

PLANNING COMMISSION

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COUNTY STAFF

JOHN H. FORD
Director, Planning and
Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

AGENDA

Thursday, October 2, 2025

6:00 PM

Regular Meeting - Hybrid

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board Office at 707-476-2390 or by email cob@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.

Please note: Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Planning Commission are to attend the meeting in person or submit your comment in writing in advance of the meeting.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

- 1. <https://zoom.us/j/87544807065> Password: 200525**
- 2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065
Password: 200525**
- 3. A live stream of the meeting can be found by using the following link:
<https://humboldt.legistar.com> or by watching Access Humboldt on cable**

1. In Person Public Comment: Any person may appear and present testimony for an item on this agenda at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.

2. Zoom Public Comment: When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter the Meeting ID and press star (*) 9 on your phone, this will raise your hand. You'll continue to hear the Planning Commission meeting on the call. When it is your turn to speak, you'll hear a prompt to unmute, press star (*) 6. Please turn off your TV or live stream to avoid delays. If you encounter any issues, please use the call-in option below.

3. Phone call using cellphone or landline: When the Planning Commission meeting begins, call in on the conference line. When the Planning Commission Chair starts to discuss the item you wish to comment on, Press *9 to raise your hand. When you are called upon to speak, you will be prompted to unmute, press *6 to unmute.

**You may access the live stream of the meeting by using the following link:
<https://humboldt.legistar.com>**

SUBMITTING PUBLIC COMMENT PRIOR TO THE MEETING:

Public comments may be submitted via email to Planningclerk@co.humboldt.ca.us. Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is 12:00 p.m. Wednesday, October 01, 2025. After the deadline, written comments may be submitted to the commission in person during the meeting (15 copies). Comments can be found at the “Attachments” section of the “Meeting Details” link next to the posted Agenda at: <https://humboldt.legistar.com> and will be included with the administrative record. If you do not have access to email, contact the Planning Clerk at 707-267-9409.

A. CALL TO ORDER / SALUTE TO FLAG

B. COMMISSIONERS PRESENT

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.

E. CONSENT AGENDA

These Public Hearing matters are routine in nature and are usually approved by a single vote. The Chair will poll the audience and members of the Commission to determine if any item on the consent agenda should be pulled for public comment or further discussion.

[25-1176](#)

1. Satterlee General Plan Amendment, Zone Reclassification and Agricultural Preserve Assessor Parcel Numbers: 214-113-003, 214-254-004, 214-254-002, 214-253-002, 214-116-003, 214-116-004, 214-111-003, 214-221-001, 214-221-008, 214-153-003, 214-155-001, 214-245-005, 214-245-004, 214-245-003, 214-246-002, 216-301-006, 216-301-005, 216-301-011 and 216-186-002.
Record Number: PLN-2025-19168

Fort Seward Area, Southern Humboldt

A General Plan Amendment (GPA), Zone Reclassification (ZR) and Class B Williamson Act Contract addition involving 17 legal parcels which include 19 Assessor Parcel Numbers (APNs) owned by the Satterlee family. The GPA is requested on four APNs to change the land use designation from Residential Agriculture (RA) and Commercial Recreation (CR) to Timberlands (T) and Agriculture Grazing (AG). The ZR is requested for 16 APNs that will have areas rezoned to Timberland Production (TPZ) from Agriculture Exclusive (AE), Unclassified (U) and Agriculture General (AG). One APN, 216-186-002, is a 52-acre parcel that is proposed to be added to the existing Fort Seward Ranch Class B Williamson Act Contract.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Make all of the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Recommend that the Board of Supervisors approve the General Plan Amendment and Zone Reclassification; and
 - c. Recommend that the Board of Supervisors approve the addition of APN 216-186-002 into the Fort Seward Class B Williamson Act Contract.

Attachments:

[19168 Staff Report 10.02.25](#)
[Attachment 1 - Draft Resolution- GPA, ZR and WAC](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - GPA map](#)
[Attachment 1C - ZR and WAC site Map](#)
[Attachment 1D - Draft Ordinance for Adoption by the Board of Supervisors](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - WAC Advisory Committee Draft Minutes 7.31.2025](#)
[Attachment 4 - Timber Management Guide](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)

[25-1179](#)

2. French Lot Line Adjustment, Zone Reclassification and Class B Agricultural Preserve
Assessor Parcel Numbers: 108-301-009, 221-271-001, 108-301-005 and 221-251-004

