



**COUNTY OF HUMBOLDT**  
**PLANNING AND BUILDING DEPARTMENT**

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

Hearing Date: July 1, 2021

To: John H. Ford, Humboldt County Zoning Administrator

From: Cliff Johnson, Supervising Planner

Subject: **Rajan Coastal Development Permit and Special Permit Modification**  
Case Number: PLN-2020-16420  
Assessor's Parcel Number: 109-292-066  
Shelter Cove area

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Please contact Alyssa Suárez, Planner II, at 268-3703, or by email [asuarez@co.humboldt.ca.us](mailto:asuarez@co.humboldt.ca.us), if you have any questions about the scheduled public hearing item.

## AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	Contact
July 1, 2021	Coastal Development Permit and Special Permit Modification	Alyssa Suárez

**Project:** The proposed project is a Modification to previously approved permits (CDP-37-92/SP-31-92) to authorize the conversion of the second lower floor of a three story single family residence to a separate living space. The unit is identified as an Accessory Dwelling Unit (ADU). The project will also include construction of a 12 foot by 15 foot deck on the north side of the structure with a new stairway to access the street to accommodate the new entrance for the proposed second unit. The second lower floor plan is currently unfinished basement. The project will authorize a 1 bedroom, one bath unit with a kitchen and living room. The project will also authorize the after the fact addition of a bathroom and kitchen to the existing lower floor area, which is connected to the main unit via an existing stairwell. No tree removal is proposed and minimal grading is required to install the new deck. No further development is proposed. The parcel is served community water and sewer from the Resort Improvement District.

**Project Location:** This project is located in the Shelter Cove area, on the west side of Eel Court, approximately 350 feet west from the intersection of Eel Court and Humboldt Loop Road, on the property known as 55 Eel Court.

**Present Plan Land Use Designation:** Residential Medium Density (RM), Density: Range is 8 to 30 units per acre, South Coast Area Plan: Shelter Cove (SCAP), 2017 General Plan, Slope Stability: High Instability (3)

**Present Zoning:** Residential Multi-Family: 30 dwelling units per acre (RM-30), Qualified (Q), Design Review (D)

**Record Number:** PLN-2020-16420

**Assessor's Parcel Number:** 109-292-066

**Applicant:**  
Simy Rajan  
Eel Ct.  
Shelter Cove, Ca 95589

**Owner(s):**  
Same as applicant

**Agent:**  
Jonathan Burke  
578 Hillside Dr.  
Shelter Cove, CA 95589

**Environmental Review:** The project is exempt from environmental review pursuant to Categorical Exemption Section 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

**Major Issues:** None

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

## Rajan Coastal Development Permit and Special Permit Modification

Record Number: PLN-2020-16420

Assessor's Parcel Number: 109-292-066

### 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 part of the consent agenda:

*Find that the Zoning Administrator has considered project as Categorically Exempt from environmental pursuant to Section 15302 and 15303 of the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Rajan Coastal Development Permit and Special Permit Modification as recommended by staff subject to the recommended conditions.*

**Executive Summary:** The proposed project is a Modification to previously approved permits (CDP-37-92/SP-31-92) to authorize the conversion of the second lower floor of a three story single family residence to a separate living space. The unit is identified as an Accessory Dwelling Unit (ADU). The project will also include construction of a 12 foot by 15 foot deck on the north side of the structure with a new stairway to access the street to accommodate the new entrance for the proposed second unit. The second lower floor plan is currently unfinished basement. The project will authorize a 1 bedroom, one bath unit with a kitchen and living room. The project will also authorize the after the fact addition of a bathroom and kitchen to the existing lower floor area, which is connected to the main unit via an existing stairwell. No tree removal is proposed and minimal grading is required to install the new deck. No further development is proposed. The parcel is served community water and sewer from the Resort Improvement District.

The project is located in the Shelter Cove area, on the west side of Eel Court, approximately 350 feet west from the intersection of Eel Court and Humboldt Loop Road, on the property known as 55 Eel Court. The parcel is zoned Residential Multi-Family, 30 dwelling units per acre (RM-30). The parcel has a Design Review (D) combining zone and a Special Permit modification is included in this project. The parcel is designated Residential Medium Density in the South Coastal Area Plan (SCAP). The parcel is developed with an existing 3,350 square foot single family residence that was authorized under CDP-37-92/ CUP-20-92/SP-31-92. The parcel is located within the Appeals Jurisdiction of the California Coastal Commission and therefore requires a public hearing.

The project is consistent with the South Coast Area Plan (SCAP) for the following reasons: 1) the proposed 1-bedroom 1-bath unit is allowed in the Residential Medium Density (RM) land use designation and is a principally permitted use in the Residential Multi-Family (RM-30) Zone; 2) the proposed development complies with applicable development standards of the zone, 3) All referral agencies have recommended approval of the project, and 4) There is no evidence that the proposed development will negatively impact the environment. The Department believes that the project may be found Categorically Exempt from environmental review pursuant to 15301 – Existing facilities and 15303(a) - New Construction or Conversion of Small Structures of the CEQA Guidelines, because the project is for the construction of a separate residential unit within an existing residence in a multi-family zone, after the fact addition of a kitchen and restroom to an existing residence, and construction of a new deck on the existing structure.

**Staff Recommendations:** Based upon the on-site inspection, a review of Planning Division reference sources, and comments from all involved 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 and Special Permit Modification.

**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 permit if you are 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 21-  
Record Number PLN-2020-16420  
Assessor's Parcel Number: 109-292-066**

**Resolution by the Zoning Administrator of the County of Humboldt certifying compliance with the California Environmental Quality Act and conditionally approving the Rajan Coastal Development Permit and Special Permit Modification.**

**WHEREAS**, Simy Rajan, submitted an application and evidence in support of approving the Coastal Development Permit and Special Permit Modification; and

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

**WHEREAS**, the project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) 15303 (New Construction or Conversion of Small Structures) of the CEQA guidelines; 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 project (Case Number: PLN-2020-16420); and

**WHEREAS**, the Humboldt County Zoning Administrator held a duly noticed public hearing on July 1, 2021, and reviewed, considered, and discussed the application for the Modification reviewed and considered all evidence and testimony presented at the hearing.

**Now, THEREFORE BE IT RESOLVED**, that the Zoning Administrator makes all of the following findings:

- 1. FINDING:**                      **Project Description:** The proposed project is a Modification to previously approved permits (CDP-37-92/SP-31-92) to authorize the conversion of the second lower floor of a three story single family residence to a separate living space. The unit is identified as an Accessory Dwelling Unit (ADU). The project will also include construction of a 12 foot by 15 foot deck on the north side of the structure with a new stairway to access the street to accommodate the new entrance for the proposed second unit. The second lower floor plan is currently unfinished basement. The project will authorize a 1 bedroom, one bath unit with a kitchen and living room. The project will also authorize the after the fact addition of a bathroom and kitchen to the existing lower floor area, which is connected to the main unit via an existing stairwell. No tree removal is proposed and minimal grading is required to install the new deck. No further development is proposed. The parcel is served community water and sewer from the Resort Improvement District.

**EVIDENCE:**                      a) Project File: PLN-2020-16420

- 2. FINDING:**                      **CEQA.** The requirements of the California Environmental Quality Act have been complied with. The Humboldt County Zoning Administrator has considered the project to be exempt from environmental review pursuant to Section 15301 and 15303 of the CEQA guidelines.

**EVIDENCE:**                      a) The project is Categorically Exempt from environmental review pursuant to 15301 – Existing Facilities and 15303(a) - New Construction or Conversion

of Small Structures of the CEQA Guidelines, because the project is for the conversion of an unfinished basement of an existing single family residence to a separate living space, and construction of a new deck.

### 3. FINDING

The project, as conditioned, is consistent with the development policies of the South Coast Area Plan (SCAP) and County General Plan.

#### EVIDENCE

- a) The purpose of the Residential Medium Density (RM-30) land use designation is to make efficient use of available land for residential purposes. The conversion of the unfinished floor space will create separate living unit within an existing single-family residence. The project is consistent with the RM-30 land use.
- b) The project complies with the County's Housing Element as it will add one additional unit to the County's Housing Inventory.
- c) The parcel is located within a high geologic slope area, due to its location along a coastal bluff. A Soils Report was prepared for the original structure and associated with the original permit (CDP 37-92/SP-31-92). The Building Inspection Division is processing the building permit for the CDP concurrently. The parcel is not within a designated flood area. The majority of the parcel is located within a high fire hazard severity area, and within the States Responsibility Area (SRA) for fire response. Due to the small parcel size, the project is subject to the Small Parcels Exception and subject to zone setbacks. Because the proposed conversion and deck would be built entirely within/attached to an existing residence, the project is not anticipated to result in an increase of hazards.
- d) According to the California Natural Diversity Database (CNDDDB), there are several reported rare species that may occur within the vicinity of the project area. Given the majority of the lot is developed, and the conversion would not extend into undeveloped areas, it is highly unlikely these species will be affected by the proposal. There are no wetlands, streams, or riparian areas near the project area. The project was referred to the Coastal Commission and CDFW. No responses were returned. The project is consistent with the Natural Resource policies identified in the SCAP.
- e) The parcel is not within a designated Coastal Scenic Area. The development, as proposed is not expected to have any negative impacts on the visual quality of the area, given the majority of the work is interior and has been completed. The deck and stairwell will be similar in design to the existing deck on the west side of the residence. No threats to visual resources are anticipated. The project is consistent with the physical scale and visual compatibility of the neighborhood. Exterior lighting will be shielded so that it is not directed beyond the boundaries of the property. This has been added as a condition of approval. No timber harvest or related activities are proposed. The project is consistent with the Visual Resources policies in the SCAP.
- f) The project was referred to the Northwest Information Center and Bear River Rancheria. The NWIC recommended consult with local tribes, though no responses were received. Accordingly, the standard inadvertent archaeological discovery protocol has been added to the Conditions of Approval.

