

FORD MINOR SUBDIVISION AND COASTAL DEVELOPMENT PERMIT

Case Numbers PLN-2021-17091
Assessor Parcel Number 511-031-011

Recommended Planning Commission Action

1. Describe the application as a public hearing.
2. Request staff to present the project.
3. Open the public hearing and receive public testimony.
4. Close the public hearing and adopt the resolution to take the following actions:

1) Find that the Ford Minor Subdivision and Coastal Development Permit is exempt from CEQA pursuant to Section 15183 of the State CEQA Guidelines, 2) make all of the required findings for approval of the Project based on evidence in the staff report and 3) approve the proposed Ford Minor Subdivision and Coastal Development Permit project subject to the recommended conditions.

Executive Summary: A minor subdivision of an approximately 1.17 acre parcel into 4 new parcels ranging in net size from 5,489 sq. ft., 5,228 sq. ft., 5,583 sq. ft., and 5,430 sq. ft. A remainder parcel of 16,368 sq. ft. is also proposed. The parcel is accessed from Myers Road and Lily Avenue which will continue to serve the remainder parcel. The four new parcels will be served by a proposed 22-foot-wide access road to be developed from Myers Road, and an exception to the minimum right-of-way width requirements is being sought as well as an exception to the requirements for a sidewalk and landscaping strip along the new access road.

The proposed subdivision is consistent with the current Zoning and General Plan designation and is consistent with the planned infill of the area. The parcel is developed with an existing single-family residence and shop, which will be located on the proposed remainder parcel following the subdivision. The property being divided is located within the Coastal Zone and a Coastal Development Permit is being processed in conjunction with the subdivision. The subject property is subject to ALUCP guidelines and is currently located within the C* Compatibility Zone, which restricts density to 8 dwelling units per acre. The property is shown on official maps as Zone C, areas of minimal flooding.

To comply with drainage requirements for the McKinleyville planning area a drainage analysis has been provided for the project and construction of detention facilities is proposed. Water and sewer service will be provided by the McKinleyville Community Services District. Grading will occur for the new roadway and construction of detention facilities, and one, 30-foot pine is proposed for removal in the Public Utility Easement. No drainage courses, creeks, or other wet areas are known to exist on the property.

The project consists of a Minor Subdivision and Coastal Development Permit. The project proposes subdivision of a ±1.07-acre undeveloped parcel into four lots with a Remainder lot as noted below:

- Parcel 1: 8,088 sq. ft. (Gross), 5,489 sq. ft. (Net)
- Parcel 2: 6,028 sq. ft. (Gross), 5,228 sq. ft. (Net)
- Parcel 3: 7,113 sq. ft. (Gross), 5,583 sq. ft. (Net)
- Parcel 4: 5,430 sq. ft.
- Remainder: 22,049 sq. ft. (Gross), 16,368 sq. ft. (Net)

The proposed lots, Parcels 1-4, include a building envelope for each new parcel. The proposed building envelopes on Parcels 1 and 2 are located nearer to the northern and eastern boundary lines and those on Parcels 3 and 4 are located near the southern and eastern property boundary of the existing parcel. An existing residence will be located on the Remainder parcel. The proposed parcels are located approximately 240 feet north of Edgewood Road. These locations are shown on the Tentative Map.

The proposed development is consistent with the Residential Low Density (RL) land use designation of the Humboldt County General Plan and the Eureka Community Plan which indicate that detached single family residences a principally permitted use. The proposed net lot sizes size from 5,489 sq. ft., 5,228 sq. ft., 5,583 sq. ft., and 5,430 sq. ft. and a remainder parcel of 16,368 sq. ft. comply with the required minimum lot size of 5,000 square feet and the maximum lot coverage of 60% in the Residential Multiple Family (R-3) Zone. The proposed width of both parcels complies with the required minimum lot width of 50 feet (HCC 313-6.4).

The parcels will be served with community water and sewer by the McKinleyville Community Services District.

Access to the proposed parcels will be provided by the improvement of an approximately 240-foot-long gravel roadway connecting Myers Road to each of the proposed building envelopes before terminating at the driveway for Parcel 4, near the southeast property boundary. The maximum grade of the roadway would be less than 5%. The access roadway will be privately maintained. An Exception Request for the road width of the existing access has been submitted pursuant to HCC 325-9 for the property from Meyers Road in addition to the proposed new access drive. The exception would allow the current 40 foot wide Meyers Road at the access point to the project parcel to remain without expanding the road width to 50 feet per HCC 324-1(b). The Planning Department and Public Works department support the exception to allow for Myers Road to remain at 40 feet. The applicant is also asking for an exception to allow the proposed access road to be 22 feet with no sidewalks or landscaped strip opposed to the required 50-foot right-of-way with sidewalks, curb and gutter and landscaping between the road and the sidewalks. The Planning Department and Public Works Department do not support the exception request to 22 feet and has recommended the project be conditioned for the development of two ten-foot travel lanes, curb, gutter with the addition of sidewalks and a landscaped strip. Included in the Public Works Conditions are alternative conditions in the event that the exceptions are granted by the Planning Commission.

The applicant has submitted an exception request (Attachment 2) which argues that the sidewalk is not needed due to the low volume that would occur on the proposed new access road and that the exception is supported by the County Housing Element which supports infill and affordable housing.

Based on the review of Planning Division reference sources and comments from all responding referral agencies, Planning staff has found that the project will not result in a significant impact on the environment as proposed, and that the applicant has submitted evidence in support of making all of the required findings for approving the proposed subdivision per the Recommended Commission Action.

Alternative: The Planning Commission could elect not to approve the project. This alternative should be implemented if your Commission is unable to make all of the required findings. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.