



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: November 14, 2019

To: John H. Ford, Humboldt County Zoning Administrator

From: Steve Werner, Supervising Planner

Subject: **Walker Modification to Coastal Development Permit, Special Permit, and Conditional Use Permit**
Case Number PLN-2019-15567
Assessor Parcel Number (APN) 109-362-051 (por.)
843 Upper Pacific Drive, Shelter Cove area

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Please contact Zsafia Odry, Planner, at 268-3727, or by email at zodry1@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
November 14, 2019	Modification to Coastal Development Permit, Special Permit and Conditional Use Permit	Zsafia Odry

Project: A Modification to Coastal Development Permit, Conditional Use Permit, and Special Permit (Case Number CDP-18-004, SP-18-018, and CUP-18-036) to reduce the square footage of the approved new single-family residence, and to propose a carport in place of the approved garage, as well as relocate the proposed site of the carport. A Special Permit is required pursuant to Section 313-19.1 for Design Review within the Coastal Zone. The proposed residence is a two-story, 2,390 square foot residence which includes 723 square feet of decks and 548 square feet of carport space. Construction of a single-family residence in advance of multi-family development on a parcel zoned Residential Medium Density (RM) was previously approved with Conditional Use Permit CUP-18-036. Major vegetation removal is necessary to facilitate the project and was previously approved with CDP-18-004. The original proposal included the removal of up to eight [8] trees to be removed in order to accommodate the residence. With the proposed revisions, the applicant is now proposing removing up to nine [9] trees. The parcel is served by community water and sewer, which is provided by the Shelter Cove Resort Improvement District #1.

Project Location: The project is located in the Shelter Cove Area, on the west side of Upper Pacific Drive, on the southwest corner of the intersection of Upper Pacific Drive and Redwood Road, on the property known as 843 Upper Pacific Drive.

Present Plan Designations: Residential Medium Density (RM), South Coast Area Plan (SCAP), Density: 8 to 30 dwelling units per acre, Slope Stability: High Instability (3).

Present Zoning: Residential Multi-Family, Development Standards, Qualified, Design Review (RM-30-S1-Q-D).

Case Number: PLN-2019-15567

Assessor Parcel Numbers: 109-362-051 (por.)

Applicant:

Christopher Walker
PO Box 23
Weott, CA 95571

Owners:

Walker Christopher C & Martin
Theresa M UWJT
PO Box 23
Weott, CA 95571

Agent:

Friesen Design Build
PO Box 813
Fortuna, CA 95540

Environmental Review: CEQA Exemption Section: 15303(a)- New Construction/Conversion Small Structures.

Major Issues: None.

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

**WALKER COASTAL DEVELOPMENT PERMIT, SPECIAL PERMIT, AND CONDITIONAL USE PERMIT
MODIFICATION**

Case Number PLN-2019-15567
Assessor Parcel Number 109-362-051 (por.)

Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, Special Permit and Conditional Use Permit Modification, based on evidence in the staff report, and adopt the Resolution approving the Walker project subject to the recommended conditions.

Executive Summary:

A Modification to Coastal Development Permit, Conditional Use Permit, and Special Permit (Case Number CDP-18-004, SP-18-018, and CUP-18-036) to reduce the square footage of the approved new single-family residence, and to propose a carport in place of the approved garage, as well as relocate the proposed site of the carport. A Special Permit is required pursuant to Section 313-19.1 for Design Review within the Coastal Zone. The proposed residence is a two-story, 2,390 square foot residence which includes 723 square feet of decks and 548 square feet of carport space. Construction of a single-family residence in advance of multi-family development on a parcel zoned Residential Medium Density (RM) was previously approved with Conditional Use Permit CUP-18-036. Major vegetation removal is necessary to facilitate the project and was previously approved with CDP-18-004. The original proposal included the removal of up to eight [8] trees to be removed in order to accommodate the residence. With the proposed revisions, the applicant is now proposing removing up to nine [9] trees. The parcel is served by community water and sewer, which is provided by the Shelter Cove Resort Improvement District #1.

In the Residential Multi-family (RM) zone, a Conditional Use Permit is required to consider allowing a single-family residence in advance of multi-family development. At staff's request, the applicant's engineer prepared an alternate set of floor plans to demonstrate the potential future multi-family conversion of the proposed single-family dwelling. In reviewing the alternate floor plans, staff has determined that the applicants have effectively demonstrated that a future conversion to a duplex is possible.

The proposed building site is located on the north side of the parcel with parking proposed in the front. Two parking spaces will be provided within the proposed carport, and an additional two spaces will be provided in a parking lane as a condition of approval. The average slope of the property is estimated at approximately 30%. The proposed residence utilizes a stepped foundation design which helps minimize the total amount of grading required.

According to the Neighborhood Design Survey completed by the applicant for the approved project, many of the surrounding parcels are not developed. The submitted survey profiled two homes. Both of the homes were described as exhibiting "Coastal Home" design features and included composition roofing. One home has T1-11 siding and the other has horizontal wood siding. The proposed residence will be aesthetically cohesive with the design of surrounding homes as it will be constructed with hardie plank siding and composition roofing.

The project is consistent with the Humboldt County General Plan, the South Coast Area Plan, and the Humboldt County Zoning Code (HCC) for the following reasons: 1) the project is for a single-family residence which is conditionally permitted, 2) the proposed development complies with all

development standards of the zone, and 3) the proposed development will not have adverse impacts on the neighborhood or the environment. The Department believes that the proposed project may be found Categorically Exempt from environmental review pursuant to Section 15303(a) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) because it is for the construction of a single-family residence in a residential zone.

