



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 24-40 **Version:** 1 **Name:**

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File created: 11/30/2023 **In control:** Planning and Building

On agenda: 1/9/2024 **Final action:** 1/9/2024

Title: Appeal of a 19-lot Subdivision, 62 unit Multi-Family Planned Unit Development, and Conditional Use Permit to Allow Four Single Family Residences in the R-3 Zoning District Approved by the Planning Commission on Nov. 16, 2023

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Valadao Appeal - Request for Continuance - Appellant, 3. Valadao Appeal - Request for Continuance - Applicant

Date	Ver.	Action By	Action	Result
1/9/2024	1	Board of Supervisors	approved	Pass

To: The Humboldt County Board of Supervisors

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

Appeal of a 19-lot Subdivision, 62 unit Multi-Family Planned Unit Development, and Conditional Use Permit to Allow Four Single Family Residences in the R-3 Zoning District Approved by the Planning Commission on Nov. 16, 2023

RECOMMENDATION:

That the Board of Supervisors:

1. Open the public hearing and entertain comments from the public on the continuance; and
2. Continue the hearing to the meeting of Jan. 23, 2024.

SOURCE OF FUNDING:

The appellant has paid the fee associated with filing this appeal, however the appeal fee does not cover all the staff time involved in analyzing the appeal, preparing the staff report and presenting the appeal.

DISCUSSION:

The commission's approval included granting of a Conditional Use Permit allowing four of the parcels to be developed with single-family dwelling units, an exception to the minimum parking requirements, and a Planned Development Permit clustered development of approximately 62 units, use of shared

parking facilities, reduced setbacks from interior lot lines, reduced lot size, and reduced road right-of-way width. The appeal was filed by the Coalition for Responsible Housing contending that the Planning Commission's decision was not in accord with the standards and regulations of the zoning ordinances. Both the applicant and the appellant have asked for this appeal hearing to be continued to the agenda of Jan. 23, 2024.

Executive Summary

A 19-lot subdivision and proposed multi-family Planned Unit Development was approved by the Planning Commission on November 16, 2023. On Nov. 30, 2023 an appeal of this decision was timely filed by the *Coalition for Responsible Housing*. Section 312-13.5 of the Humboldt County Code requires the first hearing to consider an appeal to begin within 30 working days of the date of filing the appeal, which in this case would be Jan. 12, 2024. Given advance notice that there would not be a full board in attendance at the Jan. 9, 2024 meeting, both the applicant and appellant agreed to ask to continue the item to the meeting of Jan. 23, 2024. Opening the hearing and continuing it to Jan. 23, 2024 satisfies the County Code requirement and the desires of both of the parties in this appeal.

FINANCIAL IMPACT:

The appellant has paid the adopted fee associated with appeals to the Board of Supervisors. This fee does not cover the full cost accumulated by the Planning and Building Department of processing this appeal to the Board of Supervisors.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by its core role of enforcing laws and regulations to protect residents and its goal to increase access to housing.

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could choose to continue this item to a different date.

ATTACHMENTS:

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

1. Correspondence from applicant and appellant regarding continuance.

PREVIOUS ACTION/REFERRAL:

Board Order No.: N/A

Meeting of: November 16, 2023

File No.: 23-1524