

# CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE  
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# F7a

## LCP AMENDMENT APPLICATION NO. LCP-1-HUM-18-0063-1

### (HUMBOLDT COUNTY HUMBOLDT BAY AREA PLAN AND IP REDESIGNATION/REZONE FOR THE GARDEN APARTMENTS PROJECT IN MYRTLETOWN)

NOVEMBER 9, 2018

## EXHIBITS

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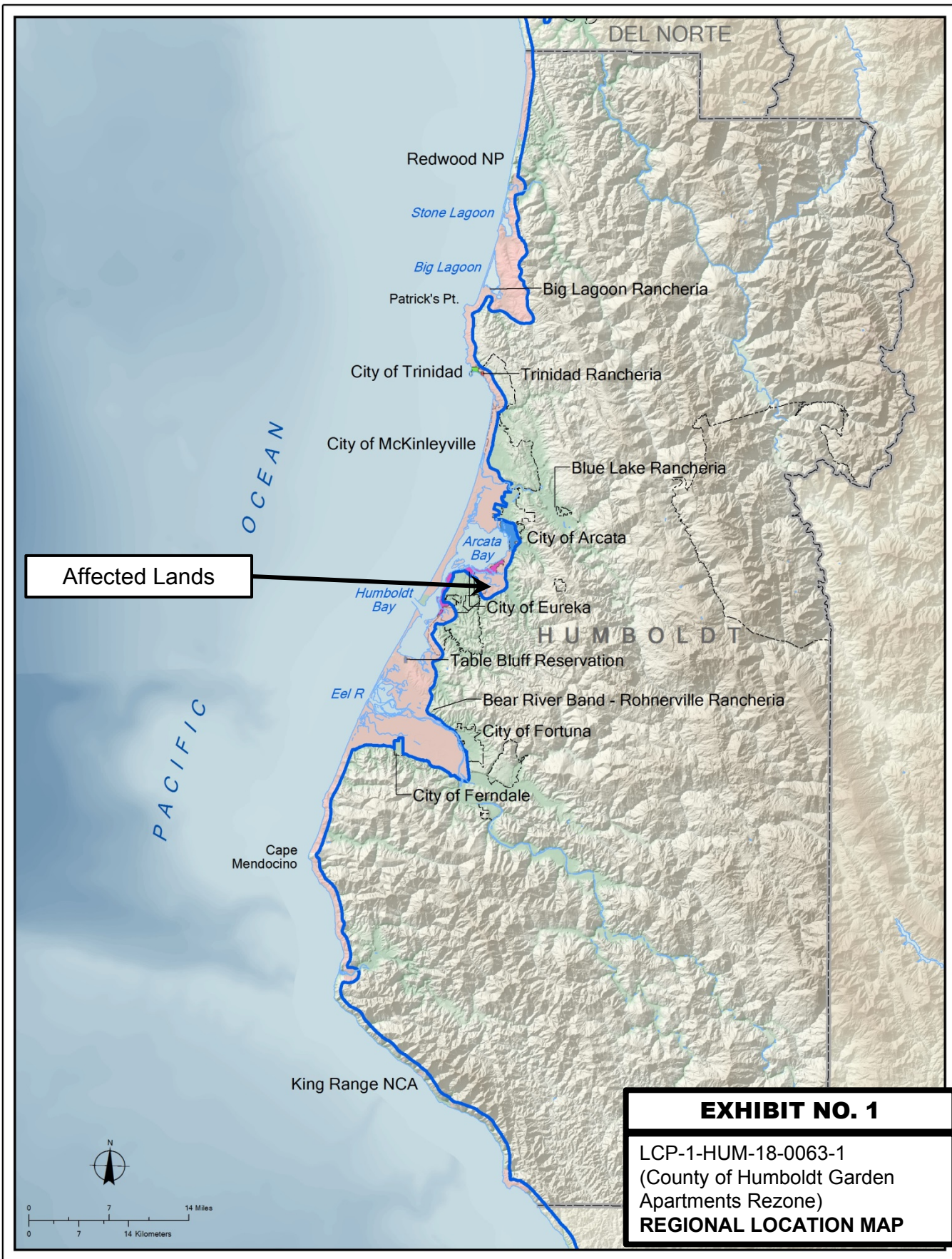
