



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: July 13, 2017

To: Humboldt County Planning Commission

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

Subject: **School Street Plaza, LLC Conditional Use Permit**
Application Number 13476
Case Number CUP-17-016
Assessor Parcel Numbers (APN) 509-181-017, 509-191-005, 509-181-056
1585 Central Avenue, Mckinleyville area

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Please contact Tricia Shortridge, Planner, at 268-3704, or by email at tshortridge@co.humboldt.ca.us, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date	Subject	CONTACT
July 13, 2017	Conditional Use Permit	Tricia Shortridge

Project: The applicant has applied for Conditional Use Permit to allow for appurtenant signage in excess of what is principally allowed. The parcel is located in the (C-2-N) Community Commercial (C-2), Noise Impact (N) Zone, which allows for a maximum of 300 square feet of signage, divided into not more than six single or double-faced signs, that are appurtenant to any permitted use (HCC Section 314-87.2.2.6). However, this size allowance can be exceeded with approval of a Use Permit (HCC Section 314-87.2.2.7). The proposed project is to allow for an additional 286 square feet of signage beyond the principally-permitted 300 square feet.

Project Location: The project is located in Humboldt County, in McKinleyville, approximately 100 feet southeast of the intersection of Central Avenue and School Road, on the property known as 1581 and 1585 Central Avenue.

Present Plan Designations: Commercial Service (CS), McKinleyville Community Plan (MCCP), Density: compatible with residential densities of adjacent lands or as determined in the Community Plans, Slope Stability: Low Instability (1)

Present Zoning: Neighborhood Commercial (C-2)

Application Number: 13476

Case Numbers: CUP-17-016

Assessor Parcel Numbers: 509-191-005, 509-181-017, 509-181-056

Applicant

School Street Plaza, LLC.
c/o Terry Johnson
2580 Sierra Blvd., Ste. E
Sacramento, CA 95825

Owners

School Street Plaza, LLC.
2580 Sierra Blvd., Ste. E
Sacramento, CA 95825

Agent

Environmental Review: None required. CEQA Exemption Section: 15311, Class 11, (a) On Premise Signs.

Major Issues: None.

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

**SCHOOL STREET PLAZA, LLC. – GROCERY OUTLET/AUTO ZONE SIGNAGE
CONDITIONAL USE PERMIT**

Case Number CUP-17-016

Assessor Parcel Number 509-191-005, 509-181-017, 509-181-056

Recommended Planning Commission Action

1. Describe the application as part of the Consent Agenda.
2. Survey the audience for any person who would like to discuss the application.
3. If no one requests discussion, make the following motion to approve the application as a part of the consent agenda:

Find the project exempt from environmental review pursuant to Section 15311, Class 11(a), of the State CEQA Guidelines, make all of the required findings for approval of the Conditional Use Permit, based on evidence in the staff report, and adopt the Resolution approving the School Street Plaza LLC Conditional Use Permit subject to the recommended conditions.

Executive Summary: The applicant is applying for a Conditional Use Permit to allow for the proposed Grocery Outlet and Auto Zone to have appurtenant signage in excess of what is principally allowed. The parcel is located in the (C-2-N) Community Commercial (C-2) – Noise Impact (N)(C-2-N) zone, which allows for a maximum of 300 square feet of signage, divided into not more than six single-or double-faced signs, that are appurtenant to any permitted use (HCC Section 314-87.2.2.6). However, this allowance can be exceeded with approval of a Use Permit (HCC Section 314-87.2.2.7).

The proposed project is to allow for an additional 286 square feet of signage beyond the principally permitted 300 square feet. The total area of wall signs for the AutoZone retail use total is 201 square feet, and the Grocery Outlet wall sign area is 255 square feet. A double faced pylon sign is shared by both retail uses comprising a total area of 130 square feet. The total area for all signs is 586 square feet. All signs are static (no electronic/moving messages), and comprised of back-lit channel letters. The free standing pylon sign is static and constructed with an aluminum cabinet, including back-lit lettering. To address energy conservation and neighborhood compatibility, the plan of operations require that the sign illumination be turned off within two hours of store closing. No other development is proposed at this time.

All signage on the parcel will conform to all Humboldt County regulations. Adherence to the Plan of Operations has been included as a Condition of Approval.

Additionally, the recommended Conditions of Approval from the original Lot Line Adjustment require exterior lighting be compatible with the setting and directed within the property. This has also been included as a Condition of Approval to grant this Use Permit.

The project is consistent with the Humboldt County Framework Plan, the McKinleyville Community Plan, and the Humboldt County Zoning Code for the following reasons: 1) the project is for development that is accessory to a commercial use on lands planned and zoned for commercial uses; 2) the proposed development complies with all development standards of the zone; and 3) the proposed development will not have any adverse impacts on public health, safety, welfare, or the environment. The Department believes the proposed project may be found Categorical Exempt from environmental review pursuant to Sections 1531, Class 11(a), Accessory Structures, on premises signs of the State CEQA Guidelines because it involves minor new construction to an existing use.

Staff Recommendations: Based upon a review of Planning Division reference sources, and comments from all involved referral agencies, Planning staff believes that the applicant has

submitted evidence in support of making all of the required findings for approving the Conditional Use Permit Modification. Staff recommends conditional approval of the project.

Alternatives:

1. The Planning Commission could elect not to approve the project. This alternative should be implemented if the Commission is unable to make all of the required findings. Planning Division staff is confident that the required findings can be made. Consequently, planning staff does not recommend further consideration of this alternative.
2. The Planning Commission could elect to further clarify the Conditions of Approval. This alternative should be implemented if, based on public testimony or submission of additional evidence, the Commission feels further clarifications are appropriate.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 17-**

**Case Number CUP-17-016
Assessor Parcel Numbers 509-181-017, 509-191-005, and 509-181-056**

Makes the required findings for certifying compliance with the California Environmental Quality Act and conditionally approves the Shafer's Ace Hardware Conditional Use Permit Modification.

WHEREAS, School Street Plaza, LLC. submitted an application and evidence in support of approving a Conditional Use Permit in order to allow additional appurtenant signage as an accessory use to the proposed future Grocery Outlet and AutoZone businesses.

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the project is categorically exempt from environmental review pursuant to Article 19, Section 15311, Class 11 (a), of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed Conditional Use Permit (CUP-17-016); and

WHEREAS, a public hearing was held on the matter before the Humboldt County Planning Commission on July 13, 2017.

NOW, THEREFORE, be it resolved, determined, and ordered by the Planning Commission that:

1. The Planning Commission finds the proposed Conditional Use Permit application is categorically exempt from environmental review pursuant to Sections 15311, Class 11(a), of the CEQA Guidelines; and
2. The Planning Commission further makes the findings in Attachment 2 of the Planning Division staff report for Case Number CUP-17-016 based on the submitted evidence; and
3. The Planning Commission approves the Conditional Use Permit applied for as recommended and conditioned in Attachment 1 for Case Number CUP-17-016.

Adopted after review and consideration of all the evidence on July 13, 2017.

The motion was made by Commissioner ____ and seconded by Commissioner ____.

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

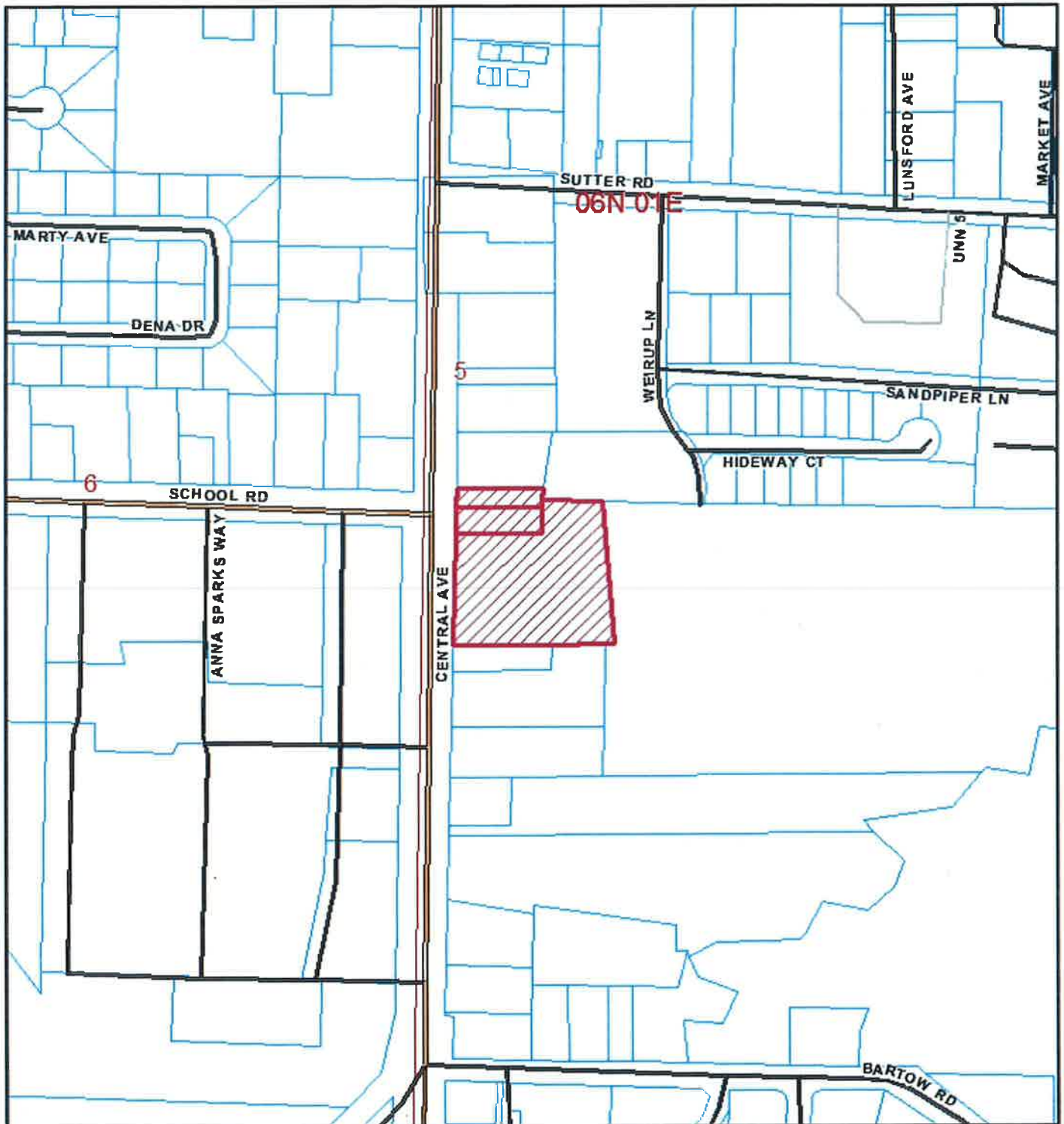
ABSENT: Commissioners:

DECISION:

Robert Morris, Chair

I, Catherine Munsee, Clerk 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.

