



COUNTY OF HUMBOLDT

For the meeting of: 3/19/2026

File #: 26-196

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit
Record No.: PLN-2026-19467
APN: 510-371-010
McKinleyville Area

A Parcel Map Subdivision of APN 510-371-010, an 87,406 square foot (2.01-acres) parcel, into three (3) parcels. A Coastal Development Permit for the construction of a primary residence, two accessory dwelling units (ADUs), and the conversion of an art studio into an ADU, and a Special Permit is also requested to accommodate a Lot Size Modification. Proposed Parcel 1 will be 50,938 square feet (48,639 net) and will contain an existing single-family residence, detached garage and a detached art studio, which is proposed for conversion to an ADU. Proposed Parcel 2 will be 16,667 square feet (10,755 net) and currently has two existing sheds, which will be demolished to accommodate a two-story primary residence (2000 square feet) with an attached garage (400 square feet) and a single story ADU (720 square feet). Proposed Parcel 3 will be 19,801 square feet (15,846 net) and is currently developed with an existing primary residence and a single story ADU (720 square feet) is proposed. Proposed parcels will be provided gas and electric services by PG&E and MCSD for sewer and water. The subject property has access via Bolier Avenue, a privately maintained gravel road of variable width (14'-16' average) within a 40-foot-wide access easement. The site is located within the Alquist-Priolo Fault Hazard Zone and a Fault Evaluation has been prepared and approved for the project.

RECOMMENDATION(S):

That the Planning Commission:

1. Continue the Pele Parcel Map Subdivision, Coastal Development Permit and Special Permit to a date uncertain.

Specific questions regarding the proposed project may be directed to Alice Vasterling, Associate Planner at (707)268-3777 or by email at Avasterling@co.humboldt.ca.us