

PLANNING COMMISSION

IVER SKAVDAL
First District

TODD FULTON
Second District

NOAH LEVY
Third District

JEROME QIRIAZI
Vice-Chair, Fourth District

PEGGY O'NEILL
Fifth District

SARAH WEST
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, June 4, 2026

6:00 PM

Regular Meeting

A. CALL TO ORDER / SALUTE TO FLAG

Chair Sarah West 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 Qiriazzi and Commissioner Todd Fulton

Absent : 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

C. AGENDA MODIFICATIONS

Public comment received for Item G2, G3, G4 and G5 Short-term rentals

D. PUBLIC COMMENT ON NON-AGENDA ITEMS:

Public comment received for non-agenda items regarding Miranda's Rescue, Bridgeville Quarry, Redway's Q-zone and Amazon's distribution warehouse.

E. CONSENT AGENDA

[26-573](#)

1. Review and approval of the May 21, 2026, Action Summary.

The Planning Commission approved the May 21, 2026, Action Summary

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

[26-578](#)

2. Dennis Grandy Zone Reclassification

Assessor Parcel Numbers (APN) 102-101-001, 106-161-011, 106-161-012, 106-171-003

Record No.: PLN-2025-19421

Rio Dell area

A Zone Reclassification (ZR) to rezone approximately 750 acres into Timberland Production Zone (TPZ). The lands to be rezoned are currently zoned both Agriculture Exclusive with a 160-acre minimum parcel size (AE-B-5(160)) and Unclassified (U). The underlying General Plan designations are Timberland (T) and Agriculture Grazing (AG) which are both consistent with TPZ. These lands are part of the larger Price Creek Ranch containing additional TPZ lands. Project is exempt from further environmental review pursuant to Section 15264 which states: "Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51100 et seq. (Gov. Code, Sec 51119).

The Planning Commission adopted Resolution 26-030 which makes all the required findings for approval based on evidence in the staff report and public testimony; and recommends the Board of Supervisors approve the Zone Reclassification.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

F. ITEMS PULLED FROM CONSENT

[26-575](#)

3. Cooks Valley Special Events (2023-2027)

Mateel Community Center, Inc.; Conditional Use Permit and Annual Monitoring Report Application Number PLN-2023-18108

Cooks Valley area

Assessor's Parcel Number(s): (APN's): (Humboldt County): 033-271-007, 033-271-009, 033-271-008, 033-271-004, 033-271-005, and 033-271-015

(Mendocino County): 053-020-011, 053-020-010, 053-020-012, 053-020-013, 053-020-014, 053-020-016, 053-020-015

Review of the Annual Report for the approved Conditional Use Permit authorizing events held by the Mateel Community Center (MCC) in 2025 at the County Line Ranch (formerly Dimmick) in the Cooks Valley area. The Use Permit was approved by the Planning Commission in 2023 and requires the Mateel Community Center to submit a monitoring report to the Planning

Commission for review on an annual basis. During review, the Commission is authorized to amend conditions or operational requirements if needed to better mitigate potential impacts or control public nuisance -the Commission may also adjust attendance levels under the permit based on annual performance. The permit allows two music festivals to be held annually. Both events feature live music, camping and various vendors, including cannabis-related concessions and consumption within discrete areas on the properties. One event is typically the Summer Arts and Music Festival which occurs over two days and is ordinarily held during the third weekend in June. The second event is Reggae on the River, which ordinarily occurs over three days during the first weekend in August. The Summer Arts and Music Festival was not held at the County Line Ranch in 2025 but instead occurred at the Southern Humboldt Community Park on June 21st and 22nd. The 2025 Reggae on the River event was held on August 1, 2 and 3, 2025. No other events were operated by the Mateel from the CLR site in 2025.

The Planning Commission receive the Annual Post Event Report.

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

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

G. PUBLIC HEARINGS

[26-576](#)

1. Walsh Coastal Development Permit
Assessor Parcel Numbers (APN) 306-371-017
Record No.: PLN-2025-19417
Humboldt Hill area

A Coastal Development Permit (CDP) for the construction of an approximately 3,519 square-foot two-story single-family residence that includes a three-car garage on the first floor. Approximately 310 cubic yards of grading will be required and balanced on site. The parcel is served with community water and sewer provided by the Humboldt Community Services District.

The Planning Commission adopted Resolution 26-031 which finds the proposed project complies with the General Plan and Zoning Ordinance; and finds the project exempt from further environmental review pursuant to Project is categorically exempt from environmental review per Section 15303 New Construction or Conversion of Small Structures of CEQA Guidelines, and that there is no substantial evidence that the project will have a significant effect on the environment; and approves the Walsh Coast Development Use Permit subject to the conditions of approval (Attachment 1A).

