



COUNTY OF HUMBOLDT

Legislation Text

File #: GPP-18-003, Version: 1

To: Board of Supervisors

From: Planning and Building Department

SUBJECT:

Redwood Rural Health Center (RRHC) General Plan Amendment Petition
Case Number GPP18-003/ZRP18-002
Assessor's Parcel Number 077-312-009
Redway Area

RECOMMENDATION(S):

That the Board of Supervisors consider the project as part of the consent agenda; accept the petition for processing by approving the attached resolution (Attachment 1) based on the findings in the staff report and testimony received about the project; and direct the Clerk of the Board to give notice of the decisions to the applicant and any other interested party.

SOURCE OF FUNDING:

The source of funding is applicant fees deposited into Planning and Building Department Current Planning Revenue Account (1100-277-608000). Applicant is responsible for all costs associated with processing of the project.

DISCUSSION:

The Humboldt County Planning and Building Department has received a petition requesting that the Board accept an applicant-initiated General Plan Amendment and Zone Reclassification (Attachment 2). The petition seeks to change the General Plan designation of approximately 0.33 acres of land known as Assessor's Parcel Number (APN) 077-312-009 currently planned Residential Low Density (RL) to Commercial Services (CS). The change in designation would facilitate a Zone Reclassification of the subject parcel from Residential Single Family (R-1) to Community Commercial (C-2). The proposed petition would facilitate the use of the existing house on the property for offices and employee housing associated with the adjacent RRHC facility at 101 West Coast Road.

Analysis of Evidence Supporting the Required Findings

Findings A1: Policy G-P8 of the 2017 Humboldt County General Plan specifies that a petition for amendment of the Plan may be accepted for processing upon the Board of Supervisors making one or more of the following findings:

- A. Base information or physical conditions have changed; or
- B. Community values and assumptions have changed; or
- C. There is an error in the plan; or
- D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or
- E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan

The Board must also determine the revision is not appropriate for the next scheduled update.

Applicant's Evidence in Support of Findings A1 and A2. The applicant submitted evidence (Attachment 2) that the community values and assumptions have changed. Expanded health care services are needed in the area to reduce the waiting times for people seeking dental care. Presently there is a year-long waiting list for the dental services provided by the RRHC which is not acceptable to the community. The proposed petitions would facilitate use of the single family residence on the property as offices and employee housing in support of the expansion of the adjacent RRHC facility at 101

West Coast Road. The next General Plan Update is not likely to occur within the next 20 years, so it would not be appropriate to delay the project for 20 years because there is an acute need for the services presently.

Finding B1: For approval of Plan Amendments, the Board must make the findings that the proposed revision is in the public interest, and is consistent with the Guiding Principles in Section 1.4 and applicable goals of the Plan.

Applicant's Evidence in Support of Findings B1: The Plan Amendment is in the public interest because it would facilitate expansion of an existing health care service provider and reduce the waiting times for persons seeking dental care. The petition is consistent with Guiding Principle #2, "Preserve and enhance the diverse character of Humboldt County and the quality of life it offers" because it will improve access to dental care and other health care services provided by the RRHC. The petition is consistent with Economic Development Goal G-6 "Competitive Quality of Life" because it improves access to health care.

Finding C1: Section 312-50.5 of Humboldt County Code specifies that petitions for zoning map amendments shall be 1) in the public interest, and 2) consistent with the General Plan.

Applicant's Evidence in Support of Findings C1: The discussion for B1 above explains how the proposed Zoning Amendment is in the public interest. Table 4-H of the General Plan shows that the CS designation under consideration for the subject parcel is compatible with the C-2 zone. Accordingly, if the General Plan amendment is approved the Zone Reclassification to C-2 would be consistent with the General Plan.

FINANCIAL IMPACT:

There will be no impact on the General Fund. The applicant is responsible for paying all actual costs involved in the processing of the application. This payment is typical for all individually-initiated plan amendment and zone reclassification applications.

The proposed petition supports the Board's Strategic Framework though its core role of creating opportunities for improved safety and health and support for business development and the creation of private-sector jobs.

OTHER AGENCY INVOLVEMENT:

Should the petition be accepted, responsible and trustee state and local agencies will be involved in the referral process of the General Plan Amendment and Zone Reclassification, including Native American Consultation pursuant to AB 52, and as part of the environmental review for the project.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could find that not one of the grounds for considering a plan amendment can be made or that the revision is appropriate to be deferred until the next scheduled update. If either finding is made the Board should reject the petition. Staff believes the necessary findings can be made, so staff does not recommend further consideration of this alternative.

ATTACHMENTS:

Attachment 1: Resolution No. ____

Attachment 2: Petition for General Plan Amendment and Zoning Reclassification submitted by the applicant

Attachment 3: General Plan Map/Zoning Map/Aerial Map