



COUNTY OF HUMBOLDT

For the meeting of: 11/1/2022

File #: 22-1443

To: Board of Supervisors

From: Planning and Building Department

Agenda Section: Consent

SUBJECT:
SN Indianola LLC Local Coastal Plan Petition and Zone Reclassification Petition

RECOMMENDATION(S):

That the Board of Supervisors:

1. Accept the petition by approving the attached resolution (Attachment 1) finding it is in the public interest to proceed with this application; and
2. Direct the Clerk of the Board to give notice of the decision to the applicant and any other interested party.

SOURCE OF FUNDING:

Charges for Current Services - Planning & Engineering Services (608000)

DISCUSSION:

This item is a petition requesting that the Board of Supervisors accept for processing an applicant-initiated Local Coastal Plan (LCP) Amendment and Zone Reclassification (Attachment 2). The petition seeks to change the LCP Plan designation of approximately 10.38 acres of a single parcel of land known as Assessor's Parcel Number (APN) 402-032-002 and for an additional 11.68 acres of a single parcel of land known as APN 402-032-035 from Rural Residential with a density of one unit per 2.5 acres (RR) to Residential Medium Density with a density of 8-30 units per acre (RM). The petition also requests to change the zoning from Residential Agriculture (2.5-acre minimum parcel size) (RA-2.5) to Residential Multifamily (RM). The purpose is to allow development of apartment buildings and duplexes, as part of a larger housing complex, with subsequent ancillary features.

Should the LCP and Zone Reclassification Petition be accepted, potential issues would be more thoroughly analyzed during the LCP Amendment and Zone Reclassification application review process. The application would also require a Coastal Development Permit and would be subject to the California Environmental Quality Act (CEQA). The parcels were identified in the county's most recent housing inventory as vacant parcels with development potential for income levels above moderate pay scale. The proposal, if supported, would result in an increase in the county's housing inventory.

The petition seeks to increase the density of both parcels to facilitate development of a residential multifamily complex. Currently the combined density for the two parcels is one dwelling unit for every 2.5 acres. If the LCP and Zone Reclassification were completed, this would increase the density to an estimated 8-30 units per acre. There is a substantial need for student, industry, and affordable housing in Humboldt County and this change would be in the public interest. It should be noted that this request would result in a reduction of lands currently used for transitional agricultural grazing and timber harvest.

The county is implementing a countywide rezoning process to increase the development potential for multifamily units and this proposal runs consistent with that effort. Environmental review pursuant to CEQA would be conducted on the Plan Amendment/Coastal Development Permit application should the Board accept this petition.

REQUIRED FINDINGS:

Policy G-P8 of the Humboldt County General Plan specifies that a petition for amendment of this plan may be accepted for processing upon the Board of Supervisors making one or more of the following findings:

- A. Base information or physical conditions have changed; or
- B. Community values and assumptions have changed; or
- C. There is an error in the plan; or
- D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or
- E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan

The Board must also determine the revision is not appropriate for the next scheduled update.

For approval of plan amendments, the Board must make the findings that the proposed revision is in the public interest and is consistent with the Guiding Principles in Section 1.4 and applicable goals of the plan.

Section 312-50.5 of Humboldt County Code specifies that petitions for zoning map amendments shall be 1) in the public interest, and 2) consistent with the General Plan.

The applicant submitted information supporting findings that the LCP Amendment and Zone Reclassification Petition are in the public interest. The two adjoining parcels are under the same ownership and are currently zoned and planned for residential uses. To maximize multifamily development on these properties as a single and cohesive project, the plan amendment and rezone would be necessary. It is in the public interest to help facilitate an increase in density and further develop these parcels to support said creation of housing as housing shortages currently exist county-wide.

State law also requires amendments to the Local Coastal Plan be consistent with Public Resources

Code §30000 et seq. This analysis will be completed as part of the review of the plan amendment should the petition be accepted.

The decision to be made at this time is whether the Board will accept the proposed application for processing, review and consideration. If accepted for review and consideration, more in-depth analysis will be performed assessing whether the proposed general plan amendment and zoning change is both in the public interest and consistent with the Local Coastal Plan and the Coastal Act.

A petition to accept an application for Plan Amendment and Zone Reclassification is not a project as defined in Section 21065 of the Public Resources Code and is not subject to the California Environmental Quality Act (CEQA). If accepted, environmental review will be conducted.

FINANCIAL IMPACT:

There will be no impact on the General Fund. The applicant is responsible for paying all costs involved in the processing of the application. The source of funding is applicant fees deposited into Planning and Building Department, Current Planning Revenue Account (1100-277-608000).

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework through its core role to encourage new local enterprise and its goals to increase access to housing.

OTHER AGENCY INVOLVEMENT:

Should the petition be accepted, responsible and trustee state and local agencies will be involved in the referral process of the Reclassification, including Native American Consultation pursuant to SB 18, and as part of the environmental review for the project.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could reject the petition if it believes the required findings cannot be made. Staff believes the necessary findings may be made, so staff does not recommend further consideration of this alternative.

ATTACHMENTS:

Attachment 1: Resolution No. _____
Attachment 2: Copy of Application
Attachment 3: Site Plan
Attachment 4: Location Map

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A
Meeting of: N/A
File No.: N/A