- 4. FINDING** The proposed development is consistent with the purposes of the existing RM-30/D zone in which the site is located.
- EVIDENCE**
- a) The project is principally permitted in the RM Zone, and will authorize a separate living space in an existing single-family residence where utilities (water and sewer) are currently provided.
  - b) The project complies with all development standards including setbacks, 35-foot height limits, off-street parking, and lot coverage.
  - c) The project is consistent with the Design Review Standards as follows:  
The proposed work would not be incompatible with the existing neighborhood; nor would the project alter natural landforms as the work will be constructed within/attached to an existing residence. All new exterior lighting is required to be shielded within the existing boundaries of the project site. No landscaping is proposed as part of the project. Any disturbed areas will be required to be reseeded. No tree removal or vegetation is required to facilitate the proposed work. Existing underground utilities include water and sewer connections. All setbacks are met or exceeded. No off-premise signs are proposed. The existing residence is approximately 37 feet wide. Foundations must meet UBC requirements for seismic zone IV, and is a requirement of the Building Permit. No additional eaves are proposed. The exterior walls of the residence are ship lap siding, and painted yellow.
- 5. FINDING** The proposed project conforms with all applicable standards and requirements of these regulations.
- EVIDENCE**
- a) The project is an allowed use type in all zoning districts.
  - b) The subject parcel has been determined to be one legal parcel (lot 31 of Block 148) as shown on Recorded Map recorded in Book 14 of Maps page 84.
- 6. FINDING** The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
- EVIDENCE**
- a) The project would involve minimal ground disturbance to install the new stairwell and deck. The conversion of the basement and after the fact work will not require ground disturbing activities. There is no evidence the work would be detrimental to the public health, safety, or welfare.
- 7. FINDING** 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.
- EVIDENCE**
- a) The parcel is developed with an existing single-family residence. The proposed project would create a separate living unit within the existing structure, and authorize after the fact development. The project is consistent with the Housing Element.

## DECISION

**NOW, THEREFORE,** based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

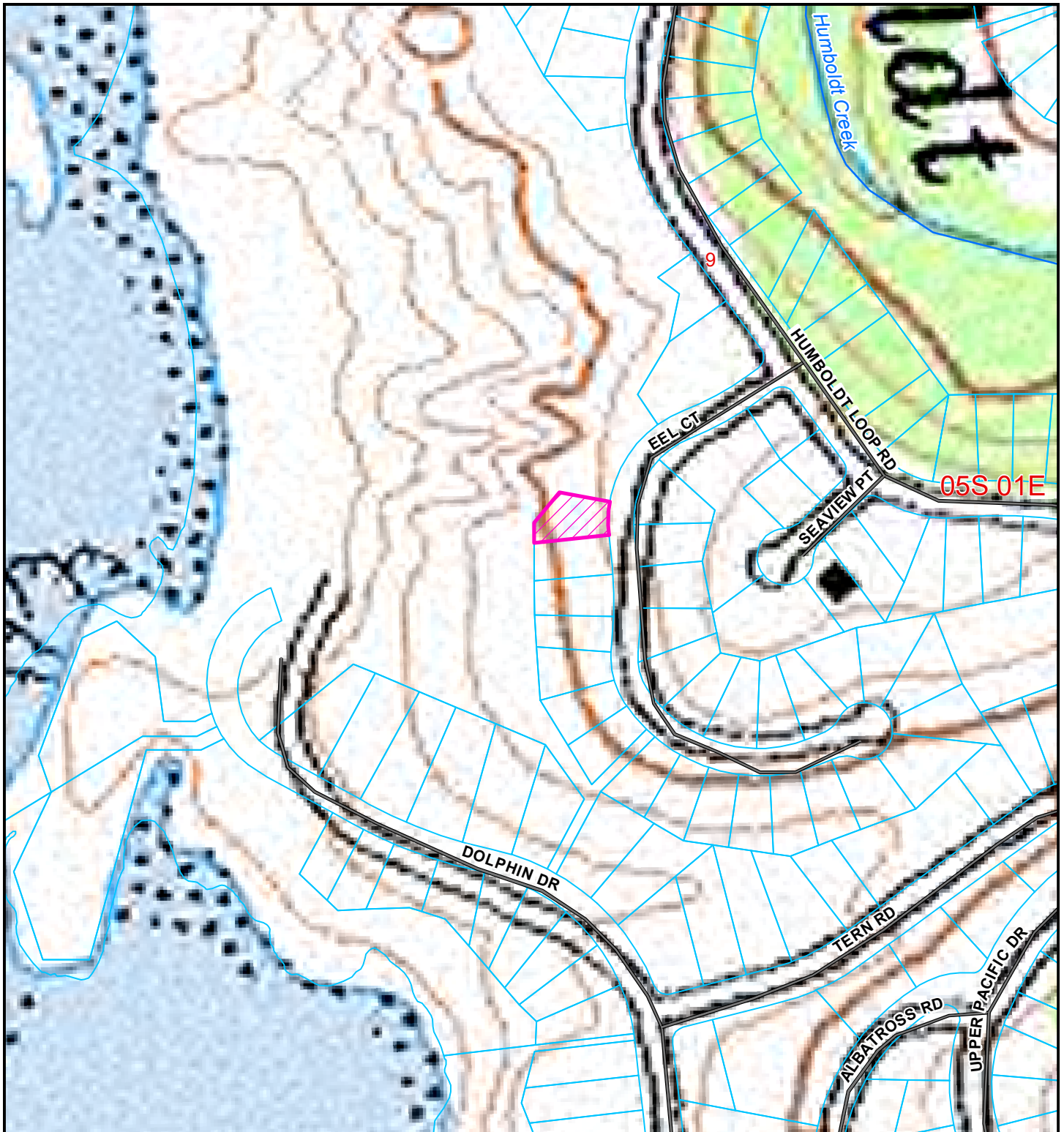
- Adopt the findings set forth in this resolution; and
- Conditionally approves the Coastal Development Permit and Special Permit Modification based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on July 1, 2021.

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.

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John H. Ford, Zoning Administrator,  
Planning and Building Department



# TOPO MAP

PROPOSED RAJAN  
MODIFICATION  
SHELTER COVE AREA  
PLN-2020-16420  
APN: 109-292-066


T05S R01E S09 HB&M (Shelter Cove)

