



COUNTY OF HUMBOLDT

Legislation Text

File #: 22-1590, Version: 1

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Judy Davis Extension of Parcel Map Subdivision and Special Permit

Application Number PLN-2022-17961

Prior Application Number PLN-2019-16070

Assessor Parcel Number (APN) 510-101-011

McKinleyville area

A two-year extension to a previously approved Minor Subdivision and Special Permit (PLN-2019-16070). The project involves division of a 1-acre property into two parcels, each approximately ½-acre in size. The property is currently developed with a residence, attached garage, deck and detached shop. All of these structures are situated within the boundaries of Parcel 2 of the proposed subdivision. No development is currently located within the proposed boundaries of Parcel 1. Though proposed Parcel 1 is currently vacant, the approved Special Permit allows construction of an approximately 2,000 square foot residence on Proposed Parcel 1 as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. Planned improvements include construction of a 5-foot wide sidewalk along Reasor Road, installation of a new ADA-compliant driveway serving Parcel 1, retrofit of an existing driveway serving Parcel 2, and development of a stormwater detention facility on Parcel 1. 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.

RECOMMENDATION(S):

That the Planning Commission:

1. Describe the application as part of the Consent Agenda
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as part of the Consent Agenda; and
4. Adopt the resolution (Resolution 22-__). (Attachment 1) which does the following:
 - a. Finds that Per §15183 of the State CEQA Guidelines, during prior approval of the project the Humboldt County Planning Commission determined it was exempt from environmental review. As no changes to the project are proposed, further environmental review is unnecessary; and
 - b. Finds that the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Parcel Map Subdivision and Special Permit Extension subject to the original

conditions of approval and conditions added to the extension.

DISCUSSION:

Executive Summary: A two-year extension of a minor subdivision and Special Permit authorizing subdivision of an approximately of a 1-acre property into two parcels, each approximately ½-acre in size. Approval of the project was made by the Planning Commission on November 19, 2020. The property is currently developed with a residence, attached garage, deck and detached shop. No changes to the original project are proposed. The applicant states that the conditions of the property have not changed since the original application was approved (PLN-2019-16070). This is the first extension requested by the applicant and if approved it will extend the life of the tentative map until December 8, 2024.

Access: The property has frontage on Reasor Road, a County maintained road. Both parcels will be served by Reasor Road. Public Works conditions of approval require construction of a concrete sidewalk and asphalt parking lane along the frontage of the subdivision. Public Works indicates that the improvement plans for the subdivision have been reviewed and approved at this time.

Drainage: The project is required to comply with Section 3310.5 of the McKinleyville Community Plan which states: “Development shall only be allowed in such a manner that the downstream peak flows will not be increased.” The applicant has submitted a preliminary drainage plan showing a strategy for detention of future increases in stormwater runoff. The Public Works conditions of approval for the project require that the applicant submit a complete hydraulic report and drainage plan for their review and approval prior to map recordation. In addition, to comply with the State Water Board’s Phase II Small Municipal Separate Storm Sewer System (MS4) Program Low Impact Development (LID) techniques during permitting of future residential development.

Airport: The parcel is located within Zone “D” of the Humboldt County Airport. Residential development is an allowed use within this zone. This zone is not subject to any residential density limitations. The Department of Public Works has included a condition of approval requiring granting of an aviation/overflight easement and deed notice be recorded. Therefore, the project complies with this combining zone.

Project Description: A two-year extension to a previously approved Minor Subdivision and Special Permit (PLN-2019-16070). The project involves division of a 1-acre property into two parcels, each approximately ½-acre in size. The property is currently developed with a residence, attached garage, deck and detached shop. All of these structures are situated within the boundaries of Parcel 2 of the proposed subdivision. No development is currently located within the proposed boundaries of Parcel 1. Though proposed Parcel 1 is currently vacant, the approved Special Permit allows construction of an approximately 2,000 square foot residence on Proposed Parcel 1 as an Accessory Dwelling Unit (ADU) prior to completion of the subdivision. Planned improvements include construction of a 5-foot wide sidewalk along Reasor Road, installation of a new ADA-compliant driveway serving Parcel 1, retrofit of an existing driveway serving Parcel 2, and development of a stormwater detention facility on Parcel 1. 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.

This is the first extension requested by the applicant. No change to the original project is proposed. If approved, the extension will extend the life of the tentative map to December 8, 2024.

Project Location: The project site is located in the McKinleyville area, on the south side of Reasor Road, approximately 200 feet west of the intersection of Reasor Road and Amber Lane, on the property known as 1458 Reasor Road.

Present General Plan Land Use Designation: Residential Low Density (RL); Humboldt County General Plan; McKinleyville Community Plan (MCCP); density: one to seven dwelling units per acre. Slope Stability: Relatively Stable.

Present Zoning: Residential One-Family with a combining zone for Airport Safety (R-1-AP).

Environmental Review: The project is exempt from environmental review pursuant to Section 15183 of the State CEQA Guidelines which covers projects consistent with a Community Plan or Zoning.

State Appeal: The project is not located within the Coastal Zone.

Major concerns: None

Agency Input on Extension Request: The Planning Department has circulated requests for input relative to the extension petition and has received approval from the Division of Public Works, the Environmental Health Division, and McKinleyville Community Services District. No comments opposing granting of the extension have been received.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Planning Commission could elect not to approve the extensions. This alternative should be implemented if your Commission is unable to make all of the required findings per H.C.C. Sections 326-21 or 326-31. Planning Division staff has found that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.

Note: If the extension is denied, a fifteen-calendar day appeal begins the next business day. Appeals must be filed with both the Planning Division and the Clerk of the Board of Supervisors. There is no appeal period for approved map extensions.

ATTACHMENTS:

1. Resolution
 - A. Conditions of Approval
 - B. Original Conditions of Approval
 - C. Public Works Department Conditions of Approval
 - D. Tentative Map/Site Plan
2. Location Map
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations

Owner

Davis Judith G Tr
Po Box 218

Alderpoint, CA 95511

Applicant

Judith Davis

1458 Reasor Rd

McKinleyville, CA 95519

Agent

None

Please contact Steven Lazar, Senior Planner by email at slazar@co.humboldt.ca.us or (707)268-3741, if you have any questions about the scheduled public hearing item.