



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street, Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: August 5, 2021

To: Humboldt County Planning Commission

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

Subject: **Stoff Advertising -Conditional Use Permit**
Record Number PLN-2020-16175
Assessor's Parcel Number (APN) 201-292-001
2013 Drake Hill Road, CA 95540

Table of Contents

Page

Agenda Item Transmittal	2
Recommended Action and Executive Summary	3
Draft Resolution	6
Maps	
Location Map	9
Assessor Parcel Map	10
Topo Map	11
Zoning Map	12
Aerial Map	13
Site Plans	14
Attachments	
Attachment 1: Applicant's Evidence in Support of the Required Findings	15
Attachment 2: Sign Elevations	18
Attachment 3: Sign – Visual Simulations	20
Attachment 4: Ordinance 1689	23
Attachment 5: Applicant's October 13, 2020 Requesting Planning Commission Hearing	43
Attachment 6: Referral Agency Comments	45

Please contact Kathleen Franklin, Contract Planner, at 916-642-5505 or by email at kathleen@landlogistics.com if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date August 5, 2021	Subject Conditional Use Permit	Contact Kathleen Franklin
---------------------------------------	--	-------------------------------------

Project Description: The applicant is requesting a Conditional Use Permit for a new illuminated off-premise billboard sign located on a parcel zoned for Commercial Highway with a Q Overlay Zone. The proposed billboard size is 50 feet in height, 40 feet x 12 feet advertising space (480 sq ft sign area), double-sided, and would be illuminated from dusk to midnight daily by two energy-efficient LED luminaries. A single steel column set in concrete footings would support the billboard. The parcel is located within Airport Zone B1 and approximately 2600 feet north-west of the Rhonerville Airport. The proposed location of the sign is immediately east of Highway 101, at the southeast corner of Drake Hill Road and Eel River Drive, approximately 250 feet east of the Caltrans right-of-way and 300 feet from the east edge of Highway 101.

Project Location: This project is located in Humboldt County, in the Fortuna area, at the southeast corner of Drake Hill Road and Eel River Drive, approximately 250 ft. east of the Caltrans right-of-way and 300 feet from the east edge of Highway 101, on the property known as 2013 Drake Hill Road.

Present Plan Land Use Designations: Commercial Recreation (CR), Density: N/A; Airport Safety Review (AP), Density: Must comply with most recent Airport Land Use Compatibility Plan (ALUCP); Fortuna Community Plan (FACP), 2017 General Plan, Slope Stability: Relatively Stable (0).

Present Zoning: Highway Service Commercial (CH), Qualified (Q)

Record Number: PLN-2020-16175

Assessor's Parcel Number: 201-292-001

Applicant Stott Outdoor Advertising Greg Redeker, Real Estate Manager PO Box 7209 Chico, CA 95973	Owner Terry and Chris Gardener 2013 Drake Hill Rd. Fortuna CA 95540	Agents N/A
---	---	----------------------

Environmental Review: CEQA does not apply to projects which a public agency rejects or disapproves per Statutory Exemption, §15270.

State Appeal Status: Project is NOT appealable to the California Coastal Commission

Major Issues: The project is not consistent with the General Plan or the Zoning Ordinance.

Stott Outdoor Advertising
Record Number: PLN-2020-16175
Assessor's Parcel Number: 201-292-001

Recommended Commission Action

1. Describe the application as a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

Find the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270, make the finding that the applicant has failed to demonstrate that the proposed new billboard is consistent with General Plan Chapter 4 Land Use, Chapter 10 Scenic Resources, and Ordinance 1689; therefore, the required findings for approval cannot be made, and adopt the Resolution denying the proposed Stott Outdoor Advertising CUP billboard project.

Executive Summary:

The applicant is requesting a Conditional Use Permit for a new illuminated billboard sign located on a parcel zoned for Commercial Highway with a Q Overlay. The proposed billboard size is 50 feet in height, 40 feet by 12 feet advertising space, double sided and illuminated from dusk to midnight daily by two energy-efficient LED luminaries. A single steel column set in concrete footings will support the billboard. The parcel is located within Airport Zone B1 and approximately 2600 feet north-west of the Rhonerville Airport. The proposed location of the sign is approximately 250 feet east of the Caltrans right of way and approximately 300 feet from the east edge of Highway 101. The project is inconsistent with the Humboldt County General Plan and Zoning Ordinance.

General Plan

Land Use Element Chapter 4 CR – Commercial Recreation

The General Plan land use designation is Commercial Recreation (CR), which is intended for commercial recreation facilities and accommodations, and recreation/tourist-oriented sales and services geared to local and visitor needs. The proposed billboard is inconsistent with the development intent of the CR designation as stated within this staff report.

Conservation and Open Space - Chapter 10; Scenic Resources Section 10.7

The goals and policies contained in this Chapter relate to the protection of scenic areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources. The California Streets and Highway Code has identified Highway 101 through Humboldt County for future designation as a Scenic Highway as stated below in policy SR-S6.

The following Goals and Policies were used in the analysis of this project:

Goals:

- SR-G1: Conservation of Scenic Resources. Protect high-value scenic forest, agriculture, river, and coastal areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources.
- SR-G2: Support for a Designated Scenic Highway System. A system of scenic highways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County without detracting from allowed uses.

Policies

- SR-S6. Scenic Highway Map. Until such time as a General Plan Scenic Highway Roadway Map is prepared and adopted, Humboldt County Highways listed in Sections 263.1 through 263.8 of the California Streets and Highways Code shall be considered to be Scenic Highways pursuant to

Policy SR-P3, Scenic Highway Protection, and the County shall address the potential for significant impacts to scenic resources during ministerial and discretionary permit review.

- SR-P3. Scenic Highway Protection. Protect the scenic quality of designated Scenic Highways for the enjoyment of natural and scenic resources, coastal views, landmarks, or points of historic and cultural interest.
- SR-P4. Term of Off-Premise Billboards and Prohibition. Limit the term of new and existing off-premise billboards by ordinance to provide for removal consistent with the Outdoor Advertising Act. Prohibit the construction of new off-premise billboards along mapped Scenic Highways and coastal views.
- SR-S2. Scenic Highway Standards. The following standards apply to mapped Scenic Highways:
 - B. Permitted Uses. Permitted uses shall be allowed except the construction of new off-premise billboards is prohibited. Permitted uses that are within the visual buffer area measures may be required to protect scenic qualities of the site.
- SR-S3. New Off-Premise Billboards. New off-premise billboards shall be restricted to a maximum term of 15 years and limited to areas designated as Commercial Services or Industrial General. Off-premise billboards shall not include animation or electronic messaging unless for public service purposes and be restricted to a size of 300 square feet.

Policy SR-S6 states that Highway 101 shall be considered a Scenic Highway until a General Plan Scenic Highway Roadway Map is prepared and adopted as listed in Sections 263.1 – 263.8 of the California Streets and Highway Code. Policies SR-P4, SR-S2 and SR-S3 directly address the construction of new billboards. SR-S2 (b) states: *“Permitted Uses. Permitted uses shall be allowed except the construction of new off premise billboards is prohibited. Permitted uses that are within the visual buffer area measures may be required to protect scenic qualities of the site.”* Therefore, staff has determined that the proposed billboard project is not consistent with General Plan Chapter 10; Scenic Resources Section 10.7.

Zoning Code

On May 28, 1985, the Humboldt County Board of Supervisors adopted Ordinance 1689, reclassifying the property in the Fortuna Area by imposing the Q (Qualified) overlay zone. The project parcel, identified in the Ordinance as "Area 2" on Exhibit B (Attachment 4 Ordinance 1689), was changed from a U (Unclassified) Zone to a CHQ (Qualified Highway Service Commercial) Zone.

The special restrictions as stated in the Ordinance were: *“Principal and conditionally permitted uses otherwise allowed under the R-4, C-2, CH, ML and MH Zone regulations of Humboldt County Code Sections 314-31, 314-37, 314-40, 314-43 and 314-46 shall not be allowed on the property designated as Areas 1 through 8 on Exhibits A through H...”*

The purpose of these special restrictions, with respect to the subject parcel, were to:

- Protect and reserve the property for highway related commercial uses; and
- Protect the neighboring property from inappropriate commercial development of the subject property; and
- Preclude additional permanent residential development from occurring within an officially established flood plain.

The only exceptions for the parcel were:

Principal Permitted Uses

- Hotels and Motels.
- Automobile laundries.
- Nurseries and greenhouses.
- Amusement parks and commercial recreational facilities.

Use Permitted with a Use Permit

- Trailer camps.

Although Zoning Code section 87.2.2.8 states: "*Non-appurtenant signs (i.e., billboards) may be permitted in any CH, MH, C or U Zone, where the General Plan designates the area for commercial or industrial development with a use permit*", the Q overlay on this parcel takes precedence and the use is not allowed.

Applicant Response

The applicant submitted an application for a CUP under Zoning Ordinance Sections 314-2 Commercial Highway and Sections 314-87 Signs and nameplates. When it was discovered that the billboard was not consistent with the Q-Qualifying zone or the General Plan, the applicant was immediately notified and offered a full refund. However, as evidenced in the October 13, 2020 letter (Attachment 5), the applicant stated their wish to have a hearing before the Planning Commission with the full knowledge that Staff would be recommending denial of the project.

Environmental review for this project was not conducted; the proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects which are Disapproved) of the CEQA Guidelines.

RECOMMENDATION: Based on a review of Planning Division reference sources staff recommends that the Planning Commission deny PLN-2020-16175 - Conditional Use Permit.

ALTERNATIVES: The Planning Commission could elect to approve the project as submitted. If the Commission chooses to do so the project should be continued to a date at least two (2) months in the future to allow for the preparation of findings and the completion of environmental review.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 21 -
Record Number PLN-2020-16175
Assessor's Parcel Number: 201-292-001**

Resolution by the Planning Commission of the County of Humboldt to deny the Stott Outdoor Advertising Billboard, Conditional Use Permit.