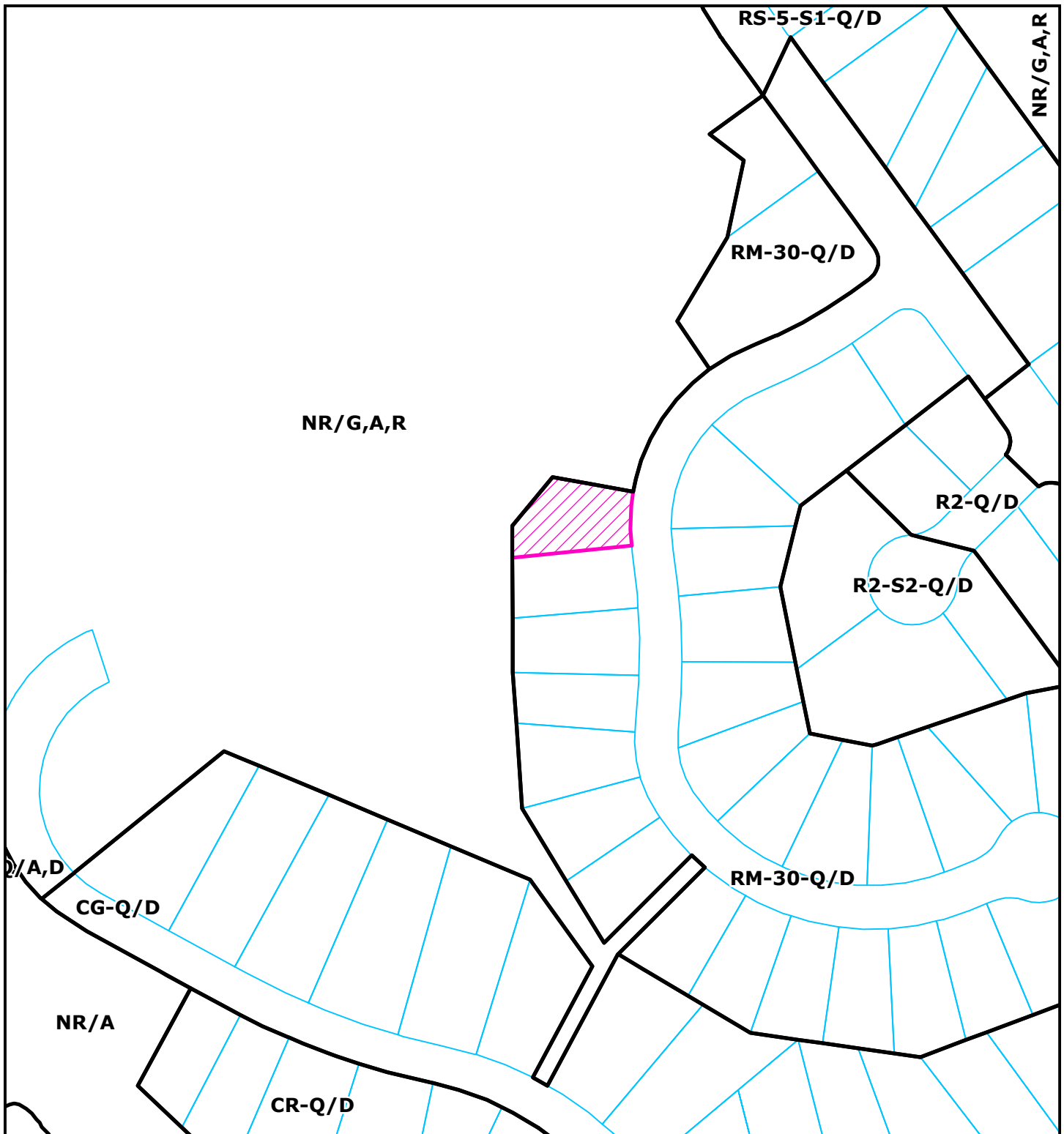
Project Area = 

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 50 100 150 200 250  
 Feet



## ZONING MAP

**PROPOSED RAJAN  
MODIFICATION  
SHELTER COVE AREA  
PLN-2020-16420**

**APN: 109-292-066**

**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 50 100 150  
Feet



# **AERIAL MAP**

**PROPOSED RAJAN  
MODIFICATION  
SHELTER COVE AREA  
PLN-2020-16420**

**APN: 109-292-066**

**T05S R01E S09 HB&M (Shelter Cove)**

**Project Area =**



**Coastal Zone Boundary**

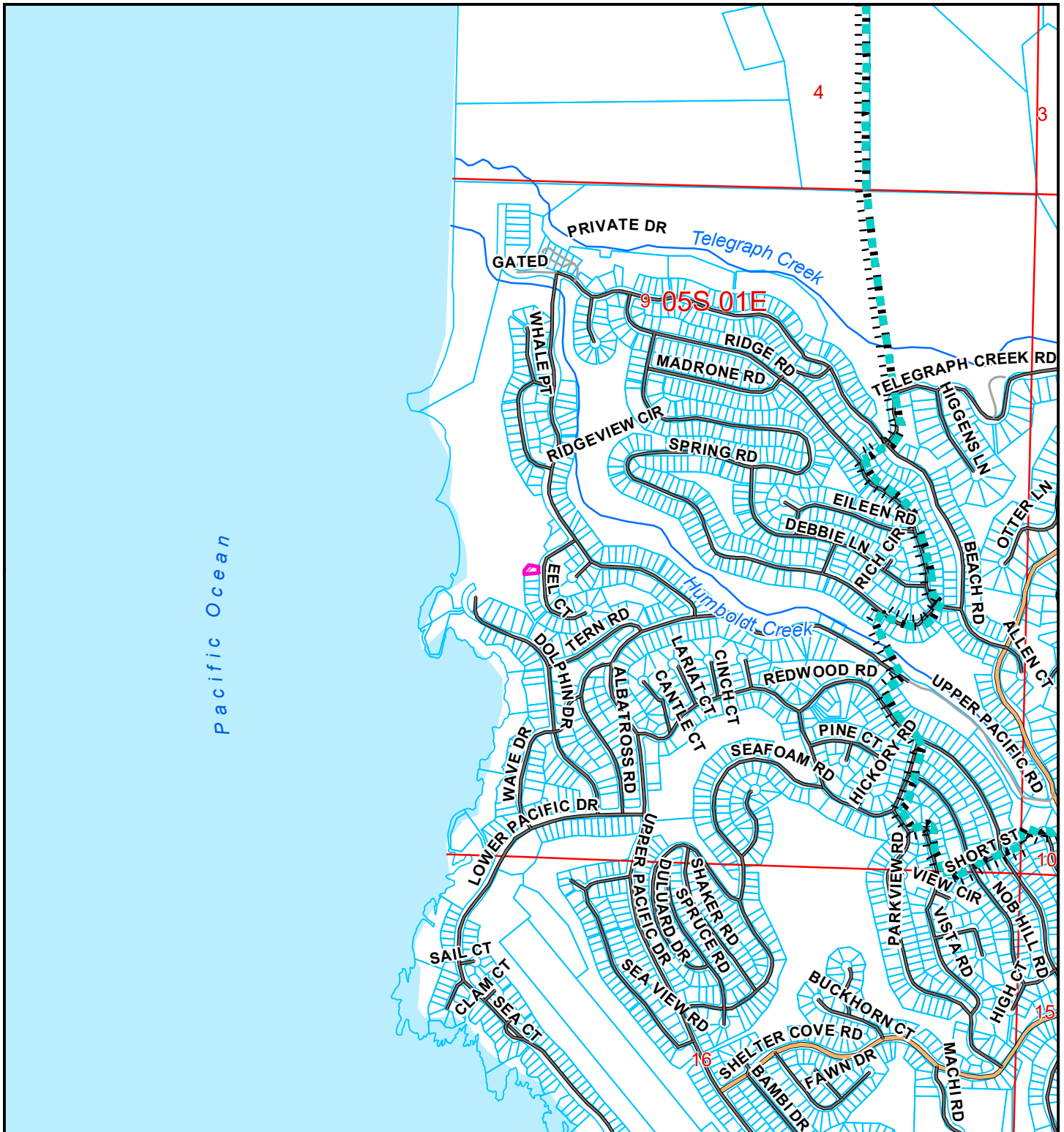


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 10 20 30 40 50  
Feet





## LOCATION MAP


**PROPOSED RAJAN  
MODIFICATION  
SHELTER COVE AREA  
PLN-2020-16420  
APN: 109-292-066**

**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 1,000 250  
 Feet



Assessor's Map Bk. 109, Pg. 29  
County of Humboldt, CA.

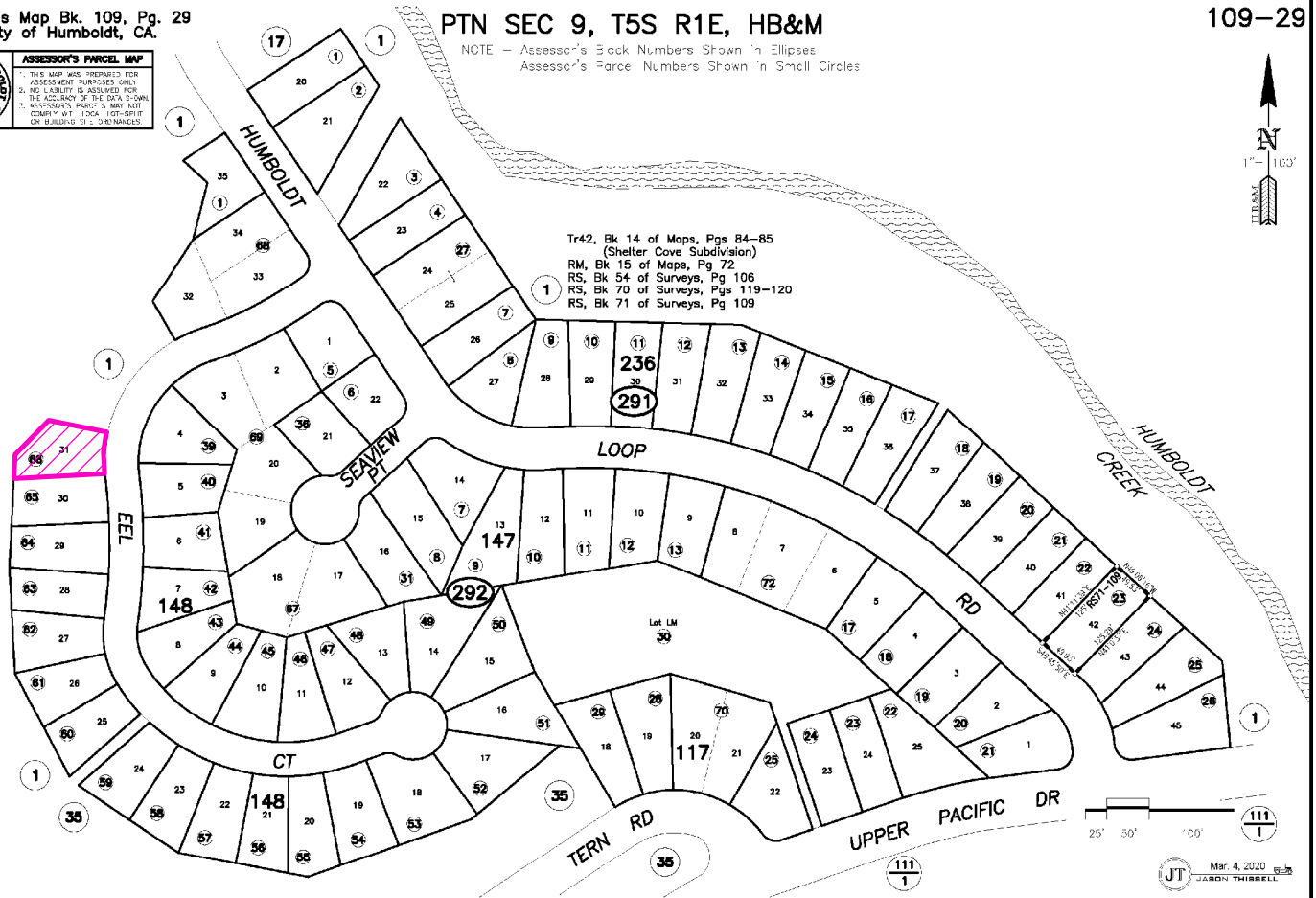
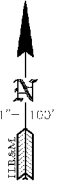


**ASSESSOR'S PARCEL MAP**  
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.  
NO LIABILITY IS ASSURED FOR  
THE ACCURACY OF THE DATA SHOWN.  
ASSESSOR'S PARCEL MAPS MAY NOT  
COMPLY WITH LOCAL LOT-SPLIT  
OR BUILDING SET-BACK ORDINANCES.

