



COUNTY OF HUMBOLDT

For the meeting of: 8/3/2023

File #: 23-1093

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Rosenblum Coastal Development Permit, Special Permits, and Notice of Merger

Case Number: PLN-2022-18050

Assessor's Parcel Number: 109-161-063

Shelter Cove area

A Coastal Development Permit and Special Permits for Design Review and Major Vegetation Removal. Proposed development includes a new 1,532 square-foot single family residence, a 517 square-foot detached garage, and a 768 square foot detached ADU in Shelter Cove. Energy will be provided by P.G.&E. and water and sewer will be provided by the Resort Improvement District. Trees have been removed in support of the project constituting Major Vegetation Removal, which requires a Special Permit. The project will also include a Notice of Merger to merge the two separate legal parcels that obtained one parcel number for tax purposes.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds that the project is Categorically Exempt from environmental review pursuant to Section 15303(a) Class 3, Small New Structures, and 15305 - Class 5, Minor Alterations in Land Use Limitations of the CEQA Guidelines; and
 - b. Makes all the required findings for approval of the Coastal Development Permit, Special Permits, and Notice of Merger; and
 - c. Approves the Coastal Development Permit, Special Permits, and Notice of Merger subject to the recommended Conditions of Approval (**Attachment 1A**)

DISCUSSION:

Project Location: The project is located in Humboldt County, in the Shelter Cove area, on the South

side of Redwood Drive, approximately 440 feet from the intersection of Hickory Road and Redwood Road, on the property known as 606 Redwood Road.

Present General Plan Land Use Designation: Residential Low Density (RL); South Coast Area Plan (SCAP); Density: 1-7 units per acre; Slope Stability: High Instability (3).

Present Zoning: Residential Single Family (RS-5), Development Standard (S1), Qualified (Q), Alquist-Priolo Fault Hazard (G), and Design Review (D).

Environmental Review: The project is exempt from environmental review pursuant to Categorical Exemption Section 15303(a) (New Construction or Conversion of Small Structures) and 15305 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

State Appeal Status: Project is appealable to the California Coastal Commission.

Major concerns: A neighboring property owner has submitted comments expressing concern that his private views of the ocean would be blocked by the proposed project. While this may be the case, the project complies with all applicable zoning setbacks and height restrictions and there are no Local Coastal Plan policies or zoning restrictions that protect private views. The parcel is not located in a mapped or designated coastal scenic area.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or conditional approval. (Attachment 2)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project
2. The Zoning Administrator could elect to add or delete conditions of approval
3. The Zoning Administrator could deny approval of the requested permits if unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval.
Consequently, planning staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Coastal Development Conditions of Approval
 - B. Notice of Merger Conditions of Approval
 - C. Site Plan
2. Applicants Evidence
3. Agency Referral Comments
4. Public Comment

Applicant

Einat Rosenblum
24131 Kittridge Street
West Hills, CA 91307

Owner

Same as Applicant

Agent

Brian Reilly
P.O. Box 635
Blue Lake, CA 95525

Please contact Devin Sutfin, Planner, at (707) 268-3778, or by emailing dsutfin1@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.