



EXHIBIT A

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HUMBOLDT
MAILING ADDRESS: 1106 SECOND STREET, EUREKA, CA 95501-0579
AREA CODE 707

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LAND USE DIVISION INTEROFFICE MEMORANDUM

TO: Michael Holtermann, Associate Planner

FROM: Ken Freed, Assistant Engineer 

DATE: 03/15/2024

RE: PASTORI SUBDIVISION, APN 302-091-010, PLN-2023-18184

PRELIMINARY SUBDIVISION REPORT: A *preliminary report* was submitted in lieu of a *preliminary subdivision report* as specified in County Code § 323-6(c).

EXISTING DRIVEWAY: The existing driveway(s) serving the properties do not meet ADA grade compliance and visibility standards and must be retrofitted as part of the project. If the westerly driveway is abandoned and the easterly is used, then the driveway can be removed and replaced with sidewalk. This will result in not impacting the fencing and landscaping on the neighboring property to the west (APN 302-091-011) in needing to make significant modifications to their fence and landscaping to comply with the County's visibility ordinance.



Above: 2019 google street view showing the subject property (on the right), including the existing driveway. The fencing and landscaping on the neighboring property (on the left) will need to be heavily modified to comply with the County's visibility ordinance.

FLAG LOT: The applicant is proposing a flag lot with a width of 15 feet. Section 7-2 of Appendix A to the County Subdivision Ordinance requires a minimum flag width of 20 feet. A County Code Section 325-9 exception request was not provided.

Additionally, there is ample room on the east side of the property to establish a flag lot without requiring a County Code Section 325-9 exception request. However, a small shed located in the northeast corner of the property will need to be relocated (or removed) to comply with setbacks. Access to Parcel 1 could utilize the same driveway as the flag lot. The existing trees along the west boundary can remain. Instead of removing the shed, the flag portion of the lot could be widened to incorporate the shed into Parcel 2.

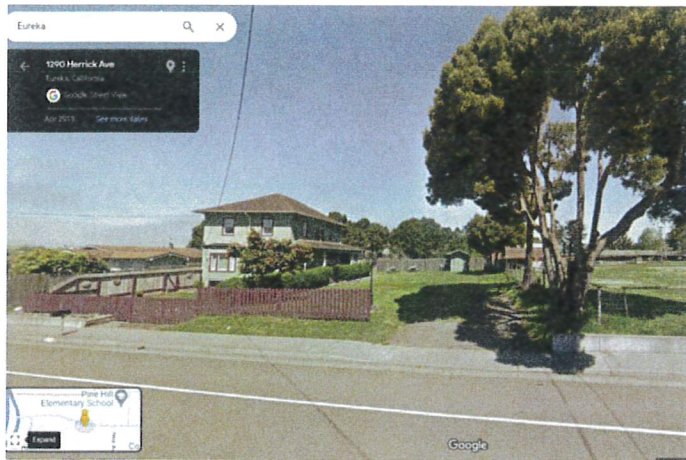
The proposed flag lot also creates a setback issue for the existing structure on Parcel 1. The applicant has requested a variance to allow for the structure to be within 1.9 feet to 2.4 feet of the proposed property line. Relocating the flag lot to the easterly side of the parcel resolves this issue and a variance is no longer required. In addition, a 20 foot wide flag can also be provided which then eliminates the need for a County Code Section 325-9 exception request.

However, the applicant has stated that placing the flag on the easterly side of the property would adversely affect existing parking for Parcel 1 as well as needing to remove landscaping. Current aerial photos (2023) and google street view (2019) show that the parking area is dirt and that vehicles are not parking where the flag lot would be; and that the landscaping is grass.

It is not clear how a variance could be supported when alternatives exist that allow for the same number of parcels to be created without needing a variance for setbacks. Due to a) the need for a variance for setbacks; b) the need for an exception request for sub-standard flag lot width; c) the substantial impact to fencing and landscaping of the neighboring property (APN 302-091-011); d) the ability to have a full width flag on the west side thus eliminating the need for a County Code 325-9 exception request; e) no longer needing a variance for reduced setbacks for the existing house on Parcel 1; f) google aerial and street images show that parking is not occurring within the easterly 20 feet of the property; g) google aerial and street images that show that minimal landscaping would be affected by placing the flag on the east side, Public Works does not support the proposed flag location.

However, Public Works has conditioned the project to be approved with the proposed flag lot on the west side. If the proposed flag lot is moved to the east side, Public Works Conditions of Approval need to be revised as follows:

- 2.3(a) Retrofit the easterly existing driveway apron to meet County urban driveway standards. Remove and replace the westerly driveway apron with Caltrans Type A2-6 PCC curb and gutter and 5' wide curb adjacent sidewalk.
- 1.6 Provide an access easement over the flag lot of Parcel 2 for the benefit of Parcel 1.



Picture: Recommended east side flag lot access location.



Picture: 2023 Aerial photo

SITE VISIBILITY: To utilize the proposed flag on the west side of the property the neighbor's fence and landscaping would need to be reduced to three (3') feet in height starting from the back of the sidewalk to a point ten (10') feet back. And reduced for a distance of thirty (30') feet starting at the same point at the corner of the property westerly along the frontage of the neighbor's property, forming the visibility triangle as stated in County Code §341-3(c).

PARCEL MAP IMPROVEMENT NOTE: Frontage improvements to Parcel 1 (an existing developed parcel) must be constructed per the Department's subdivision requirements. Pursuant to Government Code § 66411.1 (b), the Department recommends that the frontage improvements on Parcel 1 be completed within twenty-four (24) months from the date that the subdivision map is filed with the County Recorder; or prior to issuance of a development permit (or building permit) for Parcels 1 or 2, whichever occurs first. This is based upon the need for orderly development of the surrounding area.

The construction of the subdivision improvements for Parcel 2 may be deferred to the time that a development permit (or building permit) is issued.

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