



COUNTY OF HUMBOLDT

Legislation Text

File #: 23-1336, Version: 1

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Brightview - Final Map Subdivision

Application Number: PLN-2023-18247

Prior Application Number: FMS14-001

Assessor Parcel Number (APN) 510-121-026

McKinleyville area

A Major Subdivision of an approximately 1.58-acre parcel into seven residential lots utilizing a Planned Unit Development. The Planned Unit Development requests reduced front yard setbacks on proposed Lot 7, a reduced right of way width and a reduced minimum lot width on proposed Lots 1, 2 and 3. The parcel is currently vacant and will be served with community water and sewer by the McKinleyville Community Services District.

RECOMMENDATION(S):

That the Planning Commission:

Adopt the resolution (Attachment 1) which does the following:

- a. Find that a Mitigated Negative Declaration was previously adopted and considered for the project (SCH# 2015112019) and no further environmental review is required; and
- b. make all of the required findings for approval of the Final Map Subdivision and Planned Unit Development; and
- c. approve the Brightview Major Subdivision and Planned Unit Development subject to the recommended conditions.

DISCUSSION:

Executive Summary: This project seeks approval of a major subdivision that expired in recent years (FMS-14-001). The Final Map expired while the applicant was working on completing the improvement plan associated with the subdivision. No changes to the previously approved project are

proposed.

The applicant is proposing a subdivision of an approximately 1.58-acre parcel into seven lots between 6,006 square feet and 8,528 square feet. The parcel is currently vacant. Also included is a Planned Unit Development to allow reduced front yard setbacks, a reduced right of way width and reduced minimum lot widths. All parcels will be served with water and sewer by the McKinleyville Community Services District (MCSD).

The Planned Development Permit proposes a reduced front yard setback on Parcel 7. The setback will be reduced to 18 feet to the garage where the code requires a 20-foot setback. This is due to the narrow shape of the lot in this location. The code does allow residences to be constructed with a 10-foot setback, however, the garage is required to adhere to the 20-foot standard. On this parcel, the garage is not accessed directly off of the access road and tandem parking is proposed such that all parking will remain outside of the front yard setback. Also, included in the Planned Development Permit is a reduced right of way width that varies between 30 and 35 feet. This request is due to the physical configuration of the existing parcel and will provide two, 10-foot travel lanes consistent with the recommendation of the Arcata Fire Department. Finally, the Planned Development Permit proposes three lots below the minimum 50-foot requirement. Lots 1, 2, 3 and 7 will have a lot width of between 25 and 40 feet measured at the front yard setback (definition of lot width). These lots will have an average lot width of between 45 and 65 feet, just below or exceeding the minimum width. The Department of Public Works has indicated that they can support the exception requests as stated in their memo dated October 8, 2015 (Attachment 1B).

All parcels will be served by a private road with a right of way that varies between 30 and 40 feet. Although the Department of Public works supports the reduced right of way width, they do not support the proposal to not provide a parking lane along the road. The Department of Public Works has required two, 10-foot travel lanes and an 8-foot parking lane, consistent with the policies of the McKinleyville Community Plan (MCCP) and the Subdivision Ordinance. Policies 4230.10 and 4230.11 of the MCCP state the following:

- 10. In subdivisions creating new interior roads, bikeways, off-street pedestrian ways, or sidewalks separate from roadways shall be incorporated when warranted into the design of the subdivision.*
- 11. Landscape buffer strips shall be used to segregate pedestrian walkways from arterial and busy connector travelways.*

In addition, Appendix 4-2(a) states:

If on-street parking is expected, then a parking lane must be provided.

The applicant proposes just the two, 10-foot travel lanes in order to minimize impervious surfaces. Should the Commission choose the applicant's design without the parking lane, Alternative 1 should be chosen. A preliminary drainage study was prepared and proposes to utilize an on-site stormwater

detention basin located on the open space lot. In addition, Low Impact Development (LID) techniques will be utilized to convey stormwater to the detention basin. The Department of Public Works has required a complete hydraulic report and drainage plan for the proposed detention basin.

