

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF ALAMEDA APPROVING
LOT LINE ADJUSTMENT (PLN18-0564) AT 2607 SANTA CLARA AVENUE

WHEREAS, an application was made on December 20, 2018, by Branagh Development, Inc. and Madlyn Murphy for a lot line adjustment for properties located on Santa Clara Avenue; and

WHEREAS, the subject property is designated as Medium Density Residential the General Plan Diagram; and

WHEREAS, the subject property is located in a R-4 Residential Zoning District; and

WHEREAS, the Planning Board considered the proposed lot line adjustment at the regularly scheduled meeting of January 28, 2019, and examined pertinent maps, drawings, and documents.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board finds that:

- The property division is for the creation of a new property line and/or to facilitate the transfer of land from one (1) lot to adjoining lots.
- The portion of the lot remaining after the creation of the new parcel meets all the requirements for a lot (area, width, etc.) as set forth in the City zoning regulations.
- No street improvements or other subdivision improvements are required.
- The proposed property division and the use of a lot adjustment map meet with the approval of both the City Engineer and Planning Director; and

BE IT FURTHER RESOLVED, the Planning Board finds the subject action to approve a lot line adjustment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 – Minor Alterations in Land Use Limitations; and

BE IT FURTHER RESOLVED, that the Planning Board hereby approves Lot Line Adjustment Map PLN18-0564, subject to the following conditions.

1. Final approval shall be subject to the final review and signed approval of both the City Engineer and the City Planning Director. Submittals shall include:
 - a. New Parcel B existing building footprints and setbacks drawn to scale.
 - b. On Exhibit "A" provide w bar scale and show the scale in the title block.
 - c. In the Certificate of Compliance, in the third line, change 2018 to 2019 and January 51, 1976 to January 15, 1976.
2. The lot adjustment map shall be filed on a sheet, the outside dimensions of which shall be eleven by seventeen (11" x 17") inches, the quality of which shall be an acceptable tracing paper, polyester base film, or cloth and the format and information shown thereon shall be as required by the City Engineer.

3. The original drawings or reproducible copies of deed record drawings will be kept in the City Engineer's files.
4. The deed describing the transfer shall be recorded with the County Recorder.
5. **HOLD HARMLESS.** The Applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda, the Alameda City Planning Board and their respective agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Alameda, Alameda City Planning Board, and their respective agents, officers, or employees to attack, set aside, void or annul, an approval by the City of Alameda, the Community Development Department, Alameda City Planning Board, the City of or City Council related to this project. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6

NOTICE. No judicial proceedings subject to review pursuant to California Code of Civil Procedure Section 1094.5 may be prosecuted more than ninety (90) days following the date of this decision plus extensions authorized by California Code of Civil Procedure Section 1094.6.

NOTICE. The conditions of project approval set forth herein include certain fees and other exactions. Pursuant to Government Code section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and exactions. The applicant is hereby further notified that the 90-day appeal period, in which the applicant may protect these fees and other exactions, pursuant to Government Code section 66-2-(a) has begun. If the applicant fails to file a protest within this 90-day period complying with all requirements of section 66020, the applicant will be legally barred from later challenging such fees or exactions.

The decision of the Planning Board shall be final unless appealed to the City Council, in writing and within ten (10) days of the decision, by filing with the Community Development Department a written notice of appeal stating the basis of appeal and paying the required fees.

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