

ATTACHMENT 2

Ordinance No. ____ Amending Section 311-7 of the Humboldt County Code by Rezoning Property in the Benbow Area.

Exhibit A: Map

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT,
STATE OF CALIFORNIA**
Certified copy of portion of proceedings, Meeting on November ____, 2023

ORDINANCE NO. _____

AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE BENBOW AREA
[PLN-2021-17037 (Benbow Properties, Inc.)]

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by rezoning lands in the Benbow area from Neighborhood Commercial, Design Control Combining Designation (C-1-D) to Community Commercial, Design Control Combining Designation with a Qualified Combining Designation (C-2-D-Q). The area described is also shown on the Humboldt County zoning maps for the Benbow area and on the map attached as Exhibit A.

SECTION 2. ZONE QUALIFICATION. The special restrictions and regulations set forth in Section 4 herein are hereby made applicable to the property reclassified from C-1-D to C-2-D-Q (described in Exhibit A), in accordance with Humboldt County Code Section 314-32, which authorizes restriction of the C-2 Zone regulations by application of the "Q" Qualified Combining Zone.

SECTION 3. PURPOSE OF QUALIFICATION. The properties in question are located adjacent to Highway 101 in a highly scenic portion of rural Humboldt County with views from the highway of trees, forested hills, and open spaces. The purpose of the special restrictions and regulations imposed herein are to protect the scenic character of the surrounding area from incompatible development that either disrupts the forested and open space views or is visually unappealing.

SECTION 4. SPECIAL RESTRICTIONS. No land use, grading or building permit for development shall be issued unless the development is consistent with the following restrictions and requirements:

- (1) Existing topography and vegetation shall be retained to the maximum extent feasible.
- (2) Structures, signs and plant materials shall be constructed, installed and planted to complement, enhance and retain scenic views from Highway 101. Proposed structures and signs shall not impede views from the highway of the forested hillside located to the east.
- (3) Vegetation shall be installed where necessary to soften views of new buildings and to incorporate new development into the existing landscape.

- (4) Potentially unsightly features such as parking lots, trash enclosures and outside storage shall be located in areas not visible from the highway or shall be screened from view by installed vegetation.
- (5) Mechanical equipment shall be screened from all public views.
- (6) Exterior lighting more than seven feet in height shall be shielded and directed downward. Lighting shall not spill off-premises.
- (7) Shipping containers shall be prohibited.
- (8) Exterior walls and roofing materials of unfinished or galvanized metal are prohibited.
- (9) Any vegetation installed for the purpose of implementing these special restrictions shall be native and drought tolerant.
- (10) Buildings shall be designed to add visual interest. Structures with flat roofs shall include projecting cornices of a design sufficient to add visual interest.
- (11) Buildings shall be designed to reflect interior spaces and shall not include false projections that rise above the true roof line, except that parapets and gables may be installed provided that the side-returns or roof planes extend around the building.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED, AND ADOPTED this _____ day of November____, 2023 on the following vote, to wit:

AYES: Supervisors:

NOES: Supervisors:

ABSENT: Supervisors:

 Chairperson of the Board of Supervisors of
 the County of Humboldt, State of California

(SEAL)

ATTEST:
Kathy Hayes
Clerk of the Board of Supervisors of the
County of Humboldt, State of California

Deputy

Exhibit A: Map

