



COUNTY OF HUMBOLDT

For the meeting of: 4/6/2023

File #: 23-458

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Hosford Final Map Subdivision, Lot Line Adjustment, and Special Permit Extension

Record Number: PLN-2023-18081 (filed 01/24/2023)

Assessor Parcel Numbers (APN) 018-031-020 & 018-032-008

Cutten area

A two-year extension of a previously approved Final Map Subdivision (FMS) to create 4 parcels and a fifth adjusted by a Lot Line Adjustment (LLA). All parcels will be accessed via Redwood Street, a paved County road, which will be significantly improved as a result of this project. The Special Permit is required for the removal of five (5) redwood trees and for an exception to the parking requirements for proposed Parcel 4 and Parcel B of the LLA. The area is served by community water and sewer. No change to the original project is proposed. This is the second extension requested and if approved, the extension will expire on January 28, 2025. This project was previously automatically extended once in 2019 for two years, and again for 18 months under AB1561.

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 a Mitigated Negative Declaration (SCH# 2009082082) was previously adopted for the Hosford Final Map Subdivision, Lot Line Adjustment, and Special Permit Extension project) and that no further environmental review is required; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Final Map Subdivision, Lot Line Adjustment, and Special Permit Extension subject to the recommended conditions of approval (Attachment 1A); and

DISCUSSION:

Project Location: The project site is located in the Cutten area, on the west side of Walnut Drive, approximately 400 feet east from the intersection of T Street and Redwood Street, on the properties known as 2104 and 2072 Redwood Street.

Access: Provided via Redwood Street, a County-maintained road which dead ends near the project site.

Present General Plan Land Use Designation: Residential, Multiple Family (RM), Eureka Community Plan (ECP). Density: 7-16 dwelling units per acre. Slope: Moderate Instability.

Present Zoning: Residential, Two-Family with a 6,000 square foot minimum parcel size (R-2*).

Environmental Review: A Mitigated Negative Declaration was adopted for this project on October 1, 2009.

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

Major concerns: None.

Analysis of Evidence Supporting the Required Findings: Sections 66452.6(e) and 66463.5(c) of the California Government Code (Subdivision Map Act) and Sections 326-21 and 326-31 (Filing of Final and Parcel Maps) of the Humboldt County Code establishes the authority to grant time extensions for approved or conditionally approved tentative maps when it can be found that the findings and conditions of the original project have not changed significantly.

Recommendation:

The findings and conditions of the original project have not changed significantly based on the following analysis.

Staff Analysis:

The conditions of the property have not changed since the original application/approval, nor have the applicable regulations. This is the second extension requested and if approved, the extension will expire on January 28, 2025.

The Planning Department has circulated requests for input relative to the extension petition and has received no comments against the petition being granted. It is staff's opinion that the findings and conditions of the original project, effective July 13, 2017, have not changed significantly based on the following staff analysis, and are applicable to the proposed extension because:

1. No changes to the parcels zoning or changes to the project have occurred.
2. The General Plan Land Use designation has not changed.
3. The applicable development standards, for which the original project was evaluated, have not changed.
4. The applicable design standards, for which the project was evaluated, have not changed.
5. All other standards and requirements to which the project is subject and as administered by other departments or agencies have not changed.

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. The Planning Commission has previously approved the project and an extension. Consequently, staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
 - B. Site Plan
2. Location Maps
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations

Owner

Thomas M. Hosford
c/o Joelle Camillo
2150 Bunker Ridge Road S
Salem, OR 97306

Applicant

Estate of Thomas M. Hosford
Joelle Camillo
2150 Bunker Ridge Road S
Salem, OR

Agent

SHN Engineers
Pat Barsanti
812 W. Wabash Ave.
Eureka, CA 95501

Please contact Planner Devin Sutfin at 707-268-3778 or via email at dsutfin1@co.humboldt.ca.us [<mailto:dsutfin1@co.humboldt.ca.us>](mailto:dsutfin1@co.humboldt.ca.us) if you have any questions about the scheduled public hearing item.