WHEREAS, Stott Outdoor Advertising, submitted an application for a Conditional Use Permit for the new development of a 480 square foot double-faced, off-premise billboard; and

WHEREAS, Section 55.4.5.1.4(c) of the Humboldt County Code provides that, "the Hearing Officer shall have the discretion to deny any discretionary permit application if it is found, based on substantial evidence in the record, proposed activity is not consistent with the General Plan; and

WHEREAS, the proposed billboard project is inconsistent with the development intent of the Commercial Recreation (CR) designation of General Plan Chapter 4 because the CR land use designation is intended for commercial recreation facilities and accommodations, and recreation/tourist-oriented sales and services geared to local and visitor needs and the sign does not meet this criterion; and

WHEREAS, the proposed billboard project is inconsistent with Section 10.7 Scenic Resources of General Plan Chapter 10, Conservation and Open Space because it does not comply with the intent of policies SR-S6 and SR-P3 to protect scenic resources, and policies SR-P4, SR-S2 and SR-S3 which prohibit the construction of new, off-premise billboards; and

WHEREAS, the proposed billboard project does not comply with Zoning Ordinance 1689 because the Q Overlay does not permit uses otherwise allowed under the Highway Service (CH) zone; and

WHEREAS, the proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects which are Disapproved) of the CEQA Guidelines; and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on August 5, 2021 and reviewed, considered, and discussed the application for a Conditional Use Permit and reviewed and considered all evidence and testimony presented at the hearing.

Now, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

- 1. FINDING:** **Project Description:** The applicant is requesting a Conditional Use Permit for a new illuminated off-premise billboard sign located on a parcel zoned for Commercial Highway with a Q Overlay. The proposed billboard size is 50 feet in height, 40 feet x 12 feet (480 sq ft) advertising space, double-sided and illuminated from dusk to midnight daily by two energy-efficient LED luminaries. A single steel column set in concrete footings will support the billboard. The parcel is located within Airport Zone B1 and approximately 2600 feet north-west of the Rhonerville Airport. The proposed location of the sign is approximately 250 ft. east of the Caltrans right of way, approximately 300 feet from the east edge of Highway 101.

EVIDENCE: a) Project File: PLN-2020-16175

- 2. FINDING:** **CEQA.** the proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per section 15270 (Projects which are Disapproved) of the CEQA Guidelines

EVIDENCE: a) CEQA Guidelines Section 15270

FINDINGS FOR CONDITIONAL USE PERMIT

3. FINDING The proposed billboard project is not consistent with *General Plan Chapter 4, Land Use; and Chapter 10, Scenic Resources*

EVIDENCE

**Land Use
Element
Chapter 4
CR –
Commercial
Recreation**

a) The CR designation is intended for commercial recreation facilities and accommodations and recreation/tourist-oriented sales and services geared to local and visitor needs. The billboard is an inconsistent use with the development intent of the CR designation because the CR land use designation is intended for commercial recreation facilities and accommodations, and recreation/tourist-oriented sales and services geared to local and visitor needs. The proposed billboard sign does not meet this criterion.

**Conservation
and Open
Space Element
Chapter 10
Scenic
Resources
Section 10.7-3**

b) The proposed billboard project is inconsistent with the following Goals and Policies of this General Plan element because it does not comply with the intent of policies SR-S6 and SR-P3 to protect scenic resources, and policies SR-P4, SR-S2 and SR-S3 which prohibit the construction of new, off-premise billboards:

SR-G1; Conservation of Scenic Resources. Protect high-value scenic forest, agriculture, river, and coastal areas that contribute to the enjoyment of Humboldt County's beauty and abundant natural resources.

SR-G2. Support for a Designated Scenic Highway System. A system of scenic highways that increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County without detracting from allowed uses.

- SR-P3. Scenic Highway Protection. Protect the scenic quality of designated Scenic Highways for the enjoyment of natural and scenic resources, coastal views, landmarks, or points of historic and cultural interest.
- SR-P4. Term of Off-Premise Billboards and Prohibition. Limit the term of new and existing off-premise billboards by ordinance to provide for removal consistent with the Outdoor Advertising Act. Prohibit the construction of new off-premise billboards along mapped Scenic Highways and coastal views.

FINDING The proposed billboard project is not consistent with the Zoning Code designation of Highway Service Commercial (CH) Qualifying (Q) zone per Ordinance 1689 because the Q Overlay does not permit uses otherwise allowed under the Highway Service (CH) zone.

**EVIDENCE
Ordinance
1689**

On May 28, 1985 Humboldt County Board of Supervisors adopted Ordinance 1689, reclassifying the property in the Fortuna Area by imposing the Q (Qualified) overlay zone. The project parcel, identified in the Ordinance as

"Area 2" on Exhibit B was changed from a U (Unclassified) Zone to a CHQ (Qualified Highway Service Commercial) Zone.

Special restrictions were stated in the Ordinance as: "Principal and conditionally permitted uses otherwise allowed under the R-4, C-2, CH, ML and MH Zone regulations of Humboldt County Code Sections 314-31, 314-37, 314-40, 314-43 and 314-46 shall not be allowed on the subject parcel.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby:

- Adopt the findings set forth in this resolution; and
- Deny the Conditional Use Permit for Stott Outdoor Advertising, based upon the Findings and Evidence.

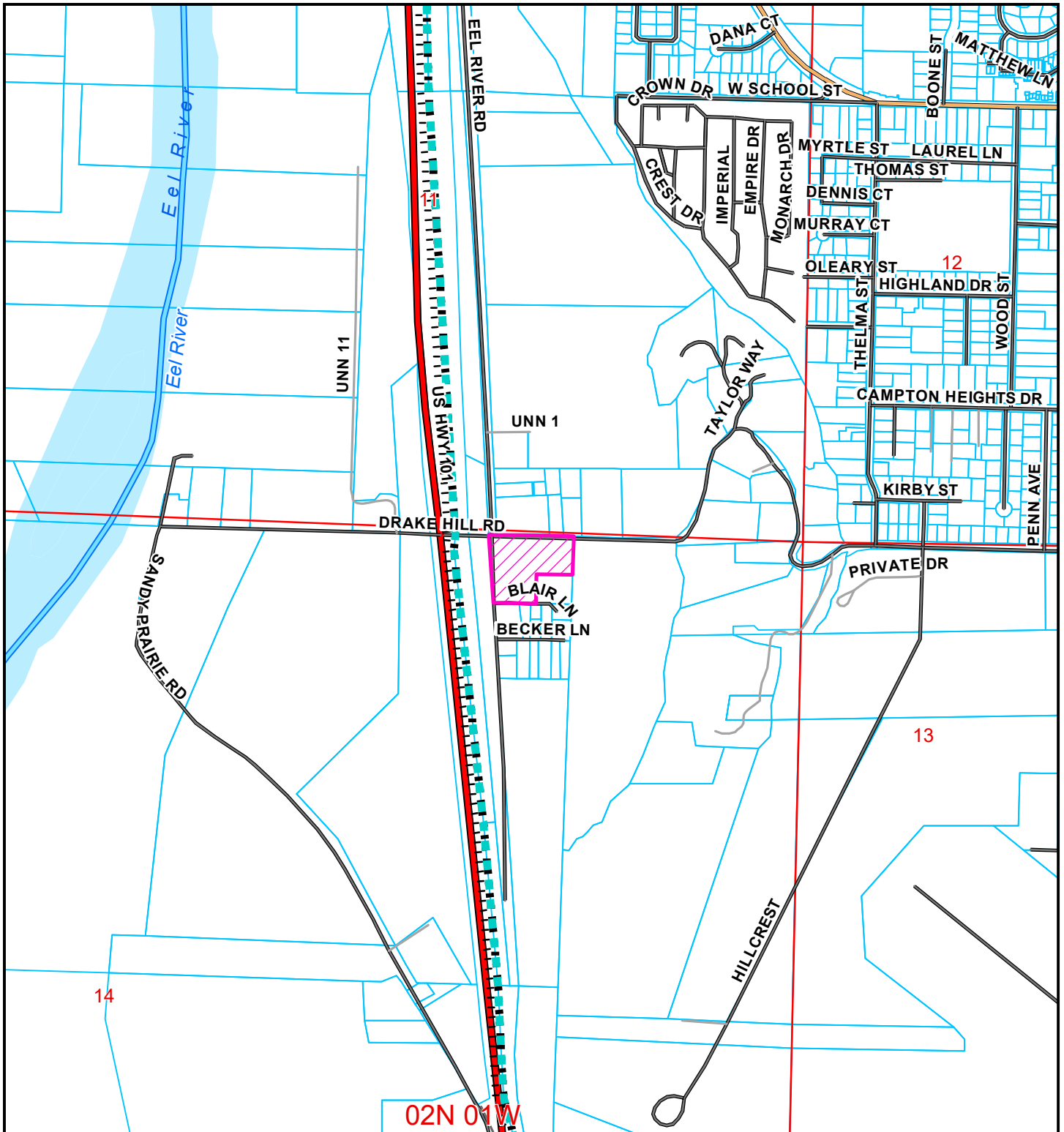
Adopted after review and consideration of all the evidence on August 5, 2021

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
DECISION:

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

John Ford, Director
Planning and Building Department



LOCATION MAP

**PROPOSED STOTT OUTDOOR ADVERTISING
COASTAL DEVELOPMENT PERMIT**

FORTUNA AREA

PLN-2020-16175

APN: 201-292-001


T02N R01W S14 HB&M (Fortuna)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