PTN SEC 9, T5S R1E, HB&M

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

109-29



## ASSESSOR PARCEL MAP

**PROPOSED RAJAN  
MODIFICATION  
SHELTER COVE AREA  
PLN-2020-16420**

Project Area = 

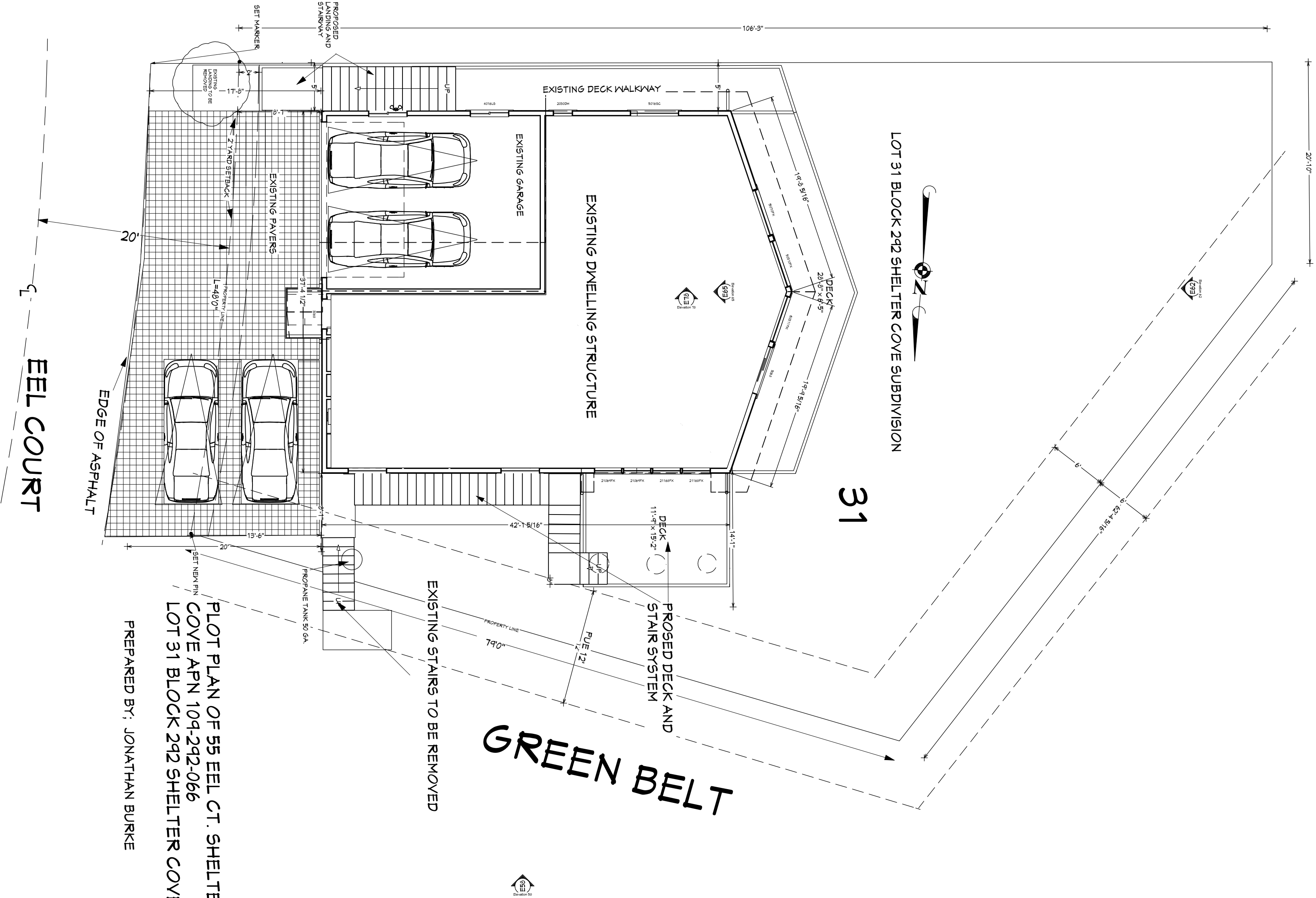
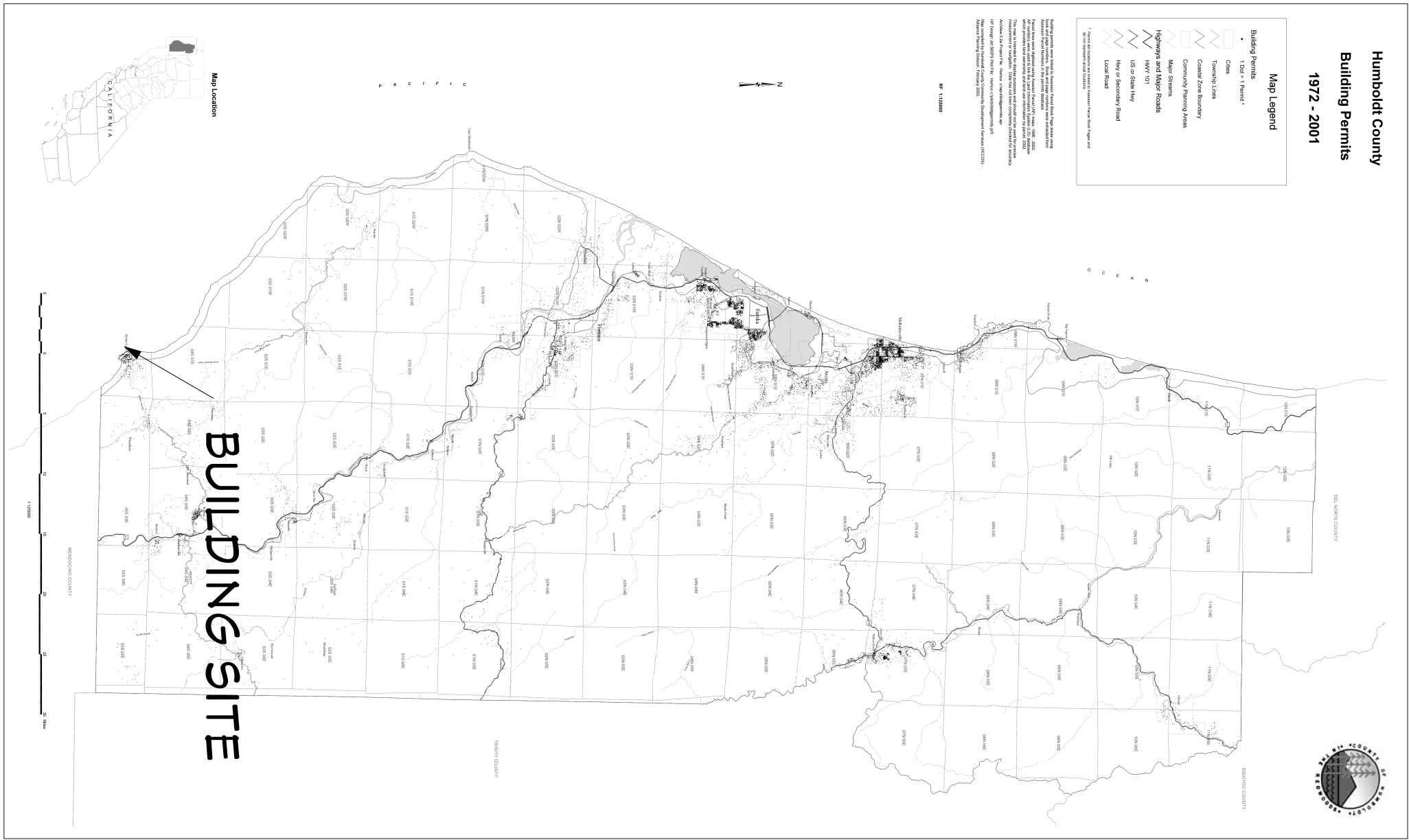
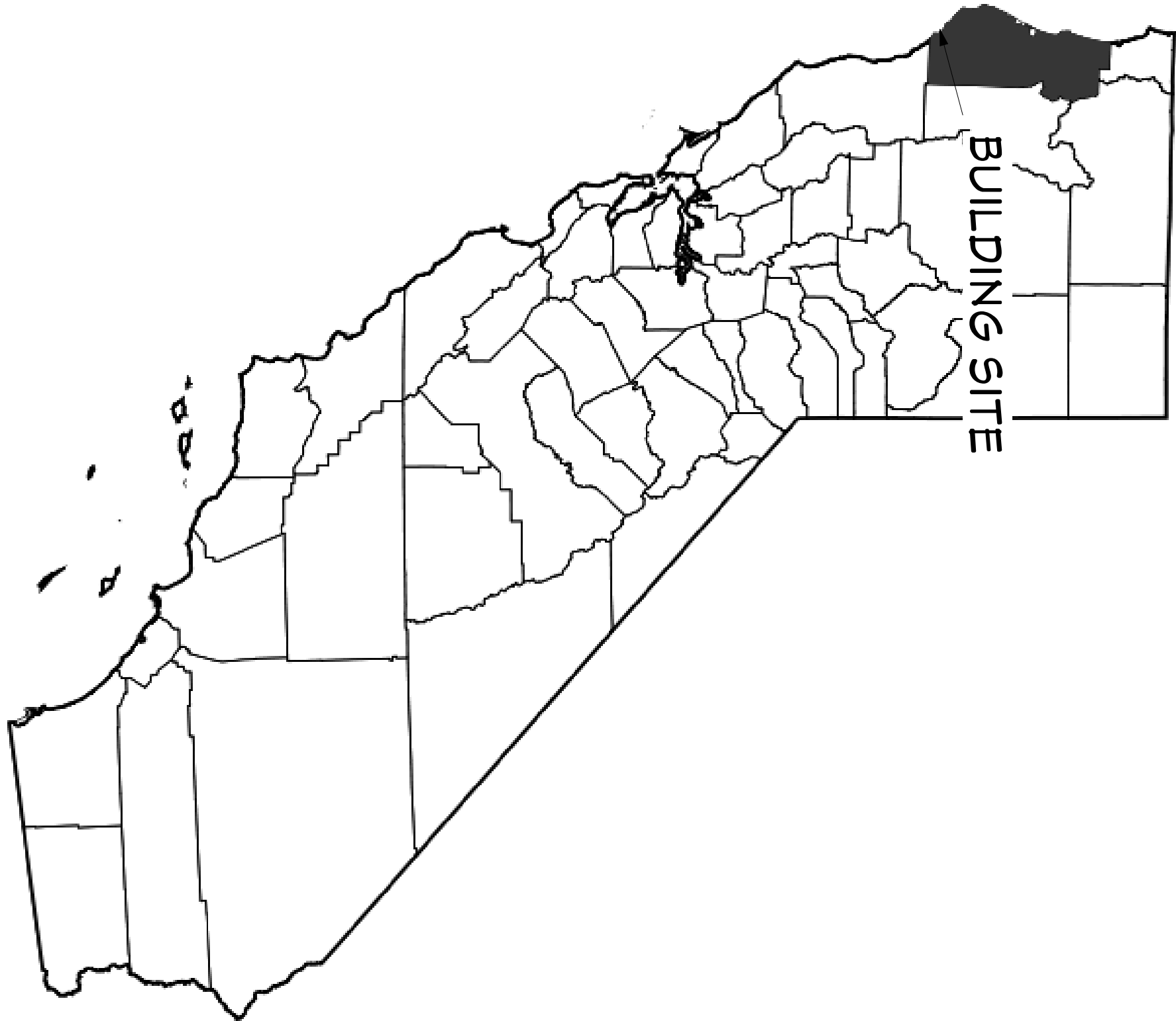
Coastal Zone Boundary 

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.

