



MINUTES

THURSDAY, JUNE 04, 2026

Regular Meeting

The Honorable Planning Commission of the County of Humboldt met in a regular meeting on the above date within the Humboldt County Courthouse, Eureka, California. The minutes of this meeting were approved Thursday, June 18, 2026, with the vote as shown below.

The motion was made by COMMISSIONER IVER SKAVDAL and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Peggy O'Neill, Sarah West, Todd Fulton, Jerome Qiriaz, Lorna McFarlane, Noah Levy

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 7/0

Laura McClenagan
Deputy Clerk of the Planning Commission

John H. Ford
Secretary of the Planning Commission

PLANNING COMMISSION

IVER SKAVDAL
First District

TODD FULTON
Second District

NOAH LEVY
Third District

JEROME QIRIAZI
Vice-Chair, Fourth District

PEGGY O'NEILL
Fifth District

SARAH WEST
Chair, 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, June 4, 2026

6:00 PM

Regular Meeting

A. CALL TO ORDER / SALUTE TO FLAG

Chair Sarah West called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent : 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Public comment received for Item G2, G3, G4 and G5 Short-term rentals

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Public comment received for non-agenda items regarding Miranda's Rescue, Bridgeville Quarry, Redway's Q-zone and Amazon's distribution warehouse.

E. CONSENT AGENDA

26-573

1. Review and approval of the May 21, 2026, Action Summary.

A motion by COMMISSIONER IVER SKAVDAL, seconded by COMMISSIONER TODD FULTON approving the May 21, 2026, Action Summary

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

26-578

2. Dennis Grandy Zone Reclassification

Assessor Parcel Numbers (APN) 102-101-001, 106-161-011, 106-161-012, 106-171-003

Record No.: PLN-2025-19421

Rio Dell area

A Zone Reclassification (ZR) to rezone approximately 750 acres into Timberland Production Zone (TPZ). The lands to be rezoned are currently zoned both Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Unclassified (U). The underlying General Plan designations are Timberland (T) and Agriculture Grazing (AG) which are both consistent with TPZ. These lands are part of the larger Price Creek Ranch containing additional TPZ lands. Project is exempt from further environmental review pursuant to Section 15264 which states: "Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec 51119).

A motion was made by COMMISSIONER IVER SKAVDAL, seconded by COMMISSIONER TODD FULTON to adopt Resolution 26-030 making all the required findings for approval and recommending the Board of Supervisors approve the Zone Reclassification.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

F. ITEMS PULLED FROM CONSENT

26-575

3. Cooks Valley Special Events (2023-2027)

Mateel Community Center, Inc.; Conditional Use Permit and Annual Monitoring Report

Application Number PLN-2023-18108

Cooks Valley area

Assessor's Parcel Number(s): (APN's): (Humboldt County): 033-271-007, 033-271-009, 033-271-008, 033-271-004, 033-271-005, and 033-271-015

(Mendocino County): 053-020-011, 053-020-010, 053-020-012, 053-020-013, 053-020-014, 053-020-016, 053-020-015

Review of the Annual Report for the approved Conditional Use Permit authorizing events held by the Mateel Community Center (MCC) in 2025 at the County Line Ranch (formerly Dimmick) in the Cooks Valley area. The Use Permit was approved by the Planning Commission in 2023

and requires the Mateel Community Center to submit a monitoring report to the Planning Commission for review on an annual basis. During review, the Commission is authorized to amend conditions or operational requirements if needed to better mitigate potential impacts or control public nuisance -the Commission may also adjust attendance levels under the permit based on annual performance. The permit allows two music festivals to be held annually. Both events feature live music, camping and various vendors, including cannabis-related concessions and consumption within discrete areas on the properties. One event is typically the Summer Arts and Music Festival which occurs over two days and is ordinarily held during the third weekend in June. The second event is Reggae on the River, which ordinarily occurs over three days during the first weekend in August. The Summer Arts and Music Festival was not held at the County Line Ranch in 2025 but instead occurred at the Southern Humboldt Community Park on June 21st and 22nd. The 2025 Reggae on the River event was held on August 1, 2 and 3, 2025. No other events were operated by the Mateel from the CLR site in 2025.

