



CITY OF BLUE LAKE

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STAFF REPORT

APPLICATION #: 025-121-034, -003/2015

APPLICANT(S): Mark Schaeffer
Patricia Strobel

PROPERTY OWNER(S): Mark Schaeffer (025-121-034/403 Chartin Road)
Patricia Strobel (025-121-003/411 Chartin Road)

PROJECT DESCRIPTION:

Lot Line Adjustment between two existing parcels to add an approximately 4,371.5 s.f. portion of parcel 025-121-003 (411 Chartin Road) to parcel 025-121-034 (403 Chartin Road). Resulting lot sizes will be approximately 22,580 s.f. (025-121-034/403 Chartin Road) & 22,510 s.f. (025-121-003/411 Chartin Road). It is proposed in the future to utilize the additional property for storage (See attached Lot Line Adjustment Map).

PROJECT LOCATION: 403 & 411 Chartin Road

ASSESSOR'S PARCEL #: 025-121-034, -003

ZONING: PDR – Planned Development Residential

GENERAL PLAN DESIGNATION: MD – Moderate Low Density Residential

ENVIRONMENTAL REVIEW:

Categorically exempt per CEQA Guidelines Section 15305 (Class 5) exempting minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments. This project meets those specifications since the two parcels do not have an average slope greater than 20% and no change in land use or density is proposed.

DATE: December 11, 2015

SITE CHARACTERISTICS:

The two parcels involved in the proposed lot line adjustment are generally flat and are vegetated with various grasses, bushes, and a number of trees. Both parcels contain a single-family residence and several accessory structures. Parcel 025-121-034 also has a 1,500 s.f. garage, a portion of which is used by the property owner for a home occupation (Westhaven Solar). Parcel 025-121-003 (411 Chartin Road) is currently approximately 26,881 s.f. and parcel 025-121-034 (403 Chartin Road) is currently approximately 18,208 s.f. After the lot line adjustment the resulting parcel sizes will be approximately 22,510 s.f. (025-121-003/411 Chartin Road) and 22,580 s.f. (025-121-034/403 Chartin Road). Access for both lots is directly off Chartin Road. Access for the addition to parcel 025-121-034 will occur via an existing minimum 20 foot wide access. Utilities are connected to the residences on the two parcels. To the north of the parcels is residential development, to the west is Chartin Road and the Blue Lake Rancheria, to the south is residential development, and to the east is properties used for grazing. No wetlands are known to occur on the parcels and according to the Flood Insurance Rate Map (Community-Panel Number 060438 0001 B) the two project parcels are located in Zone X or the 500-year floodplain.

BACKGROUND:

The applicants received approval of a Lot Line Adjustment application from the Planning Commission through adoption of Resolution No. 8-2014 on 04/21/14 to add an approximately 10,930 s.f. portion of parcel 025-121-003 (411 Chartin Road) to parcel 025-121-034 (403 Chartin Road). This application proposes to add an additional 4,371.5 s.f. portion of parcel 025-121-003 to parcel 025-121-034 (See attached Lot Line Adjustment Map).

STAFF COMMENTS:

Referrals for this project were sent to the City Manager/Public Works Department, Building Inspector, City Engineer, and Volunteer Fire Department.

The City Manager/Public Works Department responded to the referral stating that the property owner of parcel 025-121-034 should install the paved apron that was required as part of the prior Lot Line Adjustment in 2014 before consideration of the current LLA application. The property owner responded by providing information about efforts made to install the paved apron including that he is waiting to install the paved apron until the PG&E service for the garage is installed. Upon receipt of this information, the City Manager requested that a condition of approval be included for the current LLA application requiring the property owner to install the paved apron prior to recording of the LLA documents.

The City Engineer responded to the referral with the following comments:

- “1. Please provide current title reports for both parcels.*
- 2. The lot line adjustment map will need to be prepared by a licensed surveyor or licensed engineer authorized to perform land surveying.*
- 3. The lot line adjustment map will need to show all easements and rights of way.*
- 4. The lot line adjustment map should have statements of the parties holding title (see Section 503(A) of the Subdivision Ordinance)”*

The City Engineer’s comments have been included as conditions of approval for the project.

The Building Inspector responded to the referral stating that as long as the property is not located in the 100-year flood zone, he has no comments on the project. As noted in the site characteristics section above, according to the Flood Insurance Rate Map (Community-Panel Number 060438 0001 B) the two project parcels are located in Zone X or the 500-year floodplain.

