



CITY OF MARTINEZ

**CITY COUNCIL AGENDA
May 18, 2011**

TO: Mayor and City Council
FROM: City Engineer
SUBJECT: Lease or sale of Glendora Drive Surplus Property
DATE: May 12, 2011

RECOMMENDATION:

Provide direction to staff regarding the potential sale of surplus property at the end of Glendora Drive.

BACKGROUND:

The City owns several parcels at the end of Glendora Drive. Carlos and Carol Mendoza, the property owners of 150 Glendora Drive have requested use of one of the City owned parcel (APN 370-095-005) adjacent to their property. They indicated that they would like to purchase, lease, or pay the taxes for usage of the lot adjoining their property. They indicated they would like to fence and use the property to expand their backyard, particularly for their children 4-H projects such as beekeeping. They also indicated they have no plans to build any permanent structures.

In initial conversations with the Mendoza's they requested to lease the property for the cost of maintaining the property only. Staff felt it was more appropriate to have the Mendoza's pay for an appraisal and pursue purchase of the property should the Council agree. Prior to proceeding with the sale of the property, staff would request the Council provide direction to staff on their desire for the disposition of the property.

On October 5, 2005 the City Council adopted Resolution 105-05 designating this and the adjoining seven parcels as surplus. The property is The Council memo regarding the surplus propertied reported:

Assessor Parcel Numbers 370-094-028, 029 and 031; 370-095-001, 002, 003, 004, and 005 near Glendora Drive; pursuant to a Release and Compromise Agreement approved by the City Council by Resolution No. 32 (1971), the City, upon demand, shall provide a right-of-way to AP# 370-140-002, a nine acre property located at the end of Glendora Drive, across City property. The exact location of the easement will be reviewed as part of any development proposal for the nine acre parcel. These parcels must be designated as surplus in accordance with the recently adopted ordinance prior to the City fulfilling their requirement to grant the easement.

The City owned parcels are bordered by residential or residentially zoned property to the east, west and north. These surplus properties are bordered by City owned open space to the south, however the terrain makes it difficult to access the City owned open space from Glendora Drive.

OPTIONS:

1. Proceed with an appraisal of the property with the intent to sell or lease the property to the adjoining property owner.
2. Have staff negotiate a lease based on the fair market value of the property.
3. Deny the request.

Should the City decide to sell the property, the buyer will need to dedicate the development rights to the property. In addition a portion of the property will need to be encumbered with a right-of-way dedication in accordance with the Release and Compromise Agreement.

FISCAL IMPACT:

There are no financial impacts at this time. The property owner will pay for the cost of the appraisal.

ACTION:

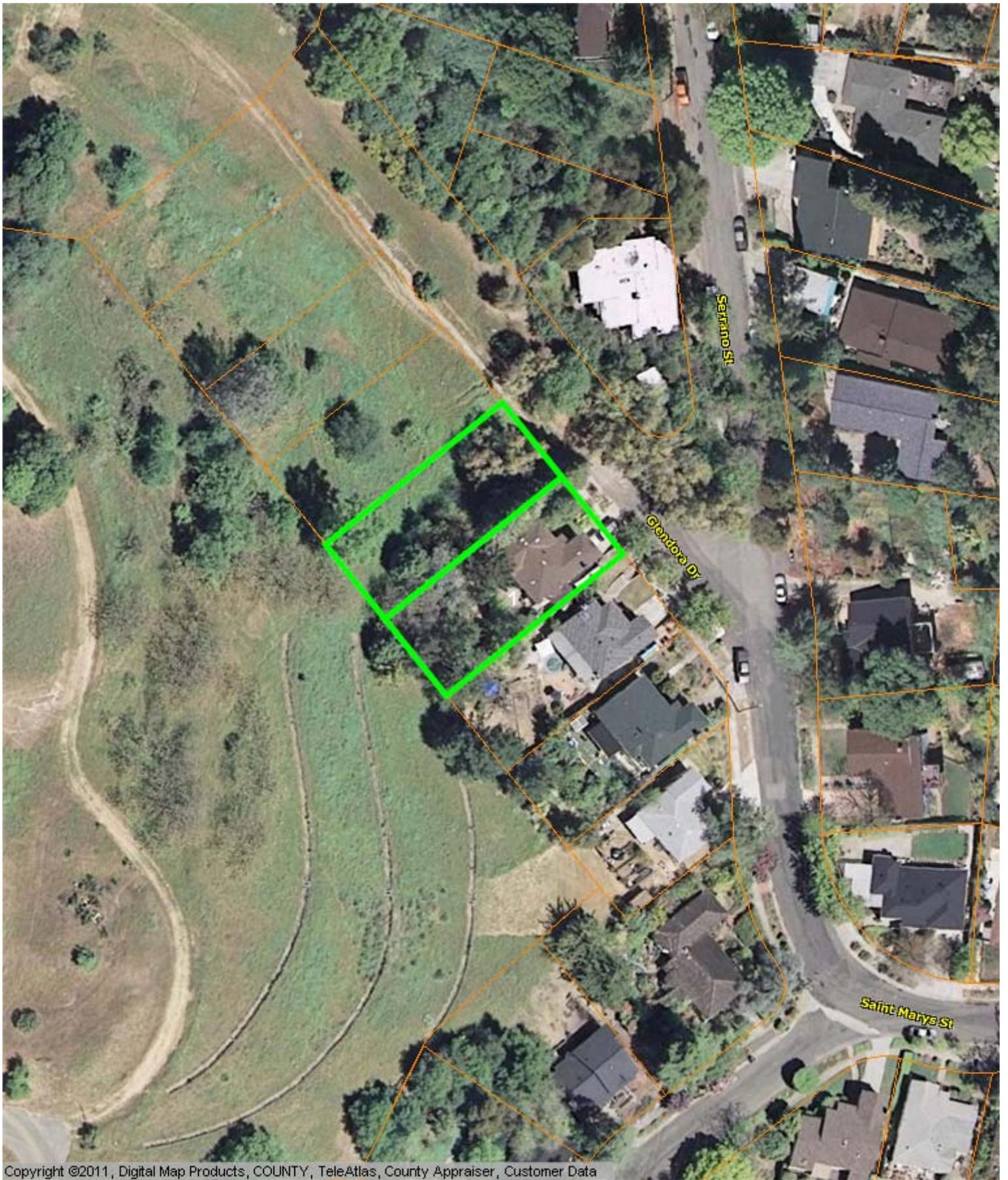
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Attachments:

1. Aerial
2. Location Map



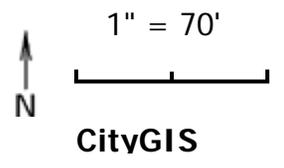
APPROVED BY: City Manager



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