



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 10513      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 6/26/2017      **In control:** Planning Commission  
**On agenda:** 7/13/2017      **Final action:** 7/13/2017  
**Title:** Hosford Final Map Subdivision, Lot Line Adjustment and Special Permit  
Case Numbers FMS-16-002, LLA-16-014, SP-16-039  
Assessor Parcel Numbers 018-031-020-000, 018-032-008-000  
2104 and 2072 Redwood Street, Cutten area

A Final Map Subdivision creating 4 parcels and a fifth adjusted by a Lot Line Adjustment (LLA). The parcels will range in size from 6,000 square feet to 11,095 square feet (after LLA). The existing dwelling on proposed Lot 2 will remain. All parcels will be accessed via Redwood Street, a paved County road, which will be significantly improved as a result of this project. Pursuant to Section 325-9 of the Subdivision Regulations the applicant submitted an exception request to remove the requirement to install sidewalks along the property frontage. The Special Permit is required for the removal of five (5) redwood trees and for an exception to the parking requirements for proposed Parcel 4 and Parcel B of the LLA. The area is served by community water and sewer. Note: This subdivision was approved under FMS-05-013, however, that approval has expired.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. FMS 16-002 Staff Report, 2. PC Resolution 17-31\_Hosford\_10513

Date	Ver.	Action By	Action	Result
7/13/2017	1	Planning Commission	approved	Pass

**Hosford Final Map Subdivision, Lot Line Adjustment and Special Permit**

Case Numbers FMS-16-002, LLA-16-014, SP-16-039  
Assessor Parcel Numbers 018-031-020-000, 018-032-008-000  
2104 and 2072 Redwood Street, Cutten area

A Final Map Subdivision creating 4 parcels and a fifth adjusted by a Lot Line Adjustment (LLA). The parcels will range in size from 6,000 square feet to 11,095 square feet (after LLA). The existing dwelling on proposed Lot 2 will remain. All parcels will be accessed via Redwood Street, a paved County road, which will be significantly improved as a result of this project. Pursuant to Section 325-9 of the Subdivision Regulations the applicant submitted an exception request to remove the requirement to install sidewalks along the property frontage. The Special Permit is required for the removal of five (5) redwood trees and for an exception to the parking requirements for proposed Parcel 4 and Parcel B of the LLA. The area is served by community water and sewer. **Note: This subdivision was approved under FMS-05-013, however, that approval has expired.**

Consider the Negative Declaration adopted on October 1, 2009 for the project, make all of the required findings for approval of the Final Map Subdivision, Lot Line Adjustment and Special Permit, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Hosford Construction project subject to the recommended conditions.