



COUNTY OF HUMBOLDT

Legislation Details

File #: 23-1524 **Version:** 1 **Name:**
Type: Resolution **Status:** Public Hearing
File created: 11/7/2023 **In control:** Planning Commission
On agenda: 11/16/2023 **Final action:**
Title: Valadao - Final Map Subdivision, Conditional Use Permit, Planned Unit Development
Application Number: PLN-2021-17560
Assessor Parcel Number (APN) 510-381-021
McKinleyville area

A Major Subdivision of an approximately 2.47-acre parcel into nineteen (19) parcels. The parcel is currently developed with a single-family residence which will be sited on its own parcel along with shared parking facilities, a laundry building, and a storage building and accessory dwelling unit. An existing detached garage and two other outbuildings are proposed to be removed. A Planned Development Permit is also being requested to allow for clustered development of approximately 61 units, and to allow for shared parking facilities, reduced setbacks from interior lot lines, reduced lot size, and a reduced road right-of-way width. The proposed development includes three different housing types: thirty-two (32) one-bedroom units and twenty-four (24) two-bedroom townhouse units configured in a four-plex fashion, and four (4) single-family dwelling units. A Conditional Use Permit is requested to allow four (4) of the proposed parcels to host single-family dwelling units. The site will be served with community water and sewer provided by the McKinleyville Community Services District.

Sponsors: Planning and Building, Laura McClenagan

Indexes:

Code sections:

Attachments: 1. 17560 Staff Report 11.16.23, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - Public Works Department Recommended Conditions of Approval, 5. Attachment 1C - Tentative Map, 6. Attachment 1D - Grading Plan, 7. Attachment 1E - Elevations & Floor Plans, 8. Attachment 1F - Solar Shading Exhibit, 9. Attachment 2 - Location Map 10.20.2022, 10. Attachment 3A - Letter from Applicant with Development Information, 11. Attachment 4 - Referral Agency Comments & Recommendations, 12. Attachment 4A - Comment from School Dist., 13. Attachment 5A - Public Comment

Date	Ver.	Action By	Action	Result
11/16/2023	1	Planning Commission	approved	Pass