



## Trinity County Planning

# Memo

**To:** Planning Commission  
**From:** Frank Lynch, Principal Planner  
**Date:** April 9, 2015  
**Re:** P 15-06 LLA Parcel Reconfiguration

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Staff is seeking Commission input and guidance regarding the above noted application which result in a reconfiguration of two existing parcels in the Weaverville area. The existing and proposed parcel configurations are presented on the attached map. The new configuration would take away road frontage on one of the two parcels and create as its access a 30 foot wide and at maximum length, 132 foot long access corridor to the bulk of the property which would now be "behind" the other parcel fronting on Martin Road (CR#237). The parcel fronting on the road would be developed with an existing single family home and detached garage. The rear parcel would be vacant. As it exists, the parcel lined separating the two parcels bisects the existing home.

The operative sections of the county's Subdivision Ordinance are as follows:

A "flag lot" as follows in Section 16.02.220:

"Flag lot" means an existing or proposed lot which is designed in such a way that a portion of the lot is twenty-five percent or less in width than the average side lot line extends to the nearest access point or water supply. This definition is not intended to apply to large acreage lots (quarter-quarter size).

Section 16.49.190 (i), states:

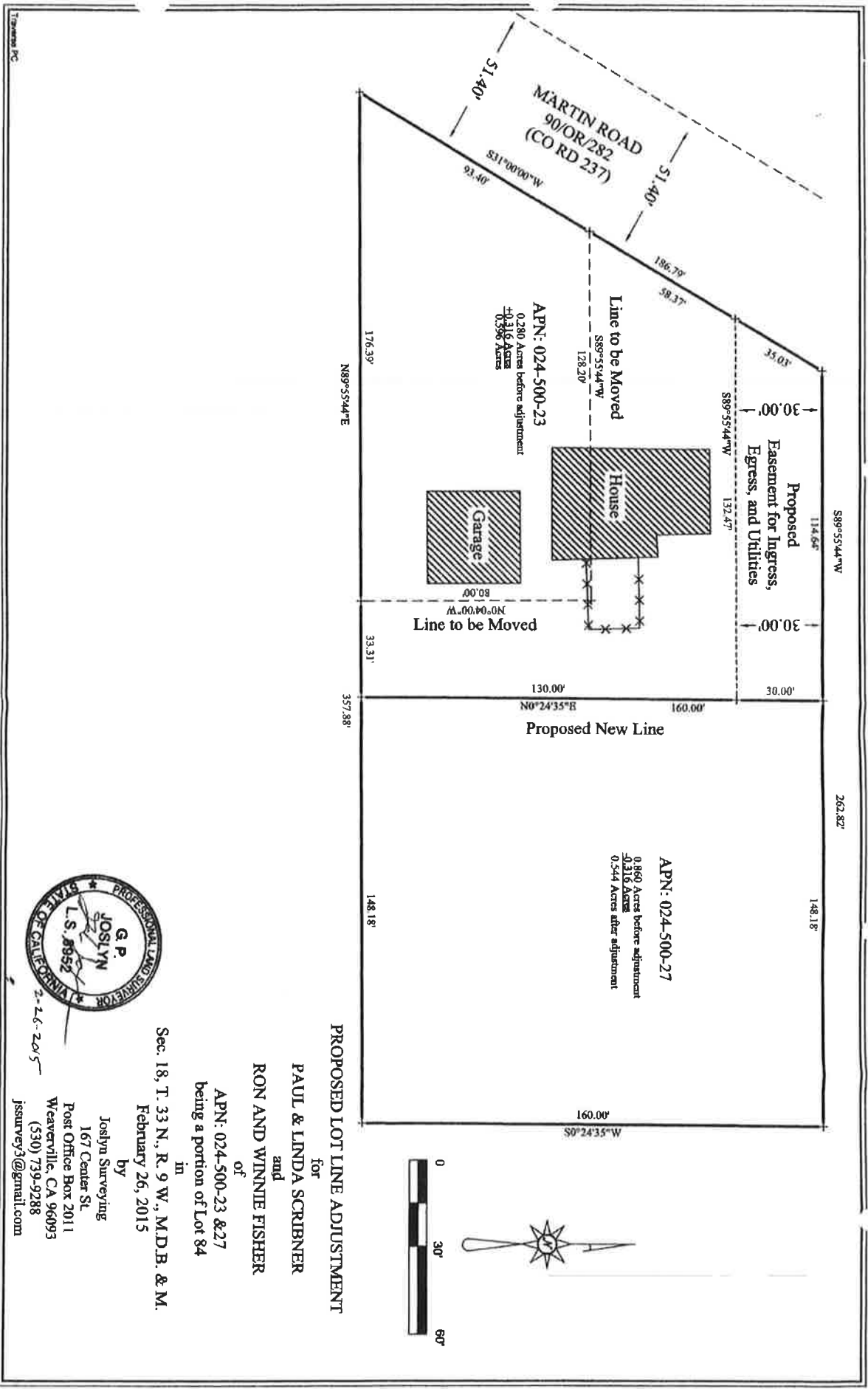
Flag lots or parcels whose access to the abutting street is provided by a strip or segment **which** is a part of said lot or parcel may be approved by the advisory agency or other duly authorized hearing body when necessitated by topography or other special condition; provided, however, that the main portion of the lot meets the provisions of this chapter as to length, depth, area and design. In no case shall the access strip be less than twenty feet in width no greater than three hundred feet in depth and improvements shall be constructed therein to provide an all weather driveway. A flag lot shall not be utilized to provide for water access purposes only.

The “advisory agency” as described above is the Planning Commission.

Staff notes that, as proposed, this configuration is not truly a flag lot as the access stem is not to be held in fee, but is an easement through the front parcel. However, it is because of this loss of road frontage and the resemblance that the configuration is effectively creating a flag lot that the Director of Transportation has requested the Commissions input as to the project’s design.

Staff Recommendation: Staff has no objection to the project, be it a true flag lot or not. This type of parcel design is very commonplace and would not impact health or safety.

Recommended Motion: The Planning Commission finds that the resulting parcel configuration proposed will conform to the General Plan and Weaverville Community Plan (Low Density Residential), the existing zoning (Rural Residential), and building ordinances. .



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Sec. 18, T. 33 N., R. 9 W., M.D.B. & M.  
 February 26, 2015

APN: 024-500-23 & 27  
 being a portion of Lot 84

for  
 PAUL & LINDA SCRIBNER  
 and  
 RON AND WINNIE FISHER

PROPOSED LOT LINE ADJUSTMENT

2-26-2015

Project Location

