

ATTACHMENT 8
PUBLIC COMMENTS

The following public comments were received prior to the April 18th Planning Commission Workshop. No other public comments have been received.

From: Damico, Tracy <TDamico@co.humboldt.ca.us>

Sent: Monday, April 15, 2024 4:13 PM

To: Ford, John <JFord@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>

Cc: McClenagan, Laura <lmcclenagan2@co.humboldt.ca.us>

Subject: FW: Comments for Planning Commission on Tiny Houses & SB 6 Implementation ("Commercial Residential")

Dear BOS –

This is an FYI as the COB has received this email. I have forwarded to Planning however felt that this was also meant to be shared with the BOS.

Thanks

Tracy

From: Colin Fiske <colin.fiske@gmail.com>

Sent: Monday, April 15, 2024 4:11 PM

To: COB <COB@co.humboldt.ca.us>

Subject: Comments for Planning Commission on Tiny Houses & SB 6 Implementation ("Commercial Residential")

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Planning Commissioners,

CRTP appreciates the county's efforts to create a permitting pathway for tiny houses, to implement SB 6 to allow housing on commercially zoned sites, and generally to encourage more housing to help meet the local shortfall. However, the draft ordinances you will be reviewing on Thursday have some major flaws which must be addressed to ensure that they are effective and do not undermine other important county efforts.

Tiny Homes

- **Costly parking spaces and extra-wide driveways should not be mandated for tiny house projects.** The purpose of allowing tiny houses is to encourage lower-cost housing, including transitional housing. Potential residents of such housing are among the least likely in our community to own a car. Additionally, required off-street parking will drive up the cost of these projects and likely make many potential projects infeasible. An off-street parking space, combined with the driveway space required to access it, often takes up 300 or more square feet - likely more space than the tiny house itself. This problem is exacerbated by the proposal to require extra-wide Category 2 (12 ft wide) driveways for all tiny home projects, despite the fact that County Code Section 3112-12 requires only Category 1 (10 ft wide) driveways for all other projects where the driveway is less than 1,320 ft long. Both the parking requirement and the extra-wide driveway requirement should be removed from the ordinance. For more information about why parking mandates are a bad idea, and the importance of parking reforms, I encourage you to [register for CRTP's upcoming webinar on May 6th](#).
- **Tiny house density limits are counter-productive.** The draft ordinance proposes a density limit of 20 dwelling units per acre for tiny house projects. This is a lower limit than what is already allowed in many of the zoning districts where tiny houses will be permitted. One of the benefits of tiny houses is the ability to fit more housing units into a smaller space. It is counter-productive for the county to preemptively limit density and therefore housing unit production. Let developers and service providers build as many tiny houses as they can on a given site, as long as health and safety requirements are met.
- **Encourage locations near transit and other services.** Whenever possible tiny house projects should be located in places that are accessible by means other than private automobile. This will help ensure access and freedom of movement for residents, as well as limiting the transportation costs of living there. It will also reduce the pressure to provide costly parking spaces.

SB 6 Implementation ("Commercial Residential")

- **Maintain the SB 6 infill requirement.** The proposed ordinance does away with the SB 6 requirement that housing on commercial properties be built only in "urban clusters," meaning such development would be allowed anywhere in the county. While it is important to stimulate housing production, it is just as important for that housing to be located in the right places. The county's long-delayed Climate Action Plan, for example, will almost certainly call for housing to be located in places where residents can walk, bike, or take public transit to most destinations instead of driving. The adopted Regional Transportation Plan for the county already calls for this. This infill strategy is critical both for meeting climate targets and for keeping the [housing plus transportation](#) cost burden low for residents. If county staff believe the Census definition of "urban cluster" is too restrictive, then another reasonable definition can be used, but the county must not abandon the infill requirement for new housing on commercial properties.
- **Remove the counter-productive density limit.** Just like the tiny house ordinance, this ordinance proposes an unnecessary and counter-productive density limit. In fact, this proposed limit, at 16 dwelling units per acre, is even lower than the one proposed for tiny houses. This is despite the fact that the zoning districts at issue already allow huge commercial buildings - up to 75 feet tall in the C-2 zone - so there is no argument to be made

that denser development would be "out of character." The density limitation should be removed, or at least dramatically increased.

- **Encourage prevailing wage labor.** The proposed ordinance removes the SB 6 requirement for trained, prevailing wage labor to be used on a project. While we understand the desire to remove barriers to housing production, it is also important to support good-paying jobs and union labor, and the county should provide some incentive for developers to do so.

Thanks for your consideration.

Colin

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Colin Fiske (he/him)

Executive Director

Coalition for Responsible Transportation Priorities

www.transportationpriorities.org

From: [Meighan, Reanne](#)
To: [Planning Clerk](#)
Subject: FW: Public Comment for Commercial Residential PC 4/18 Workshop
Date: Thursday, April 18, 2024 11:09:18 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning,

Please see below public comment for the Commercial Residential 4/18 Planning Commission Workshop.

Thank you,



Reanne Meighan
Assistant Planner
[Planning and Building Department](#)
3015 H Street | Eureka, CA 95501
Phone: 707-268-3713
Email: rmeighan@co.humboldt.ca.us

From: Elena@harealtors.com <Elena@harealtors.com>
Sent: Tuesday, April 16, 2024 4:53 PM
To: Meighan, Reanne <rmeighan@co.humboldt.ca.us>
Subject: RE: Share Your Input on the Draft Commercial Residential Ordinance on Thursday, April 18

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Good afternoon Reanna,

I am reaching out on behalf of the Humboldt Association of Realtors® Government Relations Committee. We received the notice below regarding the upcoming Draft Commercial Residential Ordinance workshop for this Thursday. I was wondering if you had any additional information, besides what has been posted, on what is being proposed? I have emailed the workshop notice to my committee and have encourage them to attend. I anticipate the group will discuss what happens at that meeting during our upcoming committee meeting on April 24th. Any additional information I can provide to them to aid their understanding of the draft would be greatly appreciated.

Additionally, I anticipate that our group will probably form a taskforce dedicated to monitoring the creation and approval of the ordinance. The taskforce will be most likely be interested in setting up a meeting for the future to discuss the creation of the ordinance. In the past, for the sewer lateral ordinance and the short-term rental ordinance, the planning department has participated in similar

meetings with our organization. We hope to continue this working relationship into the future. The meeting would most likely be formally requested after the County's workshop and our committee meeting on the 24th, but I wanted to put it on your radar ahead of time. Maybe we could plan for early May depending on what the planning department's schedule looks like?

We look forward to our continued collaboration on this project!

Thank you & have a wonderful day,

Elena Lavoll

Humboldt Association of Realtors

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