



MINUTES

THURSDAY, OCTOBER 02, 2025

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 on Thursday, October 16, 2025, with the vote as shown below.

The motion was made by COMMISSIONER PEGGY O'NEILL and second by COMMISSIONER JEROME QIRIAZI and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Jerome Qiriazzi, Peggy O'Neill, Lorna McFarlane, Sarah West

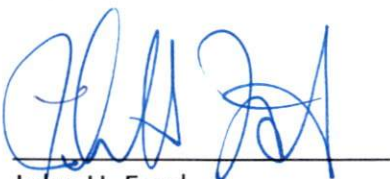
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Noah Levy, Thomas Mulder

ABSTAIN: COMMISSIONERS:

DECISION: Motion carried 5/0


Laura McClenagan
Deputy Clerk of the Planning Commission


John H. Ford
Secretary of the Planning Commission

PLANNING COMMISSION

IVER SKAVDAL
Chair, First District
THOMAS MULDER
Second District
NOAH LEVY
Third District
JEROME QIRIAZI
Fourth District
PEGGY O'NEILL
Fifth District
SARAH WEST
Vice-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, October 2, 2025

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Iver Skavdal called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Lorna McFarlane
Absent : 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriazzi

C. AGENDA MODIFICATIONS

Item E-4 Daniels Coastal Development Permit, Special Permit, and Variance project recommendation is changed to recommend continuing the project to the 11/06/25 meeting. - 1. Lorna, 2. Peggy
Item F-5 Alves Residential Subdivision Parcel Map Subdivision and Coastal Development Permit was moved up to the consent agenda.
Additional Public Comment received for F-1 U-Haul Buildings Signage, Conditional Use Permit Modification and F-2 Walford Zone Reclassification and General Plan Amendment, and placed on Dias.

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

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.

Recommend approval of the Satterlee General Plan Amendment, Zone Reclassification and Agricultural Preserve to the Board of Supervisors.

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.

Approves French Lot Line Adjustment, and recommends approval of the French Zone Reclassification and Class B Agricultural Preserve to the Board of Supervisors.

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.

Approves the Holliday Minor Subdivision

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.

Approves the Matthew Dazey, Conditional Use Permit and Special Permit

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.

Approves the Alves Residential Subdivision Parcel Map Subdivision and Coastal Development Permit

E. CONSENT AGENDA

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Lorna McFarlane to approve the Consent Agenda including Item E-1 Recommend approval of the Satterlee General

Plan Amendment, Zone Reclassification and Agricultural Preserve to the Board of Supervisors, Item E-2 Approves French Lot Line Adjustment, and recommends approval of the French Zone Reclassification and Class B Agricultural Preserve to the Board of Supervisors, Item E-3 Approval of the Holliday Minor Subdivision, Item E-5 Approves the Matthew Dazey, Conditional Use Permit and Special Permit and Item F-5 Approves the Alves Residential Subdivision Parcel Map Subdivision and Coastal Development Permit.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriaz

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.

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Iver Skavdal to adopt resolution 25-062 which finds the Planning Commission has considered the CEQA Categorical Exemption 15311(a), Accessory Structures including on- premises signs; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Conditional Use Permit Modification subject to the Conditions of Approval as modified by removing proposed all orange door signs and reduce the directional signage to be more consistent with the "open 24/7" sign.

Aye: 3 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

Nay: 1 - Commissioner Thomas Mulder

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriaz

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.

To recommend to the BOS to NOT act upon this project until cleaned up.

want to add q zone to add development criteria to protect Hospice and fencing ie shrubs... separate multi from single family.

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Thomas Mulder to adopt resolution 25-063 which 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 finds the proposed project complies with the General Plan and Zoning Ordinance; and recommends that the Board of Supervisors approve the General Plan Amendment and Zoning Reclassification as recommended by staff, subject to the stipulation the Board of Supervisors not act upon the project until the property is cleaned up and clear of code violations.

Aye: 3 - Commissioner Iver Skavdal, Commissioner Thomas Mulder and Commissioner Lorna McFarlane

Nay: 1 - Commissioner Peggy O'Neill

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriaz

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.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Lorna McFarlane to adopt resolution 25-064 which finds the Planning Commission has determined the project is exempt from further environmental review pursuant to Section 15301 of the State CEQA Guidelines; and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the Heavenly Rooted Estate Special Permits as recommended by staff, subject to the conditions of approval as modified by adding conditions to make lighting comply with county lighting ordinance, and to disable sound system, and to not allow amplified sound, and to not allow the use of a PA system.

Aye: 3 - Commissioner Iver Skavdal, Commissioner Thomas Mulder and Commissioner Lorna McFarlane

Nay: 1 - Commissioner Peggy O'Neill

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriaz

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.

A motion was made by Commissioner Lorna McFarlane, seconded by Iver Skavdal to adopt resolution 25-065 which 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 makes all the required findings for approval of the LCI Parcel Map Subdivision; and approves the LCI Parcel Map Subdivision as recommended by staff, and subject to the conditions of approval as modified to not require a turn-around, but to install a "parking" spot to use as a turn-around.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriaz

G. PUBLIC HEARINGS

25-1178

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

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Thomas Mulder to adopt resolution 25-066 which finds the proposed project complies with the General Plan and Zoning Ordinance; and 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 approves the Chan ADU Coast Development Permit Use subject to the conditions of approval.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

Absent: 3 - Commissioner Noah Levy, Commissioner Sarah West and Commissioner Jerome Qiriaz

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

Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds was continued to the October 16, 2025 meeting.

I. ITEMS PULLED FROM CONSENT

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.

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Peggy O'Neill to continue the project to the November 06, 2025 meeting.

J. REPORT FROM PLANNER

K. PLANNING COMMISSIONER DISCUSSION ITEMS

L.. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 9:20 p.m.

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