

SUPPLEMENTAL INFORMATION

For Planning Commission Agenda of:
May 2, 2019

Public Hearing Item #H-2

Re: Zoning Text Amendments and Zone Reclassifications
to Implement the General Plan

Attached for the Planning Commission's review is the following supplementary information item(s):

Revised Resolution of the Planning Commission for Zoning Text Amendments to Implement the General Plan to include an item that was inadvertently omitted: the adoption of amendments to Section 314-17.1 "B" Special Building Site Combining Zone to change the "B-1" designation from an 8,000 square foot minimum parcel size to a 6,000 square foot minimum parcel size.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 19-**

**Zoning Text Amendments
to Implement the General Plan**

Makes the required findings for certifying compliance with the California Environmental Quality Act and approves the Zoning Text Amendments to Implement the Humboldt County General Plan.

WHEREAS, Humboldt County initiated zoning text amendments to Implement Humboldt County General Plan Land Use Element Implementation Measure GP-IM6. Zoning Consistency, which directs the County to, within two years after the adoption of the General Plan Update, revise the Zoning Regulations to establish zoning consistency with the policies of the General Plan and General Plan Land Use Map; and

WHEREAS, amendments to the Zoning Regulations were developed to achieve consistency with the applicable General Plan Land Use Designation, Table 4-H Zoning Consistency Matrix and Chapter 10 – the Conservation and Open Space Element; and

WHEREAS, the proposed zoning text amendments may be approved if findings can be made that: (1) the proposed change is in the public interest; and (2) the proposed change is consistent with the General Plan; and (3) the amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law;

WHEREAS, the project is subject to environmental review pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Programmatic Environmental Impact Report (PEIR) for the Humboldt County General Plan, State Clearinghouse No. 2007012089, was certified by the Board of Supervisors on October 23, 2017. The recommended amendments to the Zoning Regulations were considered in discussions of the PEIR as required by Section 15074(b) of the CEQA Guidelines; and

WHEREAS, The PEIR Project Description Section 2.7, Project Approvals Required and Subsequent Actions, identifies updating the Zoning Code in a manner consistent with the General Plan as a key implementing action; and

WHEREAS, Attachment 1 to this resolution includes substantial evidence in support of making all the required findings for approving the proposed amendments to the zoning text; and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on May 2, 2019.

NOW, THEREFORE, be it resolved, determined, and ordered by the Humboldt County Planning Commission that the following findings are hereby made:

1. The Planning Commission has considered the Addendum to the PEIR in Attachment 2 of this Resolution, and the PEIR in Attachment 3 of this Resolution and finds there is no substantial evidence that the proposed amendments to the zoning text to Implement the General Plan in Attachment 4 of this Resolution will have a significant effect on the environment not already considered in the EIR for the General Plan and no new mitigation measures are necessary; and
2. The proposed amendments to the zoning text to implement the General Plan are in the public interest; and
3. The proposed amendments to the zoning text to implement the General Plan are consistent with the General Plan; and
4. The proposed amendments to the zoning text do not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law; and
5. The Planning Commission makes the findings in Attachment 1 and Attachment 2 to this resolution, which are incorporated fully herein, based on the evidence provided.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law.
2. Consider the Addendum and the Environmental Impact Report (EIR) for the Humboldt County General Plan, State Clearinghouse No. 2007012089, certified by the Board of Supervisors on October 23, 2017 (Attachments 2 and 3). Find that it is sufficient for adoption of the Zoning text amendments based on the evidence provided in the Addendum; and
3. Adopt the ordinance amending the Zoning Regulations of the Inland Zoning Ordinance (Section 314 of Title III, Division 1, Chapter 4 of Humboldt County Code) as shown in Attachment 4 of this Resolution and summarized as follows:

Existing zoning text is proposed to be amended to be consistent with the Plan. These changes include amendments to

- (a) Section 314-7.1 "AE - Agriculture Exclusive Zone",
 - (b) Section 314-7.4 "TPZ - Timberland Production Zone",
 - (c) Section 314-17.1 "B" Special Building Site Combining Zone to change the "B-1" designation from an 8,000 square foot minimum parcel size to a 6,000 square foot minimum parcel size.
4. Direct the Planning Staff to prepare and file a Notice of Determination with the County Clerk and Office of Planning and Research.

Adopted after review and consideration of all the evidence on _____, 2019.
The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:
DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

John Ford, Director
Planning and Building Department