

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified copy of portion of proceedings for the Meeting on June 2, 2026

RESOLUTION NO. 26-84

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT
APPROVING THE GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION
PETITION; APN 032-134-009 AND 032-134-010; CASE NUMBER PLN-2026-19476**

WHEREAS, Section 65358 of the State Government Code allows the Board of Supervisors to amend the General Plan up to four times in any calendar year; and

WHEREAS, Section 312-50.6 of Humboldt County Code specifies that Petitions for Amendments of the Zoning Regulations may also be initiated in conjunction with a petition for a General Plan Amendment; and

WHEREAS, the property owner has submitted an application requesting a General Plan Amendment and Zone Reclassification Petition for properties as identified in project number PLN-2026-19476; and

WHEREAS, Section 3.4 of 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

Additionally, the revision is not appropriate for the next update, is in the public interest and consistent with the Guiding Principles of the General Plan ; and

WHEREAS, Section 312-50.3 of Humboldt County Code specifies that a Zone Reclassification Petition may be accepted if the Amendment is in the public interest, is

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consistent with the General Plan and does not reduce the residential density of any parcel; and

WHEREAS, the Petition to accept an application for a General Plan Amendment and Zone Reclassification is not a project as defined in Section 21065 of the Public Resources Code and is not subject to CEQA.

NOW, THEREFORE, BE IT RESOLVED by the Humboldt County Board of Supervisors that the following findings are hereby made:

- 1. FINDING:** The Board is being asked to accept an applicant-initiated General Plan Amendment (GPA) and Zone Reclassification (ZR) petition for processing. The applicant has requested that the Land Use Designation change from Residential Low Density (RL) to Mixed Use (MU), and the zoning to change from Residential One-Family (R-1) to Mixed Use Urban (MU1), on two parcels adjacent to the Jerold Phelps Community Hospital in Garberville. APN 032-134-009 is a parking lot owned by the hospital. APN 032-134-010 contains a single-family residence and garage, which if the GPA and ZR are approved, the residence will convert to commercial use and the garage will convert to a residential use. The purpose of Mixed Use is to provide for pedestrian-oriented development including commercial, office and higher density residential. The GPA and ZR will allow the two parcels to support mixed use development which is consistent with the existing environment.

EVIDENCE: a) Project file for PLN-2026-19476

FINDINGS FOR GENERAL PLAN AMENDMENT PETITION

- 2. FINDING:** The petition is consistent with the General Plan's required findings and criteria for amendments. 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

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E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan.

EVIDENCE: a) The Applicant submitted a letter (Attachment 3) requesting a General Plan Amendment and Zone Reclassification on two parcels. The following information supports the findings above:

B. Community values and assumptions have changed. APN 032-134-009 is currently owned by Southern Humboldt Community Healthcare District and is exclusively a parking lot across the street from the hospital. APN 032-134-010 is owned by an audiologist, is adjacent to the parking lot and contains a single-family residence and garage. The residence on APN 032-134-010 was originally built in 1972 as a single-family residence, consistent with the neighborhood's character at the time. The community hospital was formed in 1960 and became a health care district in 1980. As the hospital and commercial business district has grown, the surrounding community's values and land use assumptions have evolved. Surrounding and adjacent to the subject properties are both Commercial Services (CS) and Mixed Use (MU) land designations. If the proposed GPA and ZR is approved, the residence will convert to a hearing healthcare facility, and the garage will convert to a residential use. Additional commercial services, support clinics and professional offices have moved within proximity of the hospital and neighboring commercial properties. Changing the land use designation to Mixed Use allows for pedestrian-oriented development with a mix of commercial, office and residential development. The proposed change reflects the current, real-world conditions and evolving needs of the community.

E. The proposed Amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the plan. With a GPA to change the land use designation from Residential Low Density to Mixed Use, commercial medical services, professional offices and higher density residential is allowable. By expanding the potential to allow both medical and residential options within proximity to the hospital and surrounding commercial uses is a public benefit. Should the GPA and ZR be allowed, the existing residence is proposed to become a

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specialized medical office and the garage converted to a residential unit. The Guiding Principles include a guide for creating high quality jobs and career opportunities as well as creating affordable housing options to meet current and future demands for all income levels. Allowing medical businesses to operate in proximity to a medical hub in which high quality jobs and career opportunities can be achieved is consistent with the Principles. Additionally, by changing the land use designation to Mixed Use, higher density residential housing options can be created.

