



COUNTY OF HUMBOLDT

For the meeting of: 1/19/2023

File #: 23-64

To: Planning Commission
From: Planning and Building Department
Agenda Section: Consent

SUBJECT:

Friedley Minor Subdivision and Coastal Development Permit

Record Number: PLN-2022-17910 (filed 09/06/2022)

Assessor Parcel Numbers (APN) 015-081-008-000

1780 Quaker St, Eureka, CA

A minor subdivision of an approximately 12,600 sf parcel into two parcels of 7,346 sf (Parcel One) and 5,266 sf (Parcel Two). The existing parcel is developed with a single-family residence and garage, which will remain on proposed Parcel One. The existing parcel is served with community water and sewer by Humboldt Community Services District. The parcel is located in the Coastal Zone and a Coastal Development Permit is required. The project is categorically exempt from environmental review pursuant to Class 15, Section 15315 of the State CEQA Guidelines.

RECOMMENDATION(S):

That the Planning Commission:

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

- a. Find that the project is exempt from further environmental review pursuant Section 15315 of CEQA Guidelines; and
- b. Make all the required findings for approval of the Minor Subdivision and Coastal Development Permit; and
- c. Approve the Minor Subdivision and Coastal Development Permit subject to the recommended conditions of approval (Attachment 1A).

DISCUSSION:

Project Location: The project is located in Humboldt County, in the Myrtle town (unincorporated Eureka) area, on the West side of Quaker Street, at the intersection of 18th Street with Quaker Street, on the property known as 1780 Quaker Street.

Present General Plan Land Use Designation: Residential Medium Density Humboldt Bay Area Plan; Density: unknown; Slope Stability: Relatively Stable (0)

Present Zoning: Mixed Residential (R-2)

Coastal Zone: The project site is in the Local jurisdiction of the Local Coastal Plan, and therefore a Coastal Development Permit (CDP) is required. The Minor Subdivision and CDP are on a site that is not in the Coastal

Commission appeal area, per the County GIS database, however the Minor Subdivision is appealable to the Coastal Commission.

Executive Summary: A minor subdivision of an approximately 12,600 sf parcel into two parcels of 7,346 sf (Parcel One) and 5,266 sf (Parcel Two). The existing parcel is developed with a single-family residence and garage, which will remain on proposed Parcel One. The existing parcel is served with community water and sewer by Humboldt Community Services District.

General Plan and Zoning: The proposed lot split is consistent with the General Plan land use designation. The minor subdivision into two lots is consistent with the R-2 (Mixed Residential) Zone District, and allows for residential uses as Principally Permitted (§163.1.9.7, Humboldt County Code, Chapter 3, Regulations Inside the Coastal Zone). The minor subdivision does not conflict with the local coastal plan.

Access: Access to the existing house at the corner, and Proposed Parcel 1, is via a driveway apron on 18th Street. There is also an existing driveway apron on Quaker Street accessing the area of proposed Parcel 2. County Public Works will require that both driveway aprons be retrofitted to meet current urban driveway standards.

Environmental Review: The project is considered exempt from environmental review as a Class 15 categorical exemption, Minor Land Divisions, Section 15135 of CEQA Guidelines. Additionally, the technical reports provided by the applicant do not indicate a potential for environmental impacts as a result of development within the project area, nor has any referral agency indicated concern.

Biological Resources: The project area is extensively developed in single-family residential neighborhoods and there are no significant biological or habitat resources associated with the project site.

Archaeological and Cultural Resources: Referrals were sent to tribal representatives whose ancestral heritage is affiliated with the project area, who are the Wiyot, Blue Lake Rancheria, and the Bear River Band. A referral was also sent to the Northwest Information Center (NWIC). Wiyot, Blue Lake, and the Bear River Band all responded they have no concerns, while the latter requests that the standard inadvertent discovery protocol be in place. Accordingly, this may be found among the list of standard conditions in Appendix A1. The NWIC responded that a cultural survey was conducted in 1977 and recommended that another be prepared. However, since the tribes did not request further study, staff has not required one to be prepared by the applicant.

The Department of Public Works has reviewed the proposed lot split and recommends several conditions of approval related to road and utility easement dedication, monumentation on the parcel map, standard improvements, etc. These are enumerated on two memos dated 10/17/2022 attached to this staff report, and are recommended as conditions of approval.

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 Minor Subdivision and Coastal Development Permit if the Commission is unable to make the required findings for approval. Staff has found that the required findings can be made.

2. The Planning Commission could continue the project to a date uncertain if the Commission believes more findings are required to approve the project.

ATTACHMENTS:

1. Draft Resolution
 - A. Conditions of Approval
 - B. Site Plan
2. Location Maps
3. Applicant's Evidence in Support of the Required Findings
4. Referral Agency Comments and Recommendations

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