

PLANNING COMMISSION

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Fifth District
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At-Large
Brian Mitchell
At-Large
Melanie McCavour



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, July 9, 2020

6:00 PM

Regular Meeting - Virtual

NOTE: In accordance with Executive Order N-29-20 the June 04, 2020 Planning Commission meeting was held virtually.

A. CALL TO ORDER / SALUTE TO FLAG

Chair Alan Bongio called the meeting to order at 6:00 p.m.

B. COMMISSIONERS PRESENT

Present : 7 - Commissioner Alan Bongio, Commissioner Noah Levy, Commissioner Brian Mitchell, Commissioner Mike L Newman, Commissioner Melanie McCavour, Commissioner Peggy O'Neill and Commissioner Ronnie Pellegrini

C. AGENDA MODIFICATIONS

D. PUBLIC COMMENTS

E. NEW BUSINESS

1. 2018 and 2019 General Plan and Housing Element Annual Progress Reports

This 2018 and 2019 General Plan and Housing Element Annual Progress Reports were received and filed.

F. CONTINUED PUBLIC HEARINGS

1. Samoa Pacific Group, Coastal Development Permit and Development Agreement

Case Numbers CDP-13-030 and DA-17-001

Application Number 8827

Assessor Parcel Numbers (APNs) 401-031-055, 401-031-070

Samoa area

A Coastal Development Permit (CDP) for the phased subdivision of Master Parcel 3 encompassing approximately 185 acres in the Town of Samoa into 332 parcels. The change in the density or intensity of use of land, including subdivision pursuant to the State Subdivision Map Act, constitutes development under the Coastal Act and requires approval of a CDP. The project also includes the approval of a Development Agreement pursuant to Section 65864 et seq. of the Government Code. The tentative map for the phased subdivision was approved at the February 20, 2020 Planning Commission meeting and the CDP is one of the required conditions of approval necessary to complete the subdivision. At the time the tentative map was approved, a Planned Unit Development Permit was also approved to establish setbacks from property lines in the existing Samoa townsite based on the locations of existing buildings; minimum lot sizes will be reduced to 2,000 square feet; lot coverage will be increased to 80%, and parking standards will be modified to allow for areas of common parking rather than having all parking either on-site or in front of each residence. Due to dune, wetland and forest Environmentally Sensitive Habitat Areas (ESHAs) and setbacks therefrom, there will be large areas of open space within the proposed development. Parcels will be served by community domestic water supply and sewage disposal systems. Exceptions to solar shading requirements are requested to accommodate the existing developed housing areas and planned unit development standards for new construction. All development will comply with the Samoa Town Master Plan Overlay requirements and the development standards specified for Samoa in the Coastal Zoning Regulations. A Supplemental Environmental Impact Report (SEIR) which addresses the subdivision and other future permit actions was certified by the Humboldt County Planning Commission at their October 3, 2019 meeting. The final Supplemental EIR and Final EIR are available for review at the Humboldt County Planning and Building Department.

A motion was made by Commissioner Newman, seconded by Commissioner Pellegrini, that the Samoa Pacific Group Coastal Development Permit and Development Agreement be approved. The motion carried by the following vote:

Aye: 6 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour and Commissioner Pellegrini

Nay: 1 - Commissioner O'Neill

2. Accessory Dwelling Unit Ordinance

Project Description: To comply with new state requirements, the Coastal Second Residential Unit Ordinance (Section 313-87.1 of Title 3 Division 1 of Humboldt County Code) and the Inland Second and Secondary Dwelling Units Ordinance (Section 314-87.1 of Title 3 Division 1 of Humboldt County Code) are being repealed and replaced by a new Accessory Dwelling Unit Ordinance. The new ordinance includes reduced parking requirements and permitting requirements to encourage construction of Accessory Dwelling Units (ADUs), allowing ADUs to be built as principally permitted structures in all zoning districts that allow single family and multifamily uses, and reducing fees charged for public water and wastewater services for ADUs. The new ordinance goes beyond state

requirements by allowing “Tiny Homes” to be used as ADUs, modifying the Alternative Owner Builder (AOB) Regulations (Section 331.5-1 of Title 3 Division 3 of Humboldt County Code) to allow ADUs to be built as AOB units, and adding building codes for Tiny Homes to the building regulations in Section 331.1 of Title 3 Division 3 of Humboldt County Code. Minor amendments to the Humboldt County General Plan and six Local Coastal Plans are included to replace the reference to “Second Units” with “Accessory Dwelling Units”.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Mitchell, seconded by Commissioner McCavour, that the Accessory Dwelling Unit Ordinance item be continued to July 23, 2020. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Pellegrini

DISCUSSION

A motion was made by Commissioner Newman, seconded by Commissioner McCavour, to have a discussion with Public Works regarding available options to relax some development requirements was approved.. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Pellegrini

G. ADJOURNMENT

A motion was made by commissioner Mitchell, seconded by Commissioner McCavour to adjourn the meeting at 8:53 p.m.. The motion carried by the following vote:

Aye: 7 - Commissioner Bongio, Commissioner Levy, Commissioner Mitchell, Commissioner Newman, Commissioner McCavour, Commissioner O'Neill and Commissioner Pellegrini

H. NEXT MEETINGS

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 disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission Clerk at 707-445-7541 or by email planningclerk@co.humboldt.ca.us or the ADA Coordinator at 844-365-0352 or by email at ada@co.humboldt.ca.us