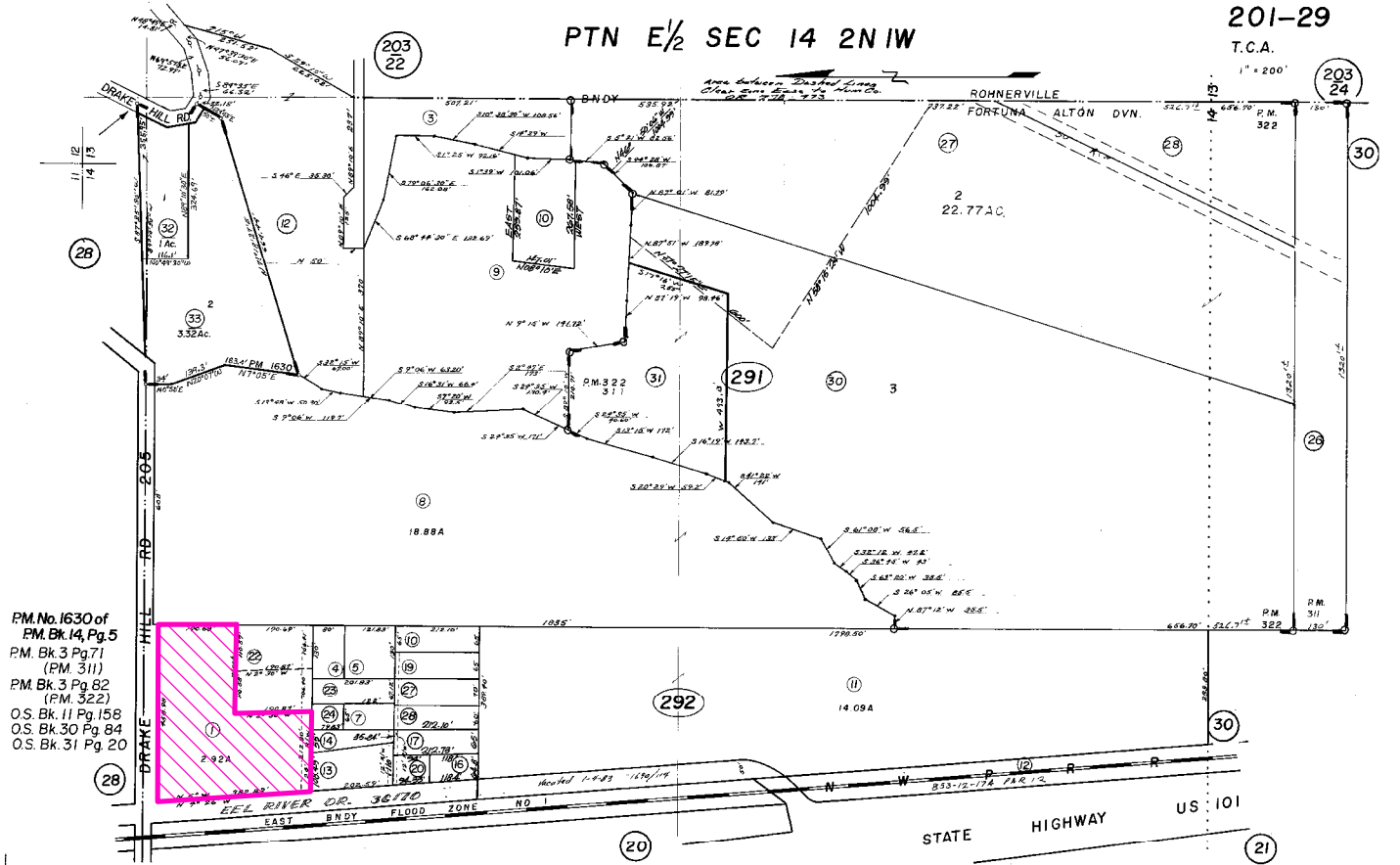


0 250 500 750 1,000
 Feet

PTN E 1/2 SEC 14 2N1W

201-29
T.C.A.

1" = 200'



PM No. 1630 of
 PM Bk. 14, Pg. 5
 PM Bk. 3 Pg. 71
 (PM. 311)
 PM Bk. 3 Pg. 82
 (PM. 322)
 O.S. Bk. 11 Pg. 158
 O.S. Bk. 30 Pg. 84
 O.S. Bk. 31 Pg. 20

ASSESSOR PARCEL MAP

**PROPOSED STOTT OUTDOOR ADVERTISING
COASTAL DEVELOPMENT PERMIT**

**FORTUNA AREA
PLN-2020-16175
APN: 201-292-001**

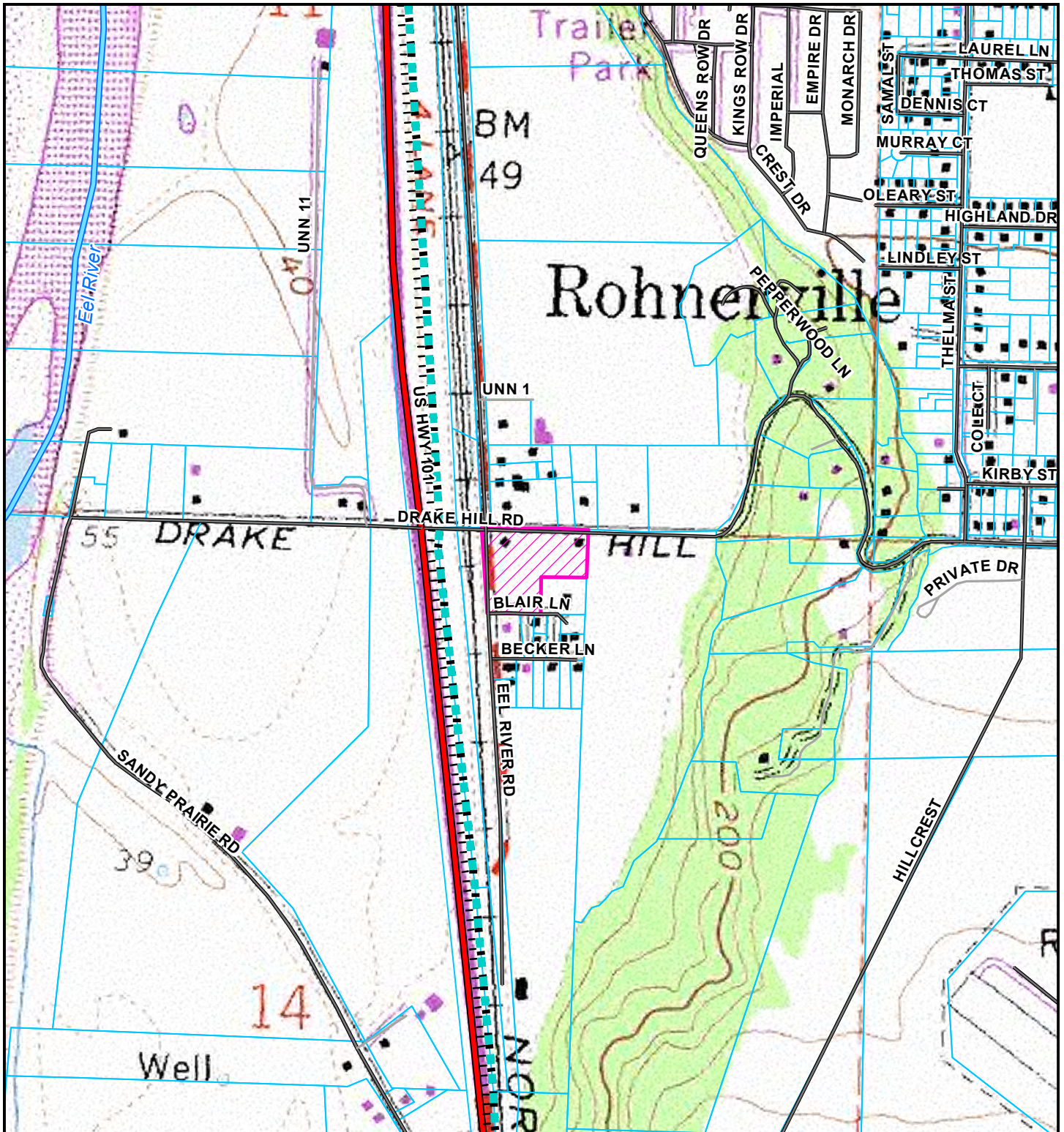
T02N R01W S14 HB&M (Fortuna)

Project Area = 



This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

MAP NOT TO SCALE



TOPO MAP

**PROPOSED STOTT OUTDOOR ADVERTISING
COASTAL DEVELOPMENT PERMIT**

**FORTUNA AREA
PLN-2020-16175**

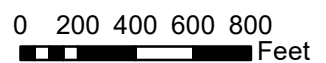
APN: 201-292-001

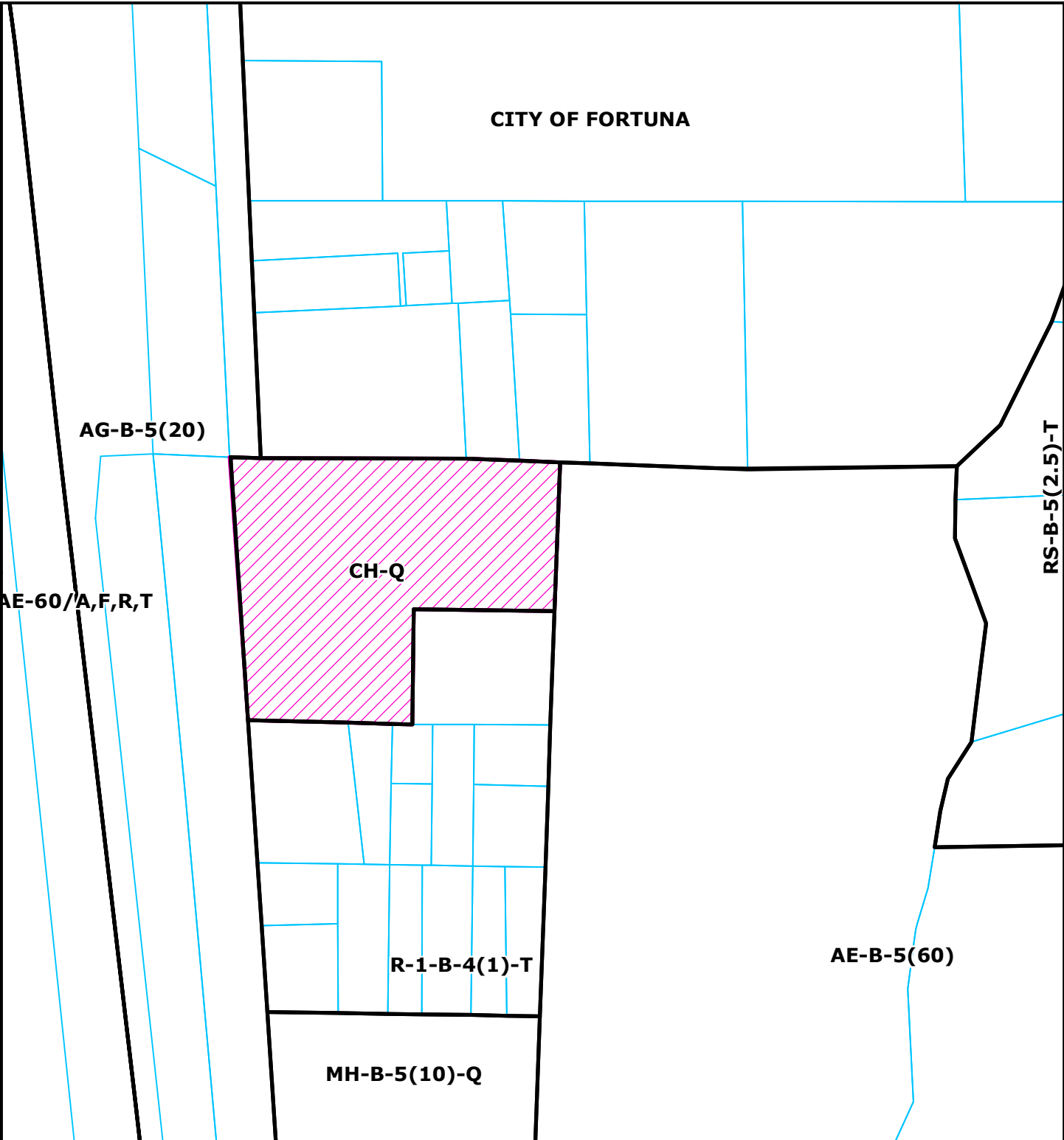
T02N R01W S14 HB&M (Fortuna)

