



MINUTES

THURSDAY, AUGUST 21, 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, September 18, 2025, with the vote as shown below.

The motion was made by COMMISSIONER NOAH LEVY and second by COMMISSIONER THOMAS MULDER and the following vote:

AYES: COMMISSIONERS: Iver Skavdal, Thomas Mulder, Jerome Qiriaz, Peggy O'Neill, Noah Levy

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Lorna McFarlane, Sarah West

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, August 21, 2025

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Alternate Vice Chair Noah Levy called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Jerome Qiriazzi and Commissioner Lorna McFarlane

Absent : 2 - Commissioner Iver Skavdal and Commissioner Sarah West

C. AGENDA MODIFICATIONS

*Public Comment received for Item G-1 McKinleyville Town Center Workshop and Correction made:
Next Meeting is September 4, 2025.*

D. PUBLIC COMMENT ON NON-AGENDA ITEMS

E. CONSENT AGENDA

25-980

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

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.

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.

CONSENT AGENDA VOTE

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Jerome Qirazi to approve the Consent Agenda, including item E-1 approval of the August 07, 2025, Action Summary, item E-2 continuation of Ridgefield Events, Conditional Use Permit Modification to the September 04, 2025 meeting, and item E-4 approval of the Mitchell Minor Subdivision Extension

Aye: 5 - Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill, Commissioner Jerome Qirazi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Iver Skavdal and Commissioner Sarah West

F. ITEMS PULLED FROM CONSENT25-1004

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.

A motion was made by Commissioner Thomas Mulder to approve the Santos Subdivision Extension which failed due to a lack of a second.

A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Lorna McFarlane to continue the Santos Subdivision Extension to the September 4, 2025 meeting, to evaluate whether additional subdivision improvements can be required as part of a tentative subdivision map renewal.

Aye: 4 - Commissioner Noah Levy, Commissioner Peggy O'Neill, Commissioner Jerome Qiriaz and Commissioner Lorna McFarlane

Nay: 1 - Commissioner Thomas Mulder

Absent: 2 - Commissioner Iver Skavdal and Commissioner Sarah West

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.

Staff presented the McKinleyville Town Center, public comment was received and the commissioners discussed views on various concerns.

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Vice Chair Noah Levy adjourned the meeting at 9.11 p.m.

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

NEXT MEETING will be held September 04, 2025.