



COUNTY OF HUMBOLDT

For the meeting of: 10/1/2026

File #: 26-1042

To: Planning Commission

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:

Pastori Minor Subdivision and Coastal Development Permit Extension
Assessor Parcel Numbers (APN) 302-091-010
Record No.: PLN-2023-18184-EXT
Eureka area

A two-year extension to an approved Minor Subdivision of a 0.95 acre parcel into two parcels of approximately 11,451 square feet (Parcel 1) and 29,816 square feet (Parcel 2). The parcel is currently developed with a single-family residence and shed that will remain on proposed Parcel 1. Parcel 2 will be vacant and suitable for residential development. The parcel is served with community water and sewer provided by the Humboldt Community Services District. The parcel is located within the Coastal Zone; therefore, a Coastal Development Permit (CDP) extension is also required. The subdivision is consistent with the density established by the 2017 Humboldt County General Plan for which an EIR was certified, and accordingly no further environmental effects that are peculiar to the project or the parcel on which the project is located.

RECOMMENDATION(S):

That the Planning Commission:

- 1 - Adopt the resolution (Attachment 1), which does the following:
 - a - Finds the project exempt from environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines; and
 - b - Finds that the development has not changed from that for which the permit was granted, and the findings made for approval of the minor subdivision can still be made; and
 - c - Approves the Extension subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project parcel is in the Eureka area, on the North side of Herrick Avenue, approximately 268 feet from the intersection of Bay Point Court and Herrick Avenue, on the property known as 1313 Herrick Avenue.

Present General Plan Land Use Designation: Residential Low Density: 1 unit (RL1), Density: 1 unit per acre; Humboldt Bay Area Plan (HBAP).

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

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

State Appeal: The project is appealable to the California Coastal Commission.

Major Concerns: None.

Monitoring Required: None.

Executive Summary: A two-year extension to an approved Minor Subdivision of a 0.95 acre parcel into two parcels of approximately 11,451 square feet (Parcel 1) and 29,816 square feet (Parcel 2). The parcel is currently developed with a single-family residence and shed that will remain on proposed Parcel 1. Parcel 2 will be vacant and suitable for residential development. The parcel is served with community water and sewer provided by the Humboldt Community Services District. The parcel is located within the Coastal Zone; therefore, a Coastal Development Permit (CDP) extension is also required. The subdivision is consistent with the density established by the 2017 Humboldt County General Plan for which an EIR was certified, and accordingly no further environmental effects that are peculiar to the project or the parcel on which the project is located.

No changes to the original project are proposed. No changes to the applicable regulations have occurred since the approval. The parcels zoning of Residential Single-Family (RS-5) has not changed, and the Local Coastal Plan designation of Residential Low Density has not changed. Further, the extension was referred to all applicable referral agencies who either did not respond or responded with approval. None of the applicable requirements of referral agencies have changed since approval of the map.

The Planning Commission previously approved the permit on May 23, 2024, and became effective on June 10, 2024, following the end of the Coastal Commission appeal period. The applicant is requesting that the permit be extended for a period of two years. This is the first extension requested by the applicant, and if approved, it will extend the term of the Minor Subdivision until June 10, 2028.

Findings for Extension of a Permit:

Per section 312-11.3 of the Humboldt County Code, the findings required to grant an extension are:

1. The development has not changed from that for which the permit or variance was granted, and
2. The findings made when the permit or variance was granted can still be made.

As discussed above, no changes to the project are proposed and no requirements or regulations have changed that would alter the ability to make the required findings for approval. The original conditions of approval are found in Attachment 1A to this staff report.

Environmental Review: Pursuant to Section 15183 of the State CEQA Guidelines, no further environmental review is required for projects that are consistent with a Community Plan or Zoning. There are no unique ecological effects associated with the project or the parcel on which it is located. The parcel being divided is already host to residential development. Adjacent lands in the vicinity are similarly planned and zoned and are also developed and sized consistently with the applicable planned density and minimum lot size.

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 Planning Commission could elect not to approve the project if the Commission is unable to make all the required findings. Staff concludes that the necessary findings can be made. Therefore, the planning staff does not recommend further consideration of this alternative

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Tentative Map
2. Location Map
3. Planning Commission Resolution 24-020
4. Referral Agency Comments and Recommendations
 - A. PGE

Applicant/Owner:

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