

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
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June 11, 2026

John Ford, Director
Humboldt County Planning & Building Department
3015 H Street
Eureka, CA 95501

RE: Commission Action on Local Coastal Program Amendment Application No. LCP-1-HUM-25-0072-2 (Density Bonus Updates)

Dear Director Ford:

You are hereby notified that at its June 11, 2026 hybrid meeting in San Diego, the Coastal Commission approved with suggested modifications the County's Implementation Plan (IP) Amendment Request No. LCP-1-HUM-25-0072-2.¹ The subject amendment request was submitted to the Commission pursuant to Ordinance No. 2777. The amendment updates Coastal Zoning Regulations section 313-111 related to Density Bonus regulations to create additional opportunities for affordable housing consistent with State Density Bonus Law. The amendment also updates the Definitions chapter of the CZR (section 313-136).

Pursuant to the Commission's action on June 11, 2026, certification of IP Amendment Request No. LCP-1-HUM-25-0072-2 is subject to the attached suggested modifications (Attachment 1). Therefore, the subject amendment request will not be effective for implementation in the County coastal zone until: 1) the Board of Supervisors adopts the Commission's suggested modifications, 2) the Board of Supervisors forwards the adopted suggested modifications to the Commission by resolution or ordinance, and, 3) the Executive Director determines that the County has complied with the Commission's June 11, 2026 action. Cal. Code of Regulations Title 14 § 13537(b) requires that the County's adoption of the suggested modifications be completed within six months of the Commission's action (i.e. by December 11, 2026).

Thank you for your cooperation and we look forward to working with you and your staff in the future. Please contact me with questions regarding the modifications required for effective certification of IP Amendment Request No. LCP-1-HUM-25-0072-2.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa B. Kraemer".

Melissa B. Kraemer
Coastal Program Manager

Att. 1 – Adopted Suggested Modifications

¹ A link to the staff report that includes the suggested modifications and adopted resolutions is available here: <https://documents.coastal.ca.gov/reports/2026/6/Th9a/Th9a-6-2026-report.pdf>. An addendum to the staff report with minor changes adopted to the suggested modifications also is available here: <https://documents.coastal.ca.gov/reports/2026/6/Th9a/Th9a-6-2026-addenda.pdf>.

ATTACHMENT 1:

SUGGESTED MODIFICATIONS TO COUNTY OF HUMBOLDT LCP AMENDMENT NO. LCP-1-HUM-25-0072-2 (Density Bonus Updates) ADOPTED BY THE CALIFORNIA COASTAL COMMISSION ON JUNE 11, 2026

Implementation Plan (IP) Amendment Request No. LCP-1-HUM-25-0072-2 is subject to the Coastal Commission's suggested modifications outlined below. For ease of reading, solely the sections subject to suggested modification have been included below. As noted in the outlined boxes, there were changes to three sections. Please note the text coding below:

Normal Text = Existing, unmodified language of the IP

~~Strikethrough Text~~ = County's proposed eliminated language

Underline Text = County's proposed added language

~~**Bold Double Strikethrough Text**~~ = Commission's proposed eliminated language

Bold Double Underline Text = Commission's proposed added language

Suggested Modification 1: Modify the Development Incentives standards of section 313-111.1.5 regarding the granting of waivers, specifically subsection 111.1.5.2.1, to add a criterion allowing denial of a request for a waiver or a reduction of a specific development standard if the waiver request would result in significant impacts to coastal resources inconsistent with the LCP:

111.1.5 Development Incentives.

111.1.5.1 The County shall grant Additional Incentives requested by the applicant, in accordance with this Section, provide a Density Bonus and an Additional Incentive(s), for qualified Housing Developments, upon the written request of a developer, unless the County can makes a written finding, based upon substantial evidence of any of the following: that the Additional Incentive(s) is not necessary to make the Housing Development economically feasible to accommodate a Density Bonus, or all the required findings for approving subdivisions cannot be made.

...

111.1.5.2 ...If a County development standard would effectively physically preclude the construction of a development with the densities or additional incentives described in Section 313-111, that otherwise would meet the criteria of Section 111.1.3.1, then an applicant may seek a waiver or reduction of those specific standards (hereafter referred to only as 'waiver') from the County.

111.1.5.2.1 This waiver shall be granted unless the County makes a written finding based on substantial evidence of any of the following:

111.1.5.2.1.1 That the development standard does not physically preclude the development's construction otherwise permitted by this section;

111.1.5.2.1.2 That the waiver would result in a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the California Government Code, upon public health or safety and for which the County determines there is no feasible method to satisfactorily mitigation or avoid the specific adverse impact;

111.1.5.2.1.3 That the waiver would be contrary to state or federal law; or

111.1.5.2.1.4 That the waiver would have an adverse impact on any real property that is listed in the California Register of Historic Resources.

111.1.5.2.1.5 That the waiver or reduction of the specific standard would result in inconsistency with LCP provisions requiring avoidance of significant coastal resource impacts to the maximum extent feasible, including but not limited to impacts to sensitive habitat, wetlands, public viewsheds, or to public access and recreation.

111.1.5.2.2 When this waiver is granted, the waiver shall not be treated as an Additional Incentive and does not grant additional Incentives.

...

Suggested Modification 2: Modify the Development Standards section 313-111.1.4 regarding the length of time required for affordability restrictions to add “the conditions of permit approval” as a factor that could necessitate longer restrictions in the various cases specified in subsections 111.1.4.1 and 111.1.4.2.1 through 111.1.4.2.4:

111.1.4.2 Target Units shall remain restricted and affordable to the designated group for a period of thirty (30) years (or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program). Affordability restrictions apply to Target Units in the following cases (however, when also required by **the conditions of permit approval**, a construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program, the longest period of time applies):

111.1.4.2.1. When established to qualify for a Density Bonus and designated for rental to very low and low income households, Target Units shall remain restricted and affordable to the designated group for a period of fifty-five (55) years (or a longer period of time if required by **the conditions of permit approval**, the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program);

111.1.4.2.2. When existing, vacated, or demolished rental units are required to be replaced in accordance with Section 111.1.4.6 and identify in this subsection as applicable, the replacement units shall remain restricted and affordable to households of the same or lower income category as those households in the former units for a period of fifty-five (55) years (or a longer period of time if required by **the conditions of permit approval, the** construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program);

111.1.4.2.3. When established to qualify for a Density Bonus and designated for transitional foster youth, disabled veterans, or homes persons, Target Units shall remain restricted and affordable to the designated group for a period of fifty-five (55) years (or a longer period of time if required by **the conditions of permit approval, the** construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program);

111.1.4.2.4. In a student housing development, when established to qualify for a Density Bonus and designated for lower income students, Target Units shall remain restricted and affordable to the designated group for a period of fifty-five (55) years (or a longer period of time if required by **the conditions of permit approval, the** construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program);

...

Suggested Modification 3: Modify the Density Bonus Housing Agreement section 313-111.1.8, specifically subsection 111.1.8.2, to ensure that the execution of a Density Bonus Housing Agreement is effectuated prior to the issuance of a coastal development permit for projects in the coastal zone.

111.1.8 Density Bonus Housing Agreement.

...

111.1.8.2. Following execution of the agreement by all parties, the completed Density Bonus Housing Agreement, or equivalent recording instrument, shall be recorded and the conditions therefrom filed and recorded on the parcel or parcels designated for the construction of Target Units. The approval and recordation shall take place prior to final map approval, or, where a map is not being processed, prior to issuance of building permits for such parcels or units, **and prior to issuance of a coastal development permit**. The Density Bonus Housing Agreement shall be binding to all future owners and successors in interest.