



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-1517, **Version:** 1

Judy Davis Parcel Map Subdivision and Special Permit

Case Number PLN-2019-16070

Assessor Parcel Number 510-101-011

McKinleyville area

A minor subdivision of an approximately one-acre parcel into two ½-acre parcels. The property is currently developed with a residence with attached garage, deck and detached shop. All of these structures are situated within the proposed boundaries of Parcel 2 of the proposed subdivision. No development is currently located within the proposed boundaries of Parcel 1. Planned improvements include construction of a 5-foot wide sidewalk along Reasor Road, installation of a new ADA-compliant driveway serving Parcel 1 and retrofit of an existing driveway serving Parcel 2. Both parcels are proposed to be approximately 75 feet wide and 290 feet long, and a Special Permit is being requested to allow each parcel to exceed the maximum allowable ratio of lot depth to lot width for the R-1 zone. To comply with drainage requirements for the McKinleyville planning area, a stormwater detention facility will be constructed on proposed Parcel 1. A Special Permit is also being requested to pre-authorize construction of an approximately 2,000 square foot residence as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. Removal of one or more mature evergreen trees will be required during construction of planned improvements on Proposed Parcel 1. The McKinleyville Community Services District currently provides water and sewer service to the property and are expected to provide new services to the proposed residence and future development of Parcel 1.

Find the project exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines, make all of the required findings for approval of the Parcel Map Subdivision, including the exception request allowing each parcel to exceed the maximum allowable ratio of lot depth to lot width and the Special Permit authorizing construction of an Accessory Dwelling Unit exceeding 1,200 square feet, based on evidence in the staff report and public testimony, and adopt the Resolution approving the Davis project subject to the recommended conditions.