

AMENDING SECTION 313-4 AND A311-9 OF THE HUMBOLDT COUNTY  
CODE BY REZONING PROPERTY IN THE COASTAL  
AND INLAND AREAS OF SHELTER COVE

The Board of Supervisors of the County of Humboldt ordains as follows:

**SECTION 1** RECLASSIFICATION OF RESIDENTIAL (R1) ZONED PARCELS  
IN THE INLAND AREA.

SECTION 1.1. ZONE AMENDMENT.

Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the parcels currently zoned Residential One Family (R-1) in the inland portions of Shelter Cove, described in the attached Exhibit A and illustrated on the map attached as Exhibit B, from a Residential One Family (R-1) zone to a Residential One Family, Qualified, Design Combining (R-1-Q/D) zone. The zone reclassification is shown on zoning maps J-49, K-49, J-50 and K-50.

SECTION 1.2. ZONE QUALIFICATION AND PURPOSES.

The special restrictions and regulations set forth in this section are hereby made applicable to the property designated in Section 1.1 above, in accordance with Section 315-6 of the Humboldt County Code which authorizes restriction of the R-1 zoning regulations by application of the Q (Qualified Combining) zone.

The purpose of these special restrictions and regulations is to:

- a) Protect neighboring property from inappropriate recreational or residential development; and
- b) Protect the existing water system and public roads from becoming over-burdened by the development of secondary

dwelling units on existing lots in a subdivision that was originally planned for development of no more than one dwelling unit per lot.

The following principal and conditionally permitted uses otherwise allowed under the zoning regulations of the County of Humboldt, shall not be allowed on the parcels described in Section 1.1:

- a) Second dwelling units;
- b) Temporary and/or recreational housing (including tents, travel trailers, motor homes, and campers), except as permitted under Section 316-10 (d)(5) of the Humboldt County Code while constructing a residence;
- c) Accessory buildings, except as allowed pursuant to, or following the issuance of, a building permit for construction of the primary residence;
- d) Open storage of any material, equipment, refuse, carton, package or similar item. (Such items must be enclosed within a fence or accessory building.

#### SECTION 1.3. DESIGN COMBINING ZONE.

With respect to the property reclassified pursuant to Section 1.1 above, development shall be subject to the design standards contained in Section 315-5 of the Humboldt County Code.

#### ~~SECTION 2~~ RECLASSIFICATION OF COMMERCIAL (C-2) ZONED PARCELS IN THE INLAND AREA.

##### SECTION 2.1. ZONE AMENDMENT.

Section 313-4 of the Humboldt County Code is hereby amended by

reclassifying the parcels currently zoned Commercial (C-2) in the inland portions of Shelter Cove, as described in the attached Exhibit C and illustrated on the map attached as Exhibit B, from a Community Commercial (C-2) zone to a Community Commercial, Qualified, Design Combining (C-2-Q/D) zone. The zone reclassification is shown on zoning maps J-49, K-49, J-50 and K-50.

#### SECTION 2.2. ZONE QUALIFICATION AND PURPOSES.

The special restrictions and regulations set forth in this section are hereby made applicable to the property designated in Section 2.1 in accordance with Section 315-6 of the Humboldt County Code, which authorizes restriction of the C-2 zoning regulations by application of the Q (Qualified Combining) zone.

The purpose of these special restrictions and regulations is to protect neighboring property from inappropriate development in conflict with the character and design standards of the neighborhood.

The following principal and conditionally permitted uses otherwise allowed under the zoning regulations of the County of Humboldt, shall not be allowed on the parcels described in Section 2.1:

- a) Temporary and/or recreational housing (including tents, travel trailers, motor homes, and campers);
- b) Accessory buildings, except as allowed pursuant to, or following the issuance of, a building permit for construction of the principal commercial building.

SECTION 2.3. DESIGN COMBINING ZONE.

With respect to the property reclassified pursuant to Section 2.1 above, development shall be subject to the design standards contained in Section 315-5 of the Humboldt County Code.

~~SECTION 3.~~ RECLASSIFICATION OF SINGLE FAMILY RESIDENTIAL (RS) PARCELS IN THE COASTAL ZONE.

SECTION 3.1. ZONE AMENDMENT.