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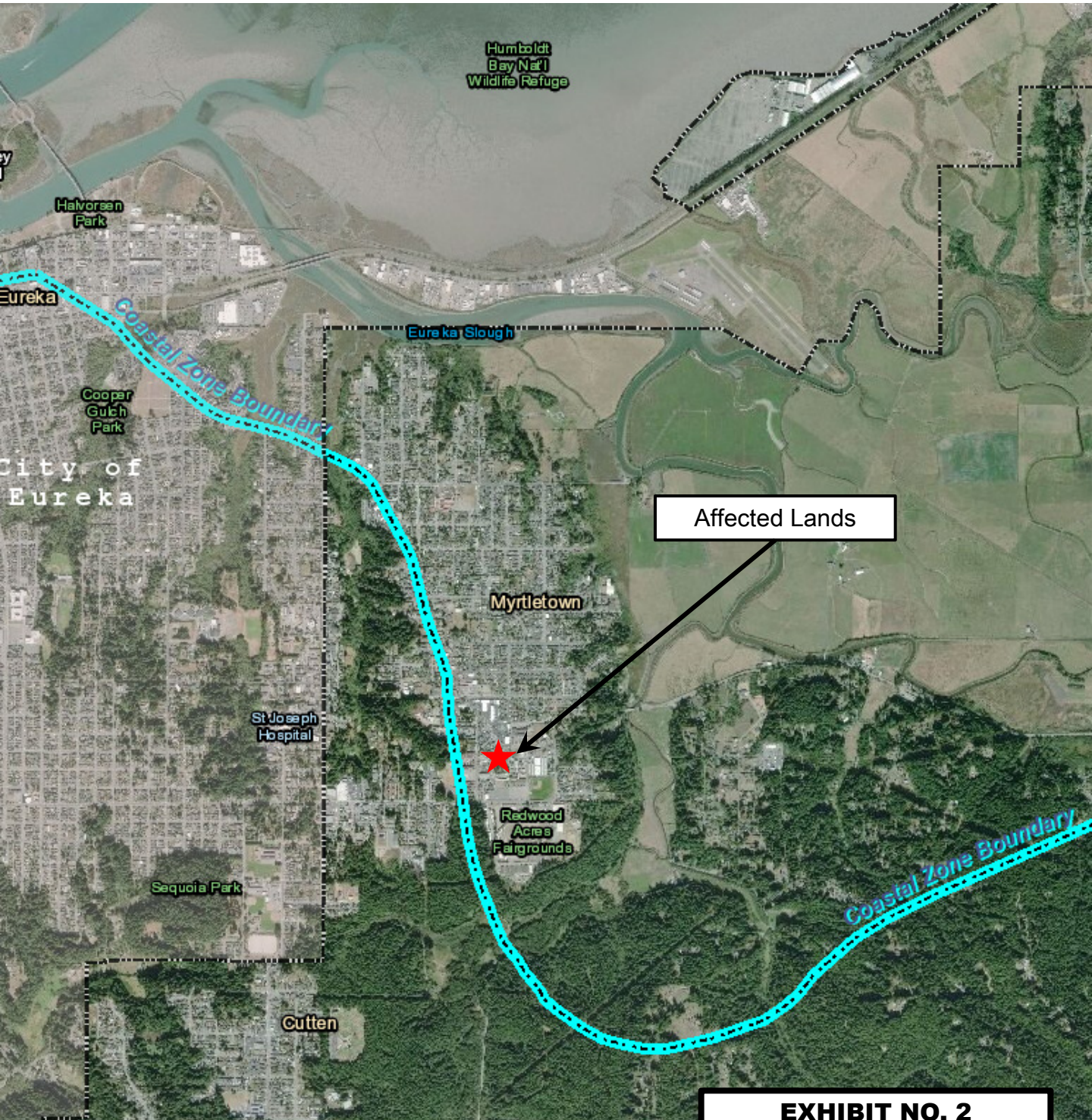
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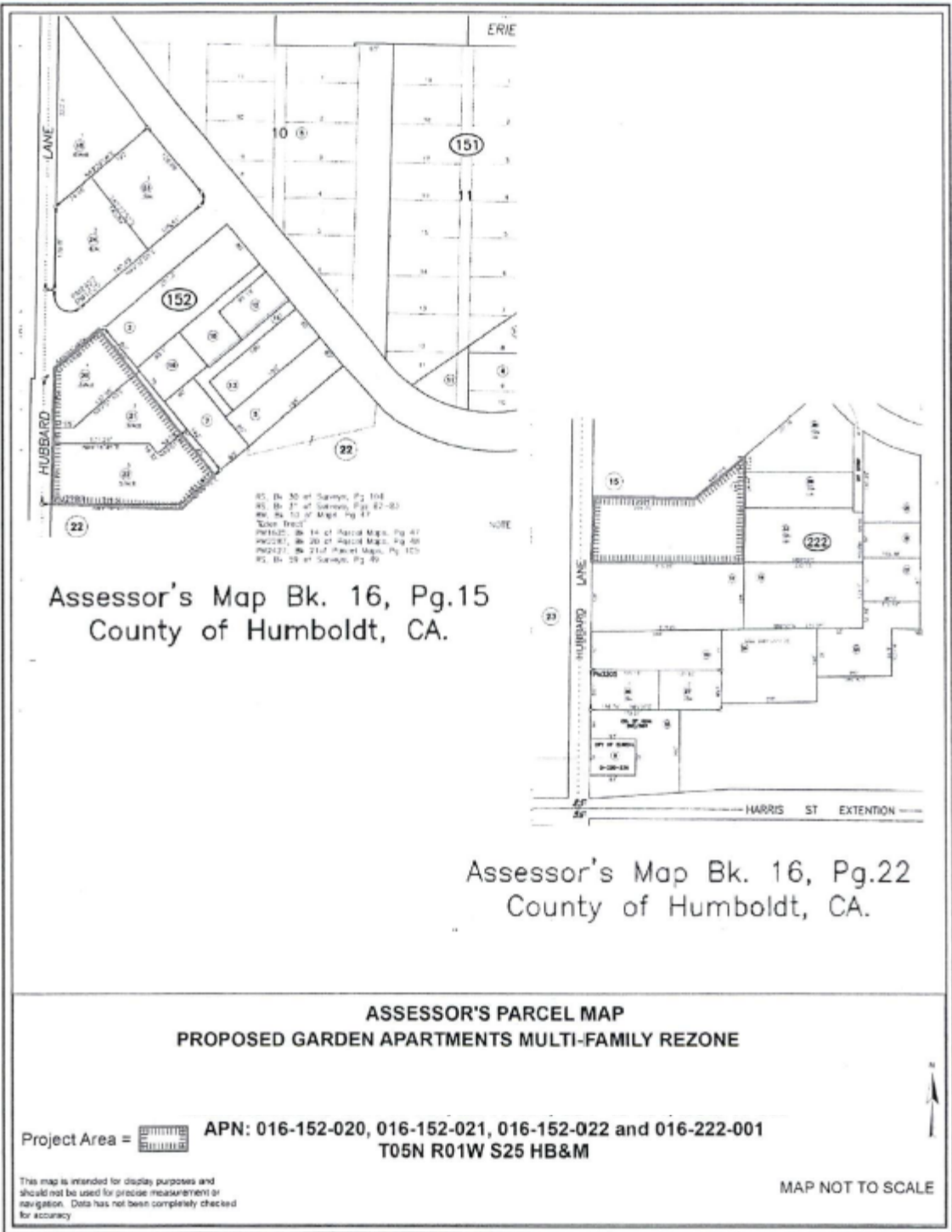