Based upon the on-site inspection conducted by the Building Inspection Division, a review of Planning Division reference sources, and comments from all responding referral agencies, planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approving the Coastal Development Permit, Conditional Use Permit, and Special Permit.

Alternatives: Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permits if the applicant is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

**RESOLUTION OF THE ZONING ADMINISTRATOR
OF THE COUNTY OF HUMBOLDT
Resolution Number 18-**

**Case Numbers: PLN-2019-15567
Assessor Parcel Number: 109-362-051 (por.)**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Walker Coastal Development Permit, Special Permit, and Conditional Use Permit Modification.

WHEREAS, Christopher Walker submitted an application and evidence in support of approving a Coastal Development Permit, Special Permit, and Conditional Use Permit Modification for a single-family residence; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Section 15303(a), New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Coastal Development Permit, Special Permit, and Conditional Use Permit Modification (Case Number PLN-2019-15567); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Zoning Administrator on November 14, 2019.

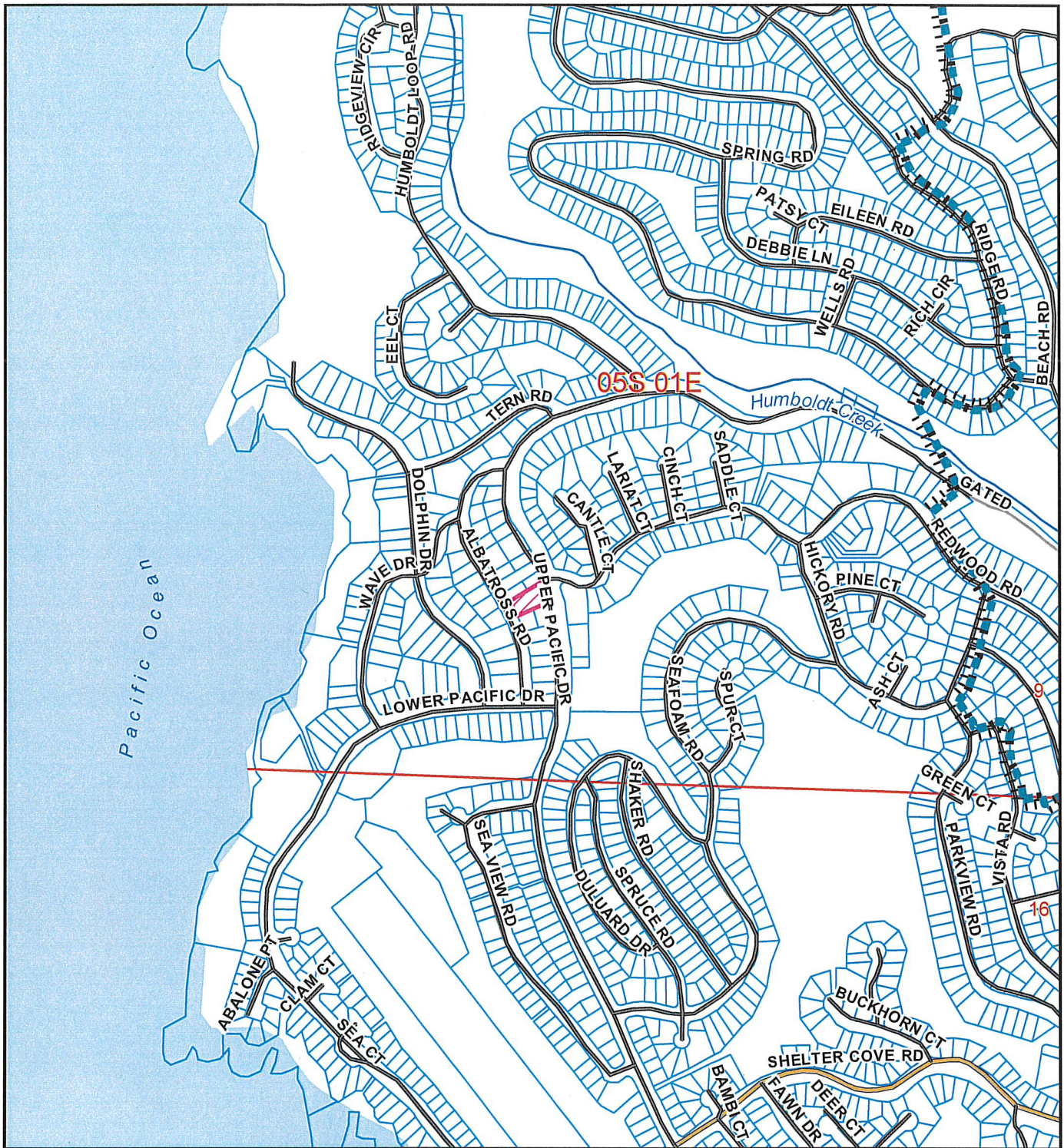
NOW, THEREFORE, be it resolved, determined, and ordered by the Zoning Administrator:

1. Finds that the application is categorically exempt from environmental review pursuant to Section 15303(a), of the CEQA Guidelines; and
2. Makes the findings in Attachment 2 of the Planning Division staff report for Case Number PLN-2019-15567 based on the submitted evidence; and
3. Approves the Coastal Development Permit, Special Permit and Conditional Use Permit Modification applied for as recommended and conditioned for Case Number PLN-2019-15567.

Adopted after review and consideration of all the evidence on November 14, 2019.

I, John Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Zoning Administrator at a meeting held on the date noted above.