Suzanne Lippre, Clerk

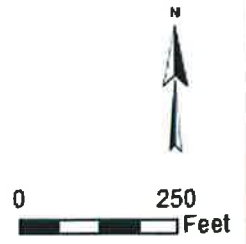


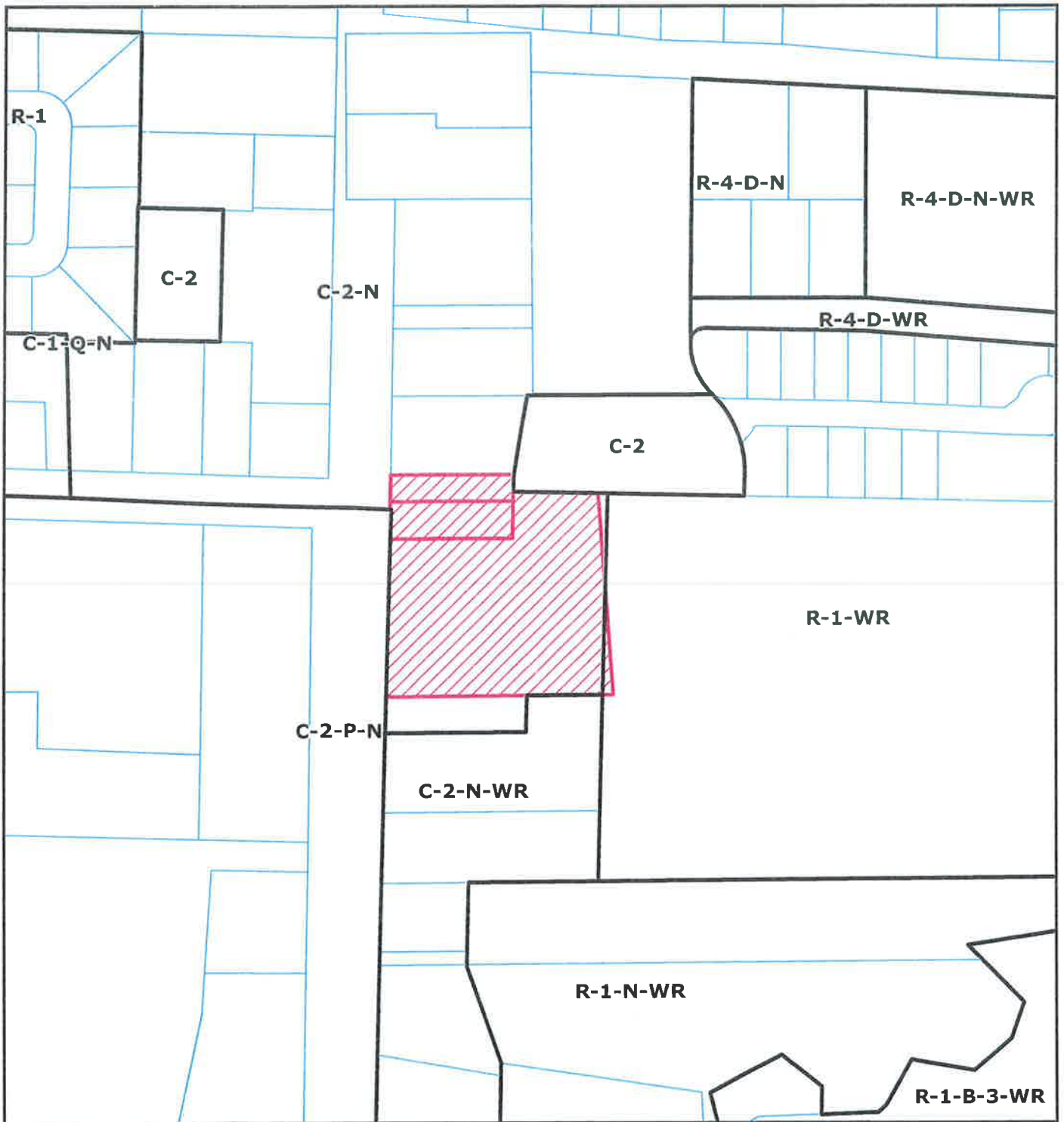
LOCATION MAP

**PROPOSED SCHOOL STREET PLAZA, LLC
 CONDITIONAL USE PERMIT
 MCKINLEYVILLE AREA
 CUP-17-016
 APN: 509-181-017 et seq
 T06N R01E S05 HB&M (Arcata North)**

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.





ZONING MAP

**PROPOSED SCHOOL STREET PLAZA, LLC
 CONDITIONAL USE PERMIT
 MCKINLEYVILLE AREA
 CUP-17-016
 APN: 509-181-017 et seq
 T06N R01E S05 HB&M (Arcata North)**

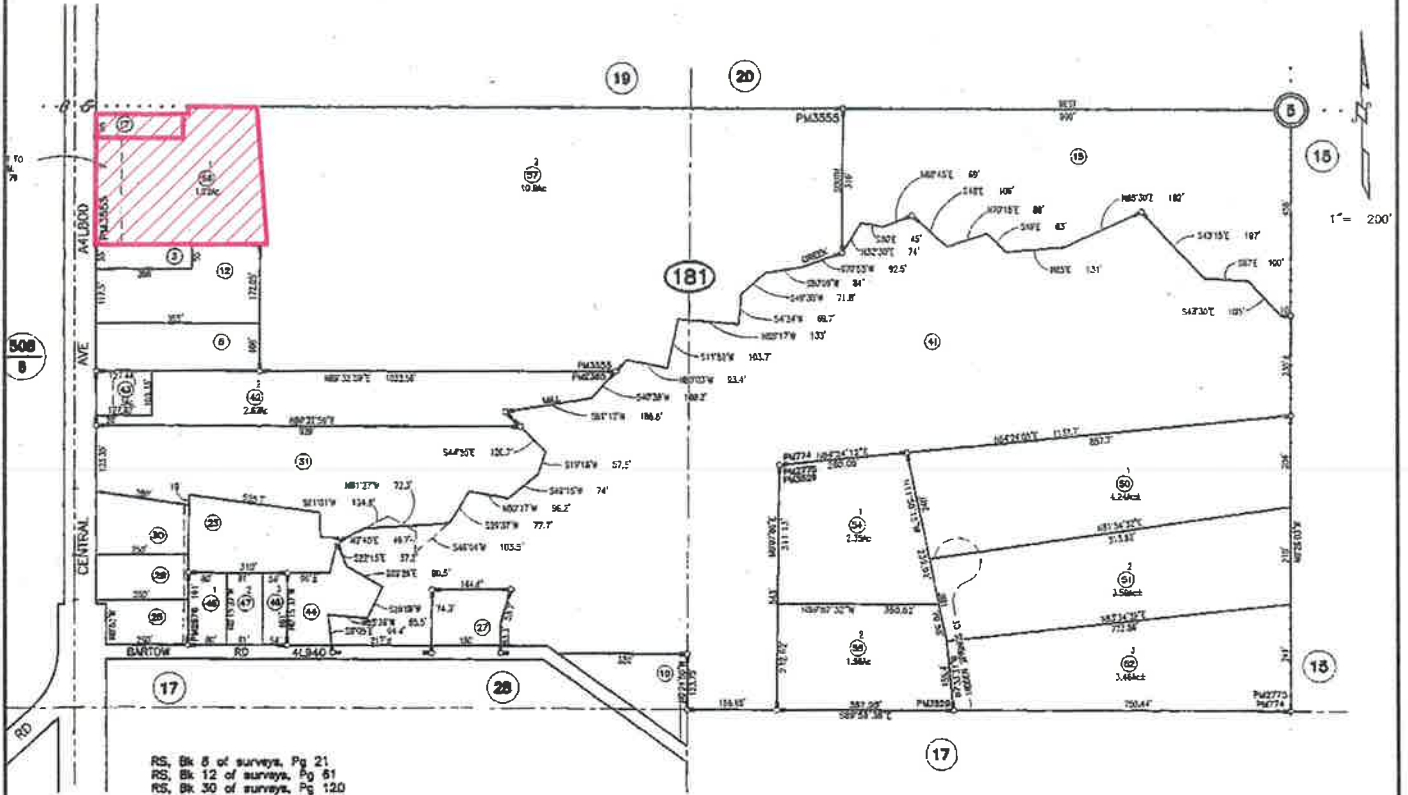
Project Area = 

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.



PTN SW1/4 OF SEC 5 T6N, R1E H.B.& M.

