



COUNTY OF HUMBOLDT

Legislation Details

File #: 23-548 **Version:** 1 **Name:**
Type: Informational Report **Status:** Consent Agenda
File created: 4/12/2023 **In control:** Planning Commission
On agenda: 4/20/2023 **Final action:**
Title: Russ Renner Zone Reclassification, General Plan Amendment, and Conditional Use Permit
Assessor Parcel Numbers (APNs) 201-311-026 & 201-311-028
Record No.: PLN-2023-18078
Alton area

A Conditional Use Permit for a retail sales, service, repair and storage of recreational vehicles and recreational vehicle accessories and a Zone Reclassification to change the zoning of two neighboring parcels from Limited Industrial (ML) to Industrial Commercial (C-3) and Industrial Commercial with the Streamside Management Areas and Wetlands Combining Zone (C-3/WR). Both parcels were the subject of a prior owner-initiated Zone Reclassification and General Plan Amendment request which was approved by the Board of Supervisors on January 10, 2012. A Zone Reclassification is again being requested to allow for relocation of a neighboring Alton area business (Reynolds RV Repair) to the property. Operating since 2008 from a nearby parcel (APN 201-322-011) less than a quarter mile to the east, the business primarily engages in the storage, repair, servicing, and customization of recreational vehicles as well as sales of RV parts. A Conditional Use Permit is required to permit retail sales under the proposed C-3 zoning. This rezoning is being brought forward together with an earlier request (PLN-14245-ZR / ZR-18-009) to remove a Qualified "Q" zone from neighboring parcels east of the project site. The entirety of both parcels was mistakenly designated "Open Space" in 2017 during the Countywide General Plan Update. A General Plan Amendment is included to fix this mapping error and return the Industrial General land use designation to eastern portions of the site.

Sponsors: Planning and Building, Laura McClenagan

Indexes:

Code sections:

Attachments: 1. 18078 Renner Staff Report 4.20.23, 2. Attachment 1 - Draft PC Resolution - CEQA & CUP, 3. Attachment 1A - Conditions of Approval, 4. Attachment 1B - Mitigation Monitoring and Reporting Program Checklist, 5. Attachment 1C - Site Plan, 6. Attachment 2 - Draft PC Resolution - ZR & GPA BOS recom, 7. Attachment 2A - Draft Board Resolution approving ZR & GPA, 8. Attachment 3 - Draft Ordinance No. _____ with Exhibit A (Map), 9. Attachment 4 - Location Zoning & Land Use Maps, 10. Attachment 5 - Addendum to the MND, 11. Attachment 6 - Previously Adopted MND, 12. Attachment 7 - Basis for ZR request & justification, 13. Attachment 8 - Referral Agency Comments & Recommendations, 14. PC Resolution 23-040_Russ Renner_18078, 15. PC Resolution 23-039_Russ Renner_18078

Date	Ver.	Action By	Action	Result
4/20/2023	1	Planning Commission	recommended for approval	Pass