**APN: 109-292-066  
T05S R01E S09 HB&M (Shelter Cove)**

**MAP NOT TO SCALE**

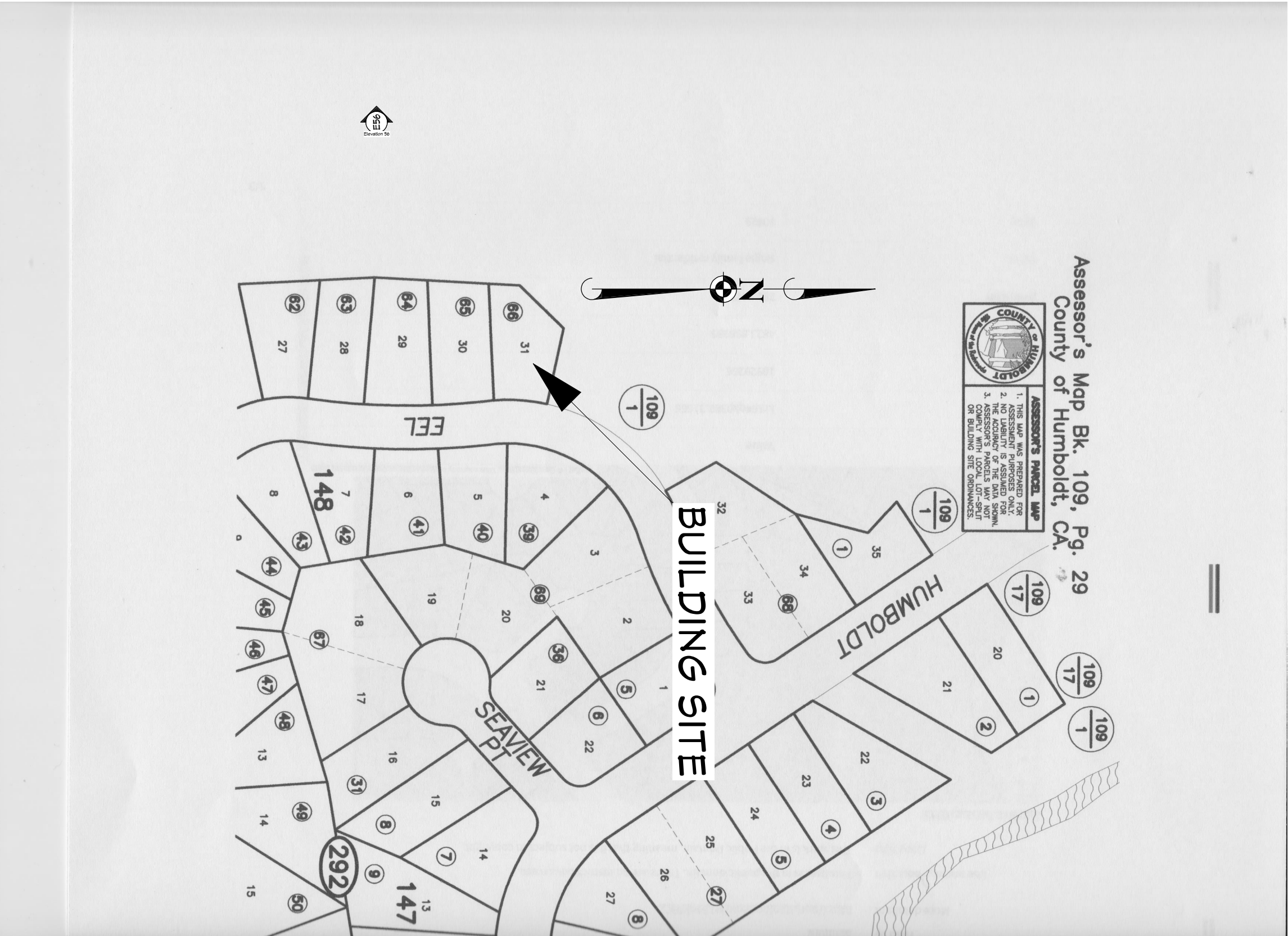




PLOT PLAN SCALE: 1/8"=1'0"

EDGE OF ASPHALT

3rd Floor



PROPOSED ADDITION AT 55 EEL COURT SHELTER COVE, CA. 95584-8940 APN 109-292-066-000

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FOR: SIMY RAJAN 55 EEL CT. SHELTER COVE, CA 95584 APN. 109-292-066-000 PHONE:(707) 358-0450

DRAWINGS PROVIDED BY: JONATHAN BURKE 79 RIDGE RD. SHELTER COVE, CA 95584-8941 PHONE: (707) 986-1109 EMAIL:architect.burke@gmail.com

DATE:

12/15/2020

SCALE:

SHEET:

10 OF 10

## **ATTACHMENT 1**

### **RECOMMENDED CONDITIONS OF APPROVAL**

#### **APPROVAL OF THE COASTAL DEVELOPMENT PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE WORK IS INITIATED:**

##### **A. General Conditions**

1. The applicant shall comply with the recommendations identified in the Public Works Department memo dated November 9, 2020, detailing the following:
  - a. Owner shall remove encroachment out of the County right-of-way.
  - b. All parking must be developed on site or applicant must construct a parking lane along the County road in a manner approved by this Department.
  - c. Site visibility must be maintained at the driveway entrance.
2. The applicant is responsible for receiving all necessary permits and/or approvals from state and local agencies.
3. 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

##### **B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:**

1. 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 commence may be extended as provided by Section 312-11.3 of the Humboldt County Code.

##### **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, groundstone 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

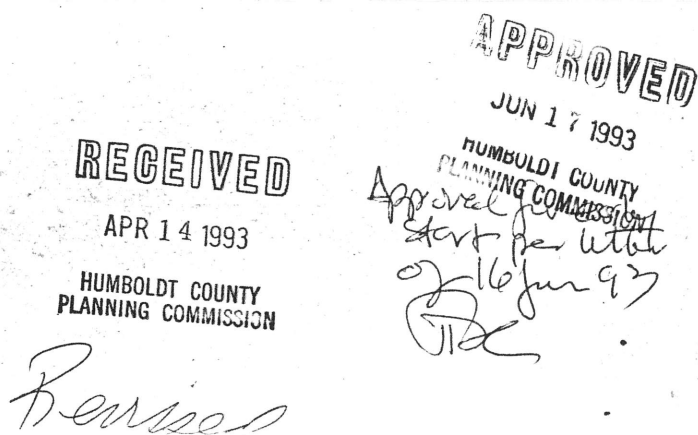
The applicant is ultimately responsible for ensuring compliance with this condition.

**ATTACHMENT 2**  
**APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS**

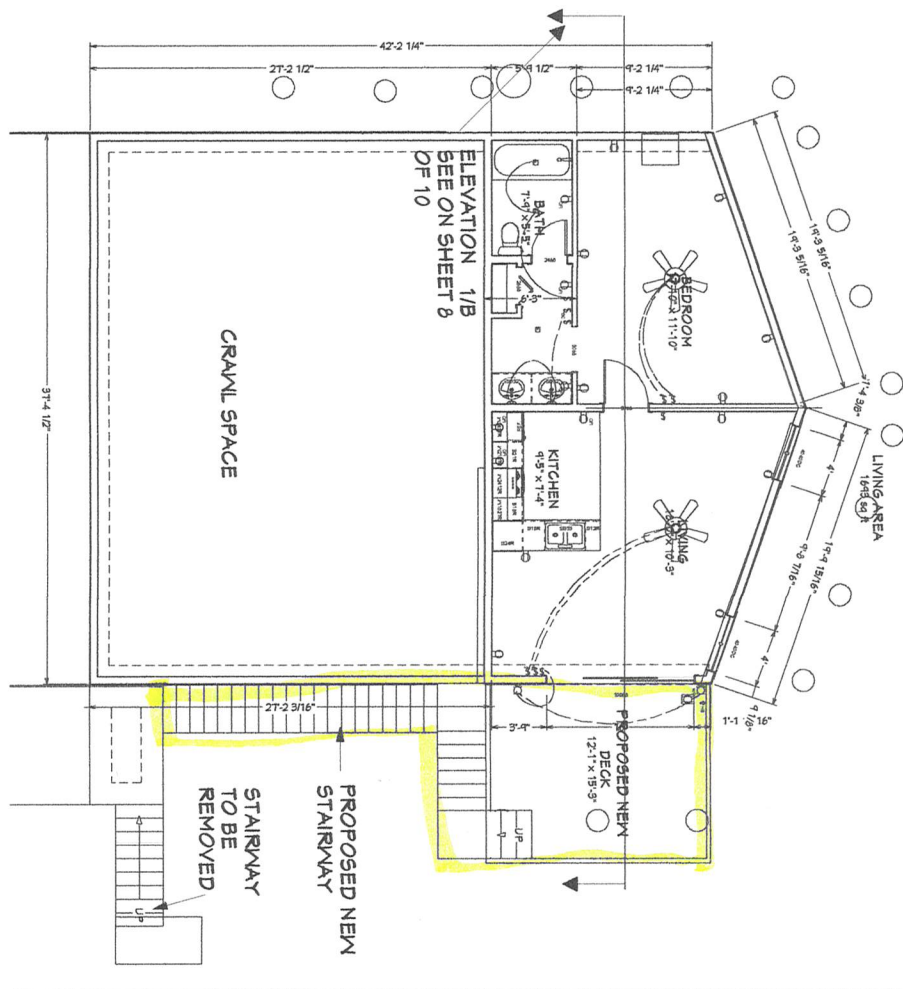
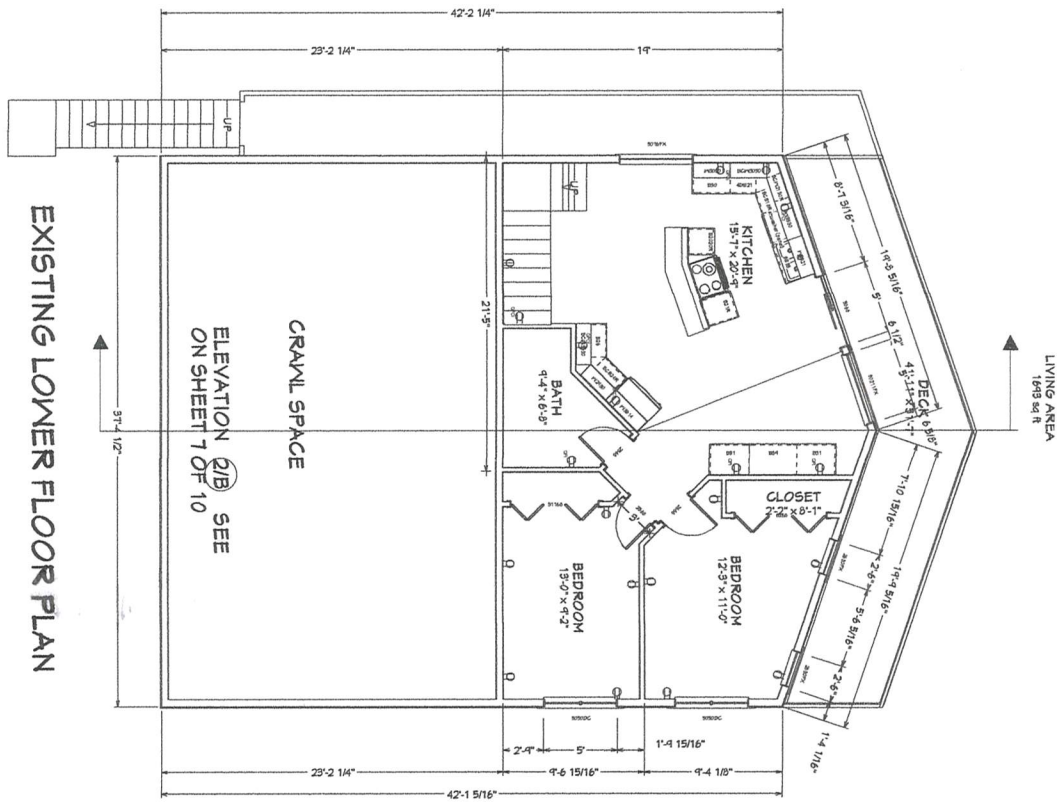
Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division.

