



COUNTY OF HUMBOLDT

Legislation Text

File #: 10625, **Version:** 1

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Wade Bray Final Map Subdivision and Special Permit

Case Numbers FMS-17-001, SP-16-234

Assessor Parcel Number (APN) 018-081-025-000

4171 Berner Lane, Cutten area

A subdivision of an approximately 14,198 square foot (gross) parcel into two parcels of 4,000 square feet (net) and 8,000 square feet (net). The parcel is currently developed with two single family residences and detached garage. An exception to the subdivision standards is requested to allow the parcels to be served by a reduced right of way. The private road (Berner Lane) already exists and has a right of way width of 20 feet. The subdivision is considered a Final Map due to owner's involvement of previous subdivisions on adjacent parcels. A Special Permit to allow an exception to the minimum parcel size is requested per Section 314-99.1.2 of the Zoning Regulations. The Special Permit will also allow a reduction to the front yard setback for parking pursuant to Section 314-99.1.3.5. An exception to the parking standards is also requested. All parcels will be served with water and sewer by the Humboldt Community Services District.

Move to adopt the Addendum to the Mitigated Negative Declaration and to make all of the required findings for approval of the Final Map Subdivision and Special Permit, including the exception requests, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Bray project subject to the recommended conditions.