The Volunteer Fire Department responded to the referral stating that they had no comments on the project at this time.

GENERAL PLAN CONSISTENCY:

The two parcels involved in the proposed Lot Line Adjustment are designated Moderate Low Density Residential (MD) with up to 7.26 families per net acre and allows for single family residential served with domestic water and sewer service. The project parcels are located in the western portion of the City where lot sizes are generally larger than the densely settled central and eastern portions of the City. Both parcels currently contain a single family residence and several accessory structures. This project proposes to add an approximately 4,371.5 s.f. portion of parcel 025-121-003 (411 Chartin Road) to parcel 025-121-034 (403 Chartin Road) for the purpose of having additional storage area on parcel 025-121-034. This proposal is consistent with the density and use type requirements in the General Plan. As such, the project is determined to be consistent with the General Plan.

ZONING ORDINANCE COMPLIANCE:

Zoning Ordinance Section 408 describes the Planned Development Residential Zone and requirements. The Planned Development Residential or PDR Zone is intended “...to permit a more creative approach in the residential development of land resulting in a more efficient, attractive, desirable use of open area; to permit flexibility in design, including pedestrian and vehicular pathways, and placement of off-street parking areas. The PDR Zone is further intended to realize best the potential of the sites characterized by special features of shape, topography, or size.” The only principally permitted uses allowed in this zone are one single-family dwelling and home occupations.

Section 408(C)(1)(c) indicates building setbacks within the PDR Zone. Setbacks from existing property lines are not being analyzed for this project. Setbacks from the newly adjusted line is the main point of analysis for this project. As shown on the Lot Line Adjustment Map the newly adjusted line is being placed to meet the setback requirements for the PDR zone. The existing residence on parcel 025-121-003 is shown to be located a minimum of 100 feet from the newly created property line. Upon review of aerial photography, it appears that some minor accessory structures may occur on parcel 025-121-003 within the setbacks required from the proposed new property line. To address this issue, a condition of approval has been included stating: “*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 ordinance prior to recording the Notice.*” No variances for setbacks are required for this project.

The owner of parcel 025-121-034 (403 Chartin Road) has stated that the additional property that will be added to his parcel will be used for storage. If this storage is related to the home occupation occurring on the property (i.e. Westhaven Solar) then it must comply with 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...*” This

section has been included as a condition of approval for the project. Compliance with this requirement can occur through adequate screening with fencing or vegetation.

SUBDIVISION ORDINANCE COMPLIANCE:

Section 503 (Lot Line Adjustments) of the City’s Subdivision Ordinance contains the requirements for preparing, reviewing, and recording of lot line adjustments. The applicants have met most of the requirements for submittal of a lot line adjustment map as addressed in Section 503(A). A condition of approval has been included for the project requiring the applicants to provide current title reports for the two parcels as well as revise the LLA map to comply with the requirements of the City’s Subdivision Ordinance and City Engineer.

Section 503(C) of the Subdivision Ordinance contains the findings the Planning Commission must make in order to approve a lot line adjustment. As stated in Section 503:

“The Planning Commission may approve a Lot Line Adjustment when it finds that:

- 1. The lot line adjustment does not violate existing codes and policies; and*
- 2. The lot line adjustment will not create difficult or unreasonable access to the parcels; and*
- 3. The lot line adjustment would not require variances to permit standard development; and*
- 4. Utilities and public services can be provided to the revised parcels; and*
- 5. No street dedication or improvements are required.*

The Planning Commission may amend such lot line adjustment maps as a condition of approval.”

STAFF RECOMMENDATIONS:

If the Planning Commission wishes to approve this project application, then specific findings that the project is consistent with the City's General Plan, Zoning Ordinance, and Subdivision Ordinances should be made. Conditions of approval, addressing the issues contained herein and in the attached referral letters, should be required.

Staff recommends approval of the project, as submitted with the following 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 applicant.
- 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 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.

11/8/2015

Proposed: 403/405 Chartin Road Lot Line Adjustment

-I am proposing a lot line adjustment with my neighbor to the North-west of my property. The lot line adjustment will consist of a 62' x 70' area behind my detached garage.

- The use of the additional land will be for storage of materials.

- The area is already being used for storage, so there is no change to the usage.

-The drainage of the additional site is good. I have not witnessed any standing water all year round.

- I do not plan on paving this area once acquired.

Please give me a call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Schaeffer', with a long horizontal flourish extending to the right.

Mark Schaeffer
707-834-1421 cell

