



# COUNTY OF HUMBOLDT

## Legislation Text

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**File #:** 20-222, **Version:** 1

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**Samoa Pacific Group Final Map Subdivision, Coastal Development Permit, Planned Development Permit**

Case Numbers FMS-13-003, CDP-13-030, PDP-13-001

Application Number 8827

Assessor Parcel Numbers 401-031-055 and 401-031-070

Samoa area

**Project Description:** A tentative map subdivision for the phased subdivision of Master Parcels 2 and 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. The project includes a Planned Unit Development Permit to establish setbacks from property lines in the existing Samoa townsite based on the locations of existing buildings; minimum lot sizes will be reduced to 2,000 square feet; lot coverage will be increased to 80%, and parking standards will be modified to allow for areas of common parking rather than having all parking either on-site or in front of each residence. Due to dune, wetland and forest Environmentally Sensitive Habitat Areas (ESHAs) and setbacks therefrom, there will be large areas of open space within the proposed development. Parcels will be served by community domestic water supply and sewage disposal systems. Exceptions to solar shading requirements are requested to accommodate the existing developed housing areas and planned unit development standards for new construction. All development will comply with the Samoa Town Master Plan Overlay requirements and the development standards specified for Samoa in the coastal zone ordinance.

*Make all the required findings for approval of the Final Map Subdivision and Planned Development Permit based on evidence in the staff report and public testimony, and adopt the Resolution approving the Samoa Pacific Group project subject to the recommended conditions.*