To: The Humboldt County Board of Supervisors and Planning and Building Department

Regarding:
473 Quarry Rd., Trinidad, CA
Apn# 515-172-010

Attachment to the Application to Petition to Rezone

This application is a petition to the Board of Supervisors to accept an application to modify the General Plan and Zoning for my property - APN 515-172-010 (473 Quarry Road) in the Trinidad area. The current General Plan designation is Timberland (T) and the zoning is Agriculture General. I am requesting the County change the General Plan designation to Residential-Medium Density (RM) and change the Zoning to Residential Multiple Family (R-3) (or (R-2) or CN- neighborhood commercial, we are open to suggestions on zoning that allows us to use the new ordinance).

The purpose of the proposed change to the General Plan and Zoning for the property is to enable me to apply for and get approval to operate an Alternative Lodge Park on the property, which is a type of Emergency Dependent Village that closely fits the existing use of the property.

This petition can be accepted because the base information has changed. Since the General Plan was adopted in 2017, housing prices have increased and there are more people that are homeless. This lead the County to adopt an Emergency Shelter Crisis in 2018. Also, the County amended its Building Code to apply the state's Emergency Housing Standards in 2022 and the County amended its ZoningRegulations to allow Emergency Dependent Villages earlier this year (August, 2024). Permitting an Alternative Lodge Park on the property responds to the County's Emergency Shelter Crisis because it would permit the least expensive forms of housing on the property - housing that meets the Emergency Housing Standards of the California Residential Code. The cost of construction of new housing built and existing structures permitted under these standards would be affordable to extremely low-income households, so they would provide shelter to some of the existing homeless population in the County.

The petition is in the public interest as well. The changes to the General Plan and Zoning to enable an Alternative Lodge Park on the property would implement recent zoning ordinance changes called for by County's General Plan Housing Element policy H-P31 and Implementation Measure H-IM40. They directed the County to amend the Zoning Regulations to improve housing diversity and encourage development of new low-cost housing.

Charles Garth 11/4/24