

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, July 18, 2024

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 Commissioners 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

Zoom Public Comment:

When the Planning Commission announce the agenda item that you wish to comment on, call the conference line, enter 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 time for public comment on the item you wish to speak on, you'll hear a prompt that will indicate your phone is unmuted. Please state your name and the agenda item number you will be commenting on. Please turn off your TV or live stream to avoid delays.

Email Public Comment:

To submit public comment please email planningclerk@co.humboldt.ca.us, provide your project title, record or case number and date of hearing on which you wish to comment. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

In Person Comment:

Persons wishing to file documentation on any agenda item for the official record must submit an original and fifteen (15) copies of each document to the Planning Clerk.

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

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.

1. Review and approval of the March 7, 2024, Action Summary.

Recommendation: Approve the March 7, 2024, Action Summary.

Attachments: [03.07.24 Action Summary for review and approval](#)

2. Review and approval of the May 02, 2024, Action Summary.

Recommendation: Approve the May 02, 2024, Action Summary.

Attachments: [05.02.2024 Action Summary for review](#)

3. Review and approval of the May 16, 2024, Action Summary.

Recommendation: Approve the May 16, 2024, Action Summary

Attachments: [05.16.2024 Action Summary for review](#)

F. 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

1. Draft Commercial Residential Ordinance
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2023-18805
All the unincorporated areas of Humboldt County.

The Commercial Residential Ordinance is to implement and expand upon Senate Bill 6 (SB 6), which allows for residential development in zones where office, parking, or retail uses are permitted. Based upon the County's zoning regulations, various commercial and industrial zoning designations may qualify. Commercial residential is proposed as a new type of development that consists of residential dwellings or a mixture of dwellings and commercial uses within certain commercial and industrial zones.

The proposed ordinance amends the zoning regulations to principally permit commercial residential development in commercial zones by adding and modifying the following sections:

1. Adds Section 314-56.5, amends Section 314-163.1.8, and amends the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-3.1, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Adds Section 313-56.5, amends Section 313-163.1.8, and amends the tables in sections 313-2.2, 313-3.1, 313-3.2, in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

The Zoning Updates Ordinance is to update our zoning code to be consistent with California

State Building Code, implement Humboldt County General Plan Implementation Measure H-IM63, define “mini-storage” and allow with a Use Permit in certain zones, encourage residential infill projects in the Business Park (MB) zone, and allow flexibility in housing types in the Residential Multiple Family (R-3) zone. The proposed ordinance amends the zoning regulations to address the items above by adding and modifying the following sections:

1. Amends Sections 314-141, 314-148, 314-154, 314-163.1.3, and the tables in sections 314-2.3, 314-3.1, 314-3.2, 314-6.4, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Amends Sections 313-141, 313-148, 313-154, 313-163.1.3, and the tables in sections 313-2.2, 313-3.1, 313-3.2, in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

Recommendation:

That the Planning Commission take the following actions:

1. Adopt resolutions (Resolution 24-___) [Attachment 1] recommending that the Humboldt County Board of Supervisors take the following actions:
 - a) Find that the proposed Inland and Coastal Commercial Residential Ordinances are exempt from CEQA pursuant to §15061(b)(3) of CEQA Guidelines. Public Resources Code Sections 21080.5 and 21080.9 and Sections 15250, 15251(f) and 15265 of the CEQA Guidelines identify that CEQA does not apply to the activities of a local government for the preparation and adoption of a Local Coastal Program, and therefore the County adoption of the LCP Amendment is statutorily exempt from environmental review. Approval of the LCP Amendment by the California Coastal Commission is the functional equivalent of the environmental review process required by CEQA and is still pending for PLN-2023-18805; and
 - b) Find that the proposed Inland and Coastal Commercial Residential Ordinances are in the Public Interest; and
 - c) Find that the proposed Inland and Coastal Commercial Residential Ordinances are consistent with the General Plan or Local Coastal Plan.
 - d) Adopt the Inland Commercial Residential Ordinance adding section 314-56.5 and amending the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-3.1 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County. [Attachment 2]
 - e) Adopt the Coastal Commercial Residential Ordinance adding section 313-56.5 and amending the tables in sections 313-2.1, 313-2.2, 313-3.1 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County. [Attachment 3]
2. Adopt resolutions (Resolution 24-___) [Attachment 4] recommending that the Humboldt County Board of Supervisors take the following actions;
 - a) Find that the proposed Inland and Coastal Zoning Updates Ordinance is exempt from CEQA pursuant to §15061(b)(3) of CEQA Guidelines. Public Resources Code Sections 21080.5 and 21080.9 and Sections 15250, 15251(f) and 15265 of the CEQA Guidelines identify that CEQA does not apply to the activities of a local government for the preparation and adoption of a Local Coastal Program, and therefore the County adoption of the LCP Amendment is statutorily exempt from environmental review. Approval of the LCP Amendment by the California Coastal Commission is the functional equivalent of the environmental review process required by CEQA and is still pending for

