



COUNTY OF HUMBOLDT

Legislation Text

File #: 22-1601, Version: 1

To: Zoning Administrator

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

GW Construction Coastal Development Permit

Record Number: PLN-2022-17851 (filed 7/18/2022)

Assessor Parcel Numbers (APN) 510-371-035

McKinleyville area

A Coastal Development Permit for the remodel and addition of an existing single-family residence, including a study room, bedroom, bathroom, and a utility closet. The applicant also proposes an increase of an existing deck by 900 square feet and replacement of all windows and siding on the existing residence. The existing master bedroom will be converted to a 136 square foot bathroom, and 40 square foot utility closet. The addition will expand the house to the southern and eastern sides of the property. The addition includes a 316 square foot bedroom and a 96 square foot study room. Minimal grading will be required. The residence is served by the McKinleyville Community Services District for sewer and water.

RECOMMENDATION(S):

That the Zoning Administrator:

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. Find the project exempt from further environmental review pursuant to Section 15303(a) of the State CEQA Guidelines; and
 - b. make all of the required findings for approval of the Coastal Development Permit; and
 - c. approve the GW Construction Coastal Development Permit subject to the recommended Conditions of Approval (**Attachment 1A**).

DISCUSSION:

Project Location: The project is located in the McKinleyville area, on the East side of the road, approximately 0.16 miles from the intersection of Kelly Avenue and Murray Road, on the property known as 2659 Kelly Avenue.

Present General Plan Land Use Designation: Rural Estates (RE). McKinleyville Area Plan, 2017 General Plan. Density: 0 to 2 units per acre. Slope Stability: Relatively Stable (0).

Present Zoning: Residential Single Family (RS-20), Alquist-Priolo Fault Hazard (G).

Environmental Review: The project is exempt from CEQA environmental review pursuant to Categorical Exemption Section 15303(a) - New Construction or Conversion of Small Structures.

State Appeal: Project is appealable to the California Coastal Commission.

Major concerns: None

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded with no comment or recommended approval or conditional approval. (Attachment 4)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project
2. The Zoning Administrator could elect to add or delete conditions of approval
3. The Zoning Administrator could deny approval of the requested permits if unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Site Plan
2. Location Map
3. Referral Agency Comments and Recommendations

Owner

Verta Hennel
2659 Kelly Ave
McKinleyville, CA 95519

Applicant

GW Construction
1390 Silverado Ave
McKinleyville, CA 95519

Agent

None

Please contact Jacob Dunn at 707-267-9390 or via email at jdunn@co.humboldt.ca.us if you have any questions about the scheduled public hearing item.