



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-167, **Version:** 1

Epstein Coastal Development Permit, Special Permit and Variance

Case Number PLN-2019-15743

Assessor Parcel Number: 111-231-057

895 Lower Pacific Drive, Shelter Cove Area

Project Description: A Coastal Development Permit to authorize the construction of a three (3) bedroom, two and a half (2.5) bath single-family residence with an attached 269 square foot single car garage. The first floor of the residence will be no greater than 1,079 square feet, and the second floor no greater than 475 square feet. A 72 square foot uncovered deck is proposed on the front of the residence, and a 345 square foot deck is proposed on the rear of the residence. A Special Permit is required for Design Review within the Coastal Zone pursuant to Section 313-19.1 of the Humboldt County Code. The height of the proposed residence is 23 feet. A Variance to reduce the front yard setback from 20 feet to 10 feet pursuant to Section 312-3.2 is requested to allow development outside of the VE Flood Hazard Zone. A Special Permit for a parking exception to reduce the required four parking spaces to three spaces due to site specific constraints pursuant to Section 109.1.2.12. A parking lane will be constructed along the frontage of the lot to accommodate two parking spaces. The vacant parcel is served community water and sewer by the Shelter Cove Resort Improvement District #1.

Find the proposed project consistent with Section 15303 (Categorical Exemption) of the CEQA Guidelines and make all of the required findings for approval of the Coastal Development Permit Special Permit, and Variance based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed Epstein project subject to the recommended conditions.