PLN-2023-18805; and

b) Find that the proposed Inland and Coastal Zoning Updates Ordinances are in the Public Interest; and

c) Find that the proposed Inland and Coastal Zoning Updates Ordinances are consistent with the General Plan or Local Coastal Plan, and state law.

d) Adopt the Inland Zoning Updates amending sections 314-141, 314-148, 314-154, 314-163.1.3, and the tables in sections 314-2.3, 314-3.1, 314-3.2, 314-6.4, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County. [Attachment 5]

e) Adopt the Coastal Zoning Updates Ordinance amending sections 313-141, 313-148, 313-154, 313-163.1.3, and the tables in sections 313-2.2, 313-3.1, 313-3.2, in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County. [Attachment 6]

Attachments:

[18805 Staff Report 7.18.24](#)

[Attachment 1 - Commercial Residential Draft Resolution \(Inland Coastal\)](#)

[Attachment 2 - Inland Commercial Residential Ord](#)

[Attachment 3 - Coastal Commercial Residential Ord](#)

[Attachment 4 - Zoning Updates Draft Resolution \(Inland Coastal\)](#)

[Attachment 5 - Inland Zoning Updates Ord](#)

[Attachment 6 - Coastal Zoning Updates Ord](#)

[Attachment 7 - Senate Bill 6](#)

[Attachment 8 - Public Comments](#)

2. 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.

Recommendation:

That the Planning Commission take the following actions:

1. Adopt resolutions (Resolution 24-___) [Attachment 1] recommending that the Humboldt County Board of Supervisors take the following actions:

a) Find that the proposed Inland and Coastal Tiny House Village Ordinance is exempt from CEQA pursuant to §15061(b)(3) of CEQA Guidelines; and

b) Find that the proposed Inland and Coastal Tiny House Village Ordinance is

consistent with the General Plan or Local Coastal Plan.

c) Adopt the Inland Tiny House Village Ordinance adding sections 314-62.3 and 314-62.4, amends the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-6.1, 314-6.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-139 and 314-155 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County. [Attachment 2]

d) Adopt the Coastal Tiny House Village Ordinance adding sections 313-62.3, 313-62.4, amends the tables in sections 313-2.1, 313-2.2, 313-3.1, 313-6.2, 313-6.3 and amends sections 313-139 and 313-155 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County. [Attachment 3]

2. Adopt resolutions (Resolution 24-__) [Attachment 4] recommending that the Humboldt County Board of Supervisors take the following actions;

a) Find that the proposed Inland and Coastal Emergency Housing Village Ordinance is exempt from CEQA pursuant to §15061(b)(3) of CEQA Guidelines; and

b) Find that the proposed Inland and Coastal Emergency Housing Village Ordinance is consistent with the General Plan or Local Coastal Plan, and state law.

c) Adopt the Inland Emergency Housing Village Ordinance adding section 314-62.5, amends the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-3.2, 314-3.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-136 and 314-140 in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County. [Attachment 5]

d) Adopt the Coastal Emergency Housing Village Ordinance adding sections 313-62.5 amends the tables in sections 313-2.1, 313-2.2, 313-3.1, 313-6.2, 313-6.3, and amends sections 313-136 and 313-140 in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County. [Attachment 6]

Attachments:

[17304 Draft Tiny House Village & Emergency Housing Ordinance Staff Report 6.27.24](#)

[Attachment 1 - THV Draft Resolution \(Inland Coastal\)](#)

[Attachment 2 - Inland Tiny House Village Ord. Draft](#)

[Attachment 3 - Coastal Tiny House Village Ord. Draft](#)

[Attachment 4 - EHV Draft Resolution \(Inland & Coastal\)](#)

[Attachment 5 - Inland Emergency Housing Village Ord. Draft](#)

[Attachment 6 - Coastal Emergency Housing Village Ord. Draft](#)

[Attachment 7 - CA Building Appendix P Emergency Housing](#)

[Attachment 8 - Public Comments](#)

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

K. NEXT MEETINGS: August 1, 2024 6:00 p.m. Regular Meeting - Hybrid