



COUNTY OF HUMBOLDT

For the meeting of: 11/2/2023

File #: 23-1481

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Valadao - Final Map Subdivision, Conditional Use Permit, Planned Unit Development
Application Number: PLN-2021-17560
Assessor Parcel Number (APN) 510-381-021
McKinleyville area

A Major Subdivision of an approximately 2.47-acre parcel into nineteen (19) parcels. The parcel is currently developed with a single-family residence which will be sited on its own parcel along with shared parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings are proposed to be removed. A Planned Development Permit is also being requested to allow for clustered development of approximately 61 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. The proposed development includes three different housing types: thirty-two (32) one-bedroom units and twenty-four (24) two-bedroom townhouse units configured in a four-plex fashion, and four (4) single-family dwelling units. A Conditional Use Permit is requested to allow four (4) of the proposed parcels to host single-family dwelling units. The site will be served with community water and sewer provided by the McKinleyville Community Services District.

RECOMMENDATION(S):

That the Planning Commission:

Adopt the resolution (Attachment 1) which does the following:

- a. Find that the project is consistent with the development density and policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per section 15183 of the State CEQA Guidelines; and
- b. make all of the required findings for approval of the Final Map Subdivision, Conditional Use Permit, and Planned Unit Development; and

- c. approve the Valadao Major Subdivision, Conditional Use Permit, and Planned Unit Development subject to the recommended conditions.

DISCUSSION:

Executive Summary: This project seeks approval of a major subdivision together with a Planned Unit Development Proposal and Conditional Use Permit. The Planned Development approach and Use Permit are being pursued in order to allow clustering of development and greater flexibility in establishing parcel boundaries and smaller lot sizes. This can aid in financing the development and improving affordability of the resulting parcels.

The applicant is proposing a subdivision of an approximately 2.47-acre parcel into nineteen (19) lots typically ranging from approximately 2,100 square feet to 6,300 square feet in size. One (1) larger parcel (Lot 8) will host the existing residence and some shared parking and laundry facilities would be 15,571 square feet in size -a future Accessory Dwelling Unit is also planned for this parcel. The majority of the proposed lots will be developed with four-plex style attached dwellings. Six (6) of the larger parcels proposed would host 2-bedroom fourplex-style units. The eight (8) smaller parcels would be developed with 1-bedroom fourplexes. Four (4) proposed parcels fronting on Pickett Road would be developed with attached one-family dwellings -essentially a side-by-side duplex using a zero side-yard setback and a common wall built along a proposed shared property line.

Planned Unit Development & Use Permit

The applicant is requesting to use the Planned Development Permit provisions of the code to allow deviation from the minimum and maximum lot size, minimum lot width, minimum right-of-way width, and standard setbacks prescribed in the zoning code. The Planned Development provisions of the code allow for all of this and more and can be found within the “P” Combining Zone section (314-31.1 of the Zoning Regulations). The purpose of the Planned Development provisions is to “allow flexibility in the administration of the development standards” and “provide for clustered development in concert with residential amenities” to “encourage a more creative approach to land development through waiver of development standards and application of less rigid development criteria”. They may be invoked wherever a site is 20,000 square feet or larger in size and is being developed with more than four (4) dwelling units, commercial buildings, or industrial buildings or on any site where or development proposal where application of the “P” provisions would provide a better means of carrying out the intent of the County General Plan.

In the case of the current proposal, use of the “P” provisions is appropriate as it will enable a more creative development footprint and facilitate maximum density and parcelization through use of shared parking and other infrastructure. It is important to note that with the exception of the four (4) one-family dwelling units proposed on lots 1 through 4, all of the multi-family development proposed would be principally permitted under the parcels current R-3 zoning. The primary reason for the PUD approach is to allow greater flexibility in subdivision of the development proposal.

Access: Access to the subdivision is available via both Pickett Road (on the north side) and Gwin Road (on the south side). The project proposes to construct a twenty-four foot wide road to be known

as Jack Way which will connect between both of these of access roads. The Land Use Division of Public Works is requiring that both Gwin and Pickett Road be improved to include two 12-foot wide driving lanes, an 8-foot wide parking lane, a 5-foot wide landscape strip, and 5-foot wide sidewalk. The Land Use Division is requiring that Jack Way be constructed 24-feet in width with a 3-foot wide concrete valley gutter in the center of the roadway. Where parking stalls are provided, the road will have a 16-foot deep parking stall and 7 foot wide sidewalk. The applicant has worked closely with the Land Use Division on the design of the access road and related improvements. The sidewalks are separated from the access road and parking areas by a landscape strip buffer. This is consistent with the following policies (4230.10 and 4230.11) in the McKinleyville Community Plan (MCCP):

10. In subdivisions creating new interior roads, bikeways, off-street pedestrian ways, or sidewalks separate from roadways shall be incorporated when warranted into the design of the subdivision.

