



COUNTY OF HUMBOLDT

Legislation Text

File #: 10054, Version: 1

Parker Parcel Map Subdivision and Special Permit Extension

2386 Meadow Lane, Eureka area

Case Number PMS-06-008X, SP-06-024X

Assessor Parcel Number 306-111-006-000

A two-year extension, in addition to the automatic one and two year extensions as allowed by State Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116, of a Parcel Map Subdivision (PMS-06-009) originally approved on November 16, 2006. The project consisted of a minor subdivision of a $\pm 23,826$ sf parcel into two (2) parcels of 18,430 sf and 6,104 sf (net) each. The larger of the proposed parcels, Parcel 1, is currently developed with a $\pm 1,620$ sf residence and a ± 900 sf Secondary Dwelling Unit (SDU). The Special Permit (SP) is needed to legitimize the SDU which was built without permits. Proposed Parcel 2 is vacant expect for a small garage that will be removed. The site is subject to the findings of the Fault Evaluation Report (FER) prepared by SHN (April 2006) which identified a significant majority of Parcel 2 as appropriate for residential development. The subdivision is served by community water and sewer and requires no exceptions. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on November 28, 2017.**

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