

STROMBECK MINOR SUBDIVISION AND PLANNED UNIT DEVELOPMENT

Case Numbers PLN-2021-17334
Assessor Parcel Number 019-111-003

Recommended Action

1. Describe the application as part of the consent agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Adopt the Resolution to 1) Find that the Strombeck Minor Subdivision and Planned Unit Development project is exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Project based on evidence in the staff report and 4) approve the proposed Strombeck Minor Subdivision and Planned Unit Development project subject to the recommended conditions.

Executive Summary: A Minor Subdivision of an approximate 1.62-acre parcel into 2 parcels of 31,193 sq. ft. and 39,591 sq. ft. The project includes a Planned Unit Development to develop 10 low-income housing units on proposed Parcel 2 in addition to the 11 existing affordable housing units on Parcel 1. Land Use on adjacent parcels is residential with a mobile home park to the north and single-family housing to the east, south, and west.

The parcel Deed includes a Restriction Covenant that limits the owner to development of affordable housing for low-income Humboldt County residents and/or permanent supportive housing for homeless residents with mental health disabilities and other barriers to housing. The existing parcel was previously developed with a Senior Care facility which was later converted to multi-family residential.

Water and sewer services are provided by Humboldt Community Services District. Vehicular access to Parcel 2 will be provided from Lewis Avenue via a proposed 20-foot-wide private access road and public utility easement. Pedestrian traffic to and from the proposed dwelling units will be via the existing concrete walks on Parcel 1 with new connecting walks being constructed on Parcel 2.

Proposed development includes two separate buildings totaling 3,920 square feet with sidewalks, curbs, and a concrete pad for garbage collection. Including the Planned Unit Development, the total non-permeable developed surface will total 6,400 square feet. Access and parking are proposed to be developed with 5,827 square feet of semi-permeable pavers. Emergency vehicle access is accommodated by a planned Y-turnaround between the parking lot and refuse collection area. The Humboldt Bay Fire Protection District has recommended project approval.

The proposed project occurs in a Parcel with the Greenway/Open Space (GO) overlay as described in HCC Section 314-6 and includes a reduced Streamside Management Area buffer setback from 50 feet to 20 feet from the top of bank of the drainage area on the eastern portion of the parcel in accordance with HCC 61.1.7.6.3.1. This setback reduction will be mitigated by project design elements including bioswales and permeable pavers to reduce runoff and control sedimentation in the Streamside Management Area. A State Phase II MS4 has been prepared to address stormwater runoff.

A Resource Map provided by the Department of Fish and Wildlife indicates that the parcel is not in a State designated wetland or SMA. Marsh Pea (*Lathyrus palustris*), a perennial herb, is known to be present in the area but is not under a State or Federal protected status designation.

An historical review of the existing shed proposed for demolition has been completed prior to public hearing. The review has determined the structure does not meet any of the four criteria of

eligibility for the National Register of Historic Places due to poor condition. The shed is an old structure that is not historically significant.

The proposed development is consistent with the Residential Medium Density (RM) land use designation of the Humboldt County General Plan and the Eureka Community Plan which indicate that all Residential uses except guest housing are a principally permitted use. The proposed lot sizes of 31,193 sq. ft. and 39,591 sq. ft. comply with the required minimum lot size of 5,000 square feet and the maximum lot coverage of 60% in the Residential Multiple Family (R-3) Zone. The proposed width of both parcels complies with the required minimum lot width of 50 feet (HCC 313-6.4).

The projected need for the development of approximately 574 Extremely Low to Low Income units through 2027 is identified in Table 8-5 of the 2019 Housing Element. The proposed development of Low-income Multi-family units directly addresses the 2019 Housing Element Policy **H-P2: Flexibly Apply Development Standards to Low Income Housing** - The County shall support the flexible application of development standards through a streamlined permit process for housing people in lower income affordability categories and special needs populations, and Strategy **H-S11: Standards for Extremely Low, Very Low and Low Income Sites in the Residential Land Inventory** - The RHNA Plan allocations for extremely low, very low and low income housing units shall be accommodated on sites suitable and zoned for multifamily residential development by right (no discretionary review is required).

Alternative: The Planning Commission could elect not to approve the project. This alternative should be implemented if the Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.