



COMMUNITY DEVELOPMENT SERVICES
PLANNING DIVISION
COUNTY OF HUMBOLDT

<http://co.humboldt.ca.us/CDS/Planning>

DATE: October 20, 2011
TO: Humboldt County Planning Commission
FROM: Kirk Girard, Director of Community Development Services
Michael Richardson
SUBJECT: 2010 Housing Element Implementing Ordinances, General Plan Changes and Local Coastal Program Amendments

The attached staff report has been prepared for your consideration of the implementing ordinances, General Plan (GP) changes and Local Coastal Program (LCP) Amendments of the 2010 Housing Element update at the public hearing on October 27, 2011. The staff report includes the following:

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Please contact Michael Richardson, Senior Planner at 268-3723 if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

TO: HUMBOLDT COUNTY PLANNING COMMISSION
FROM: Kirk A. Girard, Director of Community Development Services

HEARING DATE: October 27, 2011	SUBJECT: <input checked="" type="checkbox"/> Public Hearing Item 2010 Housing Element Modification, Implementing Ordinances, General Plan Changes and Local Coastal Program Amendments	CONTACT: Michael Richardson 268-3723
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Before you is the following:

PROJECT: This item involves consideration of the implementing ordinances, GP changes and LCP Amendments for the 2010 Housing Element Update. The 2010 Housing Element Update was approved by the by the Board of Supervisors on August, 24 2010. There are ten (10) categories of implementation measures under consideration:

1. Housing Opportunity Zones
2. Relaxed Second Dwelling Unit Standards
3. Incentives for Affordable and Special Needs Housing
4. Protecting Multifamily Uses in the Affordable Multifamily Land Inventory
5. Single Room Occupancy Units
6. Emergency Shelters
7. Supportive and Transitional Housing
8. Retain Legal Non-Conforming Housing
9. Consistent Density for the Residential Multifamily Plan Designation
10. Establishing a Housing Trust Fund

PROJECT LOCATION: The implementing ordinances, General Plan Amendments and LCP Amendments apply to all the unincorporated areas of the County.

PRESENT PLAN DESIGNATIONS: n/a

PRESENT ZONING: n/a

ASSESSOR PARCEL NUMBERS: n/a

APPLICANT

n/a

OWNER(S)

n/a

AGENT

n/a

ENVIRONMENTAL REVIEW:

- An SEIR for the 2010 Housing Element Update and the ordinances and GP changes was certified on August 31, 2009 (SCH #2009022077). An addendum to the SEIR is presented for environmental review of the portions of the proposed changes not considered previously. The LCP Amendments are statutorily exempt from environmental review per Section 15201 of the California Environmental Quality Act (CEQA) Guidelines; Coastal Commission approval of those amendments is an equivalent form of environmental review.

STATE APPEAL STATUS:

- The LCP amendments must be certified by the California Coastal Commission.

MAJOR ISSUES:

- None

STAFF RECOMMENDATIONS AND EXECUTIVE SUMMARY
2010 Housing Element Implementing Ordinances, General Plan Changes and
Local Coastal Program Amendments

STAFF RECOMMENDATIONS:

1. Open the public hearing item and receive a staff report.
2. Receive public comment.
3. Close the public comment portion of the meeting and deliberate on the proposed implementing ordinances, GP changes and LCP Amendments;
4. Make the following motion to approve the item:
"I move to make all of the required findings, based on evidence in the staff report, and to approve the proposed implementing ordinances, GP changes and LCP Amendments (subject to the following modifications...) by adopting the attached Resolution."

EXECUTIVE SUMMARY: The item before the Planning Commission is the review of the implementing ordinances, GP changes and LCP Amendments for the 2010 Housing Element Update. The adopted Housing Element contains a number of new policies, standards and implementation measures to address the County's housing needs. The next step is to implement the new policies through changes to the General Plan and development codes; this item considers those proposed changes. It follows another major implementation measure of the Housing Element: the Multifamily Rezoning Program, which increased the development potential for multifamily homes by 980 units countywide several months ago.

