

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 24-037

Record Number PLN-2021-17304

Recommending that the Board of Supervisors make the required findings to adopt the Inland version of the Tiny House Village Ordinance.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which through H-P31 and H-IM40 directs the County to amend the Zoning Regulations to improve housing diversity and encourage development of new low-cost housing to allow for tiny house villages as a type of multi-family dwelling in zoning districts that allow other residential dwellings of the same type; and

WHEREAS, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which directs the County to amend the Zoning Regulations to allow a grouping or clustering of three (3) or more detached bedrooms with central sanitary, laundry, cooking and dining facilities, shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multi-family dwellings as specified in H-IM40; and

WHEREAS, the Humboldt County Planning Commission held a Public Workshop on the Tiny House Village Ordinance on April 18, 2024, recommending that Staff incorporate specific alternatives and revisions to the draft ordinance on a basis of deliberations of the Commission and public comment received, and recommending Staff to hold a second Public Workshop; and

WHEREAS, on May 13, 2023, the Humboldt County Planning Division held a second Public Workshop to discuss the ordinance further with the public and the plan for the next rendition of the ordinance; and

WHEREAS, on Wednesday, June 12, 2024, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing on the proposed zoning amendments regarding Tiny House Villages; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the Tiny House Village Ordinance on June 27, 2024, recommending that Staff incorporate specific alternatives and revisions to the draft ordinance on a basis of deliberations of the Commission and public comment received, and continued the public hearing to July 18, 2024; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the Tiny

House Village Ordinance on July 18, 2024.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

REQUIRED FINDINGS OF APPROVAL

CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

1. FINDING: The proposed zoning amendment is exempt from environmental review.

- EVIDENCE:**
- a) The ordinance is exempt from environmental review under §15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.
 - b) The ordinance will not change the density requirements within the General Plan and will allow Tiny House Villages in zones that are already designated for multi-family dwellings, and in other zones that allow for similar use types. All Tiny House Villages are required to meet all other existing provisions within the Humboldt County Code protecting local resources and would therefore have no possibility for causing a significant effect on the environment.

PUBLIC INTEREST.

2. FINDING: Humboldt County Code Section 312-50.3.1, the Humboldt County General Plan, and state General Plan Law stipulate that amendments to the zoning code must be in the public interest. The proposed amendment is in the public interest.

- EVIDENCE:**
- a) The proposed ordinance would set development and performance standards for tiny house villages and create new permitting requirements in zones that allow for multi-family dwellings or similar types of housing developments. Proposed projects with connection to public water and sewer, within zones that allow for multi-family dwellings and commercial zones in line with state allowances for residential development would be principally permitted, while projects without connection to water and sewer, or within additional zones that allow for similar use types require discretionary review. The proposed ordinance advances the implementation measures, goals, policies, and standards identified in the Humboldt

County General Plan Housing Element and is therefore in the public interest.

- b) The intent of the ordinance is to increase housing diversity and encourage the development of low-cost housing and is therefore in the public interest.

CONSISTENCY WITH THE GENERAL PLAN.

3. FINDING: Humboldt County Code Section 312-50.3.2 states that amendments to the Zoning Code must be consistent with the General Plan. The proposed Inland Tiny House Village Ordinance is consistent with the General Plan.

- EVIDENCE:**
- a) The Tiny House Village Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in Policy H-P31. Policy H-P31 directs the County to improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow tiny house villages as a type of multi-family dwelling allowed in zoning districts that allow other residential dwellings of the same type and specify development and performance standards to protect public health and safety.
 - b) Implementation Measure H-IM40 directs the County to amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multi-family dwellings to be permitted by right in all zones that allow multi-family dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multi-family dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street parking.
 - c) The ordinance will allow for principally permitted tiny house villages in residential zones that allow for multi-family dwellings and commercial zones in line with state allowances for residential development, and with a use permit in other zones that allow for similar housing types. This ordinance will

not change the density requirements of the General Plan.

CONSISTENCY WITH STATE PLANNING LAW.

4. FINDING: Humboldt County Code Section 312-50.3.4 requires any proposed amendment must not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law unless specific findings are made. The proposed amendment does not limit the number of housing units which may be constructed on an annual basis.

EVIDENCE: a) The Tiny House Village Ordinance does not reduce residential density for any parcel utilized by the Department of Housing and Community Development in determining compliance with housing element law.

The allowance of this use will not alter residential density of parcels within Humboldt County and therefore will not impact the residential density of Humboldt County.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law;
2. Adopt the required findings prepared by Planning Staff;
3. Adopt the Tiny House Village Ordinance amending the Zoning Regulations of the Inland Zoning Ordinance (Section 314 of Title III, Division 1, Chapter 4 of Humboldt County Code) as shown in Attachment 2 of this staff report;

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on **July 18, 2024**.

