



COUNTY OF HUMBOLDT

For the meeting of: 10/3/2024

File #: 24-1374

To: Planning Commission

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Cavanaugh Coastal Development Permit
Record Number: PLN-2024-19035
Assessor Parcel Number: 016-202-062

A Coastal Development Permit for the construction of a 456 square-foot Accessory Dwelling Unit.

RECOMMENDATION(S):

That the Planning Commission:

Adopt the Resolution (Attachment 1) which does the following:

- a. Finds that the proposed project complies with the Humboldt Bay Area Plan and Zoning Ordinance; and
- b. Finds the project exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
- c. Approves the Coastal Development Permit subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project site is in the Myrtle town area, at the southwest corner of Pleasant Avenue and Wellington Street, on the property known as 3990 Wellington Street.

Present General Plan Land Use Designation: Residential/Low Density (RL), Humboldt Bay Area Plan (HBAP). Density: 3-7 units per acre. Slope Stability: Low Instability (1).

Present Zoning: Residential Single Family with a 5,000 square-foot minimum lot size (RS-5).

Environmental Review: Project is categorically exempt from environmental review per Section 15303 New Construction or Conversion of Small Structures.

State Appeal Status: Project is not appealable to the California Coastal Commission.

Major Concerns: None.

Executive Summary: A Coastal Development Permit (CDP) for the construction of a 456 square-foot Accessory Dwelling Unit (ADU). The parcel is currently developed with an approximately 1,256 square-foot single family residence and a small shed and is served with community water and sewer provided by the Humboldt Community Services District. Power is provided by PG&E.

The subject parcel is located within a State Responsibility Area for fire protection, within a moderate fire hazard severity zone. An exception request for relief from the 30-foot fire safe setback requirement has been approved by CALFIRE (Attachment 2). The subject parcel is also located within the Local Responsibility Area for fire protection where Humboldt Bay Fire Protection District #1 provides structural fire protection and emergency responses. No increased threats to hazards are anticipated as a result of the project.

The subject parcel is not located in a designated coastal scenic area or coastal view area. The parcels surrounding the subject parcel are developed with single family residences and accessory structures, similar to the proposed ADU. The project as proposed is not anticipated to impact scenic and visual qualities, as it will be similar to and compatible with adjacent development.

Public Comment

The proposed project is being brought before the Planning Commission due to public comment received on August 27, 2024, requesting a public hearing. Comment received is summarized below and is included as Attachment 4, which also includes a photo submitted by the commenter of Wellington Street taken from its' intersection with Hall Avenue.

- The roadway infrastructure on Wellington Street is unstable and adding additional traffic would cause a greater safety risk.

Staff Response

Wellington Street is a paved publicly maintained road designed to accommodate two-way traffic. The project was referred to the County Department of Public Works Land Use division (PW). PW did not express any concerns regarding safety risk or the roads capacity to serve the proposed project.

After staff review and consideration of the submitted comments, all applicable findings for project

approval can be made and the recommendation by staff to approve the Coastal Development Permit remains unchanged.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have either responded recommending approval or conditional approval (Attachment 3).

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Planning Commission could elect to add or delete conditions of approval. The Planning Commission could deny approval if unable to make all the required findings. Staff has concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend further consideration of these alternatives.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. HCSD Requirements
 - C. Project Plans
2. Approved Fire Safe Exception Request
3. Referral Agency Comments and Recommendations
4. Public Comment

APPLICANT AND PLANNER INFORMATION:

Applicant

Brianna Cavanaugh
PO Box 484
Cuttan, CA 95534

Owner

Same as Applicant

Agent

DC Mechanical
PO Box 484
Cuttan, CA 95534

Please contact Rodney Yandell, Senior Planner, at 707-268-3732 or by email at

File #: 24-1374

ryandell@co.humboldt.ca.us <mailto:ryandell@co.humboldt.ca.us>, if you have any questions about the scheduled item.