File #: 19-647, **Version:** 1

Furber Parcel Map Subdivision, Coastal Development Permit, Conditional Use Permit and Special Permit Extension

Application Number: 15511
Case Numbers: PMS-02-026XXX, CDP-02-104XXX, CUP-02-037XXX, SP-02-110XXX
Assessor's Parcel Number (APN): 511-021-003
1050 Gassaway Road, McKinleyville Area

Project Description: A third, two-year extension in addition to Four automatic extensions as allowed by Senate Bill 1185 and State Assembly Bills 333, 208 and 116, of a Parcel Map Subdivision, Coastal Development Permit, Conditional Use Permit and Special Permit (PMS-02-026XX, CDP-02-104XX, CUP-02-037XX, SP-02-110XX), originally approved February 2, 2006. The original project consisted of the subdivision of an approximately one-acre parcel into three (3) parcels ranging in size from 6,000 square feet (net) to ± 21,400 square feet (net). A Coastal Development Permit is required for both the subdivision and to bring the existing secondary dwelling unit (SDU) into compliance. Because the SDU is over 1,000 square feet in size, a Conditional Use Permit is also required. Besides the residences, proposed Parcel 1 is developed with two (2) 64 square feet movable sheds. The remaining proposed parcels are vacant. An exception to the required road width and lot frontage standards is requested pursuant to H.C.C. Section 325-9. An exception to the 100-foot riparian corridor buffer setback from Widow White Creek is also requested based on a Biological Report prepared for the project and approved by the Department of Fish and Game. Water and sewer services are to be provided by the McKinleyville Community Services District. **No change to the original project is proposed. This is the third extension requested by the applicant, and if approved, the extension will expire on March 2, 2021.**

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