

To: Humboldt County Planning Commission

From: Ella Holiday
1656 Fischer Ave
McKinleyville, CA 95519

Date: March 28, 2025

RE: Fischer Parcel Map Subdivision, Special Permit and Coastal Development Permit
McKinleyville Area; Record Number PLN-2024-19119; APN 508-121-055
1. Opposition to Lot Size Modification
2. Support for Installation of Drainage Inlet

Dear Planning Commissioners,

1. Opposition to Lot Size Modification

Section 313-99.1.1.2 Exceptions to Lot Size, etc. states that this modification is allowed “In order to better design and cope with difficulties due to topography and other natural or man-made features.”

I do not see any “difficulties” on the site preventing Dave Meserve from being able to meet the standard minimum lot size of 20,000 sf required by our current zoning. And could find none mentioned in the special permit application nor draft staff report.

For what good reason would this modification request be approved?

Mr. Meserve is a builder/developer who purchased the parcel in 2023 with the stated intent to subdivide it. He chose to build the new ADU on the front of the parcel in 2024, knowing about the 20,000 sf minimum lot size. Now he wants an Exception to the Lot Size in order to subdivide the property into two parcels, which each then having a primary unit. The intent being to make the two future parcels more profitable to sell, and/or easier to develop further using lenient ADU regulations. If he is required to abide by the current zoning requirement of 20,000 sf minimum lot size it would place both existing living units on one parcel, leaving the second parcel as yet undeveloped. A less lucrative scenario.

The wording of Section 313-99.1.1.2 leads me to believe that it was not intended to be applied in this manner. If anyone could simply ask for an exception for lot size, when there is no “difficulty” of them abiding by the current zoning, there would be subdivisions all over the place that would go against the General Plan and zoning intents.

2. Support for Condition by Public Works to Install a Drainage Inlet

My parcel is south of this parcel and is the site where pooling regularly occurs due to the parcel’s driveway blocking the flow of water in the gutter, as shown in the Public Works’ documents. I’m concerned that Mr. Meserve’s proposed alternative may not resolve the issue properly and am concerned about who will be responsible to maintain it when he sells the property.

Thanks for your consideration.

Sincerely,
Ella Holiday