John H. Ford,
Zoning Administrator
Planning and Building Department



LOCATION MAP

PROPOSED FRIESEN
COASTAL DEVELOPMENT PERMIT
SHELTER COVE AREA
PLN-2019-15567

APN: 109-362-051

T05s R01E S09 HB&M (Shelter Cove)

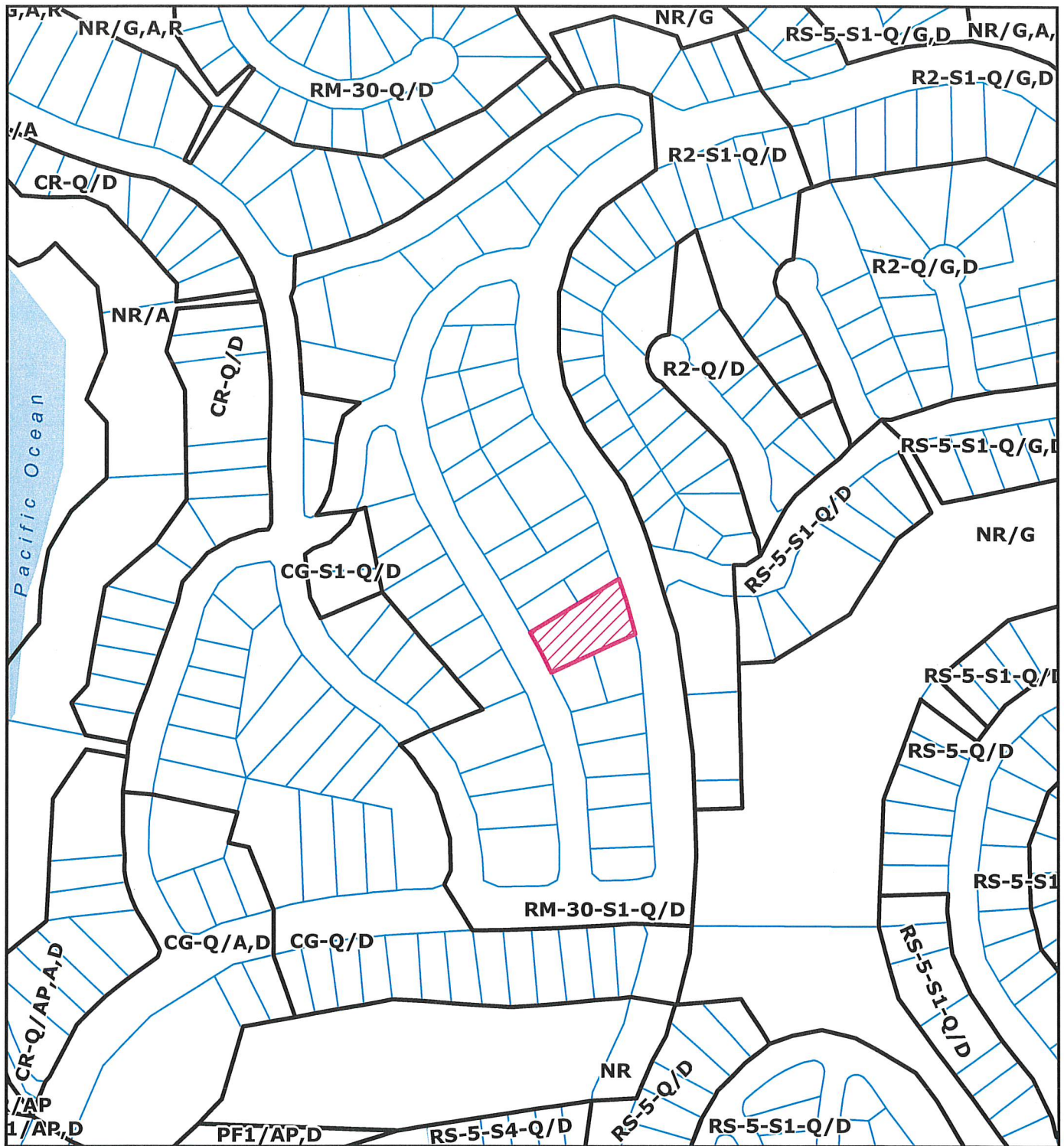
Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 500 750
Feet



ZONING MAP

PROPOSED FRIESEN COASTAL DEVELOPMENT PERMIT SHELTER COVE AREA

PLN-2019-15567

APN: 109-362-051

T05s R01E S09 HB&M (Shelter Cove)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 100 200 300
Feet