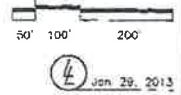
509-18



RS, Bk 6 of surveys, Pg 21
 RS, Bk 12 of surveys, Pg 61
 RS, Bk 30 of surveys, Pg 120
 RS, Bk 45 of surveys, Pg 113
 PM774 of PM Bk 6, Pg 143
 PM2365 of PM Bk 21, Pg 7
 PM2576 of PM Bk 23, Pg 43
 PM2775 of PM Bk 25, Pgs 44-45
 RS, Bk 63 of surveys, Pg 108
 PM3559 of PM Bk 34, Pgs 137-138
 PM3555 of PM Bk 35, Pgs 48-49

5 PARCEL MAP
 IS PROVIDED FOR
 PURPOSES ONLY.
 IS ASSUMED FOR
 OF THE DATA SHOWN
 PARCELS MAY NOT
 LOCAL LOT-SPLIT
 SITE ORDINANCES.

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles
 Assessor's Map Bk. 509, Pg.18
 County of Humboldt, CA



ASSESSOR PARCEL MAP
PROPOSED SCHOOL STREET PLAZA, LLC
CONDITIONAL USE PERMIT
MCKINLEYVILLE AREA
CUP-17-016
APN: 509-181-017 et seq
T06N R01E S05 HB&M (Arcata North)

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

PTN S1/2 OF SW1/4 OF NW1/4 SEC 5, T6N R1E, H.B.& M.
 Assessor's Map Bk. 509, Pg.19
 County of Humboldt, CA.

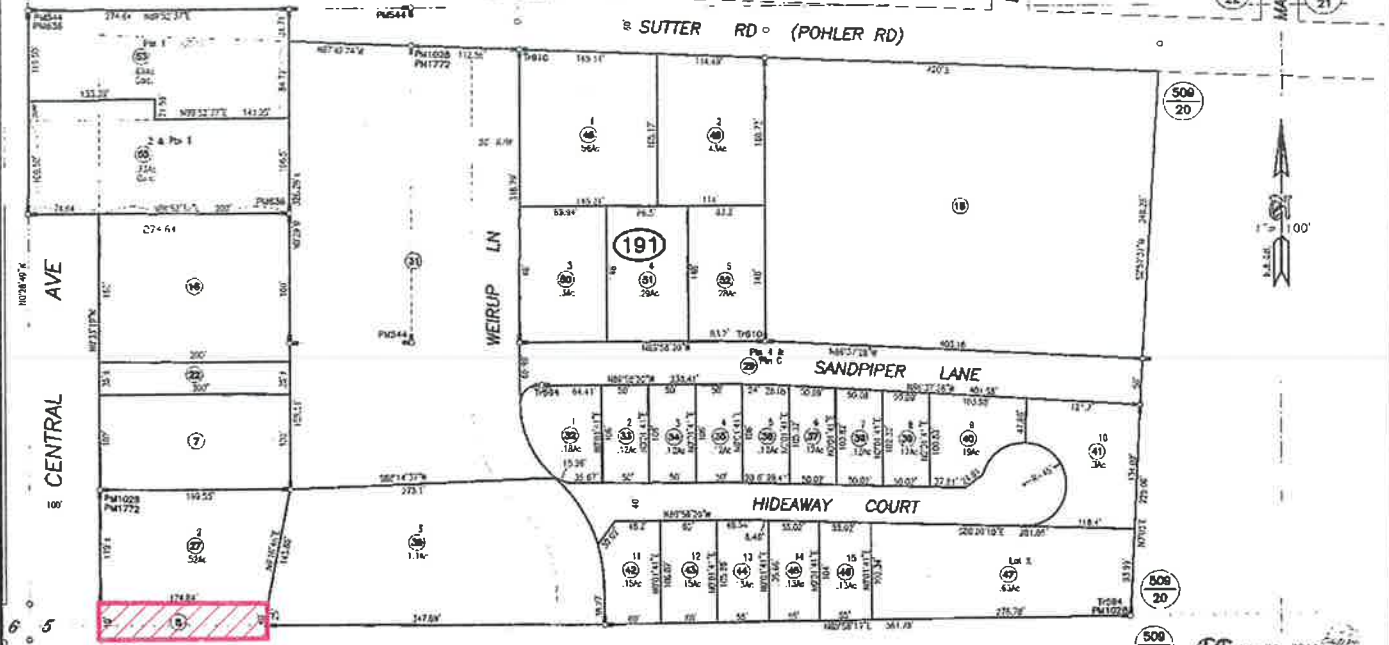
509-19

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Small Circles

509
22

509
22

509
21



509
18

509
20

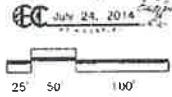
509
18

ASSASSOR'S PARCEL MAP
 THIS MAP WAS PREPARED FOR
 INFORMATION PURPOSES ONLY
 AND SHOULD NOT BE USED FOR
 THE ACQUISITION OF TITLE. THE
 ASSASSOR'S OFFICE AND THE
 COUNTY OF HUMBOLDT, CALIFORNIA
 DO NOT WARRANT THE ACCURACY
 OR SUFFICIENCY OF THE DATA
 SHOWN ON THIS MAP.

RS, Bk 16 of Surveys, Pg 143
 RS, Bk 24 of Surveys, Pg 104
 RS, Bk 24 of Surveys, Pg 135
 RS, Bk 25 of Surveys, Pg 110
 RS, Bk 26 of Surveys, Pg 72
 RS, Bk 28 of Surveys, Pg 25
 RS, Bk 28 of Surveys, Pgs 128-135
 RS, Bk 29 of Surveys, Pg 1

RS, Bk 30 of Surveys, Pg 52
 RS, Bk 30 of Surveys, Pg 120
 RS, Bk 30 of Surveys, Pg 141
 RS, Bk 31 of Surveys, Pg 64
 PM278, Bk 3 of Parcel Maps, Pg 38
 PM316, Bk 3 of Parcel Maps, Pg 76
 PM392, Bk 4 of Parcel Maps, Pg 2
 PMS44, Bk 5 of Parcel Maps, Pg 8

PM636 of PM Bk 5, Pg 119
 PM1028, Bk 9 of Parcel Maps, Pg 36
 PM1772, Bk 15 of Parcel Maps, Pg 107
 Tr594, Bk 24 of Maps, Pgs 33-34
 "Hidden Meadow Subdivision"
 Tr610, Bk 24 of Maps, Pgs 80-82
 "Sandpiper Subdivision"



ASSESSOR PARCEL MAP

**PROPOSED SCHOOL STREET PLAZA, LLC
 CONDITIONAL USE PERMIT
 MCKINLEYVILLE AREA
 CUP-17-016
 APN: 509-181-017 et seq
 T06N R01E S05 HB&M (Arcata North)**

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



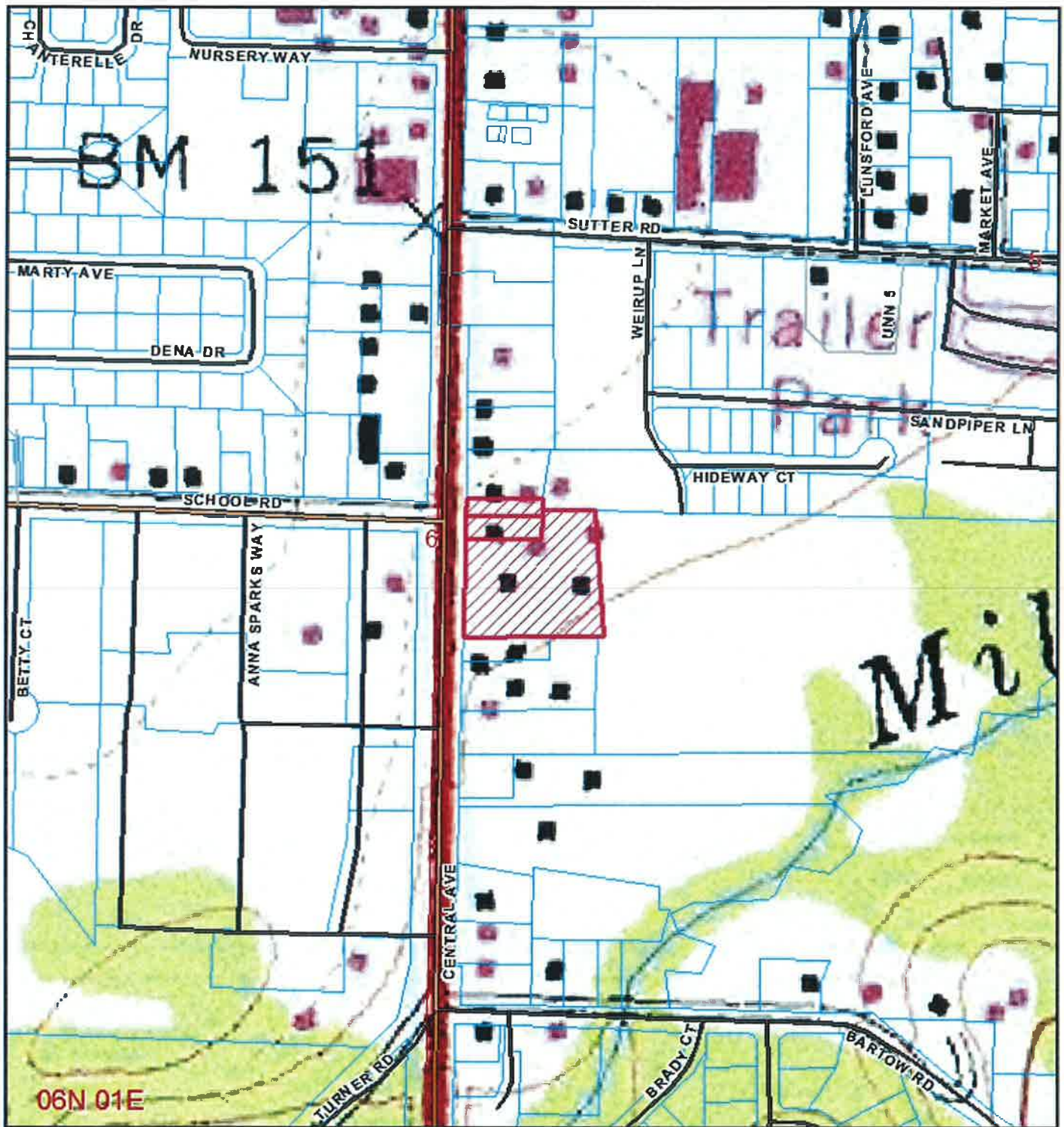
AERIAL MAP

**PROPOSED SCHOOL STREET PLAZA, LLC
CONDITIONAL USE PERMIT
MCKINLEYVILLE AREA
CUP-17-016
APN: 509-181-017 et seq
T06N R01E S05 HB&M (Arcata North)**

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.





