



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 22-1328 **Version:** 1 **Name:**
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File created: 9/28/2022 **In control:** Planning Commission
On agenda: 10/6/2022 **Final action:**

Title: James Alves - Parcel Map Subdivision
 Application Number PLN-2022-17840
 Prior Application Number PMS-10-002
 Assessor Parcel Number (APN) 306-293-031
 7283 and 7285 Dauber Lane, Humboldt Hill area

A Minor Subdivision of a 26,695 square foot (net) parcel into two parcels of 11,322 square feet (net) and 15,373 square feet (net). The parcel is currently developed with two single family residences which will each be situated on individual parcels. The parcels are served with community water and sewer by the Humboldt Community Services District. Note: an identical subdivision proposal was previously approved in 2011 (PMS-10-002) but has since expired.

Sponsors: Trip Giannini

Indexes:

Code sections:

Attachments: 1. 17840 James Alves Staff Report 10.06.22, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - Public Works Department Conditions of Approval, 5. Attachment 1C - Site Plan, 6. Attachment 2 -Location Map, 7. Attachment 3 - Applicant's Evidence in Support of the Required Findings, 8. Attachment 3A - Exception Request, 9. Attachment 4 - Referral Agency Comments and Recommendations

Date	Ver.	Action By	Action	Result
10/6/2022	1	Planning Commission		

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

James Alves - Parcel Map Subdivision
 Application Number PLN-2022-17840
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RECOMMENDATION(S):

That the Planning Commission:

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; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Find the project exempt from further environmental review pursuant to Section 15183 of the State CEQA Guidelines); and
 - b. make all of the required findings for approval of the Parcel Map Subdivision, including the exception request removing sidewalk improvements; and
 - c. approve the Alves Minor Subdivision subject to the recommended conditions.

DISCUSSION:

Executive Summary: The application is seeking approval of a previously approved and since expired Minor Subdivision of a 26,695 square foot (net) parcel into two parcels of 11,322 square feet (net) and 15,373 square feet (net). An identical subdivision proposal was previously approved by the Planning Commission on May 5, 2011 (PMS-10-002) but expired in recent years. The parcel is currently developed with a single-family residence, a detached secondary dwelling unit and two detached garages. The second unit was permitted with a Special Permit (SP-05-128) in 2006. The subdivision will site one residence on proposed Parcel 1 and the other on proposed Parcel 2. Both proposed parcels are currently served with community water and sewer by the Humboldt Community Services District.

Access/Drainage: All parcels will have at least 50 feet of street frontage along Dauber Lane, a private road within a 40 foot right of way. The original Subdivision Requirements prepared for the project by Public Works (DPW) required that the road be improved with curb, gutter, sidewalk and a landscape strip. However, during consideration of the earlier proposal an exception request was granted by the Planning Commission pursuant to 325-9 eliminating the sidewalk requirement. The current DPW improvement requirements carry forward this exception. As the parcel is currently developed, a drainage report was not required, however, as a standard requirement the Department of Public Works have recommended as a condition of approval that the applicant submit a complete hydraulic report and drainage plan for their approval. The minimum parcel size for this R-1 zone in Humboldt Hill is 6,000 square feet.

Seismic Hazards: The project site is located within the Alquist-Priolo Special Studies Zone. The Special Studies Zone encompasses approximately two square miles in the Humboldt Hill area. The AP Act requires a Fault Evaluation Report for subdivisions when future development is contemplated. In this case, the development has already occurred within the Special Studies Zone as it was exempt from the "Act". Therefore, a Fault Evaluation Report was not required because there is no area contemplated for future development. The Development Plan required for this project will state that if any future residential development is proposed on either parcel, a Fault Evaluation Report will be required.

Agency Input on Re-Approval Request: The Planning Department has circulated requests for input relative to the request for re-approval of the tentative map and has received approval from the Division of Public Works, the Environmental Health Division, and Humboldt Community Services District, as well as the Wiyot. No comments opposing granting of the extension have been received.

CEQA: This is an in-fill project and considered exempt from pursuant to Section 15183 of the State CEQA Guidelines, applicable to projects that are consistent with a Community Plan, General Plan, or Zoning. There

are no environmental effects that are peculiar to the project or the parcel on which the project is located. The parcel being divided is already host to residential development, adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized consistent with the applicable planned density and minimum lot size. No variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Project Description: A Minor Subdivision of a 26,695 square foot (net) parcel into two parcels of 11,322 square feet (net) and 15,373 square feet (net). The parcel is currently developed with two single family residences which will each be situated on individual parcels. The parcels are served with community water and sewer by the Humboldt Community Services District. Note: an identical subdivision proposal was previously approved in 2011 (PMS-10-002) but has since expired.

Project Location: The site is in a developed part of Humboldt Hill with both small and large residentially zoned parcels. The majority of the parcel is relatively flat, with a small area of up to 30% slope at the rear of the parcel. The geologic hazards map for this area shows the soils to have a low instability rating. There are no flood hazards on the property, no mapped archaeological resources, and no mapped biological resources.

Present General Plan Land Use Designation: Residential Low Density (RL); Eureka Community Plan; Density 1 to 7 units per acre; Slope Stability: Low Instability (1)

Present Zoning: (R-1*) Residential Single-Family, 6,000 square foot minimum parcel size

Environmental Review: The project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, applicable to projects that are consistent with a Community Plan, General Plan, or Zoning.

State Appeal: Project is not appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

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

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to re-approve the tentative map. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. 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. Site Plan
2. Location Maps
3. Applicant's Evidence in Support of the Required Findings

A. Exception Request

4. Referral Agency Comments and Recommendations