Westhaven-Trinidad Area
Zoning Implementation Workshop

February 7, 2019
Zoning Text and Map Amendments Info

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General Plan Implementation Projects

Zoning Text Amendments and Zone Reclassifications to Implement the General Plan

This is the first General Plan implementation project and proposes to add new Zoning Districts to the Inland Zoning Regulations and amend the Zoning Map to be consistent with the 2017 Humboldt County General Plan.

Project web page:
https://humboldtgov.org/2429/Implementation

 Proposed Zoning Maps:
Humboldt County webGIS
select "Jurisdictional Boundaries and Land Use > Planning Layers > Draft GPU Zones" from the "Layer List."
Outline of Meeting

1. Purpose and scope of the Zoning Text and Map Amendments
2. Work Plan defined by the Board of Supervisors
3. Overview of the proposed new Zoning Classifications
4. Overview of proposed Zoning Map changes in the Westhaven-Trinidad Area
5. Questions and Answers
6. Next Steps
Zoning Text and Map Amendments

Purpose: Ensure the consistency of the Zoning Regulations and Map with the 2017 Humboldt County General Plan and Land Use Map:

• Adding Principal and Combining Zones to the Inland Zoning Regulations
• Applying these new zones and other consistent zones to the Zoning Map as described in the General Plan
Humboldt County General Plan

• Humboldt County General Plan *Update*
  update initiated 2000 ➔ adopted October, 2017

• Changes from prior General Plan that will prompt changes to the Zoning Regulations:
  • New *Elements*: Water Resources, consolidated Conservation and Open Space.
  • New Land Use Designations: Mixed Use, Village Center, Residential Estates, Residential Agriculture, and new open space and public land designations
  • New allowable uses, such as single family and second residences in Ag and Timber lands
  • Expanded protections for resources, such as larger streamside management area buffers, limitations on agricultural land conversion, and water supply evaluation and monitoring
Work Program 2018-2019

The public requested that the county defer action on rezones within several Community Plan Areas so that focused community planning can be done and defined four step work plan for Planning staff:

• The four steps include:
  1. Review and approval of changes to the Inland Zoning Regulations
  2. Review of Zoning Text and Map amendments affecting City Spheres of Influence
  3. Zoning Map Amendments
  4. Community Plan development in selected areas
GPU Zoning Amendments -- Schedule

Text Amendment
- Public Outreach
- Planning Commission Hearing
- Board of Supervisors

Review Zoning Maps with Cities
- Meet with Cities
- Board of Supervisors

Map Amendments
- Public Outreach
- Board of Supervisors

Community Plan Areas
- McKinleyville Town Center Ordinance
  - Public Outreach
  - Planning Commission Hearing
  - Board of Supervisors

- Willow Creek Community Plan Area
  - Public Outreach
  - Planning Commission Hearing
  - Board of Supervisors

- Fieldbrook-Glendale Community Plan Area
  - Public Outreach
  - Planning Commission Hearing
  - Board of Supervisors

- Blue Lake Community Planning Area
  - Public Outreach
  - Planning Commission Hearing
  - Board of Supervisors
Upcoming Meetings – Step 1

- Southern Humboldt/Redway-Garberville Community 2/5/19
- Freshwater Community 2/6/19
- Westhaven/Trinidad Community 2/7/19
- Jacoby Creek/Bayside Community 2/11/19
- Redwood Valley Community 2/13/19
- Williamson Act Advisory Committee 2/14/19
- Eastern Humboldt/Willow Creek Community 2/15/19
- Forestry Review Committee TBD
- McKinleyville Municipal Advisory Committee 3/13/19
- Planning Commission Hearing planned for 3/21/19
- Board of Supervisors Hearing planned for 4/9/19
What are we doing and Why are we Doing it?

• **Zoning Text Changes:**
  • Add new Zoning Principal and Combining Classifications called out in the General Plan plus recommendations for new Classifications that better implement the Plan
  • Amend existing Zones to be consistent with the General Plan
Zoning Text Amendments

• Add new Principal Zones:
  • “MU1 (Urban)” & “MU2 (Rural)” Mixed Use Zones to apply to areas planned Mixed Use, Village Center, and Rural Community Center
  • “PR - Public Resource and Recreation Zone” to apply to the publicly-owned lands with a “P - Public Lands” Land Use designation
  • “TE - Timberland Exclusive Zone” to apply to lands Planned “T - Timber Production” that are not zoned “TPZ - Timber Production Zone”
  • “TL - Tribal Land Zone” to apply to the areas Planned “TL - Tribal Lands” or a “TTL - Tribal Trust Lands”
Zoning Text Amendments

• Modify Existing Principal Zones:
  • Amend the “AE - Agriculture Exclusive” Zone and “TPZ - Timber Production Zone” to reflect:
    • New minimum parcel size provisions
    • Provisions for primary and secondary residential units
    • Compatible uses specified in the General Plan
    • Other open space related considerations, such as mitigations for the conversion of agricultural land and prime farmland
Zoning Text Amendments

• Changes to Combining Zones
  • Add new Combining Zones:
    • “RR - Railroad Rights-of-Way Protection Combining Zone”
    • “MR – Mineral Resources Combining Zone”
Zoning Text Amendments

• Changes to Combining Zones
  • Modify existing Combining Zones:
    • Modify and apply the WR - Streamside Management Areas and Wetlands Combining Zone to the outer boundaries of all of the Streamside Management Area per the General Plan
    • Modify to add provisions for non-conforming parcels wholly within the flood plain and apply the F – Flood Hazard Areas to land subject to special flood hazards as identified on the FEMA FIRM
    • Apply the AP - Airport Safety Review Combining Zone (existing) around the county’s seven public use airports
Zoning Text Amendments

• Amend the Streamside Management Area Ordinance to reflect:
  • New definition for the boundaries of the SMA, including buffer widths
  • New wetland definition
  • New provisions for reducing buffers, including for building permits without the requirement for a Special Permit
  • Requirements for mitigation and erosion control
What are we doing and Why are we Doing it?

• **Zoning Map Changes:**
  • Apply Zones to land classified as “U – Unclassified” – lands not yet precisely zoned
  • Re-Zone land where the General Plan Land Use was changed and the Zone made inconsistent
  • Re-Zone land where there was already an inconsistency between the General Plan & Zone
Zoning Map Amendments

• Considerations used in applying minimum lot sizes that are consistent with the General Plan residential density range
  • Within or outside Community Planning Areas
  • Availability of services (located within a district that provides water or sewer & water)
  • Compatibility with surrounding Zoning Districts
  • Road access (proximity to public road, dead end road, remoteness)
  • The average size of parcels within the Zoning District
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