

PLANNING COMMISSION

IVER SKAVDAL
Chair, First District
THOMAS MULDER
Second District
NOAH LEVY
Third District
JEROME QIRIAZI
Fourth District
PEGGY O'NEILL
Fifth District
SARAH WEST
Vice-Chair, At-Large
LORNA MCFARLANE
At-Large



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**PLANNING COMMISSION
COUNTY OF HUMBOLDT**

825 Fifth Street
Board of Supervisors Chambers
Eureka, California

ACTION SUMMARY

Thursday, September 18, 2025

6:00 PM

Regular Meeting - Hybrid

A. CALL TO ORDER / SALUTE TO FLAG

Chair Iver Skavdal called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder,
Commissioner Peggy O'Neill and Commissioner Jerome Qiriasi
Absent : 2 - Commissioner Sarah West and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Supplemental information received for Item E-3 12050 Fenario LLC Conditional Use Permit and Special Permit

Public comment received for Item F-2 Amendments to Commercial Cannabis Microbusiness Standards, and Item F-3 McKinleyville Town Center Zoning Ordinance

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

[25-1124](#)

1. Review and approval of the August 21, 2025, Action Summary

Approve the August 21, 2025, Action Summary.

[25-1125](#)

2. Review and approval of the September 4, 2025, Action Summary.

Approve the September 4, 2025, Action Summary.

[25-1131](#)

3. Fenario LLC Conditional Use Permit and Special Permit
Assessor Parcel Number (APN) 223-034-003
Record No.: PLN-12050-CUP
Benbow area

A Conditional Use Permit for up to 34,924 square feet of existing outdoor cannabis cultivation with 1,440 square feet of appurtenant nursery space. Water for irrigation is sourced from two permitted diversions and rainwater catchment. Water storage consists of 38,750-gallons of existing hard tanks and 300,000 gallons of proposed rainwater catchment tanks that will replace an onstream pond that will be retired and restored. Annual cultivation water use is 239,600 gallons. Processing activities including trimming and packaging will occur offsite. Power provided by a solar panel and battery system with a generator for emergencies. The project includes a Special Permit for the removal and restoration of a pond in a streamside management area.

Approve the Fenario LLC Conditional Use Permit and Special Permit

[25-1129](#)

4. Humboldt Flavor, LLC. Conditional Use Permit and Special Permit
Assessor's Parcel Numbers: 210-074-008-000, 210-074-007-000
Record Numbers: PLN-12935-CUP
Larabee Valley area

A Conditional Use Permit request for 15,545 square feet (SF) of existing outdoor cultivation utilizing light deprivation techniques. Ancillary nursery area totals 1,260 square feet. Irrigation water is sourced from a permitted groundwater well. Existing water storage totals 47,000 gallons in hard tanks. The estimated annual irrigation water need is 200,000 gallons (12.87 gallons per square foot). Processing will occur offsite at a licensed third-party facility. Power is provided by a generator and a recommended condition of approval will be to require electricity to be sourced from renewable sources by January 1, 2026. The applicant is also requesting a Special Permit for a setback reduction to public lands.

Approve the Humboldt Flavor, LLC. Conditional Use Permit and Special Permit.

CONSENT AGENDA

A motion was made by Commissioner Noah Levy, seconded by Commissioner Thomas Mulder to approve the Consent Agenda, including item E-1 Approval of the August 21, 2025, Action Summary, item E-2 Approval of the September 4, 2025, Action Summary, Item E-3 Fenario LLC Conditional Use Permit and Special Permit and Item E-4 approval of the Humboldt Flavor, LLC. Conditional Use Permit and Special Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 2 - Commissioner Sarah West and Commissioner Lorna McFarlane

F. PUBLIC HEARINGS

[25-1120](#)

1. Draft Density Bonus Ordinance Amendment – Updating Zoning Ordinance to match State Code that regulates and allows Density Bonuses
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2023-18343
Countywide

An amendment to the Inland and Coastal Zoning Regulations to amend sections 313-111 and 314-112 to update the Density Bonus Regulations such that they match the current State requirements as established within California Government Code Section 65915 and 65915.5. Additional changes are made to amend the definitions in Sections 313-136 through 313-157 and Sections 314-136 through 314-157 in order to maintain consistency both externally with Government Code and internally between the Inland and Coastal regulations.