Section A311-9 of the Coastal Zoning Regulations (Appendix to Division 1 of Title III of the Humboldt County Code) is hereby amended by reclassifying the parcels described in the attached Exhibit D and illustrated on the map attached as Exhibit E, as follows:

<u>From</u>	<u>TO</u>
RS-5 Q/D	RS-5 S <sup>4</sup> -Q/D or RS-5-S <sup>7</sup> -Q/D
RS-5-S <sup>1</sup> -Q/A,D	RS-5-S <sup>5</sup> -Q/A,D or RS-5-S <sup>7</sup> -Q/A,D
RS-5-S <sup>2</sup> -Q/D	RS-5-S <sup>6</sup> -Q/D
RS-5-S <sup>1</sup> -Q/D	RS-5-S <sup>5</sup> -Q/D

and the establishment of additional qualifications as specified in Section 3.2 of this Ordinance to the existing "Q" designator qualifications.

The zone reclassification is shown on Coastal Zoning Maps numbers F,G-33, on file at the Humboldt County Building and Planning Department.

SECTION 3.2. ZONE QUALIFICATION AND PURPOSES.

The special restrictions and regulations set forth in this section are hereby made applicable to the property designated in

Section 3.1 in accordance with Section A313-42 of the Humboldt County Code, which authorizes restriction of the RS zoning regulations by application of the Q (Qualified Combining) zone.

The purpose of these special restrictions and regulations is to:

- a) Protect neighboring property from inappropriate recreational or residential development; and
- b) Protect the existing water system and public roads from becoming over-burdened by the development of secondary dwelling units on existing lots in a subdivision that was originally planned for development of no more than one dwelling unit per lot.

The following principal and conditionally permitted uses otherwise allowed under the zoning regulations of the County of Humboldt, shall not be allowed on the parcels described in Section 3.1:

- a) Second dwelling units;
- b) Temporary and/or recreational housing (including tents, travel trailers, motor homes, and campers), except as permitted under Section A314-37(A)(5) while constructing a residence;
- c) Accessory buildings, except as allowed pursuant to, or following the issuance of, a building permit for construction of the primary residence;
- d) Open storage of any material, equipment, refuse, carton, package or similar item. (Such items must be enclosed within

a fence or accessory building.)

SECTION 3.3. DESIGN COMBINING ZONE.

With respect to the property reclassified pursuant to Section 3.1 above, development shall be subject to the design standards contained in Section A314-57 of the Humboldt County Code.

SECTION 3.4. DEVELOPMENT STANDARD(S) COMBINING ZONE

The parcels described in Section 3.1 above contain development restrictions established pursuant to Section A313-41 of the Humboldt County Code, which restrictions are designated on the county zoning maps by means of the "S" designator and the use of an arabic numeral which corresponds to a table (S<sup>4</sup>, S<sup>5</sup>, S<sup>6</sup> or S<sup>7</sup>).

~~SECTION 4~~ RECLASSIFICATION OF MIXED RESIDENTIAL (R2) AND RESIDENTIAL MULTI FAMILY (RM) PARCELS IN THE COASTAL ZONE.

SECTION 4.1. ZONE AMENDMENT.

Section A311-9 of the Coastal Zoning Regulations (Appendix to Division 1 of Title III of the Humboldt County Code) is hereby amended by reclassifying the parcels described in the attached Exhibit F and illustrated on the map attached as Exhibit E, as follows:

<u>From</u>	<u>To</u>
R-2/D	R-2-Q/D or R-2-S <sup>4</sup> -Q/D
R-2/G,D	R-2-Q/G,D
R-2-S <sup>1</sup> /D	R-2-S <sup>1</sup> -Q/D
R-2-S <sup>2</sup> /D	R-2-S <sup>2</sup> -Q/D
RM-30/D	RM-30-Q/D or RM-30-S <sup>4</sup> -Q/D
RM-30-S <sup>1</sup> /D	RM-30-S <sup>1</sup> -Q/D

The zone reclassification is shown on Coastal Zoning Map number F,G-33, on file at the Humboldt County Building and Planning Department.

SECTION 4.2. ZONE QUALIFICATION AND PURPOSES.

The special restrictions and regulations set forth in this section are hereby made applicable to the property designated in Section 4.1 above in accordance with Section A313-42 of the Humboldt County Code, which authorizes restriction of the R2 and RM zoning regulations by application of the Q (Qualified Combining) zone.

The purpose of these special restrictions and regulations is to:

- a) Protect neighboring property from inappropriate recreational and residential development.