There are ten (10) broad categories of implementation measures under consideration, which are summarized in Attachment 3 of this staff report:

1. Housing Opportunity Zones
2. Relaxed Second Dwelling Unit Standards
3. Incentives for Affordable and Special Needs Housing
4. Protecting Multifamily Uses in the Affordable Multifamily Land Inventory
5. Single Room Occupancy Units
6. Emergency Shelters
7. Supportive and Transitional Housing
8. Retain Legal Non-Conforming Housing
9. Consistent Density for the Residential Multifamily Plan Designation
10. Strategies for Securing and Distributing Funds in the HTF Account

Public comments were received at a series of meetings and workshops, and are summarized in Attachment 4. The proposed implementation measures to encourage residential uses in commercial areas and to relax second unit development standards were modified based on these comments. Also, staff received comments on the draft Density Bonus ordinance revisions from David Grabill, an attorney for Housing for All (Attachment 5).

A Program Environmental Impact Report for the proposed changes to the General Plan and development codes (SCH #2009022077) was certified on August 31, 2009, which identified the potential environmental impacts, and proposed mitigation measures to reduce those impacts (Attachment 6). An addendum to the SEIR in this staff report updates the environmental review for the portions of the proposed changes not previously considered, which include the relaxed development standards for second units and the HTF ordinance. It concludes there are no additional impacts from the implementation measures that were not already evaluated in the SEIR.

ALTERNATIVES: Staff will present alternatives for allowing multifamily uses in commercial areas at the meeting. The Planning Commission could elect to continue the item to another meeting to allow for consideration of additional alternative language. This alternative should be implemented if the Commission proposes substantial changes that require more thorough review.

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT
Resolution Number 11-_____**

RECOMMENDING ADOPTION BY THE BOARD OF SUPERVISORS OF THE PLANNING COMMISSION APPROVED 2010 HOUSING ELEMENT IMPLEMENTING ORDINANCES, GENERAL PLAN CHANGES AND LOCAL COASTAL PROGRAM AMENDMENTS.

WHEREAS, the Housing Element Appendix describes the public participation effort for the 2010 Housing Element; and

WHEREAS, the Housing Element Appendix demonstrates that the County provided considerable opportunities for public input on the policies and implementation measures in the Housing Element, including workshops, housing summits, scoping meetings, and public hearings since 2007; and

WHEREAS, a Draft and Final Supplemental Environmental Impact Report (SEIR) was prepared for the 2010 Housing Element, circulated for public review; and certified as required by state law; and

WHEREAS, the 2010 Housing Element Update was adopted on August 24, 2010 in compliance with the requirements of state law regarding Housing Elements, and

WHEREAS, the 2010 Housing Element Update includes implementation measures to adopt ordinances, General Plan changes and Local Coastal Program Amendments, and

WHEREAS, the proposed ordinances, General Plan changes and Local Coastal Program Amendments are necessary to maintain consistency with the 2010 Housing Element Update;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Humboldt County Planning Commission that the following findings be and are hereby made by this Commission based upon the written and verbal testimony presented to the Commission and the evidence established during the hearings:

1. All of the above recitations are true and correct and incorporated herein by reference.
2. The proposed ordinances, General Plan changes, Local Coastal Program Amendments are in the public interest because they are necessary to maintain consistency with the 2010 Housing Element Update.
3. The proposed General Plan changes and Local Coastal Program Amendments are consistent with all the other Elements of the General Plan, including §1452.2 of the General Plan (Findings Required for Plan Amendments).
4. The proposed ordinance changes are consistent with all the proposed changes to the General Plan, all the other Elements of the Plan, and all the other sections of the zoning ordinances, including Humboldt County Code §312-50.3 (Required Findings for All Amendments).
5. The SEIR for the 2010 Housing Element Update certified on August 31, 2009 adequately disclosed the impacts of the proposed implementing ordinances and General Plan changes, and where feasible, mitigation measures were taken to reduce their impacts on the environment, consistent with the requirements of the California Environmental Quality Act (CEQA), prior to making its recommendations.
6. An addendum to the SEIR was prepared to incorporate into the public record the environmental review of the HTF ordinance. The addendum concludes there are no additional impacts from the HTF ordinance that were not already evaluated in the SEIR.

7. The LCP Amendments are statutorily exempt from environmental review per Section 15265 of the California Environmental Quality Act (CEQA) Guidelines; Coastal Commission approval of those amendments is an equivalent form of environmental review.
8. The proposed implementing ordinances, General Plan changes and Local Coastal Program Amendments are hereby approved.

