Zoning Text Amendments & Zone Reclassifications to Implement the General Plan

McKinleyville Municipal Advisory Committee Meeting
March 13, 2019
Zoning Text and Map Amendments Info

General Plan Implementation Projects

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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.

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Proposed Zoning Maps:
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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. Describe recommended changes within the McKinleyville Community Plan Area
5. Questions and Answers
6. Next Steps
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
GPU Zoning Amendments -- Schedule

Text Amendment
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Community Plan Areas

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  Public Outreach
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  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
- Williamson Act Advisory Committee 2/14/19
- Eastern Humboldt/Willow Creek Community 3/7/19
- McKinleyville Municipal Advisory Committee 3/13/19
- Redwood Valley Community 3/14/19
- Forestry Review Committee TBD
- Planning Commission Hearing planned for 3/21/19
- Board of Supervisors Hearing planned for April
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

• Add new Combining Zones:
  • “RR - Railroad Rights-of-Way Protection Combining Zone”
  • “MR – Mineral Resources Combining Zone”
• Amend the “AE” Agriculture Exclusive” Zone & “TPZ - Timber Production Zone” to reflect
  • new minimum parcel size provisions
  • provisions for primary and secondary residential units
  • compatible uses from 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
  • 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
Zoning Map Amendments

What are we doing and Why are we Doing it?:

• 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
• Apply the new “RR - Railroad Rights-of-Way Protection” and “MR – Mineral Resources” Combining Zones and the existing “WR - Streamside Management Areas and Wetlands;” “F – Flood Hazard Areas;” and “AP - Airport Safety Review Combining Zone” where they apply countywide
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
McKinleyville Community Plan Town Center

**Purpose:** establish a unique identity for McKinleyville and develop an area of mixed land uses which encourages alternative transportation modes.
McKinleyville Community Plan Town Center
McKinleyville Community Plan Town Center

General Plan Land Use
McKinleyville Community Plan Town Center

• Policies:

  • Mixed-use categories of zoning, including higher density urban housing in concert with retail commercial uses and shopfronts
  • Full range of commercial, offices and civic activities
  • No additional drive-thru restaurants, and no large “big-box” department stores
  • Identify implementation alternatives associated with a Central Avenue pedestrian crossing
  • Design review standards relating to store fronts, building design, scale and materials, open spaces, protection of natural land forms, intersections and streets, lighting, signs
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