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APPLICATION FORM
Humboldt County Planning and Building Department
Current Planning Division 3015 H Street Eureka, CA 95501-4484
Phone (707) 445-7541 Fax (707) 268-3792

INSTRUCTIONS:
1. Applicant/Agent complete Sections I, II and III below.
2. It is recommended that the Applicant/Agent schedule an Application Assistance meeting with the Assigned Planner. Meeting with the Assigned Planner will answer questions regarding application submittal requirements and help avoid processing delays. A small fee is required for this meeting.
3. Applicant/Agent needs to submit all items marked on the reverse side of this form.

SECTION I

APPLICANT (Project name) K.H. McKenny, Inc. AGENT (Communications from Department will be directed to agent)
Business Name: K.H. McKenny, Inc.
Contact Person: Kevin McKenny
Mailing Address: PO Box 115
City, St, Zip: Eureka, CA 95534
Telephone: 598-2616 Fax:
Email: kevin@krmckenny.com
OWNER(S) OF RECORD (if different from applicant)
Owner's Name:
Mailing Address:
City, St, Zip:
Telephone: Fax:
LOCATION OF PROJECT
Site Address: 500 Airport Road, Fortuna Assessor's Parcel No(s): 203-211-016
Community Area:
Parcel Size (acres or sq. ft.)
Is the proposed building or structure designed to be used for designing, producing, launching, maintaining, or storing nuclear weapons or the components of nuclear weapons? [X] YES [ ] NO

SECTION II

PROJECT DESCRIPTION
Describe the proposed project (attach additional sheets as necessary). This application is a request to rezone 6 properties (with 11 APNs, see attachment A) along Airport Rd. and Drake Hill Rd. in the Fortuna planning area. The rezoning request would add an "S" overlay to the existing ML-Q zone. The purpose of the requested zone change with an "S" overlay is to increase the lot coverage from 25% to 32% and to reduce the interior side lot setbacks on the 6 properties to 10 ft. minimum. This will help to create higher density infill development of the area, resulting in less sprawl. In addition, we are asking to amend the CUPs for 500+1000 Airport Rd. to allow for the increased lot coverage and total building area per the letter and table 2+3, attached.

SECTION III

OWNER'S AUTHORIZATION & ACKNOWLEDGEMENT
I hereby authorize the County of Humboldt to process this application for a development permit and further authorize the County of Humboldt and employees of the California Department of Fish and Wildlife to enter upon the property described above as reasonably necessary to evaluate the project. I also acknowledge that processing of applications that are not complete or do not contain truthful and accurate information will be delayed, and may result in denial or revocation of approvals.
Kevin McKenny (Signature) 1/22/20 (Date)
If the applicant is not the owner of record, I authorize the applicant/agent to file this application for a development permit and to represent me in all matters concerning the application.
Owner of Record Signature Date
Owner of Record Signature Date

mimiscz@gmail.com



This Application is a request to rezone 6 Properties (with 11 APNs See attachment A) along Airport Road and Drake Hill Road in the Fortuna Planning Area. The rezone request would Add an "S" overlay to the existing ML-Q zone. This S overlay would allow for an increase to 32% Maximum lot coverage up from the maximum 25% lot coverage allowed in the current zone. In addition, we would request the "S" overlay to allow for interior side lot setbacks be changed to ten feet minimum which would be down from the existing ten percent lot width or 25 foot minimum. The reason for this requested zoning change would be to increase density of the current use which would lessen sprawl and allow for the idea of infilling existing properties to their maximum ability prior to expanding to neighboring properties.