BE IT FURTHER RESOLVED that minor changes that 1) do not substantially affect the proposed implementing ordinances, General Plan changes or, Local Coastal Program Amendments; 2) are reasonably based on credible information that is readily accessible to the public, 3) are necessary to respond to requirements of the California Coastal Commission, or comments on the approved Housing Element by HCD, shall not be considered substantial changes requiring further review by the Planning Commission.

BE IT FURTHER RESOLVED that this Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold public hearings in the manner prescribed by law;
2. Adopt the Planning Commission's findings;
3. Certify compliance with the requirements of CEQA as required by state law; and
4. Adopt the Planning Commission recommended implementing ordinances, General Plan changes and Local Coastal Program Amendments.

Adopted after review and consideration of all the evidence on _____.

Chair, Humboldt County Planning Commission

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

AYES: Commissioners:
NOES: Commissioners:
ABSTAIN: Commissioners:
ABSENT: Commissioners:

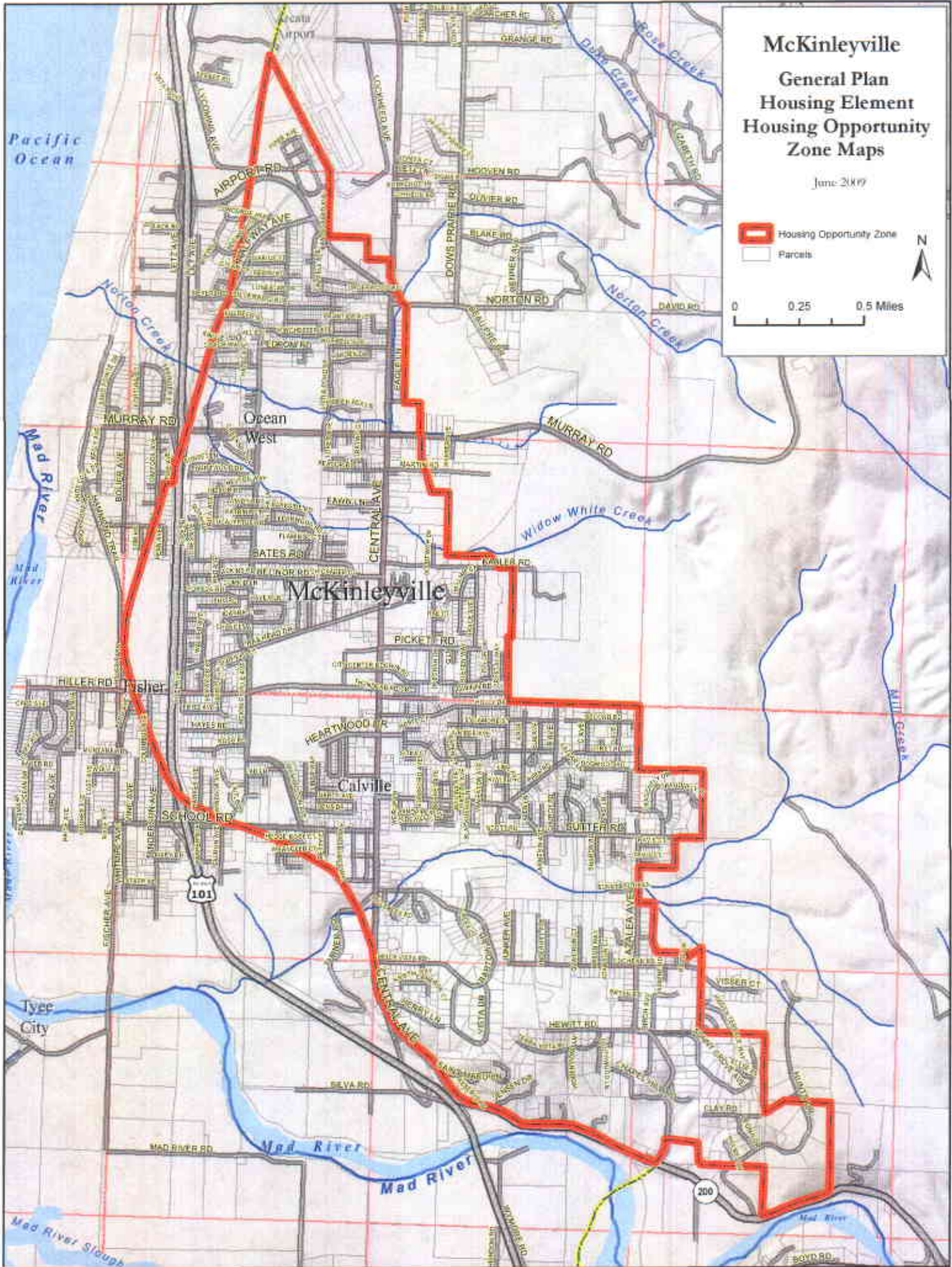
I, _____, Clerk to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Commission at a meeting held on the date noted above.

