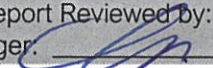


Agenda Report Reviewed by:
City Manager: 

CITY OF SEBASTOPOL
CITY COUNCIL
STAFF REPORT

Meeting Date: April 17, 2018
To: Honorable Mayor and Honorable City Councilmembers
From: Joseph Gaffney, City Engineer
Subject: Approval of Quitclaim Deed relinquishing the access rights on Jewell Avenue at the rear lot line for 1021 Laurel Court
Recommendation: Approve Quitclaim Deed relinquishing Access Rights on Jewell Avenue.
Funding: Currently Budgeted: _____ Yes No _____ N/A
Net General Fund Cost: \$ 0

INTRODUCTION: This item is to request the City Council approve a Quitclaim Deed relinquishing the access rights on Jewell Avenue at the rear lot line for 1021 Laurel Court.

BACKGROUND: When the Final Map for Woodland Estates was approved by the City Council on July 1, 1987, the City accepted the grant of access rights along the rear of the lots that backed on to Jewell Avenue. At the time, it was thought that Jewell Avenue would become a major north/south collector street, paralleling South Main Street and Gravenstein Highway South, so no driveways would be allowed. Jewell was planned to connect directly south to Fircrest Avenue. Subsequent subdivisions on Jewell Avenue south of Woodland Estates did not follow the same scheme, the direct connection was not made and driveways were allowed.

The property owner at 1021 Laurel Court (Lot 16, Woodland Estates) has applied for a building permit to construct a second garage on the property to store collector cars. The garage would require a driveway onto Jewell Avenue, necessitating the relinquishment of access rights at that property.

DISCUSSION: The dedication of access rights is commonly required when the location of driveways onto a street needs to be controlled. When it was thought that Jewell Avenue would become a major north-south collector street, Driveways would be restricted in order to reduce side friction on the traffic, allowing access only at the side street intersections. This scheme was not followed in the several subdivisions south of Woodland Estates, and many lots front on Jewell Avenue with driveways onto the street.

The proposed driveway at the rear of Laurel Court would add an access point to Jewell Avenue approximately 130 feet south of the intersection of Jewell Avenue and Woodland Avenue. The next access to the south is Belle View Avenue, approximately 300 feet away.

RECOMMENDATION: That the City Council, by minute order, approve the Quitclaim Deed relinquishing the access rights on Jewell Avenue at 1021 Laurel Court

Attachment(s):

Quitclaim Deed.

Portion of Woodland Estates Final Map

RECORDING REQUESTED BY:
The City of Sebastopol

When Recorded Mail Document To:

CITY OF SEBASTOPOL
P. O. BOX 1776
SEBASTOPOL, CA 95473

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 1021 Laurel Court,
Sebastopol, CA 95472
APN/Parcel ID(s): 004-660-016

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax. Exempt (R&T 11922)
- the full value of the interest or property conveyed.
- the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in the **City of Sebastopol**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The City of Sebastopol

hereby remises, releases and quitclaims to Bruce W. Moore and Eileen P. Moore, Trustees of the Bruce and Eileen Moore 2015 Family Trust, dated January 16, 2015

the following described real property in the City of Sebastopol, County of Sonoma, State of California:

Access Rights over the easterly line of Lot 16 of Woodland Estates, as shown on a map recorded on July 9, 1987, as Document No. 87-65072.

Also known as 1021 Laurel Court, Sebastopol, CA 95472.

Dated: April 17, 2018

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The City of Sebastopol

By: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____

County of _____

On _____ before me, _____, Notary Public,
(here insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

EX. 20' WATER LINE EASEMENT
C.O.S.
DOC. NO. 80-4657

18
17,291 SF

LAUREL CT.

16,519 SF

AVE

BAYBE

WOODLAND

JEWELL

AVE.

17
20,208 SF

16
18,536 SF

15
17,429 SF

27
18,622 SF

9

10

ASOW
0408

