

May 9, 2024

Trevor Estlow, Senior Planner
County of Humboldt
3015 H St
Eureka, CA 95501

Re: Exception Request for Parcel Size
Blackhawk Parcel Map (APN 509-201-047)

Dear Trevor,

The Blackhawk Subdivision proposes to subdivide a single 0.62 Acre parcel into 2 parcels, one of which will contain an existing residence and the other an existing wood framed storage shed. The proposed parcels have access from Sutter Road (Co. Road C4L810) via Blackhawk Lane. This letter is to request an exception to the parcel size requirements specified in Section 314-17.1 of the Humboldt County Zoning Regulations, which requires a minimum of 10,000 s.f. per parcel in the B2 Special Building Site Combining Zone.

Per County Code Section 325-11, Minimum Lot Size Modification, minimum lot size may be modified down to a maximum of 50% of the minimum lot size required. At the same time, no lot shall be larger than 1.8 time the minimum lot size permitted under the applicable zoning. A summary of each parcel as shown on the Tentative Map is outlined below:

- Parcel 1 - 0.40 Acres Gross (17,424 s.f.) – Contains an existing manufactured home on a permanent foundation and is served by public sewer, water, and underground utilities off Blackhawk Lane.
- Parcel 2 – 0.22 Acres Gross (9,583 s.f.) – Contains a wood framed storage shed also off Blackhawk Lane.

The project proposes to reduce the size of Parcel 2 to 96% of the 10,000 SF minimum required by the zoning code. This lot size will match the previous lot size created by Book 30 of Parcel Maps, Page 8, Humboldt County Records, which was smaller than the minimum required by the zoning code. The property line between Proposed Parcels 1 and 2 was subsequently removed with an approved lot line adjustment as shown in Book 60 of Surveys, Page 26, Humboldt County Records. As another parcel created by the previous parcel map north of the subject property was even smaller than proposed Parcel 2, the parcels, as shown on the Tentative Map, are consistent with the density of the surrounding neighborhood and have over-all conformance with the Humboldt County General Plan.

As the proposed project, as shown on the tentative map, satisfies other County Subdivision requirements, granting this exception for one parcel does not appear to be providing special privileges not available to others; but rather allows the land owner to subdivide the subject property to the maximum potential desired. Therefore, based on the above, I am requesting that this exception request be granted.

Sincerely,



Jakob Schillinger, P.E.
Schillinger Engineering