

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

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

**Record Number LRP-2020-16567**

**RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF HUMBOLDT MAKING THE REQUIRED FINDINGS TO RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE ORDINANCES FOR THE MCKINLEYVILLE TOWN CENTER REZONING THE AREA OF THE TOWN CENTER MIXED USE AND PLACING A Q OVERLAY ZONE OVER THE AREA OF THE TOWN CENTER.**

**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 establish zoning regulations to facilitate development of a Town Center in McKinleyville; and

**WHEREAS**, The McKinleyville Municipal Advisory Committee served to facilitate public discussion and input in the development of an ordinance and recommended a draft ordinance dated September 10, 2025; and

**WHEREAS**, the Humboldt County Planning Commission held a Public Workshop on the McKinleyville Town Center Ordinance on August 21, 2025;; and

**WHEREAS**, on Wednesday, August 30, 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 the Town Center Ordinance; and

**WHEREAS**, on September 18, 2025, the Humboldt County Planning Commission held a public hearing on the Inland Outdoor Lighting Ordinance.

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

**PUBLIC INTEREST**

- 1. FINDING:** Humboldt County Code Section 312-50.3.1 stipulates that amendments to the zoning code must be in the public interest. The proposed amendment is in the public interest.

- EVIDENCE:** a) The intent of the ordinance is to establish a unique identity for McKinleyville through developing a viable town center that

serves as a community focal point and provides a center for social/community interaction.

- b) The Q Zone ordinance establishes a sense of place for the unincorporated area of McKinleyville, providing an area of mixed land uses which encourages bicycle and pedestrian travel, yet allows for convenient and safe automobile access.
- c) The Q Zone ordinance offers opportunities for developing a full range of commercial uses including a grocery store, shops, department store, hardware home supply, movie complex, laundromat, and restaurants; office space and medical and dental clinic; town green for athletic and civic events, civic buildings and a library; high density residential and mixed use residential above commercial uses; farmers market; child care facilities; and art galleries.

## **CONSISTENCY WITH THE GENERAL PLAN**

**2. FINDING:** Humboldt County Code Section 312-50.3.2 states that amendments to the Zoning Code must be consistent with the General Plan. The Town Center Ordinance has been written to be consistent with the General Plan.

- EVIDENCE:**
- a) The Town Center Ordinance has been written to implement the provisions of the McKinleyville Community Plan calling for the creation of a Town Center
  - b) The McKinleyville Community Plan calls for the creation of a Town Center and identifies the importance of maintaining wetlands. The Town Center Ordinance does this by allowing development consistent with a Town Center and creating provisions to require preservation of wetlands.
  - c) The McKinleyville Community Plan envisions a pedestrian and bicycle-oriented community with provisions made to make Central Avenue more conducive to bicycles and pedestrians. The Town Center has a strong orientation to pedestrians and bicycles and includes a plan to address Central Avenue.

## CONSISTENCY WITH STATE PLANNING LAW

**3. FINDING:** Humboldt County Code Section 312-50.3.4 requires any proposed amendment must not reduce the residential density for any parcel below that utilized by the California Department of Housing and Community Development in determining compliance with housing element law unless specific findings are made. The proposed Town Center Ordinance

- EVIDENCE:**
- a) The current zoning on paper has the potential to develop more housing units because the current C-2 zone has a 75-foot height limit and the Town Center has a 4-story height limit. The existing Zone would need to address wetlands and other policy issues associated with the Town Center to develop which is an encumbrance.
  - b) The Town Center Q Zone will allow development with ministerial approval, and the Town Center Ordinance provides a mechanism to address wetlands, providing a clearer path for development.
  - c) The Town Center lays out a design framework giving a vision for development of the property which will enhance the desirability of developing this property.

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

- 1. Adopt the required findings for approval of the ordinance; and
- 2. Adopt the Ordinance changing the zoning designation within the Town Center to Mixed Use and adopting a Q-Zone overlay to establish development standards for the Town Center.;

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.

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John H. Ford, Director  
Planning and Building Department