



COUNTY OF HUMBOLDT

For the meeting of: 11/16/2023

File #: 23-1519

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Bill Coastal Development Permit and Notice of Merger

Case Number: PLN-2023-18704

Assessor's Parcel Number: 510-371-036, 510-371-064

McKinleyville area

A Notice of Merger to combine two parcels, one of which was created as a potential right-of-way and is proposed to be vacated. Associated with the merger and CDP is vegetation maintenance and installation of a fence. A Coastal Development Permit is required for the merger due to the location of the properties in the Coastal Zone.

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 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 and Notice of Merger; and
- c. Approves the Coastal Development Permit and Notice of Merger subject to the recommended Conditions of Approval (**Attachment 1A**)

DISCUSSION:

Project Location: This project is located in the McKinleyville area, on the east side of the intersection of Knox Cove Drive and Kelly Ave, on the property addressed as 2653 Kelly Ave.

Present General Plan Land Use Designation: Residential Estates, McKinleyville Area Plan (MCAP)

Present Zoning: Residential Single Family-Minimum lot size 20,000 square feet with a Fault Hazard Combining Zone

Environmental Review: The project is exempt from environmental review pursuant to Categorical Exemption Section 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 is combining two parcels, one of which was created as a public right of way and the Department of Public Works is separately processing a right-of-way vacation. This merger will facilitate the completion of the vacation.

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

Applicant/Owner

Robert and Mary Bill
2653 Kelly Ave
McKinleyville, CA 95519

Please contact Cliff Johnson, Planning Manager, at (707) 445-7541, or by emailing cjohnson@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.