

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number 25-\_\_\_\_\_**

**Record Number PLN-2023-18353**

**RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF HUMBOLDT MAKING  
THE REQUIRED FINDINGS TO RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT  
THE INLAND AND COASTAL EMPLOYEE HOUSING ORDINANCES.**

**WHEREAS**, California Government Code Section 65850, et seq. authorizes counties to regulate land use, and to adopt and amend general plans and zoning and building ordinances for such purposes, and sets forth procedures governing the adoption and amendment of such ordinances; and

**WHEREAS**, Humboldt County initiated the zoning ordinance changes herein to implement its General Plan Housing Element, which through H-IM47 directs the County to amend the Zoning Regulations such that they are consistent with California Health and Safety Code Sections 17021.5 and 17021.6, which require local agencies to principally permit employee housing at certain scales as residential or agricultural uses; and

**WHEREAS**, on Thursday September 18, 2025, the Planning Division caused to be published in the Eureka Times-Standard, a newspaper of general circulation in Humboldt County, a Notice of Public Hearing on the proposed zoning amendments regarding employee housing in accordance with Section 65854 of California Government Code; and

**WHEREAS**, the Humboldt County Planning Commission held a public hearing on the Employee Housing Ordinance on October 16, 2025 to receive a report and any supplements to the report on the draft amendment, as well as evidence and testimony.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission makes all the following findings:

**REQUIRED FINDINGS OF APPROVAL**

**CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

**1. FINDING:** The proposed project is exempt from environmental review.

**EVIDENCE:** a) The ordinance is exempt from environmental review under §15061(b)(3), activities that can be seen with certainty to have no possibility for causing a significant effect on the environment. The proposed amendment only implements existing State Law

which the County is already beholden to, so approval of the amendment does not have the potential to cause a significant effect on the environment.

- b) The ordinance amendments will not change the density requirements within the General Plan. Employee housing is required to meet all other existing provisions within the Humboldt County Code protecting local resources and would therefore have no possibility of causing a significant effect on the environment.

#### **PUBLIC INTEREST.**

- 2. FINDING:** The amendments are in the public interest. Adopting the Employee Housing Ordinance to match the terms of California Government Code is consistent with the purpose of the Zoning Ordinance.

- EVIDENCE:** a) The intent of the ordinance is to more broadly allow the development of employee housing in the County, which should increase available affordable housing and is therefore in the public interest.

#### **CONSISTENCY WITH THE GENERAL PLAN.**

- 3. FINDING:** The proposed Employee Housing Ordinance is consistent with the General Plan.

- EVIDENCE:** a) The Employee Housing Ordinance implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in Implementation Measure H-IM47. H-IM47 directs the County to amend the Zoning Regulations such that they are consistent with California Health and Safety Code Sections 17021.5 and 17021.6, which provide requirements for permitting employee housing as residential and agricultural uses. Section 17021.6 includes the use permitted by Section 17021.8, so the terms of 17021.8 are included in the Ordinance. Section 17008 defines employee housing as used by Section 17021.5 and 17021.6, so that definition is replicated in the Ordinance for ease of interpretation.

- b) The General Plan identifies where residential, commercial, agricultural, and industrial uses are allowed. This ordinance

amendment would not significantly change that. The change would be an increased permissible housing density within agricultural zones, but such housing would be accessory to agricultural uses.

#### **CONSISTENCY WITH THE COASTAL ACT.**

**4. FINDING:** The proposed Employee Housing Ordinance will not adversely affect Coastal Access, Recreation, Marine, or Land Resources, cause new development that may affect scenic resources, public works facilities, safety, and priority of coastal dependent developments or interfere with or allow industrial development. Further, these amendments conform to Chapter 3 of the Coastal Act, and the proposed Zoning Regulations will be carried out in accordance with the Coastal Act.

**EVIDENCE:** a) The proposed Employee Housing Ordinance will not result in any development that is not already mandated by California Health and Safety Code. Additionally, the proposed amendment is still subject to the Coastal Act for permitting purposes.

#### **CONSISTENCY WITH STATE PLANNING LAW.**

**5. FINDING:** Humboldt County Code Section 312-50.3.4 requires that any proposed amendment must not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development, in determining compliance with housing element law, unless specific findings are made. The proposed amendment does not limit the number of housing units which may be constructed on an annual basis.

**EVIDENCE:** a) The amendment does not reduce residential density for any parcel utilized by the Department of Housing and Community Development in determining compliance with housing element law. The amendment will not reduce the potential residential density of parcels within Humboldt County.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors of the County of Humboldt:

1. Hold a public hearing in the manner prescribed by law, and
2. Adopt the Planning Commission recommended amendments to the Inland and Coastal Zoning Ordinance (Sections 314-47.3, 313-47.3, 313-7, 314-5, 314-7, 314-136, and 314-147) as shown in Attachment 2 of this staff report.

The foregoing Resolution is hereby passed and adopted after review and consideration of all the evidence on October 16, 2025.

The motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ and the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

DECISION:

I, John H. Ford, Secretary to the Planning Commission of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Commission at a meeting held on the date noted above.

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John H. Ford, Director  
Planning and Building Department