



COUNTY OF HUMBOLDT

For the meeting of: 2/16/2023

File #: 23-223

To: Zoning Administrator
From: Planning and Building Department
Agenda Section: Public Hearing

SUBJECT:

Campbell Coastal Development Permit

Case Number: PLN-2022-17975

Assessor's Parcel Number: 111-071-021 & -022

Shelter Cove area

A Coastal Development Permit, Special Permit, and Notice of Merger (NOM) for the construction of an approximately 1,140 square foot single family residence, with a 360 square foot porch. Special Permit for design review, and Notice of Merger to combine two parcels. The residence will be approximately 18 to 23 feet tall, dependent on site slope. Water and sewer service will be provided by the Shelter Cove Resort Improvement District. Minimal grading will be required.

RECOMMENDATION(S):

That the Zoning Administrator:

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 Permit and Notice of Merger; and
- c. Approves the Coastal Development Permit, Special Permit 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 Cover area, on the West side of Du Luard Drive, approximately 140 feet south from the intersection of Spruce Road and Du Luard Drive, on the properties known as 165 and 173 Du Luard Drive.

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

Present Zoning: Residential Single Family-Minimum lot size 5,000 square feet, Qualified, Design Review (RS-5-Q/D).

Environmental Review: The project is exempt from environmental review pursuant to Categorical Exemption

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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: None.

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. Conditions of Approval
 - B. Site Plan
2. Referral Agency Comments and Recommendations
 - A. Building Inspection Division Referral Response

Applicant

John Campbell
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Oakland, CA 94611

Owner

John and Lisa Campbell
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Agent

N/A

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.