



March 26, 2026

Alice Vasterling
Planning Division
3015 H St
Eureka, CA 95501

**Re: Revised Petition for Exception Request to Minimum Lot Size
Pele Subdivision: 2424 Bolier Avenue, APN 511-491-021**

Dear Mrs. Vasterling:

Pursuant to Humboldt County Code Section 325-11, I am requesting an exception to the minimum lot size of 20,000 square feet to allow for the creation of three lots that are less than the net 20,000 square feet net as required by the current zoning.

Exceptions to the requirements and regulations of the Code may be granted if the following conditions exist:

- 1) *That there are special circumstances or conditions affecting said property.*
- 2) *That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.*
- 3) *That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.*

In addition, in granting such exceptions, the Advisory Agency must secure, substantially, the objectives of the regulations to which the exceptions are granted as to light, air and public health, safety, convenience and general welfare.

The special circumstances affecting this property are the location of existing improvements on proposed Parcels 1 and 3, both of which the applicant plans to retain. Proposed Parcel 1 will be 23,707 sq. ft. (19,754 sq. ft net), proposed Parcel 2 will be 16,667 sq. ft. (10,755 sq. ft. net), and proposed Parcel 4 will be 19,801 sq. ft. (15,846 sq. ft. net). The proposed configuration will create four parcels that can all be developed to the full potential allowed by the zoning. The proposed development will keep the majority of the existing orchard with the primary residence on Parcel 1 and will not require the removal of any trees larger than 12" diameter.

FINDINGS OF FACT (HCC § 325-11)

1. **Harmony with Topographic Configuration § 325-11(a)** The proposed lot lines have been designed to follow the existing level topography of the site and to minimize tree removal. The division utilizes the existing Bolier Avenue corridor for access, requiring no significant grading or landform alteration to achieve the proposed density. The modification is a technical necessity to accommodate the

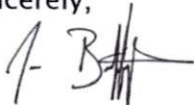
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existing road easement rather than a result of topographic constraints.

2. **Soil and Hydrologic Conditions § 325-11(b) & (c)** The project is located within the McKinleyville Community Services District (MCSD). Because the project will be served by community water and sewer, the reduced net lot size does not pose a risk to soil stability or groundwater quality. No on-site septic systems are proposed. Stormwater runoff will be managed on-site in accordance with County Low Impact Development (LID) standards.
3. **Access and Emergency Vehicle Access § 325-11(d)** The project maintains a 40-foot wide access easement within the Bolier Avenue corridor. This width exceeds standard residential requirements and provides adequate space for emergency vehicle ingress and egress. Each proposed parcel will have frontage on Bolier Avenue and the internal arrangement of the parcels ensures that all primary residences and ADUs have direct, unobstructed access to the private road.
4. **Public Welfare and Density § 325-11(e) & (h)** The proposed density (4 primary units + 4 ADUs) is consistent with the McKinleyville Community Plan and the Humboldt County General Plan. The project supports "Infill Development" by providing high-quality housing in a developed area with existing services. The requested lot size modification allows for efficient use of the land, directly supporting the County's Housing Element goals.
5. **Impact on Neighborhood Character § 325-11(f)** The surrounding neighborhood consists of a mix of variable-sized residential lots. The proposed net lot sizes (minimum 10,755 sq. ft.) are significantly larger than standard 6,000 sq. ft. urban lots. The "buildable" area remains consistent with the semi-rural character of Bolier Avenue, and the conversion of the existing garage into a primary dwelling and conversion of the art studio to an ADU on Parcel 1 maintains the existing visual scale of the neighborhood.
6. **Protection of Environmental Resources § 325-11(g)** The site is currently developed and lacks any wetlands or watercourses. The project will not adversely affect any sensitive coastal resources.

The granting of this exception is necessary for the applicant to realize the subdivision potential of her property. Since the project, as proposed, satisfies other requirements for land subdivision, granting this exception does not appear to provide special privileges unavailable to others. The granting of this exception does not appear to be detrimental to public welfare or injurious to other properties in the vicinity. Based on the above, I respectfully petition that this exception request be granted.

Sincerely,



Jesse Buffington, PLS