

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number: 24-

Record Number: PLN-2024-19060

Assessor's Parcel Numbers: 015-111-006, 015-111-012, 015-111-013

Resolution by the Planning Commission of the County of Humboldt certifying compliance with the California Environmental Quality Act and approving extension of the Paye Lot Line Adjustment and Conditional Use Permit.

WHEREAS, James Paye submitted an application and evidence in support of approving the Extension to the Lot Line Adjustment and Conditional Use Permit; and

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, a timely request for an extension was made by the applicant on August 12, 2024; and

WHEREAS, the Planning Commission Resolution and Board of Supervisors Resolutions for the original approval (Resolution #22-102) include evidence in support of making all of the required findings for approving the proposed Extension to the Lot Line Adjustment and Conditional Use Permit (PLN-2024-19060 / Attachment 1A); and

WHEREAS, the Humboldt County Planning Commission held a duly-noticed public hearing on **September 19, 2024**, and reviewed, considered, and discussed the application for an Extension to the Lot Line Adjustment and 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:** A two-year extension to a previously approved Lot Line Adjustment and Conditional Use Permit (PLN-2024-16400) to allow for redevelopment of three commercially zoned parcels with a proposed Mini Storage Center. The previous approval included a General Plan Amendment and Zone Boundary Adjustment whereby the Apartment

Professional (R-4) zone was reduced and the Neighborhood Commercial (C-1) zone increased by approximately 30,000 square feet, as well as applying a Qualified (Q) zone to the properties allowing for multiple dwellings; this rezoning action has been completed. The previously approved Lot Line Adjustment would result in two parcels of approximately 2.1 acres (Parcel A) and 5,500 ft.² (Parcel B). Proposed Parcel A was approved to be redeveloped with approximately 37,000 square feet of mini-storage units with the Conditional Use Permit. The approved project included a wetland setback reduction for one of the storage buildings and a Wetland Buffer Replanting Plan. Redevelopment of the site as proposed requires removal of up to 25 mature redwood trees as well as minor grading and fill, including engineered fill of a small area (< 2,000 square feet) beyond the break in slope.

EVIDENCE: a) Project File: PLN-2024-19060 & PLN-2020-16400

2. FINDING: **CEQA.** The requirements of the California Environmental Quality Act have been met.

EVIDENCE: a) An Initial Study & Mitigated Negative Declaration (IS/MND) for the project was adopted on September 15, 2022.

FINDINGS FOR EXTENSION

3. FINDING: The development has not changed from that for which the permit or variance was granted.

EVIDENCE: a) The project description and tentative parcel map have not changed since initial Board of Supervisors approval.

4. FINDING: The findings made when the permit or variance was granted can still be made.

EVIDENCE: a) There have been no changes to the applicable regulations. Therefore, the findings made when the permit was granted can still be made.

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
- Conditionally approves the Extension to the Lot Line Adjustment and Conditional Use Permit (Record Number: PLN-2024-19060) based on the approved project description and site plan on file, and subject to the conditions of approval, each of which are included as attachments to this resolution and are incorporated by reference.

Adopted after review and consideration of all the evidence on **September 19, 2024**.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following 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