



COUNTY OF HUMBOLDT

Legislation Text

File #: 21-598, **Version:** 1

Accessory Dwelling Units Draft Amendments

Amendments to the Inland Zoning AND Building Regulations and Local Coastal Program
[Six Land Use Plans and Coastal Zoning Regulations]

This proposal contains two parts. First, the text amendments to the Inland Accessory Dwelling Unit (ADU) Ordinance consist of non-controversial corrections and text changes to the zoning ordinance that was adopted by the Board of Supervisors on September 1, 2020. The proposed changes clarify ADU and junior accessory dwelling unit (JADU) size and height limits, and clean up and amend zoning tables. These amendments also modify the recently approved Building Regulations to allow for an ADU built under alternative owner-builder regulations to be permitted concurrently with a primary AOB residence, notwithstanding the 'one permit every two year' restriction. The complete amendments can be found in Attachment 1.

The second part proposes amendments to the six Coastal Land Use Plans (the Humboldt Bay Area Plan, North Coast Area Plan, South Coast Area Plan, Trinidad Area Plan, McKinleyville Area Plan, and Eel River Area Plan), and to the Coastal Zoning Regulations that make up the Humboldt County Local Coastal Program (hereafter referred to as "LCP amendment"). The LCP amendment amends certain policies, land use designations, and zoning code adopted on September 1, 2020, and repeals Ordinance 2651 in order to accommodate recommendations of the California Coastal Commission. The complete LCP amendment is included in Attachments 2 and 3; Coastal Commission correspondence is included as Attachment 4.

Based on evidence in the staff report and public testimony, make all the required findings and adopt the Resolution recommending that the Humboldt County Board of Supervisors find that the proposed amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code 21080.17 and 21080.9, and to CEQA Guidelines Sections 15265(a) and 15282(h), and adopt the proposed amendments to the Inland Zoning Regulation, Building Regulation, and approve the LCP, including amendments to the six Local Land Use Plans and Coastal Zoning Regulations.