

commercial and economic development and providing services to both local and regional populations.

- b) The proposed modification is consistent with the Biological Resource protection policies of the General Plan. Policy BR-S10 provides for the allowance of wetland buffer reduction based on site specific information and consultation with the California Department of Fish and Wildlife (CDFW). On April 7, 2023 the Planning and Building Department and CDFW staff met on -site with the applicant and reviewed and concurred with the requested buffer reduction subject to a buffer replanting plan, which has been prepared and upon which approval of this project is conditioned. Per CDFW comments, conditions of approval for lighting restrictions and invasive species removal have been included which will ensure that the project does not adversely impact the wetland habitat areas adjacent to the project site.
- c) The project is consistent with the Open Space and the Open Space Action Program because it facilitates commercial development in an area that is designated for commercial services and does not impact any areas designated for open space. The areas of the property that are designated Greenway and open Space will be preserved as open space.

4. FINDING

The proposed modification to the approved mini-storage center facility is consistent with the C-1 zoning district and with the development standards of the Zoning Ordinance.

EVIDENCE

- a) Storage warehouses are permitted in C-1 zone districts with a conditional Use Permit.
- b) The project site is located in a block which is partially in a residential zone on both the Myrtle Avenue frontage and the Lucas Street frontage and the proposed mini-storage facilities will comply with the minimum 20 foot front yard and exterior side yard setbacks of the residential zones. The proposed mini-storage facility will exceed the required 15-foot rear setback from the northern property line by providing a minimum of 20 feet.
- c) The proposed project will not exceed the building height limit of 45 feet in height.

5. FINDING

The project and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

EVIDENCE

- a) The proposed mini-storage center project will take access off of Lucas Street, which is a lower volume road than Myrtle Avenue.
- b) Approximately nine off-street parking spaces would be provided near the office and entrance from Lucas Street. Operationally, many visitors to the facility would conceivably temporarily park in front of their respective rental units before departing the premises and traffic generated by the center is anticipated to be less than the average traffic to and from commercial uses allowed in the neighborhood

commercial zone district. The usual traffic for established mini storage facilities is significantly less than for retail, grocery, and restaurant businesses.

- c) The project was referred to multiple referral agencies including the Department of public Works, Humboldt Bay Fire Protection District and the California Department of Environmental Health and all agencies either had no comment or recommended approval.
- d) The proposal to reduce the buffer width from 100 feet to 80 feet is consistent with the Humboldt County Streamside Management Area and Wetlands Ordinance, Section 314-61.1.7.6.6 which provides for the allowance to reduce the wetland buffer based on site specific information and consultation with the California Department of Fish and Wildlife (CDFW). On April 7, 2023 the Planning and Building Department and CDFW staff met on -site with the applicant and reviewed and concurred with the requested buffer reduction subject to a buffer replanting plan, which has been prepared and upon which approval of this project is conditioned. Per CDFW comments, conditions of approval for lighting restrictions and invasive species removal have been included which will ensure that the project does not adversely impact the wetland habitat areas adjacent to the project site.

6. FINDING

The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

EVIDENCE

- a) The project site was not included in the residential housing inventory utilized for determining compliance with housing element law. The project results in the retention of the existing single-family residence on its own parcel, and the addition of another housing unit through the development of a caretakers residence above the minim storage facility.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Planning Commission does hereby recommend that the Board of Supervisors:

- Adopt the findings set forth in this resolution; and
- Approve the Conditional Use Permit Modification subject to the recommended conditions.

Adopted after review and consideration of all the evidence on **August 3, 2023**.

The motion was made by COMMISSIONER _____ and second by COMMISSIONER _____ and the following ROLL CALL vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:
DECISION:	

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

 John Ford, Director
 Planning and Building Department