By: _____

_____, CLERK

McKinleyville General Plan Housing Element Housing Opportunity Zone Maps

June 2009



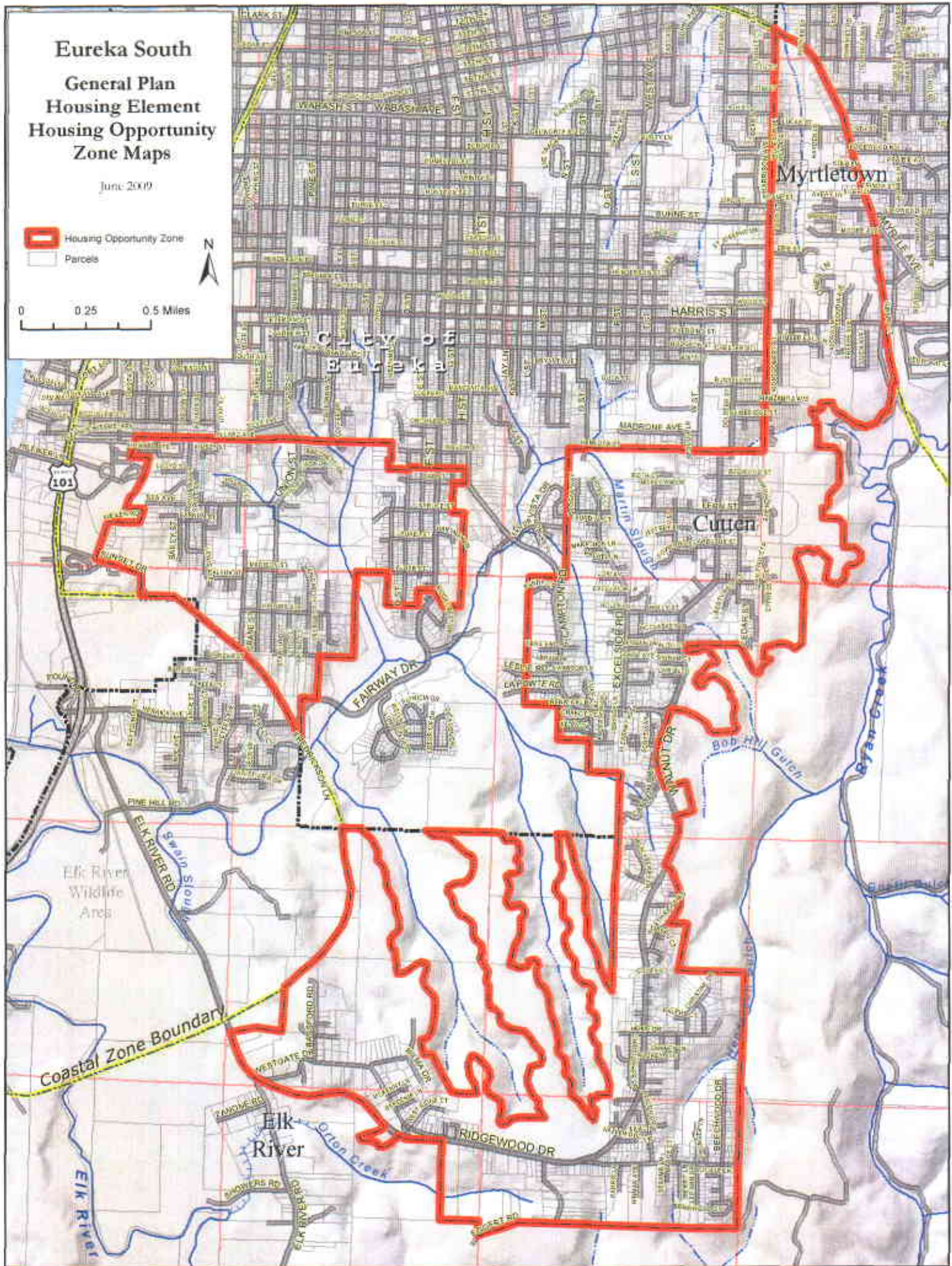
**Eureka South
General Plan
Housing Element
Housing Opportunity
Zone Maps**