The site is in an area of mixed development within McKinleyville. There are some larger lots as well as smaller residential subdivision lots in the immediate area. The site is generally flat, with slight slope to the west. There were no sensitive resources found on site. The geologic hazards map for this area shows that the soils have a relatively stable rating. The parcel is located outside of any flood hazard areas. There are no mapped archaeological resources on the property. The parcel is not within any Airport Compatibility Zones.

The applicant has prepared a Solar Shading Study and found that all new parcels will comply with the County’s Solar Shading Ordinance of the Subdivision Regulations. The average hourly shading between 10:00 am and 2:00 pm on December 21st of all proposed structures will not exceed 20% of wall area on the south side of the structures provided all lots do not exceed 16 feet in height. This height limit will be noted on the Development Plan.

All referral agencies have recommended approval or conditional approval of the project. Project approval is conditioned upon meeting their requirements. The Department has prepared and circulated a draft Mitigated Negative Declaration and has determined that the project, as proposed, mitigated and conditioned, will not have a significant effect on the environment.

Parkland Dedication Fee Calculations

	130.00	McKinleyville Community Plan requires 130 square feet of parkland dedication per person for new subdivisions				
X	2.57		Persons	per	average	
		McKinleyville household (Source: 2000 U.S. Census)				
	334.10	Parkland dedication per average household in square feet				
	/ 43,560		Square feet per acre			
0.007		Parkland dedication per average household			in	
		acres				
X		7		Number	of	
		parcels being created by the subdivision,				
X		2		Number	of	
		dwellings per legal parcel or lot, including potential second units				
X		100%		Percentage	of	
		these parcels within the McKinleyville Community Planning Area				
X	\$160,000	Value of one acre			of	
		land in the vicinity of the subdivision project				
\$15,680			Parkland		Dedication	
			In-lieu Fee for the Brightview Homes Subdivision			

Access: Access to the subdivision is via Railroad Drive which can be accessed off of both McKinleyville Avenue and Central Avenue. All of the roads that provide access to the property are publicly maintained roadways that meet or exceed the category 4 road standard. The applicant has submitted an exception request to allow the parcels to be served by a reduced right of way within the interior of the subdivision. The right of way that will serve the parcels will come off of Railroad Drive, a County maintained road with a 50 foot right of way. The private road will have a right of way width of between 30 and 35 feet wide. The Department of Public Works has reviewed this request and supports it. In addition, the Memo from the Department of Public Works includes a strikeout of the typical requirement for a parking lane, landscape strip and sidewalk because these requirements were waived by the Planning Commission when the project was first approved in 2015. The Planning Commission should consider whether they wish to support the exception to these standards however given that the improvement plans have already been approved and some of the construction of improvements already conducted, staff does not recommend that this action.

Drainage: Per the Department of Public Works Exhibit A, dated September 6, 2023 they reviewed a preliminary drainage study and placed a condition on the project that a complete hydraulic report and drainage plan be approved by their department.

Project Location: The project site is located in the McKinleyville area, on the north side of Railroad Drive, approximately 250 feet northeast of the intersection of Railroad Drive and Silverbrook Court, on the property known as 1417 Railroad Drive.

Present General Plan Land Use Designation: Residential Low Density (RL). McKinleyville Community Plan (MCCP). Density: one to seven dwelling units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential One-Family (R-1).

Environmental Review: On December 3, 2015, during original approval of the project, the Humboldt County Planning Commission adopted a Mitigated Negative Declaration (SCH# 2015112019). Further environmental review is not required as no changes to the previously approved project are proposed.

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

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The Planning Department has circulated requests for input relative to 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 from Tribal Historic Preservation Officers from the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria. All responding agencies have either recommended approval or conditional approval. No comments opposing approval

of the project have been received. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the project. 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. Tentative Map
2. Applicant's Evidence in Support of the Required Findings
3. Referral Agency Comments and Recommendations
4. Original Planning Commission Staff Report with Mitigated Negative Declaration and Planning Commission Resolution

Applicant/Owner

Brightview Homes
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Please contact Cliff Johnson, Planning Manager, at cjohnson@co.humboldt.ca.us or 707-445-7541, if you have any questions about the scheduled item.