Assessor's Map Bk. 109, Pg. 36
County of Humboldt, CA

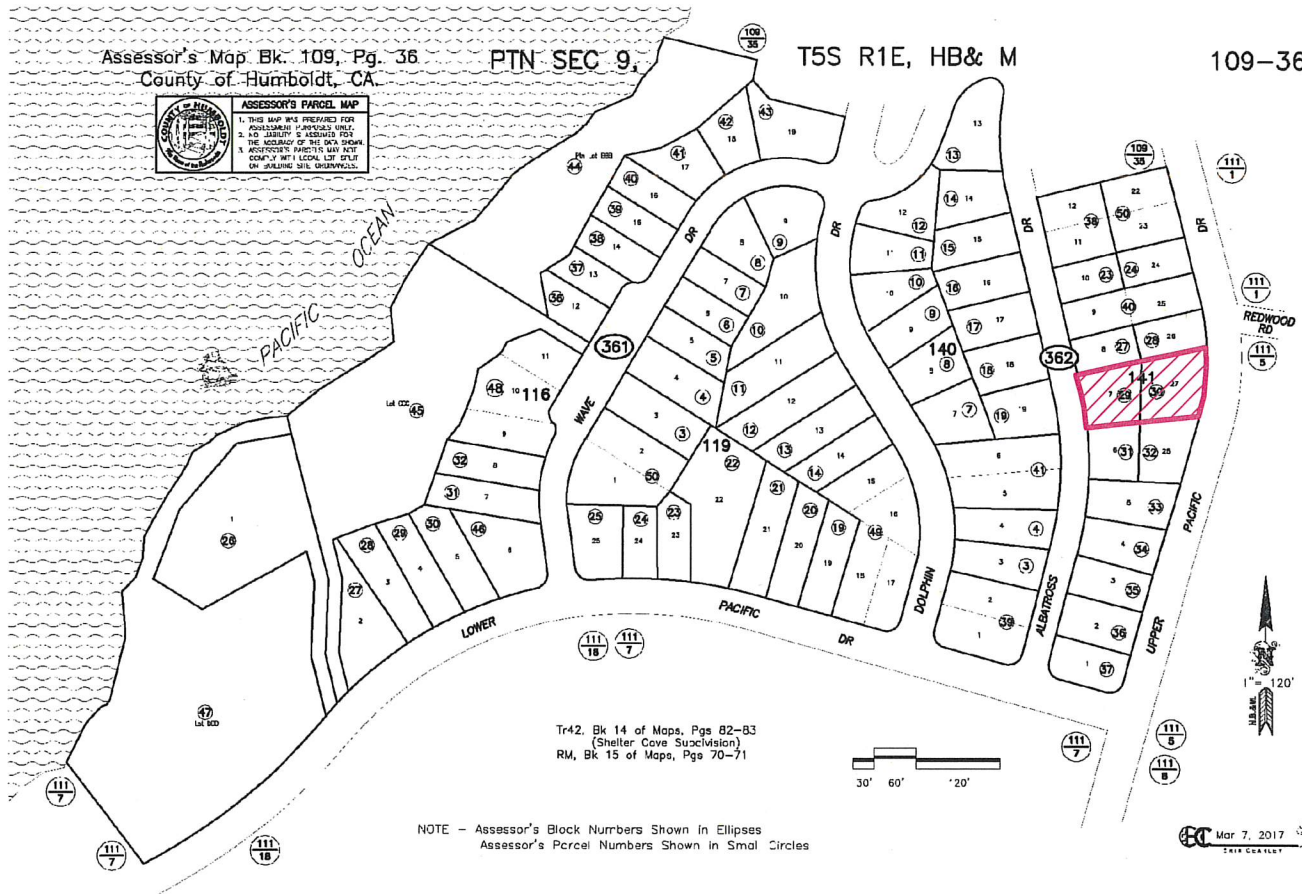
PTN SEC 9,

T5S R1E, HB& M

109-36



ASSESSOR'S PARCEL MAP
1. THIS MAP WAS PREPARED FOR
ASSESSORIAL PURPOSES ONLY.
2. NO WARRANTY IS MADE FOR
THE ACCURACY OF THE DATA SHOWN.
3. ADJACENT PARCELS MAY NOT
COMPLY WITH LOCAL LIFT SLIT
OR SHALING SITE REQUIREMENTS.



ASSESSOR PARCEL MAP

PROPOSED FRIESEN COASTAL DEVELOPMENT PERMIT SHELTER COVE AREA

PLN-2019-15567

APN: 109-362-051

T05s R01E S09 HB&M (Shelter Cove)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