Project Area = 

Coastal Zone Boundary 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



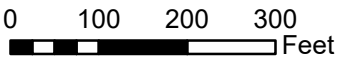


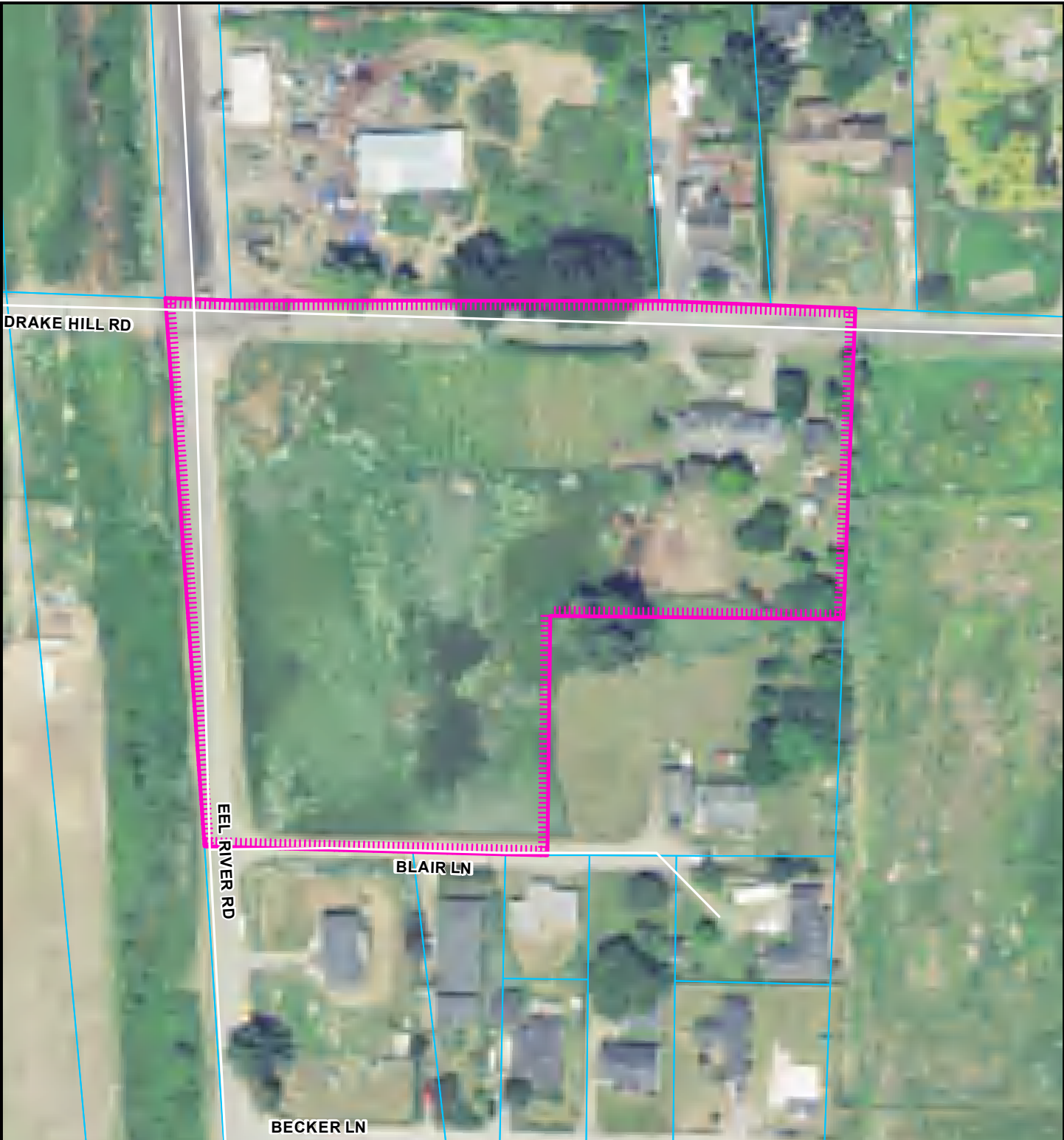
ZONING MAP

**PROPOSED STOTT OUTDOOR ADVERTISING
 COASTAL DEVELOPMENT PERMIT
 FORTUNA AREA
 PLN-2020-16175
 APN: 201-292-001
 T02N R01W S14 HB&M (Fortuna)**

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





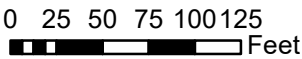
AERIAL MAP

**PROPOSED STOTT OUTDOOR ADVERTISING
 COASTAL DEVELOPMENT PERMIT
 FORTUNA AREA
 PLN-2020-16175
 APN: 201-292-001
 T02N R01W S14 HB&M (Fortuna)**



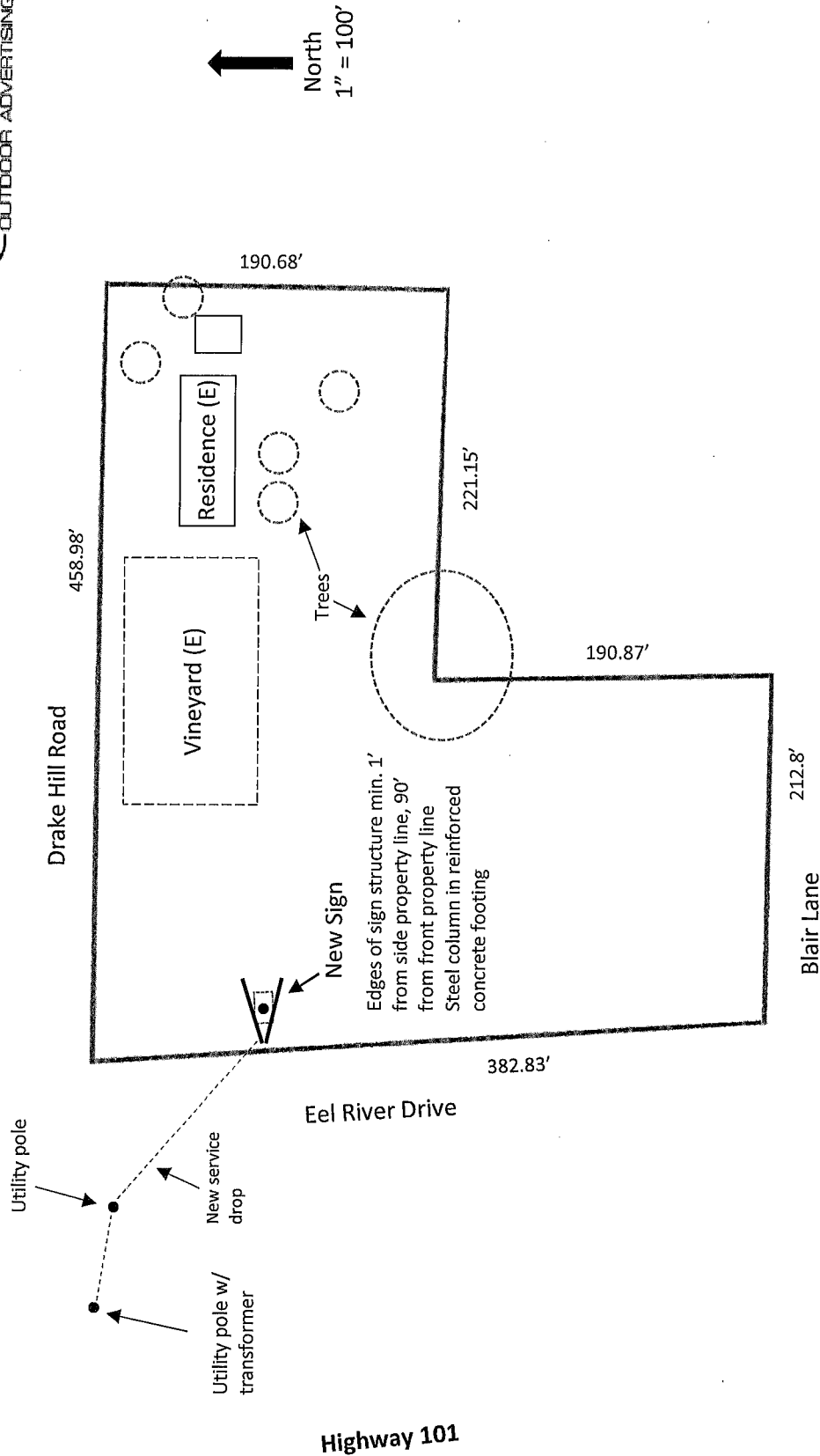
Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.