3. FINDING: The revision is not appropriate for the next scheduled update.

EVIDENCE: a) The expanding professional needs within the area are current and it is more appropriate for the General Plan Amendment to be processed as soon as possible to encourage medical support businesses rather than wait for the next scheduled update, which is slated to occur in 2027.

4. FINDING: There is evidence that the petition for the General Plan Amendment is in the public interest, is consistent with the Guiding Principles in Section 1.4 and applicable goals of the Plan.

EVIDENCE: a) The applicant has provided evidence that it is in the best interest of the public to process a General Plan Amendment to promote medical services and professional offices that are complementary and easily accessible to the nearby hospital and commercial district without losing a residential unit. Recognizing the importance of mixing commercial services with residential is in the public interest. By changing the General Plan designation from Residential Low Density (RL) to Mixed Use (MU), the subject properties will be compatible with the present uses of the surrounding area. The Mixed-Use designation is intended for lands in central areas of urban communities where the presence of public utilities and a sufficient population base allow the development of pedestrian-oriented, commercial, office and residential development. The General Plan is developed to identify community values and ideas for the future. The Guiding Principles of the General Plan include a vision for creating high quality jobs and career opportunities as well as creating affordable housing opportunities to meet current and future demands for all income levels. The properties to the north, which includes the hospital, are designated for commercial use. Properties to the southwest are already designated for Mixed Use. The County Planning and Building Department supports the

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applicant's evidence that the General Plan Amendment is the public interest and consistent with the Guiding Principles of the General Plan.

FINDINGS FOR ZONE RECLASSIFICATION PETITION

5. **FINDING:** The proposed revision is in the public interest.
- EVIDENCE:** a) The proposed amendment is in the public interest. The proposed Zone Reclassification is from Residential One Family zone (R-1) to Mixed Use 1 (Urban). APN 032-134-009 is currently owned by Southern Humboldt Community Healthcare District and is exclusively a parking lot across the street from the hospital. APN 032-134-009 is owned by an audiologist and is adjacent to the parking lot and contains a single-family residence and garage, which if the proposed GPA and ZR is approved, the residence will convert to a hearing healthcare facility and the garage will convert to a residential unit. Additional commercial services, support clinics and professional offices have moved within proximity of the hospital and neighboring commercial properties. Recognizing the importance of mixed use in urban areas to combine medical services and residential options is in the public interest. Additionally, changing the zoning to Mixed Use also allows multiple residential dwelling units, so the opportunity for additional housing will be available.
6. **FINDING:** The Amendment is consistent with the Guiding Principles in Section 1.4 and applicable goals of the General Plan.
- EVIDENCE:** a) The proposed petition for Zone Reclassification is consistent with the General Plan. The General Plan is developed to identify community values and ideas for the future. The Guiding Principles of the General Plan include a vision for creating high quality jobs and career opportunities as well as creating affordable housing opportunities to meet current and future demands for all income levels. As community values or assumptions change throughout the years, Amendments can be supported. Allowing commercial businesses and residential units to exist in close proximity to other commercial businesses has the potential to create high quality jobs and career opportunities can be achieved. Additionally, by changing the land use and zoning to Mixed Use, higher density residential is possible and allowable under the Amendment. The proposed Amendment is consistent with the General Plan.

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- 7. FINDING:** The Zone Reclassification Amendment does not reduce the residential density of any parcel.
- EVIDENCE:** a) The proposed amendment allows the subject parcels to combine commercial use with residential use. If the proposed GPA and ZR are approved, APN 032-134-009 will convert the single-family residence to commercial use and the garage will convert to a residential use. The Amendment does not reduce the residential density of any parcel. The subject parcels were not identified within the 2019 Housing Element inventory, and will potentially add, not subtract housing units.

BE IT FURTHER RESOLVED that based on the above findings, the findings in the staff report, evidence in the file for the project, and public testimony received on the project, the Board of Supervisors accepts the Woods General Plan Amendment and Zone Reclassification petition as recommended by the Planning and Building Department, Project Case No. PLN-2026-19476.

Dated: 6/9/2026



Natalie Arroyo, Vice-Chair
County of Humboldt Board of Supervisors

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

AYES:	Supervisors	-- Arroyo, Bohn, Bushnell, Madrone, and Wilson
NAYS:	Supervisors	-- None
ABSENT:	Supervisors	-- None
ABSTAIN:	Supervisors	-- None

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STATE OF CALIFORNIA)

County of Humboldt)

I, TRACY DAMICO, Clerk of the Board of Supervisors, 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-entitled 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.



By Kaleigh Maffei

Deputy Clerk of the Board of Supervisors of
the County of Humboldt, State of California