

PLANNING COMMISSION

IVER SKAVDAL  
First District  
THOMAS MULDER  
Second District  
NOAH LEVY  
Chair - Third District  
LONYX LANDRY  
Fourth District  
PEGGY O'NEILL  
Fifth District  
BRIAN MITCHELL  
Vice Chair - At-Large  
SARAH WEST  
At-Large



COUNTY STAFF

JOHN H. FORD  
Director, Planning and Building

**PLANNING COMMISSION  
COUNTY OF HUMBOLDT**

825 Fifth Street  
Board of Supervisors Chambers  
Eureka, California

**ACTION SUMMARY**

Thursday, October 26, 2023

6:00 PM

Special Meeting - Hybrid

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**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Noah Levy called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

*Commissioner Thomas Mulder arrived at 6:11, during staff's presentation.*

Present : 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry,  
Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Sarah  
West

Absent : 1 - Commissioner Brian Mitchell

**C. AGENDA MODIFICATIONS**

**D. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

**E. PUBLIC HEARINGS**

1. Draft Short-term Rental Ordinance  
Record No.: LRP-2022-17963 & LRP-2023-18254  
All unincorporated areas of Humboldt County

Inland and coastal zone ordinances to allow the use of residences for short-term rentals within the unincorporated areas of Humboldt County. The ordinance does the following:

- a) Creates two tiers of rentals consisting of units partially rented by the occupants of the residence and rental of the whole unit;
- b) Establishes performance criteria for the operation of short term rentals;
- c) Creates an Administrative Permit to authorize rentals which comply with the ordinance and allows approval of a discretionary permit when deviations from standards are requested.
- d) Creates a cap for the number of units allowed around the Humboldt Bay Area

The new ordinance would affect the following code sections:

- 1. Inland: Adds section 314-60.05, amends the tables in section 314-6 and 314-9, amends sections 314-37, 314-44, 314-55, 314-138, 314-141, 314-143, 314-153, 314-154, 314-157, 314-158, 314-163, 314-174 and 314-177 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
- 2. Coastal: Adds section 313-61.05, amends the tables in section 313-6, and amends sections 313-44, 313-50, 313-55, 313-141, 313-143, 313-154, 313-157, 313-163, 313-172, and 313-177 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

***A motion was made by Commissioner Lonyx Landry, and seconded by Commissioner Sarah West to continue the Short-term Rental Ordinance public hearing to the November 2, 2023, meeting with public comment closed on the current draft. Revisions with public comment will be considered at the November 16, 2023 meeting. The motion carried by the following vote:***

- Aye: 6 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Lonyx Landry, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Sarah West
- Absent: 1 - Commissioner Brian Mitchell

**F. ADJOURNMENT**

*Chair Noah Levy adjourned the meeting at 9:35 p.m.*

**G. NEXT MEETINGS: November 2, 2023 6:00 p.m. Regular Meeting - Hybrid**