



# COUNTY OF HUMBOLDT

## Legislation Text

---

**File #:** 21-98, **Version:** 1

---

**J and J Family, LLC**, Lot Line Adjustment, Zone Boundary Adjustment, and Conditional Use Permit  
Record Number PLN-2020-16400  
Assessor Parcel Numbers (APNs) 015-111-006, 015-111-012, 015-111-013  
Eureka area

A Lot Line Adjustment, Minor Zone Boundary Adjustment, and Use Permit to allow a mini storage facility on three parcels. The parcels zoned C-1 (Neighborhood Commercial), with the west half of APN 015-111-012 zoned R-4 (Apartment Professional). A minor adjustment to the zone boundary is requested whereby the R-4 zone will be reduced and the C-1 increased by approximately 9,000 ft<sup>2</sup>. The proposed lot line adjustment is designed to consolidate land for redevelopment separate from already developed areas to be retained and would result in two parcels of approximately 2.1 acres (Parcel A) and 5,500 ft.<sup>2</sup> (Parcel B). An existing legal non-conforming single-family residence and detached garage located on APN 015-111-006 will occupy the majority of proposed parcel B. Proposed Parcel A is would be the site of the approximately 37,000 square foot mini-storage units with an approximately 1,500 ft.<sup>2</sup> office building with caretaker's residence or apartment near the southwest corner within the portion of the property zoned R-4. Development of the site will require removal of up to 25 mature redwood trees as well as minor grading and fill.

Continue to a date uncertain.