




COUNTY OF HUMBOLDT

AGENDA ITEM NO.  
**51**

For the meeting of July 24, 2018

Date: June 29, 2018

To: Board of Supervisors

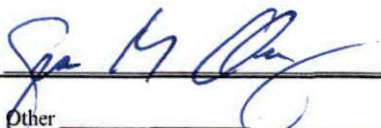
From: John H. Ford, Director of Planning and Building 

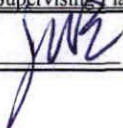
Subject: **Garden Apartments Multifamily Development**  
 General Plan Amendment, Zone Reclassification Coastal Development Permit and Notice of Merger  
 Application Number 13974  
 Case Numbers GPA-18-001, ZR-18-001, CDP-18-001; NOM 18-005  
 Assessor Parcel Numbers 016-152-020, 016-152-021, 016-152-022, and 016-222-001

RECOMMENDATIONS

That the Board of Supervisors:

1. Introduce the proposed Ordinance by title and waive further reading of Ordinance No. 2606 (Attachment C) amending Section 311-7 of the Humboldt County Code – the Zoning Ordinance by rezoning Assessor Parcel Numbers 016-152-020, 016-152-021, 016-152-022, and 016-222-001 from CG to RM as shown on the attached map; and
2. Open the public hearing, receive and consider the staff report, the Planning Commission's recommendations and accept public comment; and
3. Close the public hearing; and

Prepared by Michael Richardson, Supervising Planner CAO Approval 

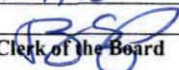
REVIEW: Auditor \_\_\_\_\_ County Counsel  Human Resources \_\_\_\_\_ Other \_\_\_\_\_

TYPE OF ITEM:  
 Consent  
 Departmental  
 Public Hearing  
 Other \_\_\_\_\_

PREVIOUS ACTION/REFERRAL:  
 Board Order No. \_\_\_\_\_  
 Meeting of: \_\_\_\_\_

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT**  
 Upon motion of Supervisor Bass Seconded by Supervisor Fennell  
 Ayes Bass, Fennell, Sundberg, Bohm, Wilson  
 Nays \_\_\_\_\_  
 Abstain \_\_\_\_\_  
 Absent \_\_\_\_\_

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 7/24/18  
 By:   
 Kathy Hayes, Clerk of the Board

4. Adopt the attached Resolution No. ~~18-75~~ adopting the Mitigated Negative Declaration (MND) (Attachment A) and approving the Mitigation Monitoring and Reporting Program; and
5. Adopt the attached Resolution No. ~~18-74~~ (Attachment B) approving the General Plan Amendment to change the General Plan Land Use Designation on the 2.2 acre site from commercial General (CG) to Residential Medium Density; and
6. Adopt Ordinance No. ~~2606~~ (Attachment C) amending Section 311-7 of the Humboldt County Code by reclassifying property in the Myrtle town area in APNs 016-152-020, 016-152-021, 016-152-022, and 016-222-001 from CG to RM as shown on the attached map; and
7. Direct the Clerk of the Board to publish a Summary of the Ordinance within 15 days of the date of the hearing (Attachment D) along with the names of those supervisors voting for and against the ordinance and to post in the Office of the Clerk of the Board of Supervisors a certified copy of the full text of the adopted ordinance along with the names of those supervisors voting for and against the ordinance.

#### SOURCE OF FUNDING

The funding for the environmental impact analysis, rezoning and land use change for this project is included in the General Fund contribution to the Long Range Planning unit, 1100-282 because it is an implementation measure of the Housing Element (H-IM37). The applicant is responsible for all costs related to processing of the coastal development permit application for the multifamily housing, which is not directly part of the Housing Element implementation measure.

#### DISCUSSION

The ultimate objective of this application is to allow development of 66 apartment units on a group of four parcels with existing commercial and residential structures. Before the units can be constructed, the General Plan designation needs to be changed from CG (Commercial General) to RM (Residential Medium Density), and the Zoning needs to be changed from CG (Commercial General) to RM (Residential Multifamily). Also, a Coastal Development Permit must be approved, and the four parcels that comprise the +/- 2.2 acre project site will need to be merged together.

The rezone implements a program from the 2014 Housing Element (H-IM37) which calls for the rezoning of selected properties to encourage multifamily uses. The four parcels that make up the Garden Apartments are part of a group of 63 parcels nominated by property owners for potential rezoning in Phase II. The Garden Apartments would satisfy 66 of the 77 units required by H-IM37. The rezoning of the remaining 11 units is a separate project, also in progress (Phase III).

The Planning Commission reviewed the project at their meeting on June 21, 2018. During public comment, several individuals expressed concern about the project's traffic impacts, broader environmental impacts and concern that the project would attract crime and lead to public nuisances. The Planning Commission focused their deliberations on possible alternative transportation improvements to meet the needs of the new residents. Public Works staff provided context and responses to the Commissioners about those, and agreed to allow

an alternative sidewalk configuration involving installing a new sidewalk across Hubbard Lane, which is included in revised conditions of approval for the coastal development permit. The project was unanimously approved by the Commissioners.

If the Board approves the plan and zone amendment, staff will transmit them to the Coastal Commission for certification.

#### FINANCIAL IMPACT

There will be no impact on the General Fund. Staff costs for preparation and review of this report are supported by the General Fund contribution to the Planning and Building Department, Long Range Planning Unit's FY 2017-18 budget. The applicant is responsible for paying all costs involved in the processing of the coastal development permit application.

The plan amendment and rezone supports the Board's 2017 Strategic Framework through its core role of protecting vulnerable populations. The project furthers the priorities for new initiatives by facilitating public/private partnerships to help address the shortage of affordable housing.

#### OTHER AGENCY INVOLVEMENT

The project was circulated to various state and local agencies for comments and recommendations, which have been made conditions of approval. Before the rezoning takes effect, it will need to be certified by the Coastal Commission.

#### ALTERNATIVES

The Board may choose not to accept the Planning Commission recommendation of approval. The Planning Commission recommended approval because satisfactory evidence was provided to them in support making all the required findings. Accordingly, staff does not recommend this alternative.

#### ATTACHMENTS

The attachments supporting this report have been provided to the Board of Supervisors; copies are available for review in the Clerk of the Board's Office.

- Attachment A: Resolution Adopting the Mitigated Negative Declaration for the Proposed Garden Apartments Multifamily Development.
- Attachment B: Resolution Adopting Findings in Support of the General Plan Amendment and Rezone and Approving the General Plan Amendment.
- Attachment C: Ordinance No. 2606 Approving the Zoning Ordinance Amendment and Zone Reclassification of the Subject Property.
- Attachment D: Summary of the Ordinance for Publication.
- Attachment E: Planning Commission Resolution and Staff Report.