is for graphic purposes only. Any errors or omissions on this exhibit shall not affect the deed description.



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my license expires 06/30/17



PROPOSED VACATION:
Criteria: 7 Feet from existing right of way on Melita and 0.5' from back of existing asphalt curb around the southerly return

PARCEL
Point of Beginning:
N 43°51'27" W, 135.58';
N 49°15'11" W, 2.39';
N 39°42'30" E, 7.00';
S 49°15'11" E, 2.85';
S 43°51'27" E, 129.83';
R=27.50', Δ=41°48'07", L=20.06';
N 43°51'27" W, 12.25';
to the point of beginning:
1,014 square feet

JAN 27 2016

DEPARTMENT OF COMMUNITY DEVELOPMENT

Proposed Vacation
5850 Melita Road, Santa Rosa, California
EPISCOPAL SENIOR COMMUNITIES
DN 2014-051050, APN 031-101-033

adobe associates, inc.
civil engineering | land surveying | waste water
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

Montgomery Drive

City of Santa Rosa
DN 84-048480

Job No. 14048

APN 031-101-033

January 2016

File: E:\2014 PROJECTS\4048\dwg\VACATION_PROPOSAL.dwg Time: Jan 21, 2016 - 9:27am



"Easement Agreement"
DN 2006-095567

Sonoma County Flood Control
and Conservation District
2096 OR 574 & 2172 OR 247
APN 031-101-038

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1-21-16
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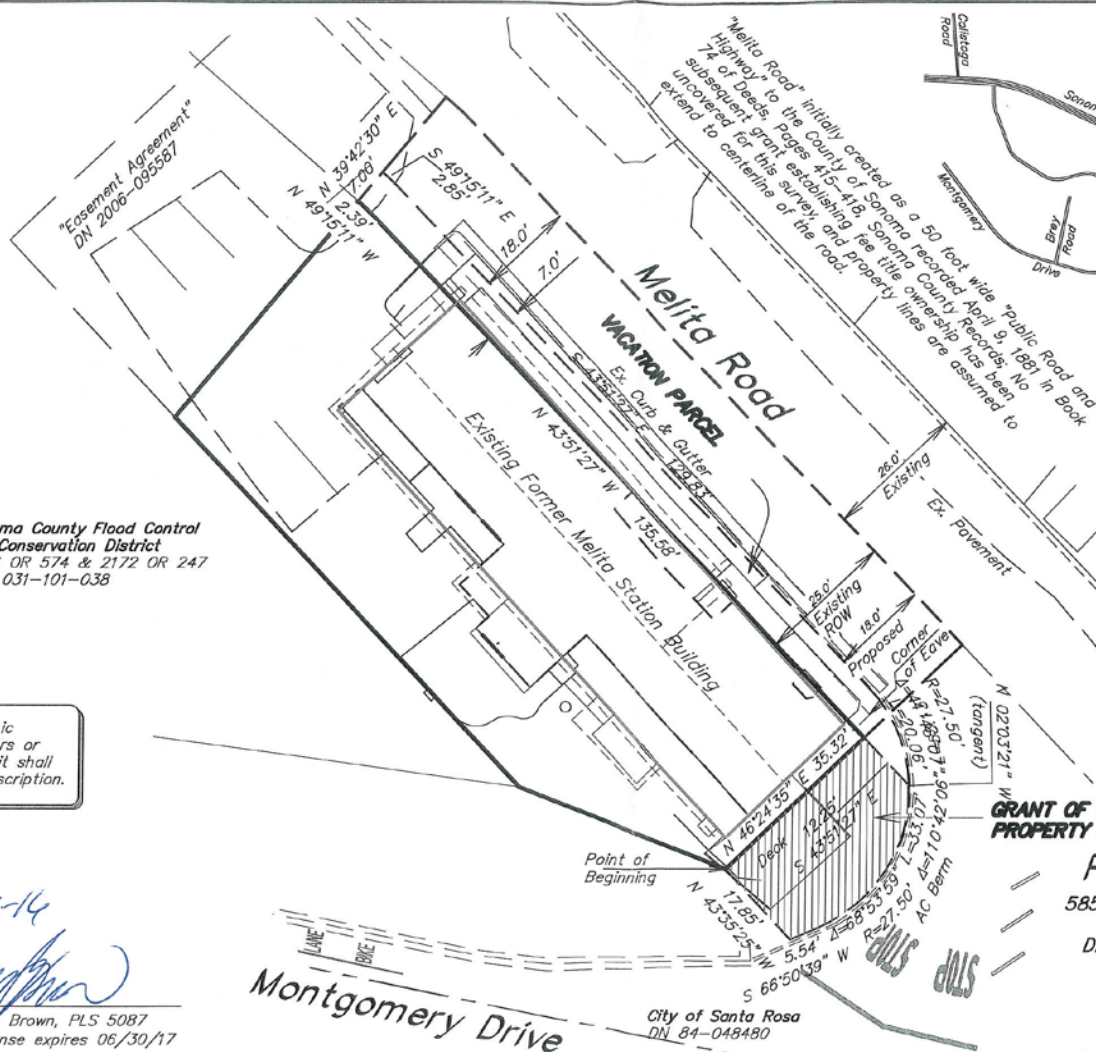
Montgomery Drive

