



# COUNTY OF HUMBOLDT

## Legislation Details

**File #:** 22-1590      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Consent Agenda  
**File created:** 11/23/2022      **In control:** Planning Commission  
**On agenda:** 12/1/2022      **Final action:**  
**Title:** Judy Davis Extension of Parcel Map Subdivision and Special Permit  
Application Number PLN-2022-17961  
Prior Application Number PLN-2019-16070  
Assessor Parcel Number (APN) 510-101-011  
McKinleyville area

A two-year extension to a previously approved Minor Subdivision and Special Permit (PLN-2019-16070). The project involves division of a 1-acre property into two parcels, each approximately ½-acre in size. The property is currently developed with a residence, attached garage, deck and detached shop. All of these structures are situated within the boundaries of Parcel 2 of the proposed subdivision. No development is currently located within the proposed boundaries of Parcel 1. Though proposed Parcel 1 is currently vacant, the approved Special Permit allows construction of an approximately 2,000 square foot residence on Proposed Parcel 1 as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. Planned improvements include construction of a 5-foot wide sidewalk along Reasor Road, installation of a new ADA-compliant driveway serving Parcel 1, retrofit of an existing driveway serving Parcel 2, and development of a stormwater detention facility on Parcel 1. Removal of one or more mature evergreen trees will be required during construction of planned improvements on Proposed Parcel 1. The McKinleyville Community Services District currently provides water and sewer service to the property and are expected to provide new services to the proposed residence and future development.

**Sponsors:** Trip Giannini

**Indexes:**

**Code sections:**

**Attachments:** 1. 17961 Judith Davis Staff Report 12.01.22, 2. Attachment 1 - Draft Resolution, 3. Attachment 1A - Conditions of Approval & Original Conditions, 4. Attachment 1B - Public Works Conditions of Approval, 5. Attachment 1C - Tentative Map, 6. Attachment 2 - Location Map, 7. Attachment 3 - Applicants Evidence in Support of the Required Findings, 8. Attachment 4 - Referral Agency Comments & Recommendations

Date	Ver.	Action By	Action	Result
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