Site Plan – New Outdoor Advertising Sign



Notes:

- Property is generally level
- No change to existing structures, trees, or improvements
- No side yard setback required (1' proposed)
- Sign area accessed via gates on Eel River Drive and Blair Lane
- New sign is 12' x 40', double-sided "V" build, 50' OAH
- Two energy efficient LED light fixtures per face
- Single steel column set in a concrete footing
- New overhead electrical service from nearby power pole

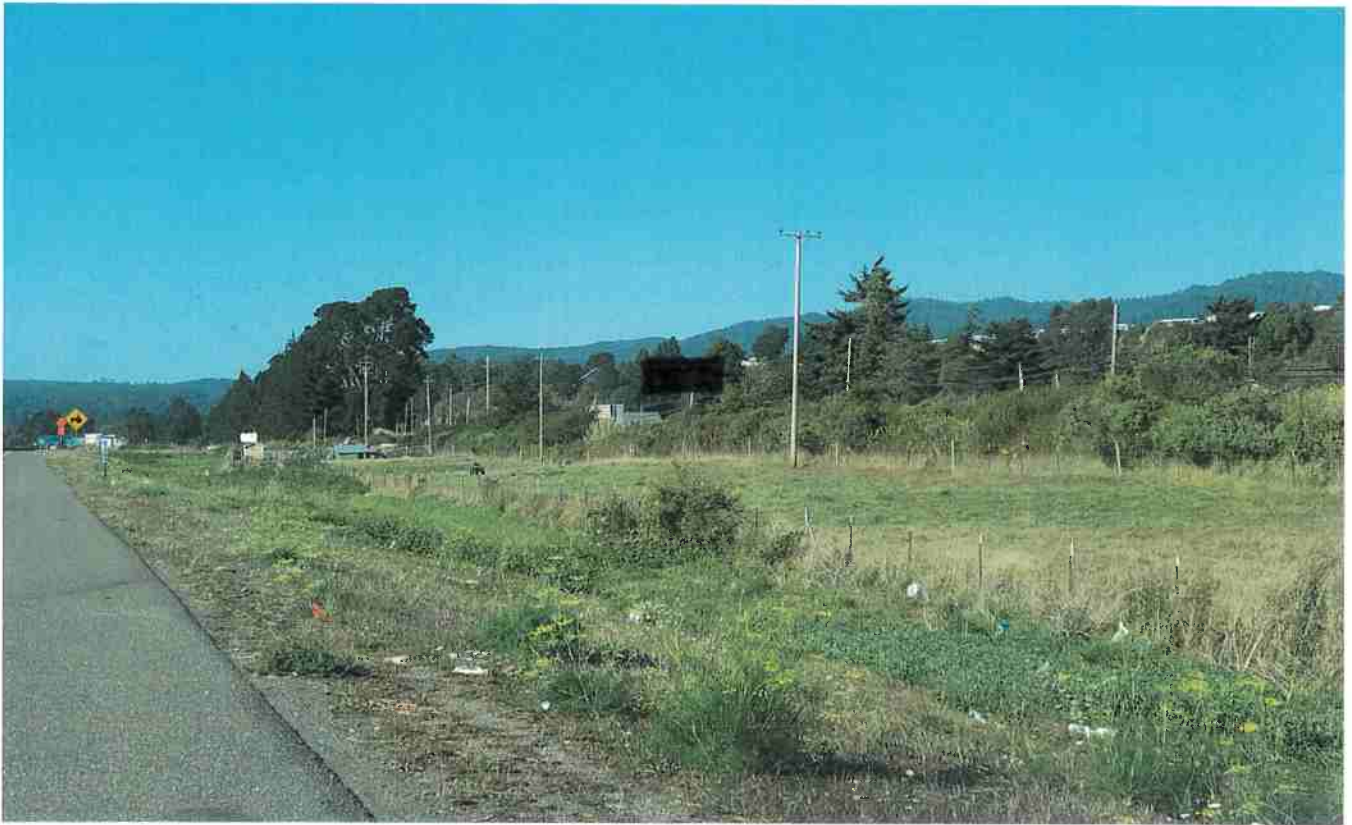
Owner: Terry and Chris Gardner
 Location: 2013 Drake Hill Road, Fortuna, Humboldt County
 APN: 201-292-001 Size: 2.92 acres
 Zoning: CH-Q – Highway Service Commercial w/
 Qualifying Combining Zone
 Prepared by: Greg Redeker, Stott Outdoor Advertising
 gredeker@stottoutdoor.com (530) 717-2705 12/30/19

ATTACHMENT 1

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

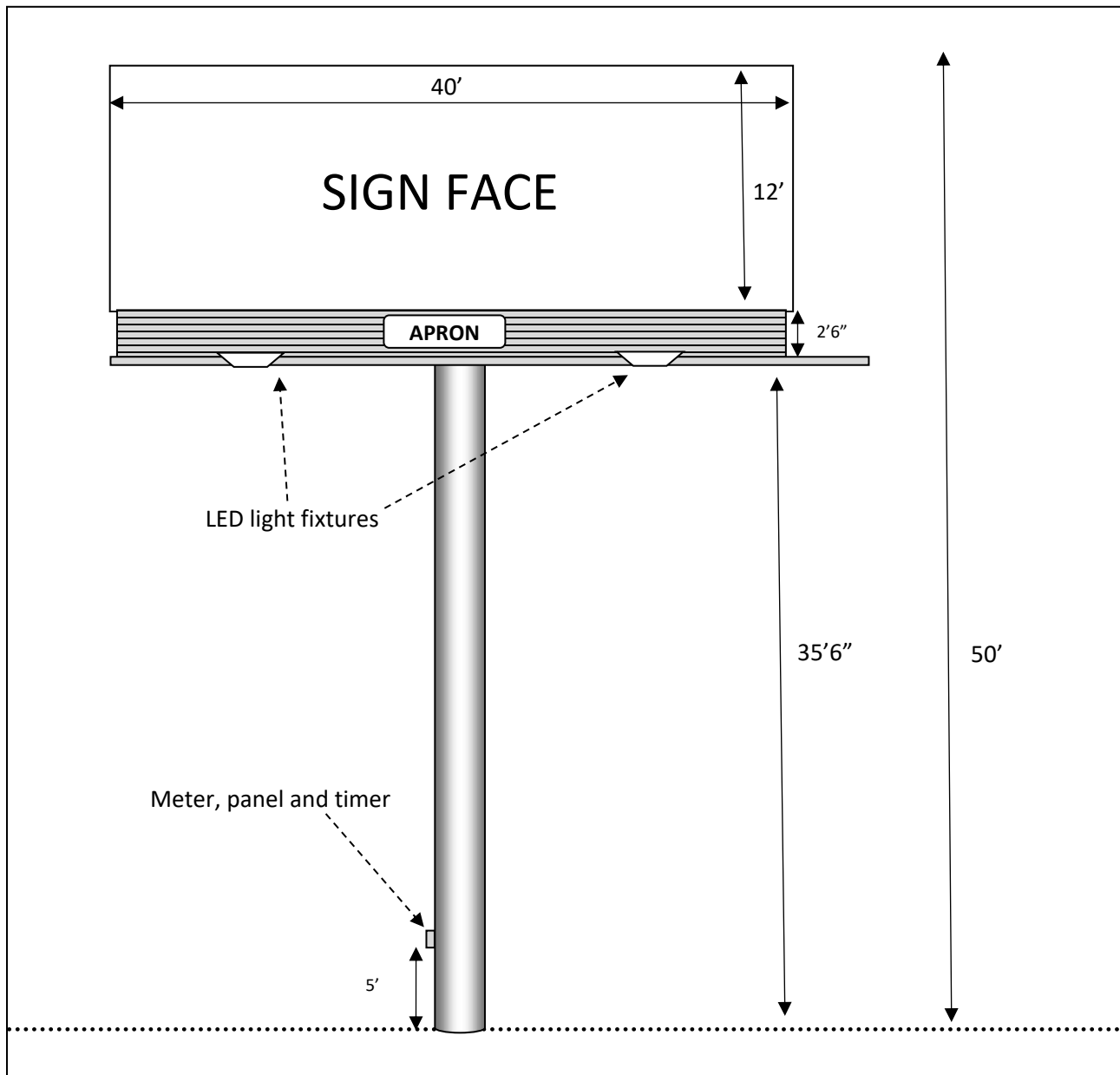


Example of proposed sign configuration
for Gardner property
2013 Drake Hill Road, Fortuna
Humboldt County APN 201-292-001



ATTACHMENT 2
SIGN - ELEVATIONS

SIGN ELEVATION
2013 Drake Hill Road
APN 201-292-001



New 100 amp overhead electrical service

Four (4) 108 watt LED lamps, two (2) on each side

ATTACHMENT 3

SIGN – VISUAL SIMULATIONS



Northbound 101, Existing View



Northbound 101, After Sign is Built



Southbound 101, Existing View



Southbound 101, After Sign is Built

ATTACHMENT 4
ORDINANCE 1689

ORDINANCE NO. 1689

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY
CODE TO REZONE PROPERTY IN THE FORTUNA AREA
(FORTUNA AREA COMMUNITY PLAN IMPLEMENTATION)

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1. ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property designated Areas 1 through 8 on Exhibits A through H, attached hereto as follows:

a. The property designated "Area 1" on Exhibit A attached hereto from a U (Unclassified) Zone to a MLQB-5 (2-1/2) (Qualified Limited Industrial, 2-1/2 acre minimum parcel size) Zone.

b. The property designated "Area 2" on Exhibit B attached hereto from a U (Unclassified) Zone to a CHQ (Qualified Highway Service Commercial) Zone.

c. The property designated "Area 3" on Exhibit C attached hereto from a U (Unclassified) Zone to a MHQB-5 (10) (Qualified Heavy Industrial, 10-acre minimum parcel size) Zone.

d. The property designated "Area 4" on Exhibit D attached hereto from a U (Unclassified) Zone to a R-4Q (Qualified Apartment Professional) Zone.

e. The property designated "Area 5" on Exhibit E attached hereto from a U (Unclassified) Zone to a CHQ (Qualified Highway Service Commercial) Zone.

RECEIVED

MAY 31 1985

HUMBOLDT COUNTY
PLANNING COMMISSION

f. The property designated "Area 6" on Exhibit F attached hereto from a U (Unclassified) Zone to a MHQ (Qualified Heavy Industrial) Zone.

g. The property designated "Area 7" on Exhibit G attached hereto from a U (Unclassified) Zone to an MHQ (Qualified Heavy Industrial) Zone.

h. The property designated "Area 8" on Exhibit H attached hereto from a U (Unclassified) Zone to a C-2Q (Qualified Community Commercial) Zone.

SECTION 2. ZONE QUALIFICATION AND PURPOSES. The special restrictions and regulations set forth in Section 3 of this ordinance are hereby made applicable to Areas 1 through 8 designated on Exhibits A through H in accordance with Humboldt County Code Section 315-6 which authorizes restriction of the CH, MH, ML, R-4 and C-2 Zone regulations by application of the Q (Qualified Combining) Zone.

