

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, October 16, 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 Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qirazi and Commissioner Lorna McFarlane
Absent : 2 - Commissioner Noah Levy and Commissioner Thomas Mulder

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

E. CONSENT AGENDA

[25-1237](#)

Review and approval of the September 18, 2025, Action Summary

Approval of the September 18, 2025, Action Summary

[25-1238](#)

Review and approval of the October 02, 2025, Action summary.

Approval of the October 02, 2025, Action Summary.

CONSENT AGENDA

A motion was made by Commissioner Peggy O'Neill, seconded by Commissioner Jerome, Qirazi to approve the Consent Agenda, including Item E-1 Approval of the September 18, 2025, Action Summary and Item E-2 Approval of the October 02, 2025, Action Summary

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qirazi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Noah Levy and Commissioner Thomas Mulder

F. PUBLIC HEARINGS

[25-1235](#)

Draft Employee Housing Ordinance - Updating Zoning Ordinance to Match State Code that Regulates and Allows Employee Housing Developments
Assessor Parcel Numbers (APN) 000-000-000
Record No.: LRP-2023-18353
Countywide

An amendment to the Inland and Coastal Zoning Regulations to add Sections 313-47.3 and 314-47.3 to implement Employee Housing regulations in a manner consistent with the current State requirements as established within California Health and Safety Code Sections 17008, 17021, 17021.5, 17021.6, and 17021.8. Additional changes are made to amend the Regulations for Zoning Districts in Sections 313-7, 314-5, and 314-7, the Glossary of Use Types in Sections 313-170, 313-177, 314-170, and 314-177, and the Definitions in Sections 314-136 and 314-147 in order to maintain consistency both externally with California Health and Safety Code and internally with the proposed Employee Housing Regulations.

A motion by Commissioner Lorna McFarlane, seconded by Commissioner Sarah West to adopt resolution 25-067 which finds the proposed adoption of the Inland and Coastal Employee Housing ordinances is exempt from environmental review; and finds that the proposed project complies with the General Plan, Local Coastal Program, and Zoning Ordinance; and recommends that the Board of Supervisors adopt the Inland and Coastal Employee Housing ordinances as modified by allocating 35-42 gallons of water per person Minimum square feet 500 350-400 additional person 150-200 square feet

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qirazi and Commissioner Lorna McFarlane

Absent: 2 - Commissioner Noah Levy and Commissioner Thomas Mulder

[25-1236](#)

Humboldt Regional Climate Action Plan and CEQA GHG Emissions Thresholds
Assessor Parcel Numbers (APN) 000-000-000
Record No. LRP-2019-15593
Humboldt Countywide

Approval of the Humboldt Regional Climate Action Plan (RCAP) and California Environmental Quality Act (CEQA) Greenhouse Gas (GHG) Emissions Thresholds. The RCAP includes

strategies, measures, and actions addressing Countywide GHG emissions across Unincorporated and Incorporated Humboldt County and establishes a target of a 40 percent reduction in GHG emissions below 1990 levels by 2030 and carbon neutrality by 2045. CEQA GHG Emissions Thresholds will be applicable to new development projects that require CEQA review and with a pre-2030 buildout or operational year.

A motion was made by Commissioner Lorna McFarlane, seconded by Commissioner Iver Skavdal to recommend that the Humboldt County Board of Supervisors adopt the Resolution 25-068 to certify the EIR Resolution 25-069 for the RCAP and CEQA GHG Emissions Thresholds including adopting findings of fact that the FEIR has been prepared in compliance with CEQA and Statements of Overriding Considerations; and adopt the Mitigation Monitoring and Reporting Program; and adopt the Resolution [Attachment 4] to make all required findings that the RCAP [Attachments 5A, 5B, 5C, and 5D] and CEQA GHG Emissions Thresholds [Attachment 6] are consistent with applicable policies, laws and regulations; and adopt the RCAP and CEQA GHG Emissions Thresholds with all changes from slide 14 and a request that director speak with BOS more about concerns around option 2 of GHD and the changes to the resolution made by Commissioner Qirazi.

Aye: 3 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill and Commissioner Lorna McFarlane

Nay: 2 - Commissioner Sarah West and Commissioner Jerome Qirazi

Absent: 2 - Commissioner Noah Levy and Commissioner Thomas Mulder

G. ITEMS PULLED FROM CONSENT

H. REPORT FROM PLANNER

I. PLANNING COMMISSIONER DISCUSSION ITEMS

J. ADJOURNMENT

Chair Iver Skavdal adjourned the meeting at 9:47 p.m.

K. NEXT MEETINGS: November 06, 2025 6:00 p.m. Regular Meeting-Hybrid