# Vicinity Map



Affected Lands

**EXHIBIT NO. 2**  
LCP-1-HUM-18-0063-1  
(County of Humboldt Garden  
Apartments Rezone)  
**VICINITY MAP**



**EXHIBIT NO. 3**

LCP-1-HUM-18-0063-1  
(County of Humboldt Garden  
Apartments Rezone)  
**ASSESSOR'S PARCEL MAPS**



# Existing Land Use Designation



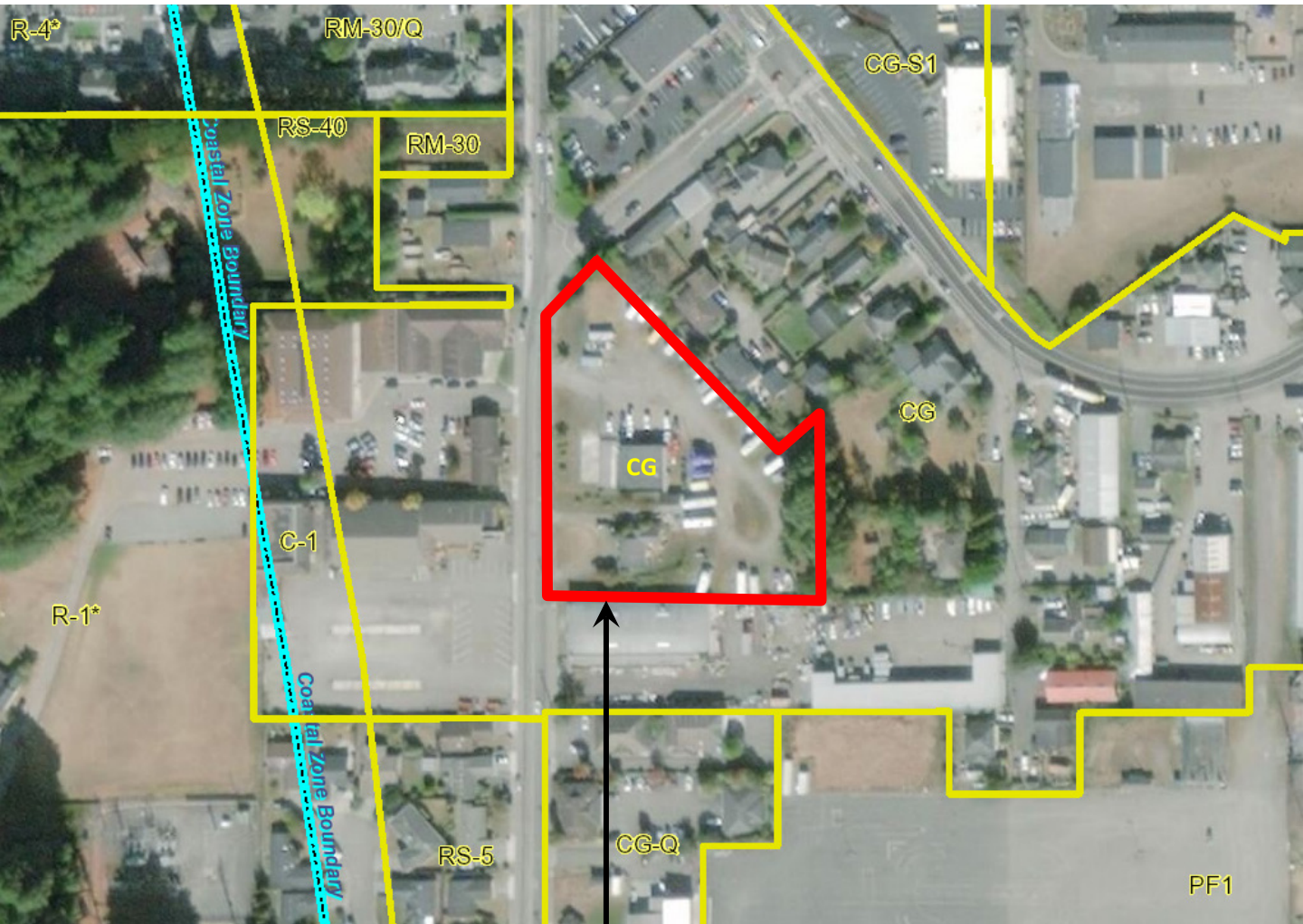
Affected lands are designated  
CG, Commercial General

## Surrounding Coastal Zone Land Use Designations

- RM = Residential/Medium Density
- RL = Residential/Low Density
- TC = Timberland Commercial
- PF = Public Facilities
- CG = Commercial General

<b>EXHIBIT NO. 4</b>
LCP-1-HUM-18-0063-1 (County of Humboldt Garden Apartments Rezone)
<b>EXISTING LAND USE &amp; ZONING</b> (page 1 of 2)

# Existing Zoning



Affected lands are zoned CG,  
Commercial General

### Surrounding Coastal Zone Zoning Designations

- RM = Residential Multi-Family
- RS = Residential Single-Family
- TPZ = Timberland Production Zone
- PF1 = Public Facilities (Urban)
- CG = Commercial General

<b>EXHIBIT NO. 4</b>
LCP-1-HUM-18-0063-1 (County of Humboldt Garden Apartments Rezone) <b>EXISTING LAND USE &amp; ZONING</b> (page 2 of 2)