The purpose of these special restrictions with respect to each designated area is to:

a. Area 1 (Exhibit A):

1. Protect and reserve the property for limited industrial development such as light manufacturing and heavy commercial uses; and

2. Protect the surrounding residential areas and the public airport from inappropriate development of the subject property; and

3. Implement the policies of the Fortuna Area Community Plan applicable to industrial development of the subject

property; and

4. Provide for public and technical review of projects planned for the property as a means of reducing or eliminating the potential impacts of industrial development on the existing road and drainage systems.

b. Area 2 (Exhibit B):

1. Protect and reserve the property for highway related commercial uses; and

2. Protect the neighboring property from inappropriate commercial development of the subject property; and

3. Preclude additional permanent residential development from occurring within an officially established flood plain.

c. Area 3 (Exhibit C):

1. Protect and reserve the property primarily, but not exclusively, for timber products processing plants; and

2. Protect the neighboring residential area from inappropriate industrial development of the subject property; and

3. Provide for public and technical review of industrial development proposals planned for the property.

d. Area 4 (Exhibit D):

1. Facilitate any necessary repair, alteration and maintenance work associated with an existing sixteen (16) unit mobilehome park on the subject property; and

2. Preclude the placement of additional residential units within an officially established flood plain; and

3. Protect the neighborhood from inappropriate high density residential, business and institutional uses on the subject property.

e. Area 5 (Exhibit E):

Protect the neighboring property from inappropriate commercial development of the subject property.

f. Area 6 (Exhibit F):

1. Protect and reserve the property primarily, but not exclusively, for timber products processing plants; and

2. Protect the surrounding lands from other types of industrial developments on the subject property which may be inappropriate for the area; and

3. Provide an opportunity for public review and comment on industrial development planned for the property.

g. Area 7 (Exhibit G):

1. Protect and reserve the property for industrial development; and

2. Provide for public and technical review of traffic safety considerations associated with a broad range of industrial developments that may be proposed for the property.

h. Area 8 (Exhibit H):

1. Protect and reserve the property for commercial development; and

2. Provide for public and technical review of

traffic safety considerations associated with a broad range of commercial developments that may be proposed for the property.

SECTION 3. SPECIAL RESTRICTIONS. Principal and conditionally permitted uses otherwise allowed under the R-4, C-2, CH, ML and MH Zone regulations of Humboldt County Code Sections 314-31, 314-37, 314-40, 314-43 and 314-46 shall not be allowed on the property designated as Areas 1 through 8 on Exhibits A through H with the following exceptions:

a. Area 1 (Exhibit A):

USES PERMITTED WITH A USE PERMIT (SEE NEXT PAGE)

1. Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing and lithographing.

2. Administrative, business and professional offices.

3. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics and research and development laboratories.

4. Manufacture of furniture.

b. Area 2 (Exhibit B):

Principal Permitted Uses

1. Hotels and Motels.

2. Automobile laundries.

INTRA-OFFICE
MEMORANDUM

June 6, 1985

TO: Larry Henderson, Current Planning

FROM: Tom Conlon, Advance Planning

SUBJECT: Ordinance 1689 Implementing the Eight (8) Q-Zones
in the Fortuna Area Community Plan

Ordinance 1689 was included in the packet of zoning ordinance revisions you recently received. These ordinances implement the recently adopted community plans effective June 28, 1985. This memo is to inform you of a missing subsection heading in the subject ordinance implementing the Fortuna Area Community Plan. (See Ordinance 1689, page 5, Section 3a., Special Restrictions for Area 1.) The text should read:

a. Area 1 (Exhibit A):

Uses Permitted with a Use Permit
1. Stores, agencies and ...

The restriction of the qualified uses as conditional uses is based on the Purpose described in Section 2a4 (page 3 of Ordinance 1639). The restriction appeared in the Board's Resolution of Adoption (85-55) by reference to the Planning Commission Approved Plan and Associated Zoning (Commission's Resolution 13-84 Exhibit 1 p. 4-1). Based on conversations with Counsel's office, this inadvertent omission in redrafting the ordinance should not preclude requiring a use permit pursuant to section 2a4 - Purpose for uses qualified in Section 3a.

Correction of this omission will be made at the earliest possible available date and will be forwarded to Current Planning.

TC:cj

cc: Chuck Selden

3. Nurseries and greenhouses.
4. Amusement parks and commercial recreational facilities.

Use Permitted with a Use Permit

1. Trailer camps.

c. Area 3 (Exhibit C):

Uses Permitted with a Use Permit

1. Timber products processing plants (buildings) for commercial processing of wood and wood products including but not limited to sawmills, lumber and plywood mills, but not including pulp mills.

2. Manufacture of furniture.

3. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories.

4. Industrial manufacturing uses.

d. Area 4 (Exhibit D):

Principal Permitted Uses:

1. Mobilehome park.

2. Keeping of not more than two (2) household pets for each dwelling unit.

The maximum number of dwelling units permitted on the property designated as Area 4 is limited to sixteen (16) units.

e. Area 5 (Exhibit E):

Principal Permitted Use:

Amusement parks and commercial recreational facilities.

Uses Permitted with a Use Permit:

Dwellings, mobilehomes and boarding and rooming houses.

f. Area 6 (Exhibit F):

Principal Permitted Uses:

1. Timber products processing plants (buildings) for commercial processing of wood and wood products, including but not limited to sawmills, lumber and plywood mills, but not including pulp mills.

2. General agriculture, nurseries and greenhouses and roadside stands.

Uses Permitted with a Use Permit:

1. Manufacture of furniture.

2. Manufacture of electrical and electronic equipment, of household effects such as lamps, rugs and fabrics, and research and development laboratories.

3. Industrial manufacturing uses.

4. Dwellings and mobilehomes.

g. Area 7 (Exhibit G):

Principal Permitted Uses:

Wholesale and retail sales and services of liquefied petroleum and related products. Activities related to this enterprise include: vehicle, equipment and product storage and warehousing, distribution, merchandise display, repair and maintenance, conversion of appliances and motor vehicles to propane use, sales and associated

administrative activities.

Uses Permitted with a Use Permit:

All other uses permitted in the MH (Heavy Industrial) Zone regulations of the Humboldt County Code Section 314-46 not specified under "Principal Permitted Uses" above may be allowed upon the granting of a use permit.

h. Area 8 (Exhibit H):

Principal Permitted Uses:

Wholesale and retail sales and service of household appliances.

Uses Permitted with a Use Permit:

1. Dwellings, mobilehomes, hotels, motels, boarding and rooming houses and mobilehome parks.
2. Social halls, fraternal and social organizations, and clubs.
3. Professional and business offices, and commercial instruction.
4. Stores, agencies and services of a light commercial character, conducted entirely within an enclosed building, such as antique shops, art galleries, retail bakeries, banks, barber shops, beauty salons, book stores, clothing and apparel stores, coin-operated dry cleaning and laundries, dry cleaning and laundry agencies, drug stores, florists, food markets, furniture stores, hardware stores, radio and television sales and services, restaurants and licensed premises appurtenant thereto, automobile service stations, studios, tailor shops, enclosed theaters, variety

stores, and mortuaries. Sales of used and secondhand goods when appurtenant to any of the foregoing.

5. Stores, agencies and services such as minor automobile repair; new automobile, trailer and boat sales, and used automobile, trailer and boat sales when appurtenant thereto; bowling alleys, licensed premises not appurtenant to any restaurant, pet shops, public garages, sales of used or secondhand goods, and storage warehouses.

6. Small animal hospitals completely enclosed within a building.

7. Stores, agencies and services such as carpentry and cabinet-making shops, clothing manufacture, contractors' yards, dry cleaning and laundry plants, handicraft manufacture, lumber yards, metal-working shops, wholesale outlet stores, painters' and decorators' yards, plumbing shops, printing and lithographing.

A conditional use permit required for expansion of such existing general uses may be granted in accordance with the general rules and procedures of the Humboldt County Code applicable to use permits.

SECTION 4. This ordinance shall become effective thirty (30) days after the date of its passage.

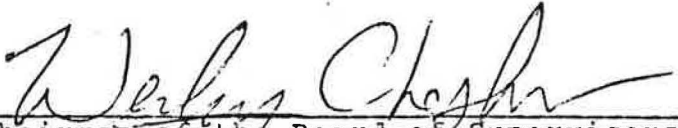
PASSED, APPROVED AND ADOPTED this 28th day of May,

1985, on the following vote, to wit:

AYES: Supervisors: Renner, Pritchard, Chesbro, Walsh, Sparks

NOES: Supervisors: None

ABSENT: Supervisors: None


Chairman of the Board of Supervisors
of the County of Humboldt, State of
California.

(SEAL)

ATTEST:

ROBERT E. HANLEY
Clerk of the Board of Supervisors
of the County of Humboldt, State
of California.

By 
Deputy

MLQB-5(2 $\frac{1}{2}$)

AREA 1

POHNERVILLE AIRPORT RD

AIRPORT



1"=400'

EXHIBIT A

4-3

DRAKE HILL

CITY LIMITS

RD

AREA 2

CHQ

STATE HIGHWAY 101

EEL RIVER

RIVER

DRIVE

FREEWAY

INVER

SANDY

PRAIRIE

RD



1"=400'

DRAKE HILL

RD

STATE HIGHWAY 101

EEL RIVER DRIVE

FREEMAN

AREA 3

MHQ B-5(10)

