

PLANNING COMMISSION

IVER SKAVDAL  
Vice Chair - First District  
THOMAS MULDER  
Chair - Second District  
NOAH LEVY  
Third District  
JEROME QIRIAZI  
Fourth District  
PEGGY O'NEILL  
Fifth District  
SARAH WEST  
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, April 18, 2024

6:00 PM

Regular Meeting - Hybrid

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**A. CALL TO ORDER / SALUTE TO FLAG**

*Chair Thomas Mulder called the meeting to order at 6:00 p.m.*

**B. COMMISSIONERS PRESENT**

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

**C. AGENDA MODIFICATIONS**

**D. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

**E. WORKSHOP**

1. Public Workshop on the Draft Tiny House Village & Emergency Housing Village Ordinance. This ordinance amends the zoning regulations to allow new housing configurations (Tiny House Villages, and Emergency Housing Villages including Dependent Unit Villages and Alternative Lodge Parks) as permitted housing types and specifies objective performance standards.

Assessor Parcel Numbers (APN) 000-000-000  
Record No.: LRP-2021-17304  
Unincorporated areas of Humboldt County.

The new ordinance proposes the following:

1. Adds sections 314-62.3, 314-62.4, amends the tables in sections 314-2.1, 314-2.2, 314-2.4, 314-3.2, 314-3.3, 314-6.1, 314-6.3, 314-6.4, 314-6.5, 314-8.1, 314-9.1, 314-9.2, and amends sections 314-136, 314-139, 314-140, 314-155, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.
2. Adds sections 313-62.3, 313-62.4, amends the tables in sections 313-2.1, 313-2.2, 313-2.4, 313-3.2, 313-3.3, 313-6.1, 313-6.3, 313-6.4, 313-6.5, 313-8.1, 313-9.1, 313-9.2, and amends sections 313-136, 313-139, 313-140, 313-155, in Chapter 3 of Division 1 of Title III of the County Code for the coastal areas of the County.

***The Draft Tiny House Village & Emergency Housing Village Ordinance was read into the record and discussed.***

2. A Public Workshop on the Draft Commercial Residentials Ordinance.  
Assessor Parcel Numbers (APN) 000-000-000  
Record No.: LRP-2023-18805  
All of the unincorporated areas of Humboldt County.

The purpose of the Inland Commercial Residential Ordinance is to implement Senate Bill 6 (SB 6), the Middle Class Housing Act of 2022. SB 6 allows for housing development in zones where retail, office, or parking are principally permitted, and if the project is constructed by a skilled and trained workforce who are paid prevailing wages, among other conditions. Under SB 6, both commercial and industrial zonings may qualify. The proposed ordinance amends the zoning regulations to principally permit residential development in commercial zones by adding and modifying the following sections:

1. Adds Section 314-56.5 and amends the tables in sections 314-2.1, 314-2.2, 314-2.3, 314-2.4, 314-3.1, in Chapter 4 of Division 1 of Title III of the County Code for the inland areas of the County.

***The Draft Commercial Residential's Ordinance was read into the record and discussed.***

## **F. REPORT FROM PLANNER**

## **G. PLANNING COMMISSION DISCUSSION ITEMS**

## **H. ADJOURNMENT**

*Chair Thomas Mulder adjourned the meeting at 8:05 p.m.*

## **I. NEXT MEETINGS: May 2, 2024 6:00 p.m. Regular Meeting - Hybrid**