Record Number: PLN-2025-19251

Ettersburg area

A Lot Line Adjustment (LLA), Zone Reclassification (ZR) involving three legal parcels which include four Assessor Parcel Numbers (APNs), owned by the French family and an establishment of a new Class B Agricultural Preserve and Williamson Act Contract of 1,207.72 acres on one of the three resultant parcels. The Lot Line Adjustment is between three legal parcels, resulting in three legal parcels of approximately 590.98-acres (Parcel A), 618.48-acres (Parcel B), and 1,207.72-acres (Parcel C). Proposed Parcel C requires Zone Reclassification from Agriculture Exclusive (AE), Forestry Recreation (FR), and Unclassified (U) to Agriculture Exclusive with a combining zone for a Special Building Site with a minimum of 160-acres (AE-B-5(160)) in order for Parcel C to be placed into a new Class B Agricultural Preserve under the Williamson Act.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Make all of the required findings for approval based on evidence in the staff report and public testimony; and
 - b. Conditionally approve the Lot Line Adjustment; and
 - c. Recommend that the Board of Supervisors approve the Zone Reclassification; and
 - d. Recommend that the Board of Supervisors approve the addition of newly created Parcel C into a Class B Agricultural Preserve Williamson Act Contract.

Attachments: [19251 Staff Report 10.02.25](#)
 [Attachment 1 - Draft Resolution](#)
 [Attachment 1A - Conditions of Approval](#)
 [Attachment 1B - LLA site map](#)
 [Attachment 1C - ZR site map](#)
 [Attachment 1D - Draft Ordinance for Adoption by the Board of Supervisors](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - WAC Advisory Committee Draft Minutes 7.31.2025](#)
 [Attachment 4 - Applicant Evidence in Support](#)
 [Attachment 5 - Referral Agency Comments and Recommendations](#)

[25-1177](#)

3. Holliday Minor Subdivision

Assessor Parcel Numbers (APN) 511-361-028

Record No.: PLN-2025-19211

McKinleyville area

A Parcel Map Subdivision of an approximately 22,230 square foot parcel into two parcels of approximately 8,890 square feet (Parcel A) and 13,340 square feet (Parcel B). The parcel is currently developed with two residences and an accessory structure that has been converted to a third residence without the benefit of County review. One, approximately 1,232 square foot residence will remain on proposed Parcel A and the other approximately 2,720 square foot residence and the approximately 1,864 unpermitted Accessory Dwelling Unit (ADU) will remain on proposed Parcel B. A Special Permit is requested pursuant to Section 314-99.1.3.5 of Humboldt County Code to allow the residence on proposed Parcel A to encroach into the rear yard setback and for this residence to be larger than 1,200 square feet as an accessory dwelling unit. Once the subdivision is complete, the unpermitted residence will be permitted. The parcel is served with community water and sewer provided by McKinleyville Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:

a. Finds the proposed project complies with the McKinleyville Community Plan, the Humboldt County General Plan, and Zoning Ordinance; and

b. Finds the project exempt from CEQA pursuant to Section 15183, Projects Consistent with a Community Plan or Zoning, of the CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and

c. Approves the Parcel Map Subdivision subject to the recommended conditions of approval (Attachment 1A and 1B).

Attachments:

[19221 Staff Report 10.02.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Public Works Conditions](#)

[Attachment 1C - Site Plan and Tentative Map](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - 325-9 Perini Road Exception Request](#)

[Attachment 4 - Applicant's Evidence in Support of Findings](#)

[Attachment 5 - Referral Agency Comments & Recommendations](#)

[25-1180](#)

4. Daniels Coastal Development Permit, Special Permit, and Variance
Assessor Parcel Number: 111-121-037
Record Number: PLN-2023-18280
Shelter Cove area

A Coastal Development Permit (CDP) for the construction of a new single-family residence with a footprint of approximately 1,100 square feet. The structure is a 1,630 square foot, two story residence on a coastal bluff overlooking the Pacific Ocean with a two-tiered deck, a one-car garage, two on-site parking stalls, and one offsite parking location on Sea Court which will be in a Public Works-approved parking lane. The site is served by the Shelter Cove Resort Improvement District and is powered by PG&E. A Special Permit is required for the removal of a large Monterey cypress and for design review, and a Variance is requested to reduce the front yard setback from 20 feet to 6 feet, 3 inches to increase to setback from the bluff edge. Less than 50 cubic yards of grading will occur to prepare the site for development.

Recommendation:

That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the project's exemption from environmental review under CEQA section 15303

- (a) (New Construction or Conversion of Small Structures), which applies to the construction of one single family residence; and
- b. Finds the proposed project complies with the South Coast Area Plan and Zoning Ordinance; and
- c. Approves the Coastal Development Permit, Special Permit and Variance subject to the recommended conditions of approval (Attachments 1A).

