

**MINUTES
CITY ENGINEER PUBLIC HEARING
February 24 2011**

STAFF PRESENT

Tim Eriksen, City Engineer/Director of Public Works
Jennifer Faso, Associate Planner
Cathy Elawadly, Recording Secretary

OTHERS PRESENT

Dan Thomas, Applicant

The meeting was called to order by City Engineer Tim Eriksen at 2:10 p.m. in Conference Room 3, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

2. SITE VISIT VERIFICATION – Staff confirmed site verification for agenda item 6A.

3. APPROVAL OF MINUTES – September 8, 2010 & January 5, 2011

City Engineer Eriksen deferred approved the September 8, 2010 and January 5, 2011 minutes.

4. APPEAL PROCESS

City Engineer Eriksen read the appeal process, stating for matters heard at this meeting, the final date for appeal is March 7, 2011.

5. VERIFICATION OF NOTICE

Staff verified Boundary Line Adjustment No. 10-23-BLA-CE was properly noticed in accordance with the provisions of the Ukiah Municipal Code.

6. PUBLIC HEARING

6A. Boundary Line Adjustment No. 10-23-BLA-CE: Request for approval of a Boundary Line Adjustment to reconfigure two (2) existing adjoining parcels identified as 669 North Orchard Avenue, APN 002-101-16 and 675 North Orchard APN 002-030-06. No new parcels would be created by this boundary line adjustment and no development is proposed as part of the boundary line adjustment application.

Associate Planner Faso gave a staff report and commented:

- The BLA involves the reconfiguration of two adjacent parcels.
- The reconfigured parcels meet all the requirements of the parcels General Plan and zoning designation.
- No development is proposed as part of this application.

PUBLIC HEARING OPENED: 2:12 p.m.

Applicants agreed with staff's findings and conditions of approval.

PUBLIC HEARING CLOSED: 2:14 p.m.

City Engineer Eriksen approved Boundary Line Adjustment No. 10-23-BLA-CE with Findings 1-5 and Conditions of Approval 1-5.

**Boundary Line Adjustment
669 North Orchard Avenue, APN 002-101-16
675 North Orchard Avenue, APN 002-030-06
File No: 10-23-BLA-CE**

The following findings are supported by and based on information contained in this staff report, the application materials and documentation, and the public record.

1. The proposed boundary line adjustment as conditioned conforms to the City of Ukiah General Plan as described in the staff report.
2. The proposed boundary line adjustment as conditioned conforms to the requirements of the City of Ukiah Zoning Ordinance as described in the staff report.
3. The proposed boundary line adjustment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305; class 5 which exempts minor alterations in land use limitations in area with an average slope of less than 20%, which does not result in any change land use or density of the parcel. This exemption includes minor lot line adjustments not resulting in the creation of any new parcels, based on the following:
 - a. The existing parcels have an average slope of less than 20%, the slope will not change as a result of the reconfigured parcels.
 - b. No new parcels will be created.
4. The approval of this boundary line adjustment would not be detrimental to the owners or occupants of surrounding properties or other nearby properties since the resulting parcels comply with the Zoning Ordinance and General Plan.
5. The proposed boundary line adjustment is exempt from the requirements of the California Subdivision Map Act, in accordance with Section 66412 (d) based on the following:
 - a. the boundary line adjustment will reconfigure two (2) existing parcels;
 - b. no new parcels will be created; and
 - c. the resulting parcels are consistent with the City of Ukiah General Plan and Zoning Ordinance.

**Draft Conditions of Approval
Boundary Line Adjustment
669 North Orchard Avenue, APN 002-101-16
675 North Orchard Avenue, APN 002-030-06
File No: 10-23-BLA-CE**

The following Conditions of Approval shall be made a permanent part of Application No: 10-23-BLA-CE and shall remain in full force and effect regardless of property ownership, and shall be implemented in order for this entitlement to remain valid:

From the Planning Department:

1. Approval is granted for the proposed boundary line adjustment as shown on the boundary line exhibit map submitted to the Planning Department and date stamped January 6, 2011 and subject to the following conditions of approval.

From the Public Works Department

2. All fees related to the Boundary Line Adjustment application, must be paid prior to the final approval and the recordation of the Boundary Line Adjustment.
3. The Boundary Line Adjustment shall be reflected in deeds meeting the approval of the City Engineer and shall be recorded with the Mendocino County Recorder. The recorded deed shall include a legal description and plat map, and shall be prepared by a Licensed Land Surveyor or a Registered Civil Engineer.
4. If required, any existing easement, utility or other infrastructure affected by the Boundary Line Adjustment shall be adjusted or relocated, as determined by the City Engineer.
5. The project must comply with the requirements of the City of Ukiah Public Works Department Boundary Line Adjustment Procedures.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 2:16 p.m.

Tim Eriksen, City Engineer

Cathy Elawadly, Recording Secretary