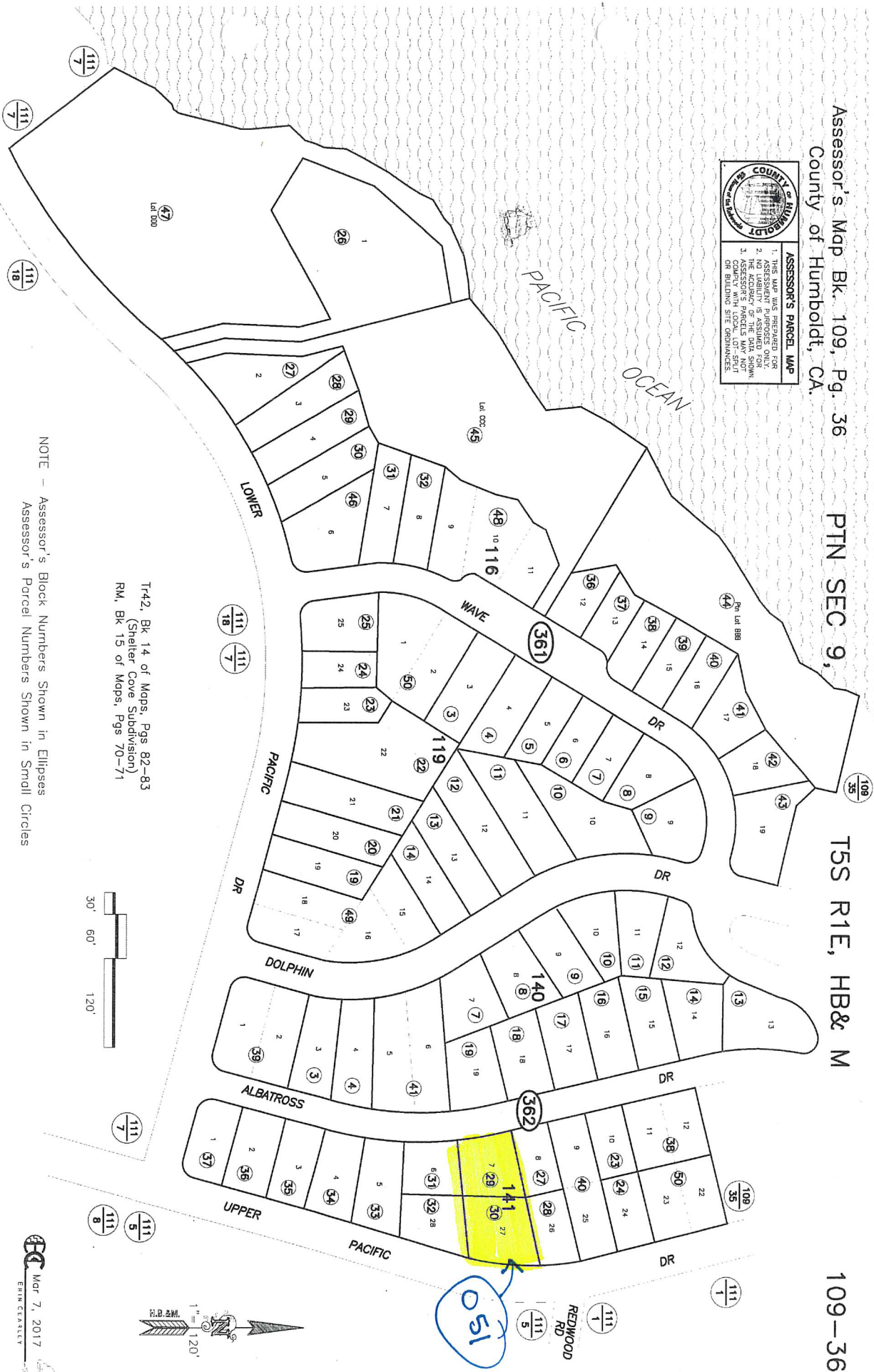
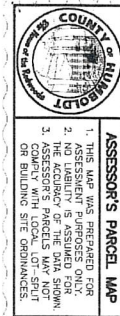
MAP NOT TO SCALE

Assessor's Map Bk. 109, Pg. 36
County of Humboldt, CA.

PTN SEC 9,

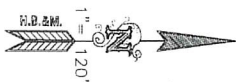
T5S R1E, HB& M

109-36



NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Small Circles

T-42, Bk 14 of Maps, Pgs 82-83
(Shelter Cove Subdivision)
RM, Bk 15 of Maps, Pgs 70-71



EC Mar 7, 2017
ERIN CLEARY



TOPO MAP

PROPOSED FRIESEN
COASTAL DEVELOPMENT PERMIT
SHELTER COVE AREA
PLN-2019-15567

APN: 109-362-051

T05s R01E S09 HB&M (Shelter Cove)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 100 200 300 400
Feet



AERIAL MAP

PROPOSED FRIESEN COASTAL DEVELOPMENT PERMIT SHELTER COVE AREA

PLN-2019-15567

APN: 109-362-051

T05s R01E S09 HB&M (Shelter Cove)

Project Area = 

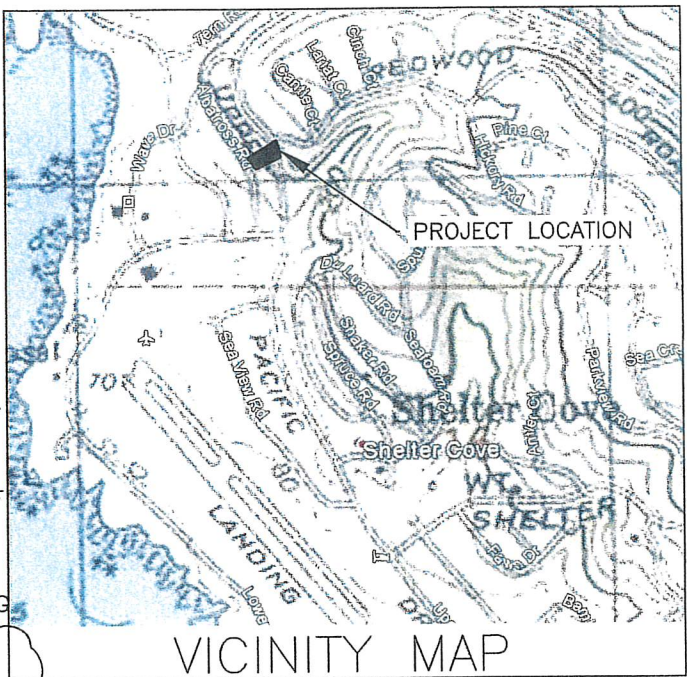
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 50 100 150
 Feet

NOTES:

1. WATER & POWER BY R.I.D.
2. BUILDING SETBACK(S): 2' FRONT, 5' SIDES, & 10' REAR
3. PUE IS ONLY KNOWN EASEMENT (AS SHOWN)
4. APPROXIMATELY NINE TREES 12" DIAM. OR GREATER TO BE REMOVED
5. NO KNOWN STREAM(S), SPRING(S), OR WETLAND(S) IN DEVELOPMENT AREA
6. PROPOSED GRADING ESTIMATED TO BE ± 182 -CY WHICH IS $< 5,000$ -CY & CONSIDERED "REGULAR GRADING"
7. SEPTIC IS PUBLIC SEWER
8. FOUR PARKING SPACES, TWO IN STREET & TWO IN GARAGE (± 1743 SQ-FT POROUS PAVEMENT)
9. LID FOR PROJECT IS $\pm 1,345$ SQ-FT OF IMPERVIOUS AREA DISCONNECTION & ± 830 SQ-FT POROUS PAVEMENT
10. RETAINING WALL SIZE VARIES FROM APPROXIMATELY 3.5' TO 5.5' DEPENDING OF TOPOGRAPHY.
11. WEEKLY MONITORING INSPECTIONS OF THE EROSION & SEDIMENT CONTROL MEASURES SHALL BE PERFORMED BY A QSP OR QSD DURING THE WINTER MONTHS FROM 10/15-4/15 UNTIL PROJECT COMPLETION & FINAL APPROVAL. COPIES OF THE INSPECTION REPORT SHALL BE SENT WEEKLY TO THE BUILDING INSPECTION DIVISION.



VICINITY MAP

LEGEND

- PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- PARKING AREAS
- EDGE OF EXISTING PAVEMENT
- GROUND CONTOURS
- BUILDING SETBACKS
- RETAINING WALL
- IMPERVIOUS AREA DISCONNECTION
- POROUS PAVEMENT
- TREES TO BE REMOVED
- TEST HOLE LOCATION
- REBAR CORNER PIPE



PLN-2019-15567 Walker

(E) RECORDED CENTER OF ROAD

(P) $\pm 3,600$ SQ-FT TWO-STORY RESIDENCE ± 873 SQ-FT DECK (20' TALL & 18" OH)

LEGAL

ADDRESS: 843 UPPER PACIFIC DRIVE
SHELTER COVE, CA 95589

ASSESSOR'S PARCEL NUMBER:
109-362-030

OWNER: CHRIS WALKER & THERESA MARTIN
PO BOX 23
WEOTT, CA 95571
PHONE: (707) 223-0393

SETBACK: 2' FRONT, 5' SIDES, & 10' BACK

AREA ANALYSIS

LOT SIZE: ± 0.18 ACRES

REVISED
5-19

REFER TO SITE PLAN
APPROVED BY
HUMBOLDT COUNTY PLANNING DIVISION
FOR SETBACK INFORMATION

SCALE 1"=20'

0 10 20 40



A.M. Baird
Engineering & Surveying, Inc.
1257 Main Street, P.O. Box 396,
Fortuna, CA 95540, (707) 725-5182

SCALE: 1" = 20'
DRAWN BY: PDS
CHKD: A.M.B.
DATE: 7/25/2017

CHRIS WALKER & THERESA MARTIN
AP# 109-362-030
843 UPPER PACIFIC DRIVE, SHELTER COVE, CA
SINGLE FAMILY RESIDENCE

SITE PLAN

JOB #
17-4504-2
SHEET
1 OF 1

ATTACHMENT 1

Recommended Conditions of Approval

Approval of a Coastal Development Permit, Special Permit, and Conditional Use Permit is conditioned upon the following terms and requirements, which must be fulfilled before a Building Permit may be issued or initiated.

1. All development shall be in accordance with approved plot plan, project description, and elevations. Changes to the approved design may be approved if in conformance with Section 312-11, Minor Deviations.
2. Prior to any ground disturbance activity, the applicant shall apply for and obtain all building permits required for the development and comply with current building standards. The project shall adhere to Best Management Practices for erosion control and foundations must meet UBC requirements for seismic zone IV. New utilities shall be placed underground, when feasible.
3. The applicant shall apply for and obtain an encroachment permit for a surfaced residential driveway approach. The permit will require the driveway entrance to be surfaced with asphalt concrete or Portland cement concrete to County standards. The driveway shall intersect the county roadway at a 90-degree angle. The paved area shall extend a minimum of 20 feet back from the edge of the existing roadway pavement and be flared a minimum of 30 feet at the intersection with the County road. The driveway grade shall not exceed 2% in the first 20 feet.
4. The County road is not constructed to allow on-street parking. All parking required by Code must be developed on-site or the applicant must construct a parking lane along the County road in a manner approved by the Department of Public Works. All parking required by Code must be completed prior to occupancy of building or "final" issued for building permit.
5. Site visibility must be maintained at the driveway entrance and corner of lot in conformance with County Code. All coverings, vegetation, or fencing must conform with the visibility ordinance and not block site visibility.
6. After the building pad and driveway have been rough graded, the Applicant shall contact the Public Works inspector to ensure that the proposed driveway grades are in conformance with County Code, prior to construction of the building foundation and/or driveway.
7. Applicant shall be responsible to correct any involved drainage problems to the satisfaction of the Department of Public Works.
8. Low Impact Development (LID): The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property is required to comply with MS4 permit requirements. The Applicant is advised to ensure that MS4 requirements for the proposed project can be achieved prior to the project being heard by the Planning Commission (or Zoning Administrator).

Development of property is also required to comply with provisions for point source discharges of stormwater and non-point source waste discharges as specified in the General Exception to the California Ocean Plan for select Discharges into Areas of Special Biological Significance (ASBS), Including Special Protections for Beneficial Uses, Sections I.A and I.B (State Water Resources Control Board Resolution 2012-0031 as amended 6/19/2012).