Attachments:

[18280 Staff Report 10.02.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 2 - Site plan](#)
[Attachment 3A.1 - Solis Report](#)
[Attachment 3A.2 - Addendum to Soils Report](#)
[Attachment 3B - Biological Assessment - lam](#)
[Attachment 3C - Botanical Report 08.01.2023](#)
[Attachment 3D - Daniels Residence Plans Revised 07.16.25](#)
[Attachment 3E - Variance Request 07.28.2023](#)
[Attachment 3F - Wave Uprush Report](#)
[Attachment 4 - Referral Agency Responses Directory](#)
[Attachment 4A - CCC Comments](#)
[Attachment 4B - Additional CCC Comments](#)
[Attachment 4C - CDFW](#)

[25-1187](#)

5. Matthew Dazey, Conditional Use Permit and Special Permit
Assessor's Parcel Numbers: 208-341-005
Record Numbers: PLN-12017-CUP
Dinsmore Area

A Conditional Use Permit for 18,162 square feet of existing outdoor commercial cannabis cultivation supported by a 1,600 square foot ancillary nursery. Estimated annual irrigation water is 160,000 gallons provided by rainwater catchment and a permitted well. There is 72,785 gallons of water storage capacity. Processing other than drying will occur offsite at a licensed facility. Power will be provided from renewable sources reserving generator use for emergencies only. The project includes onsite relocation and restoration and a Special Permit for a reduced setback to adjacent public lands of less than 600 feet.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the Mitigated Negative Declaration previously adopted for the Commercial Medical Marijuana Land Use Ordinance and the Addendum that was prepared for the Matthew Dazey project (Attachment 3); and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Matthew Dazey Conditional Use Permit and Special Permit subject to the conditions of approval (Attachments 1A).

Attachments:

[12017 Staff Report 10.02.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Operations Plan](#)
[Attachment 1C - Site Plan](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - CEQA Addendum](#)
[Attachment 4 - Applicant's Evidence in Support of Findings](#)
[Attachment 4A - Well Completion Report](#)
[Attachment 4B - Lake or Streambed Alteration Agreement \(LSAA\)](#)
[Attachment 4C - Relocation Analysis](#)
[Attachment 4D - Restoration Plan with Map](#)
[Attachment 4E - Road Evaluation](#)
[Attachment 4F - TimberConversion Report](#)
[Attachment 4G - 12017 FAA Determination of No Hazard](#)
[Attachment 5A through 5E - 12017 Referral Agency Comments](#)
[Attachment 6 - Watershed Map](#)

F. OLD BUSINESS[25-1171](#)

1. U-Haul Buildings Signage, Conditional Use Permit Modification
Assessor Parcel Numbers (APNs) 508-061-010 and 508-061-008
Record No.: PLN-2024-19002
McKinleyville area

A Conditional Use Permit (CUP) Modification to authorize additional signage on two existing U-Haul buildings in McKinleyville. The proposed signage is allowable under the original Master Sign Plan for the development of the Mill Creek Marketplace for the Anchor Tenant, which was approved by the Planning Commission in 1992 (CUP-27-912), but requires a Modification under Humboldt County's Sign Ordinance. The U-Haul South building (APN 508-061-010, former Kmart building) is approximately 100,000 square feet on a 7.72-acre parcel and twelve (12) signs totaling approximately 2,370 square feet of additional signage are proposed. The U-Haul North building (APN 508-061-008, former Ray's market) is approximately 45,000 square feet on a 5.32-acre parcel and four (4) signs totaling approximately 425 square feet on the east façade and six (6) signs totaling 500 square feet on the north façade of additional signage are proposed.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1) which does the following:
 - a. Finds the Planning Commission has considered the CEQA Categorical Exemption 15311(a), Accessory Structures including on-premises signs; and
 - b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - c. Approves the Conditional Use Permit Modification subject to the recommended Conditions of Approval.

Attachments:

[19002 Staff Report 10.02.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Site Plan](#)
[Attachment 1C - Proposed New Signs](#)
[Attachment 1D - North and South mock-ups](#)
[Attachment 2 - Draft Denial Resolution](#)
[Attachment 3 - Location Map](#)
[Attachment 4 - Applicant Evidence CA examples](#)
[Attachment 5 - Public Comment](#)
[Attachment 6 - Mill Creek Marketplace - Master Sign Plan](#)
[Attachment 7 - Agency Comments](#)

