



## Planning and Building Department

3015 H Street, Eureka, California 95501

### Zoning Administrator Hearing

#### Meeting Details

January 17, 2019  
10:00 a.m.

- I. **Call to Order**
- II. **Agenda Modifications**
- III. **Public Comments**
- IV. **Consent Agenda**

1. **Zhao Coastal Development Permit.**

Application Number 14161  
Case Number CDP-18-025  
Assessor Parcel Number (APN) 510-431-028  
2572 Knox Cove Road, McKinleyville area

A Coastal Development Permit is requested to allow development of a new single-family residence. The proposed residence is two-stories, 34 feet high, with approximately 4,853 square foot (SF) of interior living space, five bedrooms, a 1,102 SF attached three-car garage, and 1,545 SF of decking and patio space. No trees are proposed to be removed and minimal grading is required (less than 50 cubic yards). Community water and sewer by the McKinleyville Community Services District serve the parcel.

**Staff Recommendation:** Find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit based on evidence in the staff report, and adopt the Resolution approving the Zhao project subject to the recommended conditions.

2. **Monschke Coastal Development Permit, Special Permit and Conditional Use Permit**

Application Number 14357  
Case Number CDP-18-037, SP-18-122, CUP-18-042  
Assessor Parcel Number (APN) 111-241-040  
122 Ocean View Road, Shelter Cove area

A Coastal Development Permit is requested to allow development of a new single-family residence. A Special Permit is required pursuant to Section 313-19.1 for Design Review within the Coastal Zone. A Conditional Use Permit is also required pursuant to Section 313-6.2 for the development of a single-family residence within a Residential Multi-Family zone. The proposed residence is two-stories with 1,534 square feet of interior living space, a 920 square foot basement, a 680 square foot attached garage, and 384 square feet of decking. Approximately 312 cubic yards of grading is proposed and three trees are proposed for removal. The parcel is served by community water and sewer provided by the Shelter Cove Resort Improvement District #1.

**Staff Recommendation:** Find the project exempt from environmental review pursuant to Section 15303 of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, Special Permit and Conditional Use Permit, based on evidence in the staff report, and adopt the Resolution approving the Monschke project subject to the recommended conditions.

**V. Adjournment**

**VI. Next Meetings**

January 24, 2019

January 31, 2019

*Any written materials related to an item on this agenda submitted to the Zoning Administrator less than 72 hours prior to the meeting, and that are public records subject to the Public Records Act, are available for public inspection at the Planning and Building Department located at 3015 H Street, Eureka, California (707-445-7541) during normal business hours.*

*The Planning and Building Department is wheelchair accessible, and disabled parking is available in the Clark Complex parking lot, at the corner of H & Harris Streets, and on Harris Street. If you are a person with a disability and need disability-related modifications or accommodations to participate in this meeting please contact the Planning and Building Department at (707) 445-7541. Requests for such modifications or accommodations must be made at least **two (2) full business days** before the day of the meeting. Decisions made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) business days from the date of the Zoning Administrator hearing. Appeals must be submitted in writing to: Planning and Building Department– Planning Division located at 3015 H Street, Eureka, California 95501. The Appellant will be responsible for all fees associated with the appeal.*