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

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

[26-582](#)

2. Arcata Forest Special Permit for Short-Term Rental

Assessor Parcel Numbers (APN) 507-051-022

Record No.: PLN-2026-19503

Arcata area

A Special Permit for a Short-Term Rental pursuant to Section 314-60.05.10.2.4.2 that allows Short-Term Rentals to be considered with a Special Permit on parcels zoned Agricultural General (AG) that are between 2.5 and 10 acres in size. The 2.5-acre parcel is developed with a single-family residence and is served with community water provided by the City of Arcata and an on-site wastewater treatment system.

The Planning Commission adopted Resolution 26-031 which finds the project exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved), and finds the project would result in significant adverse effects on the quality of the neighborhood; and denies the Arcata Forest Special Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

[26-584](#)

3. Conditional Use Permits for Nine Short-Term Rentals Located in the Tsunami Hazard Zone and Special Permits for Six Short-Term Rentals for Exceptions to Neighborhood Concentration Standards

Assessor Parcel Numbers: 305-073-081, 400-031-008, 400-071-036, 401-243-026, 401-331-009, 401-343-004, 401-344-003, 401-344-004, 401-344-006

Record Numbers: PLN-2025-19422, PLN-2025-19424, PLN-2025-19425, PLN-2025-19431, PLN-2025-19432, PLN-2025-19433, PLN-2025-19438, PLN-2025-19439, PLN-2026-19492
Samoa, Fairhaven, Manila and King Salmon Area

Nine Conditional Use Permits (CUPs) for short-term rentals located within a Tsunami Hazard Zone within the Humboldt Bay Area Plan, pursuant to section 313-61.05.6.3 of Humboldt County Code. In addition, six of the proposals require approval of a Special Permit for an exception to the neighborhood concentration requirements for short-term rentals pursuant to Section 313-61.05.10.6.2 of Humboldt County Code. All of these applications are for pre-existing short-term rentals and are being brought forward at the same time for consideration by the Planning Commission.

The Planning Commission adopted Resolutions 26-033 - 26-041 which finds the Planning Commission has determined the projects are exempt from environmental review per section 15301 Existing Facilities (which allows minor alteration of existing public or private structures that involve negligible or no expansion of existing or former use) of the State CEQA Guidelines; and makes all of the required findings for approval of the Conditional Use Permits and Special Permits based on evidence in the staff report and public testimony; and approves the Conditional Use Permits and Special Permits as recommended by staff and subject to the Conditions of Approval.

Aye: 4 - Commissioner Iver Skavdal, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Nay: 1 - Commissioner Peggy O'Neill
Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

[26-581](#)

4. Sandy Toes Conditional Use Permit and Special Permit

Assessor Parcel Number: 401-341-003
Record Number: PLN-2026-19508
Samoa Area

A Conditional Use Permit (CUP) for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan, pursuant to Section 313-61.05.6.3 of Humboldt County code. A Special Permit is also required due to Neighborhood Concentration pursuant to Section 313.61.05.10.6.2. The parcel is developed with a single-family residence currently used as a two-bedroom short-term rental. The site is served with community water and sewer provided by the Peninsula Community Services District.

The Planning Commission adopted Resolution 26-042 which finds the project is exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved); and denies the exception to the Neighborhood Concentrations standards for short-term rentals specified in Section 313.61.05.10.6.2; and denies the Sandy Toes Conditional Use Permit and Special Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton
Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

[26-579](#)

5. Oceanview Conditional Use Permit and Special Permit

Assessor Parcel Number: 401-343-003
Record Number: PLN-2026-19512
Samoa Area

A Conditional Use Permit (CUP) for a short-term rental located within a Tsunami Hazard Zone of the Humboldt Bay Area Plan, pursuant to Section 313-61.05.6.3 of Humboldt County code. A Special Permit is also required due to Neighborhood Concentration pursuant to Section 313.61.05.10.6.2. The parcel is developed with a single-family residence currently used as a two-bedroom short-term rental. The site is served with community water and sewer provided by the Peninsula Community Services District.

The Planning Commission adopted Resolution 26-043 which finds the project is exempt from environmental review pursuant to State CEQA Guidelines Section 15270 (projects that are disapproved); and denies the exception to the Neighborhood Concentrations standards for short-term rentals specified in Section 313.61.05.10.6.2; and denies the Oceanview Conditional Use Permit and Special Permit.

Aye: 5 - Commissioner Iver Skavdal, Commissioner Peggy O'Neill, Commissioner Sarah West, Commissioner Jerome Qiriazzi and Commissioner Todd Fulton

Absent: 2 - Commissioner Noah Levy and Commissioner Lorna McFarlane

H. REPORT FROM PLANNER

I. PLANNING COMMISSION DISCUSSION ITEMS

J. ADJOURNMENT

Chair Sarah West adjourned the meeting at 9:55 p.m.

K. NEXT MEETING: June 18, 2026 6:00 p.m. Regular Meeting