TOPO MAP

**PROPOSED SCHOOL STREET PLAZA, LLC
 CONDITIONAL USE PERMIT
 MCKINLEYVILLE AREA
 CUP-17-016
 APN: 509-181-017 et seq
 T06N R01E S05 HB&M (Arcata North)**

Project Area = 

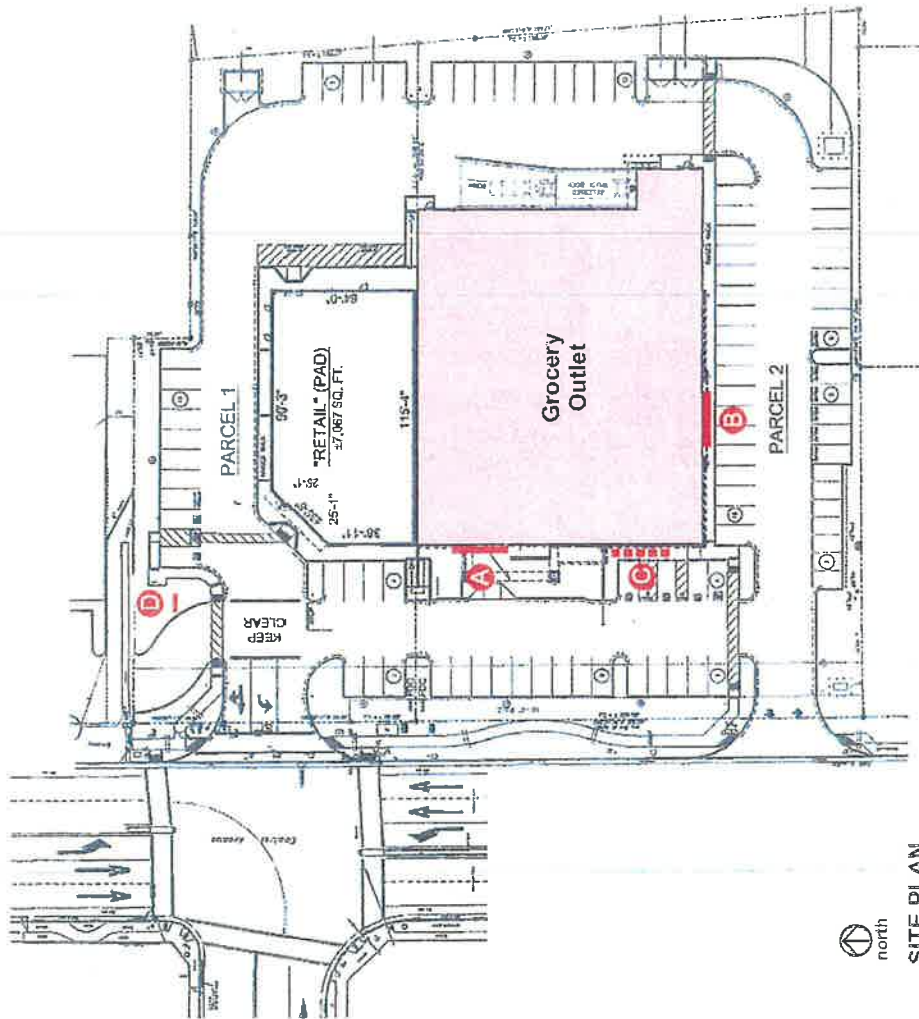
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



0 250 Feet



Exhibit A



SITE PLAN

PROPOSED
FEB 23 2017
UNIVERSITY DRIVE

SPECIFICATIONS	
See Drawing for Specifications	

ELECT.	
120 Volt	<input type="checkbox"/>
277 Volt	<input type="checkbox"/>
Other	<input type="checkbox"/>
One Box Above: <input type="checkbox"/>	
MISC for Electrical Panel to any thing	

FILE	
REVISIONS:	SCALE: NOTED
1-15-17 (BAM)	FILE NAME: GROCERY OUTLET
	McKinleyville

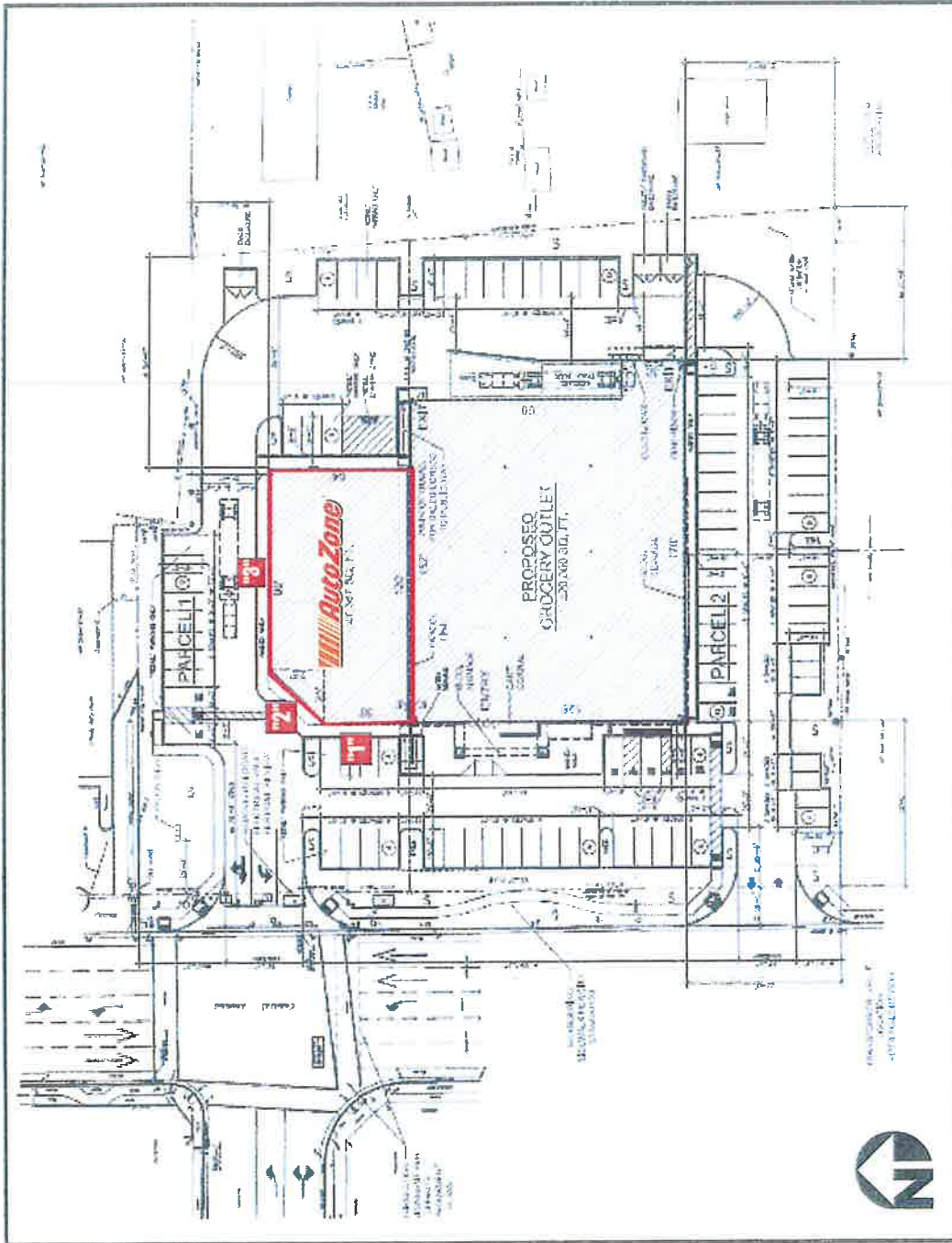
JOB INFO	
SALESPERSON: SEAN CAMPBELL	DATE
DRAWN BY: BAM	DATE
PAGE 4 OF 4	DATE
CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE

JOB #: 000	CLIENT: GROCERY OUTLET
CONTACT:	DATE: 11-25-15
PROJECT LOCATION:	CENTRAL AVE
	McKINLEYVILLE, CA

UNIVERSITY DRIVE
 5201 Pentecost Drive
 Modesto, Calif. 95356
 1-800-481-SIGN
 FAX (209) 543-1326
 C.S.C.L. # 718965
UNIVERSITY DRIVE
 DESIGN MANUFACTURING INSTALLATION MAINTENANCE

Exhibit B

Handwritten signature and date:
 2/23/17
 9/20/17



SITE PLAN

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Store #6187
 Central Ave.
 McKinleyville, CA 95519

Garrett
 TRH
 ATZ-6187 McKinleyville-CA-RT-021417-C

83687 toll free: 800.592.8058 tel: 206.345.0020 fax: 208.336.9886 www.imagenational.com

MAPA PLAN
 U.L. #43195-001
 page # 2 of 6

RECEIVED
 FEB 23 2017
 Hinkley City
 Planning

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Approval of the Conditional Use Permit Modification is conditioned upon the following terms and requirements which must be fulfilled before a building permit may be issued or use initiated.

Conditions of Approval

1. Prior to the installation of the approved signs, the applicant shall obtain a building permit that includes a complete set of construction plans.
2. The applicant shall adhere to the Plan of Operations. Changes to the approved Plan of Operations, or site plan, other than Minor Deviations as provided in HCC section 312-11.1, may require modification of this permit.
3. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant upon file close out after the Planning Commission decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 H Street, Eureka.

