



# COUNTY OF HUMBOLDT

For the meeting of: 11/17/2022

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File #: 22-1544

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Sand Pointe Subdivision Coastal Development Permit Extension

Assessor Parcel Numbers (APN) 511-471-003, 511-471-004, 511-471-009, 511-471-011, 511-471-012, 511 471-013, 511-471-016, 511-471-017, 511-471-018, 511-471-020, 511-471-021, 511-471-024, 511-471-025, 511-471-026, 511-471-027, 511-471-028, 511-471-030, 511-471-031, 511-471-032, 511-471-033, 511-471-037

Record No.: PLN-2022-17948

McKinleyville Area

A seven-year extension of a Coastal Development Permit (CDP-99-42MM) associated with the Sand Pointe subdivision recorded December 13th, 2001 as Tract 533 in Book 23, pages 6-9. The original project included a blanket Coastal Development Permit for the development of one single family dwelling unit on lots 1 through 37. To date, sixteen (16) of the lots have been developed and twenty-one (21) are currently vacant. The blanket Coastal Development Permit was valid for seven years following the recordation of the tract map and was therefore due to expire on December 13th, 2008. A Modification was approved on December 4th, 2008 which changed the blanket permit validation period from seven (7) years to fourteen (14) years, and a subsequent modification was approved which changed the blanket permit validation from fourteen (14) years to twenty-one (21) years. The current extension request will change the validation period of twenty-one (21) years to twenty-eight (28) years. All parcels will be served by public sewer and water services provided by the McKinleyville Community Services District. There are no changes to the previously approved blanket Coastal Development Permit Modification. As previously approved, structures on Lots 1 through 8, 13, 22 through 29 and 34 through 37 are limited to a maximum of 23 feet tall. If approved, the blanket Coastal Development Permit will expire on December 13, 2029.

**RECOMMENDATION(S):**

That the Planning Commission:

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 part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-). (Attachment 1) which does the following:
  - a. Finds that the Planning Commission has considered the Addendum to the Final Environmental Impact Report (SCH# 1995033058) that was prepared for the Sand Pointe Subdivision Coastal Development Permit; and
  - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and

- c. Approves the Coastal Development Permit Extension subject to the recommended conditions of approval (Attachment 1A)

DISCUSSION:

Project Location: The project sites are located in Humboldt County, in the McKinleyville area, on both sides of Sand Pointe Drive and Beachwood Court, just north from the intersection of Sand Pointe Drive with Murray Road, on the properties known as 2838, 2852, 2911, 2928, 2947, 2951, 2967, 2971, 2987, 2988, 3002, 3018, 3041, 3057, 3062, 3077, 3078 Sand Point Drive and 756, 779, 783 and 796 Beachwood Court.

Present General Plan Land Use Designation: Residential Estates (RE). McKinleyville Area Plan (MCAP). Density: 0 - 2 units per acre: Relatively Stable (0)

Present Zoning: RS-20/AP,G,A,F,N,R, Residential Single Family-Minimum lot size 20,000 sq. ft. (RS-20), Airport Safety Review (AP), Alquist-Priolo Fault Hazard (G), Archaeological Resource Area Outside Shelter Cove (A), Flood Hazard Areas (F), Noise Impact (N), Streams and Riparian Corridor Protection (R).

Environmental Review: A Final Environmental Impact Report (SCH# 1995033058) was adopted by the Board of Supervisors as Resolution Number 96-76 on September 24, 1996. An addendum to the document was adopted on March 2, 2000. No new evidence has arisen to indicate that additional review under CEQA is necessary.

State Appeal: 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 provided no comment. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the project. This alternative should be implemented if your 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.

ATTACHMENTS:

1. Resolution
  - A. Conditions of Approval
2. Location Maps
3. Referral Agency Comments and Recommendations

Owner(s)

Steve Moser  
2942 Sand Pointe Drive  
McKinleyville, CA 95519

Cho Ryon & Oh Young Kwon  
1492 H Street

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Arcata, CA 95521

Jeffrey & Jennifer McGillicuddy  
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Judith A Hinman, trustee  
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John Lee  
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Applicant

Sand Pointe Owners Association  
3101 Concorde Drive, Suite E  
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Agent

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<<mailto:jdunn@co.humboldt.ca.us>> if you have any questions about the scheduled public hearing item.