

CITY OF UKIAH
City Engineer Public Hearing MINUTES
Conference Room #1
300 Seminary Avenue
Ukiah, CA 95482
June 5, 2018
11:00 a.m.

STAFF PRESENT

Tim Eriksen, City Engineer
Michelle Irace, Planning Manager
Cathy Elawadly, Recording Secretary

OTHERS PRESENT

1. CALL TO ORDER

City Engineer Tim Eriksen called the meeting to order at 11:05 a.m. in Conference Room No.1, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, California.

City Engineer Tim Eriksen presiding.

2. SITE VISIT VERIFICATION

Staff confirmed.

3. APPROVAL OF MINUTES

a. The Minutes of May 3, 2018.

City Engineer Tim Eriksen approved the May 3, 2018 minutes, as submitted.

4. APPEAL PROCESS

Note: For matters heard at this meeting the final date to appeal is June 15, 2018 at 5:00 p.m.

5. VERIFICATION OF NOTICE

Staff confirmed.

6. PUBLIC HEARING

a. Request for approval of a Lot Line Adjustment to merge two parcels into one at 345 North Main Street (002-153-30) and 215 Norton Street (002-153-04).

City Engineer Tim Eriksen dispensed with the staff report.

PUBLIC HEARING OPENED: 11:06 A.M.

No public member in attendance.

PUBLIC HEARING CLOSED: 11:06 A.M.

City Engineer Tim Eriksen approved Lot Line Adjustment to merge two parcels into one at 345 North Main Street (002-153-30) and 215 Norton Street (002-153-04) with Findings in attachment 1 and subject to the Conditions of Approval in attachment 2.

7. ADJOURNMENT

There being no further business, the meeting adjourned at 11:09 a.m.

Cathy Elawadly, Recording Secretary

ATTACHMENT 1

**FINAL FINDINGS
LOT LINE ADJUSTMENT (MERGER) ON
345 N. MAIN ST. & 215 NORTON ST.
APNS 002-153-30 & 04
FILE NO: 18-3611 LLA-CE**

The following findings are supported by and based on information contained in the Staff Report, the application materials and documentation, and the public record:

1. The adjustment will not create a greater number of parcels than existed prior to the adjustment;
2. The adjustment will not result in an increase in the number of nonconforming parcels;
3. The adjustment will not increase the nonconformity of any parcel;
4. All of the parcels resulting from the adjustment, as subject to the conditions of approval, are consistent with the General Plan, Zoning Ordinance, and Building Code.

ATTACHMENT 2

**FINAL CONDITIONS OF APPROVAL
LOT LINE ADJUSTMENT (MERGER) ON
345 N. MAIN ST. & 215 NORTON ST.
APNS 002-153-30 & 04
FILE NO: 18-3611 LLA-CE**

Approval is granted to the project based on the project description submitted to the Community Development Department, and as shown on the Plot Plan contained therein, except as modified by the following Conditions of Approval:

1. All fees related to the Lot Line Adjustment application must be paid prior to the final approval and the recordation of the Lot Line Adjustment.
2. The lot 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 deeds shall include legal descriptions and plat maps, and shall be prepared by a Licensed Land Surveyor or a Registered Civil Engineer.

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3. If required, any existing easement, utility or other infrastructure affected by the Lot Line Adjustment shall be adjusted or relocated, as determined by the City Engineer.
4. Prior to recordation of deeds, written verification shall be provided by a title company that partial reconveyances and modified deeds of trust will be filed, as necessary.
5. The project must comply with the requirements of the City of Ukiah Public Works Department Lot Line Adjustment Procedures.
6. All future site improvements shall be submitted to the Electric Utility Department for review and comment. At this time, specific service requirements, service Voltage and developer costs and requirements will be determined.
7. Developer/customer shall incur all costs of this future project to include (labor, materials, equipment and future services).
8. There shall be an easement provided to the EUD for any electric service that transverses through the property. Or around any City owned Electric equipment.