# Proposed Land Use Designation



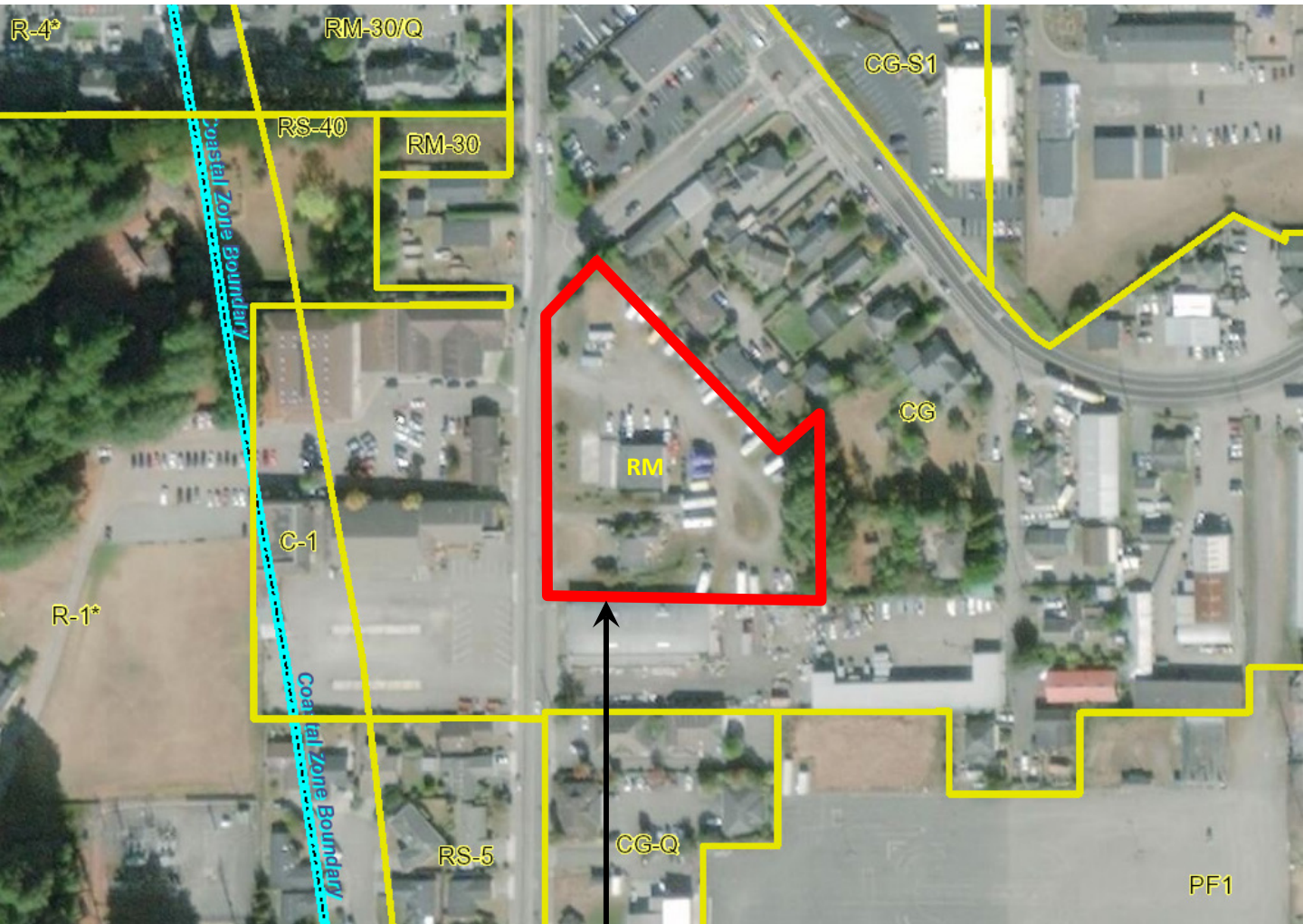
Affected lands are proposed to be redesignated RM, Residential/Medium-Density

## Surrounding Coastal Zone Land Use Designations

- RM = Residential/Medium Density
- RL = Residential/Low Density
- TC = Timberland Commercial
- PF = Public Facilities
- CG = Commercial General

<b>EXHIBIT NO. 5</b>
LCP-1-HUM-18-0063-1 (County of Humboldt Garden Apartments Rezone)
<b>PROPOSED LAND USE &amp; ZONING</b> (page 1 of 2)

# Proposed Zoning



Affected lands are proposed to be rezoned RM, Residential Multi-Family, 30 units per acre

### Surrounding Coastal Zone Zoning Designations

- RM = Residential Multi-Family
- RS = Residential Single-Family
- TPZ = Timberland Production Zone
- PF1 = Public Facilities (Urban)
- CG = Commercial General

<b>EXHIBIT NO. 5</b>
LCP-1-HUM-18-0063-1 (County of Humboldt Garden Apartments Rezone) <b>PROPOSED LAND USE &amp; ZONING</b> (page 2 of 2)



**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**  
Certified copy of portion of proceedings, Meeting of July 24, 2018

RESOLUTION NO. 18-76

**RESOLUTION TO MAKE THE REQUIRED FINDINGS FOR APPROVING THE AMENDMENT OF THE HUMBOLDT BAY AREA PLAN BY CHANGING THE GENERAL PLAN FOR PROPERTY IN THE MYRTLETOWN AREA FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL MEDIUM DENSITY (RM), AND REZONING THE PROPERTY FROM COMMERCIAL GENERAL (CG) TO RESIDENTIAL MULTI-FAMILY (RM); CASE NUMBERS GPA-18-001, ZR-18-001; ASSESSOR PARCEL NUMBERS: 016-152 020, 016-152-021, 016-152-022, & 016-222-001**

**WHEREAS**, State law provides for local governments to amend their General Plans up to four (4) times per year; and

**WHEREAS**, Housing Element Implementation Measure H-IM37 commits to the county to rezoning properties to increase the inventory of multifamily zoned properties that can accommodate the county's low income housing needs such that an additional 77 multifamily units could be developed at a density of at least 16 units per acre; and

**WHEREAS**, Kramer Properties Inc. submitted an application and evidence in support of approving a Coastal Development Permit and Notice of Merger that would result in the development of up to 66 multifamily units at a density of 30 units per acre pending the General Plan Amendment (GPA) and Zone Reclassification (ZR); and

**WHEREAS**, the proposed General Plan Amendment of the Humboldt Bay Area Plan by redesignating lands from Commercial General (CG) to Residential Medium Density (RM), as shown in Exhibit 1 to this resolution, and Zoning Amendment to rezone property in the Myrtle town area from Commercial General (CG) to Residential Multifamily (RM) may be approved if it can be found that:

- (1) The proposed change is in the public interest; and
- (2) The proposed change is consistent with a comprehensive view of the General Plan; and
- (3) The amendment 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; and
- (4) The proposed change is consistent with all the requirements of the Coastal Act; and

**WHEREAS**, the County Planning Division has reviewed the submitted application and supporting substantial evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, Exhibit 2 to this resolution includes evidence in support of the required findings for approving the proposed General Plan Amendment (GPA) 18-001 and ZR 18-001; and

**EXHIBIT NO. 6**

LCP-1-HUM-18-0063-1  
(County of Humboldt Garden  
Apartments Rezone)  
**ADOPTED RESOLUTION OF  
TRANSMITTAL** (page 1 of 5)

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**  
Certified copy of portion of proceedings, Meeting of July 24, 2018

RESOLUTION NO. 18-76

**WHEREAS**, the Planning Commission reviewed and considered the staff report and other written and spoken evidence and testimony presented during a public hearing on June 21, 2018, and

**WHEREAS**, at their June 21, 2018 meeting, the Planning Commission recommended that the Board of Supervisors of the County of Humboldt:

- Hold a public hearing in the manner prescribed by law;
- Adopt the findings that the proposed ordinance is consistent with the applicable provisions of the Humboldt County Code and General Plan;
- Adopt a resolution adopting the Mitigated Negative Declaration prepared for the General Plan Amendment and rezoning;
- Adopt a resolution approving the General Plan Amendment;
- By ordinance, approve the zoning ordinance amendment;
- Direct the Planning and Building Department to prepare and file a Notice of Determination pursuant to CEQA for the project;
- Direct the Clerk of the Board to publish a post approval summary in a newspaper of general circulation, and give notice of the decision to interested parties; and
- Adopt a Resolution transmitting the Amendment package, including all necessary supporting documentation, to the California Coastal Commission as an amendment to the certified Local Coastal Program for their review and certification in accordance with Public Resources Code Section 30514.

**NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the Humboldt County Board of Supervisors, that the Board:

1. Makes the findings for approval of the General Plan Amendment and Zoning Ordinance Amendment, based on the evidence as detailed in Exhibit 2 to this Resolution which is fully incorporated herein by reference, and finds that the proposed amendments to the Humboldt Bay Area Plan and Coastal Zoning Maps conform to the policies contained in Chapter 3 of the Coastal Act, and further finds that the proposed amendments to the Humboldt Bay Area Plan and Coastal Zoning Maps will be carried out in accordance with the Coastal Act; and
2. The Board of Supervisors finds the proposed amendments to the Humboldt Bay Area Plan and Coastal Zoning Maps are in conformity with and appropriately carry out the policies of the Humboldt Bay Area Plan and certifies its intent to carry out the Coastal Plans in a manner fully consistent with the California Coastal Act.

**EXHIBIT NO. 6**

LCP-1-HUM-18-0063-1  
(page 2 of 5)



**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**  
Certified copy of portion of proceedings, Meeting of July 24, 2018

RESOLUTION NO. 18-76

3. Approves the Humboldt Bay Area Plan amendment re-designating the subject lands from Commercial General (CG) to Residential Medium Density (RM) (as shown in Exhibit 1) for Case No.: GPA-18-001; and

4. The changes to the Humboldt Bay Area Plan and Coastal Zoning Maps will become effective immediately upon certification by the Coastal Commission.

**BE IT FURTHER RESOLVED** by the Humboldt County Board of Supervisors that:

5. Current Planning Division staff is hereby directed to prepare and file a Notice of Determination with the County Clerk and Office of Planning and Research; and

6. The Clerk of the Board is hereby directed to give notice of the decision to the applicant and any other interested party.

7. Planning and Building Department staff are hereby directed to transmit the amendment to the Humboldt Bay Area Plan and Coastal Zoning Ordinance, including all necessary supporting documentation, to the California Coastal Commission as an amendment to the certified Local Coastal Program for their review and certification in accordance with Public Resources Code Section 30514

**EXHIBIT NO. 6**

LCP-1-HUM-18-0063-1  
(page 3 of 5)

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**  
Certified copy of portion of proceedings, Meeting of July 24, 2018

RESOLUTION NO. 18-76

Dated: July 24, 2018

  
\_\_\_\_\_  
Ryan Sundberg, Chair  
Humboldt County Board of Supervisors


Adopted on motion by Supervisor Bass, seconded by Supervisor Fennell, and the following vote:

AYES: Supervisors Bohn, Fennell, Bass, Wilson, Sundberg  
NAYS: Supervisors --  
ABSENT: Supervisors --  
ABSTAIN: Supervisors --