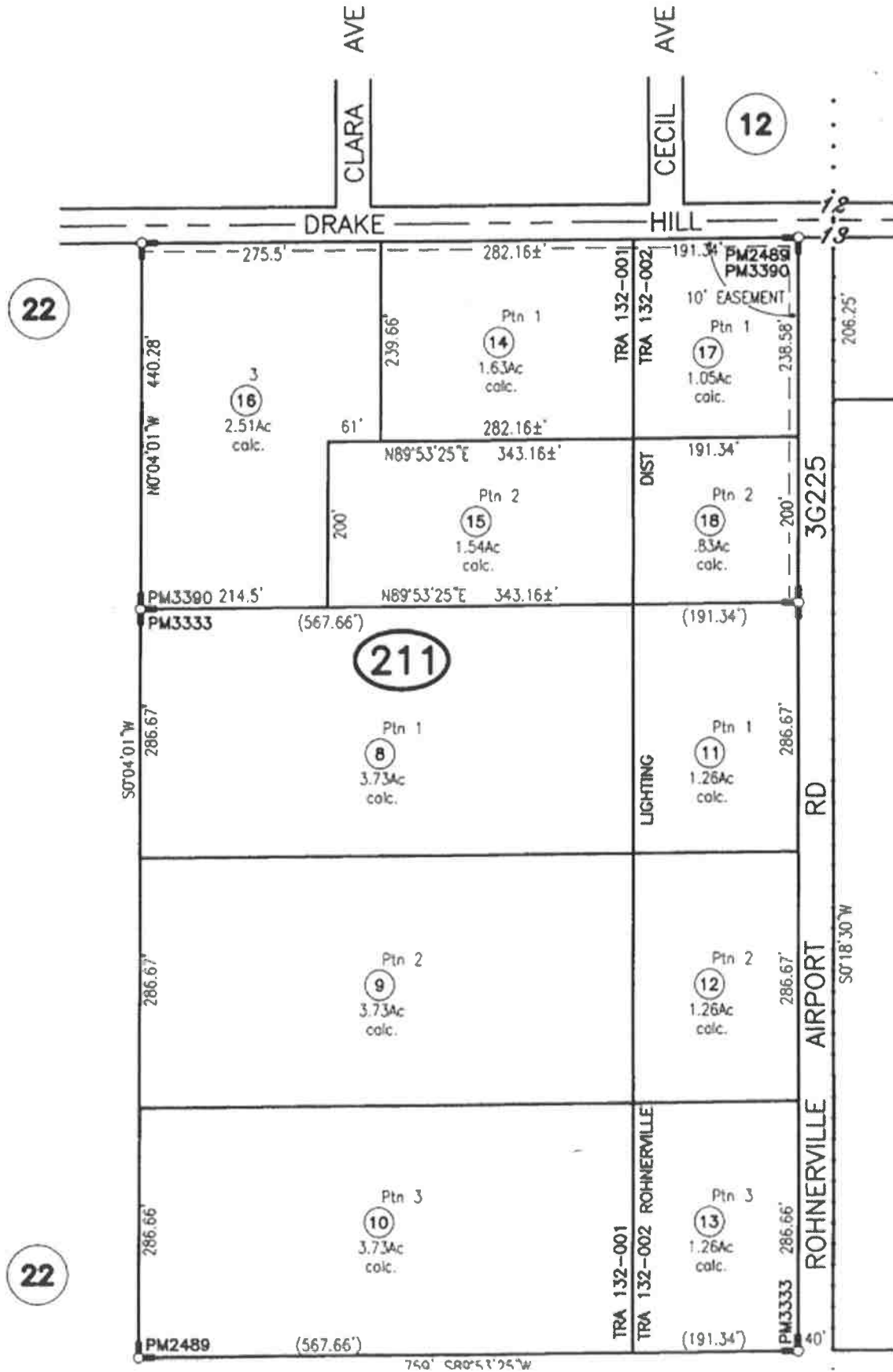
The application would also request for an amendment to the existing CUP (CUP-03-06) for 500 Airport road (APN 203-211-016) to reflect the development which is existing on that site. The rezone with the "S" overlay that would allow for interior side setbacks to 10 ft would agree with the existing Building 5 & 6 10 ft side setback. These two buildings were built to 10 feet side setback off the property line with a covenant *Agreement to Hold* two properties as one that was recorded for that purpose. We would request the CUP be amended to reflect the building lot coverages and total square footage as per Table 1 attached.

The application would further request an amendment to the CUP (CUP-03-05) for 1000 Airport road (APN 203-211-016) to allow for the increased lot coverage and increase Building total square footage per table 2 attached. This amendment (coupled with the prior rezone) would allow for the construction of Future Buildings G & F on the west side of the property. Those proposed buildings are shown on the site plan attached. The future Building E is already a part of the original CUP. To summarize, the purpose of the requested zone change with an S overlay is to increase the lot coverage from 25% to 32% and to reduce the interior side lot setbacks within the 6 properties to 10 feet minimum. This will help create higher density Infill Development of the area resulting in less sprawl. In addition, we are asking to amend the CUP's for 500 and 1000 Airport Road to allow for the increased lot coverage and building per the letter and table 2 and 3, attached.



# EXHIBIT A: AP NUMBERS

Requested rezone with the "S" overlay to increase density of the current use which would lessen sprawl and allow for the idea of infilling existing properties.