The motion was made by Commissioner Iver Skavdal and seconded by Commissioner Jerome Qiriaz and the following vote:

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

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

DECISION: Motion carried 7/0

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director
Planning and Building Department

**RESOLUTION OF THE PLANNING COMMISSION
OF THE COUNTY OF HUMBOLDT**

Resolution Number 24-038

Record Number PLN-2021-17304

Recommending that the Board of Supervisors make the required findings to adopt the Coastal version of the Tiny House Village Ordinance. The Coastal Tiny House Village Ordinance is still subject to certification from the California Coastal Commission before becoming an effective amendment.

WHEREAS, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

WHEREAS, the Humboldt County Planning Commission held a Public Workshop on the Tiny House Village Ordinance on April 18, 2024, recommending that Staff incorporate alternatives and revisions to the draft ordinance on a basis of deliberations of the Commission and public comment received, and recommending Staff to hold a second Public Workshop; and

WHEREAS, on May 13, 2023, the Humboldt County Planning Division held a second Public Workshop to discuss the ordinance further with the public and the plan for the next rendition of the ordinance; and

WHEREAS, on Wednesday, June 12, 2024, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing on the proposed zoning amendments regarding Tiny House Villages; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the Tiny House Village Ordinance on June 27, 2024, recommending that Staff incorporate specific alternatives and revisions to the draft ordinance on a basis of deliberations of the Commission and public comment received; and

WHEREAS, the Humboldt County Planning Commission held a public hearing on the Tiny House Village Ordinance on July 18, 2024.

WHEREAS, pursuant to Sections 21080.5 and 21080.9 of the Public Resources Code and Sections 15250, 15251(f) and 15265 of the CEQA Guidelines, CEQA does not apply to the activities of a local government for the preparation and adoption of a Local Coastal Program. The certification of a Local Coastal Program Amendment by the California Coastal Commission is exempt from the requirement for preparation of EIRs, Negative Declarations, and Initial Studies because their process for environmental review has been certified by the Secretary of Resources as being the functional equivalent of the process required by CEQA; and

WHEREAS, the proposed LCP Amendment was developed to achieve consistency with the

requirements of Government Code Section 65852.2, to meet the needs of County residents as determined through workshops and comments, and to incorporate recommendations of the California Coastal Commission through the upcoming LCP Amendment application process; and

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission makes all the following findings:

Required Findings of Approval

CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1. FINDING: The proposed zoning amendment is exempt from environmental review.

- EVIDENCE:**
- a) The ordinance is exempt from environmental review under §15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.
 - b) The ordinance will not change the density requirements within the General Plan or Local Coastal Plans, will allow Tiny House Villages in zones that are designated for multi-family dwellings and in other zones that allow for similar use types. All Tiny House Villages are required to meet all other existing provisions within the Humboldt County Code and California Coastal Act protecting local resources and would therefore have no possibility for causing a significant effect on the environment.
 - c) Public Resources Code Section 21080.5 and 21080.9 and Sections 15250, 15251(f) and 15265 of the CEQA Guidelines identify that CEQA does not apply to the activities of a local government for the preparation and adoption of a Local Coastal Program, and therefore the County adoption of the LCP Amendment is statutorily exempt from environmental review. Approval of the LCP Amendment by the California Coastal Commission is the functional equivalent of the environmental review process required by CEQA and is still pending for PLN-2021-17304.

PUBLIC INTEREST

2. FINDING: Humboldt County Code Section 312-50.3.1, the Humboldt County General Plan, and state General Plan Law stipulate that amendments to the zoning code must be in the public interest. The proposed amendment is in the public interest.

- EVIDENCE:**
- a) The proposed ordinance would set development and performance standards for tiny house villages and create new permitting

requirements in zones that allow for multi-family dwellings or similar types of housing developments. Proposed projects with connection to public water and sewer, within zones that allow for multi-family dwellings and commercial zones in line with state allowances for residential development would be principally permitted, while projects without connection to water and sewer, or within additional zones that allow for similar use types require discretionary review. The proposed ordinance advances the implementation measures, goals, policies, and standards identified in the Humboldt County General Plan Housing Element and is therefore in the public interest.

- b) The intent of the ordinance is to increase housing diversity and encourage the development of low-cost housing and is therefore in the public interest.

CONSISTENCY WITH THE GENERAL PLAN

3. FINDING: Humboldt County Code Section 312-50.3.2 states that amendments to the Zoning Code must be consistent with the General Plan. The proposed Tiny House Village Ordinance is consistent with the General Plan.

- EVIDENCE:**
- a) The Tiny House Village Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in Policy H-P31. Policy H-P31 directs the County to improve housing diversity and encourage development of new low-cost housing by amending the Zoning Regulations to allow tiny house villages as a type of multi-family dwelling allowed in zoning districts that allow other residential dwellings of the same type and specify development and performance standards to protect public health and safety.
 - b) Implementation Measure H-IM40 directs the County to amend the Zoning Regulations to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as multi-family dwellings to be permitted by right in all zones that allow multi-family dwellings. A grouping or clustering of three or more detached bedrooms with central sanitary, laundry, cooking and dining facilities shall also constitute a tiny house village, and shall be permitted by right in all zones that allow multi-family dwellings. Tiny house villages shall meet objective development and performance standards to protect public health and safety, including density of occupation, setbacks, buffers and screening, lighting, and off-street

parking.

