



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 11846      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 8/14/2017      **In control:** Planning Commission  
**On agenda:** 8/24/2017      **Final action:** 8/24/2017  
**Title:** Frank Parcel Map Subdivision and Special Permit Extension  
Case Numbers: PMS-08-002X, SP-08-009X  
Assessor Parcel Number (APN) 303-071-007  
6188 Avalon Drive, Eureka Area

A two-year extension of a Parcel Map Subdivision, of an approximately 31,911 square foot parcel into four parcels. The subject parcel is developed with legal non-conforming residences. Upon approval of the subdivision, all of the residences will be situated on separate, legal parcels and conform to all zoning regulations including setbacks. Proposed Parcel 1 will be approximately 5,683 square feet (net) and is developed with a single-residence and an attached secondary dwelling unit. Proposed Parcel 2 will be approximately 9,018 square feet (net) and is developed with a single family residence and an attached secondary dwelling unit. Proposed Parcel 3 will be approximately 7,562 square feet (net) and is developed with a single family residence. Proposed Parcel 4 will be approximately 5,791 square feet (net) and is currently vacant. Besides improvements associated with the subdivision, no new development is proposed at this time. Minimal grading is anticipated and one tree, within the proposed access road right of way, is proposed to be removed as a part of this project. Water and sewer services are provided by the Humboldt Community Services District. A Special Permit is required for an exception to the minimum lot size requirement per Humboldt County Zoning Code Section 314-99.1.2 for proposed Parcels 1 and 4 and for the secondary dwelling unit on proposed Parcel 1. The secondary unit on proposed Parcel 2 is principally permitted. The applicant has also requested approval of an exception to allow for a reduced frontage for proposed Parcel 1 and 3 as well as an exception to the right of way width requirement per Section 325-9 of the Subdivision Regulations. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on December 30, 2018.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PMS 08-002X Staff Report, 2. PC Resolution 17-54\_Frank\_11846

Date	Ver.	Action By	Action	Result
8/24/2017	1	Planning Commission	approved	Pass

**Frank Parcel Map Subdivision and Special Permit Extension**

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Minimal grading is anticipated and one tree, within the proposed access road right of way, is proposed to be removed as a part of this project. Water and sewer services are provided by the Humboldt Community Services District. A Special Permit is required for an exception to the minimum lot size requirement per Humboldt County Zoning Code Section 314-99.1.2 for proposed Parcels 1 and 4 and for the secondary dwelling unit on proposed Parcel 1. The secondary unit on proposed Parcel 2 is principally permitted. The applicant has also requested approval of an exception to allow for a reduced frontage for proposed Parcel 1 and 3 as well as an exception to the right of way width requirement per Section 325-9 of the Subdivision Regulations. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on December 30, 2018.**

Move to make all of the required findings, based on evidence in the staff report, and approve the Frank application(s) on the Consent Agenda subject to the recommended conditions of approval.