



COUNTY OF HUMBOLDT

Legislation Text

File #: 20-498, **Version:** 1

Redwoods Rural Health Center General Plan Amendment & Zone Reclassification

Record Number: PLN-2019-15571

Assessor Parcel Number 077-312-009

Garberville area

Project Description: A General Plan Amendment and Zone Reclassification to change the County's General Plan land use designation for the site from Residential Low Density (RL) to Commercial Services (CS), and to rezone the site from Residential Single Family with a Manufactured Home Combining Zone (R-1-T) to Community Commercial (C-2). A Q-Qualified Zone is proposed to limit the future uses of the property to be compatible with the adjacent dental and medical office and the surrounding single-family homes. The proposed amendment would facilitate the paving and landscaping of approximately 0.23 acres of the 0.33-acre project site to create 35 parking spaces in support of the dental and medical office on the adjacent Redwood Rural Health Center (RRHC) property. This adjacent 1.11-acre property at 101 West Coast Road (APN 077-312-015) contains health and dental facilities and is planned CS and zoned C-2. The project includes an exception request to the parking standards of the zoning ordinance to allow the use of shared parking between the subject property and the adjacent RRHC facility.

Based on evidence in the staff report, adopt the Mitigated Negative Declaration and adopt the resolution to recommend that the Board of Supervisors make all the required findings and approve the General Plan Amendment and Zone Reclassification.