



COUNTY OF HUMBOLDT

For the meeting of: 12/20/2022

File #: 22-1638

To: Board of Supervisors

From: Planning and Building Department

Agenda Section: Public Hearing

SUBJECT:

General Plan Amendment, Zone Reclassification, Lot Line Adjustment, and Conditional Use Permit for the *Lucas & Myrtle Mini-Storage Center* by *J&J Family, LLC*.

RECOMMENDATION(S):

That the Board of Supervisors:

1. Open the public hearing receive presentation by County staff, the applicant and receive public comment; and
2. Close the public comment portion of the hearing; and
3. Deliberate on the General Plan Amendment, Zone Reclassification, Lot Line Adjustment, and Conditional Use Permit; and

Make a motion to take the following actions

4. Adopt the resolution (Resolution 22-__) (Attachment 1) to find the requirements of the California Environmental Quality Act have been complied with and adopt the Initial Study/Mitigated Negative Declaration for the General Plan Amendment, Zone Reclassification, Lot Line Adjustment, and Conditional Use Permit; and
5. Adopt the resolution (Resolution 22-__) (Attachment 2) making findings in support of the General Plan Amendment and Zone Reclassification and approving the General Plan Amendment to change a 9,000 square foot portion of the property currently designated Residential Medium Density to Commercial General; and
6. Adopt the Ordinance (Attachment 3) to approve Zone Reclassification for a 9,000 square foot portion of the property currently zoned R-4 to C-1, Neighborhood Commercial; and
7. Adopt the resolution (Resolution 22-__) (Attachment 4) which does the following:
 - a. Finding the Lot Line Adjustment and Conditional Use Permit comply with the General Plan and Zoning; and
 - b. Approves the Lot Line Adjustment between Assessor's Parcel Numbers 015-111-006,

and 015-111-012, and 015-111-013; and

c. Approves the Conditional Use Permit (CUP) to develop Lucas & Myrtle Mini-Storage Center.

8. Direct the Clerk of the Board to give notice of the decision to J&J Family, LLC, the Planning and Building Department, and any other interested party.

SOURCE OF FUNDING:

Applicant fees to Current Planning budget unit 1100277

DISCUSSION:

The proposed Lucas & Myrtle Mini-Storage Center (project) includes a General Plan Amendment, Zone Reclassification, Lot Line Adjustment and Conditional Use Permit for the construction and operation of a mini storage in the Myrtle town area. There are not any outstanding issues associated with the project and the Planning Commission voted 5-0 to recommend the Board of Supervisors approve the request.

The site currently consists of three parcels. A lot line adjustment will reconfigure the three parcels into two parcels—a small 5,500-square-foot (sf) residential lot on the northern end of the site and a lot of approximately 2.1 acres to be commercially developed. The General Plan Amendment and Zone Reclassification will allow a 9,000 square foot portion of the property, currently designated Residential Medium Density and zoned R-4 to be designated Commercial General and zoned C-1, allowing the proposed 2.1-acre parcel to be wholly designated as Commercial General and zoned C-1. The home and garage in the northeast corner would become its own separate parcel. The remaining structures on the south end of the project site would be removed and replaced with an office/caretaker building. The office/caretaker building would be 1,800 square feet on the first floor and 1,800 square feet on the second floor. The remaining commercial area would be developed and used as a mini-storage center. The lot area coverage would be less than 45 percent on the 86,269-sf lot. The building appearance would be typical of other existing mini-storage companies in the Humboldt Bay area.

The Commercial General Land Use Designation is intended to serve local neighborhood and regional needs. The project area is on the corner of a major arterial road which provides appropriate access to serve commercial development. It is in the public interest to facilitate such commercial development that provides a needed service to the community. The project is consistent with existing commercial development in an area where the adjoining parcels to the North are designated for commercial services.

The subject parcel was not included in the 2019 Housing Inventory within the Housing Element and will not negatively affect housing availability in the county. Many of the surrounding parcels in the Myrtle town area are designated as Residential Multi-Family and zoned R-4.

Potential environmental impacts to open space areas have been mitigated to a less than significant level and the Greenway and Open Space areas on the subject parcels will be preserved.

PLANNING COMMISSION ACTION

The Planning Commission considered this item at their meeting of Sept. 16, 2022. The Planning Commission discussed wetland setbacks, relationship to the Housing Element, cutting down redwood trees and traffic. The Planning Commission voted to recommend the Board of Supervisors approve the application with a vote of 5-0 without adding any conditions and encouraging any changes to the project.

PUBLIC COMMENT

One commentor, a neighbor, requested that the new mini storage unit have ample on-site parking that does not increase the burden of public parking on Lucas currently used by the businesses and residences on the 1900 block of Myrtle Avenue. Access to the project site would be from Lucas Street between Myrtle Avenue and Harrison Avenue. Nine off-street parking spaces would be provided on-site near the office and entrance from Lucas Street. Operationally, visitors to the facility would 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.

CEQA

An Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act Statute (Public Resources Code 21000-21189) and Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387). The IS/MND was circulated for public review from July 15, 2022 to Aug. 13, 2022 at the State Clearinghouse (SCH# 2022070274). Ten mitigation measures are included within the IS/MND to reduce potential environmental impacts from the project to less than significant.

FINANCIAL IMPACT:

The cost for this item is funded from applicant fees in the Current Planning budget unit 1100277. There is no impact to the General Fund related to this action.

STRATEGIC FRAMEWORK:

This action supports your Board's Strategic Framework by supporting business, workforce development and creation of private-sector jobs .

OTHER AGENCY INVOLVEMENT:

None

ALTERNATIVES TO STAFF RECOMMENDATIONS:

1. The Board of Supervisors may decide to deny the request for a General Plan Amendment and Zone Reclassification. Subsequently the Conditional Use Permit and Lot Line Adjustment for the proposed development of the Lucas & Myrtle Mini-Storage Facility would not be authorized.

ATTACHMENTS:

1. Resolution Adopting Mitigated Negative Declaration
2. Resolution making findings in support of the General Plan Amendment and Zone Reclassification and approving the General Plan Amendment
3. Ordinance Adopting Rezone
4. Resolution adopting findings for approval of and approving Conditional Use Permit, Lot Line Adjustment and Mitigation, Monitoring, and Reporting Program
5. Applicant's Evidence in Support of the Required Findings: Maps, Site Plan, and SHN 2021 Wetland Delineation Report
6. Initial Study and Mitigated Negative Declaration
7. Referral Agency Comments and Recommendations
8. Public Comment
9. Planning Commission Resolutions
10. Zoning Ordinance Post Adoption Summaries

PREVIOUS ACTION/REFERRAL:

Board Order No.: D-14

Meeting of: February 15, 2022

File No. 22-77