[25-1175](#)**2. Walford Zone Reclassification and General Plan Amendment**

Assessor Parcel Numbers (APN): 017-015-034, 017-041-008

Record No.: PLN-2024-18886

Eureka area

Zone Reclassification (ZR) for the removal of the Qualified (Q) combining zone from APNs 017-015-034 and 017-041-008, that make up one legal parcel. The Q-zone currently restricts all development to those associated with medical, dental and other health related offices and facilities, per Ordinance 2078. Removing the Q-zone would allow for non-medical development (e.g. residential) to potentially move forward onsite. No change to the principal zoning (R-4) or the General Plan Land Use designation (RM) is proposed although a text amendment is also required to remove the Q zone provision that is embedded in Section 2620.15 of the Eureka Community Plan. The parcel is currently developed with medical offices.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:

a. Finds the Planning Commission has considered the Initial Study/Mitigated Negative Declaration that was prepared for the Walford Zone Reclassification and General Plan Amendment; and

b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and

c. Recommends that the Board of Supervisors approve the General Plan Amendment and Zoning Reclassification as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

[18886 Staff Report 10.02.25](#)
[Attachment 1 - Draft PC Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Mitigation Monitoring and Reporting Program](#)
[Attachment 1C - Site Plan 1.16.24](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Draft Walford ISMND](#)
[Attachment 4A - Project Description 1.16.24](#)
[Attachment 4B - Resolution 23-130 accepting the General Plan and Rezo](#)
[Attachment 4C - BiologicalScopingReport 12-20-2023](#)
[Attachment 4D - Ordinance No. 2078](#)
[Attachment 5 - Referral Agency Comments and Recommendations](#)
[Attachment 6 - Eureka Community Plan Policy Excerpt](#)
[Attachment 7 - Draft Board Resolution approving ZR & GPA](#)
[Attachment 8 - Planting list for Walford.docx](#)
[Attachment 9 - Ault public comment letter](#)

[25-1174](#)

3. Heavenly Rooted Estate Special Permit for Short Term Rental
Assessor Parcel Numbers (APN) 312-071-050
Record No.: PLN-2024-18884
Glendale area

A Special Permit for a short-term rental located in an Agricultural General zone on a parcel between 2.5 and 10 acres not operated as a farm-stay, and a Special Permit to exceed the Neighborhood Concentration 20% density limit for short-term rentals on an access road. The parcel is approximately 4 acres in size and is currently developed with a single-family residence, accessory structures, and recreational areas such as a basketball court and bocce ball court. A maximum occupancy of 14 is proposed for gatherings. The parcel is served with on-site water and an on-site wastewater treatment system, and power is supplied by PG&E. Parking is provided in multiple locations including adjacent to the residence, two locations along the driveway, and adjacent to the basketball court.

Recommendation: That the Planning Commission:

1. Adopt the resolution (Attachment 1), which does the following:
 - a. Finds the Planning Commission has determined the project is

exempt from further environmental review pursuant to Section 15301 of the State CEQA Guidelines; and

b. Finds the proposed project complies with the General Plan and Zoning Ordinance; and

c. Approves the Heavenly Rooted Estate Special Permits as recommended by staff, subject to the conditions of approval (Attachment 1A).

Attachments:

[18884 Staff Report 10.02.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Operations Plan](#)

[Attachment 1C - Site Plan](#)

[Attachment 2 - Applicant's Evidence in Support of Required Findings](#)

[Attachment 3 - Referral Agency Comments and Recommendations](#)

[Attachment 4 - Public Comments](#)

[25-1172](#)

4. LCI Parcel Map Subdivision

Record No.: PLN-2025-19169

APN: 301-052-036

Eureka area

A Parcel Map Subdivision of APN 301-052-036 resulting in (3) parcels of the following sizes: Parcel 1- 13,450 sf, Parcel 2- 6,600 sf, and Parcel 3- 6,900 sf. The parcel is currently developed with a single-family residence, a garage, and a new single-family residence under construction which will remain on proposed Parcel 1. Proposed Parcel 2 and Parcel 3 will be vacant and suitable for residential development. Pursuant to Humboldt County Code Section 325-9, the applicant has submitted an exception request to the right-of-way width, the minimum travelled way width, the required vehicle turnaround and the required road surface. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1), which does the following:

a. Finds the project is consistent with the development density and

policies established by an existing community plan and General Plan for which an EIR was certified, and that no additional environmental review is required per Section 15183 of the State CEQA Guidelines, and as a Responsible Agency, agrees with the lead agency's findings; and

b. Makes all the required findings for approval of the LCI Parcel Map Subdivision; and

c. Approves the LCI Parcel Map Subdivision as recommended by staff, and subject to the conditions of approval (Attachment 1A).