- c) The ordinance allows for principally permitted tiny house villages in residential zones that allow for multi-family dwellings and commercial zones in line with state allowances for residential development, and with a use permit in other zones that allow for similar housing types. This ordinance will not change the density requirements of the General Plan.

CONSISTENCY WITH THE COASTAL ACT

4. FINDING: If the proposed changes to the Zoning Ordinance include a Local Coastal Plan Amendment, Section 312-50.3.3 requires that the amendment is in conformity with the policies of Chapter 3 (commencing with Section 30200) of the Coastal Act. Chapter 3 of the Coastal Act sets forth policies regarding the following issues:

- a) Access (including provisions for access with new development projects, public facilities, lower cost visitor facilities, and public access).
- b) Recreation (including protection of water-oriented activities, ocean- front land protection for recreational uses, aquacultural uses, and priority of development purposes).
- c) Marine Resources (including protecting biological productivity, prevent hazardous waste spills, diking, filling and dredging, fishing, revetments and breakwaters, and water supply and flood control).
- d) Land Resources (including environmentally sensitive habitats, agricultural lands, timberlands, and archaeological resources).
- e) Development (including scenic resources, public works facilities, safety, and priority of coastal dependent developments).
- f) Industrial Development (including location and expansion, use of transport (both onshore and off), and power plants).

EVIDENCE: a) **Access:** The proposed ordinance allows Tiny House Villages to be located within the Coastal Zone and will likely encourage the use of and exploration of our local coastline because there will be more options for people to lodge within our local coastal jurisdiction. The proposed ordinance will not impact coastal access.

- b) **Recreation:** Proposed Tiny House Villages will be allowed within residential zones that allow for multi-family dwellings, or within other zones that allow for similar use types, and sites must meet the requirements of the current zoning district and the land use designation. This amendment and its allowances will not impact water-oriented activities, ocean-front land protection for recreational uses, aquacultural uses, or priority of development. The proposed amendment will not negatively impact coastal recreation.
- c) **Marine Resources:** Proposed Tiny House Villages will be reviewed and may require a Coastal Development Permit in accordance with an associated Local Coastal Plan for consistency with the California Coastal Act. This review would ensure that the proposed work has been assessed and is not expected to cause any significant impacts to marine resources.
- d) **Land Resources:** The amendment protects agricultural land and timberland because it does not encourage additional residential development within natural resource lands such as Agriculture Exclusive (AE), Agriculture general Zone (AG), Forestry Recreation Zone (FR) and Timberland Production Zone (TPZ).

Impacts to cultural and tribal cultural resources and impacts to environmentally sensitive habitat areas are not anticipated and are protected.

- e) **Development:** The Tiny House Village Ordinance will encourage more development in coastal lands since more housing would be anticipated with the allowance of this use. Principally permitted sites would require connection to public water and sewer and sites with no connection to water and sewer would require discretionary review. No impact to coastal lands is anticipated because projects will still require a Coastal Development Permit and site-specific analysis.

There are no impacts associated with public works facilities. Tiny House Villages are only permitted on roadways meeting a minimum of Category 4 standard and a Category 2 driveway, with a minimum of 20 feet in width, as determined by the Planning Commission. Traffic as a result of the use of Tiny House Villages is not anticipated to be more than that which public roadways already support and have a capacity to serve.

Tiny House Villages are not permissible within coastal dependent zones and therefore will not impact coastal dependent

development.

- f) **Industrial Development:** Tiny House Villages are not permissible within industrial coastal dependent zones. This precludes areas with industrial development including location and expansion, use of tanker facilities, oil and gas development and transport (both onshore and off), and power plants. Therefore, the proposed amendment will not negatively impact coastal industrial development.

CONSISTENCY WITH STATE PLANNING LAW

5. **FINDING:** Humboldt County Code Section 312-50.3.4 requires any proposed amendment must not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law unless specific findings are made. The proposed amendment does not limit the number of housing units which may be constructed on an annual basis.

- EVIDENCE:** a) The Tiny House Village Ordinance does not propose any regulations that affect the residential density for any parcel. The ordinance would implement the goals, policies, and standards of the Humboldt County Code to protect the public health, safety, and welfare.
- The allowance of this use will not alter residential density of parcels within Humboldt County.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law;
2. Adopt the required findings prepared by Planning Staff;
3. Adopt the Tiny House Village Ordinance amending the Zoning Regulations of the Coastal Zoning Ordinance (Section 313 of Title III, Division 1, Chapter 3 of Humboldt County Code) as shown in Attachment 2 of this staff report;
4. Find that the proposed amendments to the Coastal Zoning Regulations conform to the policies contained in Chapter 3 of the Coastal Act, and further finds that the proposed Zoning Regulations will be carried out in accordance with the Coastal Act.

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on **July 18, 2024**.

The motion was made by Commissioner Iver Skavdal and seconded by Commissioner Jerome Qiriaz and the following vote:

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

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

DECISION: Motion carried 7/0

I, John Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.



John H. Ford, Director,
Planning and Building Department