

PLANNING COMMISSION

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THOMAS MULDER
Second District
NOAH LEVY
Third District
JEROME QIRIAZI
Fourth District
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Fifth District
SARAH WEST
Vice-Chair, At-Large
LORNA MCFARLANE
At-Large



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, August 21, 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, August 20, 2025. After the deadline, written comments may be submitted to the commission in person during the meeting (15 copies required). 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.

[25-980](#)

1. Review and approval of the August 07, 2025, Action Summary.

Recommendation: Approve the August 07, 2025, Action Summary.

Attachments: [08.07.2025 Action Summary for review](#)

[25-1003](#)

2. Ridgefield Events, Conditional Use Permit Modification
Assessor's Parcel Number (APN) 500-011-007
Record Number PLN-2025-18885-MOD01
Arcata Area

A modification to PLN-2024-18885-CUP to allow for up to 14 special event guests to stay overnight in the existing residence. The current CUP allows for the use of the property as a seasonal venue for special events (primarily weddings) between April and October with a maximum of 30 events per year. The project is exempt from environmental review per Sections 15301 and 15304(e) of the CEQA Guidelines.

Recommendation: That the Planning Commission continue the project to the September 04, 2025, meeting.

[25-1004](#)

3. Santos Subdivision Extension

Assessor Parcel Numbers (APN) 508-391-045

Record No.: PLN-2025-19208

McKinleyville area

A two-year extension to a previously approved Final Map Subdivision (PLN-2022-17846) of an approximately 10.51-acre parcel into 45 residential lots ranging in size between approximately 5,000 square feet to 7,800 square feet in size, including a proposed 11,850 square foot parcel (Lot "B") for park purposes. An exception to the solar shading requirements was approved for Lots 36 and 40. The project will be served with community water and sewer provided by the McKinleyville Community Services District. This includes a Coastal Development Permit due to a small portion of the property being located in the coastal zone and a Special Permit due to the location within an Alquist-Priolo Fault Hazard Zone.

Recommendation: That the Planning Commission:

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

a. Finds Humboldt County Planning Commission adopted a Mitigated Negative Declaration (SCH# 2008012016). On September 1, 2011, the Planning Commission approved an Addendum to the MND and modification of the project. Further environmental review is not required as no changes to the previously approved project are proposed; and

b. Finds that the development has not changed from that for which the permit was granted, and the findings made for approval of the major subdivision can still be made; and

c. Approves the Extension subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[19208 Staff Report 8.21.25](#)

[Attachment 1 - Draft Resolution PLN-2025-19208](#)

[Attachment 1A - Tentative Map](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Planning Commission Resolution 23-017 \(PLN-2022-1784](#)

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

[25-1005](#)

4. Mitchell Minor Subdivision

Assessor Parcel Numbers (APN) 511-141-017

Record No.: PLN-2025-19275

McKinleyville area

A two-year extension of a previously approved Parcel Map Subdivision (PLN-2020-16281).

The Minor Subdivision of an approximately 8.12-acre parcel into three parcels ranging from 2.56 to 3 acres in size.

Recommendation: That the Planning Commission:

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

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

b. Finds that the development has not changed from that for which the permit was granted, and the findings made for approval of the minor subdivision can still be made; and

c. Approves the Extension subject to the recommended conditions of approval (Attachment 1A).

Attachments:

[19275 Staff Report 8.21.25](#)

[Attachment 1 - Draft Resolution](#)

[Attachment 1A- Tentative Map](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Planning Commission Resolution 23-756 PLN-2020-16281](#)

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

F. ITEMS PULLED FROM CONSENT**G. WORKSHOP**[25-905](#)**1. Workshop on McKinleyville Town Center**

Assessor Parcel Numbers (APN) 508-251-060, 510-133-013-000, 508-251-008, 508-251-061, 508-251-040, 508-251-051, 508-251-052, 508-251-034, 508-251-035, 508-251-023, 508-251-024, 510-133-006, 510-411-031, 510-133-032, 510-133-028, 510-411-025, 510-411-014, 510-411-006, 510-411-016, 510-401-027, 510-401-026, 510-401-022, 510-401-011, 510-401-028, 510-401-003, 510-341-015, 510-341-019, 510-341-039, 510-341-017, 510-341-041, 510-132-013, 510-132-031, 510-132-007, 510-132-032, 510-132-017, 510-132-015, 510-132-003, 510-122-022, 510-122-005, 510-122-036, 510-122-037, 510-122-024, 510-122-003, 510-122-031, 510-122-033, 510-134-022, 510-122-035, 510-122-032, 510-122-028, 510-122-027, 510-122-026, 510-122-025.

Record No.: PLN-2020-16567

McKinleyville

Workshop on the McKinleyville Town Center Ordinance which will rezone the area as Mixed Use with a Q-Zone overlay. The Q-Zone will apply specific regulations to the Town Center site. The Q-Zone will support a mix of commercial, civic, and residential uses while emphasizing bicycle and pedestrian connectivity, public gathering spaces, open space, and wetland preservation. The Q-Zone includes form-based building design standards. Changes are contemplated in how wetlands are defined in the Community Plan.

Recommendation: That the Planning Commission:

1. Request that Staff present the Staff Report; and
2. Receive public comment; and
3. Deliberate and comment on the Town Center Ordinance (Attachment 1) and EIR (Attachment 2); and
4. Provide comments on any areas of concern on the McKinleyville

Town Center Ordinance.

Attachments:

[16567 Staff Report 8.21.25](#)

[Attachment 1 - PC Workshop Draft.8.21.2025](#)

[Attachment 4 - MTCO Issues and Responses 6.24.25](#)

[Attachment 5 - Survey Results 2-14-2020](#)

[Attachment 6 - Letter from Marianne Tan](#)

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

K. NEXT MEETING

September 03, 2025 6:00 p.m. Regular Meeting - Hybrid