



COUNTY OF HUMBOLDT

Legislation Text

File #: 9055, Version: 1

Fritz and Hedrick Lot Line Adjustment, Coastal Development Permit and Special Permit

A Lot Line Adjustment between two parcels to facilitate the exchange of approximately 5,262 square feet of land. The adjustment will align a portion of the southerly Parcel B with the edge of Kay Avenue. A Special Permit for Design Review is also being requested to permit the after-the-fact placement of two (2) approximately 320 square foot shipping containers which were sited on an approximately 1,800 square foot concrete pad without the benefit of county review. The lot line adjustment and placement of the shipping containers constitutes new development and a Coastal Development Permit is being processed as required by the Coastal Act. This project does not include permits for a guest house and RV carport on Parcel B which were previously approved by the Planning Commission on May 1, 2008 (CDP-07-40, CUP-07-16, SP-07-36) and have since expired. Water service to the properties is provided by the Westhaven Community Services District and both parcels are developed with on-site septic systems.

Staff Recommendation: Find the project exempt from environmental review pursuant to Sections 15303 and 15305(a) of the State CEQA Guidelines, make all of the required findings based on evidence in the staff report and public testimony, and approve the Fritz and Hedrick project subject to the recommended conditions of approval.