



COUNTY OF HUMBOLDT

For the meeting of: 7/18/2024

File #: 24-1120

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Benzinger Coastal Development Permit and Lot Line Adjustment
Record Number: PLN-2024-18983
Assessor Parcel Numbers: 014-291-007 and 014-291-008
Myrtletown area

A Coastal Development Permit to allow a Lot Line Adjustment between two parcels of approximately 1.75 acres and 2.08 acres, resulting in two parcels of approximately 1.63 acres and 2.20 acres. Both parcels are currently developed with single family residences and are served water and sewer by Humboldt Community Services District. The purpose of the Lot Line Adjustment is to add land to APN 014-291-008 to include improvements appurtenant to said parcel. A utility easement will be reserved over the adjusted land. No development is proposed.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution (Attachment 1) which does the following:
2. Finds that the proposed project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and
3. Finds the project exempt from CEQA pursuant to Section 15305(a) of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
4. Approves the Coastal Development Permit and Lot Line Adjustment subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location:

The project is in the Myrtletown area, on the north side of Park Street, approximately 100 feet east of the intersection of Park Street and Quaker Street, on the properties known as 3521 and 3525 Park

Street.

Present General Plan Land Use Designations:

APN 014-291-007: Residential/Low Density (RL) and Agriculture Exclusive/Prime and Non-Prime Lands (AE), Humboldt Bay Area Plan (HBAP). Density: 3-7 units per acre and 60-acre minimum parcel size respectively. Slope Stability: Low Instability (1).

APN 014-291-008: Residential/Low Density (RL), Humboldt Bay Area Plan (HBAP). Density: 3-7 units per acre. Slope Stability: Low Instability (1).

Present Zoning: Residential Single Family with a 5,000 square-foot minimum lot size and Combining Zones for Archaeological Resource Area Outside Shelter Cove and Coastal Wetland Areas (RS-5/A,W).

Environmental Review:

Project is exempt from environmental review per Section 15305(a) (Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

State Appeal:

Project is appealable to the California Coastal Commission.

Major concerns:

None

Executive Summary: A Coastal Development Permit (CDP) to allow a Lot Line Adjustment (LLA) between two parcels of approximately 1.75 acres and 2.08 acres, resulting in two parcels of approximately 1.63 acres (Parcel 1) and 2.20 acres (Parcel 2). Both parcels are currently developed with single family residences and are served water and sewer by Humboldt Community Services District. The purpose of the LLA is to add land to APN 014-291-008 to include improvements appurtenant to said parcel. A utility easement will be reserved over the adjusted land. No development is proposed.

Assessor Parcel	Creation Documentation	Area Before LLA	Area After LLA (Resultant Parcel)
014-291-007	One separate legal parcel created by Deed in Book 289 O.R., Page 455, excepting Book 1007 O.R., Page 582	1.75 acres	1.63 acres (Parcel 1)
014-291-008	One separate legal parcel created by Deed in Book 1007 O.R., Page 582	2.08 acres	2.20 acres (Parcel 2)

Pacific Gas and Electric (PG&E) has requested that the project be conditioned that the applicant provide an adequate right-of-way for PG&E's existing electric and gas distribution service over the

proposed Parcel 2, currently serving proposed Parcel 1, as indicated on the Lot Line Adjustment Map for a twenty-foot (20') utility easement. This has been made a condition of project approval

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have recommended approval or conditional approval. (Attachment 3)

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; or
2. The Zoning Administrator could elect to add or delete conditions of approval; or
3. The Zoning Administrator could deny approval of the requested permits if unable to make all 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. Lot Line Adjustment Map
2. Applicant's Evidence in Support of the Required Findings
3. Referral Agency Comments and Recommendations

Applicant

Mary Benzinger
3517 Park Street
Eureka, CA 95501

Owners

APN 014-291-007
Melinda Thomas, Successor Trustee
3519 Park Street
Eureka, CA 95501

APN 014-291-007
David & Mary Douglas
3525 Park Street
Eureka, CA 95501

Agent

Kelly-O'Hern Associates
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Please contact Rodney Yandell, Senior Planner, at 707-268-3732 or by email at ryandell@co.humboldt.ca.us, if you have any questions about the scheduled item.