



CITY OF MARTINEZ

CITY COUNCIL AGENDA March 4, 2009

TO: Mayor and City Council

FROM: Tim Tucker, City Engineer
Karen Majors, Assistant City Manager
Community & Economic Development

SUBJECT: Annexation of 908 Ferry Street to the Downtown Parking District

DATE: February 25, 2009

RECOMMENDATION:

Adopt resolution approving a petition and annexation fee to include 908 Ferry Street within the Downtown Parking District.

BACKGROUND:

All properties within the Downtown Parking District are exempt from the requirements of providing needed parking spaces on-site. These properties have paid for public parking lots constructed in the District through bonds sold in 1956 and 1967.

The Street and Highway Code Section 35708 allows for inclusion of additional properties into the Parking District after the formation of the parking district, if an owner of real property files a petition for inclusion into the parking district and the petition is approved.

On September 23, 1996, by Resolution Number 111-96, the City Council of the City of Martinez dissolved the Parking Place Commission and assumed all powers, jurisdictions and authority granted to, and all duties imposed upon a Parking Place Commission pursuant to the Parking District Law of 1951.

The owner of the building at 908 Ferry Street proposes to apply for a building permit to improve the building and increase the total square footage. In lieu of constructing the required parking onsite (2.5 parking stalls), the owner wishes to annex his property to the Downtown Parking District and pay the required annexation fee.

ANNEXATION FEE:

Staff recommends a payment of \$5,200 (2.5 parking stalls x \$2,080 per stall) as a fee to the Parking District for this annexation. The annexation fee was computed as follows: An annexation fee valued at \$1,250 per parking stall (\$5,000 for 4 parking stalls) was previously calculated for a property annexed in 1986. An annexation fee of \$2,080 per parking stall was used in computing the fee for this property. This fee was determined by adjusting the 1986 cost to today's cost using the Engineering News-Record Construction Cost Index for San Francisco.

RESOLUTION NO. -09

A RESOLUTION OF THE CITY COUNCIL TO APPROVE A PETITION TO INCLUDE
908 FERRY STREET WITHIN THE DOWNTOWN PARKING DISTRICT

WHEREAS, under the Parking District Law of 1951, the City of Martinez has established a Parking District encompassing portions of the City's downtown area; and

WHEREAS, the City adopted parking district annexation process on July 10, 1987 by Resolution Number 78-87; and

WHEREAS, on September 23, 1996, by Resolution Number 111-96, the City Council of the City of Martinez dissolved the Parking Place Commission and assumed all powers, jurisdictions and authority granted to, and all duties imposed upon a Parking Place Commission pursuant to the Parking District Law of 1951; and

WHEREAS, Nader Eghtesad is the current owner of the real property located at 908 Ferry street in Martinez, more particularly described in the attached Exhibit "A" ("real property"); and

WHEREAS, said owner is desirous of including said real property within the Parking District, and has submitted a written request, included herein as Exhibit "B", to include the property within the Downtown Parking District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez, that:

1. The petition as submitted to the City to include said real property in the City's Downtown Parking District is approved; and
2. The annexation fee of \$5,200 is approved, and shall be paid to the Parking District for said inclusion; and
3. That all steps be taken to effect the addition of said real property to the Parking District in accordance with the Streets and Highway Code Section 35708.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a Regular Meeting of said Council held on the 4th day of March, 2009, by the following vote:

AYES:

NOES:

ABSENT:

RICHARD G. HERNANDEZ, CITY CLERK
CITY OF MARTINEZ

Nader

Title No. 06-38303353-A-MK
Locate No. CACT17707-7707-2383-0038303353

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MARTINEZ, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Portion Lots 1 and 2, Block 207, Original Survey of Martinez, portion Lot 5, Block 338, Additional Survey of the Town of Martinez and a portion of the tract of land lying adjacent thereto, as per Maps thereof, Contra Costa County Records, described as follows:

