



COUNTY OF HUMBOLDT

Legislation Details (With Text)

File #: 10741C **Version:** 1 **Name:**
Type: Zoning Item **Status:** Passed
File created: 12/7/2018 **In control:** Planning and Building
On agenda: 12/13/2018 **Final action:** 12/13/2018
Title: Humboldt Bay Harbor, Recreation and Conservation District
Application Number 10741
Case Numbers: CDP-18-041/CUP-18-048
Assessor Parcel Numbers 401-112-021 and 401-112-024
364 Vance Avenue, Samoa area

A project consisting of two components:

1) a Coastal Development Permit and Conditional Use Permit to allow for interim uses on property zoned Coastal Dependent Industrial. The project would permit future interim uses that meet the requirements and operational standards for allowable interim uses per Section 313-104.1 of the Zoning Regulations and would only occupy existing indoor facilities and require no infrastructure improvements or ground disturbing activities. Only interim uses that may be removed or relocated in a feasible manner will be allowed. New tenants would be required to submit a Plan of Operation Report for the business and a lease that conforms with the interim use lease requirements. A maximum term of seven (7) years for non-coastal dependent industrial interim uses is requested. Within the permit term specified for the interim use the Harbor District would be permitted to execute new leases with successor interim use tenants to occupy the building areas with like uses subject to a conformance review by the Planning Director; and

2) a Coastal Development Permit to allow use of the existing buildings and open yard areas for aquaculture and coastal dependent industrial uses that could include aquaculture (shellfish and finfish culturing, cultivation and processing facilities) and coastal dependent industrial uses (import/export operations, boat repair, commercial fishing facilities and fish processing) not requiring infrastructure improvements or ground disturbing activities. The permit would require that these principally permitted uses utilize existing warehouse and other site facilities with no changes to size, shape, and capacity of buildings or infrastructure. The permit would allow the Harbor District to execute leases with future identified tenants to occupy the building areas subject to a conformance review by the Planning Director. The permit for the aquaculture and coastal-dependent uses would not be term limited and would run with the land. The Humboldt Bay Harbor, Recreation and Conservation District is the lead agency under the California Environmental Quality Act and has adopted a Mitigated Negative Declaration for the project.

Sponsors:

Indexes:

Code sections:

Attachments: 1. CDP-18-041 Staff Report.pdf

Date	Ver.	Action By	Action	Result
12/13/2018	1	Planning Commission	approved	Pass

Humboldt Bay Harbor, Recreation and Conservation District

Application Number 10741

Case Numbers: CDP-18-041/CUP-18-048

Assessor Parcel Numbers 401-112-021 and 401-112-024

364 Vance Avenue, Samoa area

A project consisting of two components:

1) a Coastal Development Permit and Conditional Use Permit to allow for interim uses on property zoned Coastal Dependent Industrial. The project would permit future interim uses that meet the requirements and operational standards for allowable interim uses per Section 313-104.1 of the Zoning Regulations and would only occupy existing indoor facilities and require no infrastructure improvements or ground disturbing activities. Only interim uses that may be removed or relocated in a feasible manner will be allowed. New tenants would be required to submit a Plan of Operation Report for the business and a lease that conforms with the interim use lease requirements. A maximum term of seven (7) years for non-coastal dependent industrial interim uses is requested. Within the permit term specified for the interim use the Harbor District would be permitted to execute new leases with successor interim use tenants to occupy the building areas with like uses subject to a conformance review by the Planning Director; and

2) a Coastal Development Permit to allow use of the existing buildings and open yard areas for aquaculture and coastal dependent industrial uses that could include aquaculture (shellfish and finfish culturing, cultivation and processing facilities) and coastal dependent industrial uses (import/export operations, boat repair, commercial fishing facilities and fish processing) not requiring infrastructure improvements or ground disturbing activities. The permit would require that these principally permitted uses utilize existing warehouse and other site facilities with no changes to size, shape, and capacity of buildings or infrastructure. The permit would allow the Harbor District to execute leases with future identified tenants to occupy the building areas subject to a conformance review by the Planning Director. The permit for the aquaculture and coastal-dependent uses would not be term limited and would run with the land. The Humboldt Bay Harbor, Recreation and Conservation District is the lead agency under the California Environmental Quality Act and has adopted a Mitigated Negative Declaration for the project.

Find the proposed project consistent with Section 15096 (Process for a Responsible Agency) of the CEQA Guidelines, that all significant environmental impacts have been addressed in the Addendum to the MND for the project adopted by HBHRCD, and that no new changes or alterations have been made that require additional environmental review, and make all of the required findings for approval of the Coastal Development Permit and Conditional Use Permit based on evidence in the staff report and any public testimony, and adopt the Resolution approving the proposed HBHRCD Project subject to the recommended conditions.