June 2009

-  Housing Opportunity Zone
-  Parcels



0 0.25 0.5 Miles



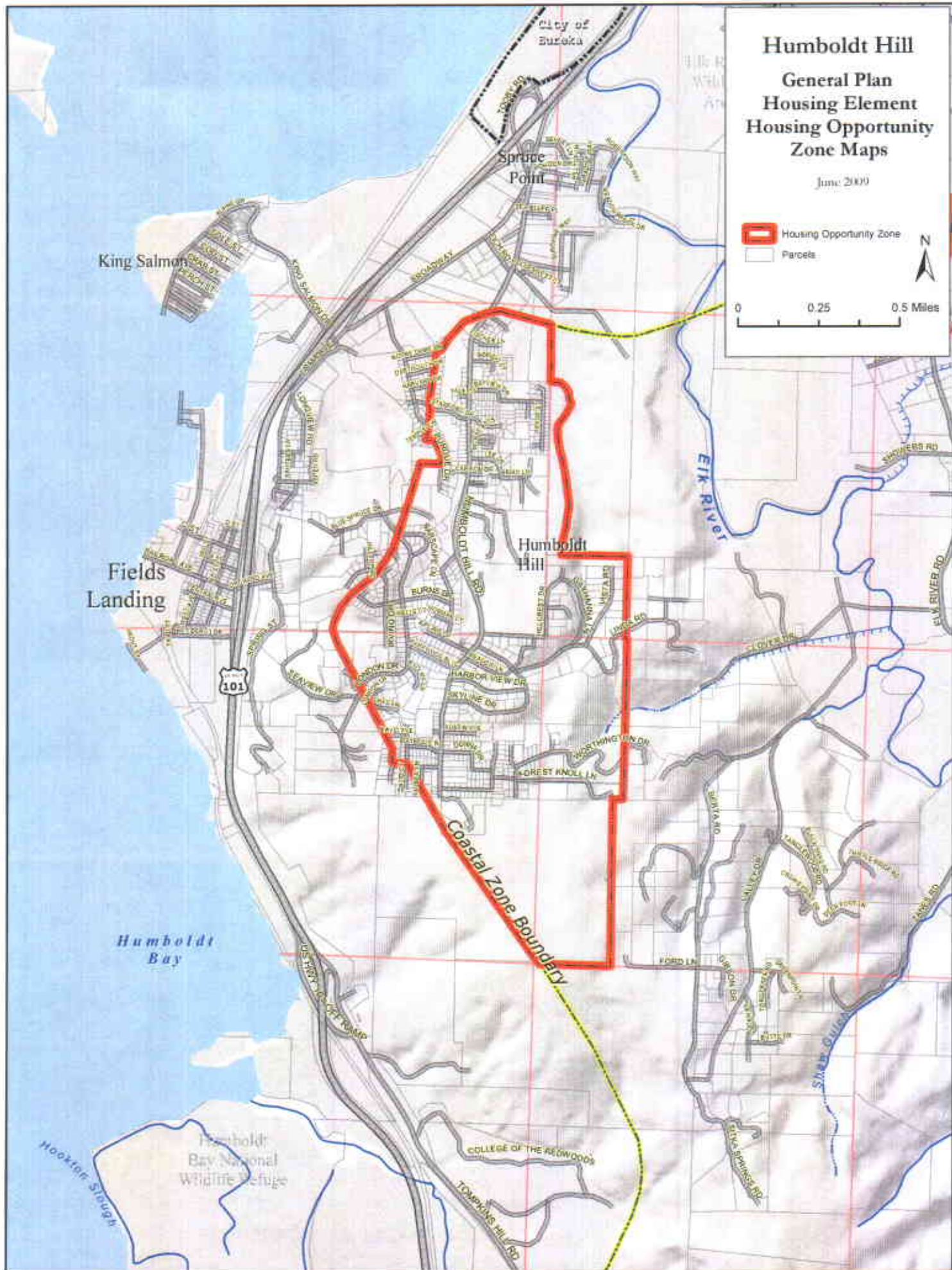
Humboldt Hill General Plan Housing Element Housing Opportunity Zone Maps