The following principal and conditionally permitted uses otherwise allowed under the zoning regulations of the County of Humboldt, shall not be allowed on the parcels described in Section 4.1 above:

- a) Temporary and/or recreational housing (including tents, travel trailers, motor homes, and campers), except as permitted under Section A314-37(A)(5) of the Humboldt County Code while constructing a residence;
- b) Accessory buildings, except as allowed pursuant to, or following the issuance of, a building permit for construction of the primary residence;
- c) Open storage of any material, equipment, refuse, carton,

package or similar item. (Such items must be enclosed within a fence or accessory building.)

SECTION 4.3. DESIGN COMBINING ZONE.

With respect to the property reclassified pursuant to Section 4.1 above, development shall be subject to the design standards contained in Section A314-57 of the Humboldt County Code.

SECTION 4.4. DEVELOPMENT STANDARD (S) COMBINING ZONE.

The parcels described in Section 4.1 above contain development restrictions established pursuant to Section A313-41 of the Humboldt County Code, which restrictions are designated on the county zoning maps by means of the "S" designator and the use of an arabic numeral which corresponds to a table (S<sup>4</sup>, S<sup>5</sup>, S<sup>6</sup> or S<sup>7</sup>).

~~SECTION 5.~~ RECLASSIFICATION OF COMMERCIAL (CR AND CG) PARCELS IN THE COASTAL ZONE.

SECTION 5.1. ZONE AMENDMENT.

Section A311-9 of the Coastal Zoning Regulations (Appendix to Division 1 of Title III of the Humboldt County Code) is hereby amended by reclassifying the parcels described in the attached Exhibit G and illustrated on the map attached as Exhibit E, as follows:

<u>From</u>	<u>To</u>		
CR/D	CR-Q/D	or	CR-S <sup>4</sup> -Q/D
CR/A,D	CR-Q/A,D	or	CR-S <sup>4</sup> -Q/A,D
CR/AP,D	CR-Q/AP,D		
CR/AP,A,D	CR-Q/AP,A,D		
CG/A,D	CG-Q/A,D	or	CG-S <sup>7</sup> -Q/A,D

CG/D,G                    CG-Q/D,G

CG/D                      CG-Q/D

CG-S<sup>1</sup>/D                CG-S<sup>1</sup>-Q/D

The zone reclassifications are shown on Coastal Zoning Map number F, G-33, on file at the Humboldt County Planning Department.

SECTION 5.2. ZONE QUALIFICATION AND PURPOSES.

The special restrictions and regulations set forth in this section are hereby made applicable to the property designated in Section 5.1 in accordance with Section A313-42 of the Humboldt County Code, which authorizes restriction of the CR zoning regulations by application of the Q (Qualified Combining) zone.

The purpose of these special restrictions and regulations is to protect neighboring property from inappropriate development in conflict with the character and design standards of the neighborhood.

The following principal and conditionally permitted uses otherwise allowed under the zoning regulations of the County of Humboldt, shall not be allowed on the parcels described in Section 5.1:

- a) Temporary and/or recreational housing (including tents, travel trailers, motor homes, and campers);
- b) Accessory buildings, except as allowed pursuant to, or following the issuance of, a building permit for construction of the principal commercial building.

SECTION 5.3. DESIGN COMBINING ZONE.

With respect to the property reclassified pursuant to Section

5.1 above, development shall be subject to the design standards contained in Section A314-57 of the Humboldt County Code.

SECTION 5.4. DEVELOPMENT STANDARD (S) COMBINING ZONE

The parcels described in Section 5.1 above contain development restrictions established pursuant to Section A313-41 of the Humboldt County Code, which restrictions are designated on the county zoning maps by means of the "S" designator and the use of an arabic numeral which corresponds to a table (S<sup>4</sup>, S<sup>5</sup>, S<sup>6</sup> or S<sup>7</sup>).

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 30th day of October, 1990, on the following vote, to wit:

AYES: Supervisors: Dixon, Pritchard, Eddy, and Neely

NOES: Supervisors: None

ABSENT: Supervisors: Supervisors Sparks

Bonnie Neely  
Chairman of the Board of Supervisors  
of the County of Humboldt, State of  
California

(SEAL)

ATTEST:

J. BRUCE RUPP  
Clerk of the Board of Supervisors  
of the County of Humboldt, State  
of California

By Lora Frediani  
Lora Frediani Deputy

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EXHIBIT A

All lots and blocks of the Shelter Cove Subdivision Tract #42, recorded in Book 14 of maps, pages 74 through 138 inclusive, excluding lands within the Coastal Zone of the County of Humboldt, as said coastal zone is defined in the Public Resources Code and mapped by the California Legislature on 7.5 minute USGS quadrangle maps.