On-going Requirements/Development Restrictions Which Must be Satisfied at Time of Initiation of Use and for the Life of the Project:

1. All new and existing outdoor lighting shall be compatible with the existing setting and shall be shielded and directed to confine illumination to within the property boundaries.
2. All signs shall conform with the Humboldt County visibility ordinance.
3. All signs shall remain appurtenant to the permitted Commercial Service use.
4. Any increase in the number or area of permanent, appurtenant signs in excess of the 581 square feet allowance shall require modification of this permit.

Informational Notes

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date"); except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.

ATTACHMENT 2

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

The Zoning Ordinance, Section 312-17.1 of the Humboldt County Code (Required Findings for All Discretionary Permits) specifies the findings that are required to grant a Conditional Use Permit:

1. The proposed development is in conformance with the County General Plan;
2. The proposed development is consistent with the purposes of the existing zone in which the site is located;
3. The proposed development conforms with all applicable standards and requirements of these regulations; and
4. The proposed development and conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
5. The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the mid-point of the density range specified in the plan designation) unless the following written findings are made supported by substantial evidence: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.
6. In addition, the California Environmental Quality Act (CEQA) states that one of the following findings must be made prior to approval of any development which is subject to the regulations of CEQA. The project either:
 - a. Is categorically or statutorily exempt; or
 - b. Has no substantial evidence that the project will have a significant effect on the environment and a negative declaration has been prepared; or
 - c. Has had an environmental impact report (EIR) prepared and all significant environmental effects have been eliminated or substantially lessened, or the required findings in Section 15091 of the CEQA Guidelines have been made.

Staff Analysis of the Evidence Supporting the Required Findings: To approve this project, the Hearing Officer must determine that the applicant has submitted evidence in support of making **all** of the following required findings.

1. The proposed development must be consistent with the General Plan. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards of the Framework Plan (FP) and the McKinleyville Community Plan (MCCP).

Plan Section(s)	Summary of Applicable Goal, Policy, or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Land Use §2742(FP) Commercial Services (CS)	Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs; in addition to retail sales and services. Primary and Compatible Uses include: retail sales, retail service, neighborhood commercial.	This Conditional Use Permit is for proposed signage, in excess of the 300 square foot limit, appurtenant to a permitted commercial use in the C-2 zoning district. Since on-site signs are considered accessory to the primary use, the proposal is therefore consistent with the Commercial Services land use designation.
Housing §2400 (MCCP)	Housing shall be developed in conformity with the goals and policies of the Humboldt County Housing Element.	This project is for signs appurtenant to proposed commercial development in a commercial zone. The signs will not affect Housing Element density targets established in the Humboldt County Housing Element.
Hazards §3200 (FP) §3100 (MCCP)	New development shall minimize risks to life and property in areas of high geologic, flood and fire hazard.	The project site is located in a flat area (<15%), and is identified to be relatively stable in terms of slope instability and seismic safety (D0). It has a low fire hazard rating, and it is within the Arcata Fire Protection District's jurisdiction for both wildlife and structural fires. The Fire District has recommended approval of the project. The project is within an area of minimal flooding according to FIRM Map #060060 0775C. No referral agencies cited issues with regard to hazards caused by the proposed signs.
Biological Resource §3400 - §3604 (FP) §3400 (MCCP)	Protect designated sensitive and critical resource habitats.	Per County resource maps and an onsite inspection conducted for a previously approved Lot Line Adjustment of the subject parcels, there are no watercourses, wetlands, or sensitive habitats within the project site. The proposed signage is accessory to the use which will not result in an impact on environmentally sensitive habitats.

<p>Archaeological and Paleontological Resources §3500 (FP)</p>	<p>Protect cultural, archeological and paleontological resources.</p>	<p>A lot line adjustment (LLA-16-019) was recently approved for the subject parcels and proposed development of retail space. Stakeholder agencies reviewed the proposal, including the Northwest Information Center that recommended the preparation of cultural resources study. Additionally, the Tribal Historic Preservation Officers for the Blue Lake Rancheria and the Wiyot Tribe reviewed the Lot Line Adjustment and proposed development and have recommended that the project be conditioned for adherence to the standard inadvertent discovery protocol. The conditions of approval for the pylon and wall signs, accordingly reflect the same condition requiring that all work stop in the event any cultural artifacts or burial remains are discovered.</p>
<p>Noise §3240(FP)</p>	<p>Conform with noise standards</p>	<p>The project is located in a commercial area that is mapped as a noise impact area. This means that all new construction of residential and hotel structures must not exceed noise level thresholds inside all habitable rooms. There will be no noise associated with the additional signage on the subject parcels. Thus, the project is not expected to generate a significant level of noise above existing conditions.</p>

2. The proposed development is consistent with the purposes of the existing zone in which the site is located; and 3. The proposed development conforms with all applicable standards and requirements of these regulations. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Inland Zoning Regulations.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§ 314-2.2 Community Commercial (C-2)	Principally Permitted Uses include stores, agencies, and services of a light commercial character conducted entirely within an enclosed building.	The subject parcels, which were previously approved through a Lot Line Adjustment application, are proposed to be developed with retail space, which is a principally permitted use. Signs that are appurtenant to a permitted use and exceed 300 square feet of total sign area, are permitted in the C-2 zoning district with a Conditional Use Permit.
Min. Lot Area	2,000 square feet.	Parcel 1 (northern parcel): 0.80 acres Parcel 2 (southern parcel): 1.43 acres
Min. Lot Width	25 feet	The previously approved lot line adjustment results in an average width of over 50 feet. The proposed signs do not have an impact on lot width.
Yard Setbacks	Front: 0 feet Rear: 15 feet Side: 0 feet	The proposed permanent signs can be defined as a "Structure" because they require either permanent location on the ground or attachment to structures permanently located on the ground (HCC Section 314-154), and therefore are required to conform to setback standards. Based on a review of the plot plan the proposed structures will comply with the specified setbacks. Additionally, the property frontage is subject to a 25 foot wide non-building "burden" area reservation which restricts new development. None of the sign improvements occur in this area.
Max. Lot Coverage	None specified	Not applicable.
Max. Bldg. Height	75 feet	Height of pylon sign: 20 feet. Height of wall signs: all signs not higher than 30 feet.

<p>§314-87.2 Signs and Nameplates</p>	<p>§314-87.2.2.6 Signs appurtenant to any permitted use and not to exceed three (3) square feet per front foot of the site on which they are displayed, but in no case more than 300 square feet, and divided into not more than six (6) single- or double-faced signs, shall be permitted in any C or ML or U Zone.</p> <p>§314-87.2.2.7: Signs appurtenant to a permitted use and not limited as to size or number shall be permitted in CH, MH, and U Zones, and with a Use Permit in C-1 and C-2 Zones.</p>	<p>The project proposal is for a conditional use permit to allow for signage comprising 286 square feet in excess of the principally permitted 300 square feet in the C-2 zoning district. Included is a 20 foot tall, double faced pylon sign to be shared by both retail tenants.</p>
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4. Public Health, Safety and Welfare; and 5. Environmental Impact. The following table identifies the evidence which supports finding that the proposed location of the use and conditions under which it may be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, and will not adversely impact the environment.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
§312-17.1.4	The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.	No referral agencies cited issues with regard to the additional signage. All signage on the parcel will conform to all Humboldt County regulations. Additionally, the Conditions of Approval require exterior lighting be compatible with the setting and directed within the property. For these reasons, the project is not expected to be detrimental to public health safety or welfare.
§15301 of CEQA	Categorically exempt from State environmental review.	Class 1, Section 153011; Accessory Structures. Per the submitted evidence and agency responses, none of the exceptions to the Categorical Exemption per Section 15300.2 of the State CEQA Guidelines apply to this project.

5. Residential Density Target: The following table identifies the evidence which supports finding that the proposed project will not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

Code Section	Summary of Applicable Requirement	Evidence that Supports the Required Finding
312-17.1.5 Housing Element Densities	The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law (the midpoint of the density range specified in the plan designation), except where: 1) the reduction is consistent with the adopted general plan including the housing element; and 2) the remaining sites identified in the housing element are adequate to accommodate the County share of the regional housing need; and 3) the property contains insurmountable physical or environmental limitations and clustering of residential units on the developable portions of the site has been maximized.	The property is planned and zoned for commercial use, and the project is for a commercial use. The parcel was not included in the Housing Inventory and the project will not affect the Housing Element.

ATTACHMENT 3

APPLICANT'S EVIDENCE IN SUPPORT OF THE REQUIRED FINDINGS

Attachment 3 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Application Form (in file)
- Project description and operations plan
- Site plan/elevations (attached)