June 2000

 Housing Opportunity Zone
 Parcels



0 0.25 0.5 Miles



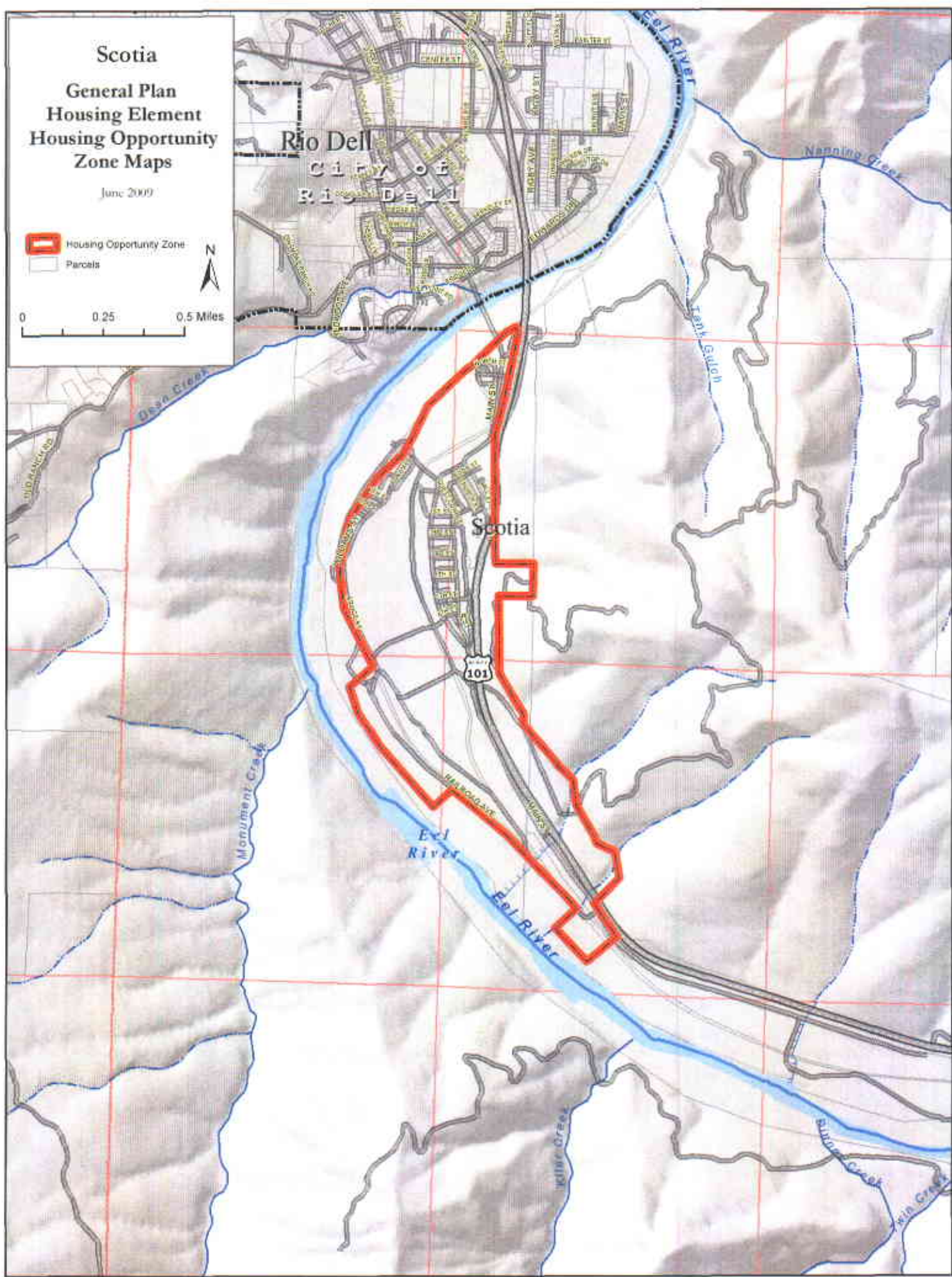
Scotia
General Plan
Housing Element
Housing Opportunity
Zone Maps