Also excluding:

lots 1, 2, 3, 4, 5 and 6 of Block 179; and,  
lots 15 and 16 of Block 184; and  
lots 15, 16, 17, 18 and 19 of Block 167; and,  
lots 1, 2 and 3 of Block 192; and  
lots 6, 7 and 8 of Block 207; and,  
lots 25 and 26 of Block 212; and,  
lot RRR; and,  
lot SSS; and,  
lots 1, 2, 3 and 4 of Block 232; and  
lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64 and 65 of  
Block 220; and  
lots 40 and 41 of Block 218; and,  
lots 20, 21 and 22 of Block 204; and  
lots 1, 2, 3 and 4 of Block 217; and  
lot 23 of Block 216; and,  
lots 38, 39 and 40 of Block 202; and,  
lots 70 and 71 of Block 200.

PACIFIC

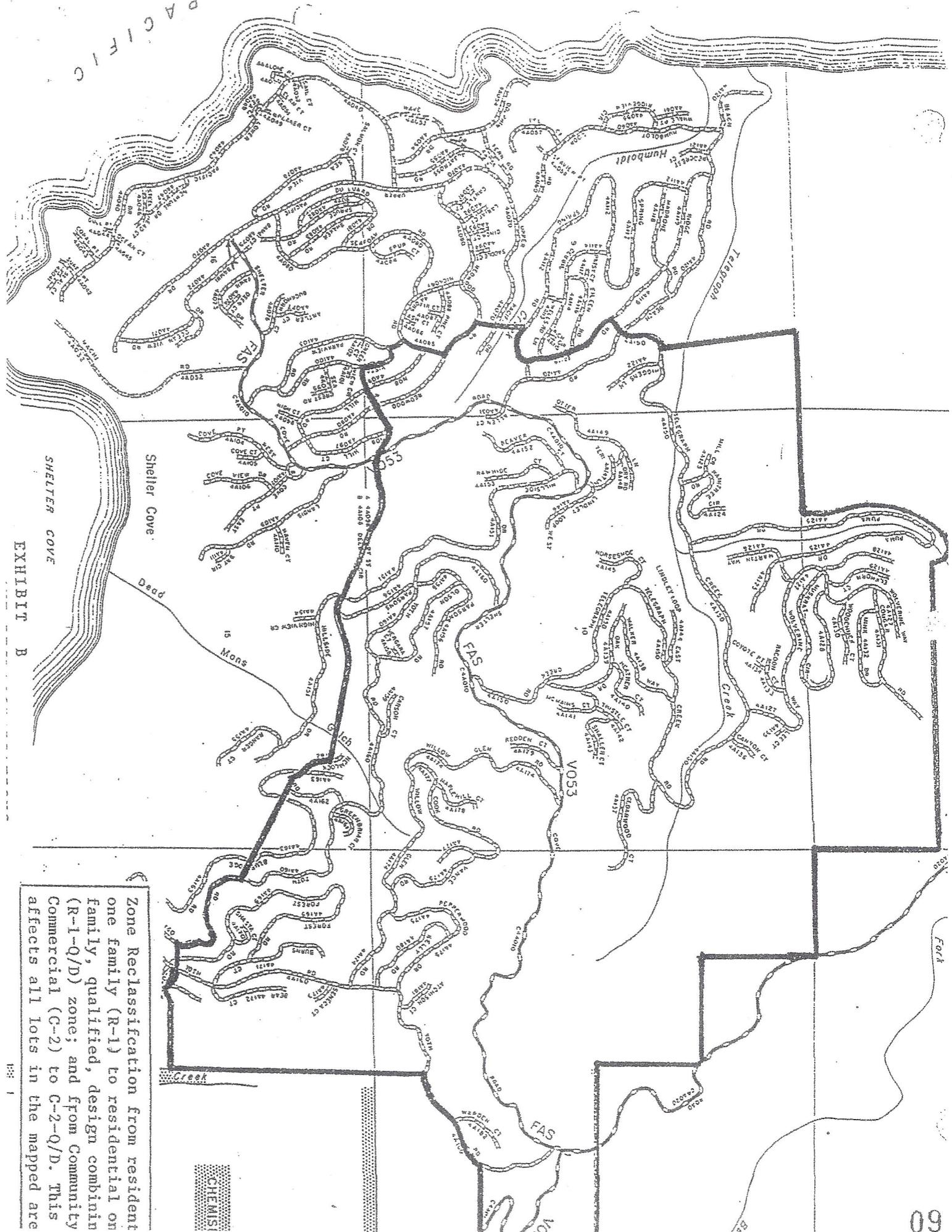


EXHIBIT B

