

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on March 7, 2023

Resolution No. 23-33

Resolution of the Board of Supervisors of the County of Humboldt ADOPTING FINDINGS FOR APPROVING THE ZONE RECLASSIFICATION FOR J&J FAMILY, LLC, RECORD NO. PLN-2020-16400.

WHEREAS, February 15, 2022 the Board of Supervisors accepted a petition to amend the General Plan and Zoning Map for a property located in the Myrtletown Area; and

WHEREAS, J and J Family LLC submitted an application and evidence in support of a General Plan Amendment, Zoning Map Amendment, Conditional Use Permit, and Lot Line Adjustment; and

WHEREAS, the Planning and Building Department reviewed the application and supporting evidence and referred the application materials to applicable reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, on September 15, 2022, the Planning Commission considered the application, and adopted a Resolution which recommended the Humboldt County Board of Supervisors did the following:

1. Adopt the findings set forth in this resolution; and
2. Adopt the Mitigated Negative Declaration; and
3. Adopt the Mitigation Monitoring and Reporting Program included as Attachment 1b; and
4. Approve the General Plan Amendment and associated Zone Reclassification; and
5. Approve the Lot Line Adjustment; and
6. Approve the Conditional Use Permit subject to the recommended conditions.

WHEREAS, the Board of Supervisors held a public hearing, *de-novo*, on March 7, 2023 and reviewed, considered, and discussed the Mitigated Negative Declaration, along with the application for a Zone Reclassification; and reviewed and considered all public testimony and evidence presented at the hearing; and

Now, **THEREFORE BE IT RESOLVED**, that the Board of Supervisors makes all the following findings:

1. FINDING:

Project Description: The proposed Lucas & Myrtle Mini-Storage Center (project) includes a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit for the construction and operation of a mini-storage center in unincorporated Humboldt County in the Myrtle town area of Eureka. The site originally consisted of three parcels. A lot line adjustment will allow the three parcels to be reconfigured into two parcels—a small 5,500-square-foot (sf) lot on the northern end of the site and a remaining lot of approximately 2.3 acres to be commercially developed. The General Plan Amendment and Zone Reclassification will allow three portions of land to be reclassified to a General Plan designation of Commercial General and zoned Qualified Neighborhood Commercial. First, a 1.42 acre portion of land, currently designated Commercial General and zoned C-1/GO, will be designated as Commercial General and zoned C-1-Q/GO. Second, a 0.45 acre portion of land, currently designated Residential Medium Density and zoned R-4/GO, will be designated as Commercial General and zoned C-1-Q/GO. Third, a 0.45 acre portion of land, currently designated Commercial General and zoned C-1, will be designated as Commercial General and zoned C-1-Q. The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the south end of the project site would be removed and replaced with an office/caretaker building. The office/caretaker building would be two-story, with 1,800 square feet on the first floor to accommodate an office, storage, and caretaker. The second floor will also be 1,800 square feet for storage. The remaining commercial area would be developed and used as a mini-storage center. This area would be equivalent to a lot area coverage of less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

EVIDENCE a) Project File: PLN-16400-CUP

b) The project description in the Mitigated Negative Declaration (MND) provides a complete description of all activities associated with the project.

FINDINGS FOR ZONE RECLASSIFICATION

10. FINDING

The proposed project is in the public interest.

EVIDENCE a) The Zone Reclassification will include a Qualified Zone to allow more flexibility in the location of residential development in the C-1 zone to encourage multifamily residential development on the subject parcels. Initially, the property will be developed with an important neighborhood and regional service and the Qualified Zone will provide opportunities for future residential development which would assist in the County's housing needs. It is in the public interest to facilitate such commercial and residential development.

11. FINDING The proposed project is consistent with the Guiding Principles of Section 1.4 of the General Plan.

EVIDENCE a) The proposed project helps to preserve the diverse character of Humboldt County and promotes the creation of housing by allowing future multifamily dwellings and will enable local residents to store possessions in a secure location without detracting from the more rural and natural setting of many residential areas due to cluttering of possessions on residential lands.

12. FINDING The proposed project is consistent with the County General Plan, Open Space Plan and Open Space Action Program

EVIDENCE a) The project is consistent with the General Plan policies supporting commercial and economic development and providing services to both local and regional populations.

b) The project is consistent with the General Plan policies promoting and facilitating the creation of affordable housing opportunities to meet current and future demands.

c) The project is consistent with the Open Space and the Open Space Action Program because it facilitates commercial and residential development in an area that is designated for commercial services and located within a housing opportunity zone and does not impact any areas designated for open space. The areas of the property that are designated Greenway and open Space will be preserved as open space.

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Board of Supervisors does hereby:

- a. Finds the Zone Reclassification consistent with the provisions of the Humboldt County Code and General Plan
- b. Approves the Zone Reclassification,

The foregoing Resolution is hereby passed and adopted by the Board of Supervisors on March 7, 2023, by the following vote:

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

AYES: Supervisors: Bushnell, Bohn, Madrone, Arroyo

NOES: Supervisors: Wilson

ABSENT: Supervisors:


Chair, Humboldt County Board of Supervisors

STATE OF CALIFORNIA)) SS. County of Humboldt

I, KATHY HAYES, Clerk of the Board of Supervisors of the County of Humboldt, State of California do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-titled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

In Witness Whereof, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

KATHY HAYES Clerk of the Board of Supervisors of the County of Humboldt, State of California

By 
Nikki Turner, Deputy Clerk of the Board