June 2009

-  Housing Opportunity Zone
-  Parcels





0 0.25 0.5 Miles



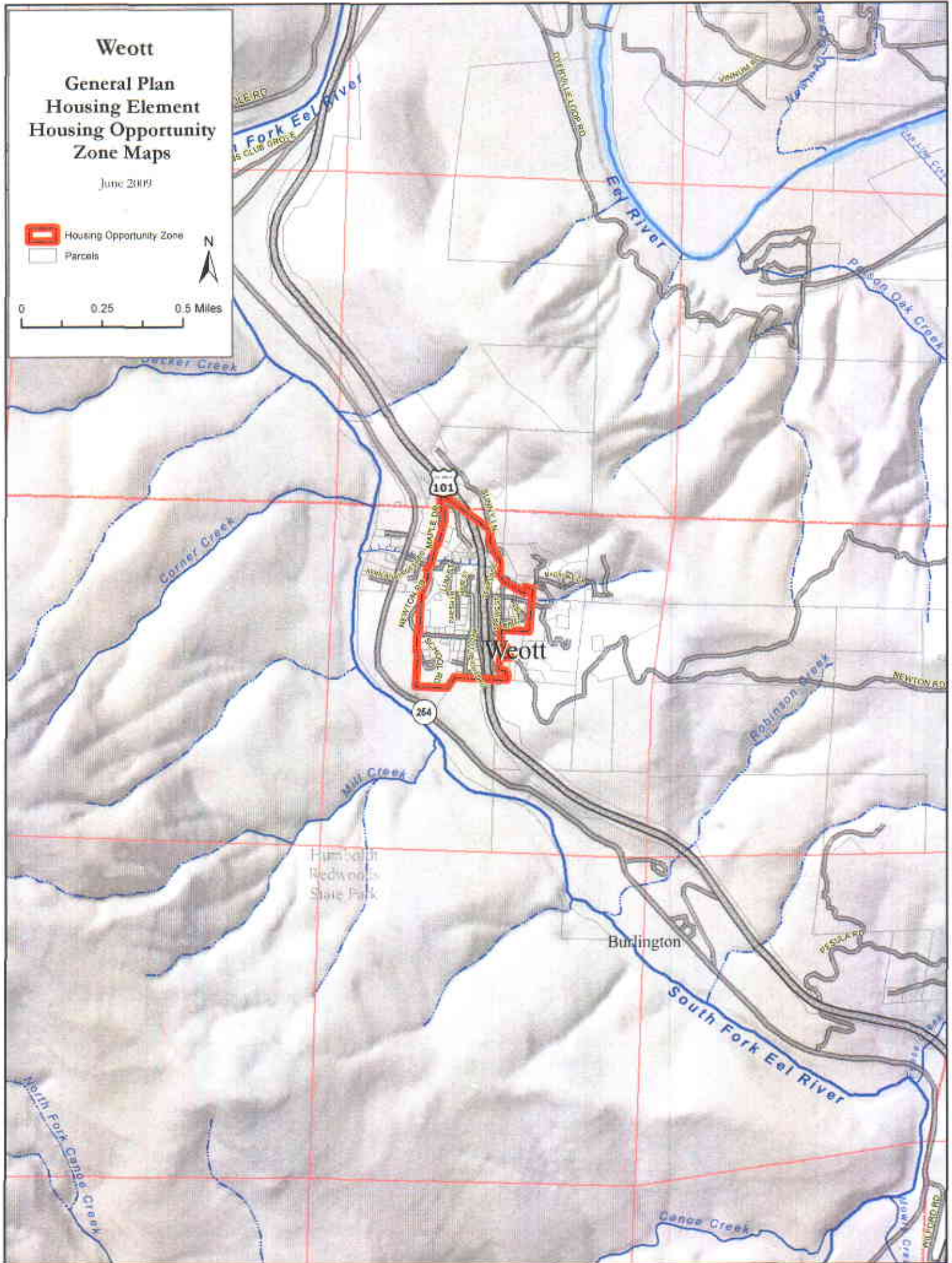
Weott General Plan Housing Element Housing Opportunity Zone Maps

June 2009

-  Housing Opportunity Zone
-  Parcels



0 0.25 0.5 Miles



Miranda General Plan Housing Element Housing Opportunity Zone Maps

June 2009

-  Housing Opportunity Zone
-  Parcels



0 0.25 0.5 Miles

