



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 10048      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 8/14/2017      **In control:** Planning Commission  
**On agenda:** 8/24/2017      **Final action:** 8/24/2017  
**Title:** Lake Parcel Map Subdivision, Planned Development Permit and Special Permit Extension  
Case Numbers PMS-08-014X, PDP-09-003X, SP-08-107X  
Assessor Parcel Number (APN) 509-091-074-000  
2758 Central Avenue, McKinleyville area

A two-year extension, in addition to two automatic two-year extensions as allowed by State Assembly Bills 208 and 116, of a Parcel Map Subdivision (PMS-08-014) originally approved December 3, 2009. The project consisted of a subdivision of an approximate 0.9 acre parcel into four (4) parcels between 3,135 square feet (net) and 8,378 square feet (net). A Special Permit is required for an exception to the loading space requirement for commercial development based on the level of anticipated use. The parcel is currently planned both Residential Multi-Family (RM) and Commercial Services (CS), however, under the General Plan Update, additional lands are proposed to change to RM. The subdivision design can be supported with either plan designation. Also the project includes an exception to the minimum right of way width requirement and a Planned Development Permit to allow flexibility for future residential development with regard to parking and lot coverage. Water and sewer service is provided by the McKinleyville 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 December 18, 2017.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. PMS 08-014X Staff Report

Date	Ver.	Action By	Action	Result
8/24/2017	1	Planning Commission	approved	Pass

### Lake Parcel Map Subdivision, Planned Development Permit and Special Permit Extension

Case Numbers PMS-08-014X, PDP-09-003X, SP-08-107X

Assessor Parcel Number (APN) 509-091-074-000

2758 Central Avenue, McKinleyville area

A two-year extension, in addition to two automatic two-year extensions as allowed by State Assembly Bills 208 and 116, of a Parcel Map Subdivision (PMS-08-014) originally approved December 3, 2009. The project consisted of a subdivision of an approximate 0.9 acre parcel into four (4) parcels between 3,135 square feet (net) and 8,378 square feet (net). A Special Permit is required for an exception to the loading space requirement for commercial development based on the level of anticipated use. The parcel is currently planned both Residential Multi-Family (RM) and Commercial Services (CS), however, under the General Plan Update, additional lands are proposed to change to RM. The subdivision design can be supported with either plan designation. Also the project includes an exception to the minimum right of way width requirement and a Planned Development Permit to allow flexibility for future residential development with regard to parking and lot coverage. Water and sewer service is provided by the McKinleyville 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 December 18, 2017.**

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