Zone Reclassification from resident one family (R-1) to residential on family, qualified, design combinin (R-1-q/D) zone; and from Community Commercial (C-2) to C-2-q/D. This affects all lots in the mapped area

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EXHIBIT C

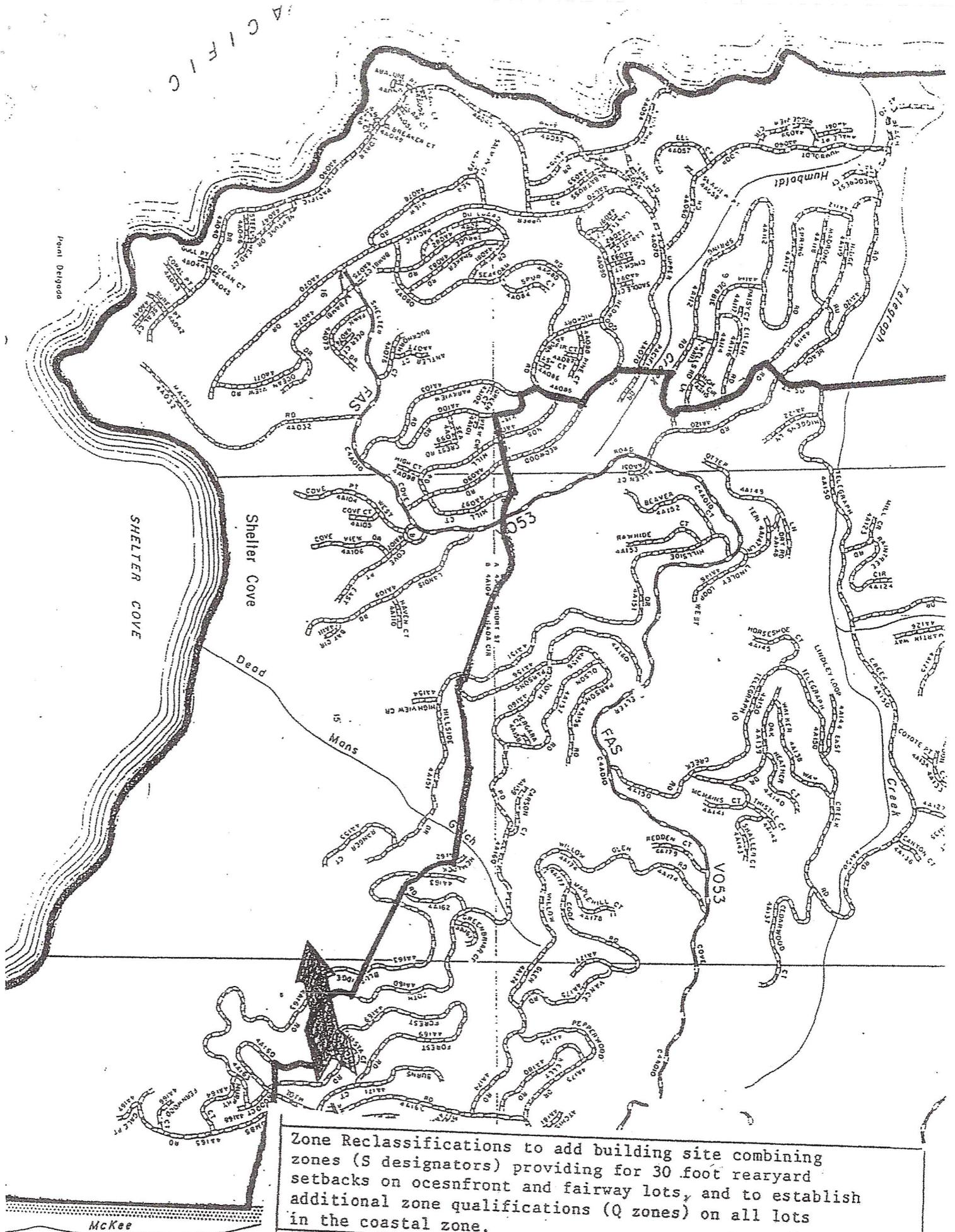
The following lots and blocks zoned Community Commercial (C-2) of the Shelter Cove Subdivision Tract #42, recorded in Book 14 of maps, pages 74 through 138 inclusive, excluding lands in the Coastal Zone of the County of Humboldt, as said coastal zone is defined in the Public Resources Code and mapped by the California Legislature on 7.5 minute USGS quadrangle maps, are to be rezoned to C-2-Q/D:

