



COUNTY OF HUMBOLDT

Legislation Text

File #: 13405, Version: 1

John Rotter Parcel Map Subdivision, Coastal Development Permit and Special Permit Extension

Case Numbers PMS-13-011X, CDP-14-047X, SP-13-043X

Assessor Parcel Numbers (APNs) 517-261-002-000, 517-261-007-000

1948 Patricks Point Drive, Trinidad area

A two-year extension to a previously approved subdivision. The original project included a minor subdivision of an approximately 7.08 acre parcel into two parcels of approximately 5.6 acres and 1.48 acres in size. A Special Permit is requested to utilize Lot Size Modification pursuant to Section 313-99.1.1.2 of the Zoning Regulations to deviate from the 2-acre minimum parcel size for the resultant 1.48 acre parcel. The parcel is currently bisected by Patricks Point Drive which will act as the dividing line. The parcel is currently developed with a single family residence west of the road (proposed Parcel 1) and a secondary dwelling unit east of the road (proposed Parcel 2). A Coastal Development Permit issued by the California Coastal Commission is required for the approval of the subdivision. Also included is an after-the-fact Coastal Development Permit to correct a subdivision violation that resulted when a 40-foot wide strip of land (a portion of Parcel 2 created by Parcel Map No. 335) was separately conveyed by a previous property owner without benefit of local review. A Notice of Subdivision Map Act violation has been recorded for the conveyance parcel (APN 517-261-004-000) and the remedy will be merger with that owner's adjoining legal parcel (APN 517-261-005-000). Water is provided by the Parvin Creek Mutual Water System as well as a spring on proposed Parcel 1. An on-site wastewater treatment system exists on each parcel. **No change to the original project is proposed. This is the first extension requested and if approved, the extension will expire on January 7, 2019.**

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