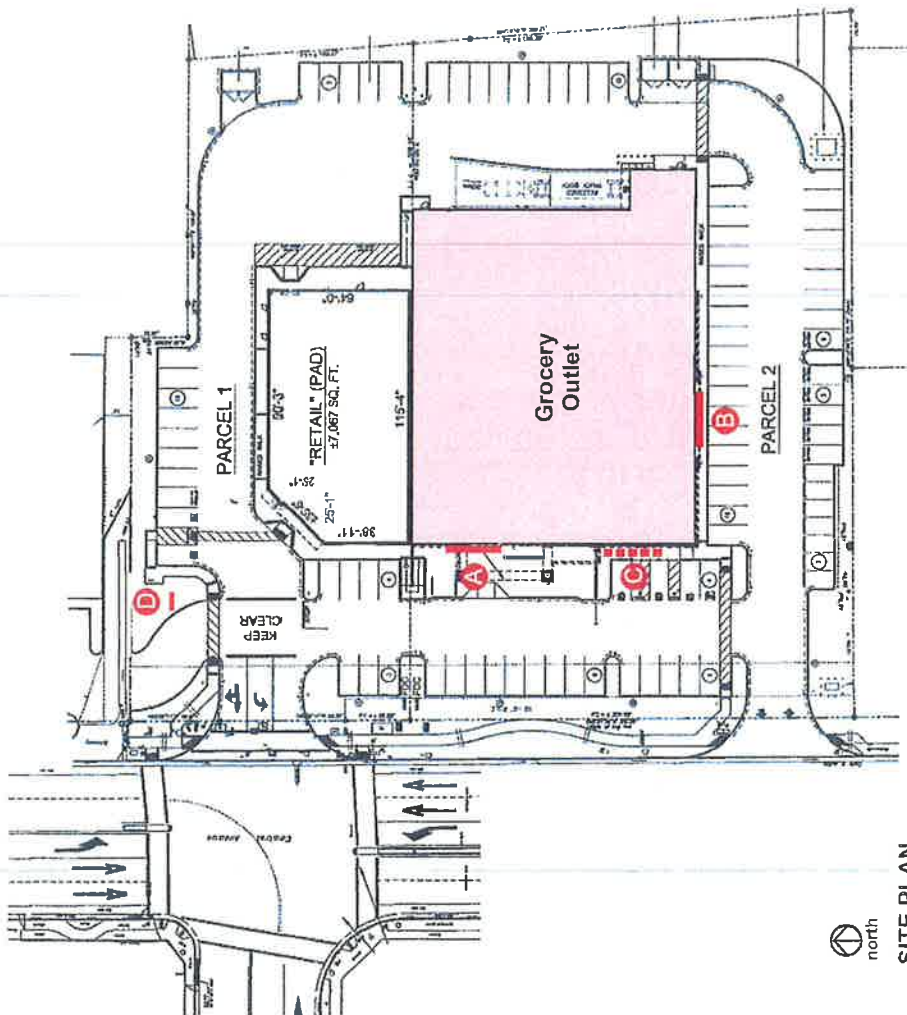
**PLAN OF OPERATION FOR CONDITIONAL USE PERMIT - SIGNAGE
GROCERY OUTLET PROJECT IN MCKINLEYVILLE, CA**

The type of signage that is proposed is two-fold:

1. Monument Sign: One free-standing monument sign with Grocery Outlet and AutoZone depicted on the sign as shown on the attached Exhibit A. This is a back lit sign and is static. In other words there are no electronics involved, no moving message center, etc.
2. Other Signage: Building signage for both Grocery Outlet and AutoZone. That signage is also static with individual back lit letters and is shown on Exhibits A and B.
3. Tenants shall turn off exterior sign lights no later than two (2) hours after closing to the public each day.

Exhibit A

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 FEB 23 2017
 Humboldt County
 Planning Division



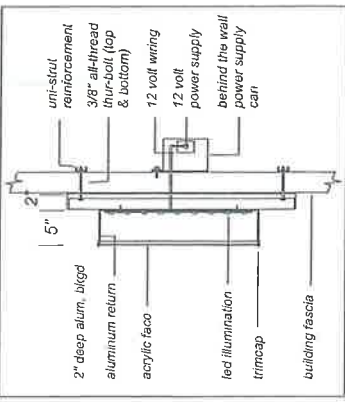
north
SITE PLAN

 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	JOB #: 000 CLIENT: GROCERY OUTLET CONTACT: DATE: 11-25-15 PROJECT LOCATION: CENTRAL AVE MCKINLEYVILLE, CA	SALES PERSON: SEAN CAMPBELL DRAWN BY: BAM PAGE 4 OF 4 CLIENT APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____	REVISIONS: 1-19-17 Usm SCALE: NOTED FILE NAME: GROCERY OUTLET mckinleyville	FILE ELECT: <table border="0"> <tr> <td>120 Volt</td> <td><input type="checkbox"/></td> </tr> <tr> <td>277 Volt</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Other</td> <td><input type="checkbox"/></td> </tr> </table> one box above MUST be checked prior to any r/f	120 Volt	<input type="checkbox"/>	277 Volt	<input type="checkbox"/>	Other	<input type="checkbox"/>	SPECIFICATIONS See Drawing for Specifications
120 Volt	<input type="checkbox"/>										
277 Volt	<input type="checkbox"/>										
Other	<input type="checkbox"/>										

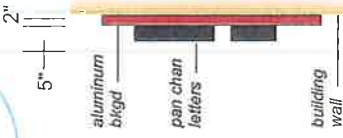
Exhibit A



total: 105.5 sq. ft.



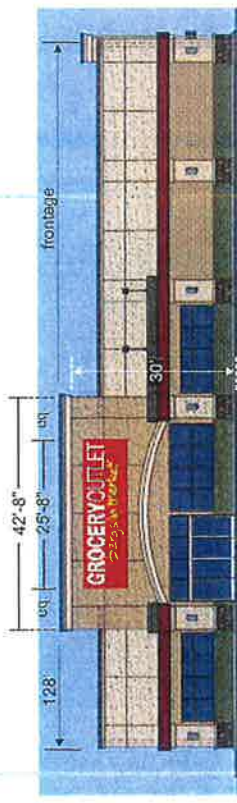
Led P/C Letter Detail on Metal Bkgd



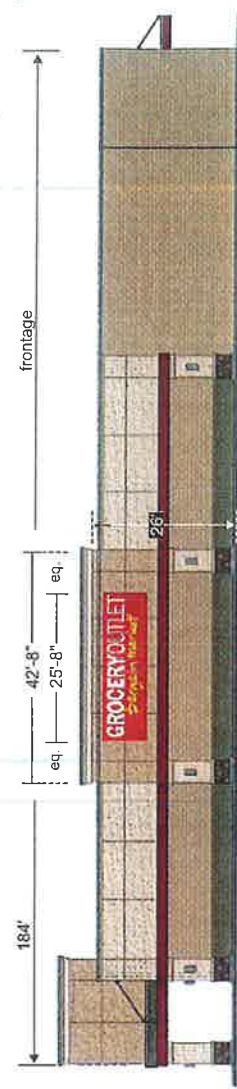
End View

Signs A & B: Led Illuminated P/C Signs (on 2" deep alum. bkgd)
 all copy: white acrylic letter faces w/ golden yellow #3630-125 vinyl overlay (bargain market) copy
 above to face: 5" deep black returns with black 1" trimcap. w/ approved white Led illumination
 "R" mark (non-illuminated) vinyl on white acrylic
 sign bkgd: 2" deep aluminum fabricated bkgd painted dark red #3630-73

Sign	Description	Sq. ft.
A	Led Illuminated P/C Sign (on alum. bkgd)	105.5
B	Led Illuminated P/C Sign (on alum. bkgd)	105.5
C	Led Illuminated P/C Letters	44.0
D	D/F Led Illuminated Pylon Sign	65.0
total:		320.0



Building Elevation (front) / Scale 1/16"=1'-0"



Building Elevation (side) / Scale 1/16"=1'-0"

JOB INFO

SALESPERSON: SEAN CAMPBELL
 DRAWN BY: BAM
 PAGE 1 OF 4

CLIENT APPROVAL: _____ DATE: _____
 LANDLORD APPROVAL: _____ DATE: _____

FILE

REVISIONS: SCALE: NOTED
 1-16-17 bam

FILE NAME: GROCERY OUTLET
 mckinleyville

ELECT

120 Volt
 277 Volt
 Other

one box above
 MUST be checked
 prior to any rrig

SPECIFICATIONS

See Drawing for Specifications

USS UNITED SIGN SYSTEMS
 C.S.C.L. # 718965
 DESIGN MANUFACTURING INSTALLATION MAINTENANCE

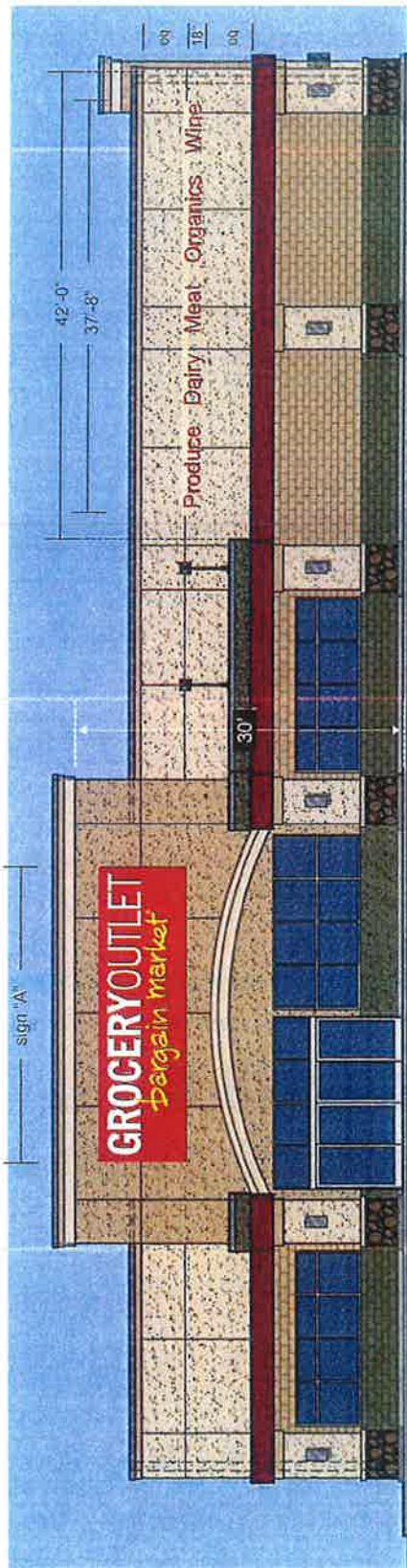
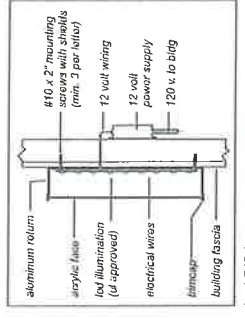
5201 Pentacost Drive
 Modesto, Calif. 95356
 1-800-481-SIGN
 FAX (209) 543-1326

Exhibit "A"



Sign C: Led Illuminated Pan Channel Letters
Scale 3/8"=1'-0"

all copy: white acrylic letter faces with dark red #3630-73 vinyl overlay above to have: 5" deep black (aluminum) returns w/ black 1" frimcap. ul approved red Led illumination

