

PLANNING COMMISSION

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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, June 27, 2024

6:00 PM

Special Meeting - Hybrid

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

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

**B. COMMISSIONERS PRESENT**

Present : 5 - Commissioner Iver Skavdal, Commissioner Thomas Mulder, Commissioner Sarah West, Commissioner Jerome Qirazi and Commissioner Lorna McFarlane  
Absent : 2 - Commissioner Noah Levy and Commissioner Peggy O'Neill

**C. AGENDA MODIFICATIONS**

*G. ITEMS PULLED FROM CONSENT was moved up the agenda and heard before item F: PUBLIC HEARING*

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

**E. CONSENT AGENDA**

**G. ITEMS PULLED FROM CONSENT**

1. DC Eden Dispensary and Distribution Facility, Conditional Use Permit and Zoning Clearance  
Assessor Parcel Numbers: 077-331-032-000  
Record Numbers: PLN-2024-18986  
Redway area

DC Eden requests a Conditional Use Permit for a cannabis dispensary and a Zoning Clearance Certificate for a cannabis distribution facility within the existing 3,600 square foot commercial structure on the property. Hours of operation for the businesses would typically be from 7am - 7 pm Monday through Sunday however may seasonally operate from 7am to 10pm as necessary. It also involves packaging of cannabis material and cannabis extracts for sale. The only chemicals to be utilized are standard household cleaning supplies and the use of those products is limited. The application includes detailed Plans of Operations on file for each business addressing all the requirements of the County's Dispensary and Commercial Cannabis Ordinances. The project includes requests for exceptions from the parking and loading space requirements. There are anticipated to be up to 10 employees total at peak shift and one parking space for the on-site residence for a total of 15 required spaces per the zoning regulations. The applicant is showing four striped parking spaces however there is room for as many as eight on-site, seven fewer than what would normally be required. Justification for the parking exception request is that the property is near an urban built-up area (downtown Redway) and most if not all of the employees will be local residents. The loading space dimension per regulations is 10' x 60'; the applicant is proposing a 10'x20' loading space because the vehicles used for commercial delivery will all be less than 20 feet long.

***A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Sarah West to adopt the resolutions (Resolution 24-035 and Resolution 24-036) which finds the project exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines (Existing structures); and finds the proposed project complies with the General Plan and Zoning Ordinance; and approves the DC Eden Dispensary Conditional Use Permit subject to the conditions of approval and approves the DC Eden Cannabis Distribution Zoning Clearance Certificate.***

## F. PUBLIC HEARING

1. Draft Tiny House Village Ordinance and Draft Emergency Housing Village Ordinance  
Assessor Parcel Numbers (APN) 000-000-000  
Record No.: LRP-2021-17304  
Unincorporated Humboldt County.

The Tiny House Village Ordinance will amend the zoning code to allow a grouping or clustering of three or more tiny houses or moveable tiny houses as a type of multifamily dwelling. Tiny house villages can also include Dependent Unit Villages defined as a grouping or clustering of three or more sleeping units with central sanitary, cooking, and dining facilities.

The Emergency Housing Village Ordinance will address the need for emergency housing by allowing a broad range of housing types for occupancy during an active shelter crisis declaration. This ordinance amends the zoning regulations and creates provisions to allow for new housing configurations (Emergency Housing Villages including Alternative Lodge Parks and Emergency Dependent Unit Villages) as permitted housing types.

***Discussion of the Tiny House Village Ordinance and Draft Emergency Housing Village Ordinance with direction to staff to modify the ordinance and continue to the July 18, 2024 meeting.***

**H. ADJOURNMENT**

*Chair Thomas Mulder adjourned the meeting at 9:30 p.m.*

**I. NEXT MEETINGS      JULY 18, 2024 6 p.m.      Regular Meeting - Hybrid**