Beginning at the most easterly corner of the parcel of land described in the Decree Quieting Title entered in the Superior Court of the State of California, County of Contra Costa, entitled Samuel Hoffman, Plaintiff vs. A.B. Coleman, Administrator, et al, Defendants, a certified copy of which was recorded December 2, 1915, Book 255 of Deeds, page 374; thence from said point of beginning south 50° 20' 30" west, along the southeast line of said parcel, 72.14 feet to the northeast line of the parcel of land described in the deed to Henry Hoffman, recorded October 9, 1961, Book 3969 Official Records, page 197; thence south 32° 42' 30" east, along said northeast line, 50.67 feet to the southeast line of the parcel of land described in the deed to James F. Hoey, recorded June 30, 1928, Book 144 Official Records, page 49; thence north 50° 20' 30" east, along said southeast line to the southwest line of Ferry Street, being the northeast line of the parcel of land described in said last mentioned deed; thence north 32° 43' 30" west, along said northeast line, 50.38 feet to the southeast line of the parcel of land described in the deed to James F. Hoey, recorded May 29, 1929, Book 172 Official Records, page 193; thence along the northeast line of said last mentioned Hoey parcel being along the southwest line of Ferry Street, north 32° 43' 30" west, 2.5 feet and north 34° 58' west, 22.96 feet to the southeast line of the parcel of land described in the deed to City of Martinez, recorded February 28, 1931, Book 235 Official Records, page 403; thence south 55° 02' west, along said southeast line, 28.52 feet to the southwest line of said Hoey parcel, Book 172 Official Records, page 193, being the northeast line of the parcel of land described in said Decree, Book 255 of Deeds, page 374; thence south 39° 39' 30" east, along said line, 27.36 feet to the point of beginning.

APN: 372-392-002

EXHIBIT "A" 1/4

CITA Preliminary Report Form (11/17/04)