STATE OF CALIFORNIA )  
County of Humboldt )

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

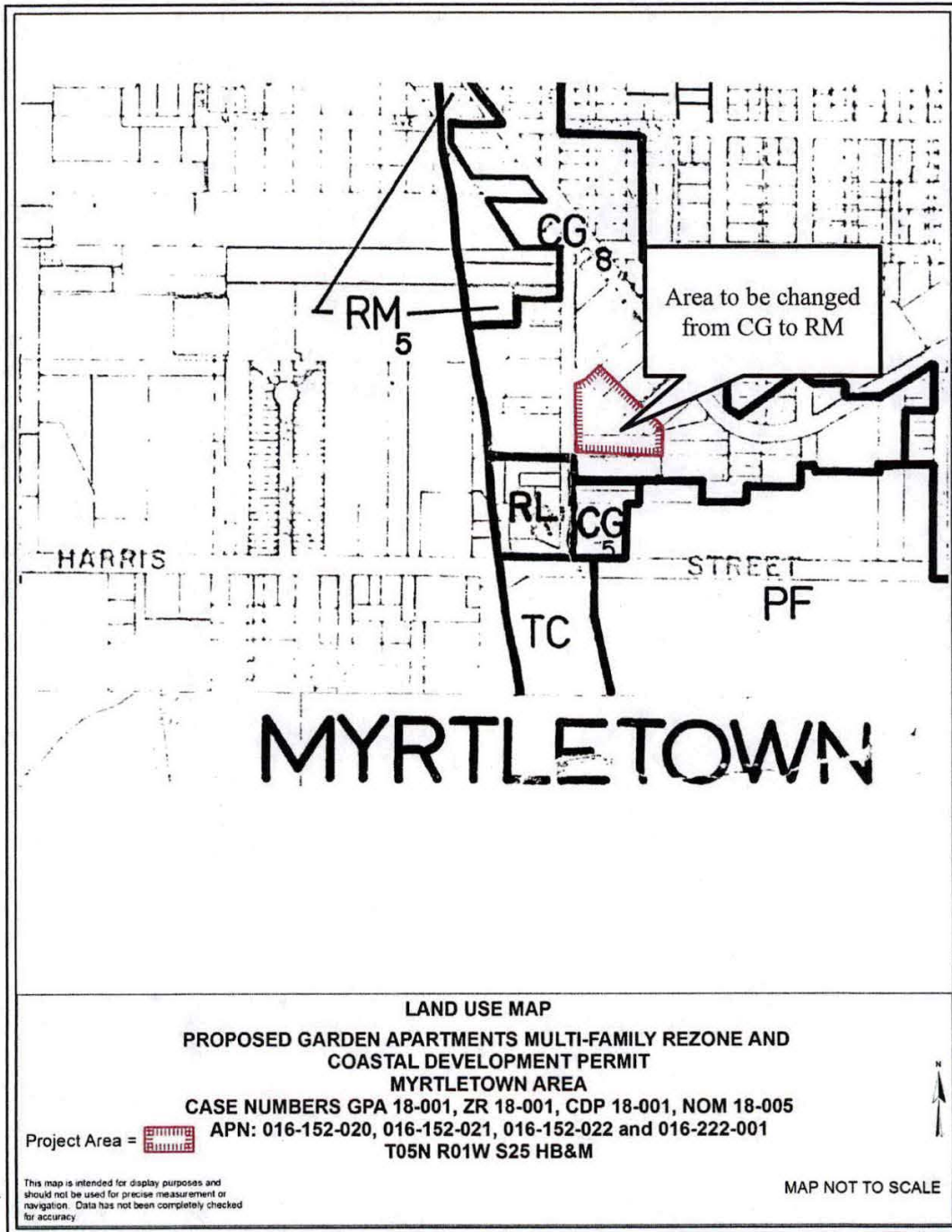
  
\_\_\_\_\_  
By Ryan Sharp  
Deputy Clerk of the Board of Supervisors of the  
County of Humboldt, State of California

**EXHIBIT NO. 6**

LCP-1-HUM-18-0063-1  
(page 4 of 5)



EXHIBIT 1



Existing and Proposed Plan Designation

**EXHIBIT NO. 6**

LCP-1-HUM-18-0063-1  
(page 5 of 5)

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

Certified copy of portion of proceedings, Meeting of July 24, 2018

**ORDINANCE AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE  
BY REZONING PROPERTY IN THE MYRTLETOWN AREA [ZR-1 8-001 (KRAMER  
PROPERTIES)]**

**ORDINANCE NO. 2606**

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 reclassifying approximately 2.2 acres in the Myrtletown area, Assessor Parcel Numbers: 016-152-020, 016-152-021, 016-152-022, and 016-222-001, from Commercial General (CG) to Residential Multi-Family (RM).