1. Application form (Application form on file)
2. Plot Plan (Attached)
3. Floor Plans and Architectural Elevations (Attached)
4. Grant Deed (On file)









PROPOSED ADDITION AT 55 EEL COURT SHELTER COVE, CA. 95584-8940

2 OF 10

SHEET:

1/4" = 1'0"

SCALE:

3/6/2020

DATE:

DRAWINGS PROVIDED BY:

FOR: SHY RAJAN 55 EEL CT.

SHELTER COVE, CA 95584

APN: 109-242-066-000

PHONE: (707) 955-0450

MAIL: architectburke@gmail.com

DATE: July 1, 2021

REVISION TABLE

NUMBER DATE REVISION DESCRIPTION

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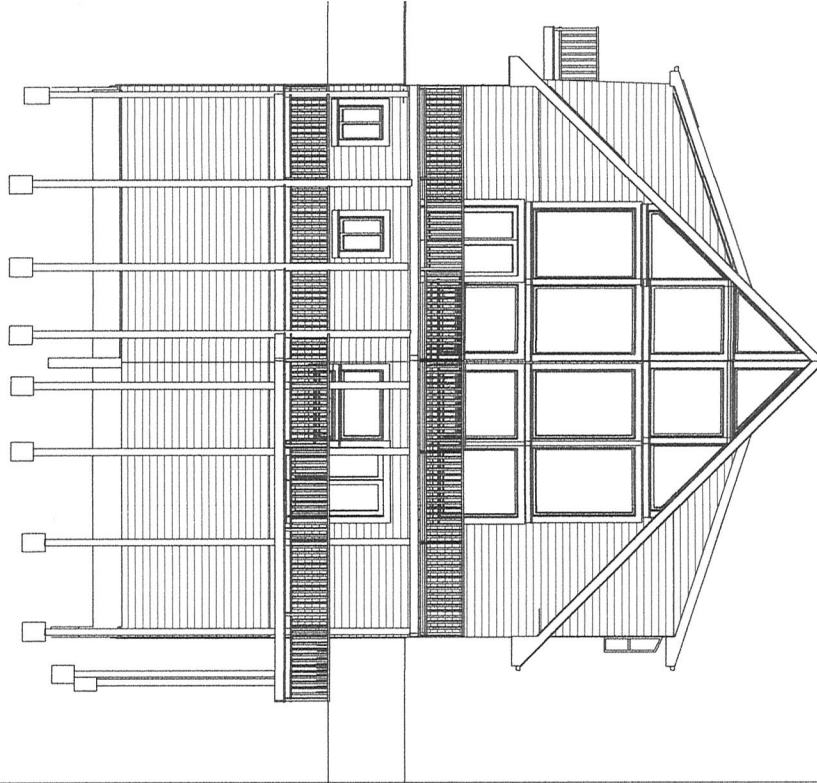
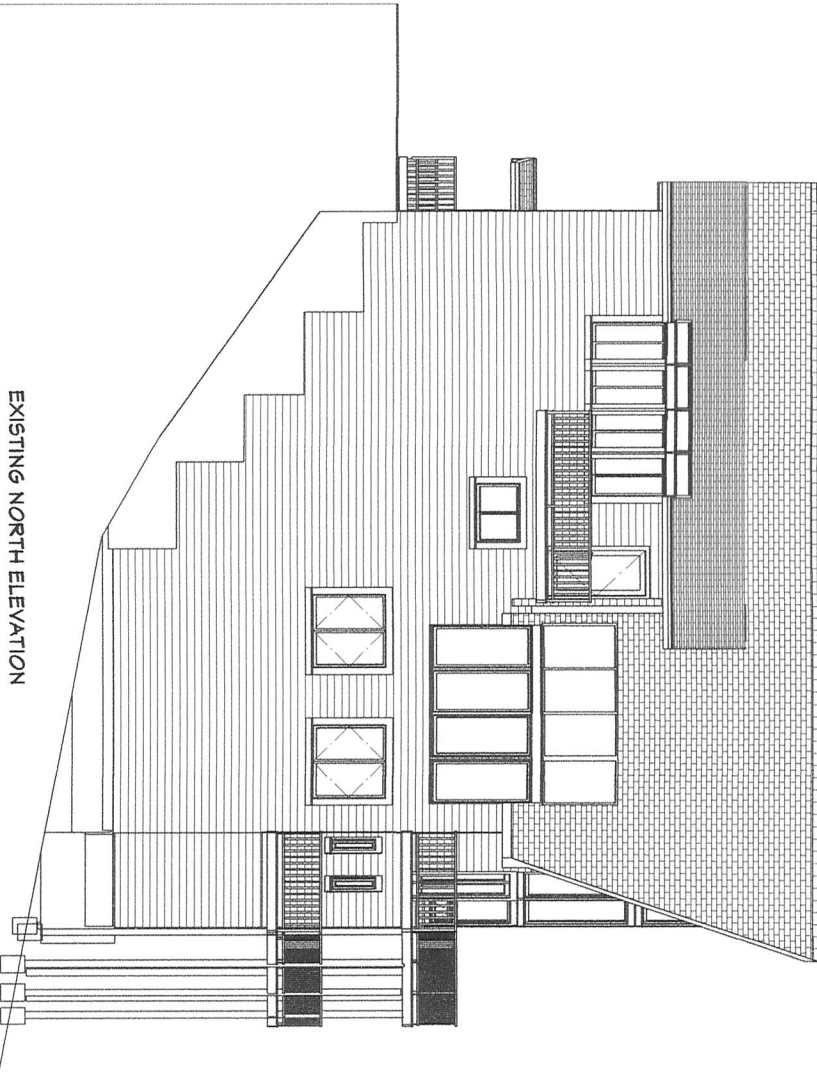
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EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

PROPOSED ADDITION AT 55 EEL COURT SHELTER COVE, CA 95584-8940

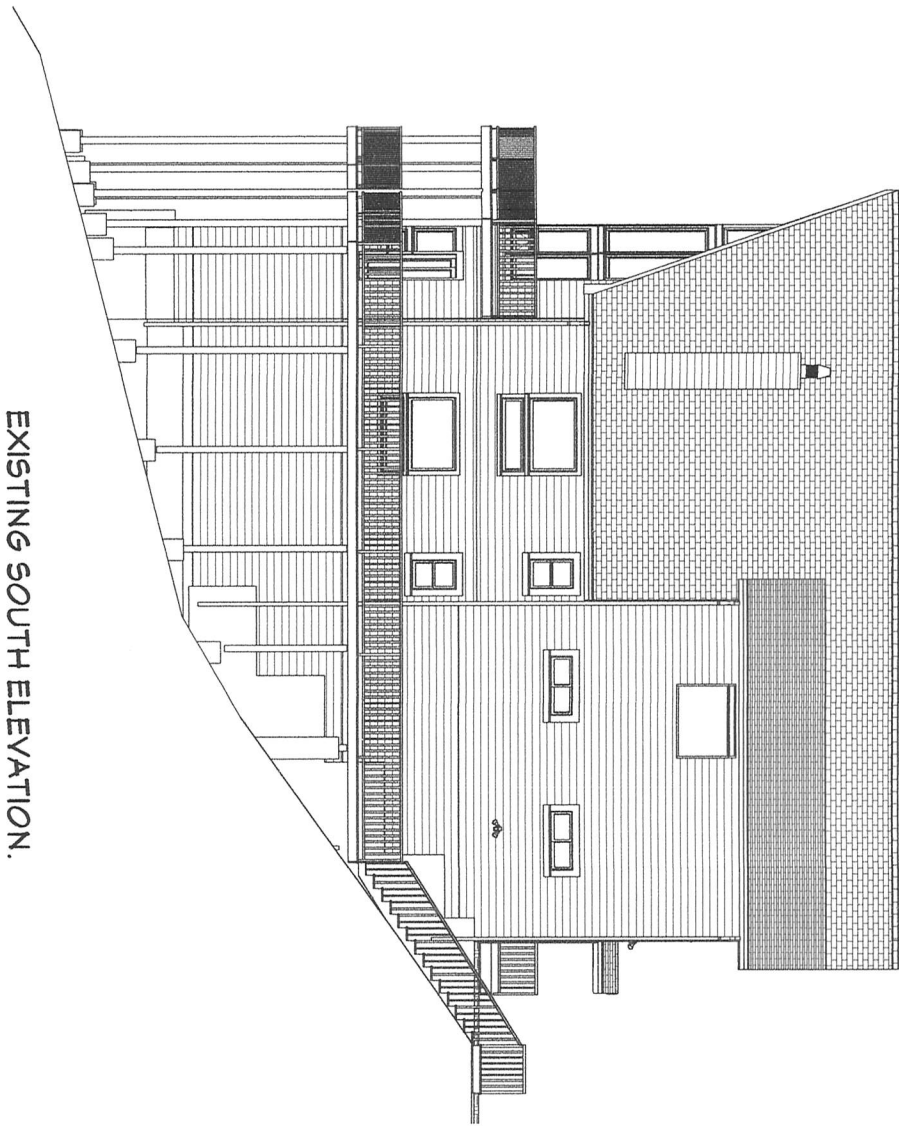
Elevation 56

Elevation 59

3 OF 10	DATE: 3/6/2020	SCALE: 1/4" = 1'-0"	PROJECT: 2020-018-020-Rajan	DRAWINGS PROVIDED BY: NATHAN BURKE 14 RIDGE RD. SHELTER COVE, CA 95584-8941 PHONE: (707) 958-1104 E-MAIL: architect.burke@gmail.com
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FOR: SIMY RAJAN 55 EEL CT. SHELTER COVE, CA 95584-8941 APN: 109-242-066-000 PHONE: (707) 958-0450  
 1, 2021