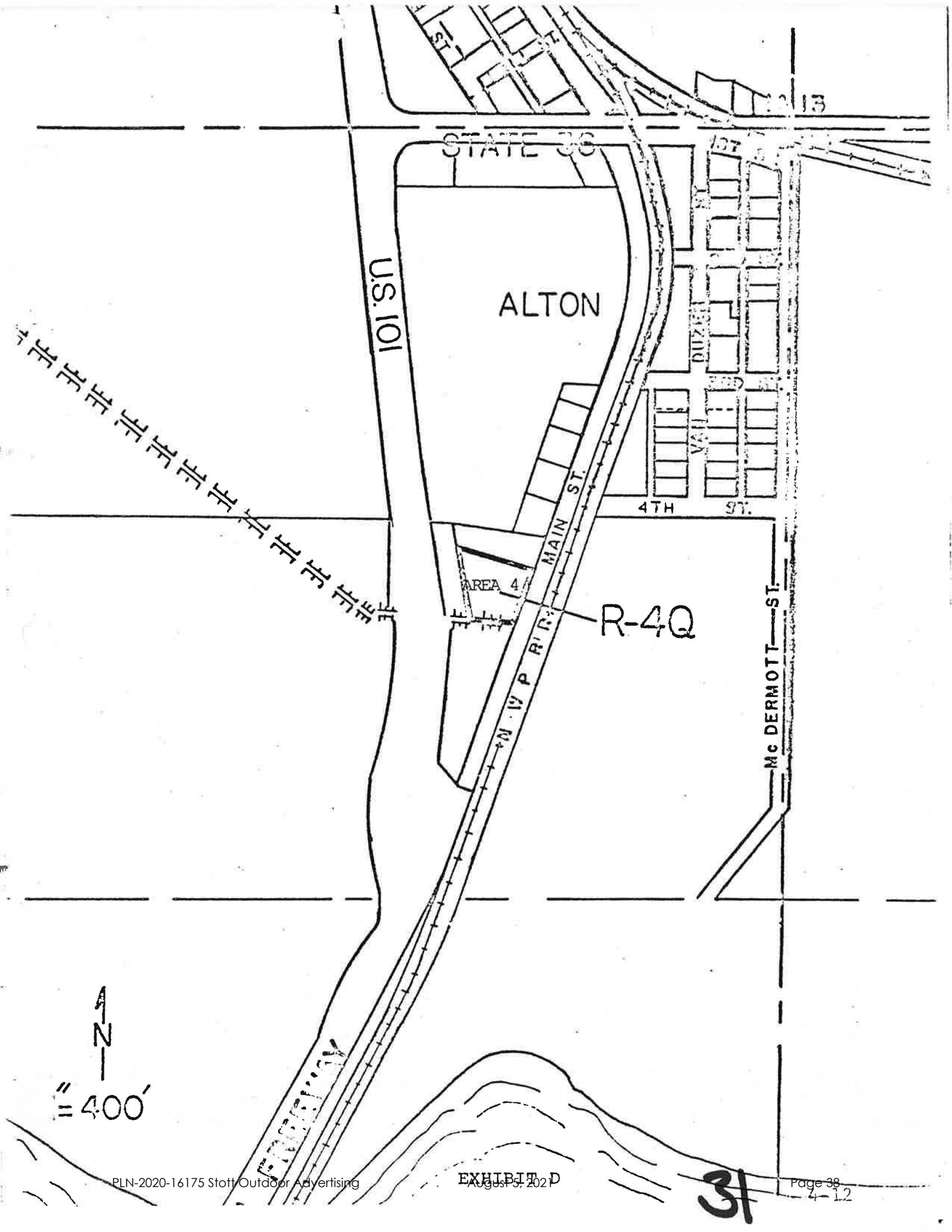
SANDY

PRANIE



1"=400'

30



STATE 36

U.S. 101

ALTON

R-4Q

Mc DERMOTT ST.

MAIN ST.

4TH ST.

DUIZEL ST.

VAIL ST.

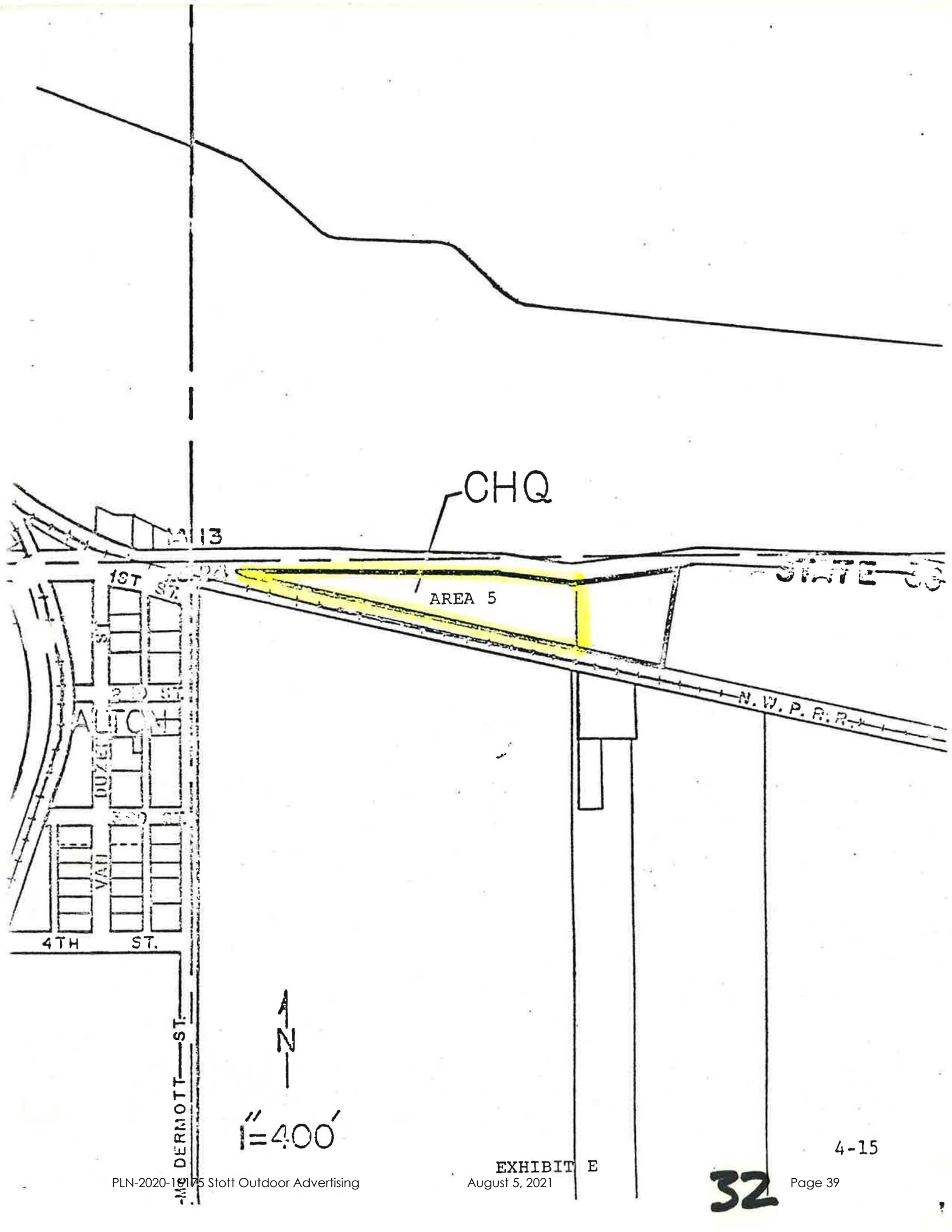
AREA 4

N W P R R

1" = 400'



31



CHQ

AREA 5

STATE 36

N.W.P.R.R.

1ST ST

2ND ST

3RD ST

4TH ST

DUZEI ST

VAN ST

DERMOTT ST



1"=400'

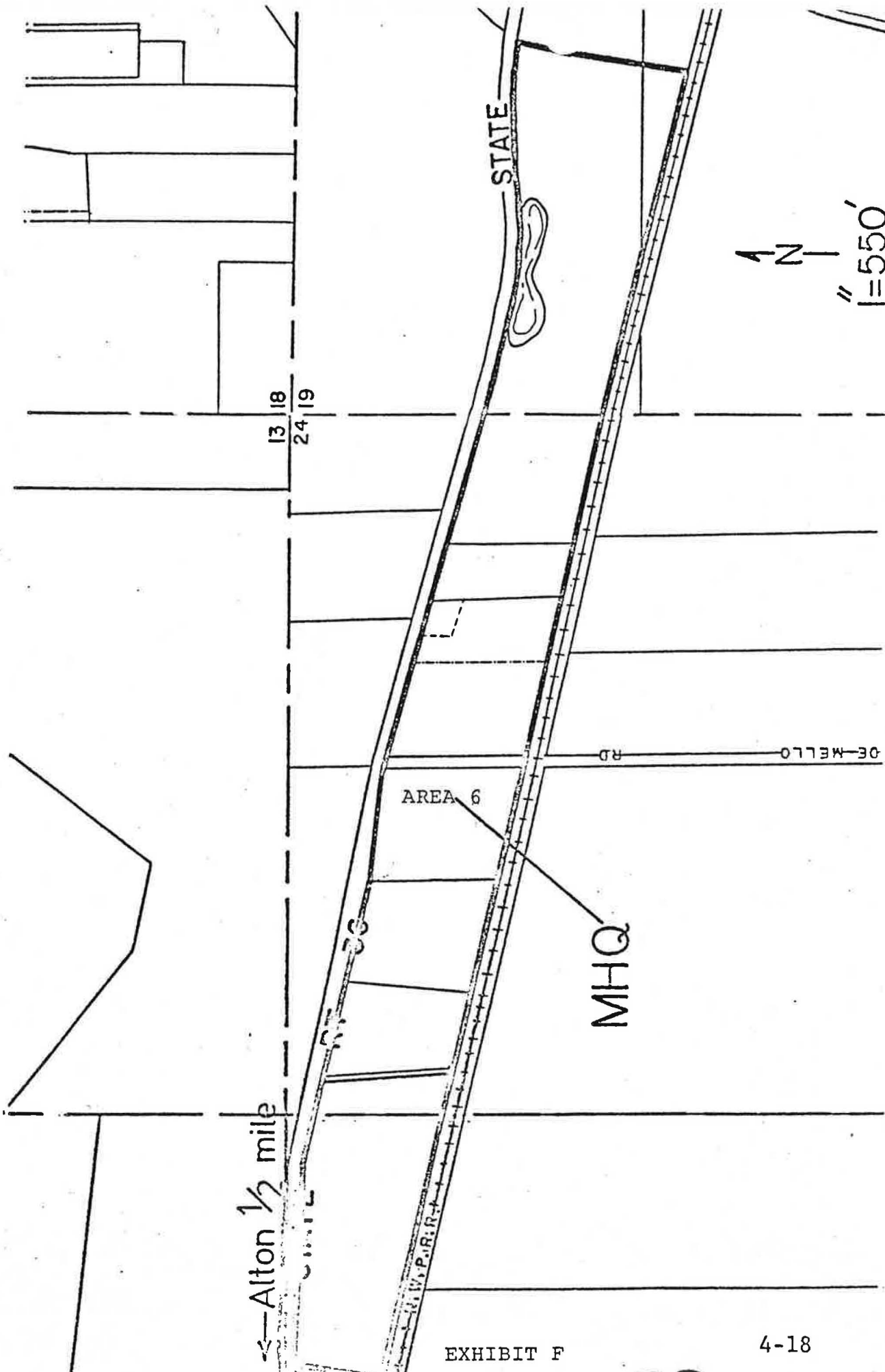
EXHIBIT E

August 5, 2021

4-15

32

Page 39



13 18
24 19

↑ N ↑
1"=550'