9. Demonstrate compliance with County Code Section 333-1 et seq. by:

- a. Prior to issuance of a building permit, the applicant shall submit an elevation plan to the Planning & Building Department. The elevation plan shall include the proposed structure, show the proposed pad elevation, show the elevation for the high point for the building; and the approach surface, the horizontal surface, the conical surface or the transitional surfaces as defined in County Code 331-1 et seq. The elevation shall be taken perpendicular to the runway centerline and through the highest point of the proposed structure. The elevation plan shall be tied to the datum of the runway endpoint elevation. The building permit shall not be issued until it is demonstrated that the proposed building will not exceed the height limitations in County Code Section 333-1 et seq.
- b. If the height of the proposed structure is within 10 feet of the height restrictions set forth in County Code 331-1, then prior to the building permit and foundation form final inspection. Prior to the foundation form inspection, the Applicants' engineer (or surveyor) shall submit a certification indicating that the pad has been graded to the elevation shown on the elevation plan.
- c. If the height of the proposed structure is within 10 feet of the height restrictions set forth in County Code 333-1, then prior to the building permit final inspection, the Applicants' engineer (or surveyor) shall provide "as-built" cross sections and certify that the building does not penetrate any air surfaces pursuant to County Code Section 333-1 et seq.

Ongoing Requirements/Development Restrictions which Must be Satisfied for the Life of the Project:

1. The project shall be conducted in accordance with the project description and approved project site plan.
2. The applicant shall adhere to the terms of the SRA Standard Exemption for Small Parcels as approved by the California Department of Forestry and Fire Protection, to provide fuel modification and building construction mitigation. Landscaping shall be fire resistant in order to comply with the terms of the SRA Small Parcel Exemption requirements.
3. All new and existing outdoor lighting shall be directed within the property boundaries.
4. New utilities shall be installed underground, when feasible.
5. Alteration to natural landforms shall be minimized.
6. The applicant has designed a carport (not a garage) to allow an unobstructed view of the roadway within the visibility triangle. If the carport is constructed in the location shown on the site plan, the Department will not be able to approve future plans to convert the carport to a garage. In order to meet the County visibility ordinance the garage face would need to be a minimum of ten feet (10') back from the property line.
7. The location of the garage as shown on the site plan results in a driveway that will be too short to park a vehicle completely out of the County right of way. The state of California Vehicle Code prohibits perpendicular parking within the County right of way on Upper Pacific Drive. This means that the driveway could not be used for the parking of most vehicles due to a portion of the vehicle being parked perpendicular to the right of way.

Informational Notes:

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation

Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, ground stone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.
4. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

ATTACHMENT 2

Staff Analysis of the Evidence Supporting the Required Findings

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making all of the following required findings.

The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Coastal Development Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a) is categorically or statutorily exempt; or
 - b) will not have a significant effect on the environment and a negative declaration has been prepared; or
 - c) has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

1. General Plan Consistency. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the South Coast Area Plan (SCAP).

Plan Section(s)	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §5.20 (SCAP)	Residential Medium Density: Principal Use: detached single family homes, duplexes and guest houses. Density: 8-30 units per acre.	The proposed development is a single family-residence and deck. The applicant's engineer has determined that future conversion of the residence to a multi-family (duplex) is possible.
Housing §3.26 (SCAP)	Housing shall be developed in conformity with the goals, policies and standards of the Humboldt County Housing Element.	The parcel is designated as residential. The project meets the goals and policies of the Housing Element because it adds an additional residence to the County's housing inventory. Additionally, the design and configuration of the home allows for the future conversion to a duplex, thus resulting in the development of an additional housing unit.
Hazards §3.28 (SCAP)	Minimize risks to life and property in areas of high geologic, flood and fire hazard.	The subject parcel is located within a State Responsibility Area for fire protection and within a high fire hazard severity zone. The parcel is also within the Shelter Cove Volunteer Fire Department jurisdiction operated by the Resort Improvement District #1 who provides structural fire protection as well as responding to medical emergencies. The subject parcel is an area of high geologic instability. The slope of the parcel ranges from 15-50%.
Natural Resource Protection §3.40 (SCAP)	Protect designated sensitive and critical resource habitats.	The subject parcel is not located in an area that requires special attention in regard to sensitive and critical resource habitats.
Archaeological and Historical Resources §3.39 (SCAP)	The County shall encourage the preservation of significant archeologic and historic sites.	The project was originally referred to the Northwest Information Center (NWIC) and the Bear River Band of the Rohnerville Rancheria. The NWIC recommended consultation with the local tribes, however, the Bear River Band did not respond with any concerns. Therefore, an informational note has been included in the Conditions of Approval identifying the applicant's responsibility if archaeological or historical resources are encountered during project development.
Urban Lands §3.21 (SCAP)	New development shall be located within existing development areas or in areas with adequate public services.	The property is served by community water and sewer, which is provided by the Shelter Cove Resort Improvement District #1.

