



COUNTY OF HUMBOLDT

Legislation Text

File #: 5973A, **Version:** 1

Virgilia Becker Special Permit

Case Numbers SP 09-027

Assessor's Parcel Number (APNs) 204-381-017-000

225 Deer Creek Lane, Hydesville Area

A Special Permit application for a second unit on a 17 acre parcel zoned both as Agricultural General and Agricultural Exclusive. The second unit, a manufactured home, was originally placed on the property under a medical hardship exemption and was left on the parcel without the benefit of County review when the original medical hardship had ceased. For a period thereafter the hardship unit was re-occupied on a rental basis; this use has been since suspended pending proper permitting. The applicant is now seeking to amend the original permit and allow the manufactured home to remain on the property as a permanent unit through the Special Permit process. This action will remedy the existing Code violation. The neighborhood had a number of concerns regarding road width, length, and maintenance, and fire access when the Special Permit application was filed in response to the original violation in 2008. The extended timeframe for this project has been due to ongoing work with CalFire, Public Works, and the neighborhood road association to address those issues. A Fire Safe exception to the standards for road access was approved by CalFire in 2014.

Open continued hearing; receive staff report and supplemental information; accept further testimony from applicant and public; consider the submitted evidence and testimony; and make a motion to either: 1) deny the Virgilia Becker application by adopting the resolution and findings of fact provided in the Supplemental Information for this meeting; or 2) make all the required findings, based on evidence in the staff report and approve the Virgilia Becker project as described in the Agenda Item Transmittal, subject to the recommended conditions of approval.