A motion was made by Commissioner Jerome Qiriaz, seconded by Commissioner Thomas Mulder to adopt the resolution, which finds the proposed updates to the Inland and Coastal Density Bonus ordinances are exempt from environmental review; and finds the proposed project complies with the General Plan, Local Coastal Program, and Zoning Ordinance; and recommends that the Board of Supervisors adopt the amendments to the Inland and Coastal Density Bonus ordinances.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 2 - Commissioner Sarah West and Commissioner Lorna McFarlane

[25-1122](#)

2. Amendments to Commercial Cannabis Microbusiness Standards – Path to Enabling Microbusinesses to be permitted as Zoning Clearance Certificates under certain conditions.
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2025-19214
Countywide

An amendment to the Commercial Cannabis Microbusiness provisions of the Inland Zoning Regulations to amend subsections 314-55.4.8.2 and 314-55.4.10.3 to broaden the permit-type options for cannabis microbusinesses and to enable nonvolatile cannabis manufacturing in association with cannabis cultivation activities. This Zoning Ordinance Amendment applies to the entire inland region of Humboldt County.

A motion was made by Commissioner Thomas Mulder, seconded by Commissioner Noah Levy to adopt the resolution which finds the Planning Commission has considered the Environmental Impact Report (EIR) previously adopted for the Commercial Cannabis Land Use Ordinance as well as the Addendum to the EIR that was prepared for the Amendments to Microbusiness Standards project pursuant to Section 15164 of the CEQA guidelines; and finds the proposed project complies with the General Plan and Zoning Ordinance; and recommends the Board of Supervisors adopt the

amendments to the Commercial Cannabis Land Use Ordinance.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 2 - Commissioner Sarah West and Commissioner Lorna McFarlane

[25-1130](#)

3. McKinleyville Town Center Zoning Amendment Ordinance

Assessor Parcel Numbers (APN) 508-251-060, 510-133-013-000, 508-251-008, 508-251-061, 508-251-040, 508-251-051, 508-251-052, 508-251-034, 508-251-035, 508-251-023, 508-251-024, 510-133-006, 510-411-031, 510-133-032, 510-133-028, 510-411-025, 510-411-014, 510-411-006, 510-411-016, 510-401-027, 510-401-026, 510-401-022, 510-401-011, 510-401-028, 510-401-003, 510-341-015, 510-341-019, 510-341-039, 510-341-017, 510-341-041, 510-132-013, 510-132-031, 510-132-007, 510-132-032, 510-132-017, 510-132-015, 510-132-003, 510-122-022, 510-122-005, 510-122-036, 510-122-037, 510-122-024, 510-122-003, 510-122-031, 510-122-033, 510-134-022, 510-122-035, 510-122-032, 510-122-028, 510-122-027, 510-122-026, 510-122-025.

Record No.: PLN-2020-16567

McKinleyville

The McKinleyville Town Center Ordinance will rezone the area as Mixed Use with a Qualified Combining Zone (Q-Zone) overlay. The Q-Zone will apply specific regulations to the Town Center site. The Q-Zone will support a mix of commercial, civic, and residential uses while emphasizing bicycle and pedestrian connectivity, public gathering spaces, open space, and wetland preservation. The Q-Zone includes form-based building design standards. Changes are contemplated in how wetlands are defined in the Community Plan.

A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Jerome Qiriaz to adopt the Resolution to certify the Environmental Impact Report including adopting findings of Overriding consideration for the McKinleyville Town Center Zoning Ordinance (Attachment 1); and adopt the Mitigation Monitoring and Reporting Program (Attachment 6); and adopt the Resolution to make all required findings for approval of the Zoning Ordinance Amendment to change the zoning in the Town Center to Mixed Use with a Q-Zone Overlay to establish development criteria (Attachment 2); and adopt the ordinance to change the zoning in the Town Center to Mixed Use with a Q-Zone Overlay to establish development criteria (Attachment 3) and to recommend the Board of Supervisors require a comprehensive transportation plan, and to require coordination with MMAC to obtain community input before any work on the plan is performed, and to require MMAC review of any design for reconfiguration of Central Avenue.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Noah Levy, Commissioner Thomas Mulder, Commissioner Peggy O'Neill and Commissioner Jerome Qiriaz

Absent: 2 - Commissioner Sarah West and Commissioner Lorna McFarlane

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSIONER DISCUSSION ITEMS

J. ADJOURNMENT

K. NEXT MEETINGS October 2, 2025 6:00 p.m. Regular Meeting-Hybrid