



COUNTY OF HUMBOLDT

For the meeting of: 4/4/2024

File #: 24-410

To: Zoning Administrator
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Bigfoot Construction Coastal Development Permit and Special Permit Modification
Record Number: PLN-2023-18203-MOD1
Assessor Parcel Number: 511-371-036
McKinleyville area

A Modification to a Coastal Development Permit (CDP) for a two-story addition of approximately 764 square feet and remodel of an existing single-family residence, consisting of changes to the roof pitch, and electrical upgrades. Also proposed was the demolition of an existing chimney and an upgrade to the existing septic system to accommodate a four-bath system, and the installation of a swim spa within the existing garage. The parcel is developed with a 1,461 square foot single family residence, a shop structure, an uncovered patio, and an on-site wastewater treatment system. The property is served with community water provided by the Patrick Creek Community Services District. A Special Permit is required for Design Review. The modification involves the demolition of the existing walls and the roof due to rot damage, and further alteration to roof pitch resulting in an increase in building height to 32 feet, which is 11 feet greater than the 21-foot building height originally approved.

RECOMMENDATION(S):

That the Zoning Administrator:

Adopt the resolution (Resolution 24-), (Attachment 1) which does the following:

1. Finds that the proposed project complies with the McKinleyville Area Plan and Zoning Ordinance; and
2. Finds the project exempt from CEQA pursuant to Sections 15301 and 15302 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
3. Approves the Coastal Development Permit and Special Permit Modification subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location:

The project is located in the McKinleyville area, on the west side of Patrick Creek Drive,

approximately 0.12 miles north-northeast from the intersection of Little River Drive and Patrick Creek Drive, on the property known as 5222 Patrick Creek Drive.

Present General Plan Land Use Designation:

Residential/Exurban (RX), McKinleyville Area Plan (MCAP). Density: Creation of new parcels shall not be permitted. Slope Stability: Relatively Stable to Moderate Instability (A).

Present Zoning:

Rural Residential Agriculture with combining zones: No Further Subdivision Allowed, Design Review, and Noise Impact (RA-X/D,N).

Environmental Review:

Project is exempt from environmental review per Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the CEQA Guidelines.

State Appeal:

Project is appealable to the California Coastal Commission.

Major concerns:

None

Executive Summary: The approved Coastal Development Permit (CDP) is for a two-story addition of approximately 764 square feet and remodel of an existing single-family residence, consisting of changes to the roof pitch, and electrical upgrades. Also approved was the demolition of an existing chimney and an upgrade to the existing septic system to accommodate a four-bath system, and the installation of a swim spa within the existing garage. The property is served with community water provided by the Patrick Creek Community Services District. A Special Permit was required for Design Review due to the project site's location in a Design Review Combining Zone. The modification involves the demolition of the existing walls and the roof due to rot damage, and further alteration to roof pitch resulting in an increase in building height to 32 feet, which is 11 feet greater than the 21-foot building height originally approved. The applicant claims that the originally proposed 21-foot height in the plans was a drafting error and that the height of the structure should have been approximated at more than 21 feet.

The original project was approved by the Zoning Administrator on July 20, 2023. The modification is required as the proposed changes to the project do not meet the requirements for a Minor Deviation to the Plot Plan due to the increase in building height being 10% greater than what was originally approved. The Conditions of Approval included in Zoning Administrator Resolution 23-074 (Attachment 2) and carried over in Attachment 1A remain in effect.

OTHER AGENCY INVOLVEMENT:

The original project was referred to responsible agencies and all responding agencies provided standard comments, recommended approval, or conditional approval.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect to add or delete conditions of approval; or
2. The Zoning Administrator could deny approval of the requested permit modification if unable to make all of the required findings.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Plot Plan and Construction Plans
2. Zoning Administrator Resolution 23-074

APPLICANT AND PLANNER INFORMATION:

Applicant

Bigfoot Construction
c/o Gregory McKnight
2347 Graham Road
Bayside, CA 95524

Owner

Namid Beere
PO Box 10
Bayside, CA 95524

Agent

None

Please contact Rodney Yandell, Senior Planner, at 707-445-7541 or by email at ryandell@co.humboldt.ca.us, if you have any questions about the scheduled item.