Lots 1, 2, 3, 4, 5 and 6 of Block 179; and,  
Lots 15 and 16 of Block 184; and,  
Lots 15, 16, 17, 18 and 19 of Block 167; and,  
Lots 1, 2, and 3 of Block 192; and,  
Lots 6, 7 and 8 of Block 207; and,  
Lots 25 and 26 of Block 212; and,  
Lot RRR; and,  
Lot SSS; and,  
Lots 1, 2, 3 and 4 of Block 232; and,  
Lots 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64 and 65 of  
Block 220; and  
Lots 40 and 41 of Block 218; and,  
Lots 20, 21 and 22 of Block 204; and,  
Lots 1, 2, 3 and 4 of Block 217; and,  
Lot 23 of Block 216; and,  
Lots 38, 39 and 40 of Block 202; and,  
Lots 70 and 71 of Block 200.

#### EXHIBIT D

All lots and blocks of the Shelter Cove Subdivision Tract #42 recorded in Book 14 of maps, pages 74 through 138 inclusive, excluding lands outside the Coastal Zone of the County of Humboldt, as said coastal zone is defined in the Public Resources Code and mapped by the California legislature on 7.5 minute USGS quadrangle maps;

Also excluding all mixed Residential (RZ) and Residential Multi-Family (RM) zoned parcels in the coastal area of shelter Cove and detailed on Exhibit F, and also excluding all Commercial Recreation (CR) and Commercial General (CG) zoned lots in the coastal area of Shelter Cove and detailed on Exhibit G of this Ordinance.



Zone Reclassifications to add building site combining zones (S designators) providing for 30 foot rear yard setbacks on oceanfront and fairway lots, and to establish additional zone qualifications (Q zones) on all lots in the coastal zone.

EXHIBIT F

All mixed Residential (RZ) and Residential Multi-Family (RM) parcels in the coastal zone lying within the Shelter Cove Subdivision Tract #42, recorded in Book 14 of maps, pages 74 through 138 inclusive, specifically, the following lots:

<u>Block</u>	<u>Lot</u>
105	10 through 23
103	1 through 16
104	1 through 9
106	1 through 41
107	1 through 14
146	1 through 31
145	1 through 18
144	1 through 19
143	1 through 15
118	1 through 9
141	1 through 28
140	1 through 6 and 13 through 19
142	1 through 7
148	1 through 35
147	1 through 25
117	18 through 25
130	1 through 9
124	13 through 25
128	1 through 16
129	1 through 54
127	1 through 28

Assessor Parcel Numbers: 108-111-24  
108-111-25  
108-111-26  
108-111-27

EXHIBIT G

All Commercial lots in the coastal zone of Shelter Cove Subdivision Tract #42, recorded in Book 14 of maps, pages 74 through 138 inclusive, specifically:

Block 105	Lots 1 through 9 and 24
Block 101	Lots 1 through 12
Block 102	Lots 6 through 12
Block 170	Lots 17, 18 and 19
Block 171	Lots 1 and 2
Block 172	Lots 21 and 22
Block 169	Lots 20 through 23
Block 174	Lots 45 through 50
Block 115	Lots 6 through 12
Block 120	Lots 1 through 15
Block 125	Lots 1 through 7
Block 198	Lot 66
Block 201	Lots 5 and 6
Block 200	Lots 72 and 73
Block 233	Lot 1
Block 151	Lots 1 through 14
Block 234	Lots 1 and 2
Block 117	Lots 1 through 17
Block 116	Lots 1 through 35
Block 119	Lots 1 through 25
Block 118	Lots 10 and 11
Block 140	Lots 7 through 12
Block 120	Lots 1 through 15

Assessor Parcel Numbers: 108-171-11  
108-171-21  
108-171-07  
108-171-18  
108-171-19  
108-171-20  
108-171-03 portion