



COUNTY OF HUMBOLDT

Legislation Text

File #: 15039, **Version:** 1

Holgersen: Minor Subdivision and Coastal Development Permit

Record Number PLN-2018-15039 (filed 09/18/2018)

Assessor's Parcel Number: 015-152-028

Myrtle town Area

A Minor Subdivision to create four parcels and a Remainder. The parcel is developed with a single-family residence that will remain on the proposed Remainder. The parcels will be served with community water and sewer by the Humboldt Community Services District. The project is located in the Coastal Zone, therefore a Coastal Development Permit (CDP) is required. Duplexes (two dwelling units) are proposed on Parcels 1 - 4. The proposed dwelling units on Parcels 1 and 2 each will be 1,080 square feet, 22 feet and 5 inches in height, with an attached 240 square foot one-car garage. The proposed dwelling units on Parcels 3 and 4 will be 1,200 square feet, 23 feet and 5 inches in height, with an attached 276 square foot one-car garage. The CDP also includes the construction of these duplex units and the removal of four structures. The applicant has submitted exception request letters for the following requirements: The installation of a paved access road, concrete sidewalk, curb, and gutter along the proposed access road, and the minimum easement dedication width of 40 feet to be reduced to 30 feet for the access road, drainage, and utilities to serve the project.

1) Find that there is no substantial evidence that the project will have a significant adverse impact on the environment, 2) adopt the Mitigated Negative Declaration prepared per CEQA Guidelines Section 15074 and the Mitigation Monitoring and Reporting Program pursuant to CEQA Guidelines Section 15097; 3) make the required findings for approval of the Minor Subdivision and Coastal Development Permit; and 3) approve the exception to right-of-way width for the access road; and 4) deny the exception requests from the requirements for paving the access road and the installation of curb, gutters and sidewalks, and 5) approve the Holgersen Minor Subdivision and Coastal Development Permit as recommended by staff and subject to the recommended conditions.