



# COUNTY OF HUMBOLDT

## Legislation Text

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**File #:** 19-1710, **Version:** 1

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**Hosford Final Map Subdivision, Lot Line Adjustment and Special Permit Extension**

Case Number PLN-2019-15692

Assessor Parcel Numbers (APNs) 018-031-020, 018-032-008

2104 and 2072 Redwood Street, Cutten area

**Project Description:** A two-year extension to a previously approved subdivision. The original project included a Final Map Subdivision creating 4 parcels and a fifth adjusted by a Lot Line Adjustment (LLA). The parcels will range in size from 6,000 square feet to 11,095 square feet (after LLA). The existing dwelling on proposed Lot 2 will remain. All parcels will be accessed via Redwood Street, a paved County road, which will be significantly improved as a result of this project. Pursuant to Section 325-9 of the Subdivision Regulations the applicant submitted an exception request to remove the requirement to install sidewalks along the property frontage which was granted. The Special Permit is required for the removal of five (5) redwood trees and for an exception to the parking requirements for proposed Parcel 4 and Parcel B of the LLA. The area is served by community water and sewer. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on July 28, 2021.**

**Staff Recommendation:** *Make all of the required findings, based on evidence in the staff report, and approve the Hosford Project Extension subject to the recommended conditions of approval.*