

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, August 15, 2024

6:00 PM

Regular Meeting - Hybrid

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

*Chair Commissioner Thomas Mulder called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

Present : 6 - Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane  
Absent : 1 - Commissioner Iver Skavdal

**C. AGENDA MODIFICATIONS**

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

**E. CONSENT AGENDA**

1. Gardiner Parcel Map Subdivision  
Record Number: PLN-2023-18782  
Assessor Parcel Number: 016-011-046  
Myrtletown area

A Parcel Map Subdivision of an approximately 0.41-acre parcel into two parcels of approximately 10,953 square feet (Parcel 1) and approximately 6,963 square feet (Parcel 2), respectively. The parcel is currently developed with a single-family residence, a detached

bedroom with deck, two sheds, and a carport, which will remain on proposed Parcel 1. Proposed Parcel 2 will be vacant and intended for residential development. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

***A motion was made by Commissioner Noah Levy, seconded by Commissioner Jerome Qiriazzi to adopt Resolution 24-055 finding the project complies with the Eureka Community Plan, the Humboldt County General Plan, and Zoning Ordinance; and finding the project exempt from CEQA pursuant to Section 15183 Projects Consistent with a Community Plan or Zoning of the CEQA Guidelines, and finding that there is no substantial evidence that the project will have a significant effect on the environment; and approves the Gardiner Parcel Map Subdivision subject to the conditions of approval.***

Aye: 6 - Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Iver Skavdal

## F. PUBLIC HEARINGS

### 1. Heavenly Rooted Estate - PROJECT WITHDRAWN

Record Number PLN-2024-18884

Assessor's Parcel Number (APN) 312-071-050.

Glendale area;

*Heavenly Rooted Estate withdrawn and was not heard at the meeting.*

### 2. 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 Zoning Updates Ordinance is to update our zoning code to be consistent with California State Building Code, set a maximum height for fences within the front yard setback in certain residential zones, 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 Inland Residential Multiple Family (R-3) zone.

***Draft Commercial Residential:***

***A motion was made by Commissioner Noah Levy, seconded by Commissioner Jerome Qiriazzi to***

*adopt Resolution 24-056 and Resolution 24-057 recommending the Humboldt County Board of Supervisors;*

*a) Find the proposed Inland and Coastal Commercial Residential Ordinances are exempt from CEQA pursuant to 15061(b)(3) of CEQA Guidelines. Public Resources Code Sections 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-2023-18805; and*

*b) Find the proposed Inland and Coastal Commercial Residential Ordinances are in the Public Interest; and*

*c) Find the proposed Inland and Coastal Commercial Residential Ordinances are consistent with the General Plan or Local Coastal Plan, and*

*d) Adopt the Inland Commercial Residential Ordinance adding section 314-56.5 and amending 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, and*

*e) Adopt the Coastal Commercial Residential Ordinance adding section 313-56.5 and amending the tables in sections 313-2.1, 313-2.2, 313-3.1 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.*

Aye: 6 - Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Iver Skavdal

***Draft Zoning Updates Ordinance:***

*A motion was made by Commissioner Jerome Qiriazzi, seconded by Commissioner Sarah West to adopt Resolution 24-058 and Resolution 24-059 recommending the Humboldt County Board of Supervisors;*

*a) Find the proposed Inland and Coastal Zoning Updates Ordinance is exempt from CEQA pursuant to 15061(b)(3) of CEQA Guidelines. Public Resources Code Sections 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-2023-18805; and*

*b) Find the proposed Inland and Coastal Zoning Updates Ordinances are in the Public Interest; and*

*c) Find the proposed Inland and Coastal Zoning Updates Ordinances are consistent with the General*

*Plan or Local Coastal Plan, and state law, and*

*d) Adopt the Inland Zoning Updates Ordinance adding section 314-102.1.4 and amending sections 314-102.1.3, 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, and*

*e) Adopt the Coastal Zoning Updates Ordinance adding section 313-102.1 and amending 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.*

Aye: 6 - Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent: 1 - Commissioner Iver Skavdal

#### **G. ITEMS PULLED FROM CONSENT**

#### **H. REPORT FROM PLANNER**

#### **I. PLANNING COMMISSION DISCUSSION ITEMS**

#### **J. ADJOURNMENT**

*Chair Commissioner Thomas Mulder adjourned the meeting at 8:48 p.m.*

#### **K. NEXT MEETINGS: September 19, 2024 6:00 p.m. Regular Meeting - Hybrid**