

**RESOLUTION NO. 5-2015**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BLUE LAKE  
APPROVING SCHAEFFER-STROBEL APPLICATION FOR A LOT LINE  
ADJUSTMENT**

**WHEREAS**, Mark Schaeffer filed an application dated November 19, 2015, for the approval of a lot line adjustment between the property commonly known as AP# 025-121-034 and 025-121-003, and located at 403 Chartin Road and 411 Chartin Road, in the City of Blue Lake, as set forth in the application; and

**WHEREAS**, after due notice of public hearing, the matter came on for hearing before the Blue Lake Planning Commission at a special meeting on December 16, 2015;

**NOW, THEREFORE**, be it resolved by the Planning Commission of the City of Blue Lake as follows:

1. The Planning Commission finds that the project is categorically exempt pursuant to Section 15305(a) of the City's duly adopted CEQA Guidelines allowing for lot line adjustments:

2. The Planning Commission makes the following findings in accordance with Section 503(C) of the Blue Lake Subdivision Ordinance No. 435, to wit:

- A. The lot line adjustment does not violate existing codes and policies;
- B. The lot line adjustment will not create difficult or unreasonable access to the parcels; and
- C. The lot line adjustment would not require variances to permit standard development; and
- D. Utilities and public services can be provided to the revised parcels; and
- E. No street dedication or improvements are required.

3. The Planning Commission finds pursuant to Government Code Section 66412(d) that the proposed lot line adjustment will conform to local zoning and building ordinances.

4. The Planning Commission finds, in accordance with Section 504(C) of the Blue Lake Subdivision Ordinance No. 435 and Government Code Section 66428, that the proposed division of land complies with the requirements of the California Subdivision Map Act and local ordinance, as amended, including requirements pertaining to: area, improvement and design, floodwater drainage control, improved public roads, sanitary disposal facilities, water supply availability, environmental protection, consistency with the General Plan, and other requirements of said Subdivision Map Act and local ordinance.

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5. The Planning Commission finds that the proposed lot line adjustment is in conformity with the duly adopted Blue Lake General Plan.

6. The Planning Commission approves the lot line adjustment as set forth in the lot line adjustment map which is marked Exhibit "A", attached to this resolution and made a part hereof, subject to the conditions set forth in Exhibit "B", attached hereto and made a part hereof.

7. The Planning Commission determines that the parcels of real property resulting from the lot line adjustment comply with the provisions of the California Subdivision Map Act and of local ordinance enacted pursuant thereto, and upon satisfaction of all of those conditions set forth in Exhibit "B" required to be completed prior to the recording of the lot line adjustment documents, approves the issuance and execution by the City Engineer of certificates of compliance pursuant to the provisions of Section 66499.35 of the California Government Code.

**INTRODUCED, PASSED, AND ADOPTED** this 16<sup>th</sup> day of December 2015, by the following vote:

AYES:

NAYS:

ABSENT:

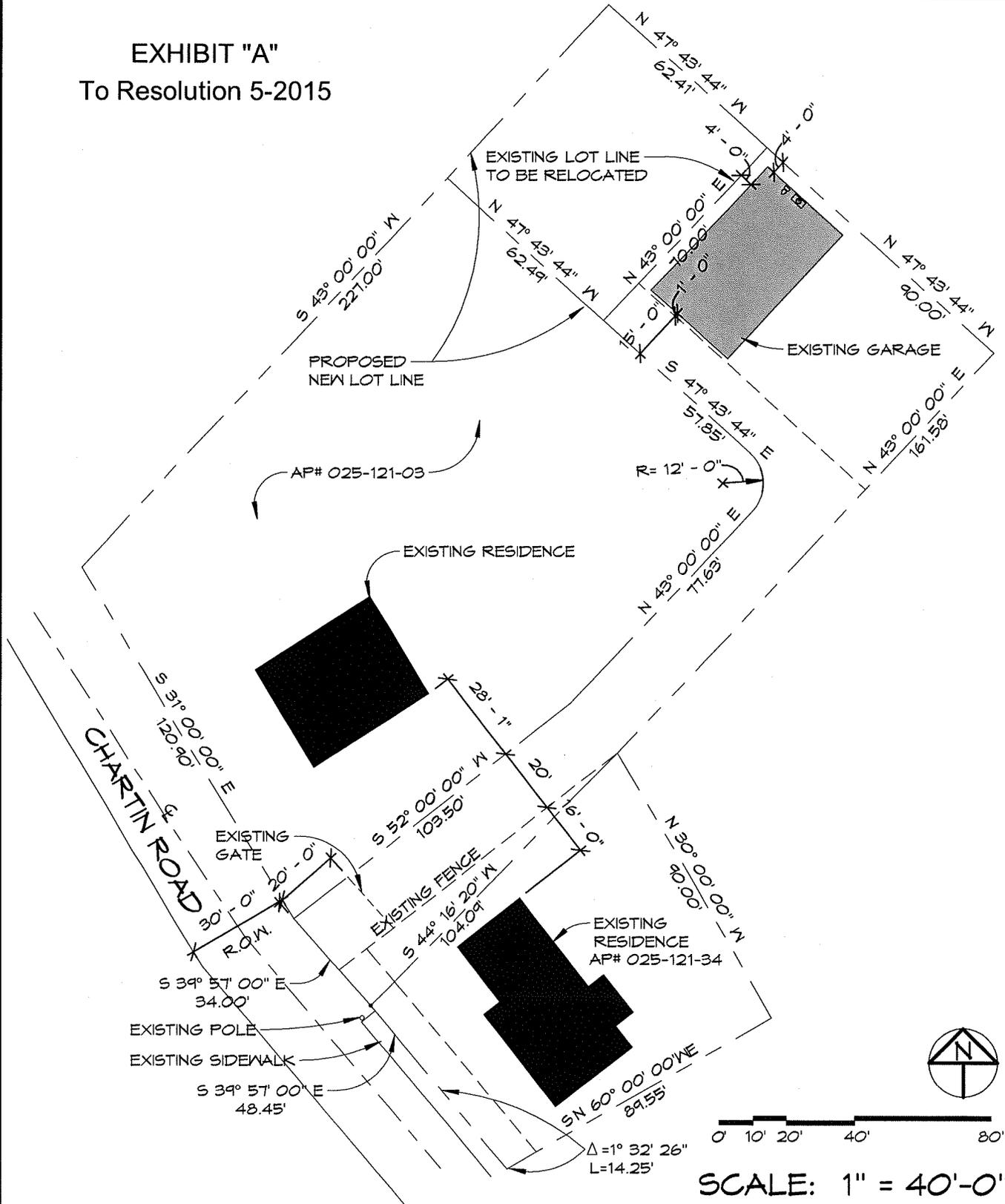
ABSTAIN:

\_\_\_\_\_  
Chairman, Planning Commission,  
City of Blue Lake

ATTEST:

\_\_\_\_\_  
Secretary, Planning Commission

**EXHIBIT "A"**  
**To Resolution 5-2015**



CONSTRUCTION DOCUMENTS BY  
**RODNEY J. HERSHBERGER**  
 CA GENERAL BUILDING LICENCE # 830528  
 326 I STREET #138 (707)672-9688  
 EUREKA, CA 95501 (707)268-8063

**PROPOSED LOT LINE**  
**ADJUSTMENT FOR**  
**MARK SCHAEFFER**

403 & 411 CHARTIN ROAD AP# 025-121-34  
 BLUE LAKE, CA 95525 AP# 025-121-03  
 DATE: 12/2/15

**EXHIBIT “B”  
To Resolution 5-2015**

**Conditions of Approval**

1. The applicant(s) must pay all fees and charges associated with processing the application, recording of the lot line adjustment, and ensuring compliance with the conditions of approval.
2. The applicant(s) shall provide current title reports to the City Engineer for the two parcels involved in the lot line adjustment prior to recording of the LLA documents.
3. The lot line adjustment map must be revised to comply with the requirements of Section 503(A) of the City’s Subdivision Ordinance as well as the requirements of the City Engineer prior to recording which includes but is not limited to:
  - a. The lot line adjustment map needs to show all rights-of-way, easements, and existing structures.
  - b. The lot line adjustment map must be prepared by a licensed surveyor or licensed engineer authorized to perform land surveying.
  - c. The lot line adjustment map must have statements of the parties holding title.
4. The lot line adjustment shall be recorded through one or more of the following methods as determined by the City Engineer. The cost of such preparation and recording shall be paid by the applicants.
  - a. The applicant(s) shall cause to be recorded a “Notice of Lot Line Adjustment and Certificate of Subdivision Compliance.”
  - b. The applicant(s) shall provide grant deeds, including descriptions prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying for any portion(s) of properties to be exchanged between the parties or between the lots owned by a single party.
  - c. The applicant(s) shall provide a lot line adjustment map and legal descriptions, prepared by a California Licensed Land Surveyor or Engineer authorized to perform land surveying, of the resultant parcels to be created by the lot line adjustment.
  - d. The applicant(s) shall prepare and record a record of survey or other document approved by the City showing the resultant lots. The record of survey shall show the resultant lots to be subject to the same public easements and dedications, express, implied, prescriptive, or otherwise, as the lots prior to exchange.
5. The applicant(s) shall remove/relocate any accessory structures to meet resulting setback requirements from the newly created property line and other provisions of the Zoning

**EXHIBIT “B”**  
**To Resolution 5-2015**

Ordinance prior to recording of the lot line adjustment documents.

6. The applicant(s) shall comply with all requirements of Section 606 (Home Occupations) of the Zoning Ordinance for the conducting of businesses on the project parcels. This includes Section 606(B)(12) which states: *A Home Occupation shall involve no excessive or unsightly storage of materials or supplies, indoors, or outdoors, for purposes other than those uses permitted in the district...*”

7. The applicant(s) shall comply with all requirements of the Public Works Department relating to the paved apron and sidewalk prior to recording.