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§313-6.2: Residential Multi-Family	Conditionally Permitted Uses include, Single Family Residential where it can be shown that the property may be developed in the future with multi-family dwellings.	This project is to facilitate the development of a single-family residence and deck which is a conditionally permitted use under the RM zone. The applicant has demonstrated that the site can accommodate multi-family development.
Min. Lot Size	5,000 square feet	7,840 square feet
Min. Lot Width	50 feet	±88 feet
Max. Lot Depth	Three (3) times lot width	±94 feet
Max. Coverage	60%	Approximately 30%
Min. Yard Setbacks	Front: 2 feet Rear: 10 feet Side: 5 feet	Front: 2 feet Rear: 10 feet Side: ±8 feet
Max. Bldg. Height	45 feet	28.7 feet
313-109.1 Parking	Four (4) off-street parking spaces are required for the proposed residence or two (2) off-street parking spaces are required with the creation of a parking lane.	Two (2) parking spaces, outside of the front yard setback, as well as a parking lane are proposed as shown on the plot plan submitted by the applicant.
Combining Zones		
313-32.1 Q : Qualified	The Qualified Combining Zone Regulations are intended to be combined with principal zones to help more precisely implement the adopted County General Plan.	Ordinance 1914 prohibits uses otherwise allowed by zone. These include secondary dwelling units, temporary and/or recreational housing, accessory buildings without inclusion of a primary residence, or open storage of any material, equipment, refuse, carton, package or similar item. This project does not include any of the prohibited uses.
313-34.1 S : Development Standard	The Development Standard Combining Zone Regulations are intended to allow modification of the specific development standards in the principal zones to more precisely implement the General Plan.	The proposed development adheres to the reduced minimum yard setbacks of the Development Standard Combining Zone. The Development Standard reduces the front yard setback to two (2) feet.
313.19.1 D : Design Review	The purpose of these regulations is to provide design review for conformance of new	The proposed construction is consistent and compatible with the General Plan. Evidence of adherence to the Design Review findings is discussed below. The Neighborhood Design

	development with the policies and standards of the General Plan, and to provide for a design review process where neighborhoods within the same zone district desire to preserve or enhance the area's historical, cultural and scenic values.	Survey, submitted by the applicant, provided information about the homes within the vicinity of the proposed project.
Design Review Committee Findings	The Design Review Committee must determine that the project is consistent and compatible with the applicable elements of the General Plan.	The subject parcel is not within a designated Coastal Scenic or Coastal View area. The Neighborhood Design Survey submitted by the applicant profiled two homes within the general vicinity of the project. Both of the homes surveyed had a Coastal Home design. Both of the homes surveyed utilized composition roofing. One of the homes has horizontal wood siding and the other has T1-11 siding. The proposed residence will be aesthetically cohesive with the design of surrounding homes as it will be constructed with Hardie plank siding and composition roofing. The visual impact of the proposed development on neighboring parcels will be insignificant.
Protection of Natural Landforms	To minimize alterations due to cutting, grading, filling and clearing, except to comply with fire hazard regulations.	Grading will be moderate as it is necessary to facilitate construction. Up to nine trees will be removed to facilitate construction. It will not result in the loss of a view of the surrounding natural setting. Nevertheless, implementation of Best Management Practices for erosion control has been a Condition of Approval.
Exterior Lighting	All new outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.	This has been included in the Conditions of Approval as an on-going development restriction.
Landscaping	Screening or softening the visual impact of new structures through landscaping; preferably with native vegetation.	Staff has determined that the visual impact of the proposed project on neighboring parcels will be insignificant. The proposed height is within the range of the neighboring houses. The terms of the SRA Small Parcel Exemption require that landscaping be fire resistant.
Underground Utilities	Where feasible, new utilities shall be underground or sited unobtrusively if aboveground.	New utilities shall be placed underground, when feasible. This has been included in the Conditions of Approval.
Setbacks	Setbacks from roads and property lines are appropriate to protect the scenic and visual qualities of the site and area.	The proposed project meets all setback requirements for parcels with a Development Standard (S) combining zone which reduces the front yard setback. There is not likely to be impacts to scenic or visual qualities of the area.

Off-Premise Signs	Off-premise signs shall be designed attractively and in a style compatible with the neighborhood setting.	No off-premise signs are proposed.
Additional Standards Applicable to Shelter Cove		
1.1 Residences must be constructed to min. width of 20 feet		The minimum width of the residence is approximately 29.6 feet.
1.2 Foundations must meet UBC requirements for seismic zone IV		The residence will be required to meet all Building Inspection requirements.
1.3 Eaves shall overhang a min. of 12 inches		All roof eaves have a proposed 12-inch overhang.
1.4 Exterior walls and roofing materials shall not be reflective, unfinished, metal or galvanized		No unfinished or galvanized metal or reflective materials are proposed.

4. Public Health, Safety and Welfare, and 6. Environmental Impact: The following table identifies the evidence which supports finding that the proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	Proposed development will not be detrimental to the public health, safety and welfare or materially injurious to properties or improvements in the vicinity.	No detrimental effects to public health, safety and welfare have been identified. There is no evidence that the proposed development will be detrimental to property values in the vicinity nor pose any kind of public health hazard.
CEQA Guidelines	Categorically exempt from State environmental review.	The project is categorically exempt from environmental review pursuant to Section 15303(a), New construction/Conversion of Small Structures, of the guidelines for the implementation for CEQA.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element, except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	Consistent and no impact. The parcel is currently planned as Residential Medium Density under the land use designation of the South Coast Area Plan. The proposed project is for the development of a single-family residence on a currently undeveloped lot. The applicant has demonstrated that the site can accommodate multi-family development. The proposed project will not have an adverse effect on the County's housing stock and complies with this policy.

ATTACHMENT 3

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form [in file]
- Plot Plan [attached]
- Elevations [in file]
- Floor plan [in file]
- Alternate Floor Plans demonstrating potential for multi-family conversion [in file]
- R-2 Soils Report [in file]
- Neighborhood Design Survey [in file]
- Current Deed [in file]

ATTACHMENT 4

Referral Agency Comments

Referral Agency	Response	Recommendation
County Building Department	✓	Approval
County Department of Environmental Health	✓	Approval
County Public Works & Land Use	✓	Conditional approval
Supervising Planner	✓	Approval
Cal Fire	✓	Approval
Shelter Cove Resort Improvement District #1		No response
NWIC	✓	Conditional approval
Bear River Band Rancheria		No response