



COUNTY OF HUMBOLDT

For the meeting of: 3/7/2024

File #: 24-294

To: Zoning Administrator
From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Zee Coastal Development Permit and Special Permit Extension
Assessor Parcel Numbers (APN) 400-121-007-000
Record No.: PLN-2023-18272
Manila Area

A two-year extension of a Coastal Development Permit and Special Permit originally approved on July 6, 2006 and modified on March 1, 2007 and again on August 18, 2016. Subsequent two-year extensions have been approved, most recently in 2021. No changes to the modified project are proposed. If approved, the extension will expire on August 4, 2025. The approved project is for a 2,590 square foot residence and associated improvements and a reduction in the 100-foot wetland buffer to 81 feet.

RECOMMENDATION(S):

That the Zoning Administrator:

1. Adopt the resolution (Resolution 24-). (Attachment 1) which does the following:
 - a. Finds that a Mitigated Negative Declaration of Environmental Impact (SCH# 2006062069) adopted July 6, 2006. An addendum to the document was adopted August 18, 2016. and no additional environmental review is necessary; and
 - b. Approves the Coastal Development Permit and Special Permit Extension.

DISCUSSION:

A two-year extension of a Coastal Development Permit and Special Permit to construct a new single-family residence originally approved on July 6, 2006 (Original Applications CDP-04-094XMXDXXXMXX and SP-05-087XXXXXXX) and modified on March 1, 2007 and again on August 18, 2016. The previously approved modification allowed the building footprint to be increased to 1,650 square feet, for a total of 2,590 square feet of living space. The Special Permit was required to reduce from 100 feet to 81 feet the wetland setback for placement of the residence. The approximately 3-acre parcel is currently developed with a shed. No trees are proposed to be removed and minimal

grading is required for this project. The Manila Community Services District will provide water and sewer services. No changes to the modified project are proposed. If approved, the extension will expire on August 4, 2026.

The extension is appropriate because the parcel's zoning and general plan designation have not changed, and all other standards and requirements to which the project is subject to has not changed. The project was referred to all applicable county departments and state agencies and the county either received no response of recommendations for approval of the extension.

Project Location: The project site is located in the Manila area at the end of Orange Drive, approximately 420 feet west from the intersection of Orange Drive with Peninsula Drive, on the property known as 425 Orange Drive.

Present General Plan Land Use Designation: Residential Estates (RE). Humboldt Bay Area Plan (HBAP). Density: 0 to 2 units per acre. Slope Stability: Moderate and Low Instability (A0;A2). Note: All proposed development is within the low instability area.

Present Zoning: Residential Single Family - Minimum parcel size 20,000 square feet, Manufactured Home, Beach and Dune Areas combining zones (RS-20-M/B).

Environmental Review: A Mitigated Negative Declaration of Environmental Impact (SCH# 2006062069) adopted July 6, 2006. An addendum to the document was adopted August 18, 2016. No changes to the original project are proposed and no evidence has arisen to indicate that additional review under CEQA is necessary.

State Appeal Status: Project is appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either recommended approval or provided no comment. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. 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 as this project was previously approved and there have been no changes in regulations or site conditions. Consequently, planning staff does not recommend further consideration of this alternative.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
2. Location Maps

File #: 24-294

3. Referral Agency Comments and Recommendations
4. CDP-04-94XMXDXXXM Staff Report

Owner

Roland Zee
PO Box 1293
Trinidad, CA 95570

Applicant

Roland Zee
PO Box 1293
Trinidad, CA 95570

Please contact Portia Saucedo, Associate Planner, at 707-268-3745 or via email at psaucedo1@co.humboldt.ca.us <<mailto:psaucedo1@co.humboldt.ca.us>> if you have any questions about the scheduled public hearing item.