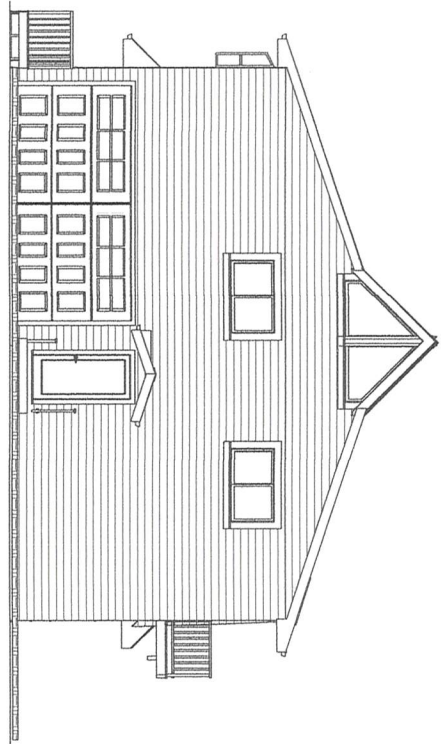
REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION



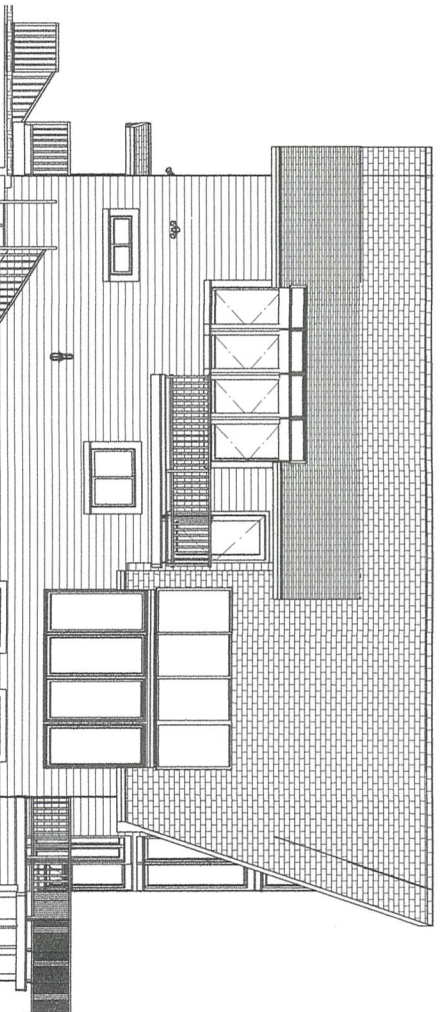
EXISTING SOUTH ELEVATION.

PROPOSED ADDITION AT 55 EEL COURT SHELTER COVE, CA. 95589-8940

Elevation 63

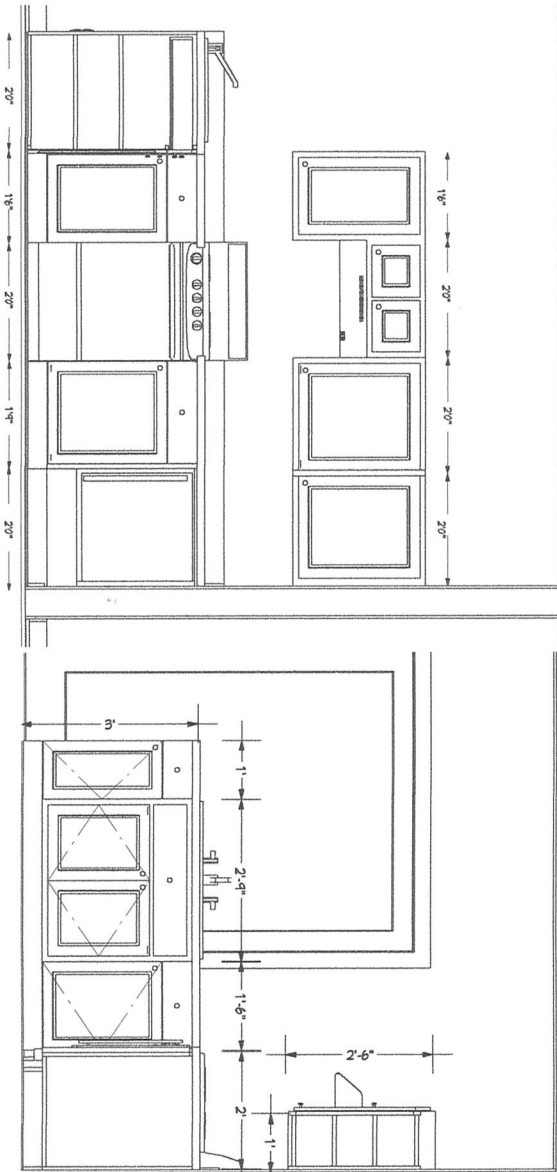


EXISTING EAST ELEVATION



PROPOSED NORTH ELEVATION

SIMPSON CBQ66 FASTEN AS  
PER SIMPSON CATALOG  
EA.POST

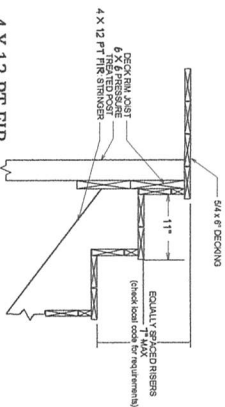


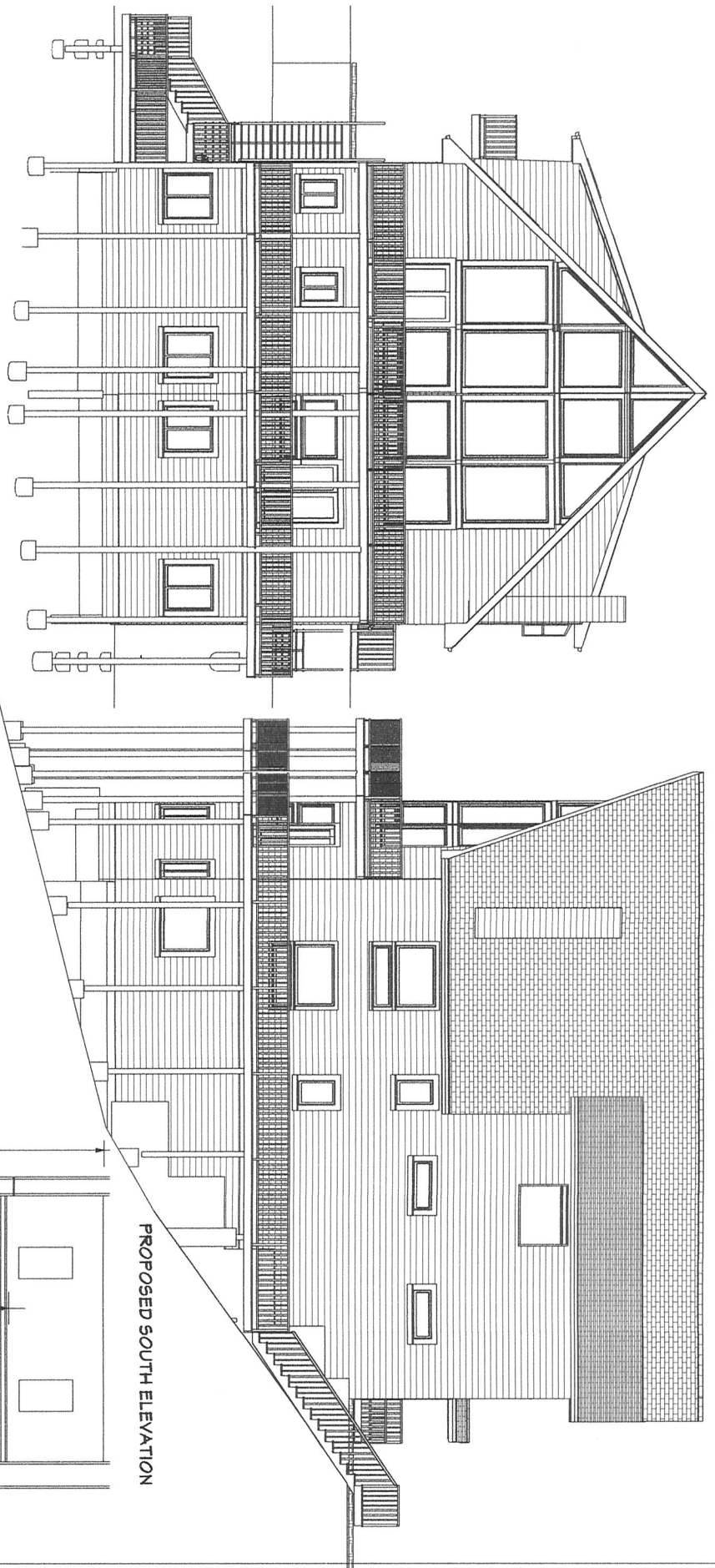
PROPOSED KITCHEN CABINET LAYOUT 1"=10"

