



# COUNTY OF HUMBOLDT

For the meeting of: 5/15/2025

---

File #: 25-662

---

**To:** Zoning Administrator

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Duncan Lot Line Adjustment and Coastal Development Permit  
Assessor Parcel Numbers (APN) 520-142-005, 520-151-005 and 520-151-013  
Record Nos.: PLN-2025-19198  
Orick Area

A Lot Line Adjustment (LLA) between three parcels, resulting in three parcels. All three parcels are developed with residences and commercial structures. The purpose of the lot line adjustment is to adjust property lines to better fit existing improvements based on conflicting surveys and to add land to the northerly side of APN 520-151-005 for future use. The parcels are all served with water provided by the Orick Community Services District and onsite wastewater treatment systems. The property is located within the Appeals jurisdiction of the Coastal Zone; therefore, a Coastal Development Permit (CDP) is also required.

**RECOMMENDATION(S):**

That the Zoning Administrator:

1. Adopt the resolution, (Attachment 1) which does the following:
  - a. Finds the Zoning Administrator has considered the Categorical Exemption and agrees with the findings; and
  - b. Makes all required findings for approval of the Lot Line Adjustment and Coastal Development Permit; and
  - c. Approves the Duncan Lot Line Adjustment and Coastal Development Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:** The project site is located in the Orick area, on the north side of State Highway 101, approximately 1,000 feet east of the intersection of State Highway 101 and Hilton Road, on the properties known as 120077, 120199 and 120215 State Highway 101.

**Present General Plan Land Use Designation:** Commercial General (CG) North Coast Area Plan (NCAP); Max Floor Area Ratio: 3; Slope Stability: Moderate Instability and Low Instability.

**Present Zoning:** Commercial General with Combining Zone Design Review (CG/D).

**Environmental Review:** Project is exempt from environmental review per Sections 15061(b3) (General Rule Exemption) and 15305 (a) (Minor Alterations in Land Use Limitations) of the CEQA Guidelines

**State Appeal Status:** Project is located within the Appeals jurisdiction of the Coastal Zone and is therefore appealable to the

California Coastal Commission.

**Major concerns:** None.

**Monitoring Required:** None.

**Executive Summary:**

A Lot Line Adjustment (LLA) between three parcels, resulting in three parcels. Before Lot Line Adjustment, Parcel One (APN 520-142-005) is 0.58-acres, Parcel Two (APN 520-151-005) is 0.52-acres, and Parcel Three (APN 520-151-013) is 1.59-acres. After proposed Lot Line Adjustment, Parcel One (APN 520-142-005) would be 0.51-acres, Parcel Two (APN 520-151-005) would be 0.74-acres, and Parcel Three (APN 520-151-013) would be 1.44-acres. The purpose of the Lot Line Adjustment is to adjust property lines to better fit improvements based on conflicting surveys and to add land to the northerly side of Parcel Two (APN 520-151-005) for future use. All three parcels are developed with residences and commercial structures. One of the existing parcel lines is located through a building, and the adjustment will resolve this encroachment. The parcels are served with water provided by the Orick Community Services District and onsite wastewater treatment systems. The property is located within the Appeals jurisdiction of the Coastal Zone; therefore, a Coastal Development Permit (CDP) is also required.

The subject parcels are all zoned Commercial General (CG) with a Design Review (D) combining zone. The parcels are all developed with existing residences and commercial buildings, which is consistent with this zone district. Minimum lot size is 5,000 square feet, and all three parcels conform to this size standard both before and after the Lot Line Adjustment. Minimum lot width and depth are also consistent with the CG zoning. Front and side yard setbacks are not required, as all the subject properties are within the CG zone and not abutting to a Residential Zone or Agricultural Zone. The Lot Line Adjustment between Parcel One and Parcel Two is to clarify the parcel line between property owners, which will create approximately a 9-foot setback from parcel line to residence on Parcel One, and approximately 9.5-foot setback from parcel line to residence on Parcel Two. Rear property line setbacks in the CG zone district are 15 feet, except where a rear yard abuts an alley, in which case it is 5 feet. The properties do abut an alley, and existing structures on the property are legal conforming. The lot line adjustment will not increase the degree of nonconformity.

**OTHER AGENCY INVOLVEMENT:**

The project was referred to responsible agencies and all agencies that responded, approved or approved with conditions the Lot Line Adjustment and Coastal Development Permit.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

The Zoning Administrator could elect not to approve the project. This alternative should be implemented if the Zoning Administrator is unable to make all of the required findings. Planning Division staff are confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

**ATTACHMENTS:**

1. Draft Resolution
  - A. Conditions of Approval
  - B. Site Plan
2. Signed Owner Agreement
3. Referral Agency Comments and Recommendations

**APPLICANT, OWNER AND PLANNER INFORMATION:**

Applicant

Tim Duncan  
PO Box 449  
Orick, CA 95555

Owner

Mike Cordova  
PO Box 126

---

**File #: 25-662**

---

Corrales, NM 87048

Owner

Brian Combs  
1852 Ollivier Road  
McKinleyville CA 95519

Agent

Kelly O'Hern  
Attn: Michael O'Hern  
3240 Moore Ave  
Eureka, CA 95501

Please contact Alice Vasterling, Associate Planner, at 707-268-3777 or via email at [avasterling@co.humboldt.ca.us](mailto:avasterling@co.humboldt.ca.us) [<mailto:avasterling@co.humboldt.ca.us>](mailto:avasterling@co.humboldt.ca.us) if you have any questions.