



COUNTY OF HUMBOLDT

For the meeting of: 3/19/2026

File #: 26-197

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Ford Tentative Map and Coastal Development Permit Extension
Assessor Parcel Numbers (APN) 511-031-011
Record No.: PLN-2026-19480
McKinleyville area

A two-year extension to an approved Tentative Map and Coastal Development Permit (PLN-2021-17091) for the subdivision of an approximately 1.12-acre parcel into four new parcels ranging from 5,228 ft.² to 5,583 ft.² in size. A remainder parcel of 16,368 ft.² is also proposed. The parcel is accessed from Myers Road and Lily Avenue, which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road, and an exception to the minimum right-of-way width requirements was previously approved. The parcel is developed with an existing single-family residence and shop, which will be located on the proposed remainder parcel following the subdivision. The property being divided is located within the Coastal Zone and a Coastal Development Permit is being processed in conjunction with the subdivision. Water and sewer service will be provided by the McKinleyville Community Services District. If approved, the new expiration date will be February 2, 2028.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds Humboldt County Planning Commission found the project exempt from further environmental review per the CEQA guidelines described in Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning. Further environmental review is not required as no changes to the previously approved project are proposed; and
 - b. Finds that the development has not changed from that for which the permit was

granted, and the findings made for approval of the major subdivision can still be made; and

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

DISCUSSION:

Project Location: The project site is located in the McKinleyville area, on the south side of Myers Road, at the intersection of Myers Road with Lily Avenue, on the property known as 990 Myers Road.

Present General Plan Land Use Designation: Residential Low Density (RL). McKinleyville Area Plan; Airport Land Use Compatibility Plan, 2017 General Plan.

Density: 3 to 7 dwelling units per acre.

Slope Stability: Relatively Stable (0

Present Zoning: Residential Single Family (RS-5); Airport Safety Review (AP), Noise Impact (N)

Environmental Review: Project is exempt from further environmental review per the CEQA guidelines described in Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning.

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

Major Concerns: None.

Monitoring Required: None.

Executive Summary:

A two-year extension to an approved Tentative Map (PLN-2021-17091) for the subdivision of an approximately 1.12-acre parcel into four new parcels ranging from 5,228 ft.² to 5,583 ft.² in size. A remainder parcel of 16,368 ft.² is also proposed. The parcel is accessed from Myers Road and Lily Avenue, which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road, and an exception to the minimum right-of-way width requirements was previously approved. The parcel is developed with an existing single-family residence and shop, which will be located on the proposed remainder parcel following the subdivision. The property being divided is located within the Coastal Zone and a Coastal Development Permit is being processed in conjunction with the subdivision. Water and sewer service will be provided by the McKinleyville Community Services District. If approved, the new expiration date will be February 2, 2028.

The approved subdivision is consistent with the current Zoning and General Plan designation and is consistent with the planned infill of the area. The parcel is developed with an existing single-family residence and shop, which is be located on the remainder parcel following the subdivision. The

property is located within the Coastal Zone, and a Coastal Development Permit was approved in conjunction with the subdivision.

To comply with drainage requirements for the McKinleyville planning area a drainage analysis was provided for the project and construction of detention facilities was proposed. Water and sewer service will be provided by the McKinleyville Community Services District. Grading will occur for the new roadway and construction of detention facilities, and one, 30-foot pine is proposed for removal in the Public Utility Easement. No drainage courses, creeks, or other wet areas are known to exist on the property.

The approved development is consistent with the Residential Low Density (RL) land use designation of the Humboldt County General Plan and the Eureka Community Plan which indicate that detached single family residences a principally permitted use. The approved net lot sizes size from 5,489 sq. ft., 5,228 sq. ft., 5,583 sq. ft., and 5,430 sq. ft. and a remainder parcel of 16,368 sq. ft. comply with the required minimum lot size of 5,000 square feet and the maximum lot coverage of 60% in the Residential Multiple Family (R-3) Zone. The proposed width of both parcels complies with the required minimum lot width of 50 feet (HCC 313-6.4).

Access to the proposed parcels will be provided by the improvement of an approximately 240-foot-long gravel roadway connecting Myers Road to each of the proposed building envelopes before terminating at the driveway for Parcel 4, near the southeast property boundary. The maximum grade of the roadway would be less than 5%. The access roadway will be privately maintained. No changes to the original project are proposed. No changes to the applicable regulations have occurred since the approval and therefore staff believes that the findings made for the original approval can still be made.

The Planning Commission previously approved this project on July 21, 2022, and it became effective on August 1, 2022, following the end of the appeal period. The applicant submitted a request for an extension on January 26, 2026. If approved the extension will extend the term of the major subdivision and Special Permit and Coastal Development Permit until February 2, 2028.

Findings for Extension:

Per section 312-11.3 of the Humboldt County Code, the findings required for the hearing officer to grant an extension are as follows:

1. The development has not changed from that for which the permit or variance was granted, and
2. The findings made when the permit or variance was granted can still be made.

As discussed above, no changes to the project are proposed and no requirements or regulations have changed that would alter the ability to make the required findings for approval. The findings that were approved are presented in Attachment 2 to this staff report.

Environmental Review: Project is exempt from further environmental review per the CEQA guidelines described in Section 15183 - Projects consistent with a Community Plan, General Plan, or Zoning.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval (Attachment 4).

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the project if unable to make all the required findings. Staff conclude that the necessary findings can be made. Consequently, the planning staff does not recommend further consideration of this alternative. Because this is a subdivision extension, the action in front of the Planning Commission is limited solely to the duration of the tentative map. As clarified in *El Patio v. Permanent Rent Control Board*, no findings under Section 66474 (findings for approval and denial of maps) may be reconsidered or revised during the extension process. Conditions may only relate to timing, procedural compliance, or enforcement of previously approved conditions. Should the commission want to amend the project to include additional improvements (such as wider bike lanes) or other revisions, the map extension should be denied.

ATTACHMENTS:

- 1 - Draft Resolution
 - 1A - Tentative Map
- 2 - Location Map
- 3 - Planning Commission Resolution 22-085 with Conditions of Approval
- 4 - Referral Agency Comments and Recommendations

Applicant/Owner:

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