

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on _____, 2022

Resolution No. 22-____ Resolution of the Board of Supervisors of the County of Humboldt
ADOPTING FINDINGS FOR APPROVING THE GENERAL PLAN AMENDMENT
AND ZONE RECLASSIFICATION, FOR J&J FAMILY, LLC, RECORD NO. PLN-
2020-16400.

WHEREAS, on February 15, 2022 the Board of Supervisors accepted a petition to amend the General Plan and Zoning Map for a property located in the Myrtle town Area; and

WHEREAS, J and J Family LLC submitted an application and evidence in support of a General Plan Amendment, Zoning Map Amendment, Conditional Use Permit and Lot Line Adjustment; and

WHEREAS, the Planning and Building Department reviewed the application and supporting evidence and referred the application materials to applicable reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, on September 15, 2022, the Planning Commission considered the application, and adopted a Resolution which recommended the Humboldt County Board of Supervisors did the following:

1. Adopt the findings set forth in this resolution; and
2. Adopt the Mitigated Negative Declaration; and
3. Adopt the Mitigation Monitoring and Reporting Program included as Attachment 1b; and
4. Approve the General Plan Amendment and associated Zone Reclassification; and
5. Approve the Lot Line Adjustment; and
6. Approve the Conditional Use Permit subject to the recommended conditions.

WHEREAS, the Board of Supervisors held a public hearing, *de-novo*, on December 20, 2022 and reviewed, considered, and discussed the Mitigated Negative Declaration, along with the application for a General Plan Amendment, Zone Reclassification, Conditional Use Permit, and Lot Line Adjustment; and reviewed and considered all public testimony and evidence presented at the hearing; and

Now, **THEREFORE BE IT RESOLVED**, that the Board of Supervisors makes all the following findings:

- 1. FINDING:** **Project Description:** The proposed Lucas & Myrtle Mini-Storage Center (project) includes a lot line adjustment, minor zone boundary adjustment, CUP, and the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtle town area of Eureka. The site originally consisted of three parcels. An approved lot line adjustment allowed the parcels to be reconfigured into two parcels in February 2022—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a remaining lot of approximately 2.1 acres to be commercially developed. Associated with the lot line adjustment was the adjustment of the site's zoning boundary between the Neighborhood Commercial zone (C-1/GO) and Apartment Professional residential zone (R-4/GO,Q). The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the project site would be removed and replaced with an office/caretaker building with 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

- EVIDENCE** a) Project File: PLN-16400-CUP
- b) The project description in the Mitigated Negative Declaration (MND) provides a complete description of all activities associated with the project.

FINDINGS FOR GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION

- 2. FINDING** The proposed project is in the public interest.

- EVIDENCE** a) The Commercial General Land Use Designation and associated Neighborhood Commercial zoning Designation is intended for lands that are suitable for commercial services that are geared towards local neighborhood and regionally needs because of their location and available access. In this instance the addition of 9,000 square feet of lands to be designated Commercial General and zoned Neighborhood Commercial allow for a consistent commercial designation for the property and facilitates the construction of an important neighborhood and regional service. The area to be

designated is on the corner of a major arterial road which provides appropriate access to serve both local and regional needs for storage facilities. It is in the public interest to facilitate such commercial development.

3. FINDING The proposed project is consistent with the Guiding Principles of Section 1.4 of the General Plan.

EVIDENCE a) The proposed project helps to preserve the diverse character of Humboldt County and promotes the creation of housing as it will enable local residents to store possessions in a secure location without detracting from the more rural and natural setting of many residential areas due to cluttering of possessions on residential lands.

4. FINDING The proposed project is consistent with the County General Plan, Open Space Plan and open Space Action Program

EVIDENCE a) The project is consistent with the General Plan policies supporting commercial and economic development and providing services to both local and regional populations.

b) The proposed project is consistent with the Commercial general Land Use designation because it includes services that are easily accessible and serve both local and regional needs.

c) The project is consistent with the Open Space and the Open Space Action Program because it facilitates commercial development in an area that is designated for commercial services and does not impact any areas designated for open space. The areas of the property that are designated Greenway and open Space will be preserved as open space.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

- a. Finds the General Plan Amendment and Zone Reclassification consistent with the provisions of the Humboldt County Code and General Plan
- b. Approves the General Plan Amendment,

The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on December 20, 2022, by the following vote:

Adopted on motion by Supervisor _____, seconded by Supervisor _____ and the following vote:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

_____, Chair
Humboldt County Board of Supervisors

STATE OF CALIFORNIA)) SS. County of Humboldt

I, _____, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

KATHY HAYES Clerk of the Board of Supervisors of the County of Humboldt, State of California

By: KATHY HAYES

Date: _____, 2022

By _____ Deputy