



COUNTY OF HUMBOLDT

For the meeting of: 5/2/2024

File #: 24-822

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Meserve Coastal Development Permit and Special Permit
Record Number: PLN-2024-18879
Assessor Parcel Number: 508-121-055

A Coastal Development Permit for the construction of an approximately 764-square-foot Accessory Dwelling Unit (ADU). A Special Permit is required to allow the ADU to exceed 15 feet in height pursuant to Section 313-69.1.4.2 of Humboldt County Code.

RECOMMENDATION(S):

That the Planning Commission:

Adopt the Resolution (Attachment 1) which does the following:

- a. Finds the proposed project complies with the McKinleyville Area Plan and Zoning Ordinance; and
- b. Finds the project exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
- c. Approves the Coastal Development Permit and Special Permit subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project is in the McKinleyville area, on the west side of Fischer Avenue, approximately 300 feet north of the intersection of School Road and Fischer Avenue, on the property known as 1664 Fischer Avenue.

Present General Plan Land Use Designation: Residential Estates (RE). McKinleyville Area Plan (MCAP). Density: 0-2 units per acre. Slope Stability: Relatively stable (0).

Present Zoning: Residential Single Family with a 20,000 square-foot minimum lot size and a Combining Zone for Manufactured Homes: (RS-20-M).

Environmental Review: Project is categorically exempt from environmental review per Section 15303 *New Construction or Conversion of Small Structures* of CEQA Guidelines.

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

Major Concerns: None.

Executive Summary: A Coastal Development Permit (CDP) for the construction of an approximately 764-square-foot Accessory Dwelling Unit (ADU). The ADU will be approximately 22 feet tall with a footprint measuring 20 feet by 28 feet and will include an approximately 448-square-foot deck. The parcel is currently developed with an approximately 1,680-square-foot, single-family residence. The parcel is served with community water and sewer provided by McKinleyville Community Services District. Power is provided by PG&E. A Special Permit is required to allow the ADU to exceed 15 feet in height pursuant to Section 313-69.1.4.2 of the Humboldt County Code (HCC).

Public Comment

The proposed project is being brought before the Planning Commission due to public comments received on April 2, 2024, and on April 8, 2024, requesting a public hearing. Comments received express opposition to the project and are summarized below and further detailed in Attachment 3.

- The proposed 22-foot high ADU will invade my privacy and obstruct my view.
- This increased height will position the unit to look down over and into all the neighboring single-story parcels, including mine to the south, and it would make it the only two story on Fischer Avenue, besides the apartment building.

Staff Response

The proposed project includes an exception request that would allow an ADU that is 22 feet in height as described by the Site and Elevation Plans. The height would be compatible with the neighborhood as there are two two-story apartment buildings on Fischer Avenue approximately 130 feet and 230 feet south of the site. The subject parcel is not located within a design review combining zone nor is the site located withing a designated scenic view area.

After staff review and consideration of the submitted comments, all applicable findings for project approval can be made and the recommendation by staff to approve the Coastal Development Permit and Special Permit remains unchanged.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded recommending approval or conditional approval (Attachment 2).

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. 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. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Site and Elevation Plans
2. Referral Agency Comments and Recommendations
3. Public Comment

APPLICANT AND PLANNER INFORMATION:

Applicant

David Meserve
910 Grant Avenue
Arcata, CA 95521

Owner

Same as Applicant

Agent

Same as Applicant

Please contact Rodney Yandell, Senior Planner, at 707-268-3732 or by email at ryandell@co.humboldt.ca.us <<mailto:ryandell@co.humboldt.ca.us>>, if you have any questions about the scheduled item.