



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-503, **Version:** 1

Sun Ocean West Manufactured Home Park Expansion

Application Number 14268

Case Numbers CUP-18-034, SP-18-040, NOM-18-012

Assessor Parcel Numbers 510-171-039, 040, and 060

1000 and 1010 Murray Road McKinleyville area

Project Description: Proposed expansion of Ocean West Manufactured Home Park. The Lot Merger portion of the proposed project consists of the merging of two vacant parcels (4.5 acre and 0.57-acre) into the 25.33 acre developed manufactured home park resulting in a parcel of 30.4 acres. The merger is to allow for the expansion of the park by 35 units for a total of 160 units. The Conditional Use Permit is required to operate a manufactured home park in the C-1 Neighborhood Commercial zoning district. There is a previously approved Conditional Use Permit (CUP-37-77) for the existing 25.33-acre portion of Ocean West. The Special Permit is required for development within the Streamside Management Area (SMA) protective buffer of Widow White Creek, resulting in temporary and permanent impacts to the riparian habitat and associated wetlands.

Continue the item to a date uncertain to allow the applicant to work out concerns of the residents.