DE-MELLO RD

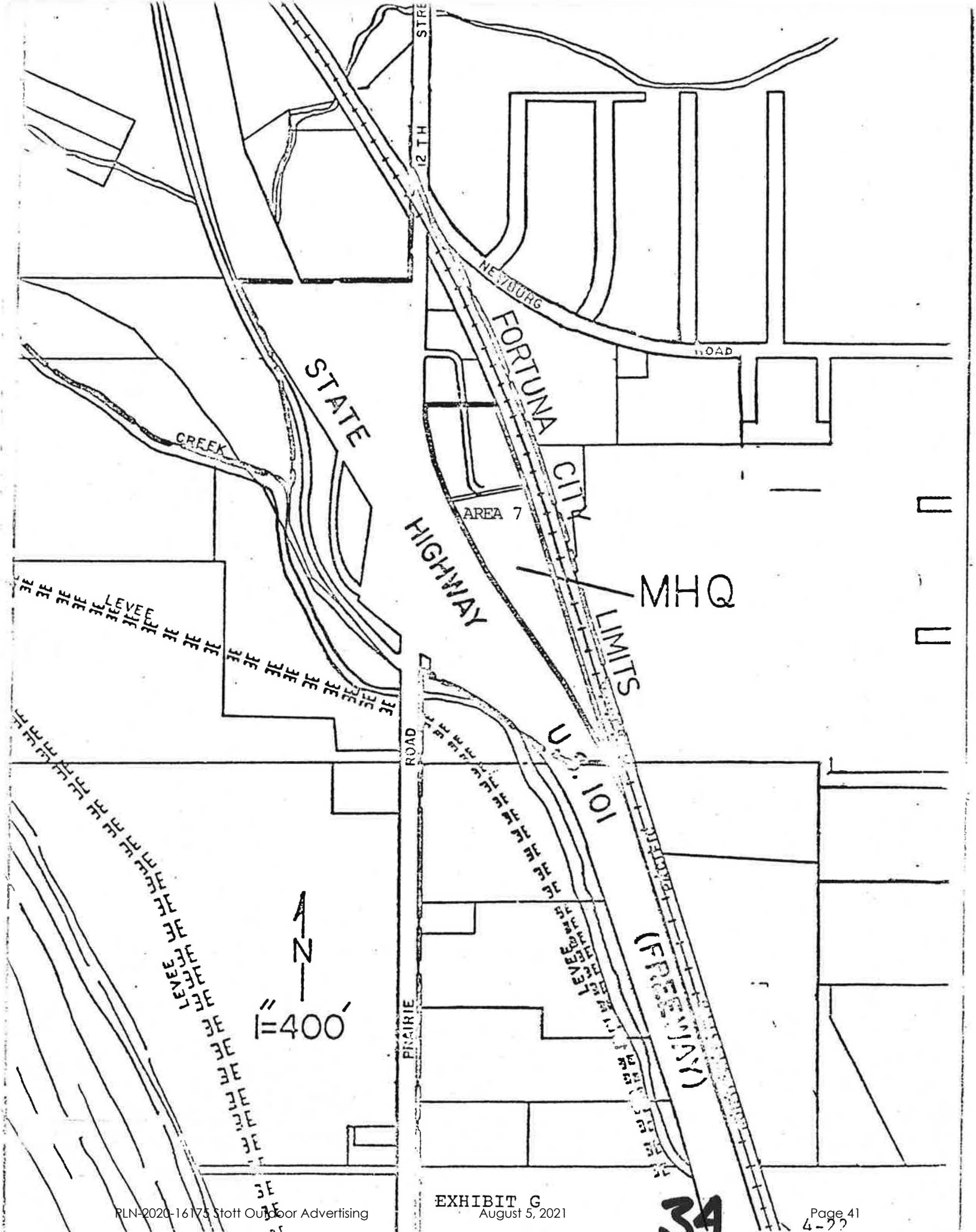
AREA 6

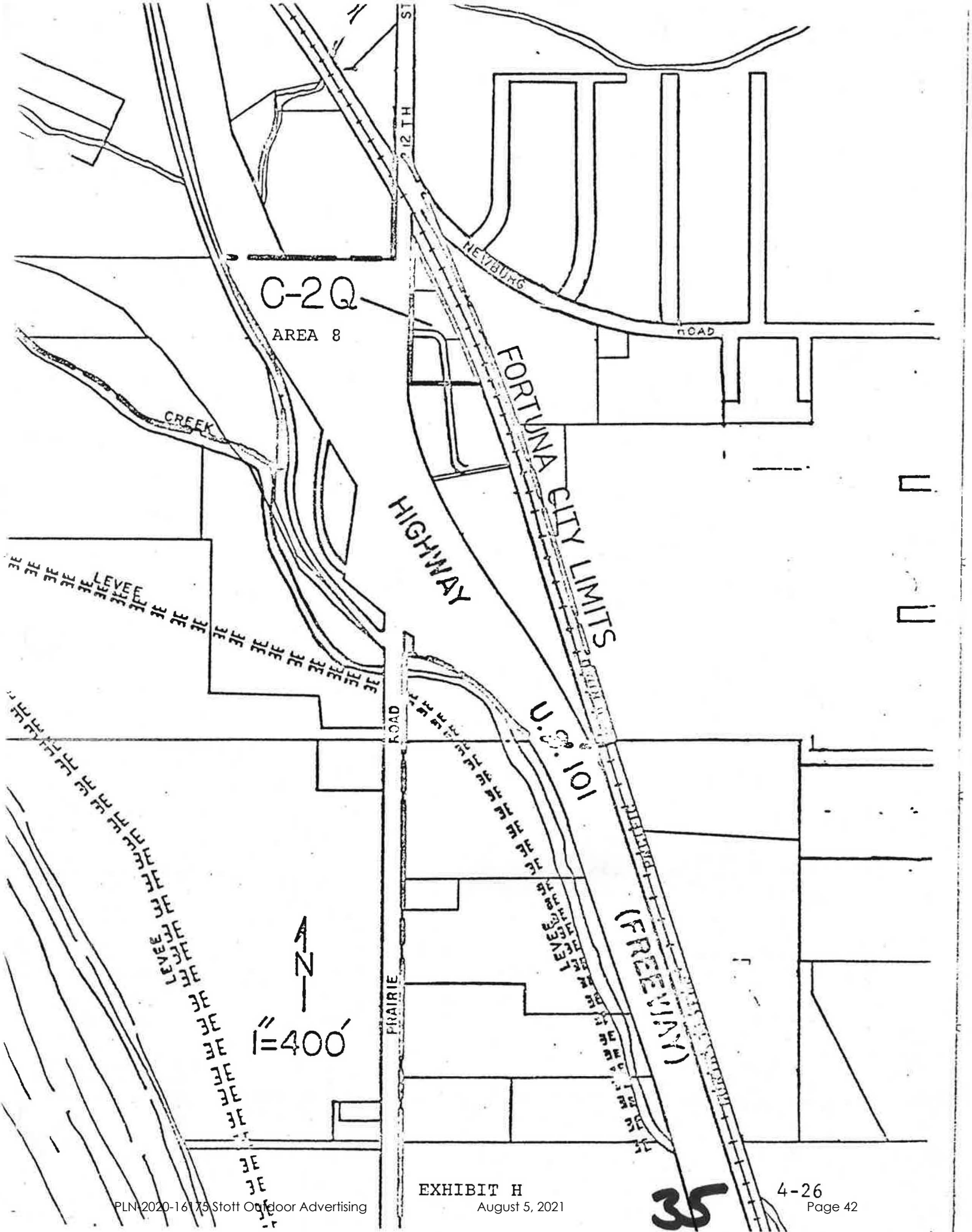
MHQ

Alton 1/2 mile

EXHIBIT F

4-18





C-2Q

AREA 8

HIGHWAY

FORTUNA CITY LIMITS

U.S. 101

(FRESHMAN)

1" = 400'

N

35

ATTACHMENT 5

APPLICANT'S OCTOBER 13, 2020 REQUESTING PLANNING COMMISSION HEARING

October 13, 2020

Tricia Shortridge
Humboldt County Planning and Building Department
Current Planning Division
3015 H Street
Eureka, CA 95501

**RE: Application PLN 2020-16175 for Stott Outdoor Advertising
2013 Drake Hill Road, APN 201-292-001 – UB58 (Gardner)**

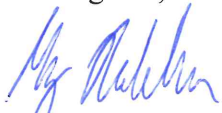
Dear Ms. Shortridge,

I hope this letter finds you well. This has certainly been a year full of unique challenges. Much has changed since we last communicated via e-mail in May and June of this year regarding the referenced application, which seeks approval for the construction of an off-site advertising sign on the east side of Highway 101, south of Fortuna. One thing that has not changed is our commitment to helping businesses succeed in their communities. Accordingly, Stott Outdoor Advertising wishes to proceed with the processing of this permit application.

I understand that you're concerned that you may have difficulty recommending approval to the Planning Commission for this project. However, there appears to be a path forward. Pursuant to the Humboldt County Sign Ordinance, non-appurtenant signs (i.e., billboards) are permitted in the CH zone with a use permit, so long as the General Plan designates the area for commercial or industrial development. That is the case here. While there is language in the General Plan which would impose further restrictions on where such signs may be built, the Plan states that the restrictions would be implemented by amending the Sign Ordinance, and that does not yet appear to have occurred. In addition, the sign design is the same as two existing signs operated by Stott Outdoor Advertising approximately 950 feet and 1,450 feet south of this location. We're not aware of any complaints regarding the operation of these existing signs, which advertise Humboldt County businesses such as the Les Schwab Tire Center in Fortuna.

Thank you for your continued consideration of this project. Please contact me at (530) 717-2705 or gredeker@stottoutdoor.com if you have any questions or need additional information.

Best regards,



Greg Redeker
Senior Real Estate Manager

GR: lf

ATTACHMENT 6

REFERRAL AGENCY COMMENTS AND RECOMMENDATIONS

The project was referred to the following referral agencies for review and comment. Those agencies that provided written comments are checked off.

Referral Agency	Response	Recommendation	Location
City of Fortuna			
County Division of Environmental Health			
County Public Works Land Use			
Caltrans District 1	✓	Must obtain ODA Permit	On File
Bear River Band of Rhonerville Rancheria	✓	Include inadvertent Discovery Protocol	On File
Wiyot Tribe	✓	Include Inadvertent Discovery Protocol	On File