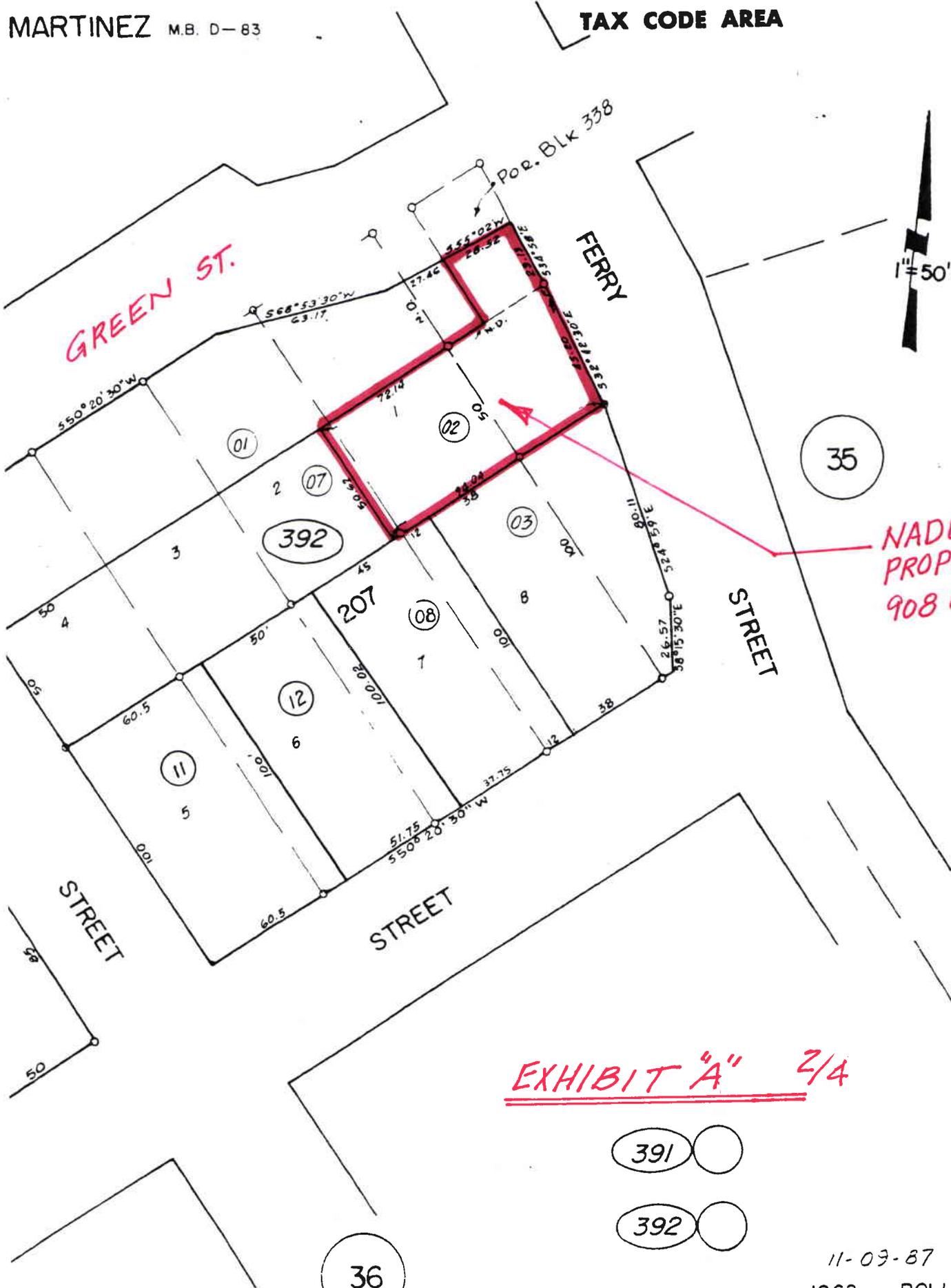


EXHIBIT "A" 2/4

391

392

36

11-09-87

1962 ROLL

ASSESSOR'S MAP

BOOK 372 PAGE 39

CONTRA COSTA COUNTY, CALIF.



EXHIBIT "A" 3/4



1" = 118'



CityGIS

APN:	3723920025
Address:	908 FERRY ST , MARTINEZ CA, 94553
Owner Name:	EGHTESAD,NADE
Owner Address:	3925 ALHAMBRA AVE , MARTINEZ CA, 94553
Owner Phone:	
Building SF:	6232
Acres (Assessor):	0.12
Acres (Calculated):	0.12
Lot Front:	
Lot Depth:	
Legal Description:	ORIGINAL SURVEY POR LOTS 1 & 2 BLK 207 & TR
Land SF (Assessor):	5512
Land SF (Calculated):	5512
Land Use:	INDUSTRIAL : LIGHT INDUSTRIAL
Year Built:	1939
Assessed Value:	\$237,041
TBM Page:	D3-571
Sales Deed Cat:	

EXHIBIT 'A' 4/4

Feb 2009

EXHIBIT B

City of Martinez
Karen L. Majors, Asst. City Manager
525 Henrietta Street
Martinez, CA 94553

RE: 908 Ferry Street

Dear Ms. Majors,

I had previously met with Philip Vince, City Manager, Dave Scola, Building Inspection to discuss my plans for the building at 908 Ferry Street. Yesterday, I met again with Dave Scola, Corey Simon from Planning and Gary Wheeler, my architect to discuss what approvals were needed to move forward with improving my building and how to proceed with my request. At the meeting we agreed to put my request in writing and submit my request to you. I have attached a copy of the building plan and photographs of the exterior of the building. I am requesting approval to make the following upgrades to my building:

1. Annexation of my building into the Parking District No. 1. My building is zoned PA currently and the property abuts the existing boundary for the Parking District but was not included in the Parking District originally.
2. I would like to build a second story above the warehouse space, within the existing building envelope. That is, I will not be adding to the height of the building to develop the second floor. The current area of the warehouse space is approximately 4500 square feet. I am proposing to add approximately 4500 additional square feet of office space.
3. I would like to remove the existing metal roll-up doors on Ferry Street and replace them with new aluminum storefront window. I am also planning on replacing the existing storefront windows with new aluminum storefront windows.