11. Landscape buffer strips shall be used to segregate pedestrian walkways from arterial and busy connector travelways.

Drainage: A preliminary drainage study was prepared for the project. Given the density of development and footprint of impervious surfaces, development of underground stormwater detention facilities is expected. In addition, Low Impact Development (LID) techniques will be utilized to convey and improve stormwater quality before reaching the detention area. The Department of Public Works is requiring that a complete hydraulic report and drainage plan be prepared by a Civil Engineer for the proposed detention basin and other drainage improvements.

The site is in an area of mixed development within McKinleyville. Development along the north side of Pickett Road and south side of Gwin Road is primarily composed of single-family homes at a density of approximately 3 units per acre. To the west of the parcel lie several mobile home parks developed to medium densities (ranging from 10-12 units per acre) consistent with the range of the RM land use designation (7-30 units per acre). Further to the west lies the commercial corridor along Central Avenue.

The site is generally flat, sloping gradually from south to north. There were no sensitive resources found on site. The geologic hazards map for this area shows that the soils have a relatively stable rating. The parcel is located outside of any flood hazard areas. There are no mapped archaeological resources on the property. The northern portion of the parcel is located within Airport Safety Zone 6. This zone does not include any restrictions on density.

The applicant has prepared a Solar Shading Study and found that all new parcels will comply with the County's Solar Shading Ordinance of the Subdivision Regulations. The average hourly shading between 10:00 am and 2:00 pm on December 21st of all proposed structures will not exceed 20% of wall area on the south side of the structures.

All referral agencies have recommended approval or conditional approval of the project. Project approval is conditioned upon meeting their requirements. The applicant has provided will-serve letters from the McKinleyville Community Services District (MCSD) and Pacific Gas & Electric (PG&E). Parkland Fees have been assessed based on the number of units proposed and total \$76,322.06.

CEQA

The project is consistent with the development density established by an existing general plan for which an EIR was certified, and a determination that no further environmental review is required is being made pursuant to section 15183 of the State CEQA Guidelines. The Department has determined that further environmental review is not required as the project is consistent with a development density established under the 2002 McKinleyville Community Plan and the 2017 Humboldt County General Plan for which EIR's were certified. The residential density specified in the McKinleyville Community Plan was utilized for analysis conducted during development of the Environmental Impact Report prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the plan in 2017. Section 15083 of the CEQA Guidelines discourages lead agencies from performing additional environmental review where an earlier EIR was prepared, unless there are environmental effects peculiar to the project or the parcel on which it is located, or in situations where the earlier EIR(s) did not include analysis of significant effects or where previously identified significant effects could become more severe. Neither of these circumstances apply to the proposal. Further discussion of the basis for this determination can be found in Section 2 of the Draft Resolution.

Project Location: The property proposed for subdivision is located in the McKinleyville area, bound by Pickett Road on the north side and Gwin Road on the south side, approximately 0.25 miles east of the intersection of Pickett Road with Central Avenue, on the property known as 1820 Pickett Road.

Present General Plan Land Use Designation: Residential Medium Density (RM). McKinleyville Community Plan (MCCP). Density: 7 to 30 dwelling units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential Multiple-Family / Design Review Combining Zone (R-3/D).

State Appeal: The project is not located within the Coastal Zone.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The Planning Department has circulated requests for input relative to the tentative map and has received approval from the Division of Public Works, the Environmental Health Division, and McKinleyville Community Services District, as well as from Tribal Historic Preservation Officers from the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. All responding agencies have either recommended approval or conditional approval. (Attachment 4) Comments from McKinleyville Union School District are included with Attachment 4A and express concern about risks to student safety from increased traffic on Pickett and Gwin Roads, which are used to access the nearby Teen Center. They recommend installation of speed humps, crossing lights, and sidewalks on Gwin Rd. to improve student safety from the increase in traffic. The Land Use Division of Public Works views this level of off-site improvements as unwarranted given the nature of the project and scale of the development proposed. However, the Commission has the discretion to require

the developer complete off-site road improvements to improve pedestrian safety along Gwin or Pickett Roads.

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 per H.C.C. Sections 326-21 or 326-31. 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. Draft Resolution
 - A. Recommended Conditions of Approval
 - B. Public Works Department Recommended Conditions of Approval
 - C. Tentative Map
 - D. Grading Plan
 - E. Elevations & Floor Plans
 - F. Solar Shading Exhibit
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
 - A. Letter from Applicant with Development Information
4. Referral Agency Comments and Recommendations
 - A. Comments from McKinleyville Union School District
5. Public Comment

Applicant/Owner

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Please contact Steven Lazar, Senior Planner, at slazar@co.humboldt.ca.us or (707)268-3741, if you have any questions about the scheduled item.