

**HUMBOLDT COUNTY PLANNING COMMISSION  
GENERAL PLAN UPDATE**

**MEETING OF JULY 22, 2010**

**Recommended Commission Agenda**

At the July 8<sup>th</sup> meeting, the Commission continued reviewing and straw voting on Section 4.8- Land Use Classifications. For tonight's meeting staff recommends that the Commission:

1. Continue review of Section 4.8- Land Use Classifications, beginning with the Urban Reserve (UR) land use classification.
2. Allow time for public comments.
3. Begin review of the remainder of Part 2, which includes Chapter 5, Community Infrastructure and Services Element, Chapter 6, Telecommunications, Chapter 7, Circulation Element and Chapter 9, Economic Development Element.
4. Continue the hearing to July 29th or other date chosen by the Commission.

Supplements:

Supplemental 1. Planning Commission Recommended Revisions to Section 4.8- Land Use Classifications

Supplemental 2. Planning Commission recommended "short list" for the remainder of Part 2.

## Supplemental 1:

### Planning Commission Recommended Revisions to Section 4.8- Land Use Classifications

There were a few requests for revisions from the Planning Commission during the July 8<sup>th</sup> Commission meeting on Section 4.8 – Land Use Classifications. Revisions provided below

#### Section 4.8- Land Use Classifications

**Urban Reserve (UR/)** – There was some concern expressed by the Commission that the designation might tie up lands if the city doesn't want to annex it. Staff offered to draft a policy to respond to the concern. The current applicable policy is a standard in the Growth Planning section of the Plan:

**GP-S9 Urban Reserve.** Lands given the land use designated "Urban Reserve", as defined in the Land Use Element, shall be developed when urban services are available, and, if outside city or district limits, require annexation to the adjacent city or service district. Development within Urban Reserves prior to extension of water and sewer services shall not prevent attainment of planned urban level densities.

This standard could be modified to address a case where the applicable service provider has denied annexation to a property:

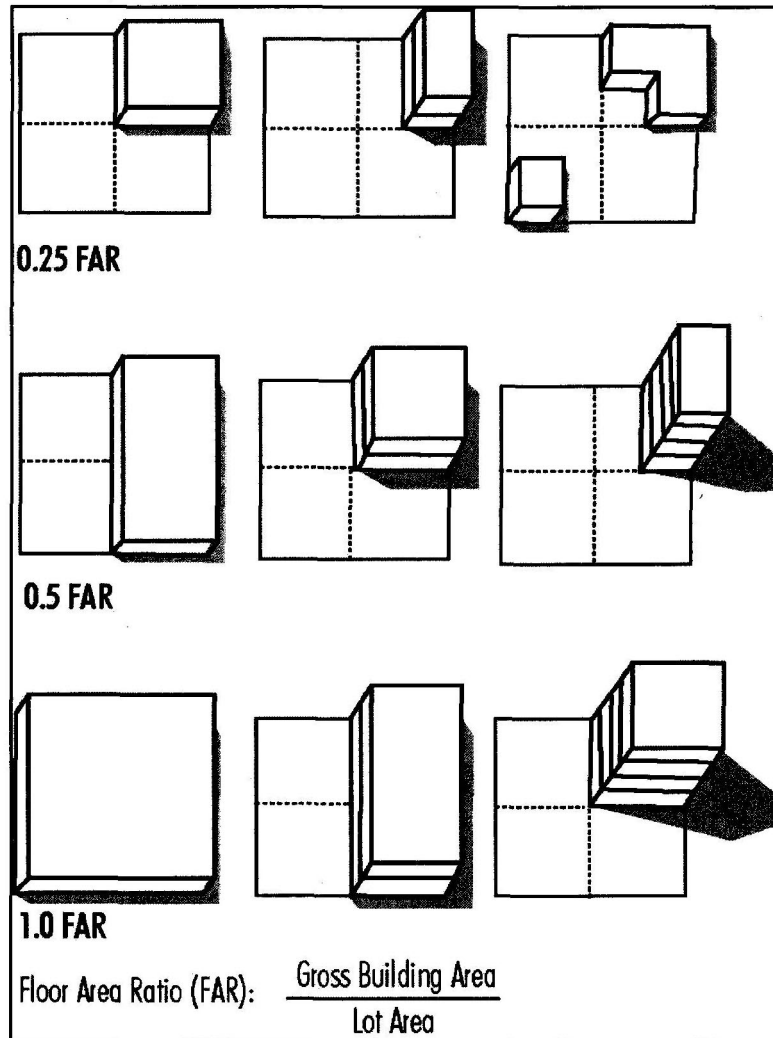
**GP-S9 Urban Reserve.** Lands given the land use designated "Urban Reserve", as defined in the Land Use Element, shall be developed when urban services are available, and, if outside city or district limits, require annexation to the adjacent city or service district. Development within Urban Reserves prior to extension of water and sewer services shall not prevent attainment of planned urban level densities. In the event the applicable service provider has acted to deny an annexation request, the property may be developed consistent with available services and the base land use designation.

**Business Park (MB)** – There were requests to add hotels as an allowable use and to define a maximum floor to area ratio (FAR). Hotels are included as part of the **Transient Habitation** use type, and **staff recommends** adding this use type to the MB land use classification. Transient Habitation is currently an allowed use type in the MB (Business Park) zone.

Regarding the FAR, the MB zone currently has a maximum ground coverage of 50%. If the FAR were set at 0.5, this would allow 50% of the lot area to be covered with a one-story building. If the FAR were set at 1.0, this would allow (together with the 50% maximum ground coverage standard) 50% of the lot area to be covered with a two-story building. (See attached figure showing FAR examples, from Solano County.) **Staff recommends an FAR of 1.0.**

FAR FIGURE from Solano County:

Figure LU-2 illustrates how the FAR controls the intensity of use on a lot. For example, a 20,000-square-foot building on a 40,000-square-foot lot yields an FAR of 20,000:40,000, or 0.50. A FAR of 0.50 allows construction of either a single-story building that covers half the lot or a two-story building with reduced lot coverage.



**Figure LU-2**  
**Examples of Floor-Area Ratio (FAR)**

**Supplemental 2:**  
**Planning Commissioner recommended Key Policies, Standards and/or  
Implementation Measures for the remainder of Part 2**

**Chapter 5, Community Infrastructure and Services Element**

**Staff recommended Key Policies:** P4, P5 (IM-3) P6, P18 with S1, S4 and S5 (IM2-IM8) and P22

**Commissioner recommendation:** G1, P7, P12, P17, P19, P20, P27, P29, IM16, IM17, IM18, IM19, IM26, IM31

**Chapter 6, Telecommunications Element**

**Key Policies:** P3 with S1 (IM6-7), P10 and Px with S1 (IM1-2)

**Commissioner recommendation:** G1, PX, P7, P8, P14, P16, IM8

**Chapter 7, Circulation Element**

**Staff recommended Key Policies:** P3 & P4, P5 (with S3 and IM2), P9, Px, P17 with IM10, P24 with S-3, P25, P27, P31, P34, P35 (with IM12) and P42, IM6

**Commissioner recommendation:** G4, G5, P1, P12, P17, P23, Pxx, Pxxx, P26, P29, P32, P37, P40, P41, S9, S10, IM3, IM11

**Chapter 9, Economic Development Element**

**Staff recommended Key Policies:** P3, P9 (with IM2), P16 (with IM10), P13 (with IM5) and P6 (with S2 and IM7)

**Commissioner recommendation:** G2, G7, G10, P6, P7, P8, P12, P14, S1, S3 (Re-development?), IM3, IM4