

PLANNING COMMISSION

IVER SKAVDAL
Vice Chair - First District
THOMAS MULDER
Chair - Second District
NOAH LEVY
Third District
JEROME QIRIAZI
Fourth District
PEGGY O'NEILL
Fifth District
SARAH WEST
At-Large
LORNA MCFARLANE
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, July 18, 2024

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Thomas Mulder called the meeting to order at 6:07 p.m.

B. COMMISSIONERS PRESENT

Present : 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Move Item F-2 Draft Tiny House Village Ordinance and Draft Emergency Housing Village above Item F-1 Draft Commercial Residential Ordinance.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

1. Review and approval of the March 7, 2024, Action Summary.
Approval of the March 7, 2024, Action Summary.
2. Review and approval of the May 02, 2024, Action Summary.
Approval of the May 02, 2024, Action Summary.
3. Review and approval of the May 16, 2024, Action Summary.

Approval of the May 16, 2024, Action Summary.

CONSENT AGENDA

A motion was made by Commissioner Sarah West, seconded by Commissioner Jerome Qiriazzi to approve the Consent Agenda, including Item E-1 approval of the March 7, 2024, Action Summary, Item E-2 Approval of the May 02, 2024, Action Summary and Item E-3 approval of the May 16, 2024, Action Summary.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

F. PUBLIC HEARINGS

2. Draft Tiny House Village Ordinance and Draft Emergency Housing Village Ordinance Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2021-17304
Unincorporated Humboldt County.

The Tiny House Village Ordinance will amend the zoning code to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as a type of multifamily dwelling. Tiny house villages can also include Dependent Unit Villages defined as a grouping or clustering of three or more sleeping units with central sanitary, cooking, and dining facilities.

The Emergency Housing Village Ordinance will address the need for emergency housing by allowing a broad range of housing types for occupancy during an active shelter crisis declaration. This ordinance amends the zoning regulations and creates provisions to allow for new housing configurations (Emergency Housing Villages including Alternative Lodge Parks and Emergency Dependent Unit Villages) as permitted housing types.

A. Draft Tiny House Village Ordinance

A motion was made by Commissioner Iver Skavdal, seconded by Commissioner Jerome Qiriazzi to adopt Resolution 24-037 Inland and Resolution 24-038 Coastal which recommends the Humboldt County Board of Supervisors find the proposed Inland and Coastal Tiny House Village Ordinance is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines; and find the proposed Inland and Coastal Tiny House Village Ordinance is consistent with the General Plan or Local Coastal Plan; and adopt the Inland Tiny House Village Ordinance adding sections 314-62.3 and 314-62.4, which amends the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-6.1, 314-6.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-139 and 314-155 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County; and adopt the Coastal Tiny House Village Ordinance adding sections 313-62.3, 313-62.4, amends the tables in sections 313-2.1, 313-2.2, 313-3.1, 313-6.2, 313-6.3 and amends sections 313-139 and 313-155 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

B. Draft Emergency Housing Village Ordinance

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Sarah West to adopt Resolution 24-039 and Resolution 24-040 recommending the Humboldt County Board of Supervisors find the proposed Inland and Coastal Emergency Housing Village Ordinance is exempt from CEQA pursuant to 15061(b)(3) of CEQA Guidelines; and find the proposed Inland and Coastal Emergency Housing Village Ordinance is consistent with the General Plan or Local Coastal Plan, and state law; and adopt the Inland Emergency Housing Village Ordinance adding section 314-62.5, amends the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-3.2, 314-3.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-136 and 314-140 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County and; adopt the Coastal Emergency Housing Village Ordinance adding sections 313-62.5 amends the tables in sections 313-2.1, 313-2.2, 313-3.1, 313-6.2, 313-6.3, and amends sections 313-136 and 313-140 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County; and recommend the Humboldt County Board of Supervisors direct staff to explore modifying appendices of the building code for Lodge Parks.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

1. Draft Commercial Residential Ordinance
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2023-18805
All the unincorporated areas of Humboldt County.

The Commercial Residential Ordinance is to implement and expand upon Senate Bill 6 (SB 6), which allows for residential development in zones where office, parking, or retail uses are permitted. Based upon the County's zoning regulations, various commercial and industrial zoning designations may qualify. Commercial residential is proposed as a new type of development that consists of residential dwellings or a mixture of dwellings and commercial uses within certain commercial and industrial zones.

The proposed ordinance amends the zoning regulations to principally permit commercial residential development in commercial zones by adding and modifying the following sections:

1. Adds Section 314-56.5, amends Section 314-163.1.8, and amends the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-3.1, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Adds Section 313-56.5, amends Section 313-163.1.8, and amends the tables in sections 313-2.2, 313-3.1, 313-3.2, in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

The Zoning Updates Ordinance is to update our zoning code to be consistent with California State Building Code, implement Humboldt County General Plan Implementation Measure H-IM63, define "mini-storage" and allow with a Use Permit in certain zones, encourage residential infill projects in the Business Park (MB) zone, and allow flexibility in housing types in the Residential Multiple Family (R-3) zone. The proposed ordinance amends the zoning

regulations to address the items above by adding and modifying the following sections:

1. Amends Sections 314-141, 314-148, 314-154, 314-163.1.3, and the tables in sections 314-2.3, 314-3.1, 314-3.2, 314-6.4, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Amends Sections 313-141, 313-148, 313-154, 313-163.1.3, and the tables in sections 313-2.2, 313-3.1, 313-3.2, 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 Noah Levy, seconded by Commissioner Sarah West to continue the Draft Commercial Residential Ordinance to the August 15, 2024 meeting.

Aye: 7 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Thomas Mulder adjourned the meeting at 9:28 p.m.

K. NEXT MEETINGS: August 1, 2024 6:00 p.m. Regular Meeting - Hybrid