

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

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

**Record Number PLN-2023-18343**

**Recommending that the Board of Supervisors adopt the Inland and Coastal amendments to the Zoning Ordinance.**

**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-IM37 directs the County to amend the Zoning Regulations such that they are consistent with Government Code Section 65915 et seq., which provides required standards for permitting density bonuses; and

**WHEREAS**, on Thursday August 20, 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 density bonuses, in accordance with Section 65854 of California Government Code; and

**WHEREAS**, the Humboldt County Planning Commission held a public hearing on the amended Density Bonus Ordinance on September 18, 2025 to receive a report and any supplements to the report on the draft amendment, as well as evidence and testimony; and

**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 and allows density bonuses only in zones that are already designated for housing developments. Density bonuses and incentives are 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. Updating the Density Bonus Ordinance to match the terms of California Government Code is consistent with the purpose of the Adopted Ordinance.

- EVIDENCE:** a) The intent of the ordinance is to encourage higher housing density and the addition of lower cost housing, which should increase available housing and is therefore in the public interest.

## **CONSISTENCY WITH THE GENERAL PLAN**

- 3. FINDING:** The proposed Density Bonus Ordinance Amendment is consistent with the General Plan and local coastal program.

- EVIDENCE:** a) The Density Bonus Ordinance Amendment implements the Housing Element. The proposed ordinance incorporates the Humboldt County General Plan's goals, policies and standards as directed in Implementation Measure H-IM37. H-IM37 directs the County to amend the Zoning Regulations such that they are consistent with Government Code Section 65915 et seq., which provides required standards for permitting density bonuses.

- b) The General Plan identifies where residential, commercial, agricultural, and industrial uses are allowed. This ordinance amendment would not change that.

## **CONSISTENCY WITH THE COASTAL ACT**

- 4. FINDING:** The proposed Density Bonus Ordinance Amendment will not adversely affect Coastal Access, Recreation, Marine, 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 amendment to the Density Bonus Ordinance will not result in any development that is not already either mandated by Government Code or permissible by the present code. Additionally, the proposed amendment and Government Code are still explicitly 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 amendments will not alter the 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 Density Bonus Ordinance (Section 314-112 and Section 313-111, respectively) 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 September 18, 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.

---

John H. Ford, Director  
Planning and Building Department