The area described is shown on Map E-16 of the Coastal Zoning Maps and on the map attached as Exhibit 1.

**SECTION 2. EFFECTIVE DATE.** This ordinance shall become immediately upon certification by the Coastal Commission.

**PASSED, APPROVED AND ADOPTED** this 24<sup>th</sup> day of July, 2018 on the following vote, to wit:

AYES: Supervisors Fennell, Bohn, Bass, Wilson, Sundberg  
NOES: Supervisors --  
ABSENT: Supervisors --

  
\_\_\_\_\_  
Ryan Sundberg, Chair  
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

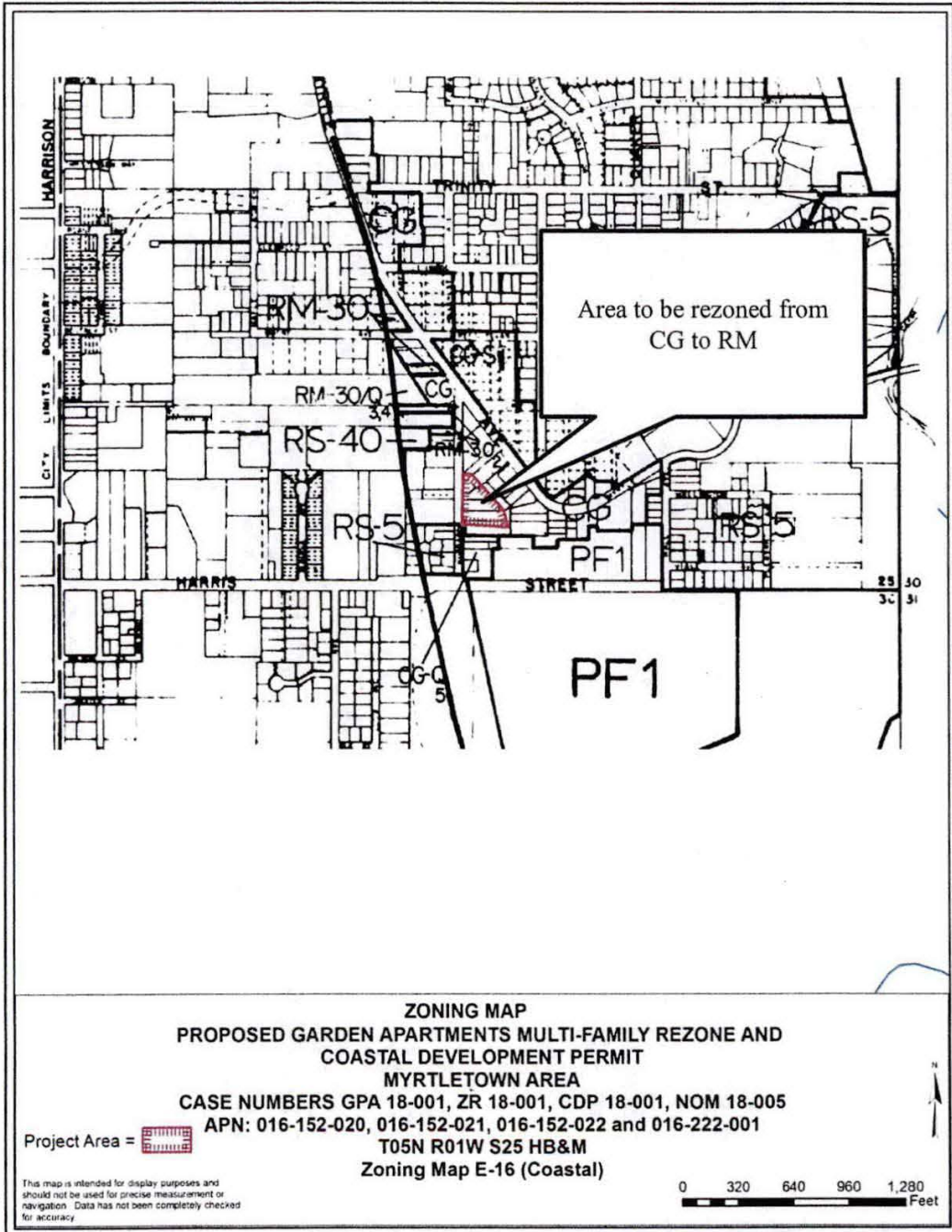
By:   
\_\_\_\_\_  
Ryan Sharp, Deputy

**EXHIBIT NO. 7**

LCP-1-HUM-18-0063-1  
(County of Humboldt Garden  
Apartments Rezone)  
**ADOPTED ORDINANCE FOR  
REZONE** (page 1 of 2)



EXHIBIT 1



Map of Zoning Changes

**EXHIBIT NO. 7**

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(page 2 of 2)