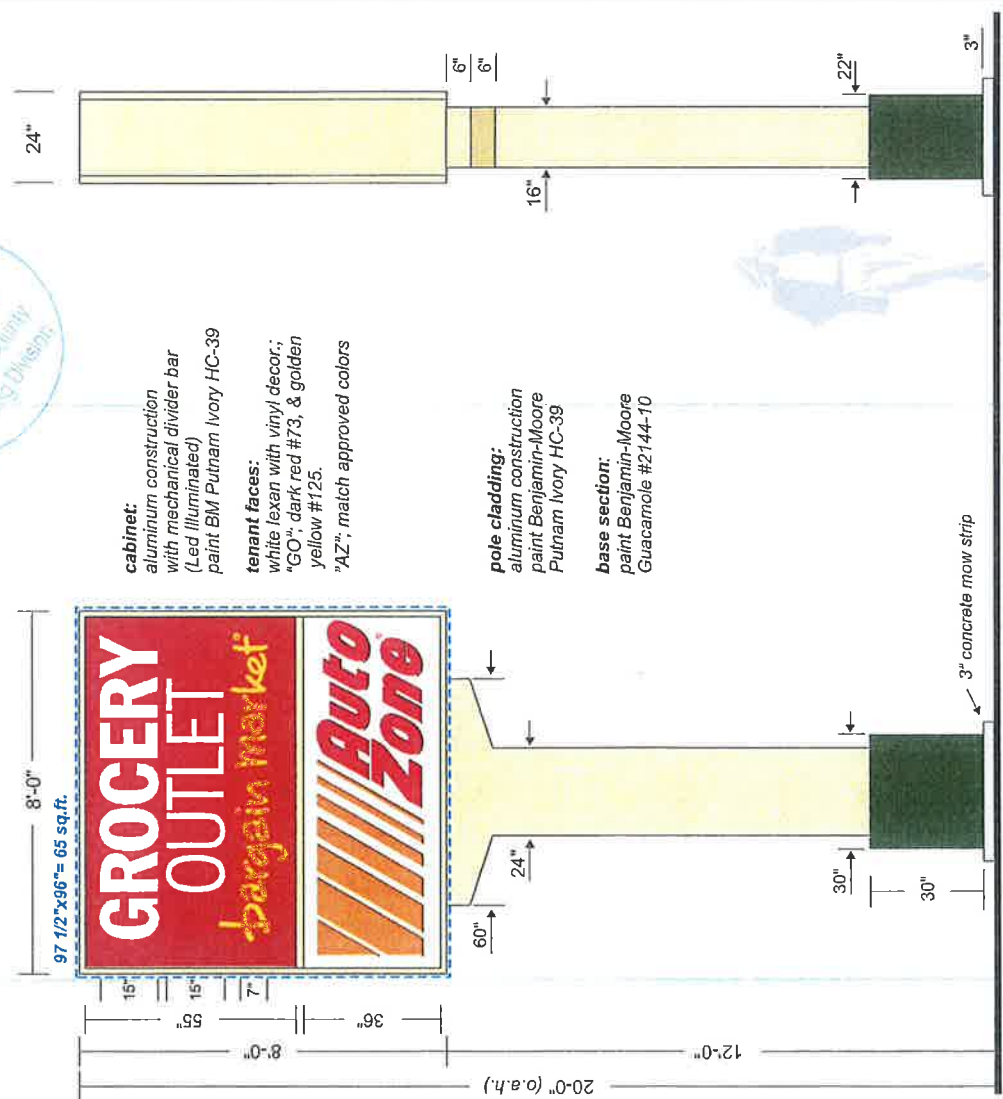


Building Elevation (front) / Scale 3/32"=1'-0"



 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	JOB #: 000 CLIENT: GROCERY OUTLET CONTACT: DATE: 11-25-15 PROJECT LOCATION: CENTRAL AVE MCKINLEYVILLE, CA	SALES PERSON: SEAN CAMPBELL DRAWN BY: BAM PAGE 2 OF 4 CLIENT APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____	REVISIONS: 8-10-16 BAM	SCALE: NOTED	FILE NAME: GROCERY OUTLET mckinleyville	ELECT: 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> one box above MUST be checked prior to any mtg	See Drawing for Specifications SPECIFICATIONS
	all signs: 44 sq. ft.						

Exhibit A



cabinet:
aluminum construction
with mechanical divider bar
(Led Illuminated)
paint BM Putnam Ivory HC-39

tenant faces:
white lexan with vinyl decor.;
"GO"; dark red #73, & golden
yellow #125.
"AZ"; match approved colors

pole cladding:
aluminum construction
paint Benjamin-Moore
Putnam Ivory HC-39

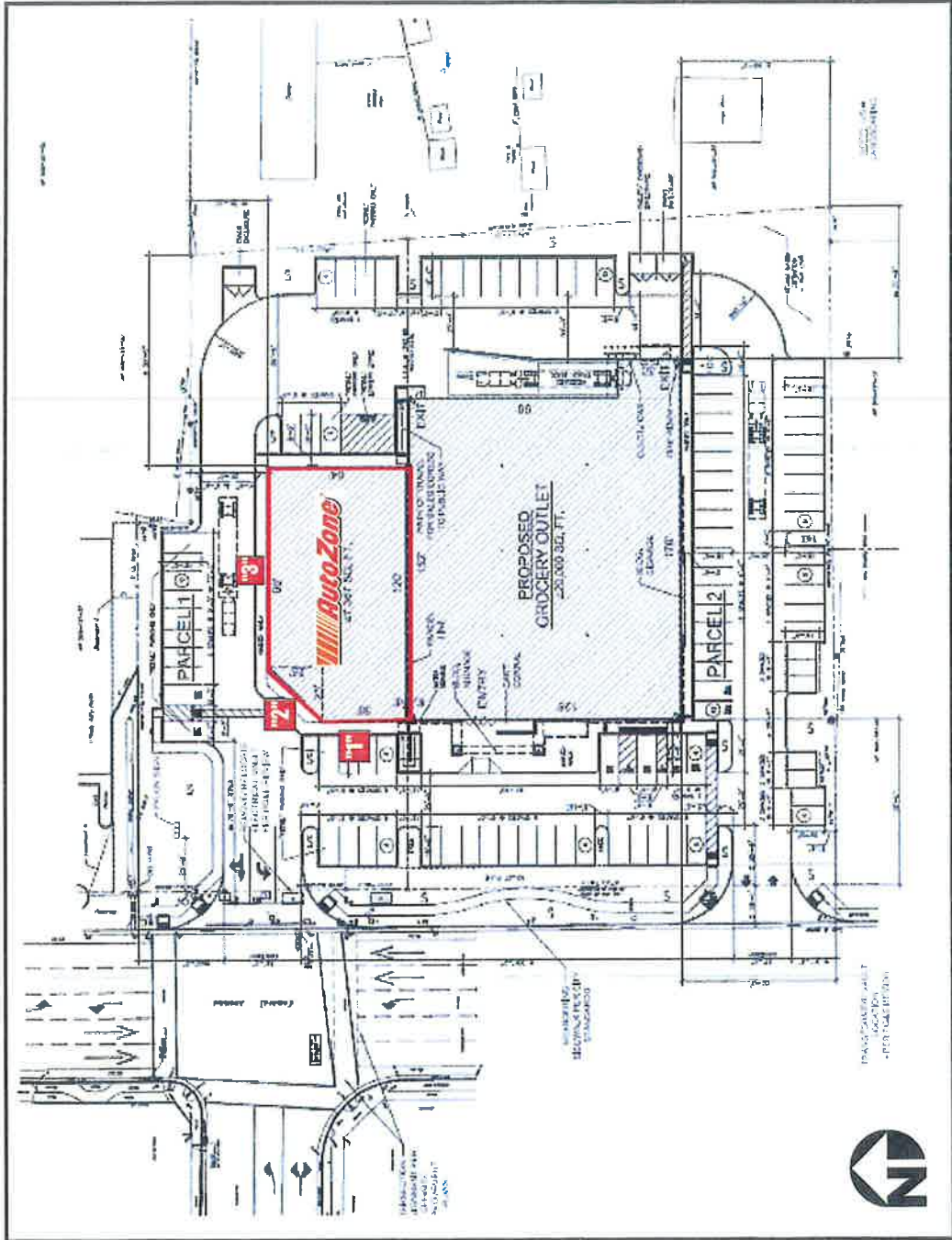
base section:
paint Benjamin-Moore
Guacamole #2144-10

Sign D: DIF Led Illuminated Pylon Sign
Scale 3/8"=1'-0"

 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 CS CL # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	JOB INFO SALES PERSON: SEAN CAMPBELL DRAWN BY: BAM PAGE: 3 OF 4 CLIENT APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____	FILE SCALE: NOTED REVISIONS: 12-4-15 bam 12-8-15 bam FILE NAME: GROCERY OUTLET mckinleyville	ELECT. 120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> one box above MUST be checked prior to any mfg	SPECIFICATIONS See Drawing for Specifications
	<small>The design shown is subject to change without notice. The client warrants that the design is for the use of the client and is not to be used for any other purpose. The client warrants that the design is for the use of the client and is not to be used for any other purpose. The client warrants that the design is for the use of the client and is not to be used for any other purpose.</small>			

Exhibit B

2/16/17
6/9/2017



SITE PLAN

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Store #6187
Central Ave.
McKinleyville, CA 95579

PROJECT BY: Garrett
ARCHITECT: TRH
COMMERCIAL PROJECTS

PROJECT NO: ATZ-6187 McKinleyvilleCA-R1-021417-C

83687 toll free: 800.592.8058 tele: 206.345.4020 fax: 208.336.9886 www.imagnational.com

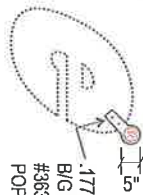
page # 2 of 6



20'-1 5/8"