I look forward to receiving the necessary approvals so that I may make these enhancements to the building. I feel that these enhancements will be of benefit to both me and to the downtown area of Martinez. Thank you in advance for your immediate attention to my request.

Sincerely,

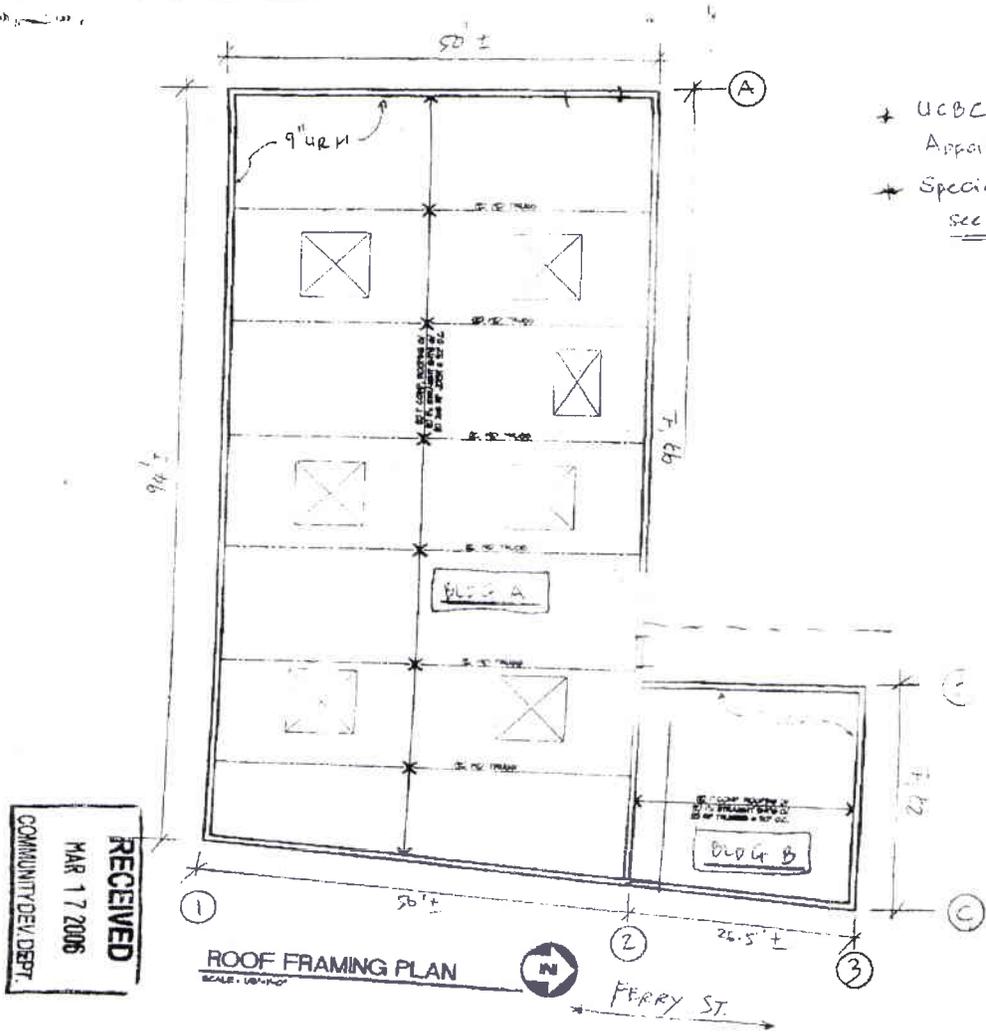


Nader Eghtesad

425 719-1417

EXHIBIT 'B'