<b>Ammend CUP</b>						
<b>500 Airport Road</b>						
<b>Building</b>	<b>Level</b>	<b>Ground Coverage</b>	<b>Use</b>	<b>Level</b>	<b>Other Floors</b>	<b>Use</b>
<i>Building 1</i>	1	5,700 S.F.	Storage	2	1,080 S.F.	Apartment
<i>Building 1</i>	1	720 S.F.	Office			
<i>Building 2</i>	1	6,000 S.F.	Storage			
<i>Building 3</i>	1	6,000 S.F.	Storage	2	6,000 S.F.	Storage
<i>Building 4</i>	1	6,000 S.F.	Storage	2	6,000 S.F.	Storage
<i>Building 5</i>	2	3,000 S.F.	Storage	1	2,100 S.F.	Storage
<i>Building 6</i>	2	3,000 S.F.	Storage	1	2,100 S.F.	Storage
<b>Totals</b>		<b>30,420 S.F.</b>			<b>17,280 S.F.</b>	

*The total combined two floor 47,720 S.F. CUP 03-06 allowed for 42,280 S.F. of building space*

The existing ground coverage is 30,420 / 106,900 S.F. lot = 28.5%

Ammd CUP						
1000 Aiport Road						
Building	Level	Ground Coverage	Use	Level	Other Floors	Use
Building A	1	3,120 S.F.	Storage	-	-	-
Building A	1	336 S.F.	Office	-	-	-
Building B	1	16,500 S.F.	Storage	2	16,500 S.F.	Storage
Building C	1	15,000 S.F.	Storage	-	-	-
Building D	1	15,000 S.F.	Storage	-	-	-
Future Building E	1	1,350 S.F.	Office	2	1,350 S.F.	Apartment
Proposed Building F	1	8,540 S.F.	Storage	-	-	-
Proposed Building G	1	8,540 S.F.	Storage	-	-	-
<b>Totals</b>		<b>68,386 S.F.</b>			<b>17,850 S.F.</b>	

Final lot coverage with proposd building F &  $68,386/220,162.6 = 31.06\%$

CUP 03-05 allowed for 103,812 total building area VS final total proposed as 86,236 S.F. with buildings E, F, & G



We the owners, approve for the rezone with the "S" overlay to increase density of the current use which would lessen sprawl and allow for the idea of infilling existing properties. See listed properties below. Per exhibit A, attached.



AP Numbers	Owner's Signatures		
APN 203-211-008	 Kevin McKenny Airport Rd Self Storage	_____ Alan Bongio Airport Rd Self Storage	_____ Mary Bongio Airport Rd Self Storage
APN 203-211-009	 Kevin McKenny	_____ Alan Bongio	_____ Mary Bongio
APN 203-211-010	 Kevin McKenny	_____ Alan Bongio	_____ Mary Bongio
APN 203-211-011	 Kevin McKenny Airport Rd Self Storage	_____ Alan Bongio Airport Rd Self Storage	_____ Mary Bongio Airport Rd Self Storage
APN 203-211-012	 Kevin McKenny	_____ Alan Bongio	_____ Mary Bongio
APN 203-211-013	 Kevin McKenny	_____ Alan Bongio	_____ Mary Bongio
APN 203-211-014	 Neal McKenny	_____ Wendy McKenny	
APN 203-211-015	 Kevin McKenny Airport Rd Self Storage	_____ Alan Bongio Airport Rd Self Storage	_____ Mary Bongio Airport Rd Self Storage
APN 203-211-016	 Kevin McKenny		
APN 203-211-017	_____ Neal McKenny	_____ Wendy McKenny	
APN 203-211-018	 Kevin McKenny Airport Rd Self Storage	_____ Alan Bongio Airport Rd Self Storage	_____ Mary Bongio Airport Rd Self Storage





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APN 203-211-012	<u>Kevin McKenny</u>	<u>Alan Bongio</u>	<u>Mary Bongio</u>
APN 203-211-013	<u>Kevin McKenny</u>	<u>Alan Bongio</u>	<u>Mary Bongio</u>
APN 203-211-014	<u>Neal McKenny</u>	<u>Wendy McKenny</u>	
APN 203-211-015	<u>Kevin McKenny</u>	<u>Alan Bongio</u>	<u>Mary Bongio</u>

	Airport Rd Self Storage	Airport Rd Self Storage	Airport Rd Self Storage
APN 203-211-016	<u>Kevin McKenny</u>		
APN 203-211-017	<u>Neal McKenny</u>	<u>Wendy McKenny</u>	
APN 203-211-018	<u>Kevin McKenny</u> Airport Rd Self Storage	<u>Alan Bongio</u> Airport Rd Self Storage	<u>Mary Bongio</u> Airport Rd Self Storage

ENGINEERING CONSTRUCTION <b>K.H. McKENNY, INC.</b> EUREKA, CA LICENSE #774830  Kevin McKenny Phone: 707-599-2616 kevin@khmckenny.com	Drake Hill and Airport Road		
	TITLE Rezone with an "S" overlay for the 11 properties on APN 203-211-XXX		
P.O. Box 115			
Cutten, CA 95534	1/31/20	APN 203-211-XXX	SHEET 1 OF 1