40"

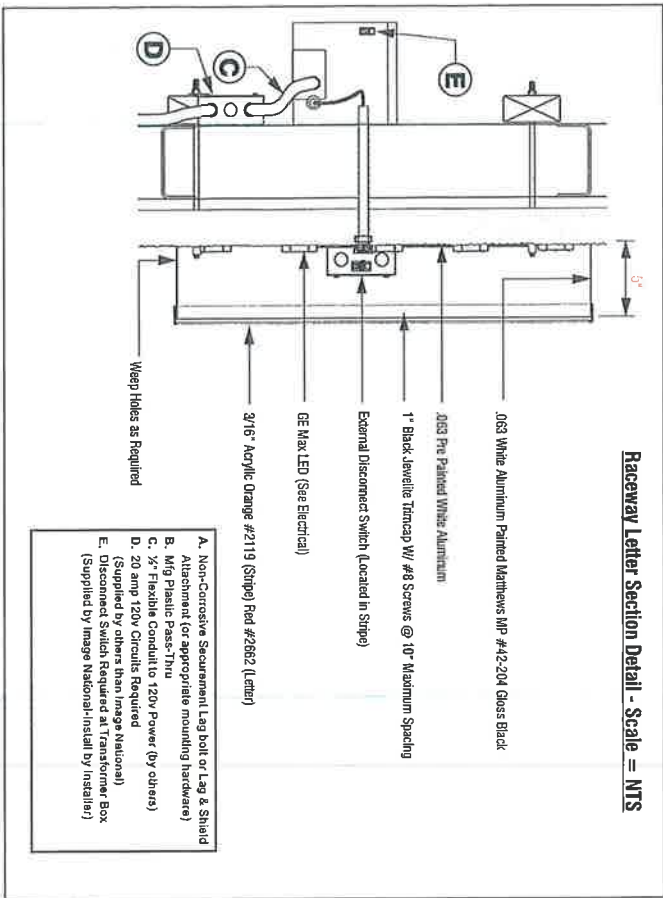
AutoZone



.177 CLEAR POLYCARBONATE
BIG WITH 1ST SURFACE
#3630-53 RED VINYL
POP-RIVET TO LETTER BACK

TRADEMARK DETAIL
SCALE: 3/8"=1'-0"

Raceway Letter Section Detail - Scale = NTS



40-AZ-CL-RM-LED-NS
Scale: 3/8"=1'-0" (67 Sq. Ft.)

AUTO ZONE LETTERS -

- FACES - 3/16" #2662 RED ACRYLIC
- TRIMCAP - 1" BLACK JEWELITE (ATTACH W/ #8 SCREW 10" CENTERS)
- ILLUMINATION - GE MAX RED LED (GEMRD-M1)
- RETURNS - 5" PRE-PAINTED .050 ALUMINUM - BLACK
- BACKS - .063 WHITE ALUMINUM

AUTO ZONE EXTERIOR RACEWAY

- .063 WHITE ALUMINUM



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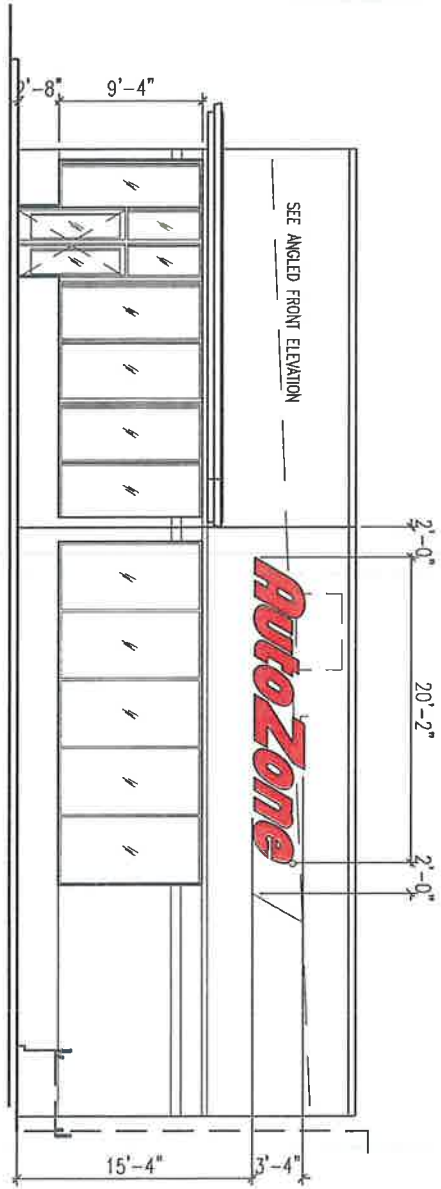
PHOTO: **AutoZone**

Store #6187
Central Ave.
Mckinleyville, GA 95519

93687 toll free: 800.592.8058 tel: 208.345.4020 fax: 208.336.9886 www.imagegenational.com

MANAGER PLANT
ILL #33738-011

6 of 6



Elevation - Front
Scale: 1/8"=1'-0"



40-AZ-CL-RM-LED-NS
Scale: 3/8"=1'-0" (67 Sq. Ft.)

Garrett
6/14/17
6/16/17

For the actual and complete of this sign, referring to provide a sign, color, orientation, 1 year warranty and logo, however, signs media and printed letters will vary from a photograph. All other details are subject to change without notice. The sign is subject to change without notice. A disclaimer will be provided with the sign.

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AutoZone

Store #6187
Central Ave.
McKinleyville, CA 95519

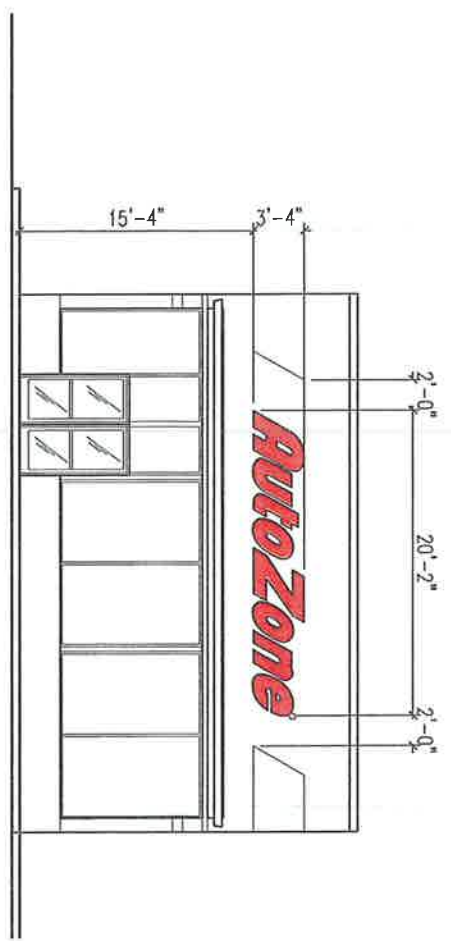
INSTALLER: Garrett

DATE: TRH

PROJECT: ATZ-6187 McKinleyville-CA-R1-021417-C

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page # 3 of 6



Elevation - Angled Front
 Scale: 1/8"=1'-0"



40-AZ-CL-RM-LED-NS
 Scale: 3/8"=1'-0" (67 Sq. Ft.)

Garrett
 2/14/17
 6:12p

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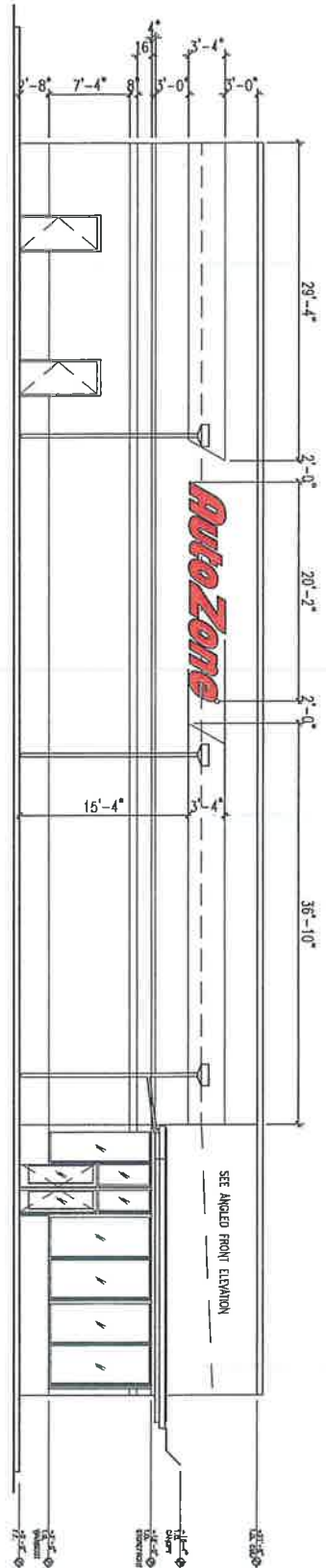
AutoZone

Store #6187
 Central Ave.
 McKinleyville, CA 95519

Garrett
 TRH
 ATZ-6187 McKinleyville-CA-R1-021417-C

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4 of 6



Elevation - Left Side
Scale: 3/32" = 1'-0"



40-AZ-CL-RM-LED-NS
Scale: 3/8" = 1'-0" (67 Sq. Ft.)

Garrett
6/9/17

If a printed and painted sign is required, the color rendering in this drawing is a representation of what the sign will look like when printed. However, digital media and printed colors may vary from what is shown here. A color calibration chart will be provided with the sign. The color rendering in this drawing is a representation of what the sign will look like when printed. However, digital media and printed colors may vary from what is shown here. A color calibration chart will be provided with the sign.

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ATTACHMENT 4

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	Attached	On File
County Building Inspection Division	✓	Approval		✓
County P/W, Land Use Division	✓	Comments and approval		✓
Department of Environmental Health	✓	Approval		✓
Arcata Fire Protection District	✓	Approval		✓