



COUNTY OF HUMBOLDT

For the meeting of: 4/6/2023

File #: 23-459

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Tony Ellena Parcel Map Subdivision Extension

Record Number: PLN-2023-18097 (filed 02/07/2023)

Assessor Parcel Number (APN) 510-291-087

McKinleyville area

A two-year extension to a Minor Subdivision of an approximately 21,842 square foot parcel to divide it into three parcels ranging in size from 5,005 square feet to 6,233 square feet. An exception to the right of way width is requested to allow the subdivision to be served by a 20-foot-wide easement. The parcel is currently vacant and served with community water and sewer. The new expiration date will be February 13, 2025. The project was previously automatically extended for 18 months under AB 1561. This is the first extension application submitted to Humboldt County.

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 23-__). (Attachment 1) which does the following:
 - a. Finds that the Planning Commission has adopted a Mitigated Negative Declaration (SCH# 2019059068) for the Tony Ellena Parcel Map Subdivision project and no further environmental review is needed; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Tony Ellena Parcel Map Subdivision Extension subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is located in the McKinleyville area, on north side of Hiller Road, approximately 250 feet west of the intersection of McKinleyville Avenue and Hiller Road, on the parcel known as 510-291-087.

Access: Provided via Hiiler Road from McKinleyville Avenue, a County-maintained road which connects to private road Lilly Kay Lane near the project site.

Present General Plan Land Use Designation: Residential, Low Density (RL). Humboldt County General Plan, McKinleyville Community Plan (MCCP). Density: 1 - 7 units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential One-Family with combining zones for Noise Impacts (R-1-N).

Environmental Review: This project is exempt from environmental review per Section 15074(b) of the state CEQA guidelines.

State Appeal: Project is not appealable to the California Coastal Commission.

Major concerns: None.

Executive Summary: A two-year extension to a previously approved Minor Subdivision of an approximately 21,842 square foot parcel to divide it into three parcels ranging in size from 5,005 square feet to 6,233 square feet. An exception to the right of way width is requested to allow the subdivision to be served by a 20-foot-wide easement. The parcel is currently vacant and served with community water and sewer. The new expiration date will be February 13, 2025. The project was previously automatically extended for 18 months under AB 1561.

Water Resources: Community water will be provided by McKinleyville Community Services District.

Biological Resources: This extension to an approved Parcel Map Subdivision are not expected to negatively impact biological resources. The project is located in an urbanized setting in McKinleyville area. No development is proposed as part of this application.

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 deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of this alternative.

ATTACHMENTS:

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

Owner

File #: 23-459

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