1 of 2

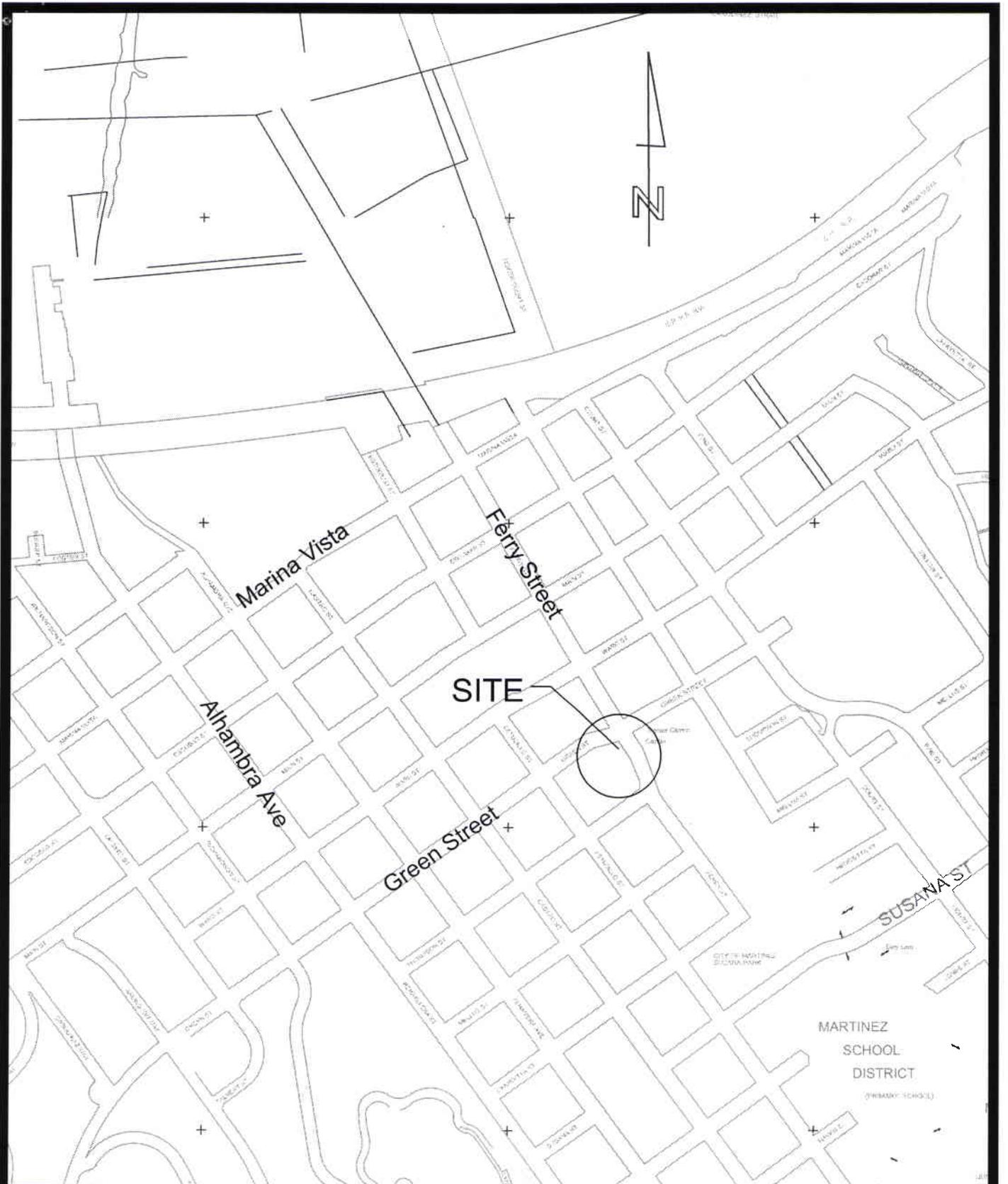


* UCBC 97
 Appendix chapter 1
 * Special procedure for roof crosswall
Sec. A.11

RECEIVED
 MAR 17 2006
 COMMUNITY DEV. DEPT.

ROOF FRAMING PLAN
 SCALE: 1/8"=1'-0"

90B Ferry Street
 Martinez, CA
 MAR. 14 2006



Vicinity Map

908 Ferry Street
Annexation to Downtown Parking District

Date: 2/25/2009
Scale: NTS

Sheet
1
of 1