Elevation 62

PROPOSED ADDITION AT 55 EEL COURT SHELTER COVE, CA 95564-8940

4 X 12 PT FIR  
Exterior Wood Stair  
(Print at 1"=1')





PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED ADDITION AT 55 EEL COURT SHELTER COVE, CA 95504-8940

PROPOSED BATHROOM CABINETS SCALE: 1"=10"

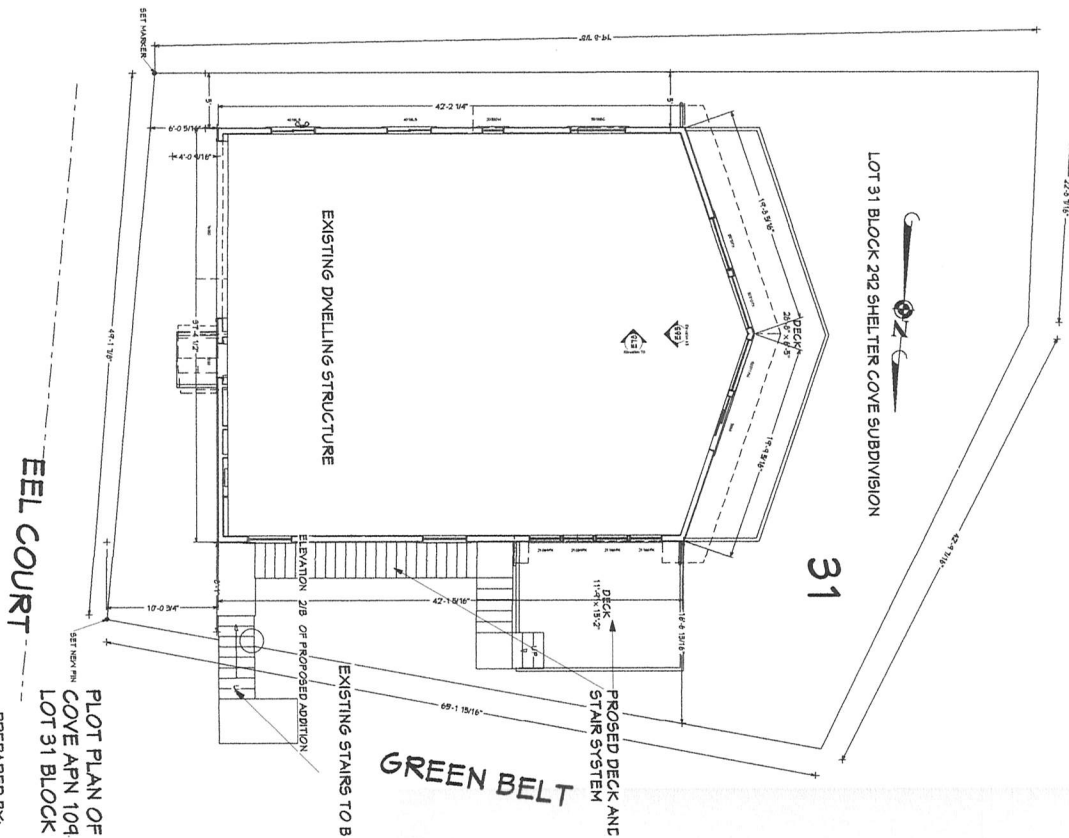
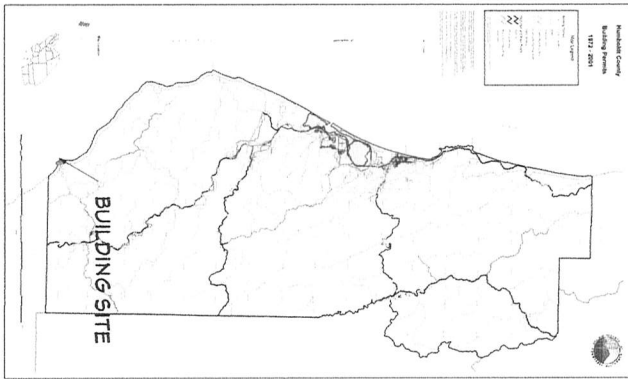
**ELECTRICAL, DATA & AUDIO NOTES:**  
 1. ALL ELECTRICAL, DATA & AUDIO WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL DATA & AUDIO CODE (NDAAC).  
 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH BATHROOM. SMOKE DETECTORS SHALL BE INTERCONNECTED TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTOR BATTERIES SHALL BE INSTALLED IN EACH BATHROOM.  
 3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO INSTALLATION.  
 4. FINAL SWITCHES FOR TIERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.  
 5. FIXTURES TO BE SELECTED BY HOME OWNER.  
**Audio:**  
 1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL.  
 2. AUDIO SYSTEM SHALL BE APPROVED BY HOME OWNER.  
 3. LOCATE JACKS AS INDICATED IN THE PLAN. INSTALL DATA/CABLE PANEL, SIMILAR TO "ON" SYSTEM TO BE APPROVED BY HOME OWNER.  
**DATA & CABLE:**  
 1. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.

DRAWINGS PROVIDED BY:  
 NATHAN BURKE 14 RIDGE RD.  
 SHELTER COVE, CA 95504-8941  
 PHONE: (707) 556-1101 E-MAIL:  
 architect.burke@gmail.com

FOR: SIMY RAJAN 55 EEL CT.  
 SHELTER COVE, CA 95504-8941  
 APN: 109-242-066-000  
 PHONE: (707) 356-0450

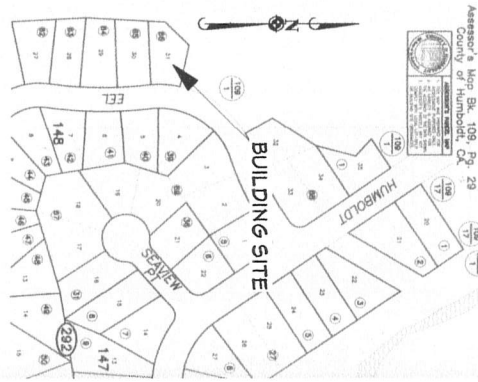
REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION





PLOT PLAN OF  
COVE APN 104  
LOT 31 BLOCK

PROPOSED ADDITION AT 55 EEL COURT SHELTER COVE, CA 95584-8440 APN 104-292-066-000



Assessor's Map Bk. 108, Pg. 29  
County of Humboldt, CA

10 OF 10

SHEET:

DATE:

3/1/2020

SCALE:

1" = 20'

DRAWINGS PROVIDED BY:

JONATHAN BURKE TR RIDGE RD.  
SHELTER COVE, CA 95584-8441  
PHONE: (707) 955-1104  
EMAIL: architect.burke@gmail.com

FOR: SIMY RAJAN 55 EEL CT  
SHELTER COVE, CA 95584-8440  
APN: 104-292-066-000  
PHONE: (707) 355-0450

REVISION TABLE			
NUMBER	DATE	REVISOR	DESCRIPTION

**ATTACHMENT 3**  
**Referral Agency Comments and Recommendations**

The project was referred to the following agencies for review and comment. Those agencies that provided written comments are checked off.

<b>Referral Agency</b>	<b>Response</b>	<b>Recommendation</b>	<b>On File</b>
County DPW, Land Use Division	✓	Conditional Approval	✓
Building Inspection Division			
Division of Environmental Health	✓	Approval	✓
Resort Improvement District #1			
Bear River Rancheria			
California Coastal Commission			
County Counsel			
CDFW			

**ATTACHMENT 4**  
**Public Works Memo**



DEPARTMENT OF PUBLIC WORKS  
**C O U N T Y   O F   H U M B O L D T**

MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579  
AREA CODE 707

ON-LINE  
WEB: CO.HUMBOLDT.CA.US

PUBLIC WORKS BUILDING  
SECOND & L ST., EUREKA  
FAX 445-7409

CLARK COMPLEX  
HARRIS & H ST., EUREKA  
FAX 445-7388

ADMINISTRATION	445-7491	NATURAL RESOURCES	445-7741
BUSINESS	445-7652	NATURAL RESOURCES PLANNING	267-9540
ENGINEERING	445-7377	PARKS	445-7651
FACILITY MANAGEMENT	445-7493	ROADS	445-7421

LAND USE 445-7205

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**LAND USE DIVISION INTEROFFICE MEMORANDUM**

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TO: Alyssa Suarez, Senior Planner, Planning & Building Department

VIA: Robert W. Bronkall, Deputy Director

FROM: Kenneth Freed, Assistant Engineering 

DATE: 11/09/2020

RE: **RAJAN, APN 109-292-066, PLN-2020-16420-CDP**

**ROAD:** Eel Court (County Road No. 4A057) is paved approximately 22 feet wide within a 40 foot wide public right of way along the frontage of the lot. An encroachment permit is required for the residential driveway and parking lane.

**PLOT PLAN:** The plot plan does not show the existing PUE easement along the north and west property line. The plot plan does not show the 2 foot front yard setback.

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 Eel Court. 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 in the right of way.

It appears that the driveway construction and parking lane were not constructed per the original plot plan. Currently the owner is parking perpendicular in the County right of way which is a vehicle code violation. In addition, owner is parking within the parcel front yard setback (see photo below).

In addition, a stairway landing on the south side of the residence has been constructed within the County road right of way. The photo below shows a wooden lath which represents the property line. Landing encroaches approximately four and half feet (4.5') into the County road right of way.





*Picture 1: Parking in road right of way*



*Picture 2: Stair landing in road right of way*

**The following conditions are recommended:** Our review of this project is limited to what is shown on the submitted plot plan. If other facilities not shown on the plot plan will be constructed, contact this Department immediately for approval before construction. This Department has regulations regarding facilities such as retaining walls, fence site visibility, drainage culverts, and parking lanes within the County right of way. This Department has included general statements for facilities that may not be included on the plot plan.

- (1) Owner shall remove encroachment out of the County road right of way.
- (2) The County road is not constructed to allow on-street parking. All parking must be developed on-site or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or "final" issued for building permit. [reference: County Code section 313-109.1 et seq.]
- (3) Site visibility must be maintained at the driveway entrance. [reference: County Code section 341-1 et seq.]

// END //