



# COUNTY OF HUMBOLDT

For the meeting of: 5/2/2024

---

File #: 24-813

---

**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

SUBJECT:

**Pastori - Parcel Map Subdivision and Coastal Development Permit**

Application Number PLN-2023-18184  
Assessor Parcel Number (APN) 302-091-010  
1313 Herrick Ave, Pine Hill area

A Minor Subdivision of a 0.95 acre parcel into two parcels of approximately 11,5451 square feet (Parcel 1) and 29,816 square feet (Parcel 2). The parcel is currently developed with a single-family residence and shed that will remain on proposed Parcel 1. Parcel 2 will be vacant and suitable for residential development. The parcel is served with community water and sewer provided by the Humboldt Community Services District. Because the parcel being divided is located within the Coastal Zone, a Coastal Development Permit (CDP) is also requested.

RECOMMENDATION(S):

That the Planning Commission:

1. Adopt the resolution (Resolution 24-\_\_). (Attachment 1) which does the following:
  - a. Finds the project is consistent with the development density established by an existing general plan for which an EIR was certified, and no further environmental review is required per §15183 of the State CEQA Guidelines; and
  - b. makes all of the required findings for approval of the Parcel Map Subdivision and Coastal Development Permit; and
  - c. approves the Pastori Parcel Map Subdivision and Coastal Development Permit subject to the recommended conditions.

DISCUSSION:

**Executive Summary:** The applicant is seeking approval to subdivide an approximately 0.95-acre parcel

into two parcels of approximately 11,5451 square feet (Parcel 1) and 29,816 square feet (Parcel 2). The parcel is currently developed with a single-family residence and accessory structures that will remain on proposed Parcel 1. Parcel 2 will be vacant and suitable for residential development. The parcel is served with community water and sewer provided by the Humboldt Community Services District. Because the parcel being divided is located within the Coastal Zone, a Coastal Development Permit (CDP) is also required. The original tentative map proposed using the western driveway for access to proposed Parcel 2 and included a variance request to allow a reduced setback from the flag lot boundary. After reviewing feedback from the Department of Public Works and the neighboring property owner, the applicant opted to relocate the proposed driveway access for Parcel 2 to the east side of the property, thereby eliminating the need to request a variance and resolving visibility and width concerns raised by Public Works. This is reflected in the revised tentative map now included.

**Access/Drainage:** The property takes access from Herrick Ave, which is a County maintained public road meeting the category 5 standard. Per referral comments received from the Department of Public Works, the applicant will be required to include dedications on the subdivision map for public road maintenance easements, public sidewalk easements, and public utility easements. Driveways will be retrofitted to meet urban driveway standards, including obtaining encroachment permits and paving access points. The applicant will also be required to submit a complete hydraulic report and drainage plan, as well as comply with requirements to prevent control and reduce stormwater pollutants. The project has been conditioned to adhere to recommendations found in the Public Works referral response dated May 19, 2023, and the revised Public Works referral comments dated March 15, 2024.

**Hazards:** The Pine Hill area is located in a plateau 100 feet above sea level and is therefore is outside of any Tsunami hazard zone or FEMA Flood Zone. The site is located in the Humboldt #1 Fire Protection District. The project is outside any earthquake fault hazard zones, no historic landslides are mapped on the subject property, and the property is outside any mapped areas of potential liquefaction.

**Cultural Resources:** The project was referred to the Northwest Information Center, Bear River Band of the Rohnerville Rancheria, Blue Lake Rancheria, and the Wiyot Tribe. Tribal recommendations include inadvertent discovery protocol. These recommendations have been included in the recommended conditions of approval.

**Project Location:** The project is located in south of Eureka in the Pine Hill area, on the North side of Herrick Avenue, approximately 268 feet East from the intersection of Bay Pointe Court and Herrick Avenue, on the property known as 1313 Herrick Avenue.

**Present General Plan Land Use Designation:** Residential Low Density Humboldt Bay Coastal Plan; Density: 3 to 7 dwelling units per acre; Slope Stability: Low to Moderate Instability (C)

**Present Zoning:** Residential Single Family (RS-5)

**Environmental Review:** No further environmental review is required pursuant to Section 15183 of the CEQA Guidelines. There are no environmental effects that are peculiar to the project or the parcel on which the project is located. The subdivision is consistent with the residential density established under the Humboldt Bay Area Plan (HBAP). A Local Coastal Plan (LCP) covering this community planning area, the HBAP was last updated and certified by the Coastal Commission in 2014. The residential density specified in the HBAP was utilized for analysis conducted during development of the Environmental Impact Report prepared for the current Humboldt County General Plan, which includes all of the required elements specified in Section 65302 of the Government Code. The EIR for the General Plan was certified during adoption of the plan in 2017.

**State Appeal:** Project within the Coastal Zone and is appealable to the California Coastal Commission.

**Major concerns:** None

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and responding agencies have either recommended approval or conditional approval (Attachment 4).

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the proposed minor subdivision and coastal development permit. This alternative should be implemented if the 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.

ATTACHMENTS:

1. Draft Resolution
  - A. Conditions of Approval
  - B. Public Works Department Conditions of Approval
  - C. Revised Public Works Referral Comments
  - D. Tentative Subdivision Map
2. Location Map
3. Referral Agency Comments and Recommendations

**Applicant:**

Carole Yvonne Pastori  
1111 Herrick Avenue  
Eureka, CA 95503

**Owner:**

---

**File #:** 24-813

---

Carole Y Pastori  
C/O Yvonne Wahlund  
1111 Herrick Avenue  
Eureka, CA 95503

**Agent:**

Kelly-O'Hern Associates  
Mike O'Hern  
3250 Moore Avenue  
Eureka, CA 95501

Specific questions regarding this project can be directed to Michael Holtermann, Associate Planner at 707-268-3737 or via email at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us) [<mailto:mholtermann@co.humboldt.ca.us>](mailto:mholtermann@co.humboldt.ca.us).