

PLANNING COMMISSION

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LORNA MCFARLANE
At-Large



COUNTY STAFF

JOHN H. FORD
Director, Planning and Building

**COUNTY OF HUMBOLDT
PLANNING COMMISSION**

**825 Fifth Street
Board of Supervisors Chambers
Eureka, California**

AGENDA

Thursday, April 18, 2024

6:00 PM

Regular Meeting - Hybrid

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act. With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Clerk of the Board Office at 707-476-2390 or by email cob@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us.

Please note: Those not able to attend the Planning Commission meeting in person will have the opportunity to provide public comment via Zoom; however, the County of Humboldt cannot guarantee that the Zoom system will be available for the entirety of every meeting. The only ways to guarantee that your comment is received and considered by the Board of Supervisors are to attend the meeting person or submit your comment in writing in advance of the meeting.

HOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:

1. <https://zoom.us/j/87544807065> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 Password: 200525
3. A live stream of the meeting can be found by using the following link:
<https://humboldt.legistar.com> or by watching Access Humboldt on cable

Zoom Public Comment:

When the Board of Supervisors announce the agenda item that you wish to comment on, call the conference line, enter Meeting ID and press star (*) 9 on your phone, this will raise your hand. You'll continue to hear the Board meeting on the call. When it is time for public comment on the item you wish to speak on, you'll hear a prompt that will indicate your phone is unmuted. Please state your name and the agenda item number you will be commenting on. Please turn off your TV or live stream to avoid delays.

Email Public Comment:

To submit public comment please email planningclerk@co.humboldt.ca.us, provide your project title, record or case number and date of hearing on which you wish to comment. All public comment submitted after the agenda has been published will be included with the administrative record after the fact.

Persons wishing to file documentation on any agenda item for the official record must submit an original and fifteen (15) copies of each document to the Planning Clerk.

You may access the live stream of the meeting by using the following link:
<https://humboldt.legistar.com>

A. CALL TO ORDER / SALUTE TO FLAG**B. COMMISSIONERS PRESENT****C. AGENDA MODIFICATIONS****D. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

At this time persons may appear before this Commission on any matter pertinent to the Commission's Jurisdiction and that is not on the Agenda. When the Chair asks for public comment, please address the Commission from the microphone. Unless otherwise stated, speakers will have three (3) minutes for public comment. Although the Commission may briefly respond to statements or questions, under state law, matters presented under this item cannot be discussed or acted upon by the Commission at this time.

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.

Recommendation:

That the Planning Commission:

1. Request that staff present the staff report.
2. Receive public comment.
3. Deliberate and comment on the Draft Tiny House Village & Emergency Housing Village Ordinance.
4. Provide guidance to Planning & Building Staff on any desired amendments to the draft ordinance prior to a public hearing.

Attachments:

[17304 PC Workshop Staff Report 4.18.24](#)

[Attachment 1 - 2022 Tiny House Village Survey Results](#)

[Attachment 2 - Draft Inland Tiny House Village & Emergency Housing Village Ordinance](#)

[Attachment 3 - CBC 2019 California Residential Code Appendix X – Emergency Housing](#)

[Attachment 4 - Public Comments](#)

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.

Recommendation:

That the Planning Commission:

1. Request that staff present the staff report.
2. Receive public comment.
3. Deliberate and comment on the Draft Inland Commercial Residential Ordinance.
4. Provide guidance to Planning & Building Staff on any desired amendments to the draft ordinance prior to a public hearing.

Attachments:

[18805 PC Workshop Staff Report 4.18.2024](#)

[Attachment 1 - Draft Inland Commercial Residential Ordinance](#)

[Attachment 2 - Senate Bill 6](#)

F. REPORT FROM PLANNER

G. PLANNING COMMISSION DISCUSSION ITEMS

H. ADJOURNMENT

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