Attachments:

[19169 Staff Report 10.02.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Tentative Map Revised 08.05.2025](#)

[Attachment 1C - Public Works 7.03.2025](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 3A - Biological Resource Assessment - Hohman](#)

[Attachment 3B - Preliminary Drainage Report LCI 250207 Signed](#)

[Attachment 3C - LCI PMS Revised Exception Request w HBF Letter](#)

[Attachment 4 - Referral Agency Comments and Recommendations 19169](#)

[Attachment 4A - HCSD Referral Response PLN-2025-19169](#)

[Attachment 4B - PG&E TPM PUE Language PLN2025-19169](#)

[Attachment 4C - CDFW 19169](#)

[25-1173](#)

5. Alves Residential Subdivision Parcel Map Subdivision and Coastal Development Permit
Record No.: PLN-2025-19199
APN: 511-031-018
McKinleyville area

A Parcel Map Subdivision (PMS) to divide an approximately 1.09-acre parcel into four parcels and a Remainder, ranging in size from 5,702 square feet (net) to 14,367 square feet (net). The parcel is currently developed with two single-family residences which will remain on proposed Parcels 1 and 2. Proposed Parcel 3 will be created as a flag lot. The parcel is within the Coastal Zone; therefore, a Coastal Development

Permit (CDP) is required. The parcel is served with community water and sewer provided by the McKinleyville Community Services District.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:

a. Finds the Planning Commission has determined that the project is exempt from further environmental review pursuant to Section 15183 (Projects Consistent with a Community Plan or Zoning) of the State CEQA Guidelines; and

b. Makes all of the required findings for approval of the Alves Parcel Map Subdivision, Coastal Development Permit, and exception request for the required right of way width; and

c. Approves the Alves Parcel Map Subdivision, Coastal Development Permit, and exception request for the right of way width as recommended by staff subject to the conditions of approval (Attachment 1A) and denies the exception request for the relocation of a utility pole out of the traveled way.

Attachments:

[19199 Staff Report 10.02.25](#)

[Attachment 1 - DRAFT Resolution](#)

[Attachment 1A - Conditions of Approval](#)

[Attachment 1B - Tentative Parcel Map](#)

[Attachment 1C - Exemption Request](#)

[Attachment 1D - Public Works Conditions](#)

[Attachment 2 - Applicant's Evidence in Support of the Required Findings](#)

[Attachment 2A - Subdivision Improvement Plans](#)

[Attachment 2B - Preliminary Hydrology Report](#)

[Attachment 3 - Referral Agency Comments and Recommendations 1919](#)

G. PUBLIC HEARINGS

The projects listed below are public hearing items that have generated public comment prior to the hearing date or have other issues related to them that may require discussion

[25-1178](#)

1. Chan, Accessory Dwelling Unit
Assessor Parcel Numbers (APN) 016-202-019
Record No.: PLN-2025-19227

Eureka (Mytletown) area

A Coastal Development Permit (CDP) for an approximately 691 square foot Accessory Dwelling Unit (ADU). The parcel is currently developed with three legal nonconforming residences built in the 1950s. One residence is being demolished under BLD-2025-61438 to be replaced with this ADU. The parcel is served with community water and sewer provided by Humboldt Community Services District. Power is provided by PG&E.

Recommendation: That the Planning Commission:

1. Adopt the resolution, (Attachment 1) which does the following:
 - a. Finds the proposed project complies with the General Plan and Zoning Ordinance; and
 - b. Finds the project exempt from further environmental review pursuant to Section 15302 Replacement or Reconstruction and Section 15303 New Construction or Conversion of Small Structures of the State CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and
 - c. Approves the Chan ADU Coast Development Permit Use subject to the conditions of approval (Attachment 1A).

Attachments:

[19227 Staff Report 10.02.25](#)
[Attachment 1 - Draft Resolution](#)
[Attachment 1A - Conditions of Approval](#)
[Attachment 1B - Revised Plot Plan Chan](#)
[Attachment 2 - Referral Agency Comments & Recommendations](#)
[Attachment 3 - Request for Public Hearing](#)

H. WORKSHOP

[25-1181](#)

1. Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds.
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2019-15593

Countywide

Recommendation: That the Planning Commission continue the workshop to the October 16, 2025, meeting where the remainder of the workshop will be heard before the duly noticed Public Hearing for the project is opened.

Attachments: [15593 Staff Report 10.02.25 - Continuation](#)

I. ITEMS PULLED FROM CONSENT

J. REPORT FROM PLANNER

K. PLANNING COMMISSIONER DISCUSSION ITEMS

L. ADJOURNMENT

M. NEXT MEETING: October 16, 2025 6:00 p.m. Regular Meeting-Hybrid