



# COUNTY OF HUMBOLDT

For the meeting of: 5/15/2025

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File #: 25-643

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**To:** Planning Commission

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Friedley- Minor Subdivision and Coastal Development Permit Extension  
Assessor Parcel Numbers (APN) 015-081-008  
Record Nos.: PLN-2022-17910, PLN-2025-19201  
Myrtletown Area, Eureka

A two-year Coastal Development Permit extension for a minor subdivision previously approved March 15, 2023 (PLN-2022-17910). No changes to the project are proposed. If approved, the extension will expire on March 15, 2027. The approved minor subdivision is for an approximately 12,600 sf parcel, dividing it into two parcels: Parcel One would be 7,346 square feet and Parcel Two would be 5,266 square feet. The existing parcel is developed with a single-family residence and garage, which will remain on proposed Parcel One. The existing parcel is served with community water and sewer by Humboldt Community Services District.

**RECOMMENDATION(S):**

That the Planning Commission:

- 1.** Adopt the resolution, (Attachment 1) which does the following:
  - a. Makes all required findings for approval of the Extension for the minor subdivision and Coastal Development Permit; and
  - b. Approves the two-year extension to the minor subdivision and Coastal Development Permit as recommended by staff and subject to the conditions of approval previously approved under PLN-2022-17910.

**DISCUSSION:**

**Project Location:** The project is located in the Myrtletown area (unincorporated Eureka), on the West side of Quaker Street, at the intersection of 18th Street with Quaker Street, on the property known as 1780 Quaker Street.

**Present General Plan Land Use Designation:** Residential Medium Density Humboldt Bay Area Plan; Density: unknown; Slope Stability: Relatively Stable (0).

**Present Zoning:** Mixed Residential (R-2).

**Environmental Review:** The project is considered exempt from environmental review under the California Environmental Quality Act section 15315, which allows Minor Land Divisions. Additionally, the technical reports provided by the applicant do not indicate a potential for environmental impacts as a result of development within the project area, nor has any referral agency indicated concern.

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

**Major concerns:** None.

**Monitoring Required:** None.

**Executive Summary:** A two-year Coastal Development Permit extension for a minor subdivision previously approved March 15, 2023 (PLN-2022-17910). No changes to the project are proposed. If approved, the extension will expire on March 15, 2027. The approved minor subdivision is for an approximately 12,600 sf parcel, dividing it into two parcels: Parcel One would be 7,346 square feet and Parcel Two would be 5,266 square feet. The existing parcel is developed with a single-family residence and garage, which will remain on proposed Parcel One. The existing parcel is served with community water and sewer by Humboldt Community Services District. The minor subdivision does not conflict with the local coastal plan.

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 received no response or recommendations for the extension.

**OTHER AGENCY INVOLVEMENT:**

The project was referred to responsible agencies and all agencies that responded, approved the extension.

**ALTERNATIVES TO STAFF RECOMMENDATIONS:**

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

**ATTACHMENTS:**

1. Draft Resolution
  - A. Original PC Resolution (PLN-2022-17910)
    - i. Public Works memo dated October 17, 2022)
2. Location Map
3. Site Plan
4. Referral Agency Comments

**APPLICANT, OWNER AND PLANNER INFORMATION:**

**Applicant**

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**Agent**

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