City of Santa Rosa
DN 84-048480

Job No. 14048

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January 2016



CITY OF SANTA ROSA
Santa Rosa, CA
JAN 27 2016
DEPARTMENT OF
COMMUNITY DEVELOPMENT

PROPOSED GRANT OF EXCESS
PROPERTY

Criteria: 0.5' feet from bck of
existing asphalt berm

PARCEL
Point of Beginning;
N 46°24'35" E 35.32';
S 43°51'27" E 12.25';
R=27.50' Δ=68°53'59" L=33.07';
S 66°50'39" W 5.54';
N 43°35'25" W 17.85';
to the point of beginning
683 square feet

GRANT OF EXCESS
PROPERTY PARCEL

Proposed Grant
5850 Melita Road, Santa Rosa, California
EPISCOPAL SENIOR COMMUNITIES
DN 2014-051050, APN 031-101-033

adobe associates, inc.
civil engineering/land surveying/wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

File: T:\2014 PROJECTS\14109.dwg; Adobe-Survey-VACATION PLAT.dwg Time: Jun 21, 2016 - 9:11am

Episcopal Senior Communities
Instrument of Merger
DN 2013-007408
5555 Montgomery Drive
APN 031-080-034 &
APN 031-070-041

Episcopal Senior Communities
DN 2014-088348
5711 Montgomery Drive
APN 031-080-008

"Record of Survey"
765 Maps 16-17

Episcopal Senior Communities
DN 2014-041608
5733 Montgomery Drive
APN 031-080-020

Sonoma County Water Agency
successor to the Sonoma County
Flood Control & Conservation
District
"Final Order of Condemnation"
1936 OR 760
APN 031-080-032

PROPOSED GRANT
Point of Beginning:
N 25°34'36" E 27.32'
S 63°14'51" E 72.19'
N 84°07'20" W 76.66'
to the point of beginning
986 square feet

Grant of Excess Property

Adjacent to
5555, 5711 & 5733 Montgomery Drive
Santa Rosa, California
EPISCOPAL SENIOR COMMUNITIES
DN 2013-007408, DN 2014-041608, DN
2014-088348
APN 031-080-034 & 031-070-041;
APN 031-080-008 & 020

adobe associates, inc.
civil engineering land surveying wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

"Record of Survey"
712 Maps 36-38

Episcopal Senior Communities
Instrument of Merger
DN 2013-007408

Private Road Easement
per DN 2006-047753
(over existing road, no
width specified)

Found "Copper Weld"
monument, LS 3489
in standard street
monument well

Point of Beginning

Found 3/4" Iron
Pipe, No Tag

Found 3/4" Iron
Pipe, LS 5087

Found 3/4" Iron
Pipe, LS 5087

"Record of Survey"
437 Maps 26-31
655.02'

Found "Copper Weld"
monument, LS 3489
in standard street
monument well

Montgomery Drive
City of Santa Rosa
DN 84-045480



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my license expires 6/30/17

Job No. 14109

APN 031-080-034 & 031-070-041 & APN 031-080-008 & 020

January 2016