A motion by COMMISSIONER IVER SKAVDAL, seconded by COMMISSIONER JEROME QIRIAZI to receive the Annual Post Event Report.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

G. PUBLIC HEARINGS

26-576

1. Walsh Coastal Development Permit
Assessor Parcel Numbers (APN) 306-371-017
Record No.: PLN-2025-19417
Humboldt Hill area

A Coastal Development Permit (CDP) for the construction of an approximately 3,519 square-foot two-story single-family residence that includes a three-car garage on the first floor. Approximately 310 cubic yards of grading will be required and balanced on site. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

A motion was made by COMMISSIONER PEGGY O'NEILL, seconded by COMMISSIONER TODD FULTON to adopt Resolution 26-031 finding the proposed project complies with the General Plan and Zoning Ordinance; and finding the project is categorically exempt from environmental review per Section 15303 (New Construction or Conversion of Small Structures) of CEQA Guidelines, and finding no substantial evidence the project will have a significant effect on the environment; and approving the Walsh Coast Development Use Permit subject to the conditions of approval.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

26-582

2. Arcata Forest Special Permit for Short-Term Rental

Assessor Parcel Numbers (APN) 507-051-022
 Record No.: PLN-2026-19503
 Arcata area

A Special Permit for a Short-Term Rental pursuant to Section 314-60.05.10.2.4.2 that allows Short-Term Rentals to be considered with a Special Permit on parcels zoned Agricultural General (AG) that are between 2.5 and 10 acres in size. The 2.5-acre parcel is developed with a single-family residence and is served with community water provided by the City of Arcata and an on-site wastewater treatment system.

A motion by COMMISSIONER PEGGY O'NEILL, seconded by COMMISSIONER TODD FULTON to adopt Resolution 26-031 finding the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved), and finding the project would result in significant adverse affects on the quality of the neighborhood; and denying the Arcata Forest Special Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

26-584

3. Conditional Use Permits for Nine Short-Term Rentals Located in the Tsunami Hazard Zone and Special Permits for Six Short-Term Rentals for Exceptions to Neighborhood Concentration Standards

Assessor Parcel Numbers: 305-073-081, 400-031-008, 400-071-036, 401-243-026, 401-331-009, 401-343-004, 401-344-003, 401-344-004, 401-344-006

Record Numbers: PLN-2025-19422, PLN-2025-19424, PLN-2025-19425, PLN-2025-19431, PLN-2025-19432, PLN-2025-19433, PLN-2025-19438, PLN-2025-19439, PLN-2026-19492
 Samoa, Fairhaven, Manila and King Salmon Area

Nine Conditional Use Permits (CUPs) for short-term rentals located within a Tsunami Hazard Zone within the Humboldt Bay Area Plan, pursuant to section 313-61.05.6.3 of Humboldt County Code. In addition, six of the proposals require approval of a Special Permit for an exception to the neighborhood concentration requirements for short-term rentals pursuant to Section 313-61.05.10.6.2 of Humboldt County Code. All of these applications are for pre-existing short-term rentals and are being brought forward at the same time for consideration by the Planning Commission.

A motion by COMMISSIONER IVER SKAVDAL, seconded by COMMISSIONER SARAH WEST to adopt Resolutions 26-033 - 26-041 finding the projects are exempt from environmental review per section 15301 Existing Facilities (which allows minor alteration of existing public or private structures that involve negligible or no expansion of existing or former use) of the State CEQA Guidelines; and making all of the required findings for approval of the Conditional Use Permits and Special Permits and approving the Conditional Use Permits and Special Permits subject to the Conditions of Approval.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Nay: 1 - Commissioner Peggy O'Neill

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

26-581

4. Sandy Toes Conditional Use Permit and Special Permit

Assessor Parcel Number: 401-341-003

Record Number: PLN-2026-19508

Samoa Area

A Conditional Use Permit (CUP) for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan, pursuant to Section 313-61.05.6.3 of Humboldt County code. A Special Permit is also required due to Neighborhood Concentration pursuant to Section 313.61.05.10.6.2. The parcel is developed with a single-family residence currently used as a two-bedroom short-term rental. The site is served with community water and sewer provided by the Peninsula Community Services District.

A motion by COMMISSIONER JEROME QIRAZI seconded by COMMISSIONER IVER SKAVDAL to adopt Resolution 26-042 finding the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved); and denying the exception to the Neighborhood Concentrations standards for short-term rentals specified in Section 313.61.05.10.6.2; and denying the Sandy Toes Conditional Use Permit and Special Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

26-579

5. Oceanview Conditional Use Permit and Special Permit

Assessor Parcel Number: 401-343-003

Record Number: PLN-2026-19512

Samoa Area

A Conditional Use Permit (CUP) for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan, pursuant to Section 313-61.05.6.3 of Humboldt County code. A Special Permit is also required due to Neighborhood Concentration pursuant to Section 313.61.05.10.6.2. The parcel is developed with a single-family residence currently used as a two-bedroom short-term rental. The site is served with community water and sewer provided by the Peninsula Community Services District.

A motion by COMMISSIONER JEROME QIRAZI seconded by COMMISSIONER IVER SKAVDAL to adopt Resolution 26-043 finding the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved); and denying the exception to the Neighborhood Concentrations standards for short-term rentals specified in Section 313.61.05.10.6.2; and denying the Oceanview Conditional Use Permit and Special Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qirazi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Sarah West adjourned the meeting at 9:55 p.m.

K. NEXT MEETING: June 18, 2026 6:00 p.m. Regular Meeting