



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 10543 **Version:** 1 **Name:**
Type: Zoning Item **Status:** Passed
File created: 2/17/2017 **In control:** Planning Commission
On agenda: 3/2/2017 **Final action:** 3/2/2017
Title: Hadley Parcel Map Subdivision Extension
Case Number PMS-11-001X
Assessor Parcel Number (APN) 300-201-039-000
1405 Abram Lane, Eureka area

A two-year extension of a Parcel Map Subdivision (PMS-11-001) originally approved April 3, 2014. The project consisted of a subdivision of an approximately 1.3 acre parcel into two parcels of approximately 21,761 square feet and 35,014 square feet. The parcel is currently developed with a single family residence with an apartment above the attached garage. A portion of the residence was improperly converted into a third dwelling unit which will be rectified through this project. A preliminary plan for a future residence and secondary dwelling unit on proposed Parcel 1 has been submitted. As the secondary dwelling unit would be less than 800 square feet in size and the lot is located within a Housing Opportunity Zone (HOZ), it may qualify as principally permitted upon completion of a road extension and turnaround. Pursuant to Section 325-5 of Humboldt County Code, the applicant requested, and was granted an exception to the lot frontage requirements to utilize an existing 30 foot right of way. The parcels are, or will, be served by Humboldt Community Services District. No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on April 15, 2018.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PMS 11-001X Staff Report

Date	Ver.	Action By	Action	Result
3/2/2017	1	Planning Commission	approved	Pass

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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.